



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

March 9, 2021, 5:30 PM

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

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

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

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

The foregoing determination is based on the following facts:

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

To participate, please see the options below:

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

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

eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs.

1. Discussion Items

- 1.A DISCUSSION - Conflict of Interest and Open Meeting Law Training
- 1.B DISCUSSION - Single-Family Detached in the MF1 Zone
A discussion regarding single-family detached housing as currently permitted within the MF1 residential zoning district.

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

- 2. **Pledge of Allegiance**
- 3. **Declaration of Conflicts of Interest**
- 4. **Approval of Meeting Minutes**
 - 4.A February 23, 2021, Planning Commission Minutes
[PC Minutes 02.23.2021 - DRAFT](#)
- 5. **Status Report**
- 6. **Action and Advisory Items**

- 6.A [PUBLIC HEARING - O'Reilly Auto Parts \(Site Plan\)](#)

The request is for site plan approval of a proposed O'Reilly Auto Parts, commercial retail business to be located southeast of Porter's Crossing Parkway and Pony Express Parkway (parcel 65.645.0003). The proposed commercial development will be located west of the recently approved Dollar Tree and north of the Oak Hollow subdivision.

[Attachment #1 - Buffering](#)

[Attachment #2 - Elevations](#)

[Attachment #3 - Site & Landscape Plans](#)

- 6.B [PUBLIC HEARING - Prairie Gate Business Campus \(Recorded Plat Amendment\)](#)

Prairie Gate Business Park recorded plat amendment is a proposal to amend the lot lines of a commercial subdivision located at 3709 East Campus Drive.

[Attachment #1 - Current Plat, Proposed Plat, and Aerial Image](#)

[Attachment #2 - General Plan Pages 30-31](#)

[Attachment #3 - Petition for Recorded Plat Amendment](#)

- 6.C [PUBLIC HEARING - Pole Canyon NPA-11 \(Preliminary Plat\)](#)

This is a request for a preliminary plat approval for the development of 20 residential lots on about 5.6 acres of land. The property is located adjacent to the White Hills subdivision along the north sides of Jackson and Jefferson Streets and the west side of Eisenhower

Street. The proposed project is part of the Pole Canyon Master Development Plan (MDP) and it referred to as NPA-11 within that plan and is zoned "Residential." The General Plan future land use designation for the property is Neighborhood Residential One.

[Preliminary Plat](#)

[Legal Description](#)

[Civil Plans](#)

[Traffic Study](#)

[Water Model Report](#)

[Pole Canyon Land Use Plan](#)

[Planning Commission Minutes - June 14, 2016](#)

7. **Discussion Items**

8. **Next scheduled meeting**

9. **Adjournment**

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 5th day of March, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

February 23, 2021, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

CITY STAFF PRESENT: Pete Kane, Planning Manager; Tayler Jensen, Senior Planner; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; and Elizabeth Fewkes, Recording Secretary.

Commissioner Wright called the meeting order at 5:30 p.m.

1. Discussion Items

1.A. DISCUSSION – Conflict of Interest and Open Meeting Law Training

This item was postponed.

1.B. DISCUSSION – Zoning Transition Table

Planning Manager Pete Kane presented the item. He explained the City Council requested for the Planning Commission to examine the number of residential zoning transition categories on the table to determine if the table should be revised to combine any of the transition steps.

	1st	2nd	3rd	4th	5th	6th	7th	8th	9th
Current Zone Transition	RA1	RA2	RD1	RD2 FR	FR R1	R2	R3	RC	MF1 MF2
Possible Zone Transition	RA1	RA2	RD1	RD2 FR	FR R1	R2	R3 RC	RC MF1	MF1 MF2

Staff recommends adding “For adjacent properties zoned under previous development code zone classifications, the City will determine the property’s “equivalent” zone under the current development code based on the minimum/average lot size in that adjacent development,” to EMMC 17.60.160 to clarify existing practices.

Commissioner Wells stated her support of the proposed changes and inquired based upon Mr. Kane's understanding of City Council discussion if the presented amendments will be sufficient or if the Council desires more thorough amendments.

Mr. Kane stated that the City Council directive for the Commission to review the table did not include specific direction other than requesting for the Commission to examine reducing the

transitions. He recommended the review to include providing the City Council with the reasoning for their recommendation for any action determined appropriate by the Commission or should the Commission determine to recommend no further action.

Commissioner Pengra stated he feels it would be appropriate to allow half-acre lots adjacent to five-acre lots in order to reduce transitioning steps for larger lots. Although, he recognizes other Commissioners have expressed opposing views in the past.

Commissioner Wells strongly disagreed with Commissioner Pengra's recommendation due to animal rights concerns. She stated she might consider combining some of the large-lot categories but believes a half-acre lot adjacent to a five-acre lot is inappropriate.

Commissioner Everett expressed a willingness to consolidate the large lot transitioning but not to the extent recommended by Commissioner Pengra in consideration of potential animal rights conflicts. Due to statements by developers, he feels it is unlikely for the City to develop many additional five-acre or larger lots and the majority of the existing five-acre lots are adjacent to already developed and/or designated uses. He recommended clarifying that the lot size recommendations are minimums and that developers can buffer with larger lots than indicated as the lot size minimum in the residential zones.

Mr. Kane explained that the transition standards currently require one of the appropriate zone transitions to fulfill the buffering requirements and developers are unable to request a zone for their subject property not indicated as a compatible buffer on the zone transition table.

Senior Planning Tayler Jensen clarified that previous transitioning standards had restricted lot size minimums without setting lot size maximum requirements.

Commissioner Wright noted the eastern boundary of the City is designated for Agricultural/Rural Density One and Agricultural/Rural Density Two large lot products. He advocated their discussion to include preservation of that area of the City and felt that changes to the standards could reduce the likelihood of those products being developed in the City in the future. He concurred with Commissioner Wells and thinks that the removal of the lot-size transition table accomplished some of what Commissioner Pengra suggested to permit greater variance in adjacent lot sizes. He recommended retaining the current zone transitions.

Commissioner Bergener stated that he was open to finding areas to reduce the transitions. He expressed his preference to find a median solution as a compromise to the options proposed.

Commissioner Wright recognized that the City had received public comment on the item and explained as the discussion item does not include a public hearing, the City is not taking public comments on the item at this time. The opportunity to make public comment on the item will occur at future meetings should the Commission move forward with an amendment.

Commissioner Pengra reiterated he felt he did not have the proper background to make minute Municipal Code adjustments. However, he noted that during his life he has lived in many housing types due to variance and difficulties in economic circumstances. He recognized the

need for transitioning and protecting animal rights but expressed concern in creating a perception of elitism. He noted that half-acre and larger lots have animal rights similar to larger lots and concurred with the unlikelihood of developing additional five-acre or larger lots due to the current development costs.

Discussion ensued regarding desired and potential zone transition amendments including setting lot size minimums while permitting larger lots than the required adjacencies and potential unintended repercussions and ways to encourage larger-lot products due to developer tendencies to request increased rather than decreased density.

Commissioner Wells noted that while she is passionate about protecting animal rights, she agreed that current circumstances indicate the development of five-acre or larger lots unlikely and thus is willing to consider reducing the transitioning step categories for larger lot sizes.

Mr. Kane further explained the purpose of the discussion was due to the proposed removal of the lot size transition table and concerns regarding the impact of transitioning on product type and use conflicts especially transitioning from commercial uses.

Discussion ensued regarding concerns that the standards unintentionally require higher-density uses to meet the buffering requirements and the appropriate transitions.

Commissioner Pengra recommended a five-step transition table.

The Commission determined the table required additional consideration.

Commissioner Wells concurred that the retention of the lot size table could facilitate the compression of the zone transition table and expressed she had had concerns with their previous recommendation to remove the lot size transition table.

Commissioner Wright agreed that the inclusion of a lot size transition table would alleviate many of his concerns with recommending the reduction of residential adjacencies in the zone transition table. He requested for staff to prepare a table with fewer transition steps and a reexamination of the lot size transition table to encourage large lot development and lot size variety within zones to help mitigate adjacency concerns.

The meeting was recessed at 6:25 p.m.

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

Commissioner Wright called the meeting to order at 6:31 p.m.

2. Pledge of Allegiance

Recording Secretary Elizabeth Fewkes led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. January 26, 2021, Planning Commission Minutes

Commissioner Wells requested clarification regarding Commissioner Everett's statement that was added to the minutes regarding disagreement with Mr. Jensen's presentation, as per her recollection, staff had been in agreement that the Commissioners could have one-on-one discussions outside of meetings that did not result in a decision on items.

Commissioner Everett requested for "and disagreed with Mr. Jensen's presentation" to be removed.

MOTION: *Commissioner Everett moved to approve the January 26, 2021 minutes as amended. Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

4.B. February 9, 2021, Planning Commission Minutes

Commissioner Wright requested an amendment to page 10 correcting "legislated" to "legislative."

MOTION: *Commissioner Everett moved to approve the February 9, 2021 minutes as amended. Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. Those voting nay: None. The motion carried with a vote of 4:0. Commissioner Wells abstained as she was not in attendance at the February 9, 2021 meeting.*

5. Status Report

Mr. Kane stated during the February 16, 2021 City Council work session the Ault Farms Master Development Plan, rezone, and General Plan amendment was moved forward to a future policy session with direction to revise the plan to further reduce the density. During policy session, the Brylee North General Plan amendment and rezone were both unanimously denied due to the history of the project and concern with further reducing the commercial acreage. The public hearing for Scarlet Ridge Estates was held for the Transportation Master Plan of the General Plan and rezone; however, public hearings were not held for the master development plan or preliminary plat due to the tabling of all three applications due to concerns with the number of lots, the number of one-acre lots, and a desire for a higher average lot size acreage. The Scarlet Ridge Estates applications and public hearing have been noticed and rescheduled for the March 2, 2021 City Council policy session. Closed sessions discussions were held regarding the Hidden Hollow Phase C consideration of density vesting and the request was tabled, and the City Attorney is working with the applicant to determine next steps.

6. Action and Advisory Items

6.A. PUBLIC HEARING – The Pinnacles (Master Development Plan, General Plan Amendment, Rezone)

Mr. Kane presented the item. The subject property is approximately 161 acres of land on the north side of Aviator Ave and west of the Brylee Farms development. The property is currently zoned Agriculture and identified in Future Land Use Map for Employment Center/Campus and Neighborhood Residential One.

The applicant had submitted a rezone and General Plan amendment request last summer that included a mix of single-family, multifamily, and business park uses. The Planning Commission recommended using the CC zone along Aviator Ave, noting the CC zone conflicted with the General Plan but would provide a buffer to the residential uses.

A master development plan has been submitted and includes a rezone and General Plan map amendment; the latest revised plans call for a rezone to R3, RC, MF1, MF2, CC, and OS-I. The northern approximately 65 acres would remain Agriculture and a General Plan amendment to Neighborhood Residential One, Neighborhood Residential Two, Neighborhood Residential Three, and Community Commercial. The northern approximately 65 acres would remain Employment Center/Campus.

The adjacent properties General Plan land use designations include Employment Center/Campus to the north and west of the project and Business Park/Light Industry to the southwest. Adjacent property zoning includes commercial to the northeast and residential to the east and south.

The plan calls for three connections via Aviator Avenue, two connections into the northern Business Campus, a connection from the Business Campus to Brylee North at the northeast, and a potential connection under or over the future freeway to the property to the north.

The plan includes two large parks within the single-family portion of the development. These two parks would be dedicated to the City and meet the two-acre minimum size for dedication. Each of the multi-family areas will be required to provide open space and amenities as a part of their site plan and platting process.

The property's General Plan land uses are designations indicate approximately 101 acres (representing 63% of the total acreage) of Employment Center/Campus and approximately 60 acres (27%) Neighborhood Residential One. The plan calls for 65.02 acres (40%) of Employment Center/Campus, 21.16 acres (13%) of Neighborhood Residential One, 31.7 acres (20%) of Neighborhood Residential Two, 26.55 acres (17%) of Neighborhood Residential Three, and 16.63 acres (10%) of Community Commercial.

The proposed General Plan amendments would retain 64 percent of the Employment Center/Campus; the remaining acreage would change to Neighborhood Residential One, Neighborhood Residential Two, Neighborhood Residential Three, and Community Commercial. For the Neighborhood Residential One portion, 35 percent of the land use would not change, and

the remainder would change to Neighborhood Residential Two, Neighborhood Residential Three, and Community Commercial. Based on the proposed zoning, staff notes that the area proposed for MF1 zoning should receive a land use designation of Neighborhood Residential Two instead of Neighborhood Residential Three.

The rezone requests CC on 16.67 acres (representing 10% of the total acreage of the property), R3 on 11.21 acres (7%), RC on 31.86 acres (20%), MF1 on 12.41 acres (8%), MF2 on 13.88 acres (9%) and OS-I on 9.69 acres (6%). Staff recommends consideration of changing some of the RC zone to R3. The R3 zone has a minimum lot size of 6,500 square feet and an average lot size of 8,500 square feet. The RC zone has a minimum lot size of 4,500 square feet and an average lot size of 6,000 square feet. Staff also recommends consideration to change the CC zone to the CN zone due to the Brandon Park development to the south which has an approximate equivalency to an R2 zone under current standards.

Staff recommends that the Planning Commission motion to recommend approval of the General Plan amendments to the City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. That the areas to be zoned MF1 be amended to Neighborhood Residential Two; and
2. That any requested changes to the proposed zoning districts be reflected in the appropriate request for land use designation.

Staff recommends that the Planning Commission motion to recommend approval of the rezoning to the City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. That the CC zone be changed to the CN zone; and
2. That some portions of the RC zone be changed to the R3 zone.

Staff recommends that the Planning Commission motion to recommend approval of the master development plan, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. The concept plan should be updated to indicate proposed road widths;
2. That any conditions approved for rezoning and the General Plan amendment be revised within the plans;
3. That the future freeway land be dedicated for the right-of-way; and
4. That the northern approximately 65 acres of land either be noted as Future Development/Business Campus for a later amendment to the MDP or permitted to be applied for as a separate MDP.

Mr. Kane clarified that the Brandon Park development to the south is the only adjacency to the development that would not adhere to the current land use transition standards for the zoning requested in the application. The zoning conflict is the reason why staff recommends the southern zoning for the project to be CN rather than CC.

Applicant representative Andy Flamm presented previous concept plans and the associated incorporation of the feedback he had received from the Planning Commission and City Council. When he submitted a plan in October 2020, staff informed the applicant the current transition

standards had been implemented and the plan did not adhere to the new standards. He updated the plan to adhere to the transition standards which required reducing the number of R3 units and adding RC units to buffer along the townhomes to the northeast of the development and the commercial uses to the south. The dedication of the right-of-way for the future freeway does not meet the State Code proportionality test as it requires the donation of land in excess of the portion of land utilized by the project. He expressed his willingness to work with staff to find a solution regarding the right-of-way dedication.

Commissioner Wells inquired if the applicant was willing to increase the R3 units on the southeast portion of the project along the west edge that was not adjacent to townhomes.

Mr. Flamm stated he was open to adding additional R3 units along the eastern edge of the property.

Commissioner Wright inquired if the applicant was willing to amend the proposal to change the CC use to CN which would allow for R3 units in place of the RC units above the commercial area on the south of the development.

Mr. Flamm stated the CN zone allows most of the same uses as the CC zone. They had suggested the CC zone to permit the additional uses along Aviator Avenue but were willing to amend the plan to CN uses as they did not currently have plans to develop a use not permitted in the CN zone. He said he also develops commercial projects and intends to begin seeking commercial uses for that area. The Business Campus area is not being requested for rezoning at this time.

Mr. Kane clarified that Aviator Avenue is designated as a collector road not an arterial. Should the northern portion of the property be developed as commercial uses on a separate application, only the northwest corner of the residential portion of the property would be requested for dedication to the City. The portion of the property requested for a right-of-way dedication for the future freeway would be reevaluated with the development of the northern portion once the alignment of the freeway is determined. The City is only seeking the dedication of the approximate one-acre of land northeast of the MF2 units in association with this application.

Commissioner Wright opened the public hearing at 7:12 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Everett thanked the applicant for incorporating the feedback received during the various reviews of the project. He expressed his support of the plan and the recommendations to change some of the RC to R3. He noted deficiency in the transition standards that required the reduction in the R3 to prevent the R3 product adjacency to the MF1 and CC uses that resulted in smaller the lot sizes in this project and potentially increased density for other new developments adjacent to existing or vested uses.

Commissioner Wells supported changing the CC to CN and the staff recommendations to increase the R3 product, with the exclusion of the portion adjacent to MF1 units which would not adhere to the transition standards.

Commissioner Pengra acknowledged the amendments made by the applicant to accommodate previous feedback and the changes in City standards.

Commissioner Bergener expressed appreciation for the review of the history of the project and concurred with the suggestions to change the CC to CN and increasing the R3.

Commissioner Wright reiterated appreciation for the applicant's willingness to amend the project. Although he generally supports reduction in density, he believes higher-density uses are appropriate for this area of the City due to the future freeway and the intended non-residential uses to the north. He agreed with changing the CC to the CN to allow an increase in the R3 product.

Mr. Flamm verified that the roads in the multifamily developments will be private roads and road widths will adhere to City requirements.

MOTION: *Commissioner Wells moved to recommend approval to the City Council of The Pinnacles rezone with the following conditions:*

- 1. The CC zone shall be changed to the CN zone;*
- 2. The RC zone north of the CN zone and south of the OS-I zone shall be changed to the R3 zone except for the units adjacent to the MF2 to the west; and*
- 3. The RC zone east of the north-to-south road in the center of the project shall be changed to R3 except for the units adjacent to the multifamily portions to the west and east and except for the RC at the very north adjacent to the Business Campus.*

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

MOTION: *Commissioner Wells moved to recommend approval to the City Council of The Pinnacles Master Development Plan with the following conditions:*

- 1. The concept plan shall be updated to indicate proposed road widths;*
- 2. The conditions approved for rezoning and the General Plan amendment shall be revised within the plans;*
- 3. The approximately one-acre parcel northwest of the MF2 be dedicated to the City for the future freeway right-of-way; and*
- 4. The northern approximately 65 acres of land either be noted as Future Development/Business Campus for a later amendment to the MDP or permitted to be applied for as a separate MDP.*

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

MOTION: *Commissioner Wells moved to recommend approval to the City Council of The Pinnacles General Plan amendment with the following conditions:*

- 1. The areas to be zoned MF1 shall be amended to Neighborhood Residential Two;**
- 2. The requested changes to the proposed zoning districts shall be reflected in the appropriate request for land use designation; and**
- 3. The land proposed to be zoned as R3 shall be amended to Neighborhood Residential One.**

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

7. Discussion Items

8. Next scheduled meeting

The next meeting is scheduled for March 9, 2021.

9. Adjournment

MOTION: Commissioner Pengra moved to adjourn the meeting at 7:36 p.m. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.

The meeting was adjourned at 7:36 p.m.

Approved by the Planning Commission on March 9, 2021.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 9, 2021

TITLE:	PUBLIC HEARING - O'Reilly Auto Parts (Site Plan)
ITEM TYPE:	Site Plan
APPLICANT:	Creed Richardson (Leading Tech Development)

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

Creed Richardson (Leading Tech Development) has proposed a site plan for an O'Reilly Auto Parts to be located at 4266 East Pony Express Parkway, which is southeast of Porter's Crossing Parkway and Pony Express Parkway (parcel 65.645.0003). The proposed O'Reilly Auto Parts is located adjacent to the recently approved Dollar Tree and backs onto homes in the Oak Hollow subdivision. The parcel is zoned commercial and has already been platted.

ITEMS FOR CONSIDERATION:

This proposal is for a Site Plan, per EMMC 17.100.050 B, any commercial lot which abuts a residential use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. The proposed O'Reilly Auto Parts does back onto the Oak Hollow subdivision, which is buffered by an existing six-foot (6') masonry wall, however, as the wall follows the natural grade of the land, there are a few lots that are not "Effectively Screened". EMMC 17.35.050 F states require buffering or transitioning when built adjacent to residential uses, an EMMC 17.60.110 D requires applicants to provide a headlight screen. As the natural dip in the existing wall is roughly in line with the dip in the wall Staff recommends the planting of evergreen trees, increasing landscaping, and/or increasing the height of the wall (or building a new wall) in designated locations to provide effective screening. (Attachment #1 – Buffering)

4266 East Pony Express Parkway is zoned Commercial, and the future land use designation is "Community Commercial." As a

general retail sales use, O'Reilly Auto Parts is a permitted use in this location.

Commercial Design Standards - Compliance with EMMC 17.72 Commercial and Multifamily Design standards are addressed below. As a commercial development, O'Reilly Auto Parts must comply with these standards.

Per EMMC 17.72.030 A.1, the primary entrance to the building should orient toward the street, and if not the street-facing façade should include entrances, display windows, awnings, increased architectural elements, increased landscaping, and other pedestrian-oriented features. The street-facing façade (North Elevation) does not include the primary entrance to the building. While it does feature windows, an awning and a sidewalk path are provided from the trail along Pony Express Parkway to the main entry (West Elevation incorrectly labeled "East Elevation") it is up to the Planning Commission to determine if there are enough architectural elements to comply with this provision. (Attachment #2 – Elevations)

EMMC 17.72.040 A requires the building to be similar in style to adjacent buildings. The proposed building is similar in appearance to Dollar Tree, but the color palette is much lighter than both Dollar Tree and Eagle Vision. Staff recommends the elevations be updated to include stacked stone and materials similar in color to Dollar Tree and Eagle Vision. (Attachment #2 – Elevations)

EMMC 17.72.030 B requires the main entrance of a structure to orient to major sidewalks pedestrian ways, plazas, courtyards, or other public spaces. Main entrances shall also be clearly identifiable, and consist of a sheltering element such as a porch, stoop awning, arcade, or portico. All parking in the proposed site plan is to the rear or side of the building. While the main entry is not oriented toward Pony Express Parkway, a pedestrian path is provided connecting the Trail along Pony Express Parkway to the front door. The main entrance is clearly identifiable and does include a sheltering element. It is the opinion of staff that the main entrance **complies** with standards of EMMC 17.72.040 B.

EMMC 17.72.040 C states "The primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either sloping roofs with overhanging eaves or a decorative parapet and multiple roof planes and heights. Decorative cornices and roof projections such as cupolas

or towers are also encouraged.” The proposed elevations do not include sloping roofs, nor do they include decorative parapet, and only very minor changes in rooflines. It is the opinion of staff that elevations should be amended to include a tower or to increase the height of the parapet above the main entry and columns to give the appearance of different roof planes and heights. (Attachment #2 – Elevations)

EMMC 17.72.040 D states “...Buildings shall include façade modulation (stepping portions of the façade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged unit planes within the same structure...to avoid large, featureless and/or panelized surfaces on commercial buildings.” The proposed development includes the use of different materials, proposes different colors and textures, and uses different planes. It is the opinion of staff that the elevations **comply** with the standards of EMMC 17.72.040 D.

EMMC 17.72.040 E states “Pedestrian-scaled architectural features/details shall be incorporated into commercial buildings to orient the building to pedestrian activity and to increase the overall visual appeal of the structure...Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details.” The proposed elevations include awnings, columns, decorative trim, and architectural lighting. Utilizing four (4) of the twelve (12) architectural features. It is the opinion of staff that at least three (3) additional architectural features should be added to the elevations to comply with EMMC 17.72.040 E 1. (Attachment #2 – Elevations)

EMMC 17.72.040 F states “Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures...All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides. As the proposed building uses a mixture of materials are used on all sides of the structure, avoids large panelized products, and is similar in style to surrounding buildings (namely Dollar Tree) it is the opinion of staff that the proposal largely

complies with EMMC 17.72.040 F.

EMMC 17.72.040 G states “A building’s color palette should be similar to that of significant neighboring structures. Franchise colors and elements may be incorporated but shall not overpower the architectural form/theme of the building and/or development.” The proposed elevations are lighter in color than neighboring buildings. Staff recommends that the building color palette be amended to be similar to that used on the Eagle Vision and Dollar Tree developments. (Attachment #2 – Elevations).

EMMC 17.72.040 I states “All lighting shall be designed and directed downward to prevent light glare from adversely affecting neighboring uses/properties. The light bulb or a light source of a building shall not be visible from beyond the property...” All lighting has been designed to comply with the Dark Sky Ordinance. The applicant has provided a photometric plan showing no light trespass onto neighboring properties, and confirming no more than 100,000 lumens per acre. Light poles are shown as 17’ on top of a 2’ base. Per EMMC 17.56.060 A “Parking lot lighting poles shall be sized in a manner that the top of any fixture does not exceed 17 feet above grade. Based on this staff recommends all parking lot lighting be no more than 17’ above the pavement.

EMMC 17.72.040 K states “All mechanical equipment shall be screened so as not to be visible from any public or private streets...” All mechanical equipment is screened and placed on the roof, and therefore this proposal **complies** with EMMC 17.72.040 K.

EMMC 17.72.040 L states “Storage, and loading areas and trash enclosures shall be located out of view from public streets and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc.” Loading areas are located behind the building and are not visible from Pony Express Parkway, and a masonry dumpster has been provided, however, staff recommends that color renderings or material/color schedule details of dumpster enclosure be provided to confirm compliance with code.

Other Items for consideration

This project has shared access onto Pony Express Parkway with Dollar Tree. The access road is less than forty feet (40’) in width, and

stubs access to future development to the east, and sufficient off-street truck packing and loading space is provided putting it in **compliance** with EMMC 17.100.050 C 1-4 and 17.100.050 D.

Per EMMC 17.55.120 table C, retail establishments shall have a minimum parking requirement of 1 stall per 300 SF of gross floor area, and a maximum of 1 stall per 200 SF of gross floor area. With a building size of 7,400 SF, the parking requirement for this project is between 25 – 37 parking stalls. The applicant is proposing 28 parking stalls. Per EMMC 17.55.120 table B, a minimum of two ADA parking stalls are required, and the applicant is providing two ADA stalls, therefore this proposal **complies** with parking requirements.

Per EMMC 17.35.050 K “Convenient bicycle parking shall be provided in locations that do not interfere with pedestrian circulation.” No bicycle parking is provided, thus the applicant is not in compliance. A potential location is the hashed asphalt at the north end of the parking area at the front of the building or within the landscaped area to the east of the pedestrian access between PEP and the building. Staff believes this may help with that “pedestrian” design along the north face.

A monument sign has been proposed in this site plan, the sign proposal shall comply with EMMC 17.80.

Per table 17.60.160 B there shall be a minimum buffer of 10’ which includes trees, wall, fence, and headlight screen with the residential uses to the south. While this buffer is largely provided additional screening is required in a few locations due to the existing wall following the natural topography and not providing sufficient headlight screening.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a Site Plan can be found in EMMC 17.100.030.

RECOMMENDATION:

The following are examples of appropriate motions which the

Planning Commission may make.

We the Planning Commission make a motion to recommend approval of the O'Reilly Auto Parts Site Plan to the City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. The applicant plants Evergreen trees, increases landscaping, and/or increase the height of the wall (or builds a new wall) in the designated locations to provide effective screening between this project and the Oak Hollow homes.
2. Elevations shall be updated to include stacked stone and materials similar in color to Dollar Tree and Eagle Vision
3. Elevations shall be amended to include a tower or to increase the height of the parapet above the main entry and columns to give the appearance of different roof planes and heights.
4. At least three (3) additional design elements designated in EMMC 17.72.040 E.1 are added to all four elevations.
5. The primary color of the building shall be similar to that used on Eagle Vision and Dollar Tree.
6. All parking lot lighting shall be no more than 17' above the pavement.
7. Color rendering or material/color details of dumpster enclosure is provided to confirm compliance with code.
8. Bicycle parking shall be provided in compliance with EMMC 17.35.050 K.

Or

The Planning Commission moves to table the application to allow the applicant time to update the plans to comply with the City Code, including:

1. The applicant plants Evergreen trees, increase landscaping, and/or increase the height of the wall (or build a new wall) in the designated locations to provide effective screening.
2. Updating elevations to include stacked stone and materials similar in color to Dollar Tree and Eagle Vision
3. Updating elevations to include a tower or to increase the height of the parapet above the main entry and columns to give the appearance of different roof planes and heights.
4. Providing at least three (3) additional design elements

designated in EMMC 17.72.040 E.1 are added to all four elevations.

5. Primary color palette amended to be similar to that used on Eagle Vision and Dollar Tree.
6. Ensuring all parking lot lighting is no taller than 17' above the pavement.
7. Providing staff a color rendering or material / color details of dumpster enclosure to confirm compliance with code.
8. Providing bicycle parking in compliance with EMMC 17.35.050 K.

ATTACHMENTS:

[Attachment #1 - Buffering](#)

[Attachment #2 - Elevations](#)

[Attachment #3 - Site & Landscape Plans](#)

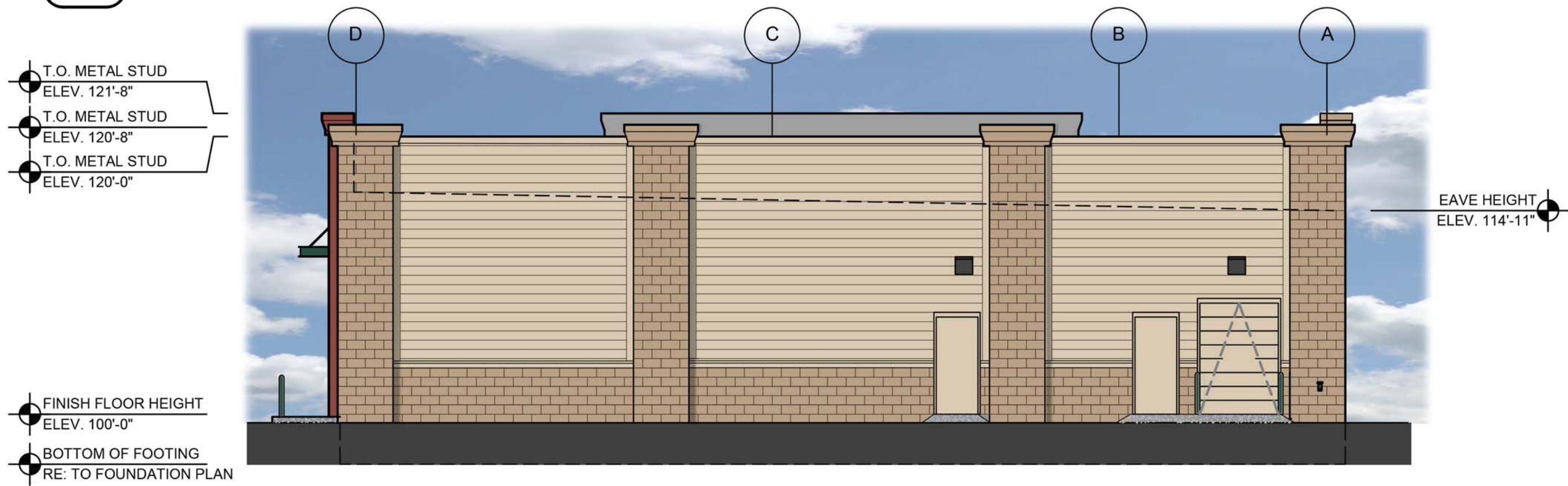






1 FRONT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



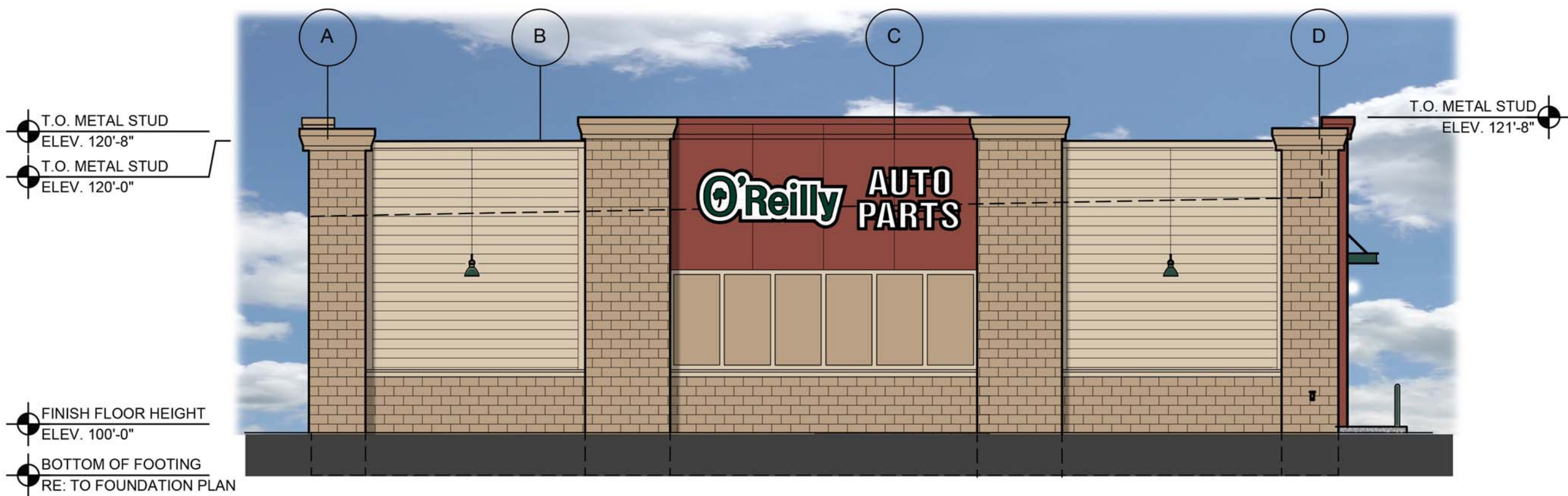
2 RIGHT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



4 LEFT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

KEY NOTE NO. 1A:
MFG: DRYVIT SPECIFIED. EQUAL BY STO OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE
COLOR STANDARD: DRY-VIT COLOR "PATCHWOOD"

KEY NOTE NO. 1B:
MFG: DRYVIT SPECIFIED. EQUAL BY STO OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141 (SHER-CRYL) GLOSS

UNIT MASONRY

KEY NOTE NO. 2:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 4"X8"X16" (NOM.)
TEXTURE: SPLIT FACE
COURSING: RUNNING BOND
FINISH: FIELD PAINT (FIELD COLOR)
COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SEMI-GLOSS)
MORTAR COLOR: NATURAL GRAY
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

FLASHING AND SHEET METAL

KEY NOTE NO. 3:
TYPE: STANDING SEAM ROOFING SYSTEM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: GALVALUME

KEY NOTE NO. 4:
TYPE: CAP FLASHING AT MASONRY
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 5:
TYPE: CAP FLASHING AT EXTERIOR INSULATION FINISH SYSTEM (EIFS)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: MATCH DRY-VIT COLOR PATCHWOOD

KEY NOTE NO. 6:
TYPE: SHEET METAL CONDUCTOR HEADS AND DOWNSPOUT SYSTEM
MFG: (REFER TO PROJECT MANUAL)
FINISHED: PREFINISHED
COLOR: EQUAL TO SHERWIN WILLIAMS "LATTE" SW6108

PRE-FINISHED SHEET METAL CONDUCTOR HEADS:

KEY NOTE NO. 26:
TYPE: SHEET METAL OVERFLOW SCUPPER SYSTEM
MFG: REFER TO PROJECT MANUAL
FINISHED: PRE-FINISHED
COLOR: SHERWIN WILLIAMS "LATTE" SW6108

FIBER CEMENT SIDING AND TRIM:

KEY NOTE NO. 7A:
TYPE: HARDIEPLANK- SMOOTH
MFG: JAMES HARDIE
SIZE: 7 1/4" X 5/16"
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6104

KEY NOTE NO. 7B:
TYPE: HARDIEPLANK- SMOOTH
MFG: JAMES HARDIE
SIZE: 6" X 3/4"
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW 6104

DOORS AND WINDOWS

KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7)
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 3)
MFG: (REFER PROJECT MANUAL)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 13:
TYPE: (REFER TO WINDOW SCHEDULE)
MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL). (NO SUBSTITUTES)
COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING

KEY NOTE NO. 15:
TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIMED AND PAINTED
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

PRE-FABRICATED METAL CANOPY:

KEY NOTE NO. 18:
TYPE: PRE-FABRICATED METAL CANOPY SYSTEM
MFG: PER LOCAL SUPPLIER
FINISH: KYNAR FINISH
COLOR: MATCH WINDOW SYSTEM

ROOF ACCESS LADDER:

KEY NOTE NO. 25:
TYPE: PRE-FINISHED ROOF ACCESS LADDER
MFG: LOCAL SUPPLIER
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS "LATTE" SW6108

GENERAL NOTES

REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.

REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.

REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.

REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS). (PORTAL)

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) (ACCENT)

CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION. REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.

PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.

PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT MASONRY)

PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS)

PRE-ENGINEERED METAL BUILDING SHEET METAL CONDUCTOR HEAD AND DOWNSPOUT SYSTEM.

FIBER CEMENT SIDING SYSTEM (FIELD). REFER TO EXTERIOR FINISH SCHEDULE.

FIBER CEMENT SIDING SCHEDULE (ACCENT). REFER TO EXTERIOR FINISH SCHEDULE

LINE OF ROOF BEYOND WITH 1/4":12" SLOPE MINIMUM.

SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET SG2.1.

BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL. ADHERED TO EXTERIOR FACE OF GLAZING.

PRE-ENGINEERED METAL BUILDING THRU WALL SCUPPER SYSTEM.

EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.

EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.

APPROXIMATE LINE OF FOUNDATION, REFER TO STRUCTURAL DRAWINGS.

STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.

HOSE BIB, REFER TO PLUMBING DRAWINGS.

LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.

PRE-FABRICATED METAL CANOPY SYSTEM. REFER TO WALL SECTIONS FOR DETAILS.

MECHANICAL ROOF TOP UNIT, REFER TO MECHANICAL DRAWINGS.

MECHANICAL WALL PENETRATIONS. REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.

PLUMBING ROOF VENT, REFER TO PLUMBING DRAWINGS AND DETAIL 11/A4.2.

CONCRETE SPLASH BLOCK INSTALL AT EACH DOWNSPOUT.

MASONRY CONTROL JOINT. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD. COLOR TO MATCH ADJACENT MASONRY.

RUSTICATION JOINT, REFER TO DETAIL 6/A3.2.

ROOF ACCESS LADDER. REFER TO EXTERIOR FINISH SCHEDULE.

INDIVIDUAL ARCHITECTURAL
REGISTRATION NO.:
XXXX
FIRM ARCHITECTURAL REGISTRATION
NO.:
XXXX

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OR PERMIT

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O'Reilly AUTO PARTS
CORPORATE OFFICES
3057 EAST CAIRO
SPRINGFIELD, MISSOURI 65802
(417) 882-2874 TELEPHONE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
6400 N & PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT

EXTERIOR ELEVATIONS

Buddy Webb & Company, Inc.
Architect - Consultant
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SPRINGFIELD, MISSOURI 65802
(417) 877-1385 TELEPHONE
(417) 877-9736 FAX

DRAWN BY: CHECKED BY:

RJD SB

DATE:

11/12/20

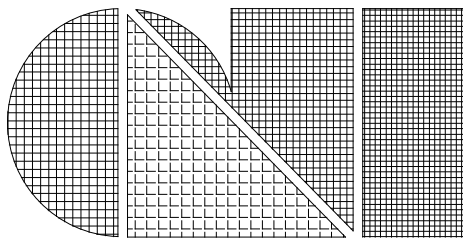
REVISION:

PROJECT NUMBER:

EAGLE MOUNTAIN

SHEET NUMBER

A2.1



C.L. Helt, Architect Inc.

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SUITE 200
BELMONT, NC 28012

Ph. 704-342-1686
Fx. 704-343-0054
EMAIL: INFO@CLHELT.COM

ARCHITECT'S PROJECT # 20061

Project :
PROPOSED DOLLAR TREE
FOR
LEADING TECH DEVELOPMENT, LLC
EAGLE MOUNTAIN, UTAH

Sheet Description :
ELEVATIONS

Seal

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Drawn By :

J. ZINK

Checked By :

D. MYERS

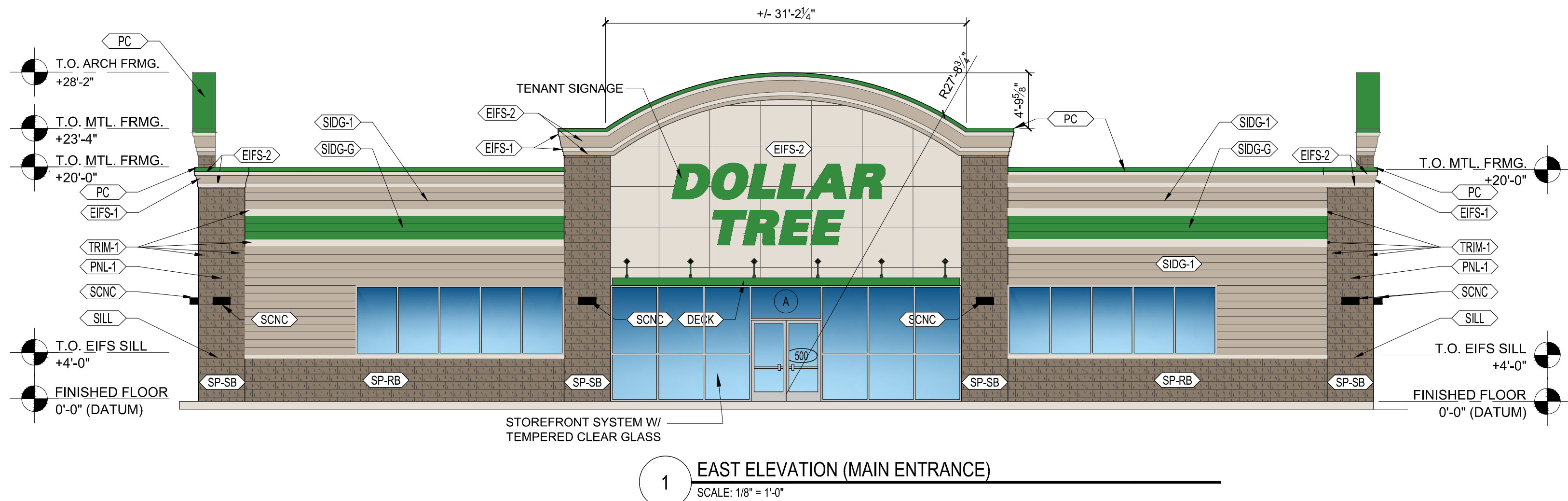
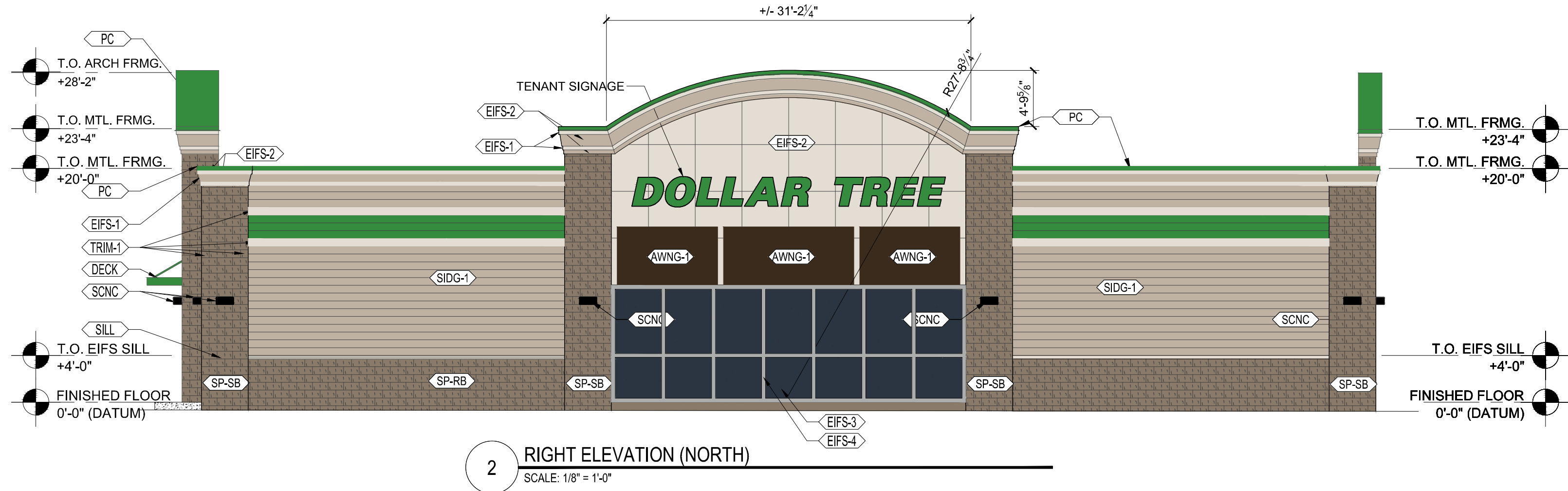
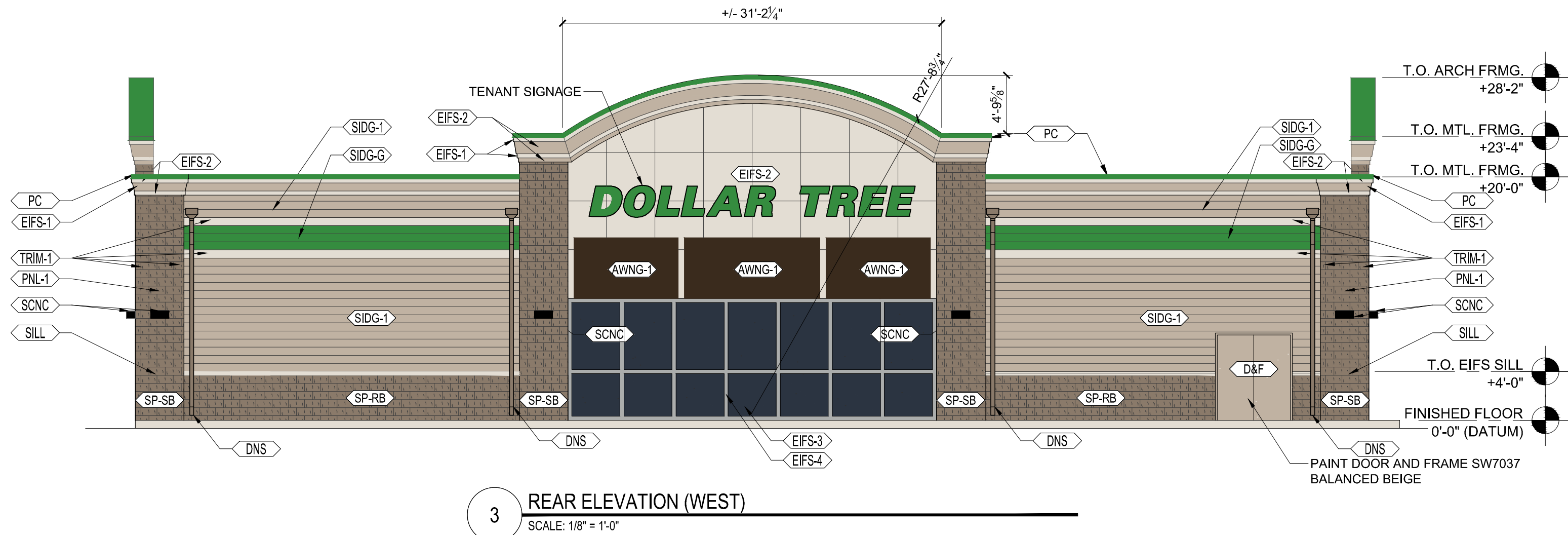
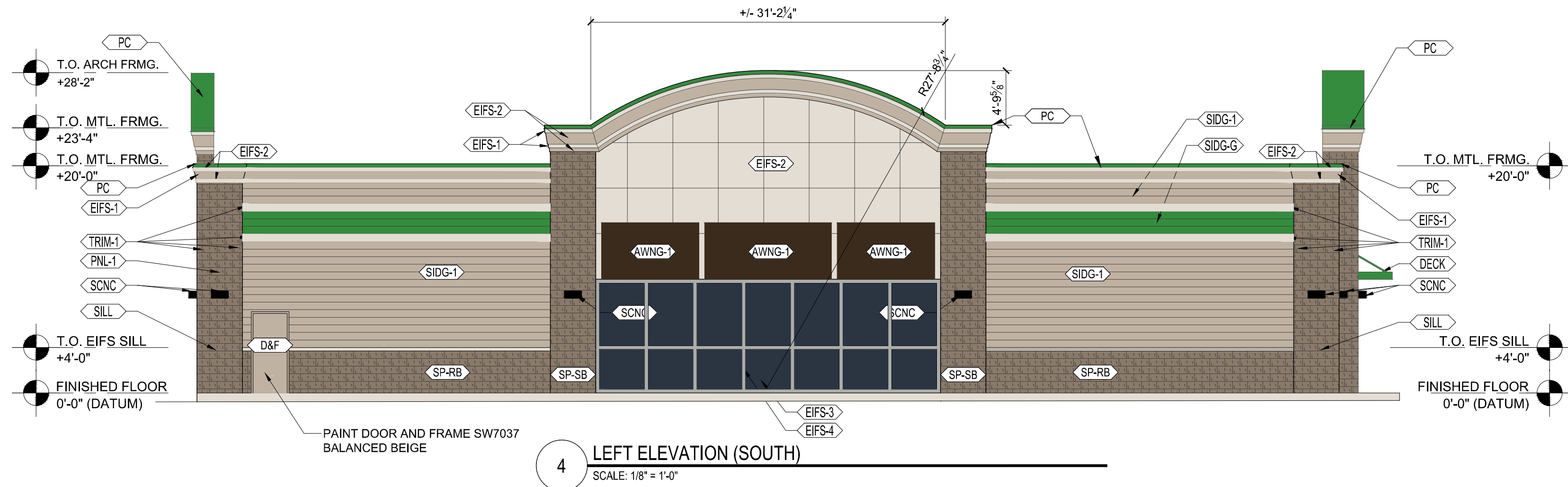
Revisions :

Date :

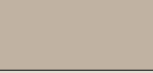
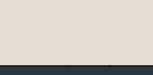
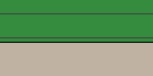
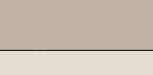
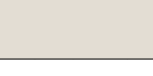
04/27/2020

Sheet No.

A2.0



ELEVATION LEGEND

KEYNOTE	HATCH	DESCRIPTION	COLOR
SP-RB		SPLIT FACED CMU VENEER - RUNNING BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039, SATIN PAINT
EIFS-1		EIFS - COLOR 1 (FINISH - PRODUCT STO 310)	STO 'SANDSTONE' 93860 (NA10-0052) - SHERWIN WILLIAMS - 'BALANCED BEIGE' SW7037
EIFS-2		EIFS - COLOR 2 (FINISH - PRODUCT STO 310)	STO 'SMOKED PUTTY' 93240 (NA10-0053) - SHERWIN WILLIAMS - 'AESTHETIC WHITE' - SW7035
EIFS-3		EIFS - (FINISH - PRODUCT STO 310)	STO OR SHERWIN WILLIAMS COLOR SW9179 'ANCHORS AWAY'
EIFS-4		EIFS - (FINISH - PRODUCT STO 310)	STO OR SHERWIN WILLIAMS COLOR TO MATCH STOREFRONT FRAME
SDNG-1		8" PROFILE FIBER CEMENT LAP SIDING - SMOOTH FINISH	SHERWIN WILLIAMS - 'BALANCED BEIGE' - SW7039, SATIN PAINT
SDNG-G		8" PROFILE FIBER CEMENT LAP SIDING - SMOOTH FINISH	SHERWIN WILLIAMS - 'ENVY' - SW6925, SATIN PAINT
PNL-1		FIBER CEMENT PANEL SIDING - SMOOTH FINISH	SHERWIN WILLIAMS - 'BALANCED BEIGE' SW7037
TRIM-1		FIBER CEMENT TRIM - SMOOTH FINISH	SHERWIN WILLIAMS - 'AESTHETIC WHITE' - SW7035
SILL		3 3/8" x 3 5/8" EIFS SILL W/ BEVEL - SEE DETAIL 7/A-2.1	STO 'SMOKED PUTTY' 93240 (NA10-0053) - SHERWIN WILLIAMS - 'AESTHETIC WHITE' - SW7035
PC		24 GAUGE KYNAR COATED METAL COPING (PROVIDED BY METAL BUILDING MANF.)	SHERWIN WILLIAMS - 'ENVY' - SW6925
DNS		PRE-FINISHED METAL COLLECTOR HEAD & DOWNSPOUT (SIZED & PROVIDED BY METAL BUILDING MANF.)	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039
DECK		3'-0" METAL DECK CANOPY - HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED & INSTALLED BY SIGN VENDOR - GC TO PROVIDE & INSTALL WALL BOLTS (SEE A-4.0)	SHERWIN WILLIAMS - 'ENVY' - SW6925
AWNG		FABRIC AWNING ON METAL FRAME	FABRIC COLOR EQUAL TO SERGE FERRARI SOLTIS PROOF 502 (PRECONTRACTANT SATIN) AWNING WALNUT STAIN 502V2-2137C FRAME COLOR TO BE BLACK
SCNC		LSI LED PATRIOT WALL SCONCE @ 8'-8" A.F.F. (SEE ELECTRICAL)	BRZ - 'BRONZE'
D&F	N/A	STEEL DOOR & HOLLOW METAL FRAME	SEE ELEVATIONS
A	STOREFRONT TYPE (REFER TO SHEET A1.0)	PAINTING NOTES: CMU - (1) COAT OF S-W LOXON BLOCK SURFACER A24W200 (OR EQUAL). (2) COATS OF S-W CONFLX XL ELASTOMERIC HIGH BUILD COATING, A5-400 SERIES (OR EQUAL)	
300	DOOR NUMBER (REFER TO SHEET A1.0)	METAL- (2) COATS OF S-W METALTEX ACRYLIC SEMI-GLOSS (B42 SERIES)	
		LINTELS- PAINT STOREFRONT LINTELS PER 'METAL' NOTE ABOVE WITH SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 AFTER PRIMING WITH (1) COAT OF S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (B66-310 SERIES)	



STREET FRONTAGE

NOT TO SCALE



PARKING LOT FRONTAGE

NOT TO SCALE

DATE: 05-18-2018
PROJECT: 18-047
DRAWN BY: C.D.

177 E ANTELOPE DR #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065



EAGLE VISION
4490 PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT

SHEET NUMBER

A1



FRONT / SIDE ELEVATION
 NOT TO SCALE



REAR / SIDE ELEVATION
 NOT TO SCALE

DATE: 05-18-2018
 PROJECT: 18-047
 DRAWN BY: C.D.

177 E ANTELOPE DR #B
 LAYTON, UT 84041
 PHONE: (801) 499-5054
 FAX: (801) 499-5065



EAGLE VISION
 4490 PONY EXPRESS PKWY
 EAGLE MOUNTAIN, UT

SHEET NUMBER

A2



STREET FRONTAGE

NOT TO SCALE



PARKING LOT FRONTAGE

NOT TO SCALE

DATE: 05-18-2018
PROJECT: 18-047
DRAWN BY: C.D.

177 E ANTELOPE DR #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065



EAGLE VISION
4490 PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT

SHEET NUMBER

A2

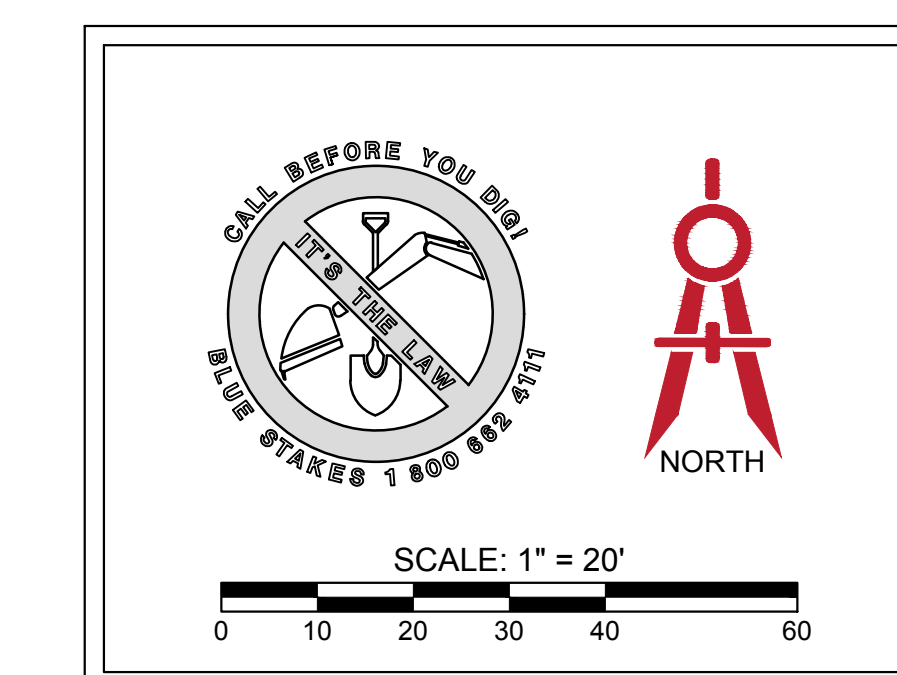
PROJECT ENGINEER:
LARVIN POLLOCK
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(801) 718-5993
LARVIN@ELEVATENG.COM



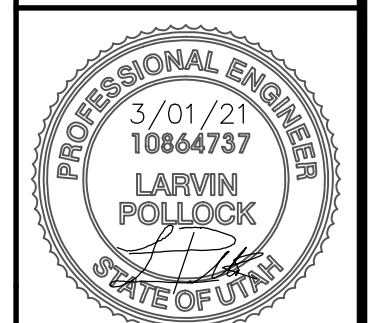
SHARED DRIVE ISL

PROVIDED: 28 ST
2 ADA

- ① PROPOSED 5' SIDEWALK PER DETAIL 1, SHEET C-4.
- ② ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
- ③ PROPOSED CURB & GUTTER TYPE E PER APWA STANDARD PLAN 205. SEE SHEET C-4 FOR DETAILS.
- ④ PROPOSED CURB TYPE P PER APWA STANDARD PLAN 209. SEE SHEET C-4 FOR DETAILS.
- ⑤ PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
- ⑥ PROPOSED DUMPSTER LOCATION. SEE SHEET C-4.

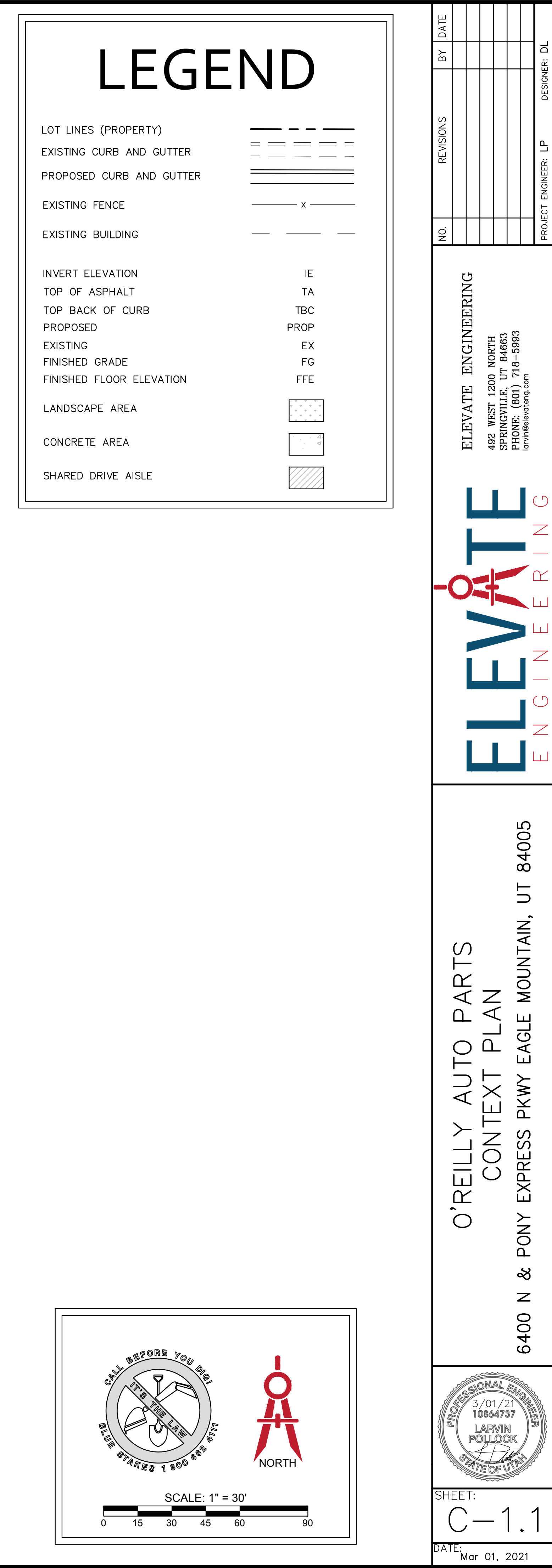


O'REILLY AUTO PARTS
SITE PLAN
6400 N & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005



SHEET:
C-1

DATE: Mar 01, 2021



Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
8		<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
2		<i>Malus</i> sp. 'Spring Snow'	Spring Snow Crab	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
1		<i>Pinus nigra</i> 'Arnold's Sentinel'	Columnar Austrian Pine	6'-8" Height 4" DB	Full Throughout Specimen
4		<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
4		<i>Berberis thund.</i> 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
6		<i>Caryopteris clandonensis</i>	Blue Mist Spirea	5 Gallon	15"-24" Height
4		<i>Physocarpus o.</i> 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
24		<i>Rhus aromatica</i> 'Grow-Low'	Grow Low Sumac	5 Gallon	18"-24" Spread
10		<i>Rosa</i> 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height
3		<i>Rosa</i> 'Maidiland Red'	Red Groundcover Rose	5 Gallon	18"-24" Spread
3		<i>Spiraea bumalda</i> 'Goldmound'	Goldmound Spirea	5 Gallon	15"-18" Height
3		<i>Spiraea japonica</i> 'Neon Flash'	Neon Flash Spirea	5 Gallon	15"-18" Height
3		<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	10 Gallon	48"-54" Height
10		<i>Viburnum davidii</i>	David Viburnum	5 Gallon	15"-18" Height
4		<i>Yucca filam.</i> 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
9	⊕	<i>Calamagrostis</i> a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
41	⊕ ¹	<i>Calamagrostis</i> a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
3	⊕ ⁺	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	5 Gallon	24"-30" Height
10	⊙	<i>Fernisetum</i> alop. 'Hamel'	Hamel Fountain Grass	5 Gallon	15"-18" Height

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
11	①	Agastache 'Sunset'	Sunset Hyssop	1 Gallon	Full Can
	②	Heimerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
18	③	Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

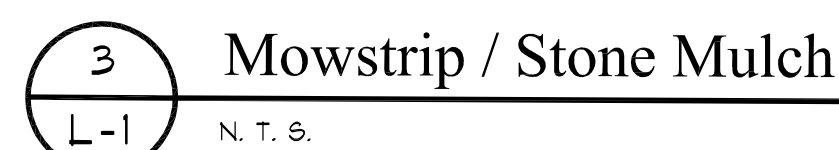
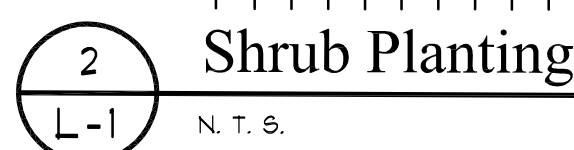
Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source. Boulder-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, 4" Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	New Lawn Area / Water Conservantive Mixture	Install In Areas Shown Over A 6 Inch Depth Of Import Topsoil. Top Of Lawn To Be 1 Inch Below Finish Grade Of Concrete Surfaces.
	Rock ONLY Area / Cobble / 4" Minus Size / "Nephi Gray"	Install In Areas Shown To A Depth Of 6 Inches Over "Dellwitt" Brand Weed Barrier Fabric. Submit Gray Sample For Approval.
	New Shrub - Rock Area / 1 1/2" Min. Size / Earthtone Color	Install In Areas Shown To A Depth Of 4 Inches Over "Dellwitt" Brand Weed Barrier Fabric. Rock To Match Adjacent South Property.

1. All lawn areas shall receive a 6 inch depth of topsoil, shrub areas 4 inch depth. If topsoil is not available at the site it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. 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.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soli Peep) or equal, and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
7. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark mulch to the bed. The mulch shall be a minimum of 2 inches deep.
8. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.
10. As shown and noted, the irrigation system water supply shall be from a secondary water source, and it's availability shall be dependent on the climatic conditions with the normal season extending from mid April to mid October. If any interruptions in water availability occur, the contractor shall coordinate with the Owner on the availability of possible temporary watering measures to keep all plant materials in a healthy condition.

1. All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and at a professional and timely manner.
2. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
3. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
4. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
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. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
7. The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

1. **LAWN & SHRUB AREAS :** Eight (8) inches below finish grade. This will allow for the installation of a six inch depth (lawn) and 4 inch depth (shrub) of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
2. **SUB-GRADE COORDINATION :** The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

1. The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
2. All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.



RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdl@comcast.net



HEIGHT: _____

L-1

DATE: 02-22-2021



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 9, 2021

TITLE: PUBLIC HEARING - Prairie Gate Business Campus (Recorded Plat Amendment)

ITEM TYPE: Recorded Plat Amendment

APPLICANT: Dan Ford (Colliers)

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

Prairie Gate is a five (5) lot business campus project located in the Ranches Gateway neighborhood of Eagle Mountain, at the southeast corner of Ranches Parkway and State Road 73. Originally approved on June 1, 1999, the plat was recorded on April 5, 2000. To date, all development in the campus has been on the south side of Campus Drive and includes Garden Near the Green, the Direct Communications Building, and Miller Chiropractic.

Of the two lots north of Campus Drive within the currently approved plat (Lots 1 and 5), only lot 1 (parcel 38:302:0001) is allowed access onto Campus Drive. Lot 5 has no access to Campus Drive and is deeded as Private Open Space to The Ranches LC on the plat (and is currently owned by EMC). Lot 5 includes only open space, including the Ranches Waterfall sign.

The applicant (Dan Ford) is proposing the following amendment to the plat.

- Creation of “Parcel A” which would include open space (including the Ranches Waterfall Sign). Eagle Mountain City would retain ownership of this parcel.
- Creation of two lots from the remaining land, both with access onto Campus Drive. (Attachment #3: Petition for Recorded Plat Amendment)

The purpose of this request is to ensure that the improved open space is owned and maintained by Eagle Mountain City while creating two commercial lots of 1.279 acres with access onto Campus Drive. This request would add approximately 0.958 acres of commercial space to

the development and would not remove any improved open space. It should be noted that although this proposal makes no changes to existing rights-of-way it does create an additional lot which requires a Recorded Plat Amendment. (Attachment #1: Current plat, proposed plat, and aerial)

It should be noted that a portion of the property within the current lot 5 is owned by the City of Eagle Mountain and will be required to be purchased by the applicant should this request be approved. In 2018 the Eagle Mountain City Council approved the disposal and real estate purchase contract for this property, and creates a closing date for the Buyer to purchase the City property of June 17, 2021.

ITEMS FOR CONSIDERATION:

The future land use designation for the Prairie Gate Business Campus is Community Commercial. The current and proposed change to the plat both comply with this designation. The Eagle Mountain General Plan Framework map anticipates a “Community Node” in this location. A Community Node is defined as a business district of commercial and office uses serving surrounding neighborhoods. It is the opinion of staff that the proposed change promotes this use and is appropriate in this location. (*Attachment #2 Eagle Mountain General Plan*)

Cory Wride Memorial Highway (State Road 73) is currently being designed to expand to a freeway. It is the opinion of staff that it is appropriate to have two commercial lots adjacent to this future expansion, in contrast to the current plan which only has open space adjacent to the road system.

The Eagle Mountain Development Review Committee (DRC) reviewed this proposal on February 23, 2021. The only comments staff had for the applicant were to confirm the measurements in the curve table, and the plat boundaries.

REQUIRED FINDINGS:

Recorded Plat Amendment approvals are based upon compliance with City Code requirements and the requirements of any applicable development agreements. The approval criteria for a recorded plat

amendment can be found in Eagle Mountain Municipal Code (EMMC) Title 16.55 Plat Amendments.

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the Prairie Gate Business Campus Recorded Plat Amendment to the City Council, for the reasons set forth in the staff report and in the meeting, and with the following condition:

1. Purchase of City property must be finalized prior to recording the plat.

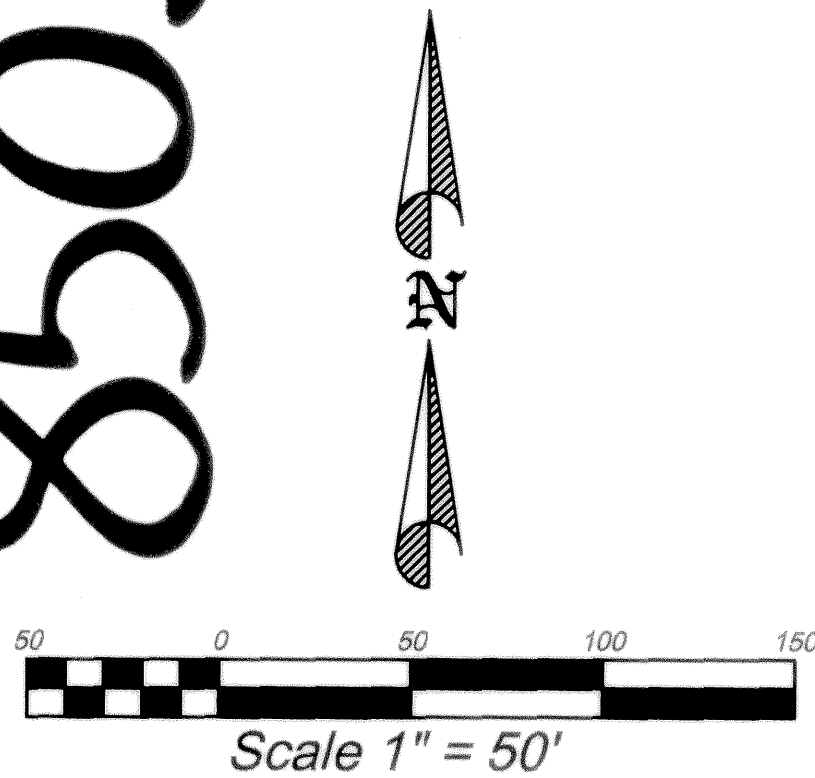
ATTACHMENTS:

[Attachment #1 - Current Plat, Proposed Plat, and Aerial Image](#)

[Attachment #2 - General Plan Pages 30-31](#)

[Attachment #3 - Petition for Recorded Plat Amendment](#)

8503-98



CURVE TABLE

NUMBER	DELTA	CHORD BEARING	R	L	LC
C1	18°03'12"	N 00°08'08" W	603.00	190.00	189.22
C2	11°52'35"	S 86°37'23" E	253.56	52.56	52.46
C3	69°59'36"	N 64°05'02" E	118.15	144.33	135.52
C4	38°15'02"	S 48°12'45" W	718.79	479.87	471.00
C5	12°39'05"	S 87°02'20" E	288.56	63.72	63.59
C6	69°59'36"	N 64°05'02" E	93.15	113.79	106.85
C7	28°13'39"	N 43°12'03" E	743.79	366.44	362.75
C8	04°20'42"	N 59°29'14" E	743.79	56.40	56.39
C9	59°21'10"	N 31°58'59" E	35.00	36.26	34.66
C10	259°25'17"	S 47°58'57" E	50.00	226.39	76.93
C11	17°16'04"	S 73°05'39" W	75.00	22.60	22.52
C12	10°58'00"	S 58°58'37" W	693.79	132.79	132.59
C13	24°24'23"	S 41°17'25" W	693.79	295.54	293.31
C14	16°53'53"	S 37°32'10" W	143.15	42.22	42.07
C15	44°32'44"	S 68°42'44" W	143.15	113.56	110.61
C16	02°54'30"	S 89°57'22" W	218.56	11.09	11.09

C1
LENGTH = 190.00
RADIUS = 603.00
DELTA = 18°03'12"
BEARING = N 00°08'08" W
CHORD LENGTH = 189.22'

SW CORNER, SECTION 18
T5S, R1W, SLB&M
FOUND BRASS CAP MON.



EAST 7816.83'

NORTH 658.00'

STORM DRAINAGE EASEMENT

GOLF COURSE & STORM DRAINAGE EASEMENT
S 46°12'47" W 186.44'

4
2.08 ACRES

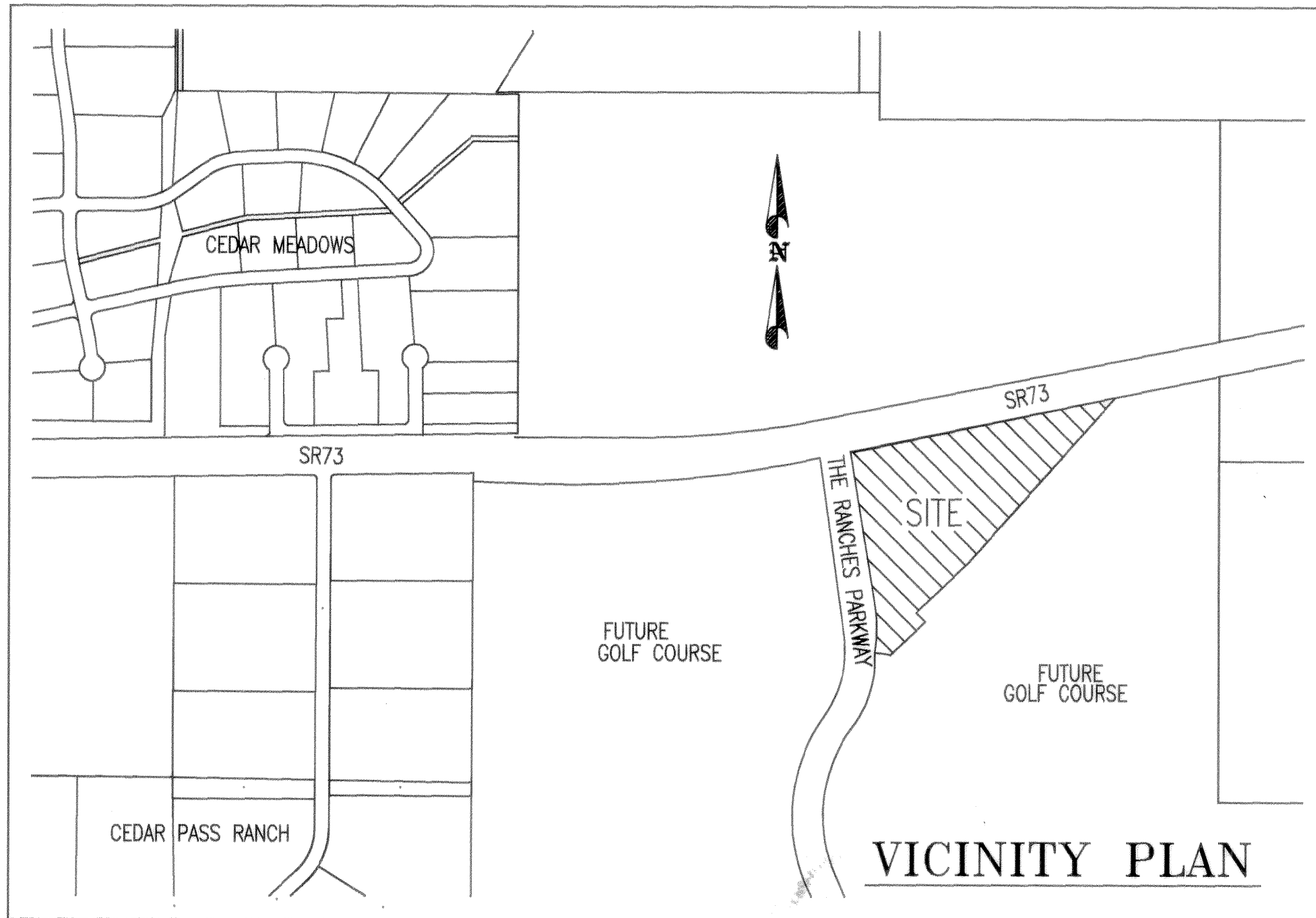
1
1.60 ACRES

5
PRIVATE OPEN SPACE - THE RANCHES L.C.
1.296 ACRES

3
1.63 ACRES

2
2.24 ACRES

NOTE: CROSS EASEMENTS FOR PARKING AND ACCESS HEREBY GRANTED FOR ALL LOTS.



TABULATIONS

TOTAL ACREAGE	=9.826 ACRES
TOTAL LOT ACREAGE	=7.550 ACRES
TOTAL OPEN SPACE	=1.296 ACRES
TOTAL STREET ACREAGE	=09.80 ACRES
AVERAGE LOT SIZE	=1.888 ACRES
AVERAGE LOT SIZE REQUIRED BY TOWN DEVELOPMENT CODE	=1/3 ACRES

ADDRESS BLOCK

PARCEL	ADDRESS
A	3709 E. CAMPUS DRIVE
B	3782 E. CAMPUS DRIVE
C	3726 E. CAMPUS DRIVE
D	3688 E. CAMPUS DRIVE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 7
DAY OF April, A.D., 2020

CITY ATTORNEY

SBC 28 MAR 2000

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, PUBLIC OPEN SPACE, 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.
DATE MARCH 31, 2020 SURVEYOR David V. Thomas (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point which is East 7816.83 feet and North 658.00 feet from the Southwest corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian;

thence along the arc of a 603.00 foot radius curve to the left 190.00 feet (Curve has a central angle of 18°03'12" and a chord bearing North 00°08'08" West 189.22 feet); thence North 09°09'44" West 595.593 feet; thence North 78°14'03" East 1051.667 feet; thence South 41°37'21" West 867.00 feet; thence South 46°12'47" West 271.90 feet; thence South 43°47'13" East 50.00 feet; thence South 46°12'47" West 186.44 feet; thence North 81°06'32" West 62.87 feet to the point of beginning.

Area contained: 428,029 sf or 9.849 acres

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THE PLAT TO BE DIVIDED INTO LOTS, STREETS, OPEN SPACE, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO THE TOWN OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS, EASEMENTS AND ALL OTHER PLACES OF PUBLIC IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE TOWN OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE TOWN AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 5th
DAY OF April, A.D. 2020

The Ranches L.C. BY GLENN
GLENN E. SMITH FARMS LTD PARTNERSHIP
SCOTT KIRKLAND, Managing Partner

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 5th DAY OF April, A.D. 2020 PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES Sept. 20, 2003 Jana Kay Schach
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE TOWN COUNCIL OF EAGLE MOUNTAIN TOWN
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS
DAY OF April, A.D. 2020

Tal R. Bond, Jr.
MAYOR

APPROVED Kay C. Smith ATTEST Jana Kay Schach
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 10th DAY OF April, A.D. 2020 BY THE
EAGLE MOUNTAIN TOWN PLANNING COMMISSION
DIRECTOR - SECRETARY Michael L. CHAIRMAN, PLANNING COMMISSION

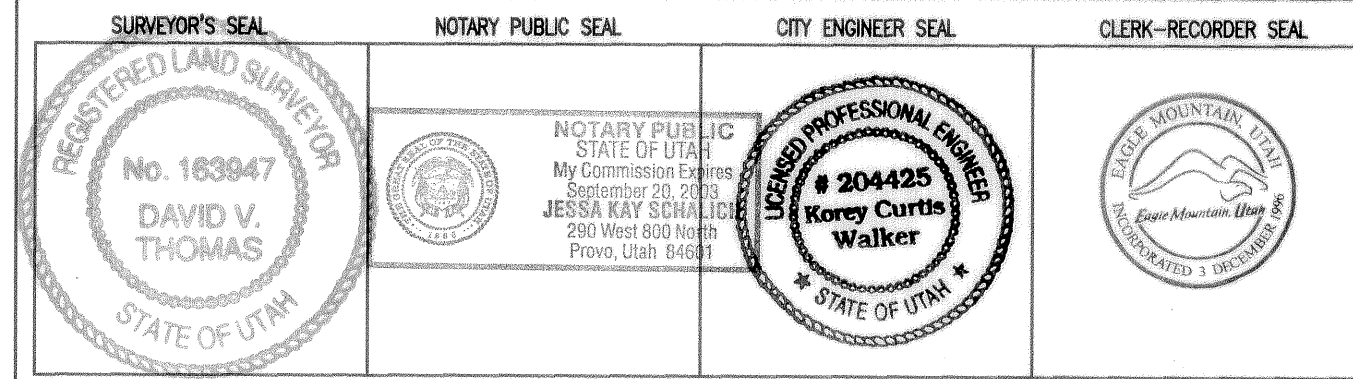
PLAT "A" RECORDED FOR TOWN OF EAGLE MOUNTAIN

EAGLE MOUNTAIN BUSINESS CAMPUS

LOCATED IN THE SE 1/4 OF SECTION 17, T5S, R1W, SLB&M

SUBDIVISION, EAGLE MOUNTAIN TOWN, UTAH COUNTY, STATE OF UTAH

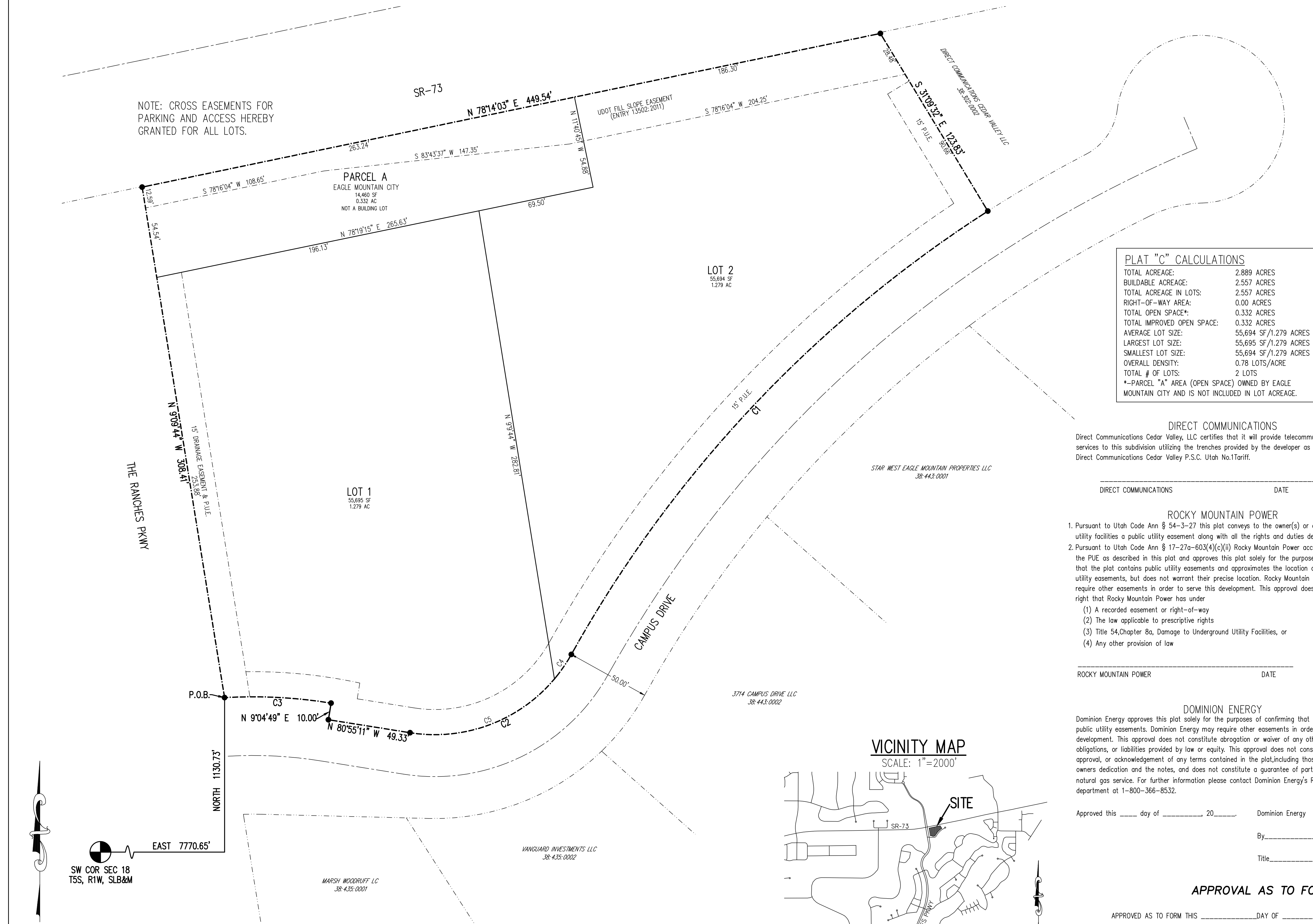
SCALE: 1" = 50 FEET



R361114/Kub5/B38

EAGLE MOUNTAIN BUSINESS CAMPUS - PLAT "C"

NOTE: CROSS EASEMENTS FOR PARKING AND ACCESS HEREBY GRANTED FOR ALL LOTS.



PLAT "C" CALCULATIONS

TOTAL ACREAGE:	2.889 ACRES
BUILDABLE ACREAGE:	2.557 ACRES
TOTAL ACREAGE IN LOTS:	2.557 ACRES
RIGHT-OF-WAY AREA:	0.00 ACRES
TOTAL OPEN SPACE*:	0.332 ACRES
TOTAL IMPROVED OPEN SPACE:	0.332 ACRES
AVERAGE LOT SIZE:	55,694 SF/1.279 ACRES
LARGEST LOT SIZE:	55,695 SF/1.279 ACRES
SMALLEST LOT SIZE:	55,694 SF/1.279 ACRES
OVERALL DENSITY:	0.78 LOTS/ACRE
TOTAL # OF LOTS:	2 LOTS
*-PARCEL "A" AREA (OPEN SPACE) OWNED BY EAGLE MOUNTAIN CITY AND IS NOT INCLUDED IN LOT ACREAGE.	

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS

DATE

ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER

DATE

DOMINION ENERGY

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

Approved this ____ day of _____, 20____, Dominion Energy

By _____

Title _____

APPROVAL AS TO FORM

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

CITY ATTORNEY

SURVEYOR: **AZTEC ENGINEERING INC.**
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN 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.

DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED EAST 7770.65 FEET AND NORTH 1130.73 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 9'09'44" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE RANCHES PARKWAY A DISTANCE OF 308.41 FEET; THENCE NORTH 78'14'03" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 73 A DISTANCE OF 449.54 FEET; THENCE SOUTH 31'09'32" EAST 123.83 FEET; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE: 1) ALONG THE ARC OF A 743.79 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 366.44 FEET THROUGH A CENTRAL ANGLE OF 28'13'39" (CHORD BEARS SOUTH 43'12'03" WEST 362.75 FEET), 2) ALONG THE ARC OF A 93.15 FOOT RADIUS CURVE TO THE RIGHT 133.79 FEET THROUGH A CENTRAL ANGLE OF 69'59'36" (CHORD BEARS SOUTH 64'05'02" WEST 106.85 FEET), 3) NORTH 80'55'11" WEST 49.33 FEET, 4) NORTH 9'04'49" EAST 10.00 FEET, AND 5) ALONG THE ARC OF A 93.15 FOOT RADIUS CURVE 96.02 FEET THROUGH A CENTRAL ANGLE OF 59'03'46" (CHORD BEARS SOUTH 69'32'57" WEST 91.83 FEET) TO THE POINT OF BEGINNING.

CONTAINING 125,850 SQUARE FEET OR 2.889 ACRES, MORE OR LESS.

EAGLE MOUNTAIN CITY PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S)/REPRESENTATIVE:

PRINTED NAME/TITLE

SIGNATURE(S)

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S)/REPRESENTATIVE:

PRINTED NAME/TITLE

SIGNATURE(S)

ACKNOWLEDGMENT

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY ENGINEER (SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PLAT "C"

EAGLE MOUNTAIN BUSINESS CAMPUS

SUBDIVISION

INCLUDING A VACATION OF LOTS 1 & 5, EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" LOCATED IN THE SOUTH HALF OF SEC 17, TOWNSHIP 5S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

Surveyor's Seal

Notary Public Seal

City Engineer's Seal

Clerk-Recorder Seal



3.3 GROWTH STRATEGY FRAMEWORK MAP & KEY INITIATIVES

The Framework Map and the integrated Key Initiative Maps on the following pages represent the preferred scenario for planning and managing future growth in Eagle Mountain.

The Framework Map reflects the overall characterization and general location of future nodes and regional centers of employment and shopping.

The Key Initiative Maps reflect an integrated approach to four areas identified as priorities for future planning within Eagle Mountain City. The Four Key Initiatives support the overall Growth Strategy and the ideas captured in Framework Map. These initiatives are:

1. Key Initiative #1 - Meaningful Open Space & Amenities
2. Key Initiative #2 - Distinctive Development Patterns
3. Key Initiative #3 - Centers Of Employment And Activity
4. Key Initiative #4 - Sustainable & Resilient Systems

A description of the key nodes for the Framework Map are provided below.



City Center Node

A “Downtown” Main Street style of commercial and office uses. Mixture of uses in a horizontal or vertical format (e.g. residential or office above retail; residential above office). Regional examples include Downtown Provo, Ogden 25th Street, and Downtown Murray.



Community Node

A community business district style of commercial and office uses serving multiple surrounding neighborhoods. Mixture of uses in a horizontal or vertical format (e.g. residential or office above retail; residential above office). Regional examples include the Sugar House Business District, SoDa Row in Daybreak, and Lehi Main Street.



Neighborhood Node

A small collection of retail and service uses focused on a corner or single block, serving the immediate surrounding neighborhood. Mixture of uses in a horizontal format (e.g. different uses adjacent to each other). Regional examples include 9th & 9th in Salt Lake City and 15th & 15th in Salt Lake City.



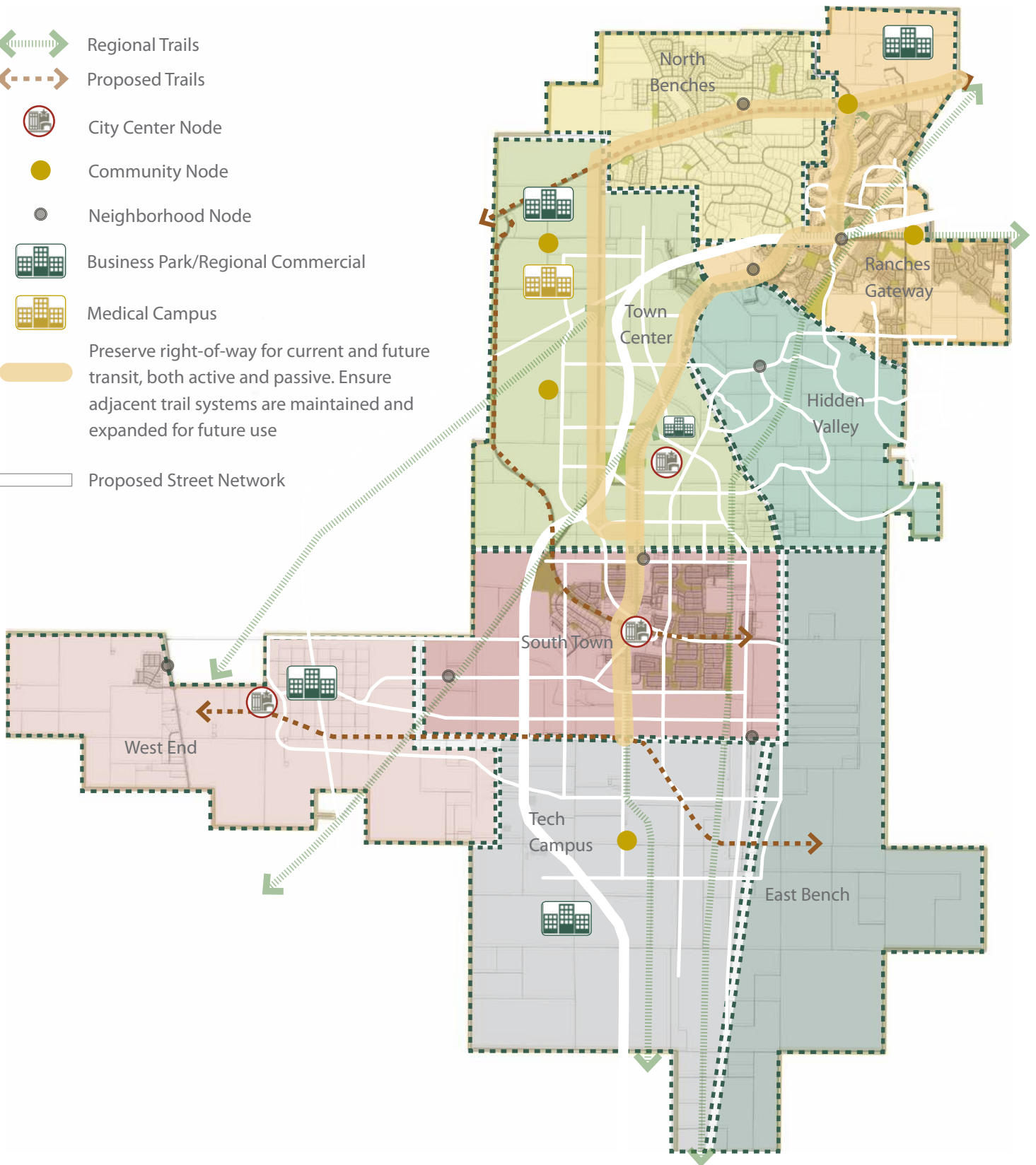
Business Park/Regional Commercial

A larger, campus-like collection of primarily office uses (Business Park) or retail uses (Regional Commercial) that are typically oriented to users arriving from the entire City and also the surrounding region. Uses may be mixed, but are built at a larger scale and grained urban form than the above nodes. Regional examples include the Thanksgiving Point area in Lehi, The District in South Jordan, Decker Lake Business Park in West Valley City, and the International Center at Salt Lake City Airport.

FRAMEWORK MAP

LEGEND

-  Regional Trails
-  Proposed Trails
-  City Center Node
-  Community Node
-  Neighborhood Node
-  Business Park/Regional Commercial
-  Medical Campus
-  Preserve right-of-way for current and future transit, both active and passive. Ensure adjacent trail systems are maintained and expanded for future use
-  Proposed Street Network



Petition for Recorded Plat Amendment

Date: 2/5/2021

Location: 3709 Ranches Parkway, Eagle Mountain

Tax Parcels: 38:302:0001, Stewart Grow and 38:032:0005, Eagle Mountain City

Purpose of the Proposed Amended Plat:

There are two parcels located at the Northeast Entrance to the Ranches at the crossroads of SR 73 and Ranches Parkway. Stewart Grow owns parcel 38:032:0001 and is purchasing from Eagle Mountain City a portion of parcel 38:032:0005. The current plat map only allows access to Campus Drive from parcel 38:3032:0001. The purpose of amending the current plat is to create Parcel A, which the City of Eagle Mountain would retain, and create two parcels that shift the layout of the lots creating access onto Campus Drive from the newly created Lot 1 and Lot 2. (See Exhibit 1 and 2).

Owners on Record

Parcel 38:302:0001 Stewart Grow
4000 Browns Canyon Rd
Peoa, UT 84061-9710

Parcel 38:032:0005 Eagle Mountain City
1650 Stage Coach Run
Eagle Mountain, UT 84005

Owners Consent to Petition

The owners of parcel 38:302:0001 and parcel 38:032:005 agree to this petition to amend the recorded plat to the changes indicated in this petition.

<i>Dan Ford</i>	dotloop verified 02/05/21 1:15 PM MST CUFW-MA0B-CUVQ-YORL
-----------------	---

Stewart Grow

Eagle Mountain City

Exhibit 1

Current Plat Map



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 9, 2021

TITLE:	PUBLIC HEARING - Pole Canyon NPA-11 (Preliminary Plat)
ITEM TYPE:	Preliminary Plat
APPLICANT:	Nate Shipp (DAI)

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Pete Kane, Planning

BACKGROUND:

The subject property, of about 5.6 acres of land, is located adjacent to the White Hills subdivision within the Pole Canyon area of the city.

The property runs along the north sides of Jackson Street and Jefferson Avenue and the west side of Eisenhower Street.

The [Pole Canyon Annexation and Master Development Agreement \(MDA\)](#), which governs this property, was approved in 2010 when Pole Canyon was annexed into the City. That MDA established a land use plan for the area along with the allowed uses and densities as well as breaking the property into a number of planning areas - neighborhood (residential), commercial, and business park/industrial. The subject property is referred to as NPA-11. The MDA grants the NPA-11 portion a density of 3.36 units per acre and total of 20 residential lots/units while zoning it "Residential." It also specified that all lots within NPA-11 must be a minimum of 10,000 square feet (sf) in size. It should be noted that the MDA stated that NPA-11 includes 5.9 acres, but the area is reduced to 5.6 acres by one parcel that is owned by the City and the right-of-way area for the extension of Adams Street to the north.

A preliminary plat application as submitted for the subject property in 2013, however, the item was eventually withdrawn by the applicant as infrastructure and other issues were worked out. A new preliminary plat was submitted in 2016. The Planning Commission held a public hearing on the request on June 14, 2016, and made a recommend of approval with a number of conditions. The applicant did not move forward with the request in order to work out the infrastructure details that were recommended in the conditions.

The water and sewer line elements were the outstanding

infrastructure items noted previously. These have been completed at this time, and so the applicant has submitted the preliminary plat application to finalize the approval of the 20-lot subdivision.

ITEMS FOR CONSIDERATION:

RESIDENTIAL LOTS

The preliminary plat creates 20 residential building lots as well as right-of-way dedication for the extension of Jackson Street. The MDA allows for up to 20 residential lots of at least 10,000 sf in area for each lot. The preliminary plat includes 20 lots as allowed, with the smallest lot at 10,684 sf, an average lot size of 11,848 sf, and the largest lot being 13,940 sf. The smallest lot frontage is 101.75 feet. Evaluating the average and minimum lot size of the subdivision, the plat would fall in the equivalency of the R2 zoning district under the current City Code. Based on MDA, the proposed lots meet the requirements.

It should be noted that the typical lot/corner lot details do not reflect the setbacks required under the R2 zone. The setbacks shown on the preliminary plat which are accurate under the previous Tier II residential requirements and applied to this portion of the project (based on the approved density) at the time of the MDA approval. Section 4.3 of the MDA states that the project is not subject to any changes in the development code "which increases or otherwise modifies minimum lot size requirements, setbacks, frontage requirements, or other similar standards...unless the Council, on the record, finds that a compelling, countervailing public interest would be jeopardized without applying such" changes in the development code.

GENERAL PLAN

The Future Land Use designation for the property in the General Plan is "Neighborhood Residential One." Evaluating the proposed lots sizes and frontage, the equivalent zoning for the development would be R2. The "Neighborhood Residential One" land use designation includes the three residential zoning districts of R1, R2, and R3.

TRAFFIC STUDY

A traffic study was completed in August 2013 for the original preliminary plat application. The study found that with the traffic demand of the residential development added to the White Hills

subdivision, that the intersection of Wilson Avenue and SR-73 would operate at a level of service of A. It noted that the existing road configuration and traffic control would support the residential development and included no recommended improvements.

PARKS & OPEN SPACE

The applicant has previously completed a park on the west side of Wilson Avenue - White Hills Park. During the initial preliminary plat review in 2013, it was determined that White Hills Park would count towards the open space requirements for NPA-11. The City accepted the park and confirmed it was completed in accordance with city standards on December 2, 2014. No additional parks or open space improvements are required for NPA-11.

ACCESS

Currently, the White Hills subdivision and the proposed 20-lot subdivision have only one access onto SR-73 via Wilson Avenue. Per EMMC 16.35.070, a second "separate and approved fire apparatus access road" will be needed before building permits can be released for the subject property. The civil plans (attached) include a temporary access easement of 30 feet wide extending from the north end of Adams St through the property to the north and connecting to SR-73. That easement includes a proposed 20-foot wide paved access road along with "No Parking" signs on both sides of the access road to ensure clear access in the case of an emergency. UFA has noted this temporary road will need to be capable of supporting 65,000 lbs. The access road (and easement) are temporary in nature as the applicant, who also owns the property to the north, will reconfigure the roadway as they create the development plans for that neighborhood planning area which is also part of the MDA.

INFRASTRUCTURE

This project was put on hold in the past due to the need to complete water and sewer line work to the area. Those projects have been completed at this time.

STREET LIGHTS

EMMC 15.10.390 requires street lights to be placed in residential developments at a minimum of 250 feet and maximum of 350 feet on residential roads. The applicant has previously requested a waiver from the streetlighting requirement as the White Hills subdivision does not currently have any street lights. The applicant does not

believe street lights match the character of the existing community. EMMC 17.25.050(I) allows the Council to exempt street lights from projects in RA1, RA2, and RD1 (1-acre lots or larger). If the Commission/Council determine the exemption of street lighting is appropriate for the subject proposal, a condition should note the exemption as well that any future neighboring development or extensions of the existing roads will be required to comply with the streetlighting requirement.

REQUIRED FINDINGS:

Preliminary plat approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a preliminary plat can be found in EMMC 16.20.050. The Pole Canyon Annexation and Master Development Agreement should also be considered when reviewing this application.

RECOMMENDATION:

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

1. That the temporary access road to the north will be constructed to the attached civil plans and as requested by UFA with a 30-foot wide temporary access easement, 20-foot wide paved access road within the easement, "No Parking" signs on both sides of the access road, and road must be capable of supporting 65,000 lbs;
2. The applicant will record a temporary access easement on parcel 59:050:0052 to establish and build the temporary access road; and
3. Streetlighting Options
 1. Street lighting shall be installed in compliance with EMMC 15.10.390; or
 2. Street lighting for the existing streets in the preliminary plat is not required; any future neighboring developments or extensions of the existing streets will be required to comply with EMMC 15.10.390.

ATTACHMENTS:

Preliminary Plat

Legal Description

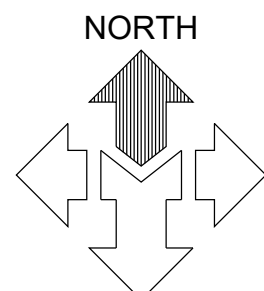
Civil Plans

Traffic Study

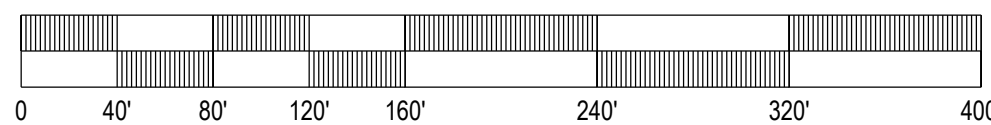
Water Model Report

Pole Canyon Land Use Plan

Planning Commission Minutes - June 14, 2016



SCALE: 1" = 80'

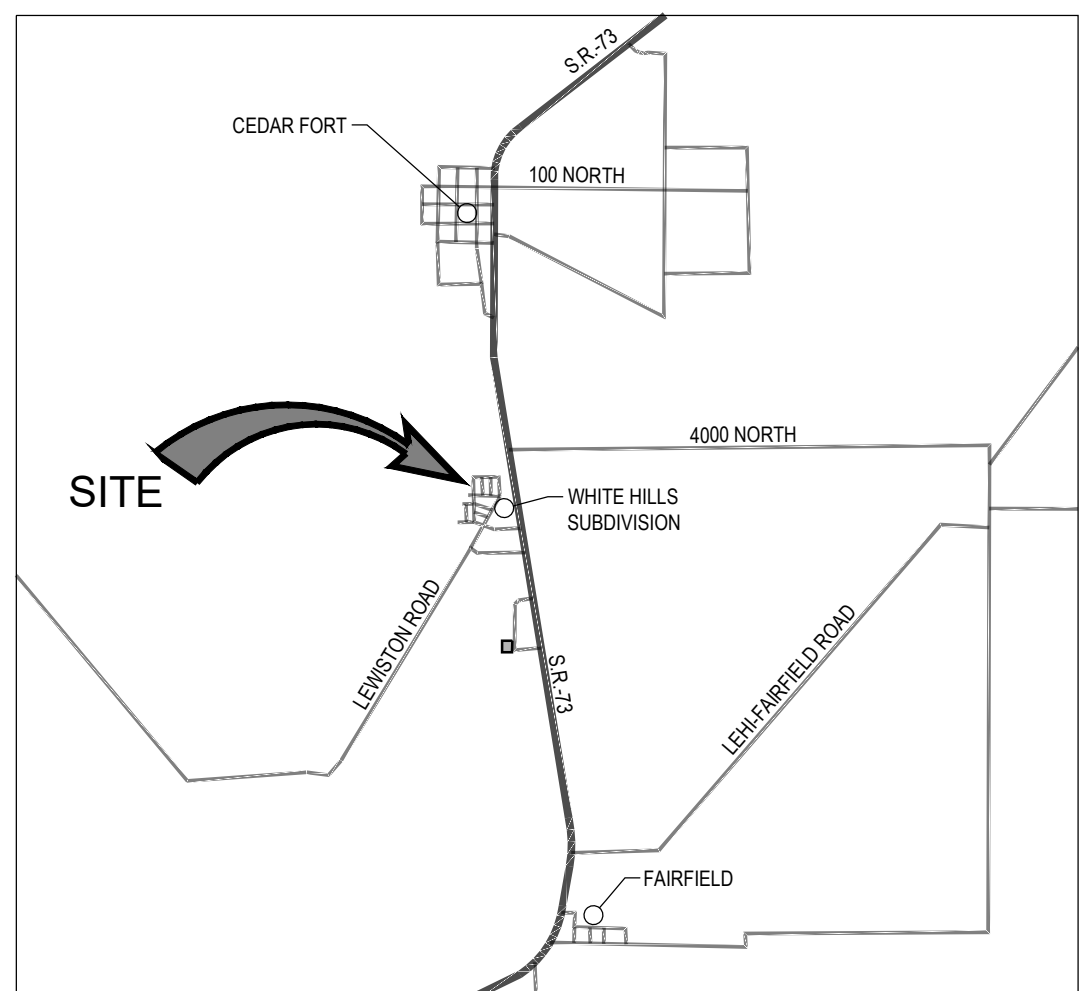


LEGEND

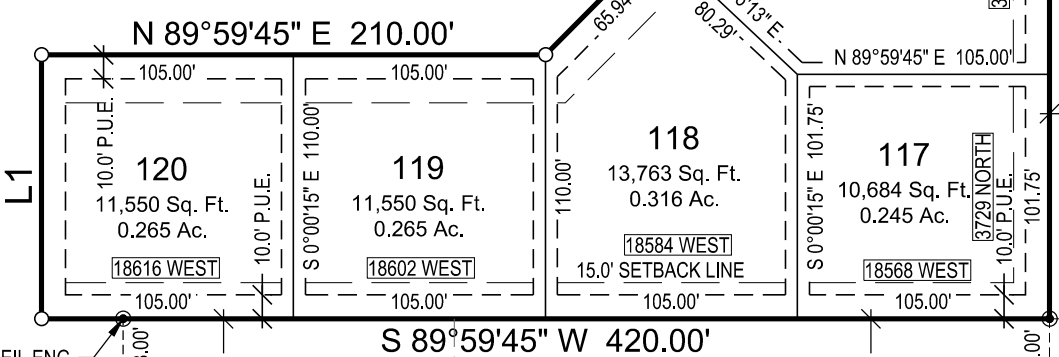
- SUBDIVISION BOUNDARY
- SECTION LINE
- EXISTING CENTERLINE
- EXISTING LOT LINES
- NEW RIGHT OF WAY LINE
- EASEMENT LINE
- P.U.E. (PUBLIC UTILITY EASEMENT)
- SETBACK LINE
- FOUND CENTERLINE MONUMENT
- FOUND UTAH COUNTY SECTION CORNER
- SUBDIVISION BOUNDARY CORNER

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 00°00'15" W	110.00'
L2	N 44°50'32" E	131.88'
L3	S 00°00'15" E	110.00'



VICINITY MAP
SCALE: N.T.S.



DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS DATE

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER

APPROVED THIS DAY OF

DOMINION ENERGY

BY

TITLE

ROCKY MOUNTAIN

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY

(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS

(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR

(4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER DATE

POLE CANYON NPA-11 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

FUTURE PHASE

N 89°59'45" E 945.00'

S 89°59'45" W 828.00'

JACKSON STREET
(56.0' WIDE PUBLIC RIGHT OF WAY)

CLEVELAND STREET

BUCHANAN STREET

ADAMS STREET

COOLIDGE AVENUE

N 89°59'45" E 210.00'

WHITE HILLS PLAT 'B' SUBDIVISION

JEFFERSON AVENUE
(56.0' WIDE PUBLIC RIGHT OF WAY)

FOUND CENTERLINE MONUMENT (RING & LID)

30.0' WIDE TEMPORARY INGRESS/EGRESS EASEMENT ENT.

SECTION CORNER COMMON TO SECTIONS 7, 8, 17, & 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, FOUND UTAH COUNTY BRASS CAP MONUMENT AT WIRE FENCE LINE INTERSECTION.

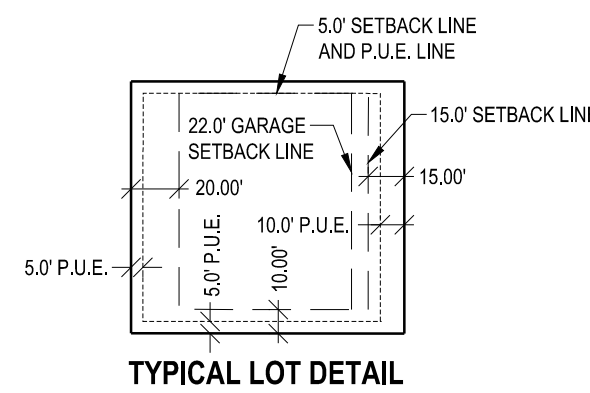
FOUND MCNEIL ENG. REBAR & CAP

NORTHEAST CORNER OF WHITE HILLS PLAT 'C' BOOK 7146 PAGE 90

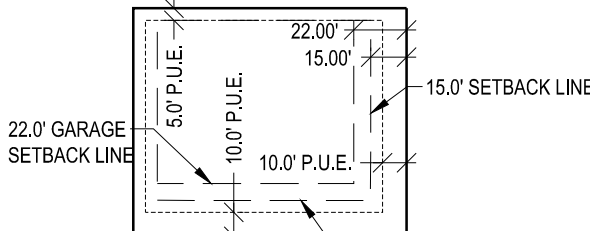
FOUND CENTERLINE MONUMENT (RING & LID)

QUARTER CORNER COMMON TO SECTION 17 & 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, FOUND UTAH COUNTY BRASS CAP MONUMENT SET 0.2' BLOW NATURAL GROUND.

WILSON AVENUE



TYPICAL LOT DETAIL



TYPICAL CORNER LOT DETAIL

PLAT CALCULATIONS

TOTAL ACREAGE:	5.588
UN-BUILDABLE ACREAGE:	0.150
TOTAL ACREAGE IN LOTS:	5.438
TOTAL OPEN SPACE:	NONE
TOTAL AREA IN STREET:	6,552 SQ. FT.
TOTAL IMPROVED OPEN SPACE:	NONE
AVERAGE LOT SIZE:	0.272
LARGEST LOT SIZE:	0.320
SMALLEST LOT SIZE:	0.245
OVERALL DENSITY:	3.7 LOTS PER ACRE
TOTAL NUMBER OF LOTS:	29

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6135190. IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH STATE CODE 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

POLE CANTON PHASE 1 SUBDIVISION

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 0°26'25" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1017.03 FEET AND SOUTH 89°59'45" WEST, A DISTANCE OF 175.02 FEET, FROM THE UTAH COUNTY MONUMENT MARKING THE CORNER COMMON TO SECTION 7, 8, 17, AND 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°59'45" WEST, ALONG THE NORTH LINE OF JACKSON STREET AND THE NORTH LINE OF WHITE HILLS PLAT 'C' SUBDIVISION, A DISTANCE OF 828.00 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0°00'15" EAST, ALONG THE WEST LINES OF SAID WHITE HILLS PLAT 'C', AND PLAT 'B', A DISTANCE OF 870.00 FEET, TO THE NORTH LINE OF JEFFERSON AVENUE; THENCE SOUTH 89°59'45" WEST, ALONG SAID NORTH LINE AND THE PROJECTION THEREOF, A DISTANCE OF 420.00 FEET; THENCE NORTH 0°00'15" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 89°59'45" EAST, A DISTANCE OF 210.00 FEET; THENCE NORTH 44°50'32" EAST, A DISTANCE OF 131.88 FEET; THENCE NORTH 0°00'15" WEST, A DISTANCE OF 776.50 FEET; THENCE NORTH 89°59'45" EAST 945.00 FEET; THENCE SOUTH 0°00'15" EAST, A DISTANCE OF 110.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 243.418 SQ. FT., OR 5.588 ACRES IN TWENTY (20) RESIDENTIAL LOTS.

FEBRUARY 25, 2021

DATE

Dennis K. Withers

DENNIS K. WITHERS,
L.S. LICENSE NO. 6135190

(SEE SEAL BELOW)

OWNER'S CERTIFICATION AND DEDICATION

WE THE UNDERSIGNED OWNER(S) OF ALL OF THE REAL PROPERTY DEPICTED AND DESCRIBED HEREON HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACE, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW TO BE HEREBY DEDICATED UNDER PROVISION OF 10-3a-407, UTAH CODE, WITHOUT CONDITIONS, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH ALL STREETS, WATER SEWER, AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACE, SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF

COURRH WOOD RANCH, LLC

BY: NATHAN SHIPP

MANAGER

ITS: MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)

COUNTY OF SALT LAKE)

ON THIS DAY OF

IN THE YEAR 20

BEFORE ME

A NOTARY PUBLIC, PERSONALLY

APPEARED

NATHAN SHIPP

THE

MANAGER

OF

COURRH WOOD RANCH, LLC,

PROVED ON THE BASIS OF

SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION AND CONSENT TO RECORD

REGARDING THE POLE CANYON NPA-11 SUBDIVISION, AND WAS SIGNED BY HIM ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

COMMISSION NUMBER

MY COMMISSION EXPIRES

PRINT NAME:

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS DAY OF A.D., 2020.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

ATTEST: CITY RECORDER (SEE SEAL BELOW)

GENERAL NOTES:

- THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 00°26'25" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN HEREON.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- PROPERTY CORNERS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG.", OR A NAIL & WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
- THE SOUNDS OF EXISTING WHITE HILLS SUBDIVISIONS WERE ESTABLISHED BASED UPON THE OFFICIAL PLATS THEREOF.
- EXISTING EASEMENTS SHOWN ON THIS PLAT ARE BASED UPON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY: COTTONWOOD TITLE COMPANY FILE NO. 56117-1F, WITH AN EFFECTIVE DATE OF JANUARY, 07/2013, AT 7:30 A.M.
- THE ESTATE OR INTEREST IN THE LAND DESCRIBED ON THIS PLAT IS FEE SIMPLE AND THE TITLE THERETO IS VESTED IN: COURRH WOOD RANCH, LLC. ACCORDING TO THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE.
- STREETS ABUTTING THIS SUBDIVISION WHERE PREVIOUSLY DEDICATED PER THE WHITE HILLS PLATS 'A', 'B', AND 'C'.

PLAT

POLE CANYON NPA-11 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1" = 80 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK RECORDER SEAL

SHEET

1

OF

1

PREPARED BY:

McNEIL ENGINEERING

Designing for the Future Since 1983™

8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

POLE CANYON PHASE 1 SUBDIVISION:

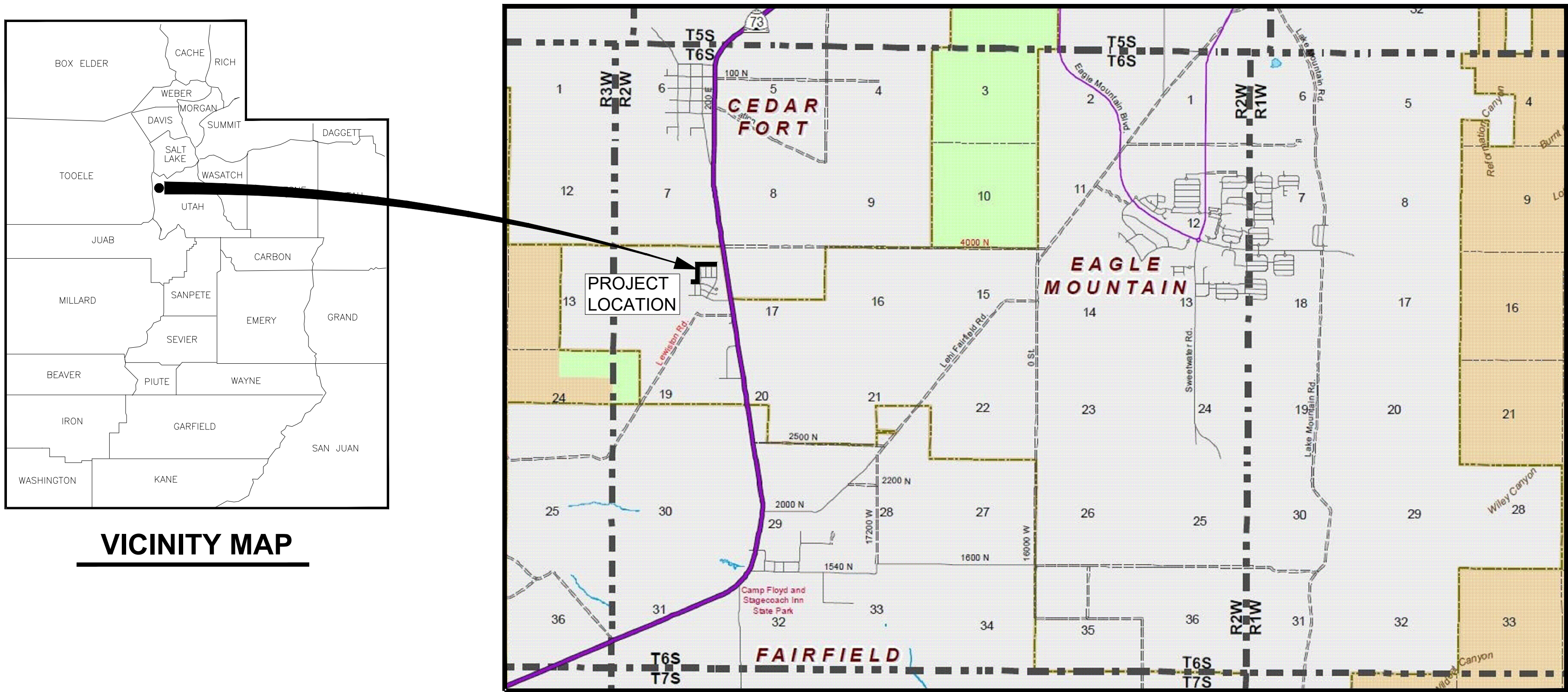
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CONTAINS: 243,418 SQ. FT., OR 5.588 ACRES IN TWENTY (20) RESIDENTIAL LOTS.

POLE CANYON SUBDIVISION - NPA-11

EAGLE MOUNTAIN, UTAH



VICINITY MAP

INDEX OF DRAWINGS

G1.0	COVER SHEET
G1.1	GENERAL NOTES
G1.2	GENERAL NOTES
C1.0	OVERALL SITE PLAN & PROJECT CONTROL
C1.1	OVERALL UTILITY PLAN
C2.0	JACKSON STREET ROAD IMPROVEMENTS - DETAILED AREAS
PP1.0	PLAN & PROFILE - JEFFERSON AVENUE - STA 0+00 TO STA 5+00
PP1.1	PLAN & PROFILE - JEFFERSON AVENUE - STA 5+00 TO STA 10+14.03
PP1.2	PLAN & PROFILE - EISENHOWER STREET - STA 0+00 TO STA 5+00
PP1.3	PLAN & PROFILE - EISENHOWER STREET - STA 5+00 TO STA 10+00
PP1.4	PLAN & PROFILE - EISENHOWER STREET - STA 10+00 TO STA 14+70
PP1.5	PLAN & PROFILE - JACKSON STREET - STA 0+00 TO STA 5+00
PP1.6	PLAN & PROFILE - JACKSON STREET - STA 5+00 TO STA 10+00
PP1.7	PLAN & PROFILE - JACKSON STREET - STA 10+00 TO STA 14+33.02
D1.0	DETAIL SHEET
D1.1	DETAIL SHEET
D1.2	DETAIL SHEET
D1.3	DETAIL SHEET

NOTICE TO DEVELOPER/CONTRACTOR
UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

NOTICE TO CONTRACTOR
ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

UTILITY DISCLAIMER
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



OWNER
OQUIRRH WOOD RANCH, LLC
1095 WEST SO. JORDAN PKWY
SOUTH JORDAN, UTAH 84095
PHONE: (801) 495-3414
FAX: (801) 495-3415

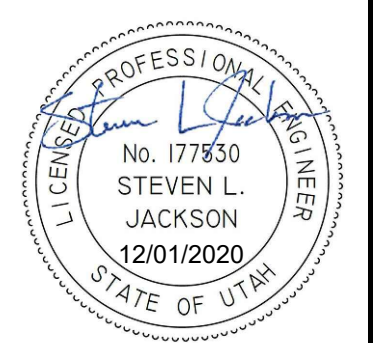
ENGINEER
JACKSON ENGINEERING
CONTACT: STEVE JACKSON
3376 STONEHILL LANE
SALT LAKE CITY, UT 84121
PHONE: (801) 558-5293
FAX: (801) 943-0108

JACKSON ENGINEERING
3376 STONEHILL LANE, SALT LAKE CITY UTAH 84121
PHONE (801) 558-5293
FAX (801) 943-0108

FOR:
OQUIRRH WOOD RANCH, LLC
1099 WEST SO. JORDAN PKWY
SOUTH JORDAN, UT 84095

CONTACT:
NATE SHIPP
PHONE: (801) 495-3414
FAX: (801) 495-3415

Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Cover Sheet



NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.:	DATE:
13.032.101	02/25/2021
DRAWN BY:	CHECKED BY:
S. PRITCHETT	S. JACKSON
PROJECT MANAGER:	
S. JACKSON	

Cover Sheet
G1.0

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (UPW), WHERE APPLICABLE.
2. PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT EAGLE MOUNTAIN CITY FOR A PRE-CONSTRUCTION CONFERENCE.

A. REGULATORY AGENCY:

EAGLE MOUNTAIN PUBLIC WORKS DEPT.
2545 NORTH PONY EXPRESS PKWY.
EAGLE MOUNTAIN, UT 84005
(801) 789-6671
CONTACT: CHRIS TRUSTY, DIRECTOR

B. OWNER:

OQUIRRH WOOD RANCH, LLC
1099 WEST SOUTH JORDAN PKWY
SOUTH JORDAN, UT 84095
CONTACT: NATE SHIPP
PHONE: (801) 495-3414
FAX: (801) 495-3415

C. ENGINEER:

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS, UT 84121
PHONE: (801) 558-5293
FAX: (801) 943-0108
CONTACT: STEVE JACKSON

3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM EAGLE MOUNTAIN CITY AND/OR UTAH COUNTY, AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.
8. THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
9. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE OWNER/ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF: (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

10. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

12. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

13. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

14. THE CONTRACTOR AGREES THAT:

- A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
- B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
- C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
- D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
- E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.
- F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

15. THE CONTRACTOR 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; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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.

16. DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.

17. CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS SHALL BE COORDINATED BY JACKSON ENGINEERING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR.

18. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION IRAMC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

22. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE. CONTRACTOR SHALL THEN SUBMIT MYLAR AND DISK TO CITY.

23. WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.

24. BENCHMARK:

BENCHMARK:
ELEVATION:
NORTHING:
EASTING:
DATUM:
DESCRIPTION:
MERIDIAN:

CLEARING AND GRADING NOTES

1. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON TOPOGRAPHIC AERIAL SURVEY PROVIDED BY AEROGRAPHICS, MAY 2008 AND SUPPLIMENTAL FIELD MAPPING PROVIDED BY McNEIL ENGINEERING, JULY 2013.
2. JACKSON ENGINEERING SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND SUBMIT REQUEST FOR SWPP PERMIT. OWNER REQUIRED TO OBTAIN OTHER PERMITS FROM EAGLE MOUNTAIN CITY, UTAH COUNTY AND THE STATE OF UTAH FOR TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY. FOR ADDITIONAL EROSION CONTROL INFORMATION, SEE "EROSION CONTROL/REVEGETATION PLAN" SHEETS AND REPORTS.

DEWATERING NOTES

1. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.
2. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.
3. SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.
4. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS, PREVENT DISTURBANCE OF COMPACTED SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

UNDERGROUND UTILITIES

1. THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION AND/OR THE ALTA SURVEY. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.
2. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.
4. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.
5. IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.
6. ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE EAGLE MOUNTAIN CITY STANDARDS, THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEAN OUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.
7. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF EAGLE MOUNTAIN CITY PERSONNEL ONLY.
8. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.
9. THE CONTRACTOR SHALL NOTIFY JACKSON ENGINEERING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.
10. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.
11. WATER PIPE SHALL BE C900 PVC APPROVED EQUIVALENT. WATER PIPE SHALL BE INSTALLED AND TESTED TO EAGLE MOUNTAIN CITY STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.
12. STRAIGHT LINE SEWER PIPE IS TO BE PVC SDR-35 OR APPROVED EQUAL AND TESTED TO EAGLE MOUNTAIN CITY STANDARDS.
13. STRAIGHT STORM DRAIN PIPING IS TO BE REINFORCED CONCRETE PIPE (RCP) OR ADS PIPE AS SHOWN ON THESE PLANS. CURVED STORM DRAIN TO BE HDPE SDR-32.5 STORM DRAIN LINE OR APPROVED EQUAL CURVED STORM DRAIN LINES SHALL HAVE A SLOPE OF 4% OR GREATER, AND A TRACER WIRE. ALL STORM DRAIN SHALL BE INSTALLED AND TESTED TO EAGLE MOUNTAIN CITY STANDARDS.
14. THRUST BLOCKING SHALL BE CONSTRUCTED PER EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
15. CONTRACTOR IS REQUIRED TO SUBMIT AS BUILT SEWER LATERAL LOCATIONS PER EAGLE MOUNTAIN CITY STANDARD.
16. CONTRACTOR IS REQUIRED TO SUBMIT AS-BUILT DRAWINGS SHOWING ALL FIELD CHANGES INCLUDING BUT NOT LIMITED TO:
A. DRY UTILITIES THAT ARE MORE THAN A FOOT OFF OF LOCATION SHOWN ON TYPICALS.
B. WATER SERVICE LATERALS THAT ARE MORE THAN A FOOT OFF OF CALL OUT LOCATIONS ON UTILITY PLAN
C. ALL CHANGES OR ADDITIONS TO THE STORM DRAIN UTILITY.

ADDITIONAL UTILITY INFORMATION & NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES DURING CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF A UTILITY CONFLICT IS FOUND.
2. CONTRACTOR SHALL USE PRECAUTIONS AND SAFEGUARDS TO ENSURE THAT THE EXISTING SURROUNDING PROPERTIES ARE PROTECTED FROM DAMAGE DURING EXCAVATION & CONSTRUCTION.
3. ALL WORK PERFORMED PER DRAPER CITY PUBLIC WAY SHALL BE DONE BY A LICENSED GENERAL CONTRACTOR WITH INSURANCE AND BOND AND REQUIRED BY EAGLE MOUNTAIN CITY.

WATER NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING VALVES AT THE CONNECTION POINTS PRIOR TO BEGINNING WATER LINE CONSTRUCTION. IF ANY CONFLICTS WITH OTHER UTILITIES EXIST, CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO INVESTIGATE CONFLICT RESOLUTION.
2. ALL CULINARY, AND FIRE PROTECTION WATER LINE CONSTRUCTION SHALL CONFORM TO EAGLE MOUNTAIN CITY DETAILS AND SPECIFICATIONS.
3. ALL GATE VALVES SHALL BE INSTALLED PER EAGLE MOUNTAIN CITY STANDARDS.
4. ALL WATER LINE THRUST BLOCKING SHALL CONFORM TO EAGLE MOUNTAIN CITY STANDARDS.
5. ALL FIRE HYDRANTS SHALL BE INSTALLED COMPLETE PER EAGLE MOUNTAIN CITY STANDARDS.
6. ALL WATER METERS SHALL BE INSTALLED PER EAGLE MOUNTAIN CITY STANDARDS.
7. IF ANY WATER UNE LOOPS ARE REQUIRED, THEY SHALL BE INSTALLED IN CONFORMANCE WITH EAGLE MOUNTAIN CITY STANDARDS.
8. ALL BLOW-OFFS SHALL BE INSTALLED PER EAGLE MOUNTAIN CITY STANDARDS.

SEWER NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH EAGLE MOUNTAIN CITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING AND NEW SEWER LINES.
3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

SURFACE IMPROVEMENTS

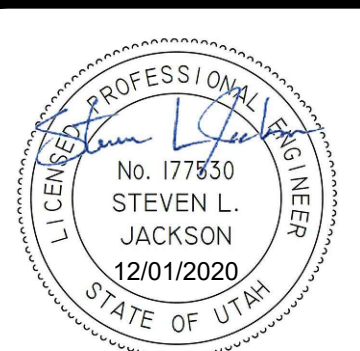
1. SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHALL BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 95 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D1557, MODIFIED PROCTOR ASTM D698). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS MOISTURE.
2. GRANULAR SUB BASE: GRANULAR MATERIAL MUST BE CLEAR OF ORGANIC AND DELETERIOUS MATERIAL AND COMPACTED WITH PROPER MOISTURE CONTENT TO THE BOTTOM OF THE AGGREGATE BASE ELEVATION AT 95 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D1557, MODIFIED PROCTOR ASTM D698).
3. AGGREGATE BASE: AGGREGATE BASE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENT DESIGN IN THE REPORTS CITED ABOVE BY IGES GEOTECHNICAL. THE AGGREGATE BASE SHALL BE DENSIFIED TO AT LEAST 95 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D1557, MODIFIED PROCTOR ASTM D698).
4. ASPHALTIC CONCRETE: ASPHALTIC CONCRETE SHALL BE 3 INCHES THICK AND COMPACTED TO AT LEAST 96 PERCENT OF THE MATERIAL'S MAXIMUM MARSHALL DENSITY IN ACCORDANCE WITH ASTM D1559.
5. ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1/2 FOOT COLLAR. SET COLLAR 3/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE COLLAR FOR ALL VALVES PER RESPECTIVE WATERPRO STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES. COLLARS SHALL BE CONCRETE.
6. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
7. ALL UTILITY TRENCH WITHIN ASPHALT ROADWAYS SHALL BE SAW CUT WITH "T-PATCH".
8. IN AREAS OF ROAD CUTS, TYPE 3 SLURRY RESURFACING IS REQUIRED.

Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
General Notes

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NO.	DATE	REVISION	BY

PROJECT NO.: 13.032.101

DATE: 02/25/2021

DRAWN BY: S. PRITCHETT

CHECKED BY: S. JACKSON

PROJECT MANAGER:
S. JACKSON

General Notes
G1.1

GENERAL NOTES

EAGLE MOUNTAIN CITY GENERAL NOTES FOR CONSTRUCTION DRAWINGS:

- WATER--
- VALVES-1. VALVES MUST BE FLANGED TO TEE’S (FITTINGS). 2. VALVES 12” AND LARGER TO BE BUTTERFLY VALVES.
 - PIPE 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 4.5’ COVER FROM EXISTING GRADE (MINIMUM). NO HIGH POINTS ALLOWED, EXCEPT AS INDICATED ON THE DRAWINGS.
 - SERVICES & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3’ MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
 - HYDRANTS: HYDRANTS TO BE 5’ BURY (MINIMUM).
 - TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP 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, UNLESS NOTED OTHERWISE ON DRAWINGS.
 - WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
 - WATER MAIN LINE: NO DEFLECTION OR BENDING OF THE PIPE WILL BE ALLOWED. FITTINGS REQUIRED AS SHOWN ON THE DRAWINGS AND FOR CHANGES TO THE ALIGNMENT.
- FORCE MAIN SEWER--
- PIPE 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: SEWER FORCE MAIN TO MAINTAIN 4.5’ OF COVER (MINIMUM) FROM EXISTING GRADE.
 - SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10’ SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.

EXCAVATION & BACKFILL FOR TRENCHES:

6.010 GENERAL:

THESE SPECIFICATIONS COVER EXCAVATION AND BACKFILL OF TRENCHES FOR THE INSTALLATION OF SANITARY SEWER AND WATER LINES IN STREETS AND SUBDIVISIONS; DUE TO VARYING GROUND COMPOSITION, STRUCTURE, AND COLLAPSIBLE SOILS, EXCAVATION AND ENGINEERED BACKFILL FOR TRENCHES SHALL COMPLY WITH THE APWA STANDARD SPECIFICATIONS OR BETTER AS REQUIRED OR DEEMED NEEDED BASED ON REVIEW, INSPECTION, AND DETERMINATION BY THE CITY ENGINEER OR HIS/HER DESIGNEE. ALL OSHA REQUIREMENTS MUST BE MAINTAINED IN TRENCHES AT ALL TIMES.

6.020 TRENCH SAFETY:

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH STATE INDUSTRIAL COMMISSION AND OSHA REGULATIONS. NO TRENCHES SHALL BE LEFT OPEN AT ANY TIME UNLESS GUARDED WITH ADEQUATE BARRICADES, WARNING LAMPS AND SIGNS. WHEN REQUIRED, EXCAVATION SHALL BE BRACED AND SHORED TO SUPPORT THE WALLS OF THE EXCAVATION TO ELIMINATE SLIDING AND SETTLING AND AS MAY BE REQUIRED TO PROTECT THE WORKERS, THE WORK IN PROGRESS, AND EXISTING UTILITIES AND IMPROVEMENTS. ALL SUCH SHEETING, BRACING AND SHORING SHALL COMPLY WITH THE REQUIREMENTS OF THE UTAH STATE INDUSTRIAL COMMISSION AND OSHA. ANY INJURY OR DAMAGE RESULTING FROM LACK OF ADEQUATE BRACING AND SHORING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND THE DEVELOPER/CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, EFFECT ALL NECESSARY REPAIRS OR RECONSTRUCTION RESULTING FROM SUCH DAMAGE. NO INSPECTIONS WILL BE DONE IN UNSAFE TRENCHES AND WILL BE THE CAUSE FOR IMMEDIATE SHUTDOWN AT THE PROJECT.

6.030 DISPOSAL OF MATERIALS:

ALL EXCAVATION MATERIAL, WHICH IS NOT REQUIRED FOR OR IS UNSUITABLE FOR BACKFILL, SHALL BE IMMEDIATELY REMOVED FROM THE AREA AND NOT OBSTRUCT STREETS, SIDEWALKS AND DRIVEWAYS.

GUTTERS AND IRRIGATION DITCHES SHALL BE KEPT CLEAN OF EXCAVATED MATERIAL.

6.040 ENGINEERED FILL MATERIAL:

ENGINEERED FILL (TYPE A1 OR A2 AS DEFINED BY AASHTO) SHALL BE REQUIRED BACKFILL FOR ALL TRENCHES IN THE CITY RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS CONTAINING CITY OWNED AND MAINTAINED UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING GRADATION REPORTS SHOWING PROPER GRADATION TO MEET A1 OR A2 CLASSIFICATION.

6.050 TESTING:

TESTS TO DETERMINE ACCEPTABILITY OF BACKFILL PLACED WILL BE DONE BY A FIRM HIRED BY THE OWNER. THE TESTING COMPANY/DEVELOPER WILL USE STANDARD PROCEDURES OF THE AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) AND/OR AMERICAN ASSOCIATION OF STATE HIGHWAY TRANSPORTATION OFFICIALS (AASHTO). COMPACTION TESTS WILL BE REQUIRED AT LEAST EVERY 100 FEET PER LIFT PER TRENCH. EACH LIFT SHALL BE SIX TO TWELVE (12) INCHES AS DETERMINED BY CITY OF EAGLE MOUNTAIN AND CITY OF EAGLE MOUNTAIN'S TESTING FIRM. LIFT HEIGHT WILL DEPEND ON THE EQUIPMENT AND MATERIAL USED AND THE CONTRACTOR'S ABILITY TO PROPERLY COMPACT THE MATERIAL. IF THE BACKFILL SO TESTED DOES NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS, THE TRENCH SHALL BE RE-EXCAVATED AND THE BACKFILL REPLACED IN ACCORDANCE WITH THESE SPECIFICATIONS.

6.060 BLASTING:

BLASTING WILL NOT BE ALLOWED EXCEPT BY PERMISSION FROM THE CITY ENGINEER OR HIS/HER DESIGNEE AS DIRECTED BY THE FIRE CHIEF. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, AND APPLICABLE SAFETY CODE REQUIREMENTS AND REGULATIONS RELATIVE TO THE HANDLING, STORAGE, AND USE OF EXPLOSIVES AND PROTECTION OF LIFE AND PROPERTY. HE/SHE SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE ATTRIBUTABLE TO HIS/HER BLASTING OPERATIONS. EXCESSIVE BLASTING OR OVERSHOOTING WILL NOT BE PERMITTED AND ANY MATERIAL OUTSIDE THE AUTHORIZED CROSS SECTION WHICH MAY BE SHATTERED OR LOOSENEED BY BLASTING SHALL BE REMOVED BY THE CONTRACTOR.

WATER LINES:

7.020 CULINARY WATER PIPE:

WATER MAIN BEDDING MATERIALS WATER MAIN LINES MUST BE BEDDED USING SAND. NO GRAVEL OF ANY KIND WILL BE ALLOWED. ALL BEDDING MATERIAL MUST MEET AASHTO A3 CLASSIFICATION WITH 100% PASS #4 SIEVE. THE OPEN ENDS OF THE PIPELINE SHALL BE PLUGGED AT THE END OF EACH DAY'S WORK. PIPE SHALL NOT BE DROPPED DOWN INTO THE TRENCH, BUT SHALL BE CAREFULLY LOWERED.

7.030 WATER MAIN TYPE AND LOCATIONS:

WATER MAINS SHALL BE LOCATED ON EITHER THE NORTH OR EAST SIDES OF A ROADWAY AND 8 FEET FROM THE CENTERLINE, UNLESS INDICATED OTHERWISE ON THE DRAWINGS. WATER MAINS SHALL BE MINIMUM 18 INCHES VERTICAL ABOVE THE SEWER. SEPARATION BETWEEN WATER AND SEWER MAINS SHALL BE 10 FEET (HORIZONTALLY) MINIMUM UNLESS AUTHORIZED IN WRITING BY THE CITY ENGINEER OR HIS/HER DESIGNEE. WATER MAINS SHALL BE POLYVINYL CHLORIDE.

7.060 TAPPING OF WATER LINES:

TAPPING VALVES MAY ONLY BE USED WHEN PREVIOUSLY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. TAPPING SADDLES WITH AN O RING MAY BE USED IF THE WATER MAIN LINE TO BE TAPPED IS LARGER THAN THE NEW WATER MAIN LINE. WHERE THE TAP IS THE SAME SIZE AS THE EXISTING MAIN, CAST IRON OR STAINLESS STEEL TAPPING SLEEVES SHALL BE USED, WHICH ENCASE THE FULL PERIMETER OF THE PIPE. THE VALVE SHALL BE A TAPPING VALVE WITH A GUIDE LIP ON THE FLANGED SIDE. THE OPPOSITE SIDE OF THE VALVE SHALL HAVE A MECHANICAL JOINT CONNECTION. SERVICE TAPS SHALL BE A MINIMUM OF THIRTY-SIX (36) INCHES APART. NO TAPS WILL BE ALLOWED WITHIN THIRTY-SIX (36) INCHES OF THE END OF THE PIPE.

7.070 TESTING AND FLUSHING:

A MINIMUM PRESSURE 50% IN EXCESS OF THE MAXIMUM LINE OPERATION PRESSURE (OR 200 POUNDS, WHICHEVER IS GREATER) SHALL BE MAINTAINED ON THE PORTION BEING TESTED FOR A MINIMUM PERIOD OF TWO (2) HOURS, USING EITHER PNEUMATIC OR HYDRAULIC MEANS TO MAINTAIN THE PRESSURE. AFTER INSTALLATION, FIRE HYDRANTS MUST BE COVERED WITH A BLACK GARBAGE BAG TAPED DOWN UNTIL ALL TESTING HAS BEEN COMPLETED. AFTER PRESSURE TESTING, ALL PIPELINES SHALL BE FLUSHED. FLUSHING SHALL BE ACCOMPLISHED THROUGH HYDRANTS OR, IF A HYDRANT DOES NOT EXIST AT THE END OF THE LINE, THE CONTRACTOR SHALL INSTALL A TAP SUFFICIENT IN SIZE TO PROVIDE FOR 2.5 FOOT-PER-SECOND FLUSHING VELOCITY IN THE LINE. A LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH THE PRESSURE TEST.

1. LEAKAGE DEFINED. LEAKAGE SHALL BE DEFINED AS THE QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPE, OR ANY VALVED SECTION THEREOF, TO MAINTAIN PRESSURE WITHIN 5 PSI OF THE SPECIFIED TEST PRESSURE AFTER THE AIR IN THE PIPELINE HAS BEEN EXPELLED AND THE PIPE HAS BEEN FILLED WITH WATER.
2. ALLOWABLE LEAKAGE. NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:
$$L = \frac{SD(P)}{148,000}^{0.5}$$
IN WHICH L IS THE ALLOWABLE LEAKAGE, IN GALLONS PER HOUR; S IS THE LENGTH OF PIPELINE TESTED IN FEET; D IS THE NOMINAL DIAMETER OF THE PIPE, IN INCHES; AND P IS THE AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH GAGE.
 - a. ALLOWABLE LEAKAGE AT VARIOUS PRESSURES IS SHOWN IN TABLE 1.
 - b. WHEN TESTING AGAINST CLOSED METAL-SEATED VALVES, AN ADDITIONAL LEAKAGE PER CLOSED VALVE OF 0.0078 GAL/HR/IN. OF NOMINAL VALVE SIZE SHALL BE ALLOWED.
 - c. WHEN HYDRANTS ARE IN THE TEST SECTION, THE TEST SHALL BE MADE AGAINST THE CLOSED HYDRANT.
3. ACCEPTANCE OF INSTALLATION. ACCEPTANCE SHALL BE DETERMINED ON THE BASIS OF ALLOWABLE LEAKAGE. IF ANY TEST OF PIPE LAID DISCLOSES LEAKAGE GREATER THAN SPECIFIED, THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, LOCATE AND REPAIR THE DEFECTIVE MATERIAL UNTIL THE LEAKAGE IS WITHIN THE SPECIFIED ALLOWANCE. ALL VISIBLE LEAKS ARE TO BE REPAIRED REGARDLESS OF THE AMOUNT OF LEAKAGE. ALL NEW WATER SYSTEMS OR EXTENSIONS TO EXISTING SYSTEMS SHALL BE THOROUGHLY FLUSHED BEFORE BEING PLACED IN SERVICE. FLUSHING SHALL BE ACCOMPLISHED THROUGH HYDRANTS, OR END OF LINE BLOW OFF ASSEMBLIES AT A MINIMUM FLUSHING VELOCITY OF 2.5- FEET PER SECOND.

THE FOLLOWING IS THE FLOW QUANTITY REQUIRED TO PROVIDE A 2.5 FOOT-PER-SECOND FLUSHING VELOCITY.

PIPE SIZE	FLOW
(IN)	(G.P.M.)
4	100
6	220
8	390
10	610
12	880
16	1567
18	1980
20	2450

7.080 DISINFECTION OF WATER LINES:

DISINFECTION OF WATER MAINS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C651.J THE PIPE SHALL BE CLEAN PRIOR TO DISINFECTION. IF IN THE OPINION OF THE CITY, CONTAMINATION IS SUCH THAT IT CANNOT BE REMOVED BY FLUSHING, THE PIPE SHALL BE CLEANED BY MECHANICAL MEANS AND THEN SWABBED WITH A ONE PERCENT (1%) HYPOCHLORITE DISINFECTION SOLUTION. THE PIPELINE SHALL BE DISINFECTED AS OUTLINED IN AWWA

C651. CHEMICALS TO BE USED SHALL CONFORM TO ONE OF THE FOLLOWING: AWWA B300, HYPOCHLOTITE, AWWA B301, LIQUID CHLORINE; AWWA B302 , AMMONIUM, AND AWWA B303, SODIUM CHLORITE. THE TABLET METHOD SHALL CONSIST OF PLACING CALCIUM HYPOCHLORITE TABLETS AT THE SPECIFIED RATE IN THE MAIN DURING CONSTRUCTION AT THE UPSTREAM END OF EACH SECTION OF PIPE. THE TABLET SHALL BE ATTACHED WITH AN ADHESIVE, SUCH AS PERMATEX NO. 1 OR EQUAL. THE LINE SHALL THEN BE FILLED SLOWLY (VELOCITIES LESS THAN 1 FT/SEC), EXPELLING ALL AIR POCKETS AND MAINTAINING THE DISINFECTION SOLUTION IN THE LINE FOR AT LEAST TWENTY-FOUR HOURS, FORTY-EIGHT (48) HOURS IF THE WATER TEMPERATURE IS LESS THAN FORTY-ONE DEGREES (41°) F. THE DISINFECTION SOLUTION SHALL HAVE A CONCENTRATION OF AT LEAST TWENTY-FIVE (25) MG/L OF AVAILABLE CHLORINE. THE CONTINUOUS FEED SHALL BE DONE EXACTLY AS OUTLINED IN AWWA C651 AND SHALL HAVE A TWENTY-FIVE MG/L AVAILABLE CHLORINE AFTER TWENTY-FOUR (24) HOURS. UNDER BOTH METHODS THE CONTRACTOR SHALL NOT BE ALLOWED TO FLUSH THE LINE UNTIL THE CHLORINE RESIDUAL TEST HAS BEEN PASSED BY THE

CITY.AFTER THE CHLORINATION, THE LINE SHALL BE THOROUGHLY FLUSHED WITH VELOCITIES GREATER THAN 2.5 FT/SEC WITH CLEAN WATER AND IF NECESSARY RE-CHLORINATED UNTIL SATISFACTORY BACTERIOLOGICAL TESTING IS OBTAINED. IF ANY OF THE TESTS FAIL THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FEES OF ADDITIONAL TESTS. ALL NEW LINES SHALL BE ISOLATED FROM EXISTING LINES WHEN TESTED. FOLLOWING THE APPROVAL OF THE TESTING AND INSTALLATION OF A WATER MAIN, THE ENTIRE WATER LINE WILL BE FLUSHED THROUGH THE END OF THE MAIN VIA AN APPROVED OUTLET. THE CONTRACTOR SHALL TAKE BACTERIA SAMPLES EVERY 1000 FEET ALONG THE PIPELINE AT THE FIRE HYDRANTS.

IF ANY SAMPLE POINT FAILS ON THE FIRST TEST, THE LINE WILL BE FLUSHED AND RE-TESTED AT ALL SAMPLE POINTS.

IF ANY SAMPLE POINT FAILS A SECOND TIME THE COMPLETE LINE WILL BE RE-DISINFECTED AND RE-TESTED AT ALL SAMPLE POINTS.

IF ANY SAMPLES COME BACK MARKED “PRESENT”, WHICH MEANS COLIFORM BACTERIA IS PRESENT, THE LINE WILL BE RE-DISINFECTED AND RE-TESTED AT ALL SAMPLE SITES

AFTER PASSING TEST LET SYSTEM “RELAX” 24 HOURS THEN TAKE SUBSEQUENT TEST.

AFTER SECOND TEST OF SAMPLES IS ACCEPTABLE SYSTEM IS READY FOR USE.

SEWER LINES

9.010 GENERAL:

THE INSTALLATION SPECIFICATIONS FOR SEWER SYSTEMS SHALL CONFORM TO THE APWA STANDARD SPECIFICATIONS UNLESS NOTED OTHERWISE IN THIS SECTION.

9.025 SEWER MAIN BEDDING MATERIALS:

PIPE BEDDING FOR SEWER MAINS SHALL CONSIST OF SAND MEETING AASHTO (A–3) GRADATION WITH 100% PASSING THE #4 SIEVE, AND SHALL EXTEND SIX (6) INCHES BELOW THE SEWER MAIN, AND 12 (TWELVE) INCHES ABOVE CROWN OF PIPE, OR ONE PIPE DIAMETER, WHICHEVER IS LARGER.

9.060 CONNECTING TO EXISTING SEWERS:

MANHOLES USED TO CONNECT THE SEWER TO THE EXISTING SEWER SHALL BE PLUMB AND CENTERED ON THE EXISTING SEWER. THE NEW PIPE SHALL BE PLACED AGAINST THE EXISTING PIPE AT THE ELEVATION DESIGNATED BY THE ENGINEER AND THE BASE POURED AS SPECIFIED ABOVE. CARE SHALL BE TAKEN NOT TO DISTURB THE ALIGNMENT OF THE EXISTING SEWER DURING THE EXCAVATION PROCEDURE. ANY DAMAGE TO THE EXISTING SEWER SHALL BE REPAIRED. WHEN CONNECTING TO EXISTING MANHOLE OR STUB PIPE A TEST BALL SHALL REMAIN INFLATED IN THE DOWNSTREAM PIPE TO PREVENT CONTAMINATION OF EXISTING MAINS.

UNLESS NOTED OTHERWISE, ALL WORK SHALL CONFORM TO EAGLE MOUNTAIN CITY’S STANDARD DRAWINGS AND SPECIFICATIONS.

9.090 CLEANING:

AFTER THE SEWER LINES HAVE BEEN LAID AND THE TRENCH BACK-FILLED, THEY SHALL BE THOROUGHLY CLEANED AND TESTED FOR LEAKAGE AND ALIGNMENT IN THE PRESENCE OF THE CITY ENGINEER OR HIS/HER DESIGNEE BEFORE ACCEPTANCE BY THE OWNER. CLEANING SHALL BE DONE USING A HIGH PRESSURE JET CLEANING MACHINE, PRODUCING A MIN. OF 800 PSI. WASTE WATER AND DEBRIS SHALL NOT BE PERMITTED TO ENTER SEWER LINES IN SERVICE, BUT SHALL BE REMOVED BY A “SUCKER TRUCK” AT THE LOWEST MANHOLE OF THE EXTENSION.

A) DISPLACEMENT TEST. THE DISPLACEMENT TEST SHALL BE CONDUCTED BY THE DEVELOPER AND INSPECTOR IN THE PRESENCE OF THE ENGINEER AND SHALL CONSIST OF THE FOLLOWING: ALL SEWER MAINS SHALL BE WASHED AND INSPECTED USING A TELEVISION INSPECTION UNIT... THE TELEVISED INSPECTION OF ANY MAINS WHICH REVEAL BROKEN, MISALIGNED OR DISPLACED PIPE, OR OTHER DEFECTS, AS DESIGNATED BY THE CITY ENGINEER OR HIS/HER DESIGNEE SHALL BE REMEDIED BY THE CONTRACTOR. THE TELEVISED INSPECTION SHALL HAVE THE SLOPE OF PIPE SHOWN ON TAPE THROUGHOUT THE INSPECTION. AFTER CLEANING AND INSPECTION HAVE BEEN COMPLETED, THE LINE SHALL BE TESTED FOR LEAKAGE BY THE FOLLOWING METHOD:

RESTORATION OF SURFACE IMPROVEMENTS

11.010 GENERAL:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND THE RESTORATION OR REPLACEMENT OF ANY IMPROVEMENTS EXISTING ON PUBLIC OR PRIVATE PROPERTY AT THE START OF WORK OR PLACED THERE DURING THE PROGRESS OF THE WORK. EXISTING IMPROVEMENTS SHALL INCLUDE BUT ARE NOT LIMITED TO PERMANENT SURFACING, CURBS, DITCHES, DRIVEWAYS, CULVERTS, FENCES, WALLS AND LANDSCAPING. ALL IMPROVEMENTS INCLUDING LANDSCAPING SHALL BE RECONSTRUCTED TO EQUAL OR BETTER, IN ALL RESPECTS IN A TIMELY MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A ROAD SURFACE SUITABLE FOR TRAVEL BY THE PUBLIC. HE/SHE SHALL BE RESPONSIBLE FOR ALL DUST AND MUD CONTROL AND ALL CLAIMS AND DAMAGES RESULTING FROM

HIS/HER FAILURE TO MAINTAIN THE CONSTRUCTION AREA. ALL ROAD CUTS SHALL BE REPAIRED WITHIN TWO (2) WORKING DAYS. ALL ASPHALT TO BE REMOVED MUST BE SAWCUT IN A SMOOTH STRAIGHT LINE.

11.020 GRAVEL SURFACE:

WHERE TRENCHES ARE EXCAVATED THROUGH GRAVEL SURFACED AREAS SUCH AS ROADS AND DRIVEWAYS, ETC., THE GRAVEL SURFACE SHALL BE RESTORED AND MAINTAINED AS FOLLOWS:

- A) ALL TRENCHING BACKFILL SHALL CONFORM TO THE BACKFILL REQUIREMENTS IN SECTION 6.040 OF THESE CONSTRUCTION STANDARDS.
- B) THE GRAVEL SHALL BE PLACED DEEP ENOUGH TO PROVIDE A MINIMUM OF 6 INCHES OF MATERIAL.
- C) THE GRAVEL SHALL BE PLACED IN THE TRENCH AT THE TIME IT IS BACKFILLED. THE SURFACE SHALL BE MAINTAINED BY BLADING, SPRINKLING, ROLLING, ADDING GRAVEL, ETC., TO MAINTAIN A SAFE UNIFORM SURFACE SATISFACTORY TO THE ENGINEER. EXCESS MATERIAL SHALL BE REMOVED FROM THE PREMISES IMMEDIATELY.
- C) MATERIAL FOR USE ON GRAVEL SURFACES SHALL BE OBTAINED FROM SOUND TOUGH DURABLE GRAVEL OR ROCK MEETING AASHTO T-27 REQUIREMENTS. THE FOLLOWING REQUIREMENTS FOR GRADING SHALL BE MET:
 - PASSING 1-INCH SIEVE 100%
 - PASSING 3/4 INCH SIEVE 85%-100%
 - PASSING NO. 4 SIEVE 45%- 65%
 - PASSING NO. 10 SIEVE 10%- 30%
 - PASSING NO. 200 SIEVE 5%- 10%

11.030 BITUMINOUS SURFACE:

WHERE TRENCHES ARE EXCAVATED THROUGH BITUMINOUS SURFACED ROADS, DRIVEWAYS OR PARKING AREAS, THE SURFACE SHALL BE RESTORED AND MAINTAINED AS FOLLOWS:

- A) A TEMPORARY GRAVEL SURFACE SHALL BE PLACED AND MAINTAINED AS REQUIRED IN SECTION 12.020 OF THESE CONSTRUCTION STANDARDS AFTER THE REQUIRED BACKFILL AND COMPACTION OF THE TRENCH HAS BEEN ACCOMPLISHED.
- B) THE TRENCH SHALL BE BACKFILLED IN ACCORDANCE WITH SECTION 6.040 OF THESE CONSTRUCTION STANDARDS.
- C) THE AREA OVER TRENCHES TO BE RESURFACED SHALL BE GRADED AND ROLLED WITH A ROLLER WEIGHING NOT LESS THAN TWELVE TONS, OR WITH THE REAR WHEELS OF A FIVE-YARD TRUCK LOADED TO CAPACITY, UNTIL THE SUBGRADE IS FIRM AND UNYIELDING. MUD OR OTHER SOFT OR SPONGY MATERIAL SHALL BE REMOVED AND THE SPACE FILLED WITH GRAVEL AND ROLLED AND TAMPED THOROUGHLY IN LAYERS NOT EXCEEDING 6 INCHES IN THICKNESS. THE EDGES OF TRENCHES THAT ARE BROKEN DOWN DURING THE MAKING OF SUBGRADE SHALL BE REMOVED AND TRIMMED NEATLY BEFORE RESURFACING.
- C) BEFORE ANY PERMANENT RESURFACING IS PLACED, THE CONTRACTOR SHALL CUT THE EXISTING PAVING TO CLEAN, STRAIGHT LINES AS NEARLY PARALLEL TO THE CENTER LINE OF THE TRENCH AS PRACTICABLE. SAID STRAIGHT LINES HAVE NO DEVIATIONS FROM SUCH LINES EXCEPT AS SPECIFICALLY PERMITTED BY THE ENGINEER.
- E) EXISTING BITUMINOUS PAVING SHALL BE CUT BACK TO THE LIMITS OF THE TRENCH EXCAVATION OR CAVE-IN ALONG THE TRENCH SO THAT THE EDGES OF THE NEW PAVING WILL REST ON AT LEAST TWENTY INCHES OF UNDISTURBED SOIL.
- F) WITHIN TWO (2) WORKING DAYS AND WEATHER PERMITTING, THE BITUMINOUS SURFACE SHALL BE RESTORED BY STANDARD PAVING PRACTICES TO A MINIMUM THICKNESS OF FOUR (4) INCHES FOR LOCAL STREETS AND SIX 6-INCHES FOR COLLECTOR, INDUSTRIAL, AND COMMERCIAL STREETS TO MATCH EXISTING PAVEMENT HEIGHT.
- G) PAVEMENT RESTORATION SHALL INCLUDE PRIMING OF PAVEMENT EDGES AND SUB-BASE WITH AN ASPHALT TACK COAT AND PLACING AND ROLLING PLANT MIX BITUMINOUS MATERIAL TO THE LEVEL OF THE ADJACENT PAVEMENT SURFACES.
- H) ALL PAVEMENT RESTORATION SHALL CONFORM TO CHAPTER 12 OF THESE SPECIFICATIONS.

12.060 MANHOLES AND VALVE BOXES:

ALL MANHOLE COVERS AND VALVE BOXES SHALL BE RAISED TO THE PROPER GRADE AFTER THE PLACEMENT OF PAVEMENT. THE COVER SHALL BE REMOVED AND RAISED TO THE PROPER ELEVATION WITH CONCRETE SETTING THE FRAME 1/4" BELOW THE PAVEMENT GRADE. THE FOLLOWING TYPES OF RINGS CAN BE USED:

- 4000 PSI CONCRETE CAN BE USED WITH EPOXY COATED RE-BAR WITH 2 RINGS MAXIMUM EACH COLLAR.
- 6000 PSI CONCRETE CAN BE USED WITH FIBER MESH, 1.5 POUNDS PER YARD ¾ INCH MONOFILAMENT.

ALL ADJUSTMENTS IN THE ELEVATION FROM THE MANHOLE CONE/ LID TO BE MADE WITH WHIRLY GIG, MANHOLE RISER COLLAR SYSTEM OR EQUIVALENT. ALL ADJUSTMENTS IN ELEVATION TO WATER VALVE BOXES ARE TO BE MADE IN THE TOP "SLIDING" RISER. IF GRADE CANNOT BE REACHED WITH EXISTING TOP ANOTHER BASE SECTION CUT TO GRADE MUST BE USED.

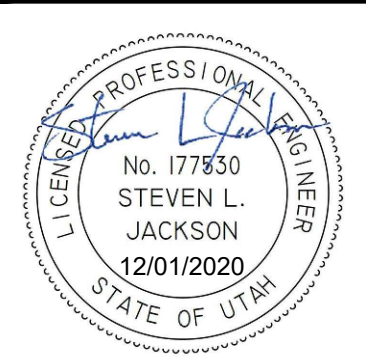
13.040 TESTING AND INSPECTION:

- A) SCOPE. ALL MATERIALS AND PROCESSES INVOLVED IN THE CONSTRUCTION SHALL BE SUBJECT TO TESTING AND INSPECTION AS DETAILED IN THE VARIOUS PARAGRAPHS OF THIS SECTION AND IN GENERAL COMPLIANCE WITH ASTM E105–S4T. RESULTS OF TESTS PERFORMED BY RECOGNIZED LABORATORIES TO THE SATISFACTION OF THE ENGINEER SHALL BE ACCEPTED BY THE SUPPLIER AS A BASIS FOR ACCEPTANCE OR REJECTION OF ANY AND ALL MATERIALS. STANDARD METHODS OF SAMPLING AND TESTING SHALL BE USED. THE LATEST APPROPRIATE ASTM TESTS AND METHODS SHALL BE CONSIDERED TO BE STANDARD, AND WILL INCLUDE BUT NOT BE LIMITED TO CONCRETE, CEMENT, AGGREGATES ADDITIVES, CURING COMPOUNDS, PARTING COMPOUNDS AND JOINTING MATERIALS.
- B) CONCRETE. WHERE REQUIRED BY THE ENGINEER, SAMPLES OF CONCRETE WILL BE TESTED TO INSURE QUALITY CONCRETE. THE CITY ENGINEER OR HIS/HER DESIGNEE WILL TAKE AT LEAST ONCE FOR THESE TESTS EVERY FIFTY CUBIC YARDS OF CONCRETE POURED OR AS REQUIRED. SAMPLES OF WET CONCRETE MAY BE TESTED FOR AIR CONTENT. FAILURE TO INDICATE THE ENTRAINED AIR SPECIFIED IN THIS SECTION SHALL BE A BASIS FOR REJECTION OF ALL CONCRETE REPRESENTED BY THE TEST.
 1. SAMPLES OF WET CONCRETE MAY BE TESTED FOR SLUMP. FAILURE TO INDICATE THE REQUIRED SLUMP SHALL BE A BASIS FOR REJECTION OF ALL CONCRETE REPRESENTED BY THE TEST.
 2. CONCRETE COMPRESSION SPECIMENS SHALL BE TAKEN FOR EACH POUR OF SECTION AS REQUIRED BY THE ENGINEER. SUCH SPECIMENS SHALL ATTAIN THE SPECIFIED STRENGTH OF TWENTY-EIGHT (28) DAYS WITH THE PROVISION THAT NO SPECIMEN MAY INDICATE A COMPRESSIVE STRENGTH OF LESS THAN NINETY PERCENT (90%) OF THE STRENGTHS NOMINATED AND WITH FURTHER PROVISION THAT RESULTS FROM SPECIMENS WHICH, IN THE OPINION OF THE TESTING AUTHORITY AND THE ENGINEER, ARE OBVIOUSLY FAULTY OR DEFECTIVE MAY BE REJECTED IN DETERMINING THE REQUIREMENTS. SHOULD ANY SPECIMENS FAIL TO SATISFY THESE REQUIREMENTS, THE CONCRETE REPRESENTED THEREBY SHALL BE REMOVED AND REPLACED, EXCEPT THAT THE CONTRACTOR MAY SUBMIT EVIDENCE BASED ON ASTM DESIGNATION C42–49 WHICH SHALL BE CONSIDERED BY THE ENGINEER IN RELATION TO THIS REQUIREMENT.

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PHONE (801) 568-5293
FAX (801) 943-0108

FOR:
00UIRRH WOOD RANCH, LLC 1099 WEST SO. JORDAN PKWY SOUTH JORDAN, UT 84095
CONTACT:
NATE SHIPP PHONE: (801) 495-3414 FAX: (801) 495-3415

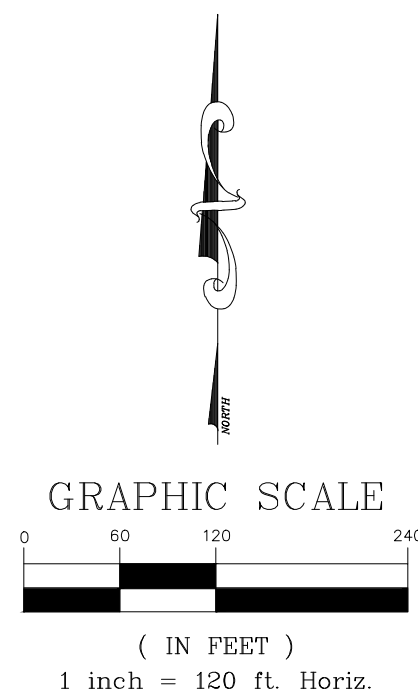
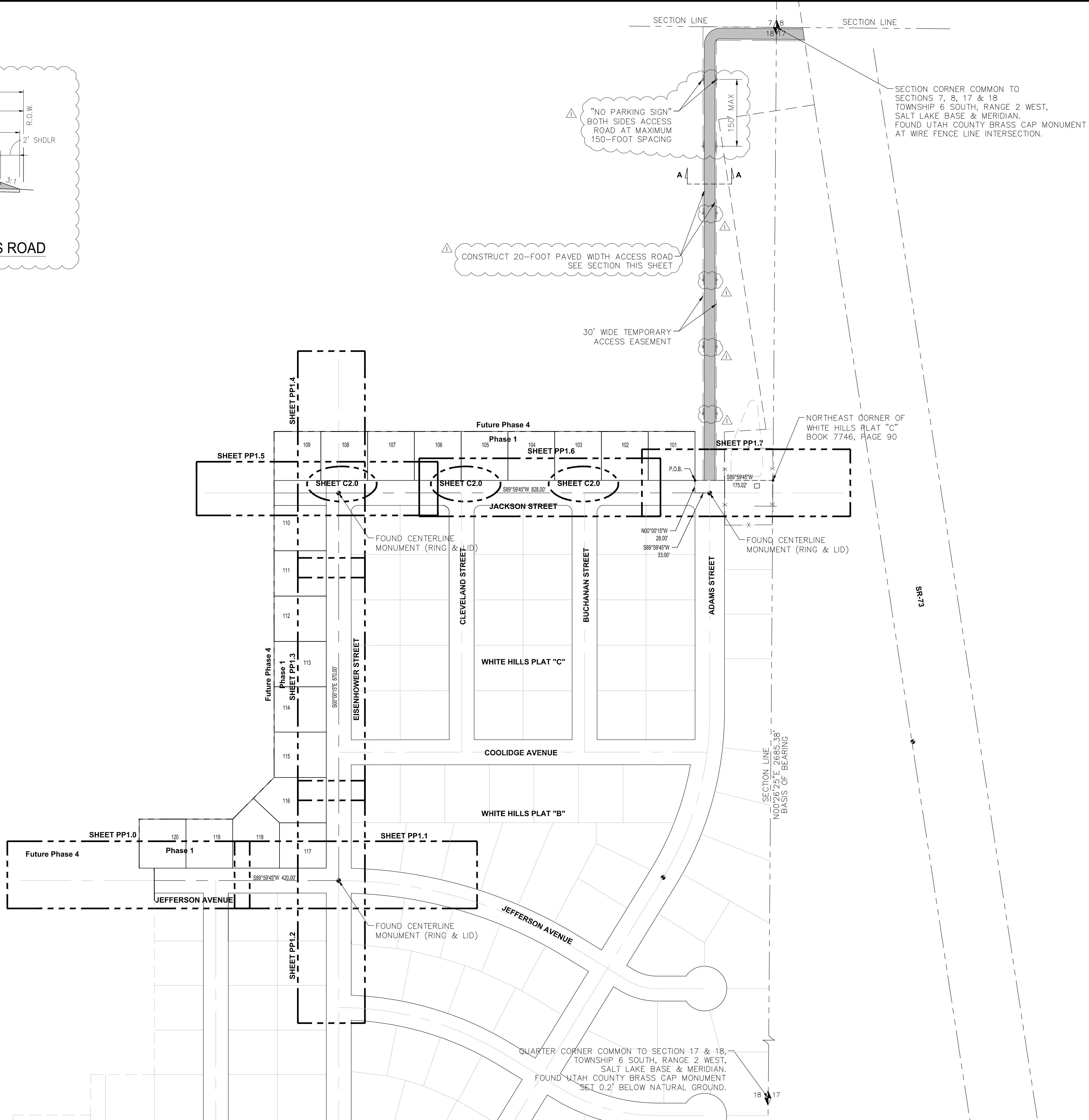
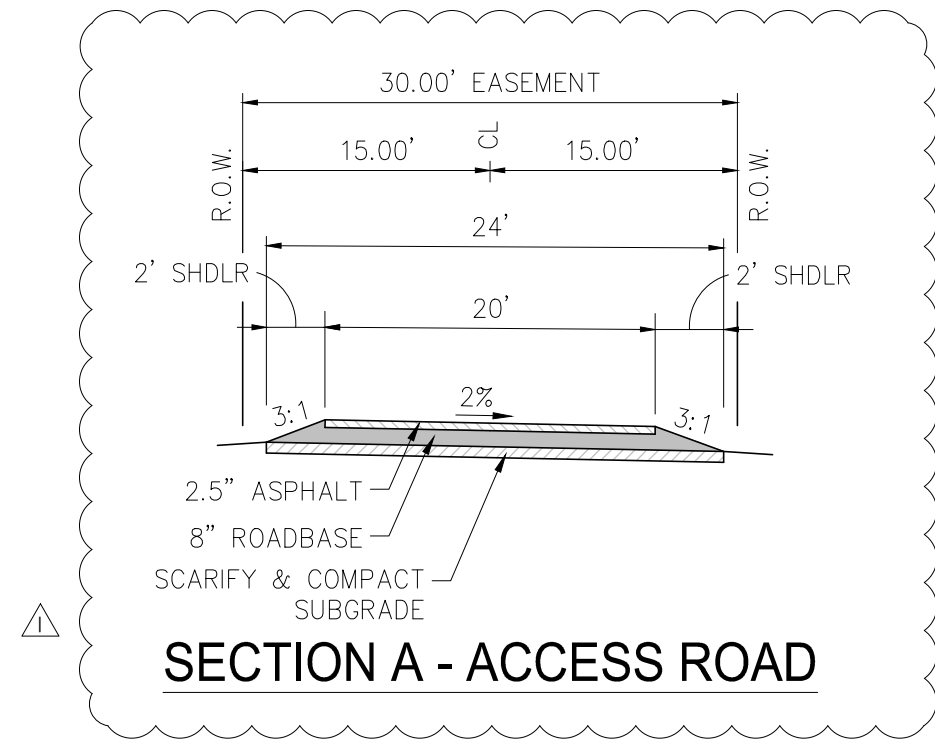
Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
General Notes



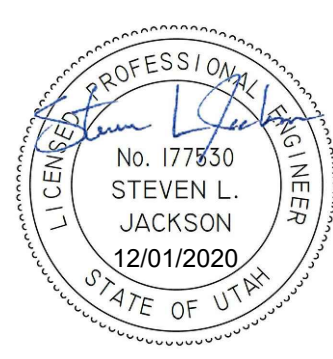
NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.:	DATE:
13-032.101	02/25/2021
DRAWN BY:	CHECKED BY:
S. PRITCHETT	S. JACKSON
PROJECT MANAGER:	
S. JACKSON	

General Notes
G1.2



Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Overall Site Plan & Project Control



NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.: 13.032.101	DATE: 02/25/2021
DRAWN BY: S. PRITCHETT	CHECKED BY: S. JACKSON
PROJECT MANAGER: S. JACKSON	

Overall Site Plan
C1.0

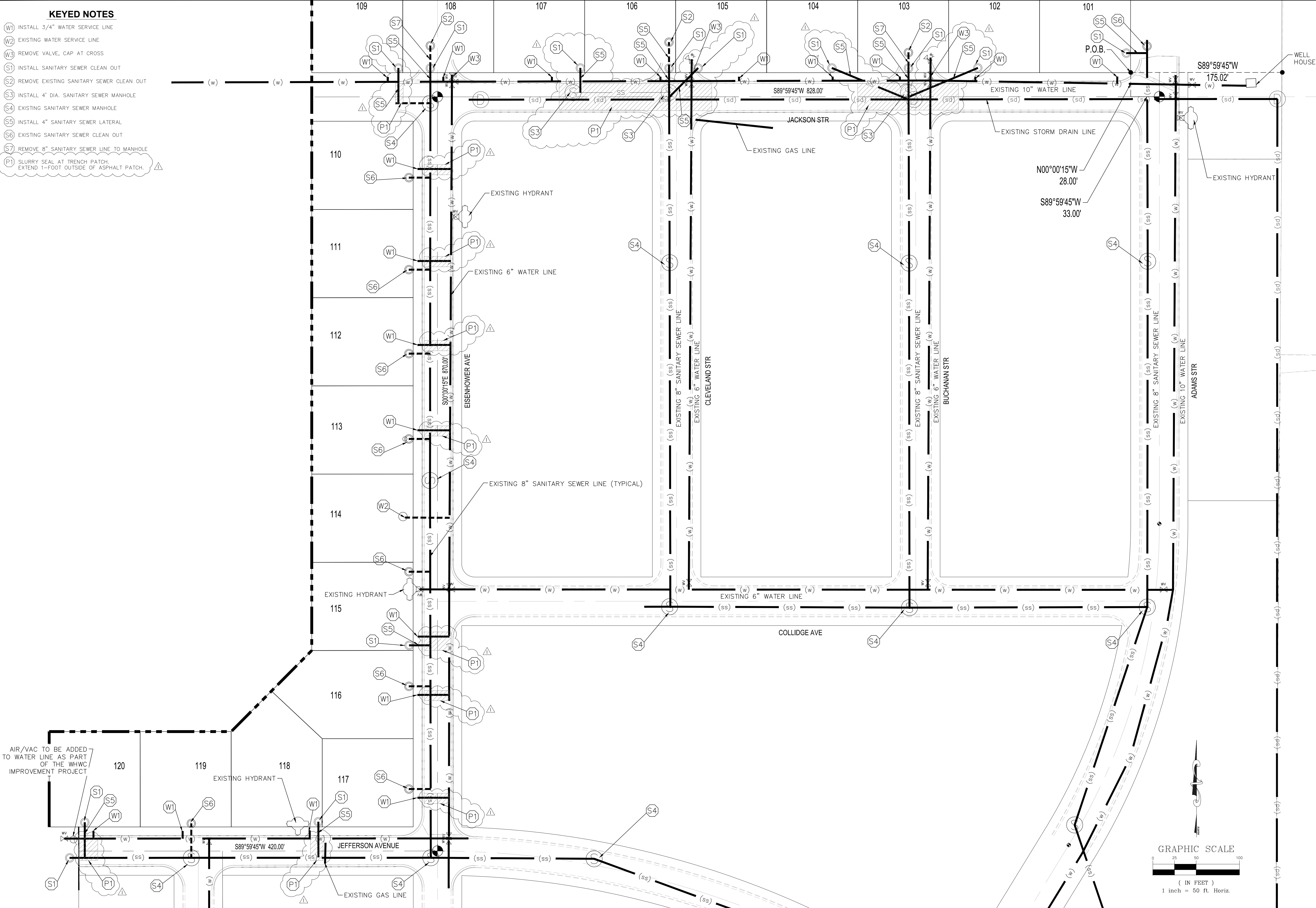
JACKSON ENGINEERING
3376 STONEHILL LANE, SALT LAKE CITY UTAH 84121
PHONE (801) 558-5293
FAX (801) 943-0108

FOR:
DOUBIRRH WOOD RANCH, LLC
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SOUTH JORDAN, UT 84095

CONTACT:
NATE SHIPP
PHONE: (801) 495-3414
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KEYED NOTES

- (W1) INSTALL 3/4" WATER SERVICE LINE
(W2) EXISTING WATER SERVICE LINE
(W3) REMOVE VALVE, CAP AT CROSS
(S1) INSTALL SANITARY SEWER CLEAN OUT
(S2) REMOVE EXISTING SANITARY SEWER CLEAN OUT
(S3) INSTALL 4' DIA. SANITARY SEWER MANHOLE
(S4) EXISTING SANITARY SEWER MANHOLE
(S5) INSTALL 4" SANITARY SEWER LATERAL
(S6) EXISTING SANITARY SEWER CLEAN OUT
(S7) REMOVE 8" SANITARY SEWER LINE TO MANHOLE
(P1) SLURRY SEAL AT TRENCH PATCH.
EXTEND 1-FOOT OUTSIDE OF ASPHALT PATCH.



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SOUTH JORDAN, UT 84095
CONTACT:
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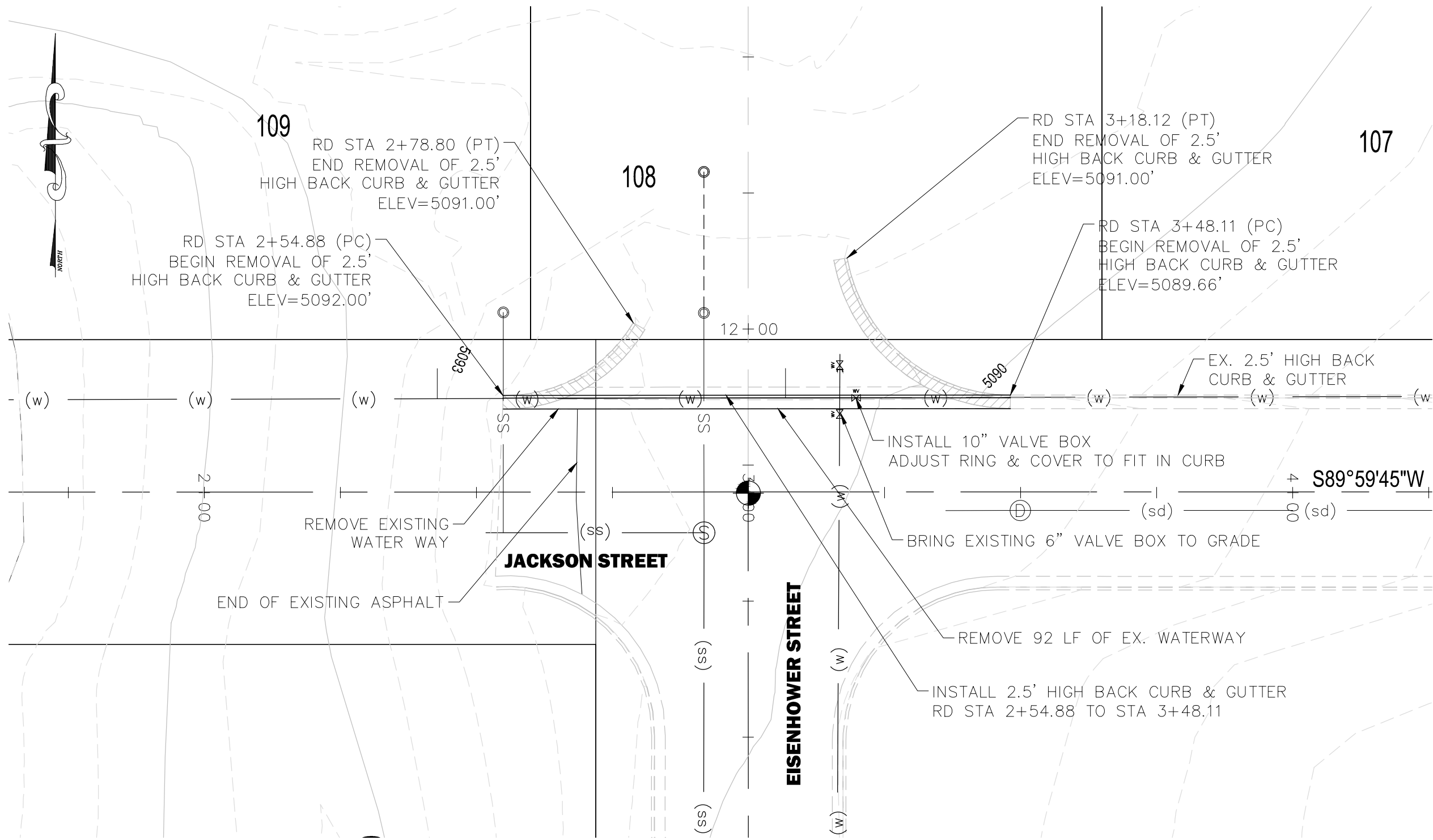
Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Overall Utility Plan



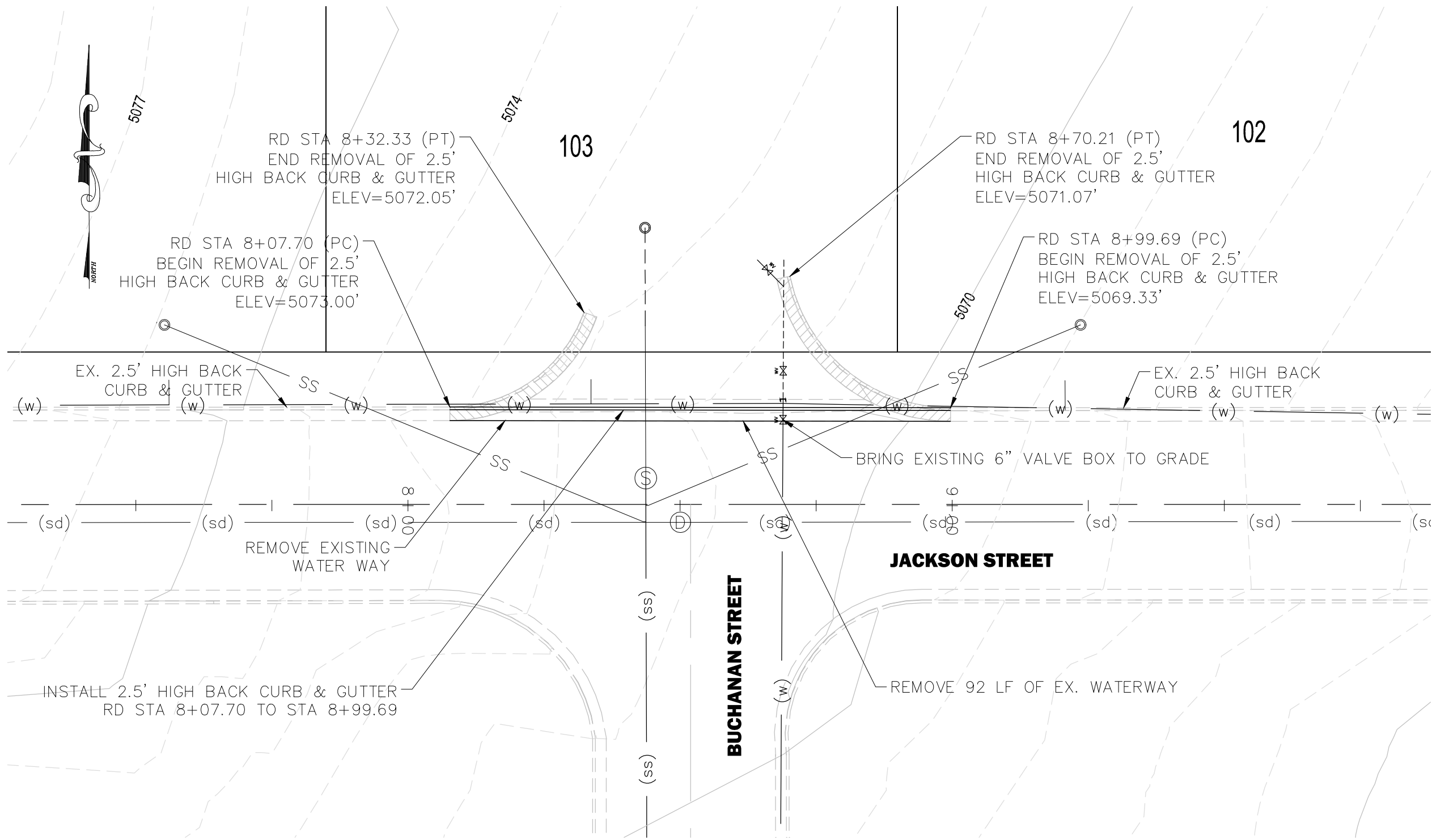
NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.: 13.032.101	DATE: 02/25/2021
DRAWN BY: S. PRITCHETT	CHECKED BY: S. JACKSON
PROJECT MANAGER: S. JACKSON	

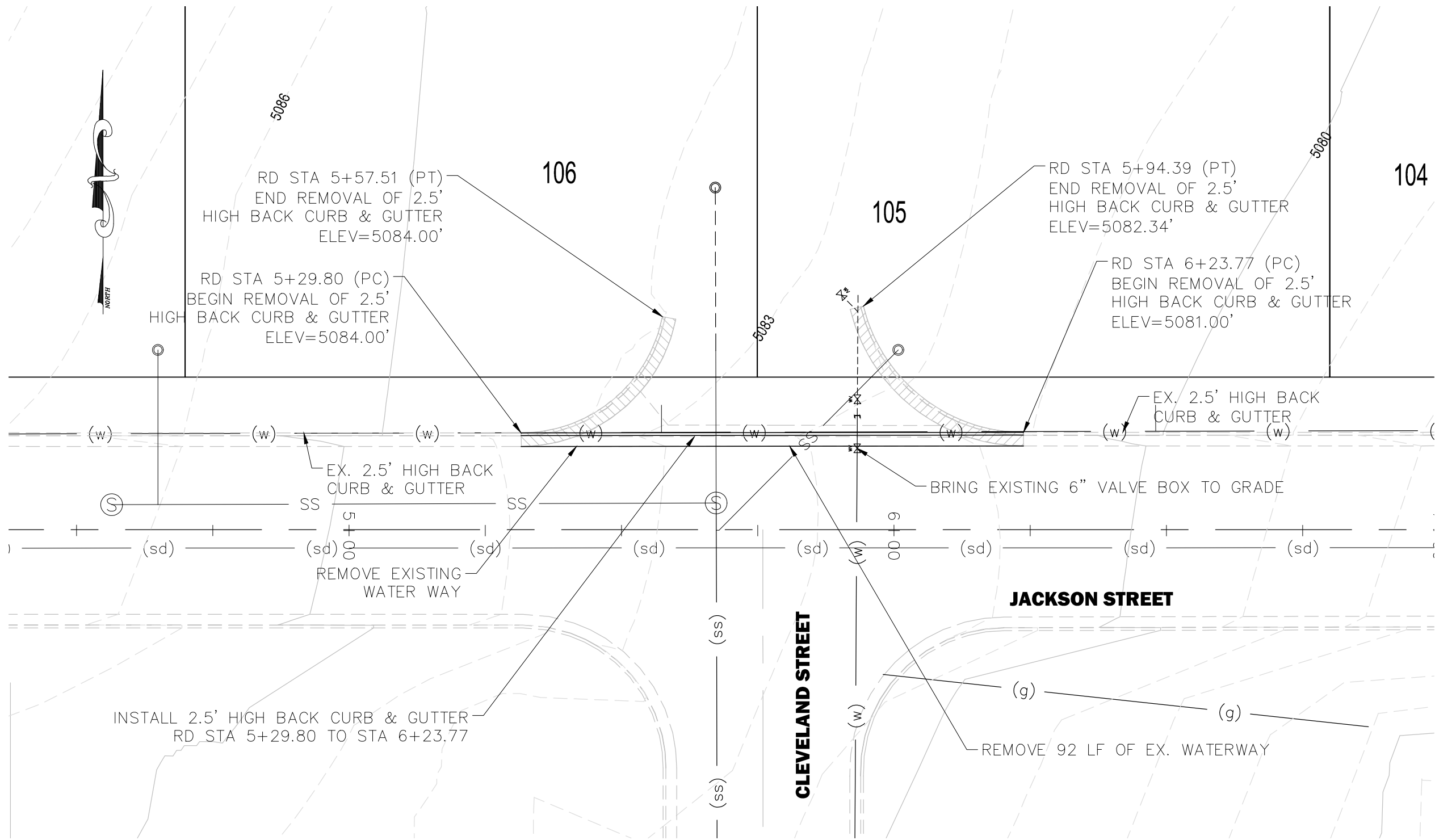
Overall Utility Plan
C1.1



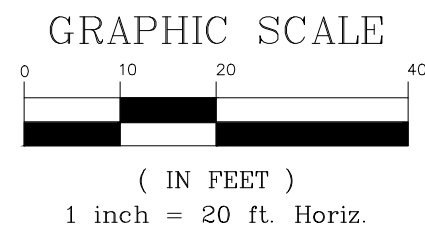
Detail Area of Jackson Street & Eisenhower Street



Detail Area of Jackson Street & Buchanan Street



Detail Area of Jackson Street & Cleveland Street



Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Jackson Street Road Improvements
Detailed Areas

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FOR:
DOUBIRRH WOOD RANCH, LLC
1099 WEST SO. JORDAN PKWY
SOUTH JORDAN, UT 84095

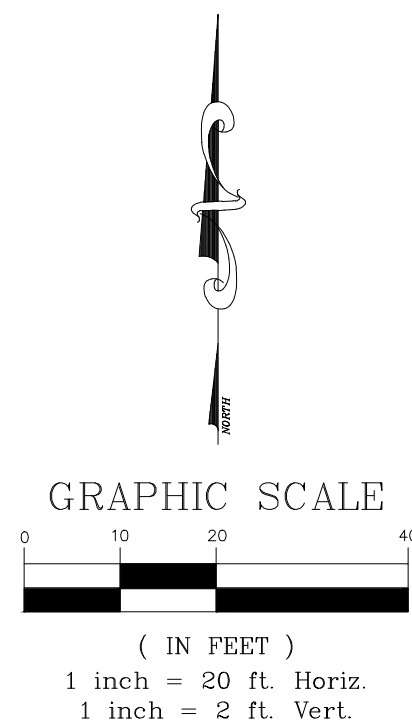
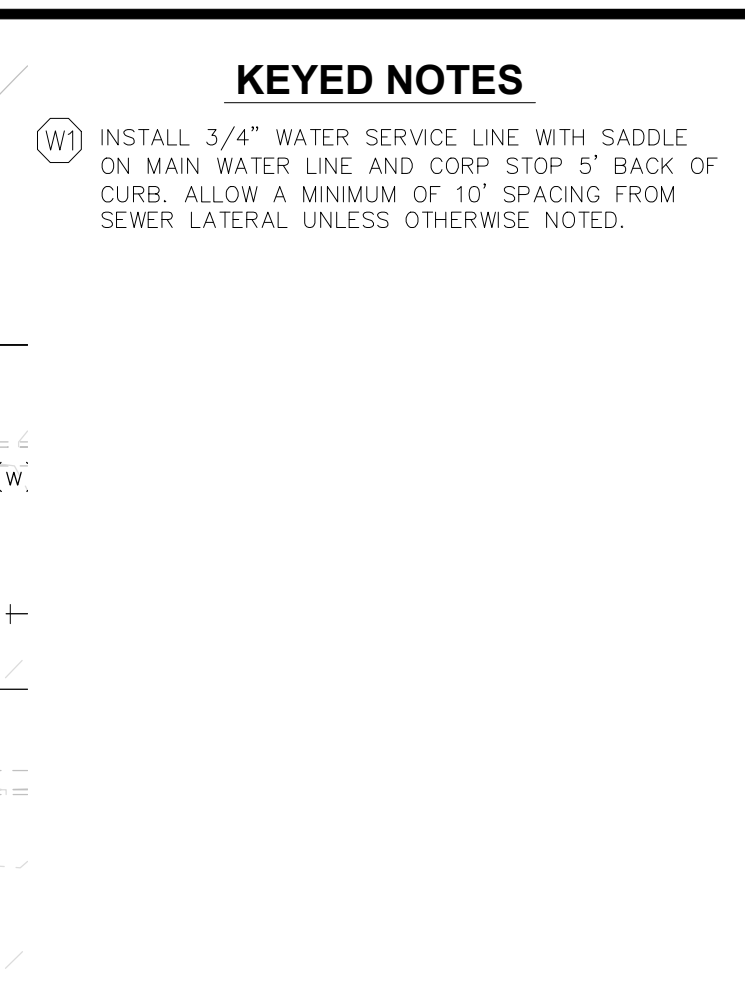
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NO.	DATE	REVISION	BY

PROJECT NO.: 13.032.101
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DRAWN BY: S. PRITCHETT
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PROJECT MANAGER: S. JACKSON

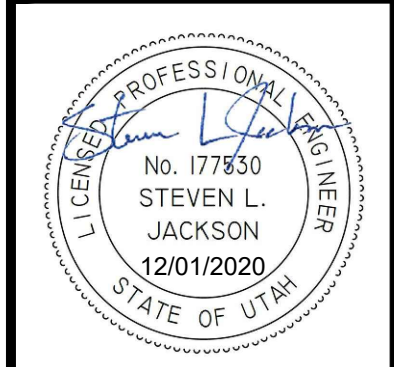
Improvements
C2.0



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CONTACT:	NATE SHIPP PHONE: (801) 495-3414 FAX: (801) 495-3415

**Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Plan & Profile - Jefferson Avenue
Sta 0+00 to Sta 5+00**

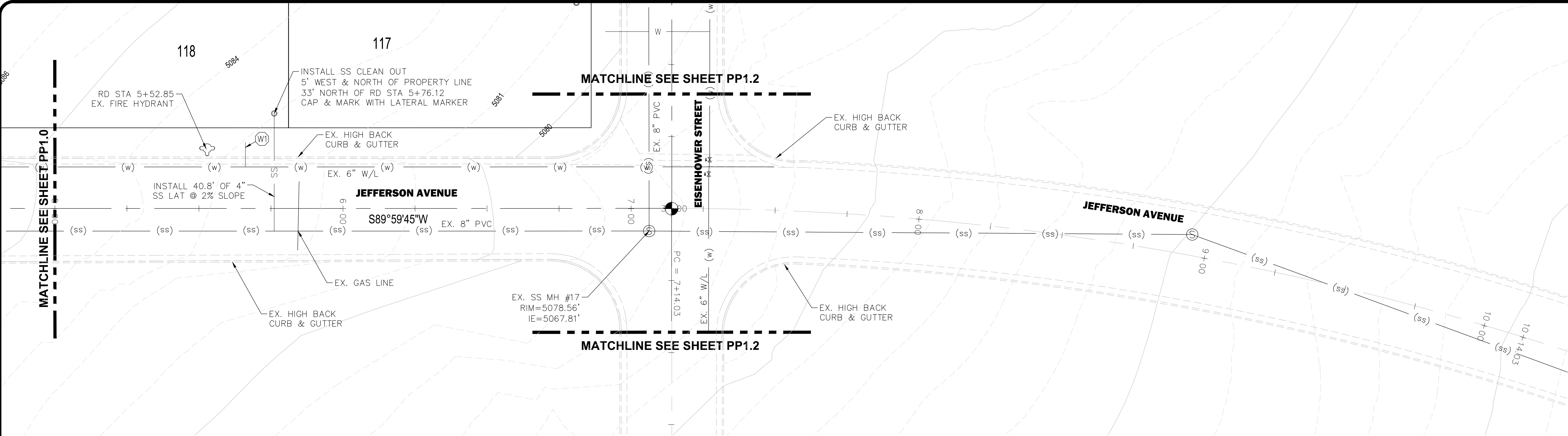


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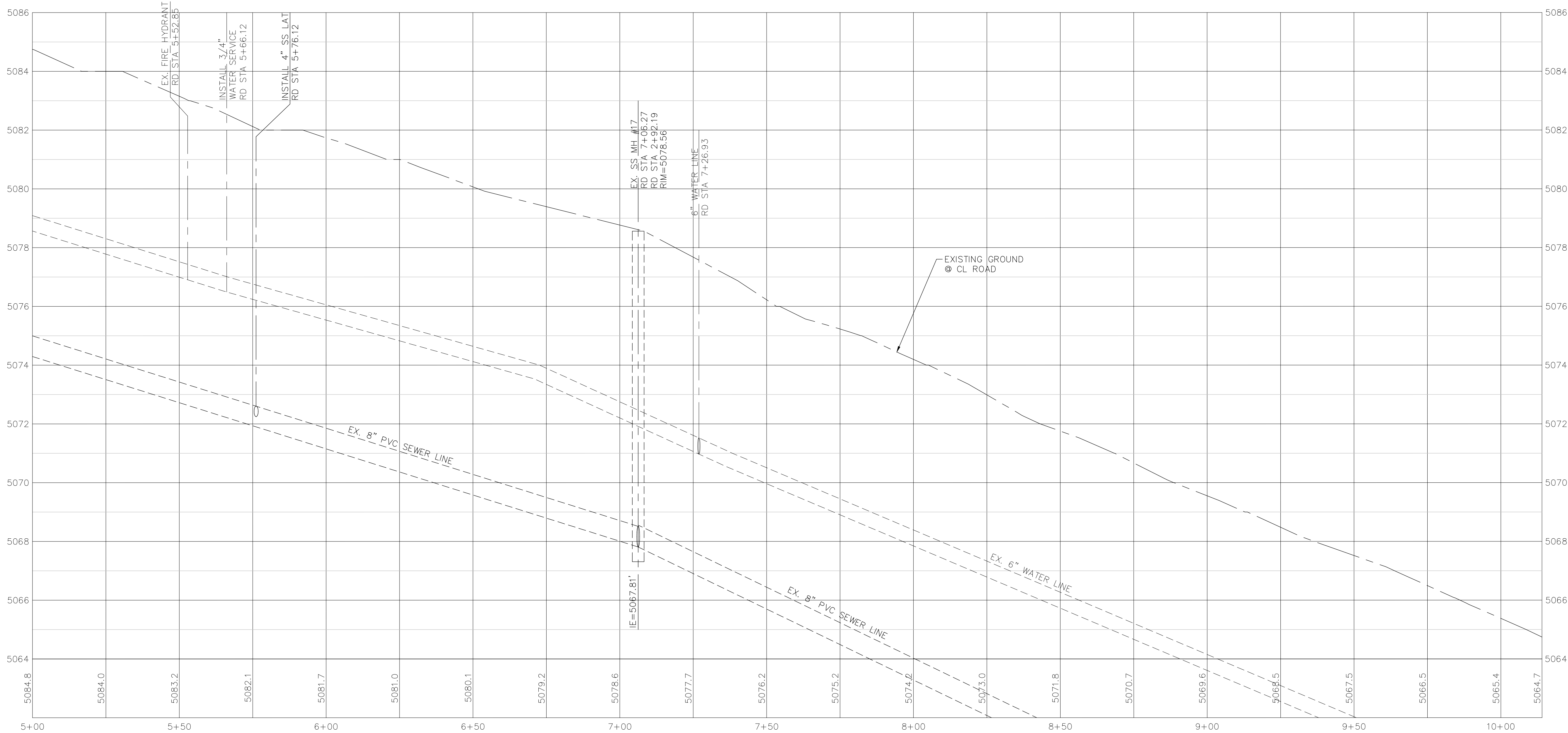
PROJECT NO.: 13.032.101	DATE: 02/25/2021
DRAWN BY: S. PRITCHETT	CHECKED BY: S. JACKSON
PROJECT MANAGER: S. JACKSON	

Plan & Profile

PP1.0



Plan View



Profile View

KEYED NOTES

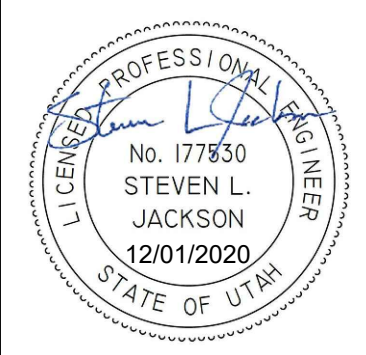
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FOR:
DOUIRRH WOOD RANCH, LLC
1099 WEST SO. JORDAN PKWY
SOUTH JORDAN, UT 84095

CONTACT:
NATE SHIPP
PHONE: (801) 495-3414
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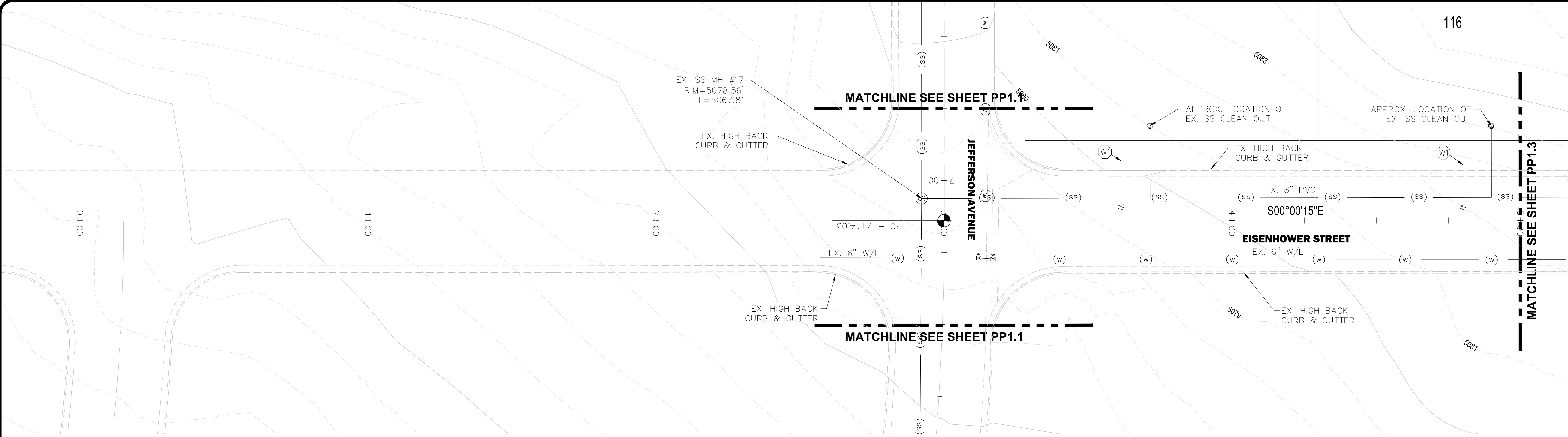
Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Plan & Profile - Jefferson Avenue
Sta 5+00 to Sta 10+14.03



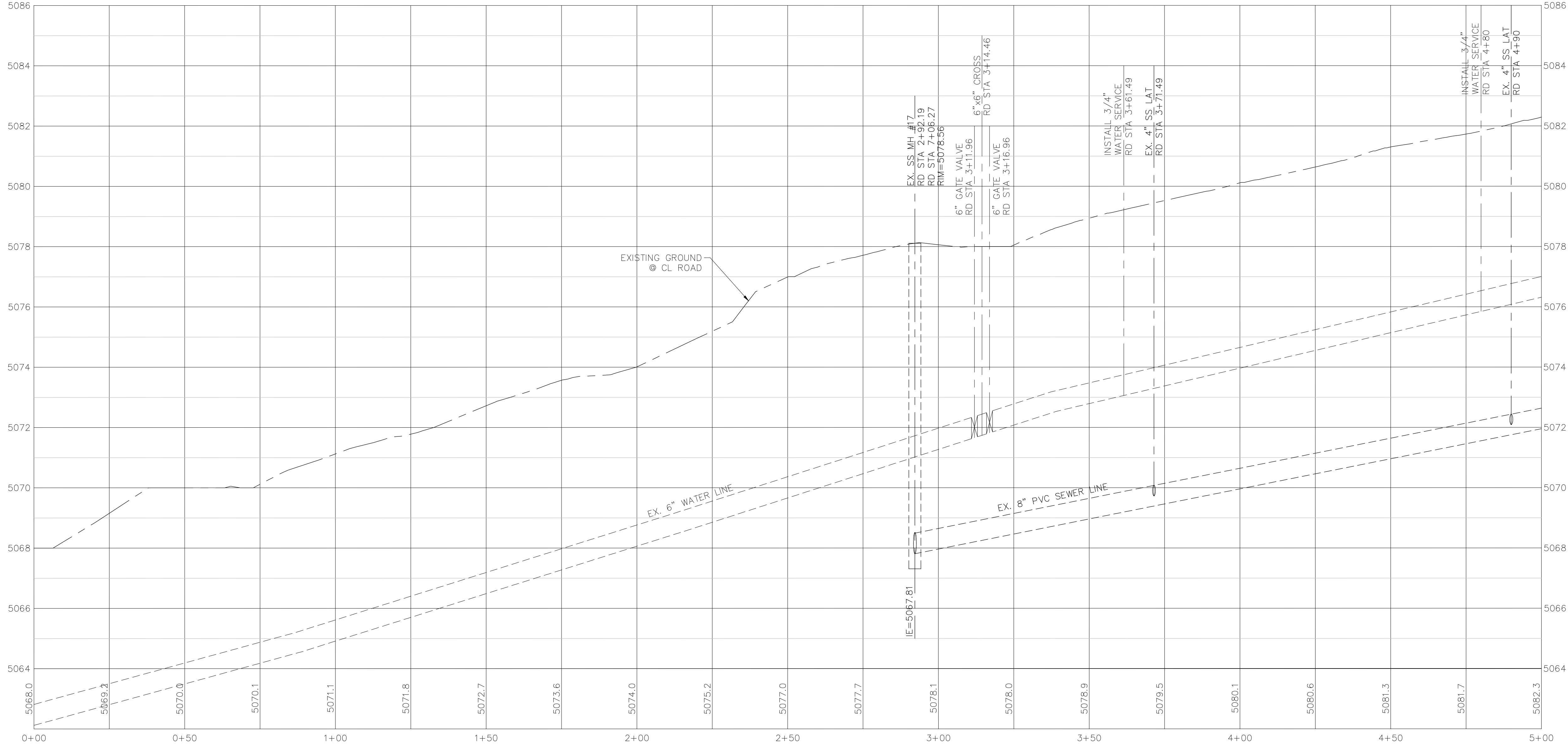
NO.	DATE	REVISION	BY

PROJECT NO.: 13.032.101
DATE: 02/25/2021
DRAWN BY: S. PRITCHETT
CHECKED BY: S. JACKSON
PROJECT MANAGER: S. JACKSON

Plan & Profile
PP1.1



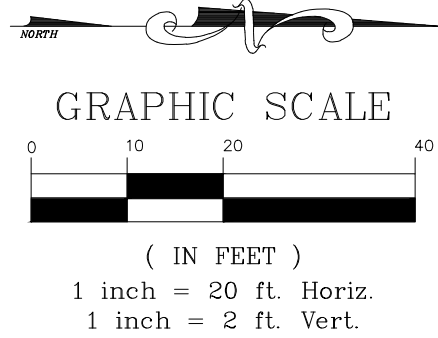
Plan View



Profile View

KEYED NOTES

(W1) INSTALL 3/4" WATER SERVICE LINE WITH SADDLE ON MAIN WATER LINE AND CORP STOP 5' BACK OF CURB. ALLOW A MINIMUM OF 10' SPACING FROM SEWER LATERAL UNLESS OTHERWISE NOTED.



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FOR:
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SOUTH JORDAN, UT 84095

CONTACT:
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Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Plan & Profile - Eisenhower Street
Sta 0+00 to Sta 5+00

1. LICENSED PROFESSIONAL ENGINEER
No. 177830
STEVEN L. JACKSON
12/01/2020
STATE OF UTAH

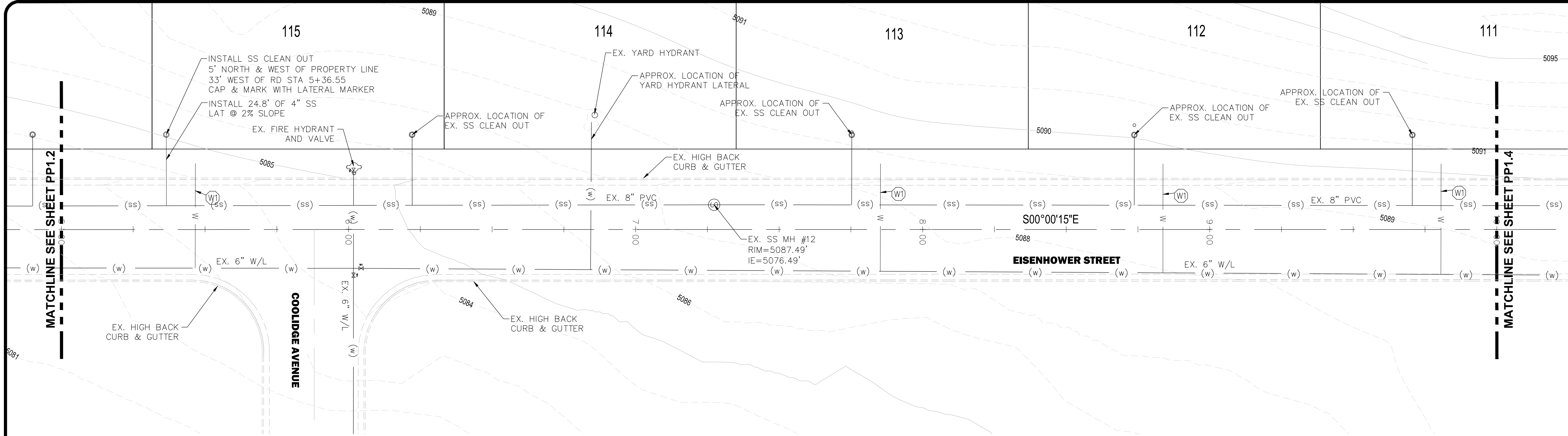
NO.	DATE	REVISION	BY

PROJECT NO.: 13.032.101
DATE: 02/25/2021

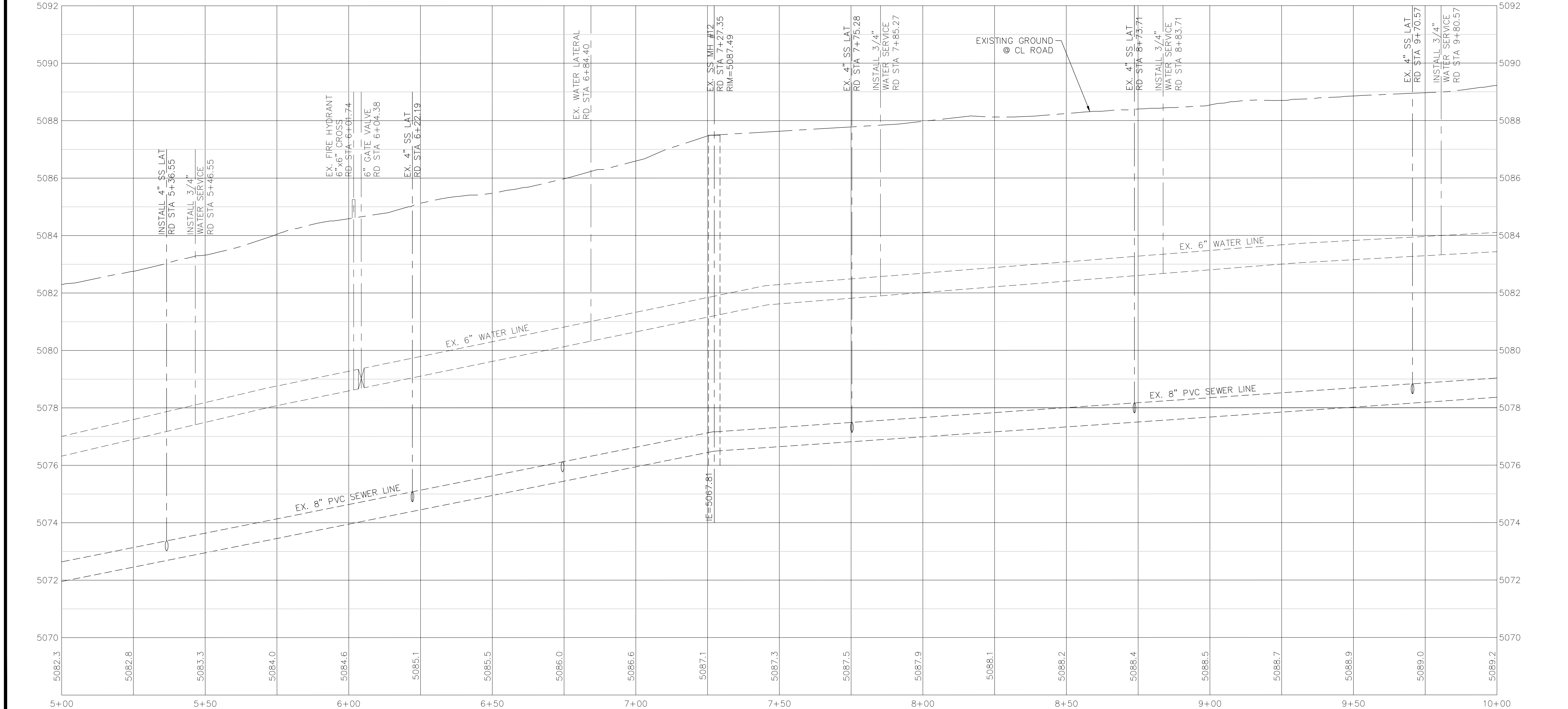
DRAWN BY: S. PRITCHETT
CHECKED BY: S. JACKSON

PROJECT MANAGER:
S. JACKSON

Plan & Profile
PP1.2



Plan View



Profile View

KEYED NOTES

(W1) INSTALL 3/4" WATER SERVICE LINE WITH SADDLE ON MAIN WATER LINE AND CORP STOP 5' BACK OF CURB. ALLOW A MINIMUM OF 10' SPACING FROM SEWER LATERAL UNLESS OTHERWISE NOTED.

JACKSON ENGINEERING
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FOR:
DOUIRRH WOOD RANCH, LLC
1099 WEST SO. JORDAN PKWY
SOUTH JORDAN, UT 84095

CONTACT:
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Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Plan & Profile - Eisenhower Street
Sta 5+00 to Sta 10+00



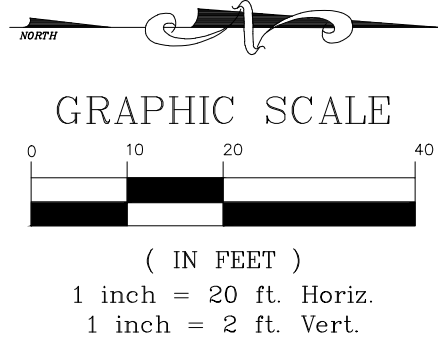
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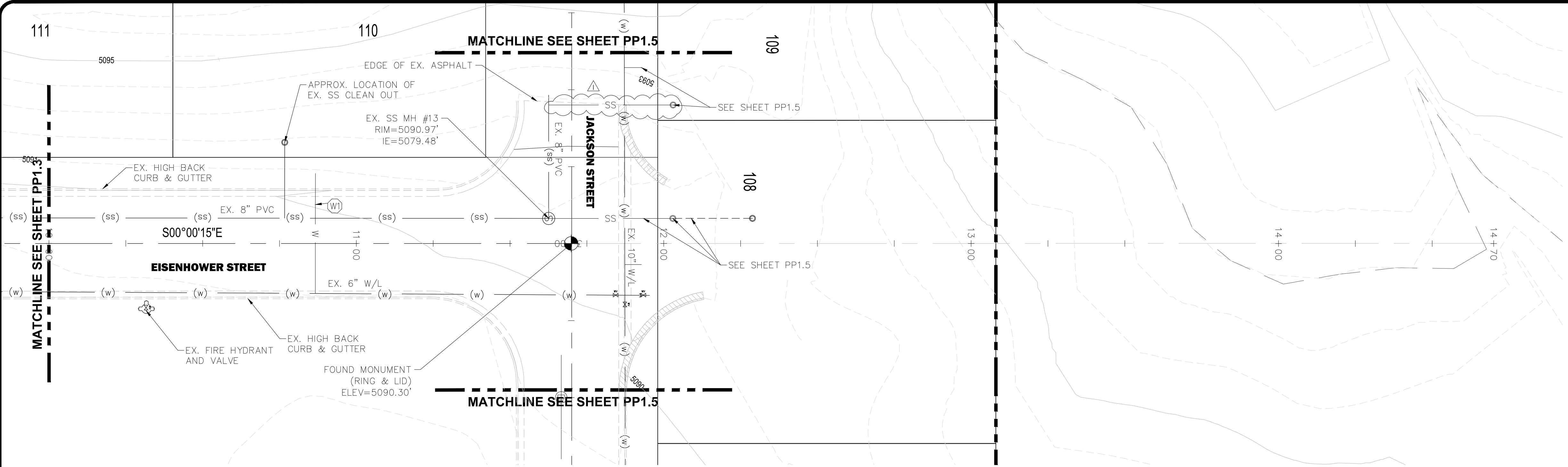
PROJECT NO.: 13.032.101
DATE: 02/25/2021

DRAWN BY: S. PRITCHETT
CHECKED BY: S. JACKSON

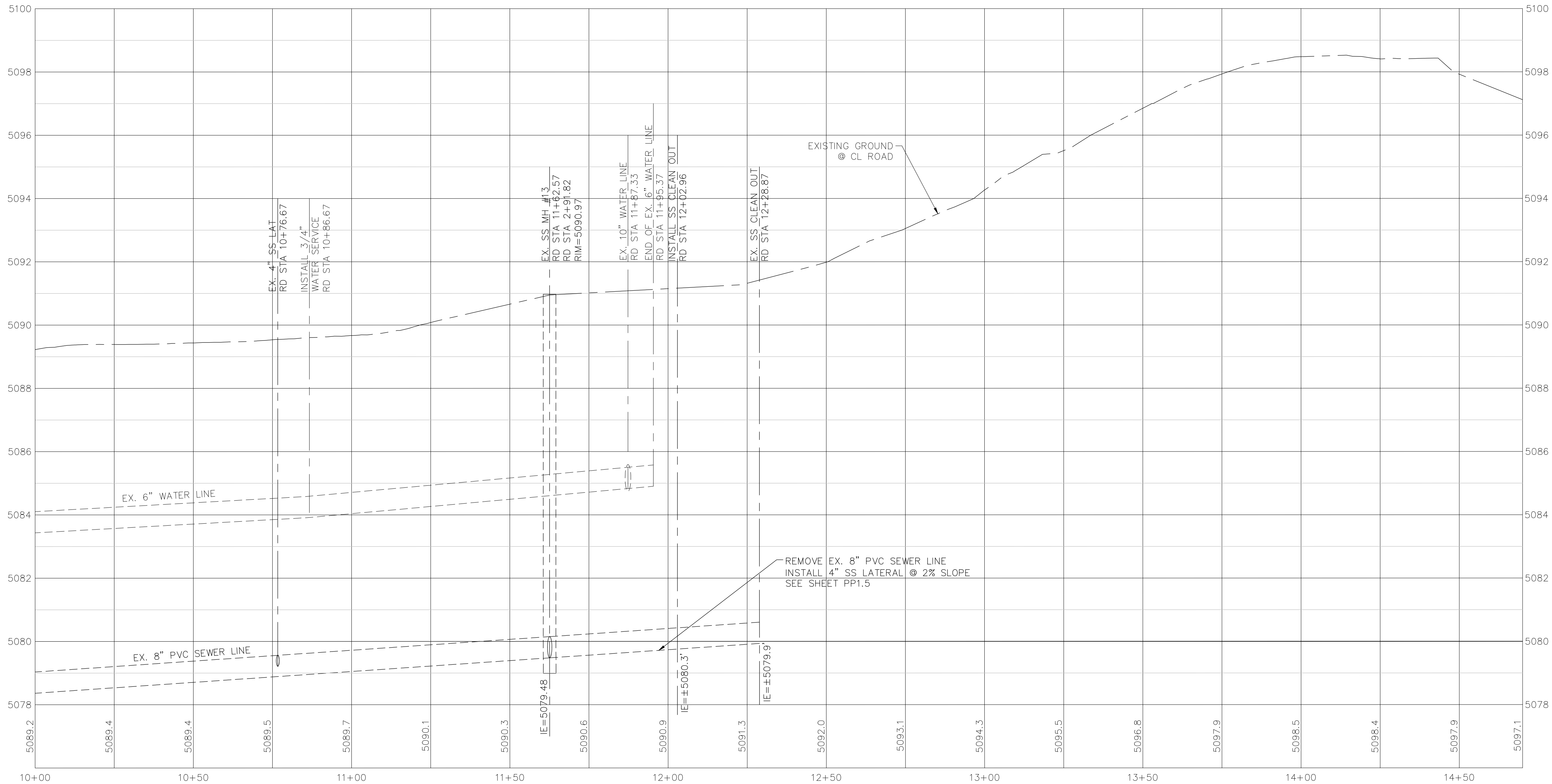
PROJECT MANAGER:
S. JACKSON

Plan & Profile
PP1.3





Plan View



Profile View

KEYED NOTES

(W1) INSTALL 3/4" WATER SERVICE LINE WITH SADDLE ON MAIN WATER LINE AND CORP STOP 5' BACK OF CURB. ALLOW A MINIMUM OF 10' SPACING FROM SEWER LATERAL UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



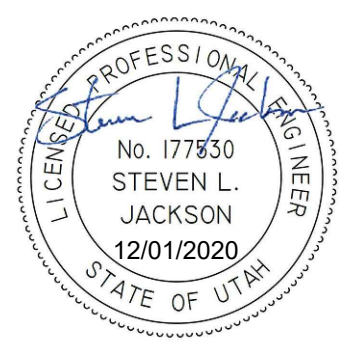
(IN FEET)
1 inch = 20 ft. Horiz.
1 inch = 2 ft. Vert.

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FOR:
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1099 WEST SO. JORDAN PKWY
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Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Plan & Profile - Eisenhower Street
Sta 10+00 to Sta 14+70



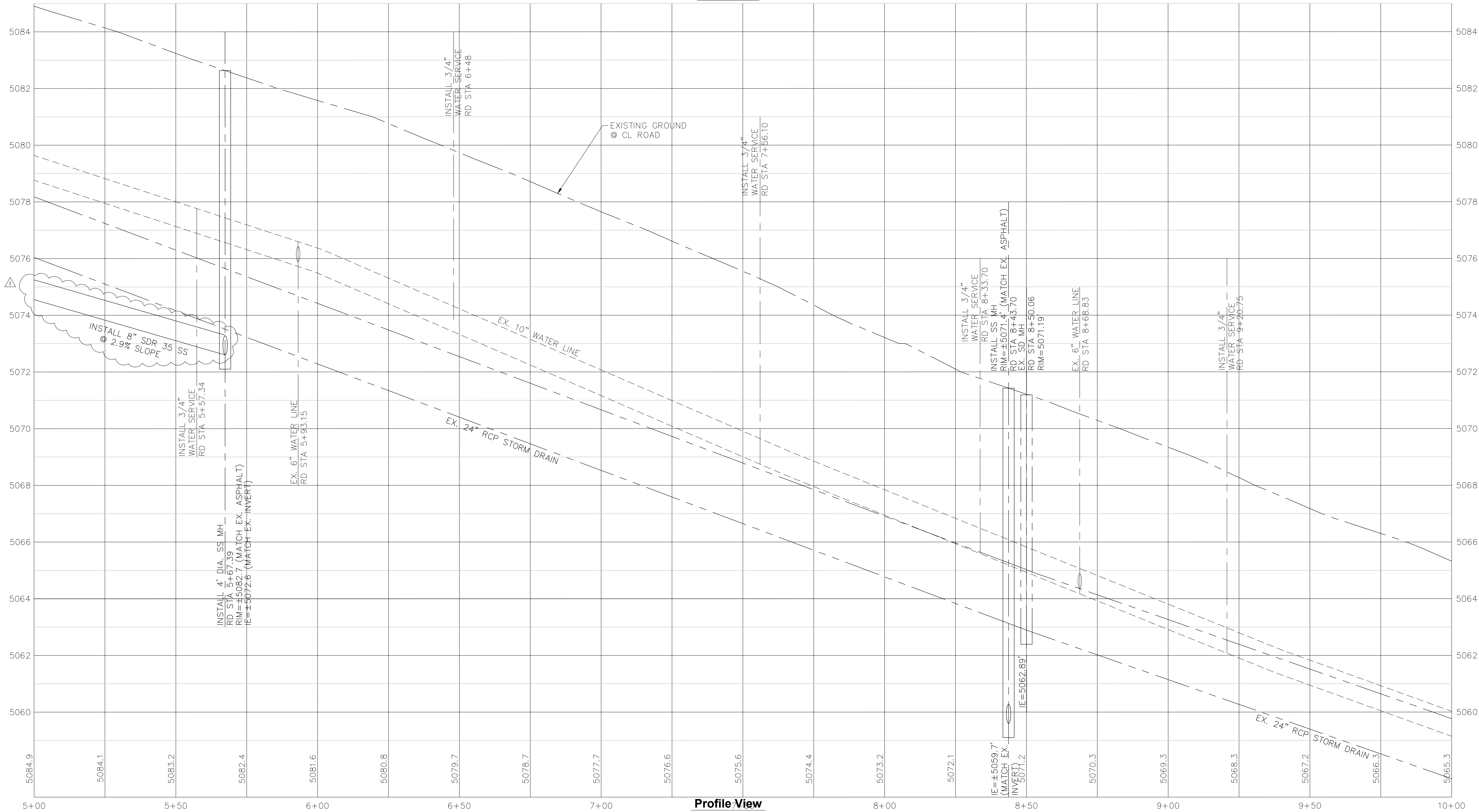
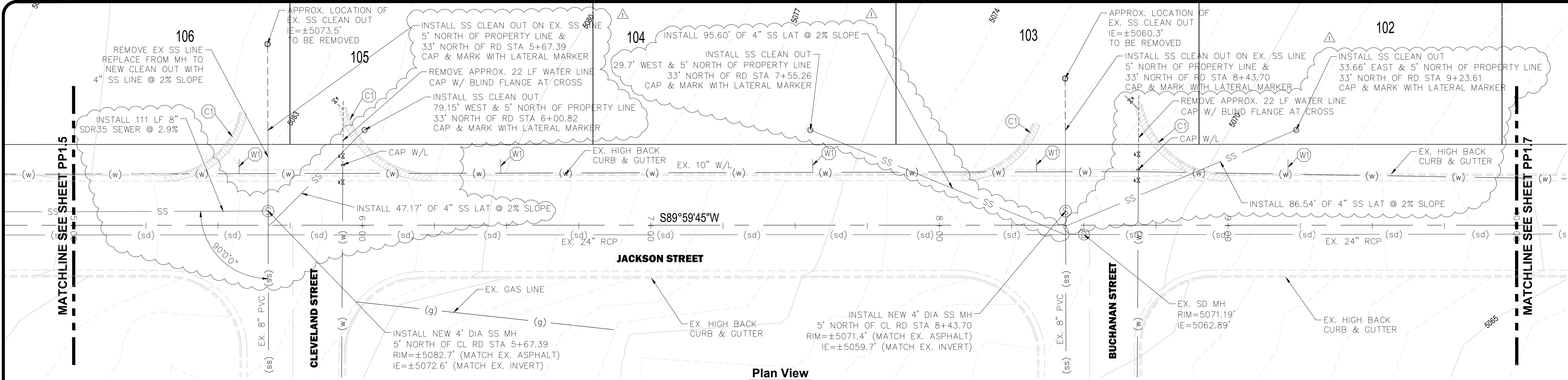
NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.: 13.032.101
DATE: 02/25/2021

DRAWN BY: S. PRITCHETT
CHECKED BY: S. JACKSON

PROJECT MANAGER:
S. JACKSON

Plan & Profile
PP1.4



KEYED NOTES

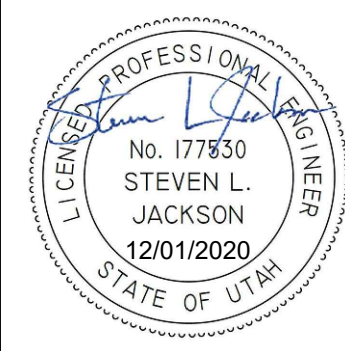
- (W1) INSTALL 3/4" WATER SERVICE LINE WITH SADDLE ON MAIN WATER LINE AND CORP STOP 5' BACK OF CURB. ALLOW A MINIMUM OF 10' SPACING FROM SEWER LATERAL UNLESS OTHERWISE NOTED.
- (C1) REMOVE EXISTING CURB AND GUTTER AND REPLACE WITH 2.5' HIGH BACK CURB AND GUTTER. SEE SHEET C-1 FOR DETAILS.

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FOR:
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1099 WEST SO. JORDAN PKWY
SOUTH JORDAN, UT 84095

CONTACT:
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PHONE: (801) 495-3414
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Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Plan & Profile - Jackson Street
Sta 5+00 to Sta 10+00



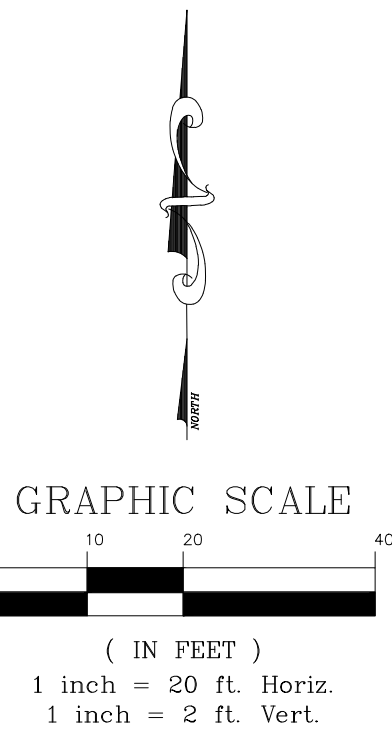
NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

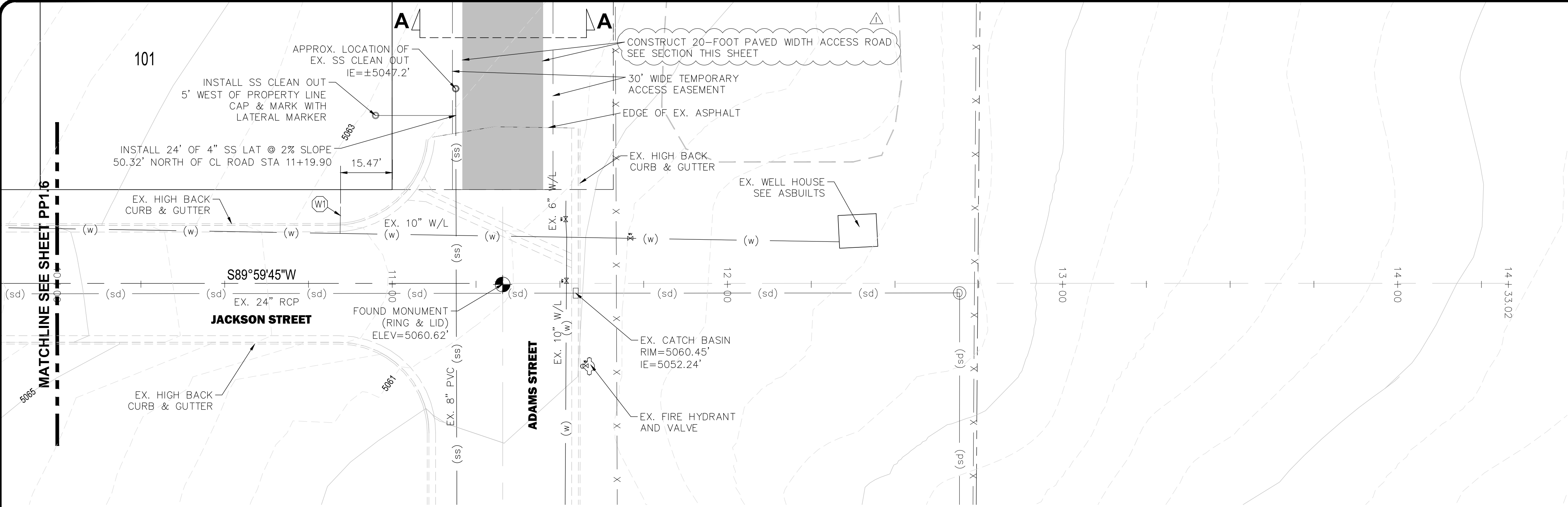
PROJECT NO.: 13.032.101 DATE: 02/25/2021

DRAWN BY: S. PRITCHETT CHECKED BY: S. JACKSON

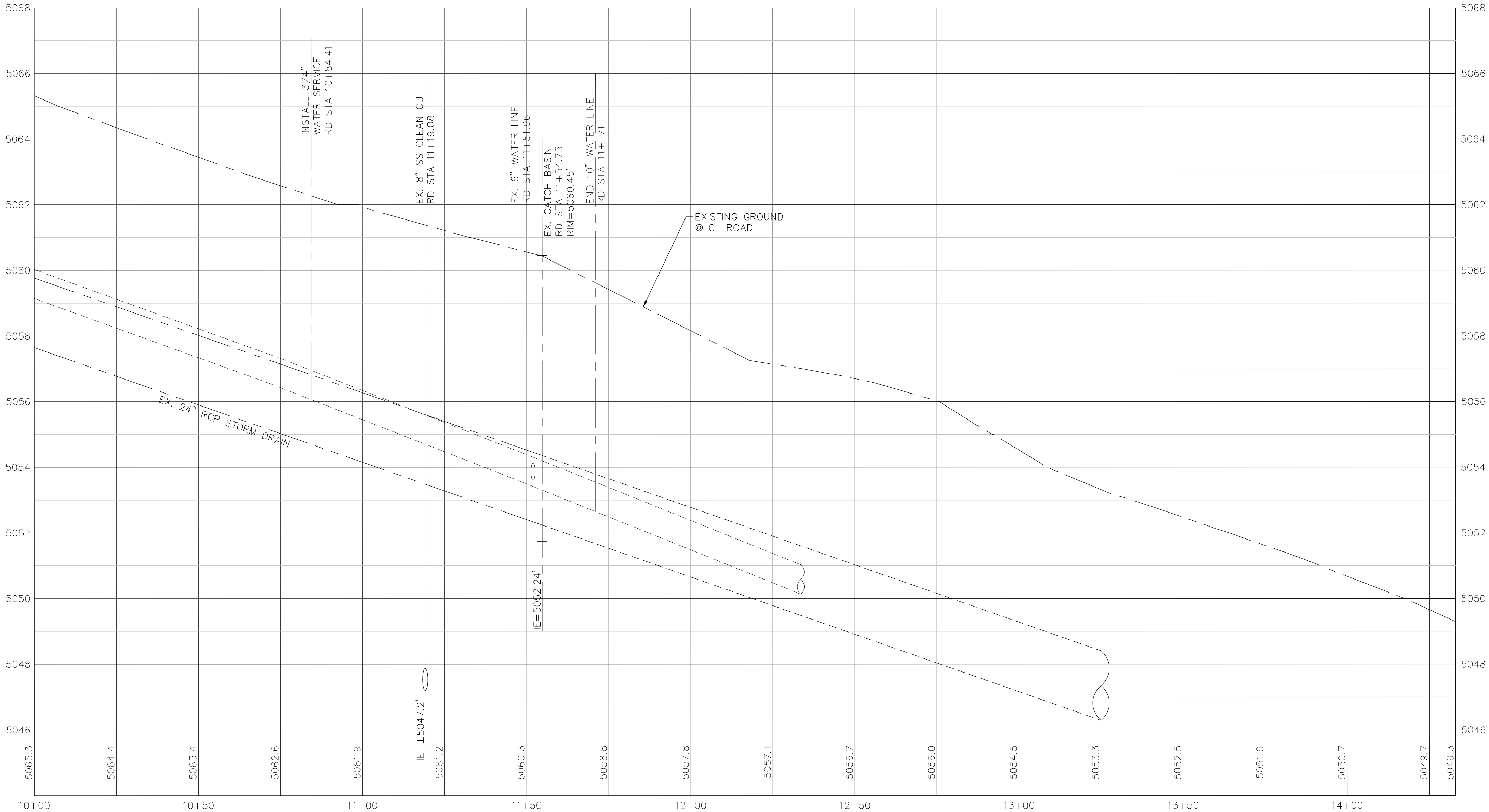
PROJECT MANAGER: S. JACKSON

Plan & Profile
PP1.6





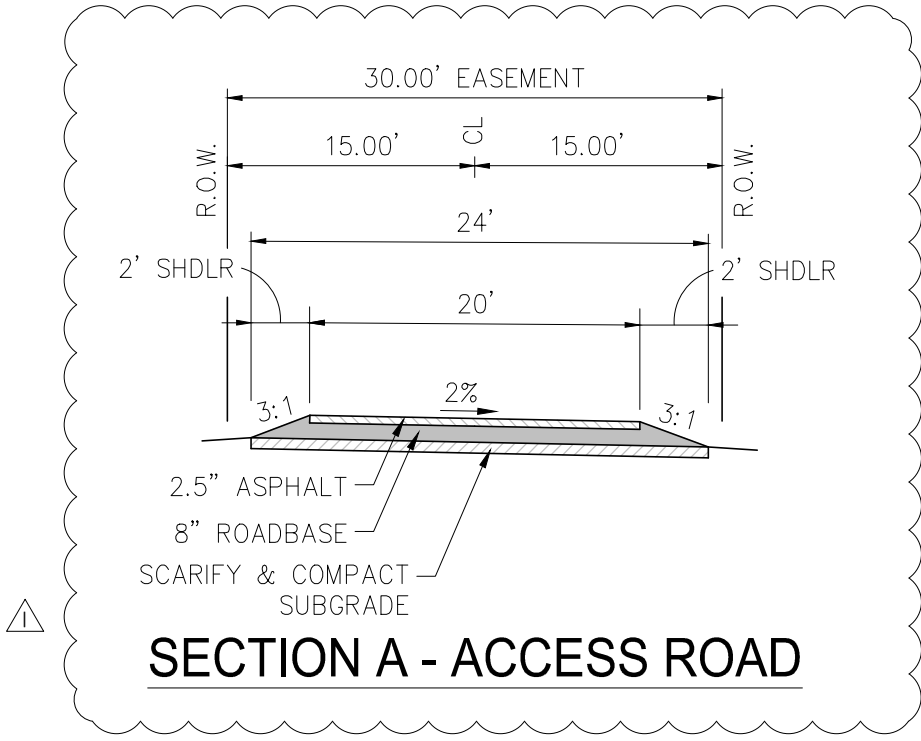
Plan View



Profile View

KEYED NOTES

(W1) INSTALL 3/4" WATER SERVICE LINE WITH SADDLE ON MAIN WATER LINE AND CORP STOP 5' BACK OF CURB. ALLOW A MINIMUM OF 10' SPACING FROM SEWER LATERAL UNLESS OTHERWISE NOTED.



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FOR:
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1099 WEST SO. JORDAN PKWY
SOUTH JORDAN, UT 84095

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Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Plan & Profile - Jackson Street
Sta 10+00 to Sta 14+33.02

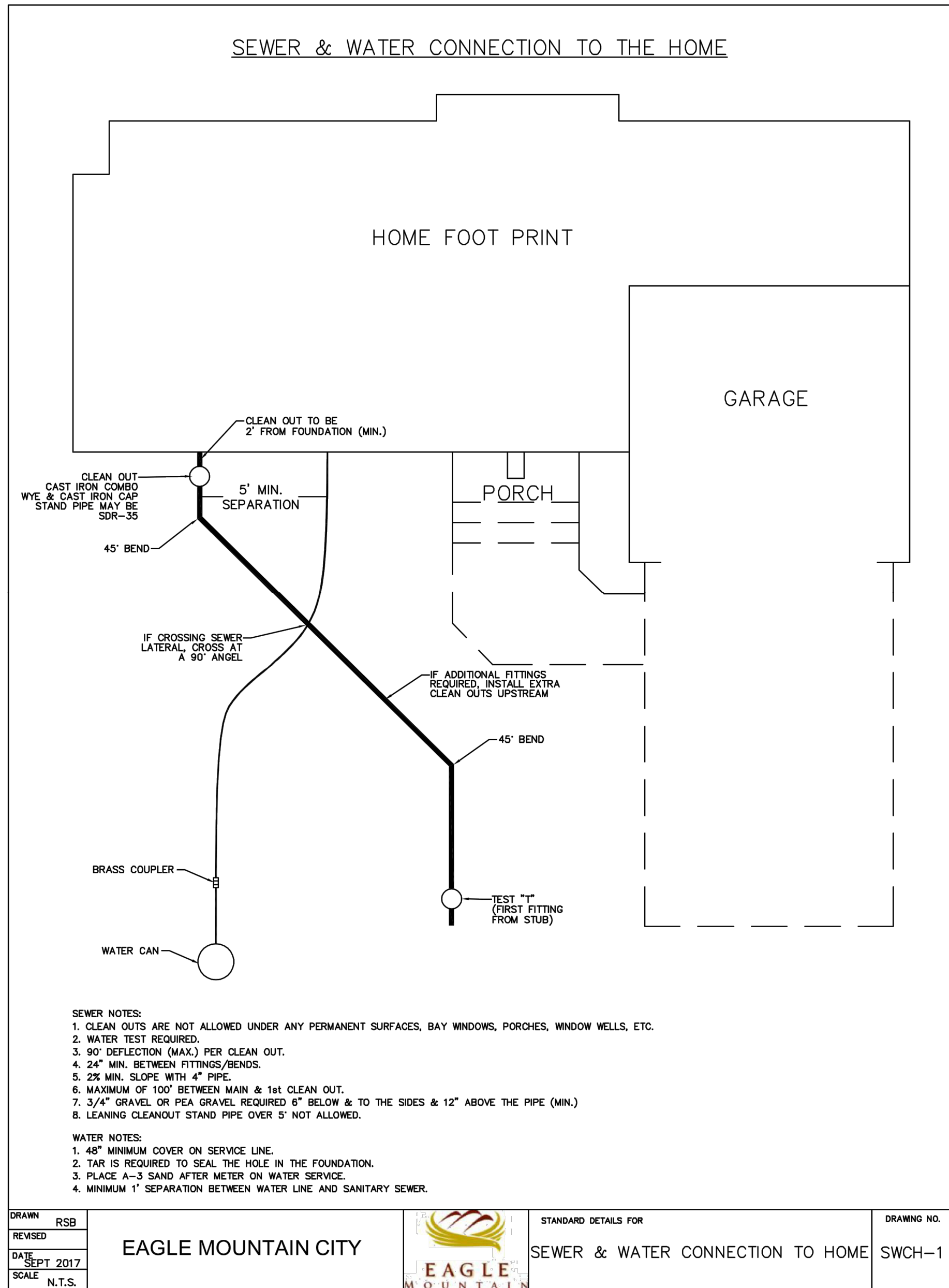


NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.: 13.032.101 DATE: 02/25/2021

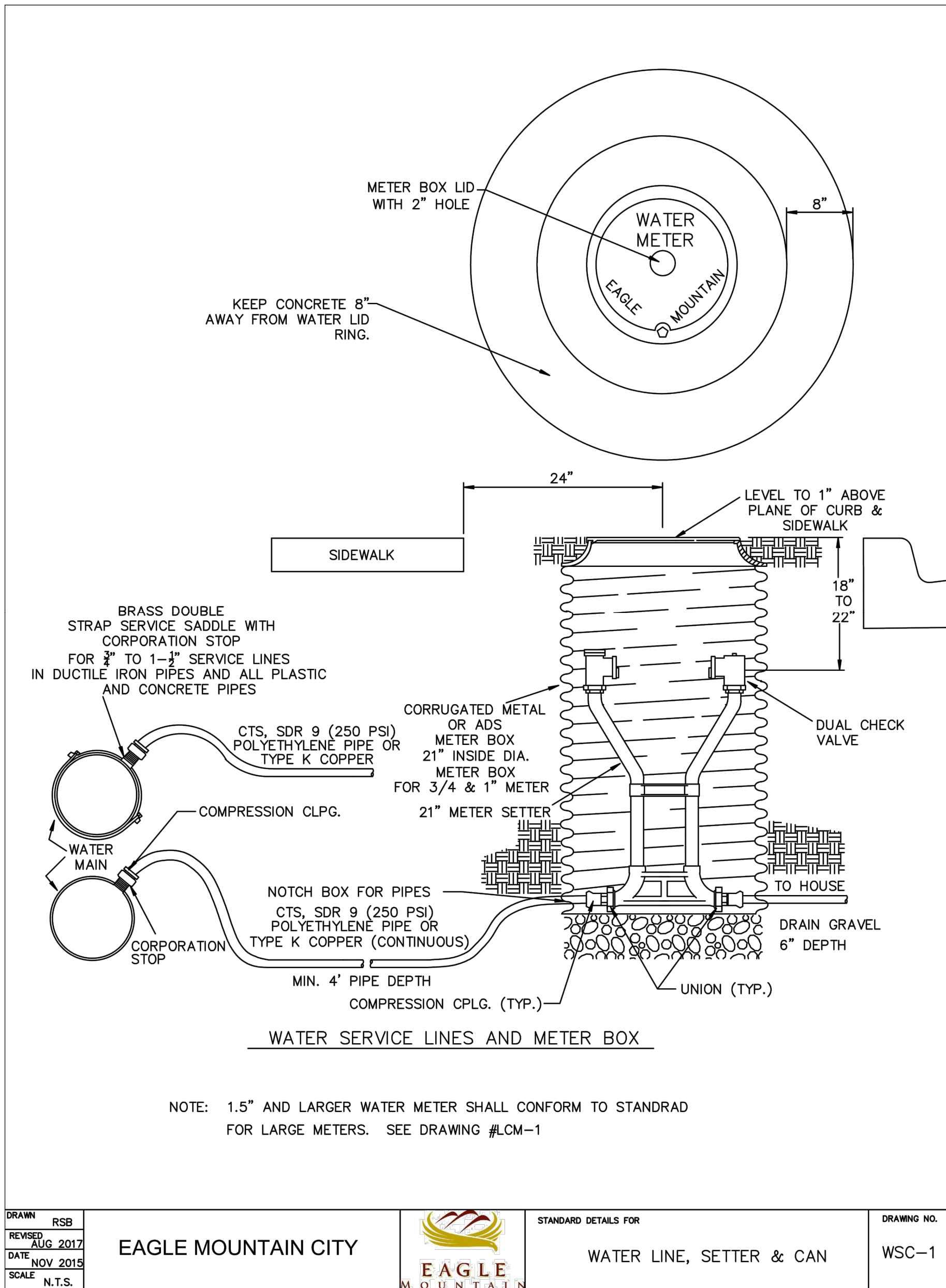
DRAWN BY: S. PRITCHETT CHECKED BY: S. JACKSON

PROJECT MANAGER:
S. JACKSON



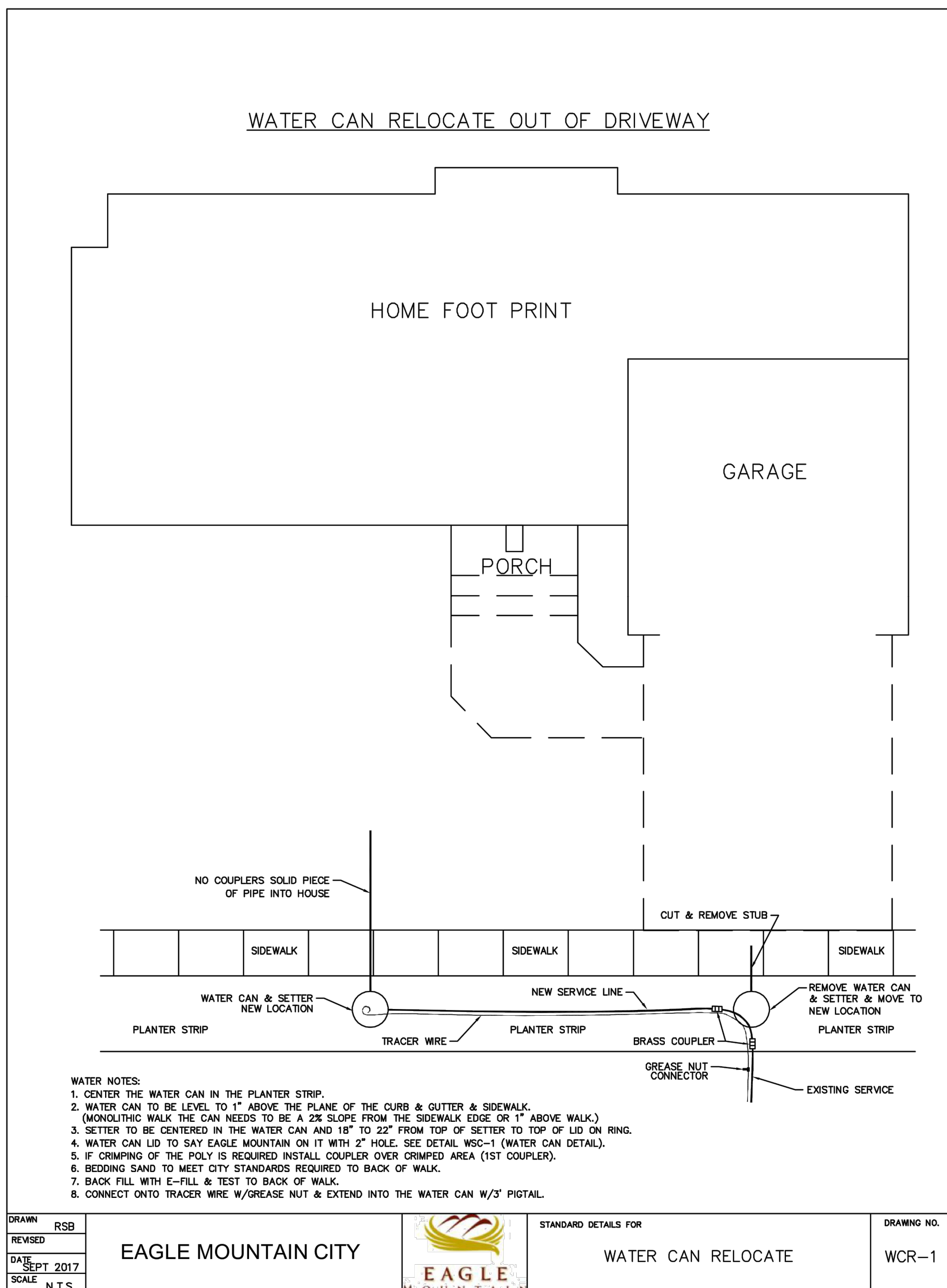
Detail - SWCH-1 SEWER & WATER CONNECTION TO HOME

Not to Scale



Detail - WSC-1 WATER LINE, SETTER & CAN

Not to Scale

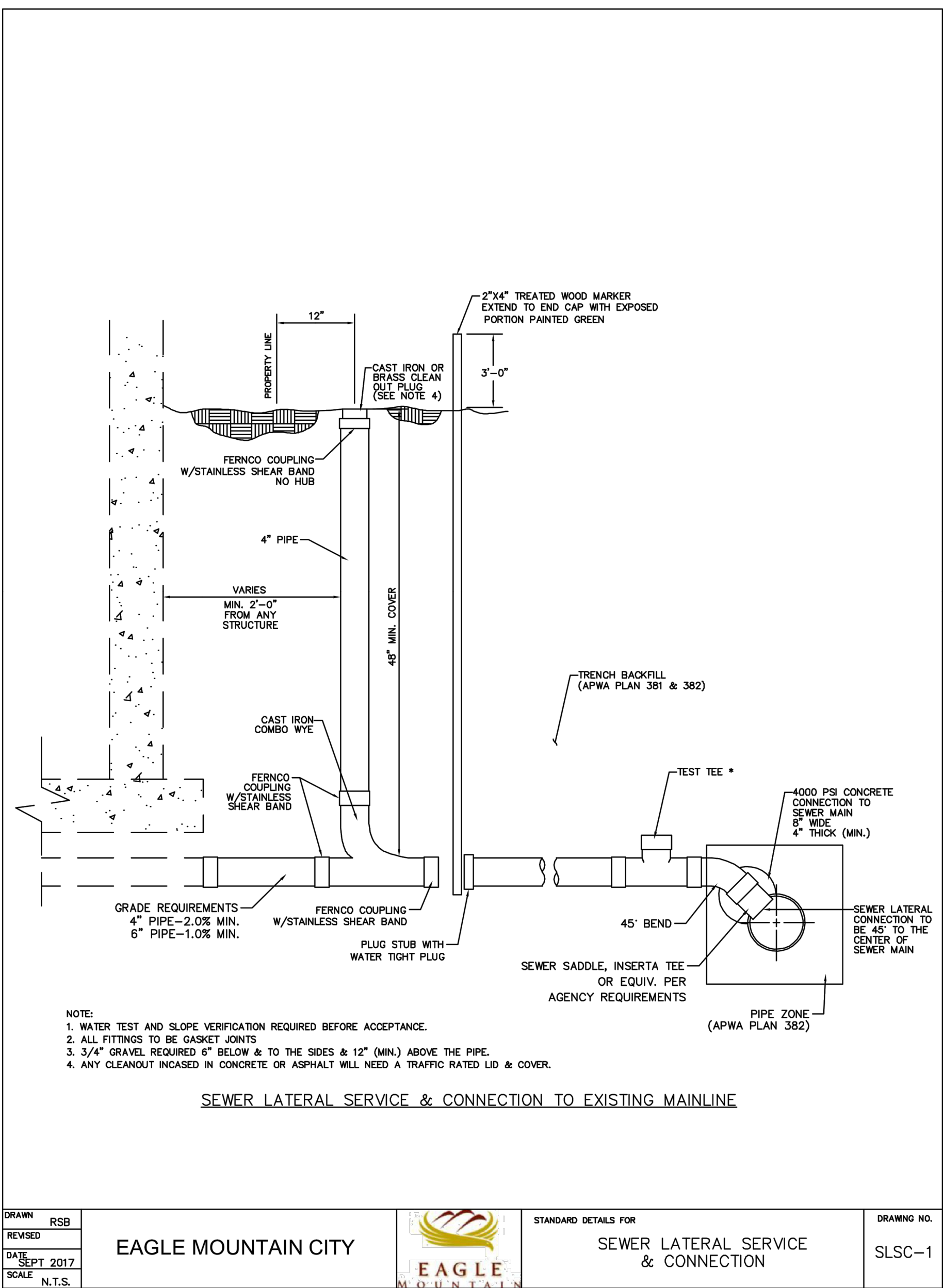


Detail - WCR-1 WATER CAN RELOCATE

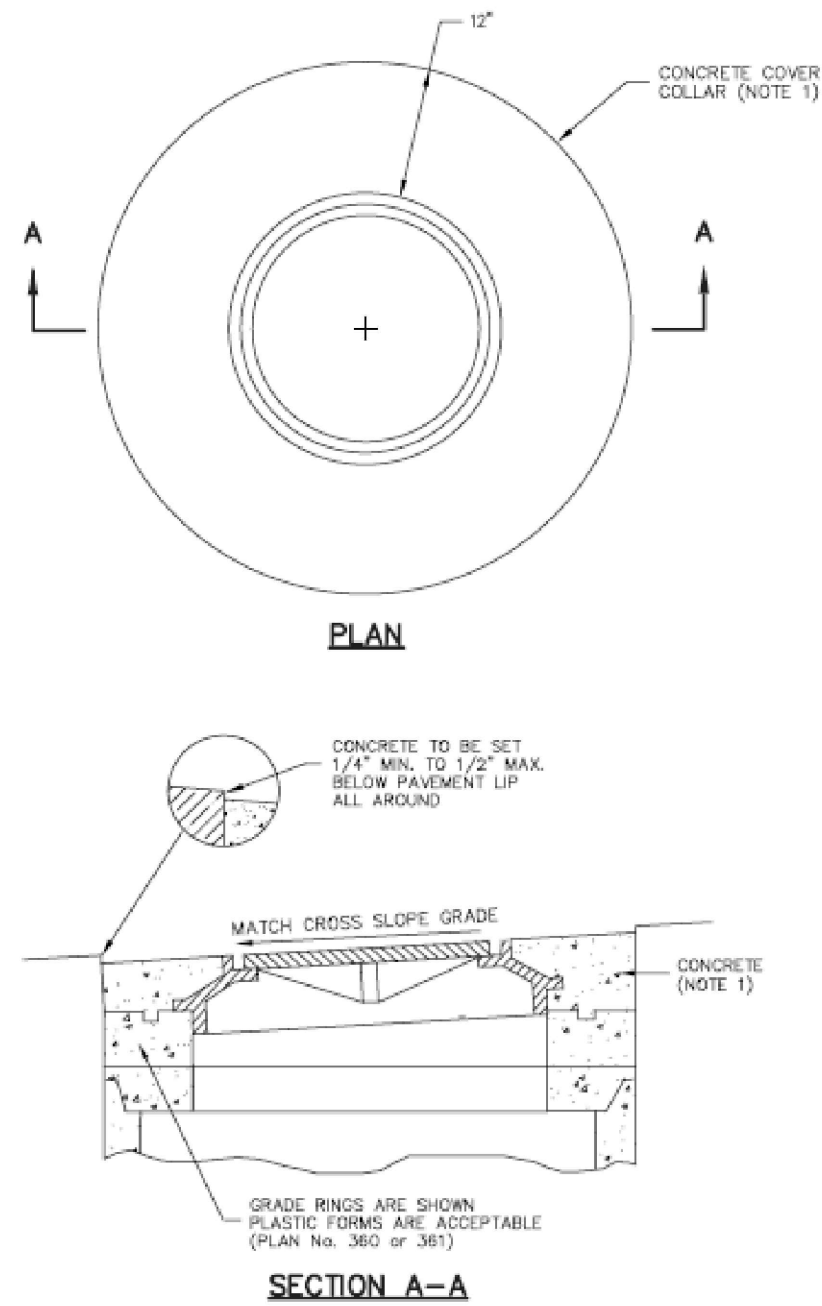
Not to Scale

NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.:	DATE:
13.032.101	02/25/2021
DRAWN BY:	CHECKED BY:
S. PRITCHETT	S. JACKSON
PROJECT MANAGER:	
S. JACKSON	

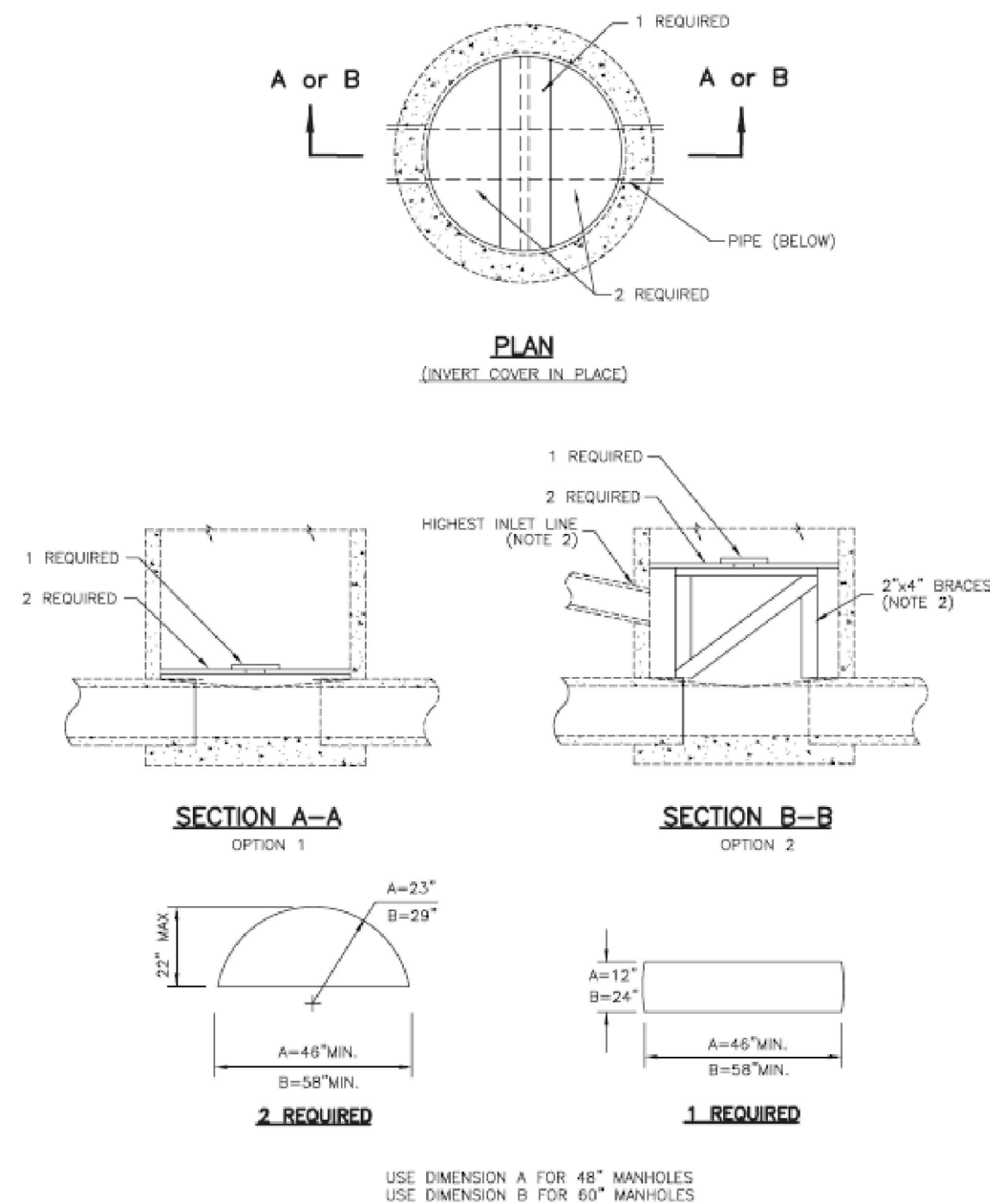


Detail - SEWER LATER SERVICE & CONNECTION
Not to Scale



1. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
2. JOINTS: Provide a neat straight joint between existing and new asphalt concrete surfaces. Provide concentric circle cut. Clean edges of all dirt, oil and loose debris.

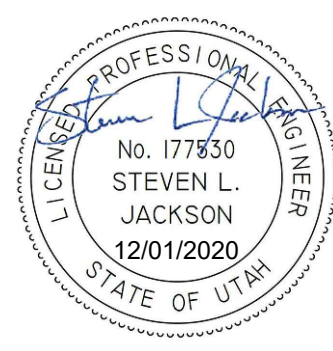
Detail - Plan 413 - Sewer Manhole Collar
Not to Scale



1. CASTINGS: Grey iron class 35 minimum per ASTM A 48.
2. COATINGS: Except machined surfaces, coat all metal parts with asphaltum paint.
3. INSCRIPTIONS: Cast the words "SEWER" on the cover flush with the surface finish.
4. HEAT NUMBER: Place foundry and heat number on the inside of the frame and on the bottom of the cover.
5. FIT: ✓ designates machined surface. Give the frame and cover a machine finish so the cover will not rock.
6. LOCKING: Provide covers for manholes located in easements, rights-of-way, alleys, parking lots, and all other places except paved streets, with allen socket set screw locking devices. Drill and tap two holes to a depth of 1 inch at 90 degrees to pry hole and install 3/4 x 3/4 inch allen socket set screws.
7. MANHOLE STRUCTURE: See Plan No. 411.

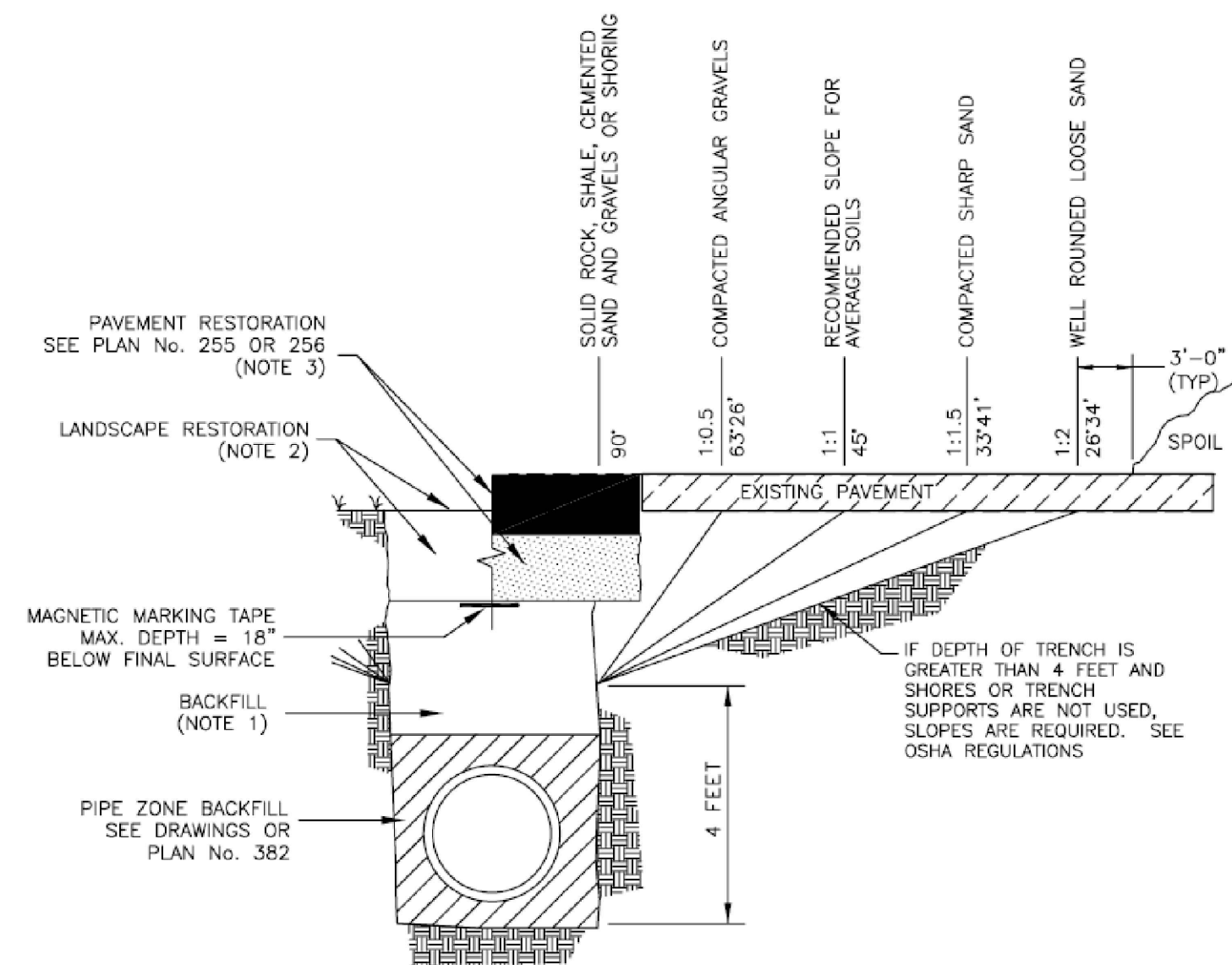
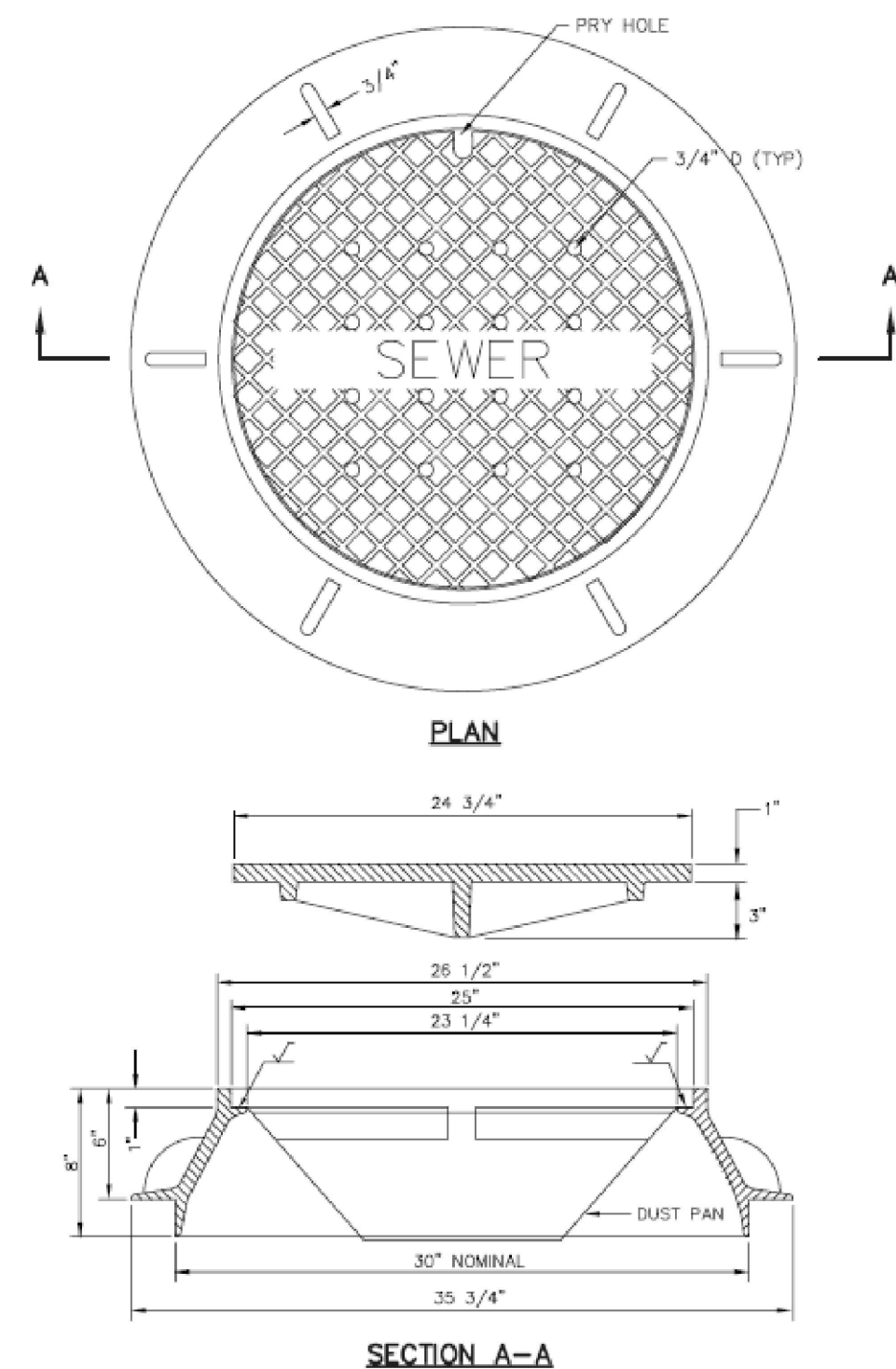
Detail - Plan 412 - Manhole Invert Cover
Not to Scale

Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Detail Sheet
Utility Details



NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.:	DATE:
13.032.101	02/25/2021
DRAWN BY:	CHECKED BY:
S. PRITCHETT	S. JACKSON
PROJECT MANAGER:	
S. JACKSON	



1. **BACKFILL:** Provide and place per APWA Section 31 23 23. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
2. **CONCRETE:** Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
3. **MANHOLE SIZE:** For sewers under 12" diameter, build a 4 feet diameter manhole. For sewers 12" and larger, and when 3 or more pipes intersect in the manhole, build a 5 feet diameter manhole.
4. **GROUT:** Grout around all pipe openings with 2:1 sand/cement mortar.
5. **JOINTS:** Place flexible gasket-type sealant in all manhole joints.
6. **ALTERNATES:**
 - A. Precast reinforced concrete walls 5 inches thick (to be acceptable to the ENGINEER.
 - B. Cast in-place concrete to be 8 inches thick minimum.
7. **INVERT COVERS:** Place invert covers over the top of pipe in all manholes during construction. See Plan No. 412.
8. **WATER STOPS:** Install rubber water-stop on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.

1. CASTINGS: Grey iron class 35 minimum per ASTM A 48.
2. COATINGS: Except machined surfaces, coat all metal parts with asphaltum paint.
3. INSCRIPTIONS: Cast the words "SEWER" on the cover flush with the surface finish.
4. HEAT NUMBER: Place foundry and heat number on the inside of the frame and on the bottom of the cover.
5. FIT:  designates machined surface. Give the frame and cover a machine finish so the cover will not rock.
6. LOCKING: Provide covers for manholes located in easements, rights-of-way, alleys, parking lots, and all other places except paved streets, with allen socket set screw locking devices. Drill and tap two holes to a depth of 1 inch at 90 degrees to pry hole and install 3/4 x 3/4 inch allen socket set screws.
7. MANHOLE STRUCTURE: See Plan No. 411.

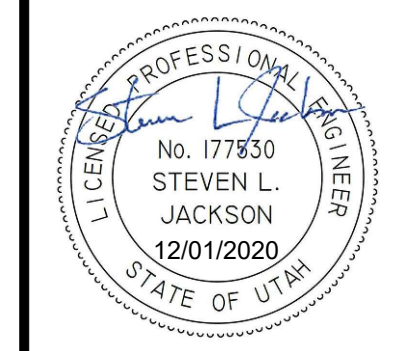
1. **BACKFILL:** Above the pipe zone.
 - A. **Granular Fill.** Limit maximum particle size to 6 inches. Place fill per APWA Section 33 05 20. Compact to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction. Do not use clay without ENGINEER's review and acceptance. Water jetting is NOT allowed in backfilling operation.
 - B. **Flowable Fill.** Provide and place controlled low strength material per APWA Section 31 05 15. Cure the fill before placing surface restorations.
2. **LANDSCAPED RESTORATION:** Provide landscaped surfaces with topsoil. Rake to match existing grade. Replace vegetation to match pre-construction conditions. See APWA Section 32 92 00 or APWA Section 32 93 13 requirements.
3. **PAVEMENT RESTORATION:** Do not install asphalt or concrete surfacing until trench compaction is accepted by ENGINEER.
4. **PEA GRAVEL:** Pea gravel is not allowed in any part of the trench.

Detail - Plan 381 - Trench Backfill
Not to Scale

FOR:
OQUIRRH WOOD RANCH, LLC
1099 WEST SO. JORDAN PKWY
SOUTH JORDAN, UT 84095

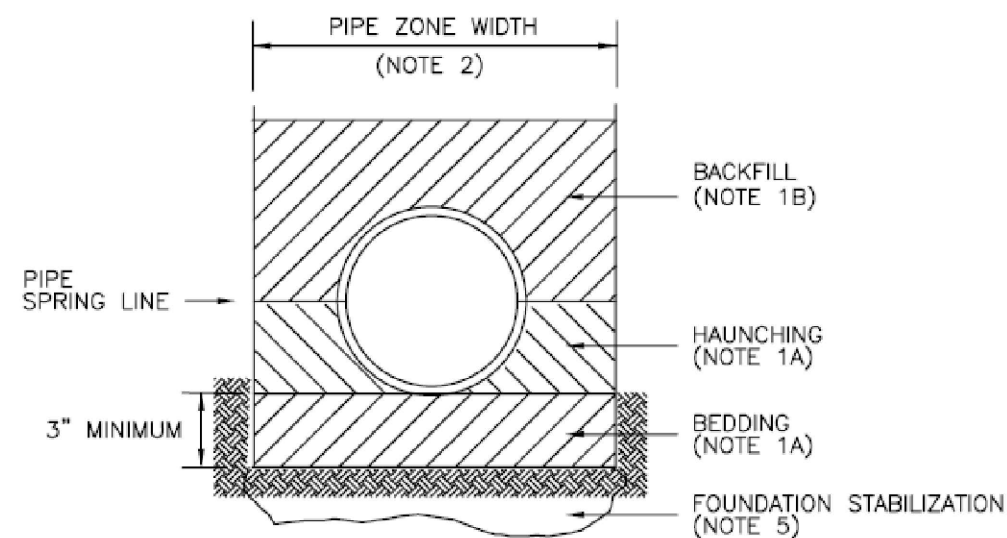
CONTACT:
NATE SHIPP
PHONE: (801) 495-3414
FAX: (801) 495-3415

Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Detail Sheet
Utility Details



NO.	DATE	REVISION	BY

PROJECT NO.:	DATE:
13.032.101	02/25/2021
DRAWN BY:	CHECKED BY:
S. PRITCHETT	S. JACKSON
PROJECT MANAGER:	
S. JACKSON	



INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
*STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

PVC AND HDPE PIPE: FOLLOW ASTM D 2321
*STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS

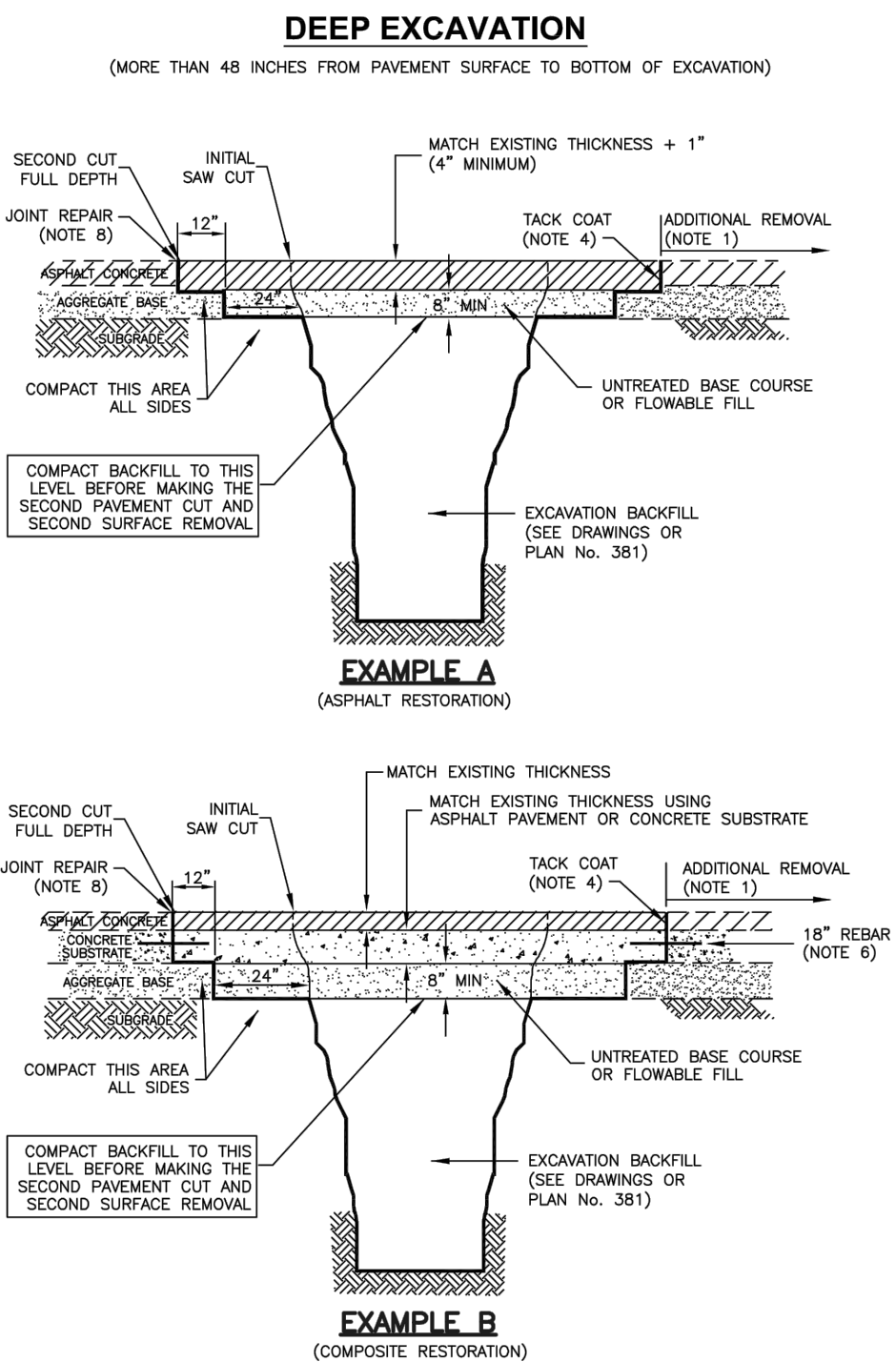
CORRUGATED METAL PIPE: FOLLOW ASTM A 798
*STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
*STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

- BACKFILL: Do not use sewer rock or recycled RAP aggregate in the pipe zone without ENGINEER's written approval.
 - Granular Fill Below Pipe Spring Line.
 - Furnish 3/4 inch crushed aggregate base material, unless specified otherwise by pipe manufacturer. When using concrete, provide at least Class 2,000 per APWA Section 03 30 04.
 - Install and compact backfill material per pipe manufacturer' recommendations.
 - Water jetting is not allowed in backfilling operation.
 - Submission of quality control compaction test result data developed for haunching areas may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
 - Granular Fill Above Pipe Spring Line.
 - Furnish 3/4 inch crushed aggregate base material, unless specified otherwise by pipe manufacturer. Place in lifts not exceeding 8 inches before compaction.
 - Water jetting is not allowed in backfilling operation.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater unless pipe manufacturer requires more stringent installation.
 - Flowable Fill.
 - Provide and place controlled low strength material per APWA Section 31 05 15 if allowed by pipe manufacturer.
 - Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
 - Reset pipe to line and grade if pipe "floats" out of position.
- PIPE ZONE WIDTH: Provide width recommended by pipe manufacturer. Width of pipe zone is measured at the pipe spring line and includes any necessary sheathing. In trench box applications, follow manufacturer's recommendations.
- PIPE LOCATION: Install pipe in center of trench or no closer than 6 inches from wall of pipe to wall of trench.
- PEA GRAVEL: Pea gravel is not allowed in any part of the pipe zone.
- FOUNDATION STABILIZATION: Use sewer rock of APWA Section 31 05 13. Installation of stabilization-separation geotextile per APWA Section 31 05 19 will be required to separate backfill material and native subgrade materials if sewer rock cannot provide a working surface or to prevent soils migration.

Detail - Plan 382 - Pipe Zone Backfill

Not to Scale



ADDITIONAL PAVEMENT REMOVAL: Remove additional pavement to a painted lane stripe, a lip of gutter, a curb, an existing pavement patch, or an edge of the pavement if such street feature is within 2 feet of the second saw-cut.

UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.

- Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
- Place material per APWA Section 32 05 10.
- Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.

FLOWABLE FILL: Provide 28 day 60 psi controlled low strength material as specified in APWA Section 31 05 15. Use fill material which flows easily and vibration is not required. Cure to initial set before placing aggregate base or asphalt pavement. Use flowable fill in excavations that are too narrow to receive compaction equipment.

TACK COAT: APWA Section 32 12 14. Full tack coat coverage on all vertical surfaces.

ASPHALT PAVEMENT: Use asphalt concrete specified in APWA Section 33 05 25.

- Install in lifts no greater than 3 inches after compaction.
- Compact to 94 percent of ASTM D 2041 (Rice Method) plus or minus 2 percent.

REINFORCEMENT: ASTM A 615, Grade 60, No. 5 galvanized or epoxy coated deformed steel 24 inches on center.

- Required if existing concrete thickness is 6 inches or greater.
- Not required if (1) existing concrete is less than 6 inches thick, (2) existing concrete is deteriorating, (3) excavation is less than 3 feet square, (4) asphalt pavement is substituted for concrete substrate.

CONCRETE SUBSTRATE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure to initial set before placing new asphalt concrete patch.

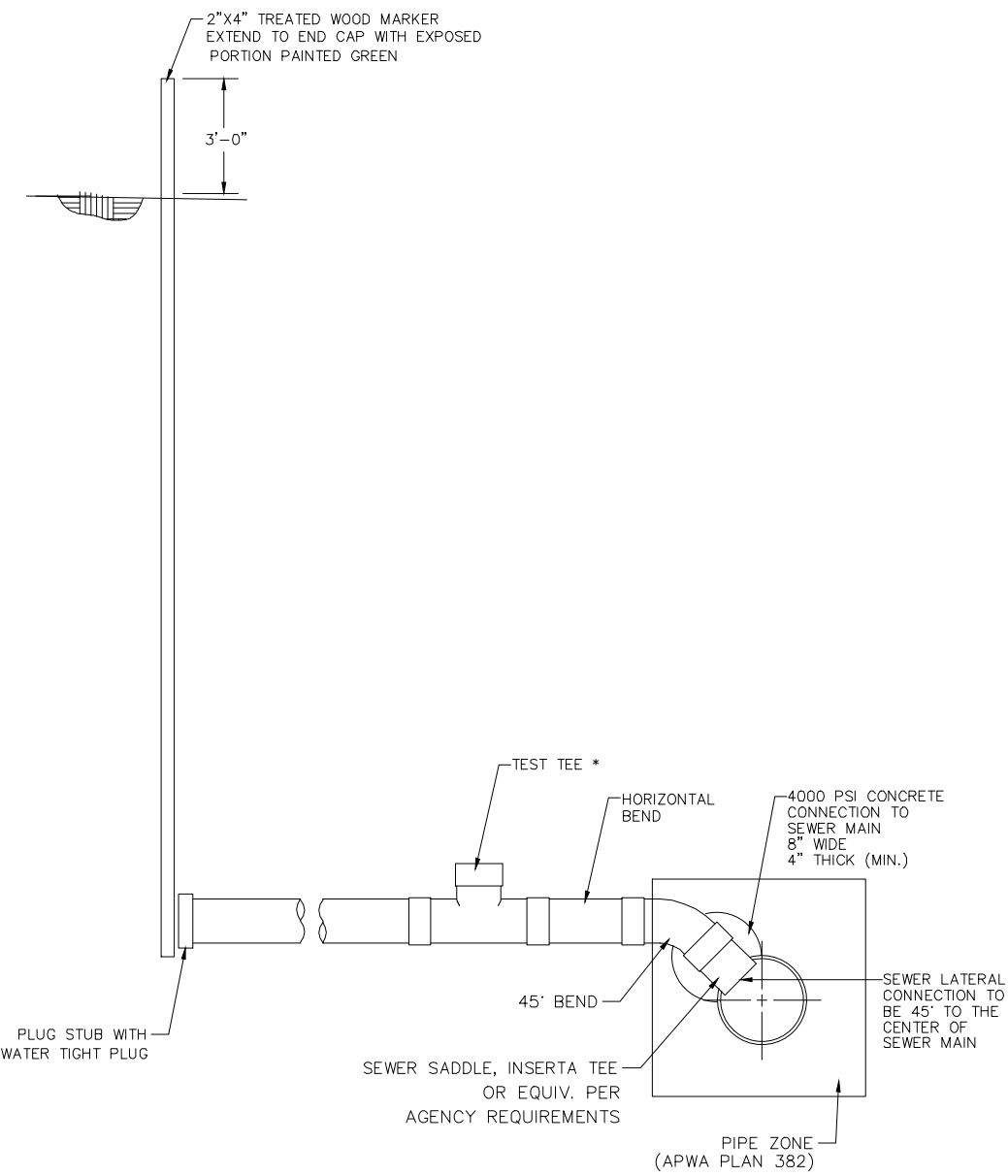
JOINT REPAIR: If a crack occurs at the "T" patch connection to existing pavement or at any street fixture, seal the crack per APWA Section 32 01 17.

PATCH REPAIR: Repair the asphalt pavement patch if any of the following conditions occur within the patch.

- Pavement surface distortion exceeds 1/4 inch deviation in 10 feet. Repair option: Plane off surface distortions. Coat planed surfaces with a cationic or anionic emulsion that complies with APWA Section 32 12 03 and provide sand blotter.
- Cracks at least 1-foot long and 1/4 inch wide occur more often than 1 in 10 square feet. Repair option: Crack seal.
- Asphalt ravelling is greater than 1 square foot per 100 square feet. Repair option: Mill and inlay.

Detail - Plan 255 - Asphalt Concrete "T"-Patch

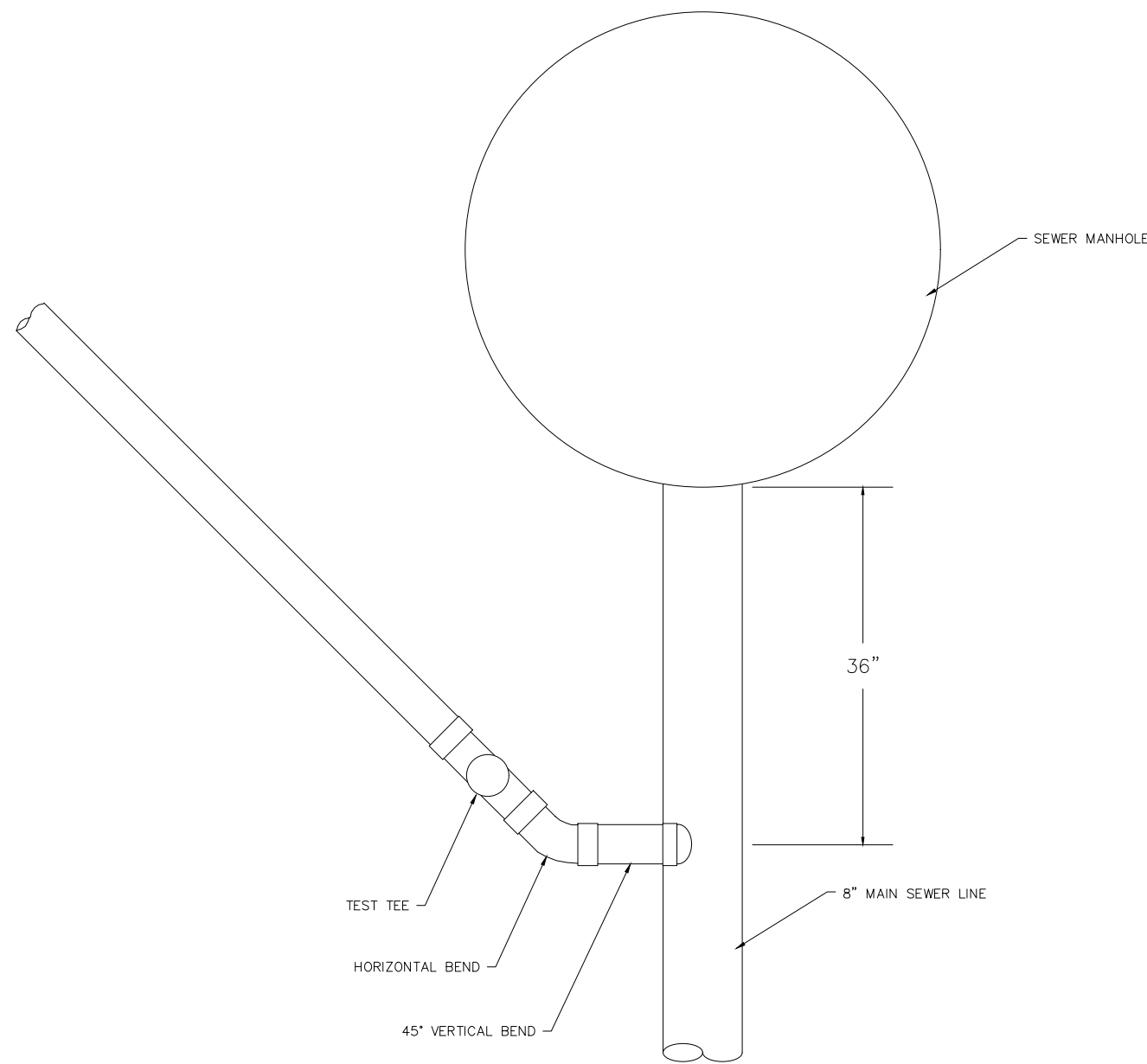
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SECTION VIEW

Not to Scale

- NOTE:
- WATER TEST AND SLOPE VERIFICATION REQUIRED BEFORE ACCEPTANCE.
 - ALL FITTINGS TO BE GASKET JOINTS.
 - 3/4" GRAVEL REQUIRED 6" BELOW & TO THE SIDES & 12" (MIN.) ABOVE THE PIPE.
 - ANY CLEANKUT INCISED IN CONCRETE OR ASPHALT WILL NEED A TRAFFIC RATED LID & COVER.



PLAN VIEW

Not to Scale

Detail - Modified Sewer Lateral

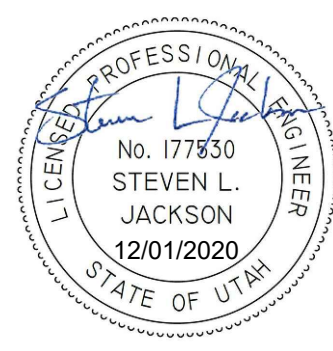
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FAX: (801) 495-3415

Pole Canyon Subdivision - NPA-11 Eagle Mountain, Utah Detail Sheet Utility Details



NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.: 13.032.101
DATE: 02/25/2021

DRAWN BY: S. PRITCHETT
CHECKED BY: S. JACKSON

PROJECT MANAGER:
S. JACKSON

Details
D1.3

POLE CANYON PHASE 1 TRAFFIC IMPACT STUDY

**Prepared For:
Oquirrh Wood Ranch, LLC**

Prepared By:

JACKSON ENGINEERING

3376 Stonehill Lane

Salt Lake City, UT 84121

(801) 558-5293

August 2013

TABLE OF CONTENTS

1.0	INTRODUCTION	1
	<i>1.1 Purpose and Objective of Study.....</i>	<i>1</i>
	<i>1.2 Project Description and Location</i>	<i>1</i>
2.0	EXISTING TRAFFIC CONDITIONS	1
3.0	PROJECT TRAFFIC FORECAST	3
	<i>3.1 Trip Generation</i>	<i>3</i>
	<i>3.2 Project Trip Distribution.....</i>	<i>5</i>
4.0	LEVEL OF SERVICE	5
	<i>4.1 Level of Service Concept.....</i>	<i>5</i>
	<i>4.2 Results of LOS Analysis</i>	<i>7</i>
5.0	SUMMARY AND CONCLUSIONS	7

LIST OF FIGURES

Figure 1 - Project Vicinity and Study Intersection	.2
Figure 2 - Existing 2008 Peak Traffic Volumes.....4 and 2018 Background Volumes	
Figure 3 - Background 2018 Plus Project.....6 Traffic Volumes	

LIST OF TABLES

Table 1 Residential Trip Generation Forecast	3
Table 2 Level of Service Criteria for General.....5 Two-Lane Highway Segments	
Table 3 LOS Analysis	7

LIST OF APPENDICES

APPENDIX A - TURNING MOVEMENTS COUNTS	
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1.0 INTRODUCTION

Eagle Mountain City requires a traffic study for the proposed project. The City study requirements were met and are provided in this document. This document uses as a basis a 2008 study prepared by DMJM Harris for the greater Pole Canyon Master Plan area with specific focus on the impacts of the 22 lots associated with the Pole Canyon Phase 1 project. A description of the project, existing traffic conditions is provided followed by a project trip forecast and distribution for the proposed project. The results of a Level of Service (LOS) analysis are discussed and finally, the findings of the study are summarized and conclusions are provided.

1.1 Purpose and Objective of Study

This study evaluates the potential traffic impacts associated with the proposed 22 residential lots associated with the Pole Canyon Phase 1 in Eagle Mountain City, Utah County, Utah. Three scenarios analyzed including:

1. Existing,
2. Background 2018, and
3. Background 2018 and buildout of 22 residential lots.

These scenarios were evaluated at the intersection of Wilson Ave. and Hwy 73 to determine the potential project related traffic impacts to the existing transportation network.

1.2 Project Description and Location

The proposed development site is located in the western area of Eagle Mountain City approximately 1.7 miles south of Cedar Fort City. Figure 1 illustrates the location of the project in relation to nearby streets. The project site includes undeveloped residential property fronting existing roadways within the White Hills subdivision including Jackson Street, Eisenhower Street, and Jefferson Avenue. The proposed project consists of 22 residential single family units. Access to the project will be provided from the intersection of Wilson Ave. and SR-73. The proposed project is anticipated to be completed in 2015.

2.0 EXISTING TRAFFIC CONDITIONS

SR-73 is the only major road located near the proposed project. A single lane is provided in each direction on SR-73 with a two-way left turn lane and separate right-turn deceleration lane at the Wilson Ave. intersection which is currently unsignalized. The speed limit on SR-73 is posted at 55 miles per hour. Wilson Ave. provides access to SR-73 for the White Hills Subdivision which consists of an existing 112 residential lots.

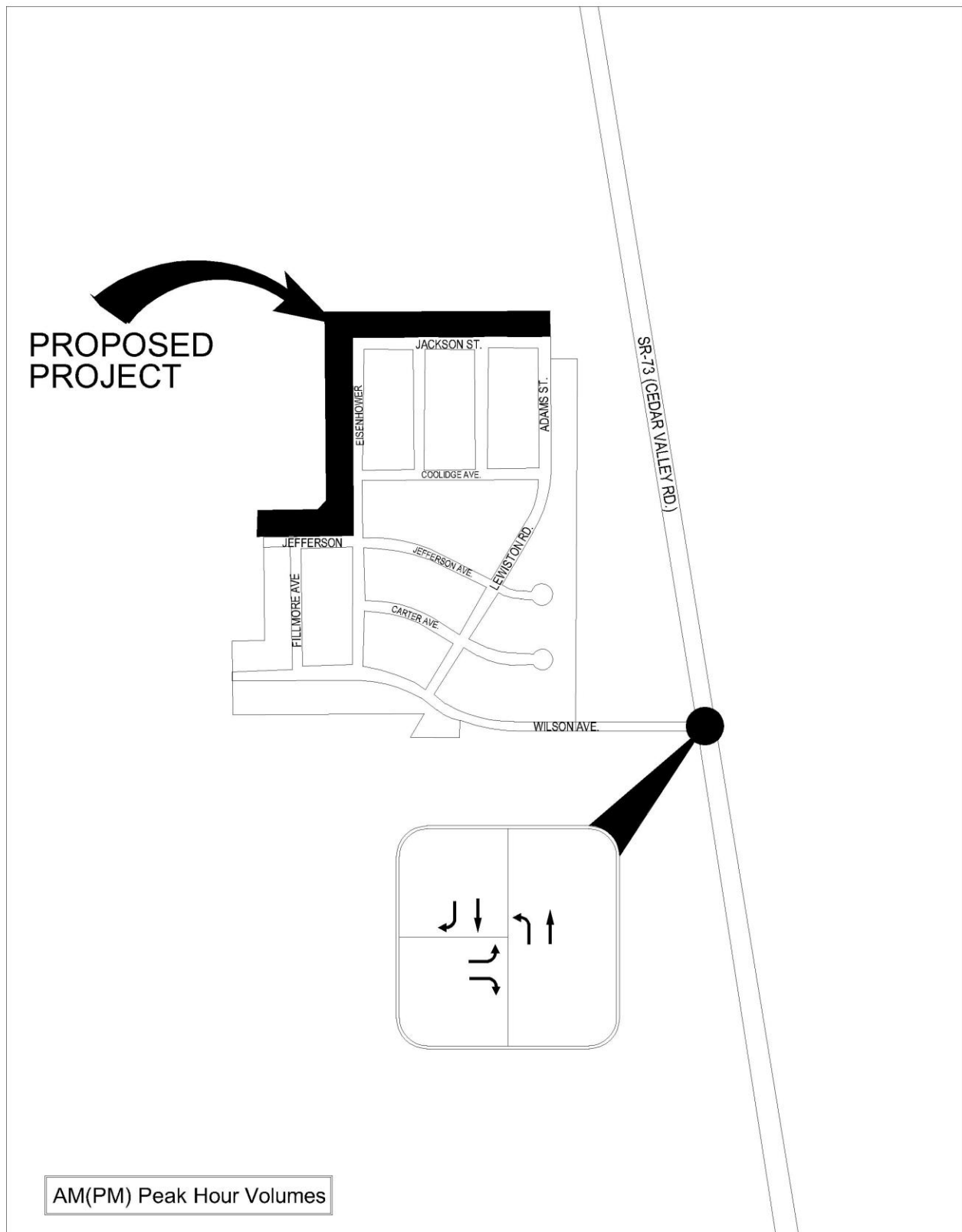


FIGURE 1
PROJECT VICINITY AND STUDY INTERSECTION

Existing turning movement counts were completed at the SR-73/Wilson Ave. intersection from 7:00 am to 9:00 am and 4:00 pm to 6:00 pm on July 10, 2008. No significant change has occurred to the population and development of the area since 2008, therefore, this data is considered to be valid for the purposes of this study. Detailed count sheets are provided in Appendix A. Figure 2 provides the existing peak hour traffic volumes during the am, and p.m. count peed.

A 5.8 percent annual growth rate was determined based on 20 years of AADT data collected by UDOT on SR-73. Comparing baseline and future traffic volumes on SR-73 from the regional travel demand model developed by Mountainlands Association of Governments (MAG) yielded an annual growth rate of 2 percent, Due to the relatively low volumes that currently exist on SR-73 there was found to be little difference in the calculated volumes for the two growth rates. The 5.8 percent annual growth rate was applied to the existing traffic volumes for five years to obtain the background 2018 volumes. The background 2018 volumes are also depicted on Figure 2.

3.0 PROJECT TRAFFIC FORECAST

3.1 Trip Generation

Table 1 shows the trip generation rate as well as the number of trips to be expected to be generated by the addition of the proposed 22 residential lots to the existing 112 lots within the White Hills subdivision based on a daily and peak hour basis. The trip generation forecast was completed for the proposed by using the standard rates for single-family homes from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 7th Edition* (Land Use Codes 210). Peak hour trips were rounded to the nearest whole trip and daily trips were rounded to the nearest 10 trips.

Table 1 Residential Trip Generation Forecast

Description	AM PEAK HOUR			PM PEAK HOUR			DAILY
	Inbound	Outbound	Total	Inbound	Outbound	Total	
Rate: Single-Family Home Land Use Code 210 (Trip/Unit)	0.19	.56	.75	.64	.37	1.01	9.57
Existing 112 Lots	21	63	84	72	42	114	1,070
Proposed 22 Lots	4	12	16	14	8	22	210
Total 134 Lots	25	75	100	86	50	136	1,280

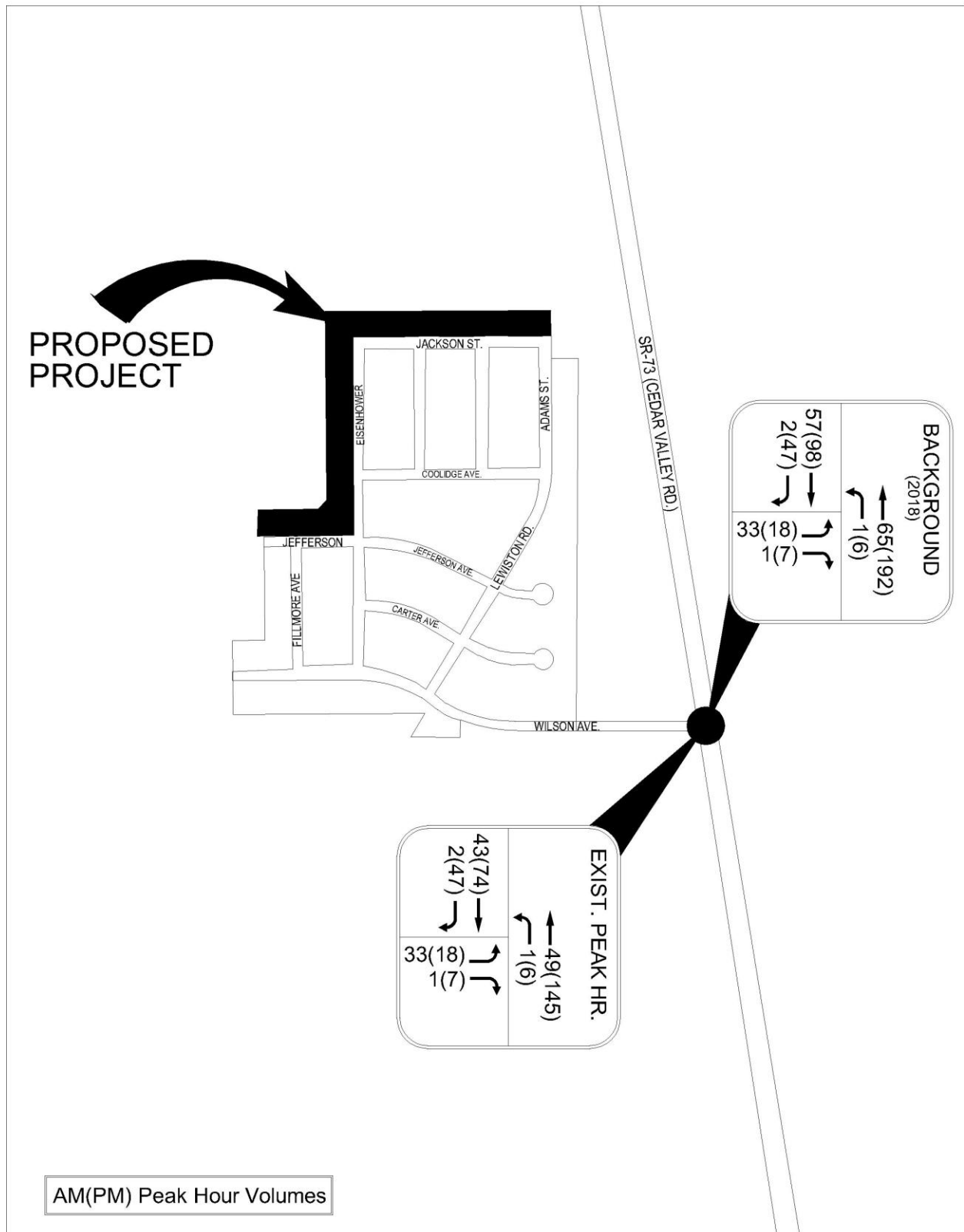


FIGURE 2
EXISTING 2008 PEAK TRAFFIC VOLUMES
AND 2018 BACKGROUND VOLUMES

The project is expected to raise the daily trips from Wilson Ave. to 1,280 (half inbound and half outbound) with 100 trips during the a.m. peak hour (25 inbound and 75 outbound) and 136 trips during the p.m. peak hour (86 inbound and 50 outbound).

3.2 Project Trip Distribution

The project trips were distributed based on the existing and anticipated traffic patterns. The general trip distribution for the project is provided in Figure 3.

Project traffic was added to background traffic to obtain conditions upon completion of the buildout of the project. Background 2018 plus full buildout project peak hour traffic volumes are presented in Figure 3.

4.0 LEVEL OF SERVICE ANALYSIS

A two-lane highway such as SR-73, the selected method for determining Level of Service (LOS) is based on mobility or volume divided by capacity (V/C).

4.1 Level of Service Concept

LOS is a qualitative measure describing traffic conditions and their perception by motorists. A LOS definition generally describes these conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, and delay. There are six levels of service describing these conditions ranging from A to F. The specific LOS criteria from the 1994 HCM are presented in Table 2. The selected method takes into account the volume in both directions. The total volume is divided by the total capacity of 2,800 vehicles per hour.

Table 2
Level of Service Criteria for General Two-Lane Highway Segments

LOS	% Time Delay		V/C Ratio ^a																			
			Level Terrain							Rolling Terrain							Mountainous Terrain					
			% No-Passing Zone							% No-Passing Zone							% No-Passing Zone					
			Avg. ^b Speed	0	20	40	60	80	100	Avg. ^b Speed	0	20	40	60	80	100	Avg. ^b Speed	0	20	40	60	80
A	≤ 30	≥ 58	0.15	0.12	0.09	0.07	0.05	0.04	≥ 57	0.15	0.10	0.07	0.05	0.04	0.03	≥ 56	0.14	0.09	0.07	0.04	0.02	0.01
B	≤ 45	≥ 55	0.27	0.24	0.21	0.19	0.17	0.16	≥ 54	0.26	0.23	0.19	0.17	0.15	0.13	≥ 54	0.25	0.20	0.16	0.13	0.12	0.10
C	≤ 60	≥ 52	0.43	0.39	0.36	0.34	0.33	0.32	≥ 51	0.42	0.39	0.35	0.32	0.30	0.28	≥ 49	0.39	0.33	0.28	0.23	0.20	0.16
D	≤ 75	≥ 50	0.64	0.62	0.60	0.59	0.58	0.57	≥ 49	0.62	0.57	0.52	0.48	0.46	0.43	≥ 45	0.58	0.50	0.45	0.40	0.37	0.33
E	> 75	≥ 45	1.00	1.00	1.00	1.00	1.00	1.00	≥ 40	0.97	0.94	0.92	0.91	0.90	0.90	≥ 35	0.91	0.87	0.84	0.82	0.80	0.78
F	100	< 45	--	--	--	--	--	--	< 40	--	--	--	--	--	--	< 35	--	--	--	--	--	--

^a Ratio of flow rate to an ideal capacity of 2,800 passenger cars per hour in both directions.

^b Average travel speed of all vehicles (in mph) for highways with design speed ≥ 60 mph; for highways with lower design speeds, reduce speed by 4 mph for each 10-mph reduction in design speed below 60 mph; assumes that speed is not restricted to lower values by regulation.

≤ less than or equal to

≥ greater than or equal to

Source: Transportation Research Board, *Highway Capacity Manual, Special Report 209* (Washington, D.C., 1994), pp. 8-5.

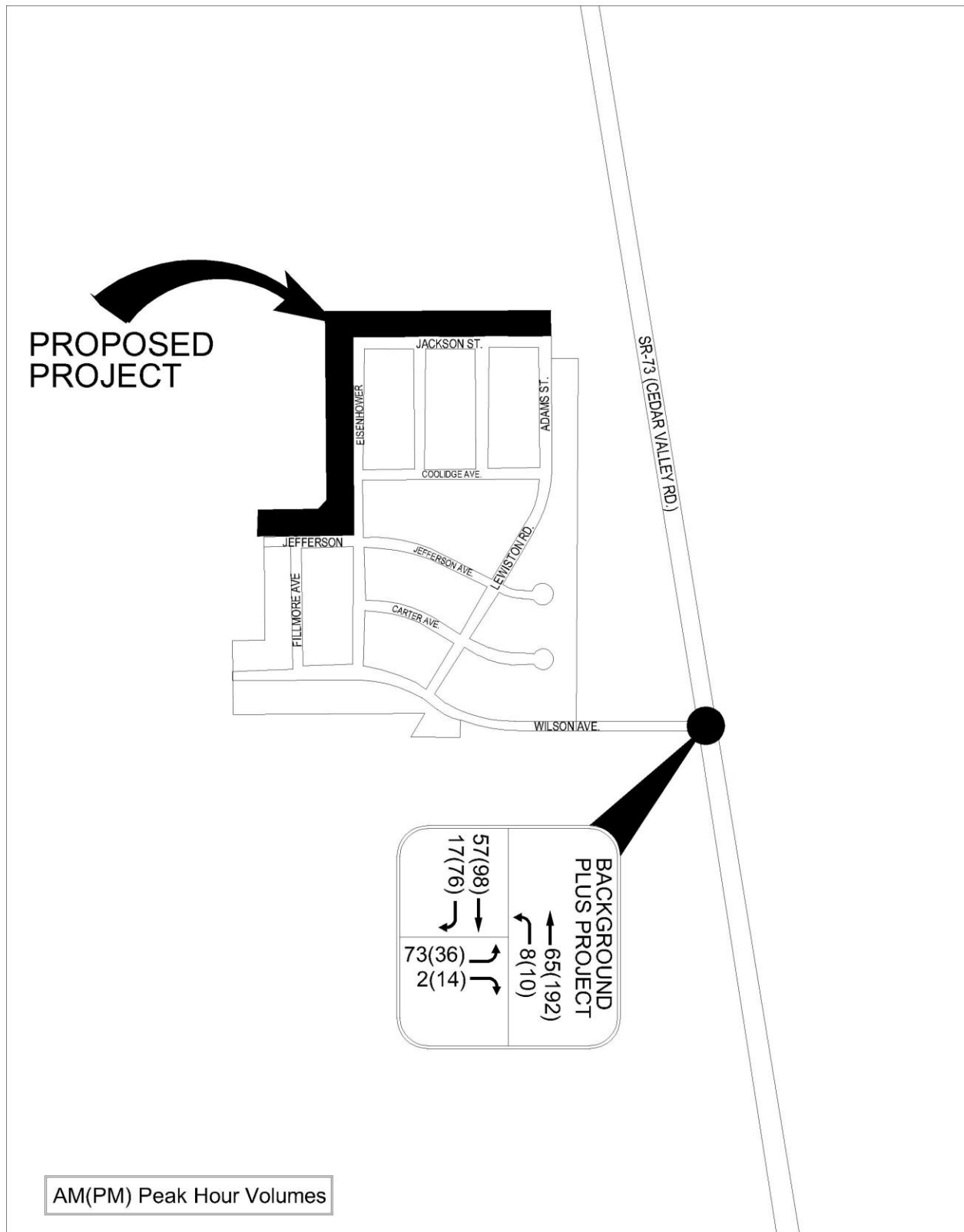


FIGURE 3
BACKGROUND 2018 PLUS PROJECT TRAFFIC
VOLUMES

4.2 Results of LOS Analysis

The results of the LOS analysis for existing, background and project scenarios at the SR-73/Wilson Ave. intersection are provided in Table 3.

Table 3 LOS Analysis

CASE	AM					PM				
	SR73 SB	SR73 NB	WILSON	TOTAL	LOS	SR73 SB	SR73 NB	WILSON	TOTAL	LOS
EXISTING	43	49	34	126	A	74	145	25	144	A
BACKGROUND	57	65	34	156	A	98	192	25	183	A
BACKGROUND PLUS PROJECT	57	65	100	222	A	98	192	136	426	A

The analysis results indicate that the LOS for SR-73 remains a LOS A with the anticipated background and project traffic loadings. The existing SR-73 configuration and traffic control system will support the additional 22 lots associated with the proposed project.

5.0 SUMMARY AND CONCLUSIONS

- The addition of this project to existing Wilson Ave. traffic loads is expected to generate 1,280 daily trips (half inbound and half outbound) with 100 trips during the a.m. peak hour (25 inbound and 75 outbound) and 136 trips during the p.m. peak hour (86 inbound and 50 outbound).
- The SR-73/Wilson Ave. intersection is expected to operate at LOS A during the a.m. peak hour and p.m. peak hour.
- Existing roadway configurations and traffic control will support the proposed 22 lot project.

APPENDIX A - TURNING MOVEMENTS COUNTS

DMJM Harris

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Midvale, UT 84047

Default Comments
Change These in The Preferences Window
Select File/Preference in the Main Scree
Then Click the Comments Tab

File Name : Wilson St & SR-73
Site Code : 00000000
Start Date : 7/10/2008
Page No : 1

Groups Printed- Vehicles - Trucks

Start Time	SR-73 Southbound					Westbound					SR-73 Northbound					Wilson Street Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	0	12	0	0	12	0	0	0	0	0	0	16	0	0	16	0	0	8	0	8	36
07:15 AM	1	12	0	0	13	0	0	0	0	0	0	11	0	0	11	1	0	12	0	13	37
07:30 AM	0	11	0	0	11	0	0	0	0	0	0	13	0	0	13	0	0	5	0	5	29
07:45 AM	1	8	0	0	9	0	0	0	0	0	0	9	1	0	10	0	0	8	0	8	27
Total	2	43	0	0	45	0	0	0	0	0	0	49	1	0	50	1	0	33	0	34	129
08:00 AM	0	17	0	0	17	0	0	0	0	0	0	5	0	0	5	1	0	7	0	8	30
08:15 AM	6	20	0	0	26	0	0	0	0	0	0	9	0	0	9	0	0	6	0	6	41
08:30 AM	2	14	0	0	16	0	0	0	0	0	0	3	0	0	3	0	0	4	0	4	23
08:45 AM	1	9	0	0	10	0	0	0	0	0	0	12	0	0	12	1	0	4	0	5	27
Total	9	60	0	0	69	0	0	0	0	0	0	29	0	0	29	2	0	21	0	23	121

*** BREAK ***

04:00 PM	7	16	0	0	23	0	0	0	0	0	0	22	0	0	22	2	0	2	0	4	49
04:15 PM	13	13	0	0	26	0	0	0	0	0	0	12	1	0	13	1	0	3	0	4	43
04:30 PM	4	11	0	0	15	0	0	0	0	0	0	24	1	0	25	2	0	0	0	2	42
04:45 PM	9	16	0	0	25	0	0	0	0	0	0	38	1	0	39	2	0	5	0	7	71
Total	33	56	0	0	89	0	0	0	0	0	0	96	3	0	99	7	0	10	0	17	205
05:00 PM	10	27	0	0	37	0	0	0	0	0	0	40	4	0	44	0	0	5	0	5	86
05:15 PM	12	15	0	0	27	0	0	0	0	0	0	41	1	0	42	2	0	2	0	4	73
05:30 PM	16	16	0	0	32	0	0	0	0	0	0	26	0	0	26	3	0	6	0	9	67
05:45 PM	12	15	0	0	27	0	0	0	0	0	0	13	1	0	14	0	0	11	0	11	52
Total	50	73	0	0	123	0	0	0	0	0	0	120	6	0	126	5	0	24	0	29	278
Grand Total	94	232	0	0	326	0	0	0	0	0	0	294	10	0	304	15	0	88	0	103	733
Apprch %	28.8	71.2	0	0		0	0	0	0		0	96.7	3.3	0		14.6	0	85.4	0		
Total %	12.8	31.7	0	0	44.5	0	0	0	0	0	0	40.1	1.4	0	41.5	2	0	12	0	14.1	
Vehicles	93	229	0	0	322	0	0	0	0	0	0	284	10	0	294	15	0	88	0	103	719
% Vehicles	98.9	98.7	0	0	98.8	0	0	0	0	0	0	96.6	100	0	96.7	100	0	100	0	100	98.1
Trucks	1	3	0	0	4	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	14
% Trucks	1.1	1.3	0	0	1.2	0	0	0	0	0	0	3.4	0	0	3.3	0	0	0	0	0	1.9

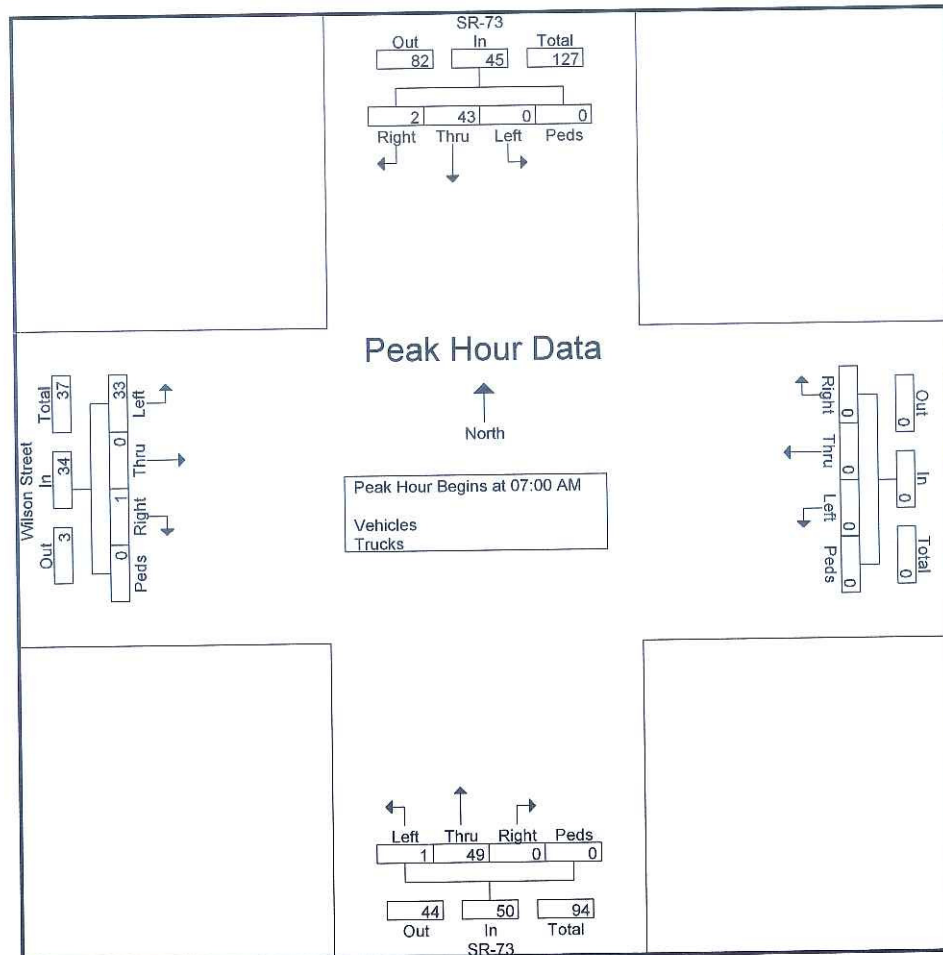
DMJM Harris

935 E. South Union Avenue Suite D-203
Midvale, UT 84047

Default Comments
Change These in The Preferences Window
Select File/Preference in the Main Scree
Then Click the Comments Tab

File Name : Wilson St & SR-73
Site Code : 00000000
Start Date : 7/10/2008
Page No : 2

	SR-73 Southbound					Westbound					SR-73 Northbound					Wilson Street Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	12	0	0	12	0	0	0	0	0	0	16	0	0	16	0	0	8	0	8	36
07:15 AM	1	12	0	0	13	0	0	0	0	0	0	11	0	0	11	1	0	12	0	13	37
07:30 AM	0	11	0	0	11	0	0	0	0	0	0	13	0	0	13	0	0	5	0	5	29
07:45 AM	1	8	0	0	9	0	0	0	0	0	0	9	1	0	10	0	0	8	0	8	27
Total Volume	2	43	0	0	45	0	0	0	0	0	0	49	1	0	50	1	0	33	0	34	129
% App. Total	4.4	95.6	0	0		0	0	0	0		0	98	2	0		2.9	0	97.1	0		
PHF	.500	.896	.000	.000	.865	.000	.000	.000	.000	.000	.000	.766	.250	.000	.781	.250	.000	.688	.000	.654	.872



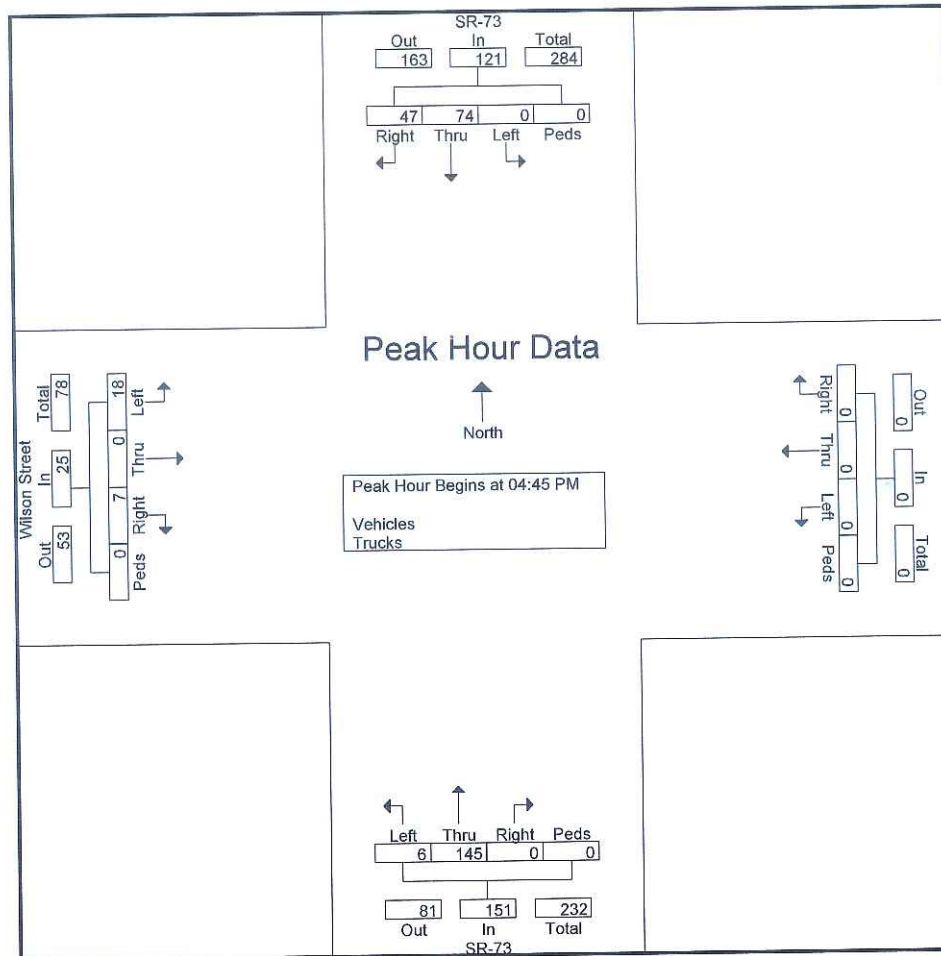
DMJM Harris

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Default Comments
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Select File/Preference in the Main Scree
Then Click the Comments Tab

File Name : Wilson St & SR-73
Site Code : 00000000
Start Date : 7/10/2008
Page No : 3

	SR-73 Southbound					Westbound					SR-73 Northbound					Wilson Street Eastbound					
Start Time	Rig ht	Thr u	Lcft	Pcd s	App.Total	Rig ht	Thr u	Lcft	Pcd s	App.Total	Right	Thr u	Lcft	Peds	App.Total	Right	Thr u	Lcft	Peds	App.Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	9	16	0	0	25	0	0	0	0	0	0	38	1	0	39	2	0	5	0	7	71
05:00 PM	10	27	0	0	37	0	0	0	0	0	0	40	4	0	44	0	0	5	0	5	86
05:15 PM	12	15	0	0	27	0	0	0	0	0	0	41	1	0	42	2	0	2	0	4	73
05:30 PM	16	16	0	0	32	0	0	0	0	0	0	26	0	0	26	3	0	6	0	9	67
Total Volume	47	74	0	0	121	0	0	0	0	0	0	145	6	0	151	7	0	18	0	25	297
% App. Total	38.8	61.2	0	0		0	0	0	0		0	96	4	0		28	0	72	0		
PHF	.734	.685	.000	.000	.818	.000	.000	.000	.000	.000	.000	.884	.375	.000	.858	.583	.000	.750	.000	.694	.863



**POLE CANYON PHASE 1 SUBDIVISION
White Hills Water System
Water Model Report**

**Prepared For:
Oquirrh Wood Ranch, LLC**

Prepared By:

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3376 Stonehill Lane
Salt Lake City, UT 84121
(801) 558-5293

April 2016

1.0 INTRODUCTION

The proposed Pole Canyon Phase 1 subdivision will receive culinary water service from the existing White Hill water system. This report provides results of water system analysis of the existing water system to support the proposed Pole Canyon Phase 1 subdivision.

1.1 Purpose and Objective of Study

Eagle Mountain City will eventually have responsibility and operation of the existing White Hills water system. This analysis includes evaluation of the water distribution system to provide service within the requirements of the State of Utah Division of Drinking Water. Of primary importance is the analysis of maintaining a minimum of 20 psi system pressure under Peak Instantaneous flow conditions.

1.2 Project Description and Location

The proposed development site is located in the western area of Eagle Mountain City approximately 1.7 miles south of Cedar Fort City. The Pole Canyon Phase 1 project site includes undeveloped residential property fronting existing roadways within the White Hills subdivision including Jackson Street, Eisenhower Street, and Jefferson Avenue. The proposed project consists of 20 residential single family units. The existing water system is comprised of (2) ground water wells each capable of producing approximately 1,400 gpm, 770,000 gallons of water storage, 10" and 6" piping within the distribution system. The water distribution system is depicted in Figure 1.

2.0 WATER SYSTEM DEMANDS

This analysis evaluated Peak Day Demand with Fire Flow and Peak Instantaneous Demand without Fire Flow for evaluating the ability of the distribution system to maintain an minimum of 20 psi within the system. Analysis of existing White Hills lots indicated an average of 0.19 acres per lot. Demand consists of indoor use and outdoor use per the Division of Drinking Water Rule R309-510 Facility Design and Operation: Minimum Sizing Requirements as follows:

Peak Day Demand

Indoor Demand = 800 GPD/Residential Unit

Outdoor Demand = 2.26 GPM/Irrigated Acre (Zone 2)

Peak Instantaneous Demand

Indoor Demand (Q) = $10.8 \times N^{0.64}$ in GPM; where N = number of connections

Outdoor Demand = 5.60 GPM/Irrigated Acre (Zone 2)

The demands for each node within the model are shown in Table 1. For this analysis the water system demand included service to the following residential units:

Existing White Hills Lots - 113

Existing White Hills Country Estates Lots - 12

Proposed Pole Canyon Phase 1 Lots - 20

Total Lots for Peak Demand Analysis - 145

2.1 Peak Day Demand with Fire Flow

A Fire Flow test was conducted within the White Hills water system. A fire hydrant on Jefferson Ave. flowed at 1,034 GPM with a pitot pressure at 38 PSI. A fire hydrant on Eisenhower St. near Jackson St. was monitored during the flow test with residual pressure of 44 PSI. This flow test was conducted with the water tanks full. See flow test information in Appendix. Using this data the water model was checked for with a positive calibration. The water model was then run for 10 feet of water in the tank to simulate minimum storage condition. A 10 foot water depth represents the fire storage requirement in the tank. Results of Peak Day Demands with a Fire Flow of 1,034 GPM at Node 40 provide minimum pressure within the system of 24.30 PSI at Node 38. This scenario meets requirement of maintaining a minimum of 20 PSI during a fire flow event. Refer to Figure 2 and results reports in Appendix.

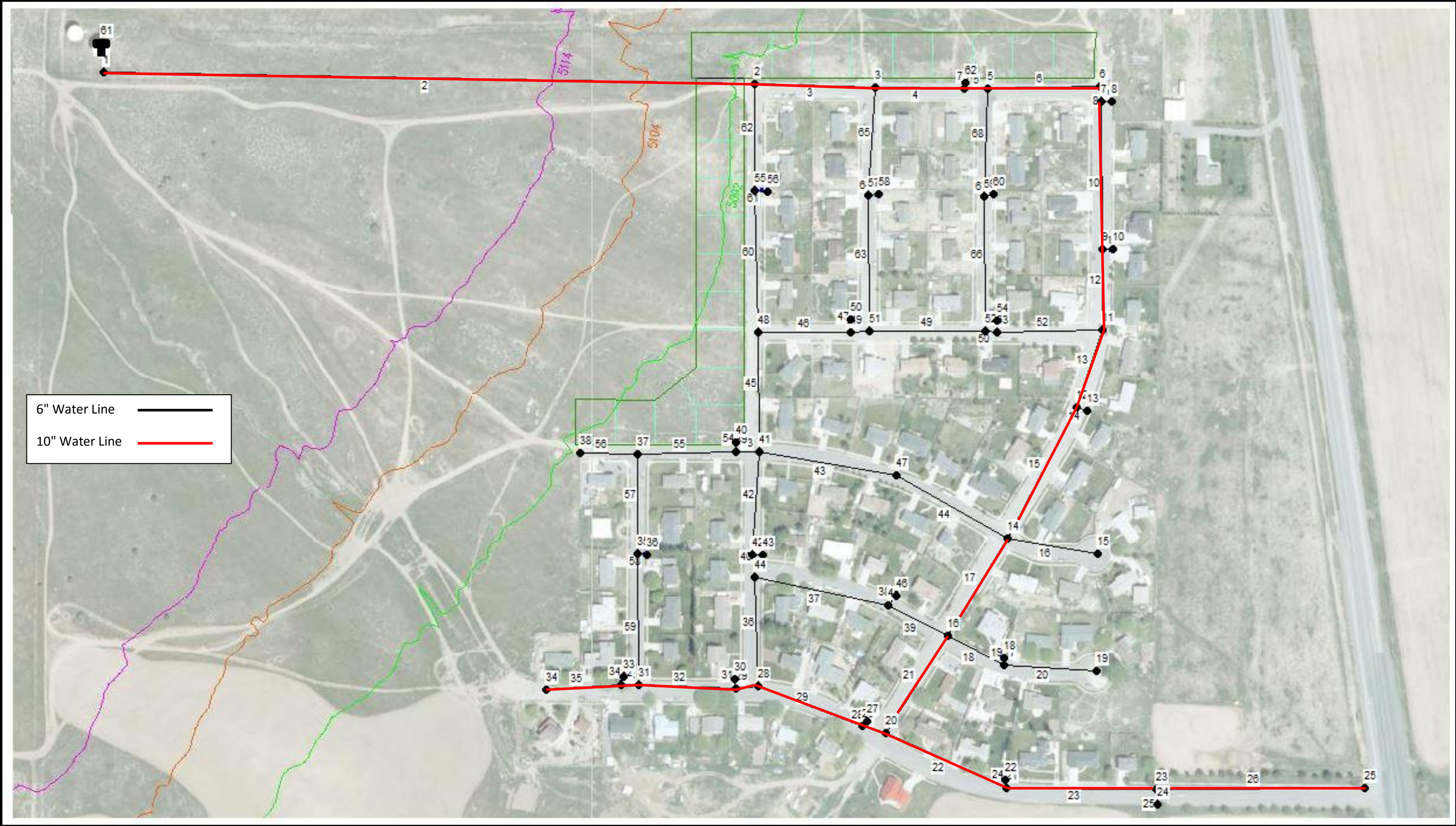
2.1 Peak Instantaneous Demand Model Run

The total system demand at Peak Instantaneous Demand is 898.17 GPM. The water model was then run for 10 feet of water in the tank to simulate minimum storage condition. Results of Peak Instantaneous Demands provide minimum pressure within the system of 31.97 PSI at Node 38. This scenario meets requirement of maintaining a minimum of 20 PSI during Peak Instantaneous demands. Refer to results reports in Appendix.

3.0 SUMMARY

Based on the water system model scenario for Peak Instantaneous Demand for indoor, outdoor, and fire flow the White Water distribution system with the addition of the Pole Canyon Phase 1 lots provides a minimum system pressure greater than 20 psi meeting the State DDW minimum requirements for a distribution system.

Figure 1 - White Hills Water System - Base Model

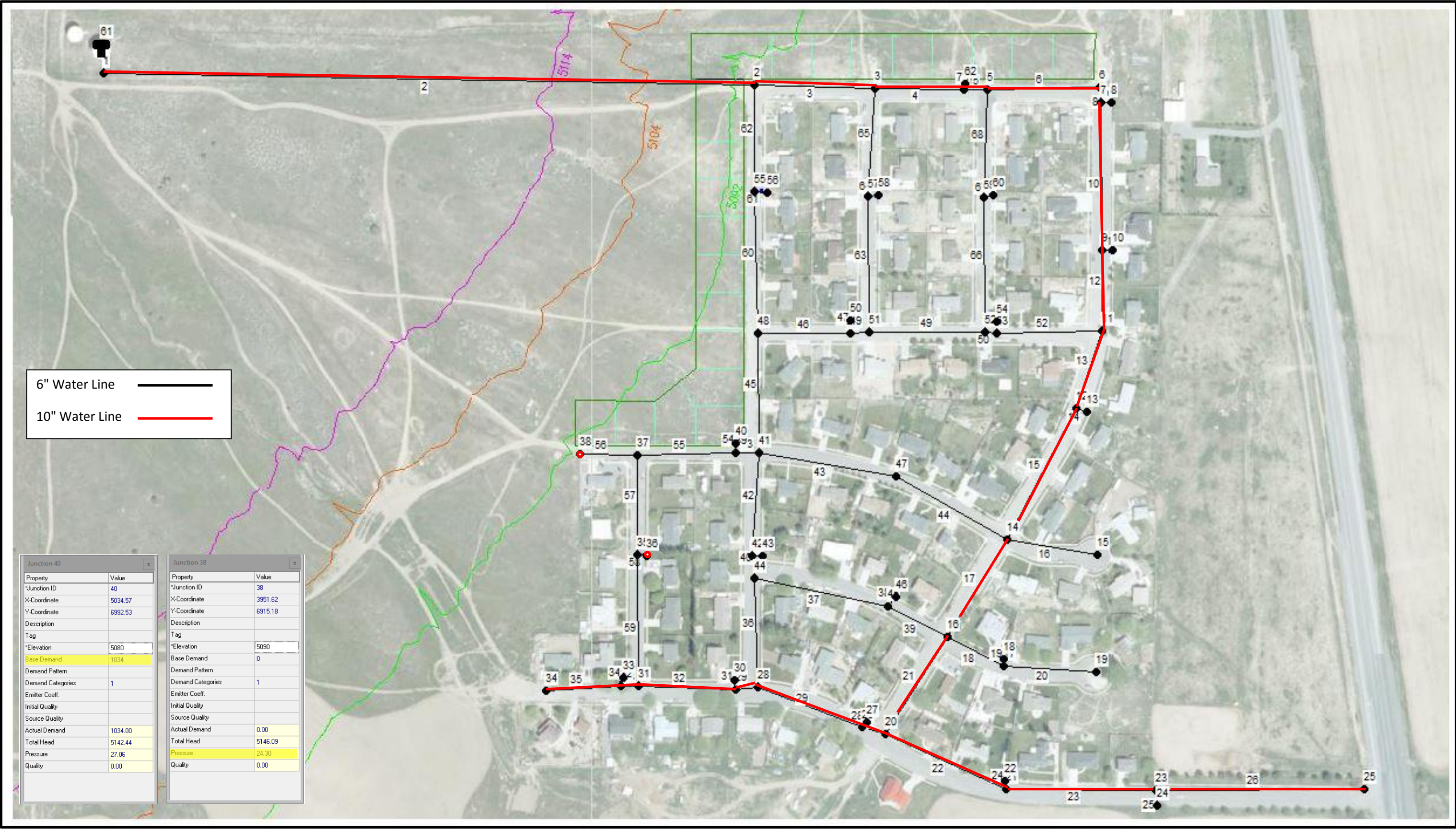


POLE CANYON PHASE 1 SUBDIVISION
WATER MODEL

Table 1 - Node Demands

			Peak Daily Demands				Peak Instantaneous Demands		
Node	# Lots	Node Elev.	Indoor Unit Demand (gpd)	Outdoor Unit Demand 0.19 acres x 2.26 gpm/acre (gpd)	Total Demand (gpd)	Total Demand (gpm)	Indoor Demand $Q=10.8 \times N^{0.64}$ (gpm)	Outdoor Demand 0.19 acres x 5.60 gpm/acre (gpm)	Total Demand (gpm)
3	5	5080	800	618	7,092	4.92	30.25	5.32	35.57
5	4	5070	800	618	5,673	3.94	26.23	4.26	30.48
9	10	5053	800	618	14,183	9.85	47.14	10.64	57.78
12	7	5049	800	618	9,928	6.89	37.52	7.45	44.97
15	4	5042	800	618	5,673	3.94	26.23	4.26	30.48
19	9	5034	800	618	12,765	8.86	44.07	9.58	53.65
20	6	5048	800	618	8,510	5.91	34.00	6.38	40.38
21	4	5045	800	618	5,673	3.94	26.23	4.26	30.48
24	12	5030	800	618	17,020	11.82	52.98	12.77	65.75
31	6	5072	800	618	8,510	5.91	34.00	6.38	40.38
35	10	5078	800	618	14,183	9.85	47.14	10.64	57.78
41	6	5078	800	618	8,510	5.91	34.00	6.38	40.38
42	7	5068	800	618	9,928	6.89	37.52	7.45	44.97
45	7	5059	800	618	9,928	6.89	37.52	7.45	44.97
47	11	5068	800	618	15,602	10.83	50.11	11.70	61.81
52	7	5060	800	618	9,928	6.89	37.52	7.45	44.97
55	10	5088	800	618	14,183	9.85	47.14	10.64	57.78
57	10	5075	800	618	14,183	9.85	47.14	10.64	57.78
59	10	5066	800	618	14,183	9.85	47.14	10.64	57.78
TOTALS	145				205,659	142.82	743.89	154.28	898.17

Figure 2 - White Hills Water System - Peak Day Demand and Fire Flow Event at Node 40; 10' of Water in Tank



APPENDIX

FIRE FLOW TEST RESULTS WATER MODEL REPORTS

PROTECTION CONSULTANTS, INC.

1199 SOUTH MAIN STREET, SUITE 101
CENTERVILLE, UTAH 84014

PAGE 1 OF 2

WATER FLOW TEST REPORT

PROJECT NAME: POLE CANYON SUBDIVISION - PHASE I - SECOND TEST

STREET ADDRESS: EISENHOWER STREET & COOLIDGE AVENUE

CITY: CEDAR FORT (EAGLE MOUNTAIN)

STATE: UTAH

CHRIS COZENS - WHITE HILLS WATER DEPT.

TESTED BY: PCI

WITNESSED BY: DERRICK ROWBERRY - EAGLE MOUNTAIN

TEST DATE: 02/12/2016

TEST TIME: 9:30 PM

TEMPERATURE: 27°F

PROJECT ELEVATION: _____ FT.

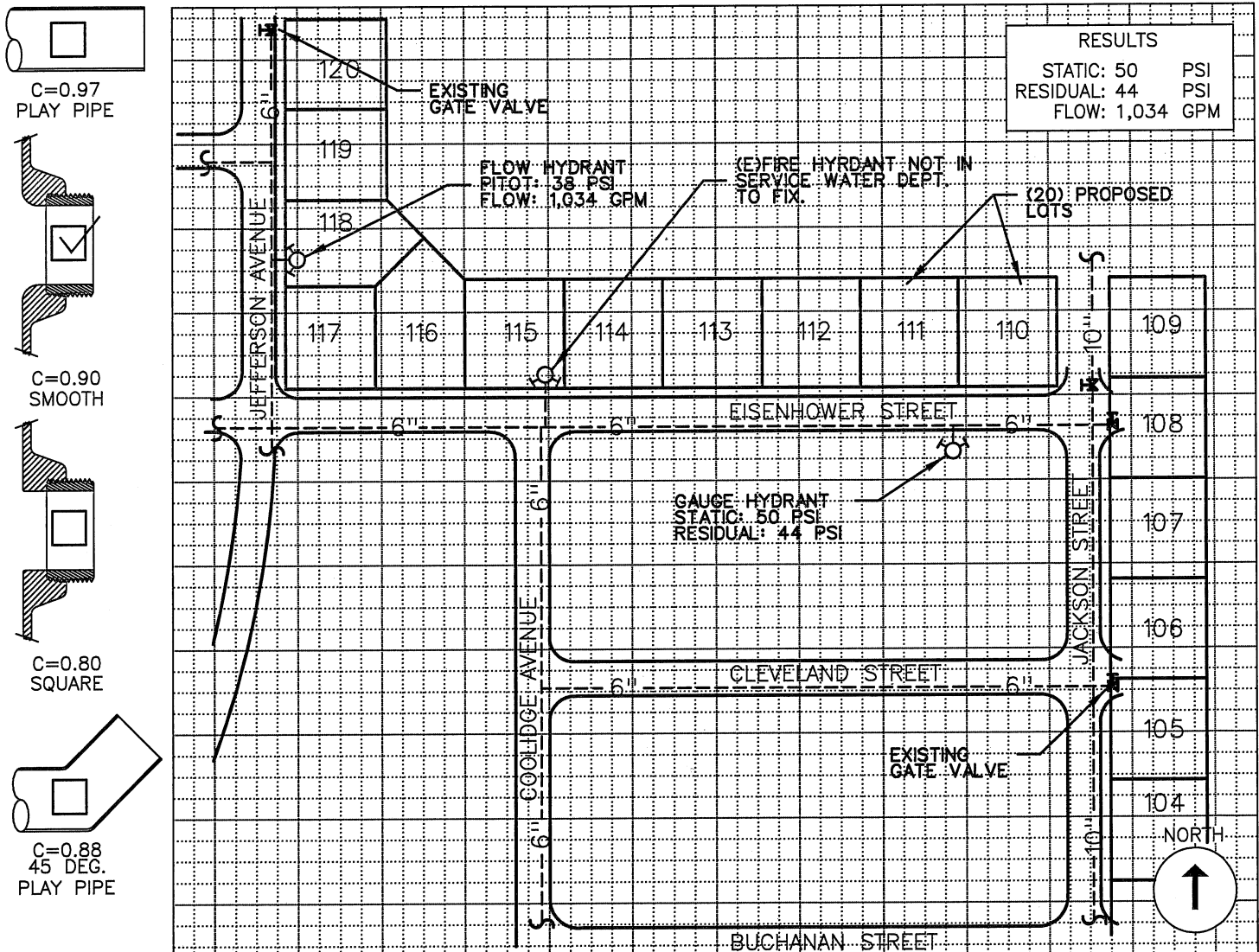
COMMENTS: FIRE FLOW: 2,466 GPM @ 20 PSI

HYDRANT & FLOW DATA

TEST HYDRANT (GAUGED):	STATIC: 50 PSI	RESIDUAL: 44 PSI	ELEVATION: _____ FT.
FLOW OUTLET DIAMETER:	OUTLET 1: 2.500 INCHES	OUTLET 2: _____ INCHES	
FLOW OUTLET C-FACTOR:	OUTLET 1: 0.90	OUTLET 2: _____	
FLOW HYDRANT (PITOTED):	OUTLET 1: 38 PSI	OUTLET 2: _____ PSI	
WATER FLOW VOLUME:	OUTLET 1: 1,034 GPM	OUTLET 2: _____ GPM	TOTAL: 1,034 GPM

FORMULA: $Q = 29.83 C_d^2 \sqrt{P}$ Q: FLOW VOLUME d: OUTLET DIAMETER P: PITOT PRESSURE C: COEFFICIENT OF DISCHARGE

AREA MAP



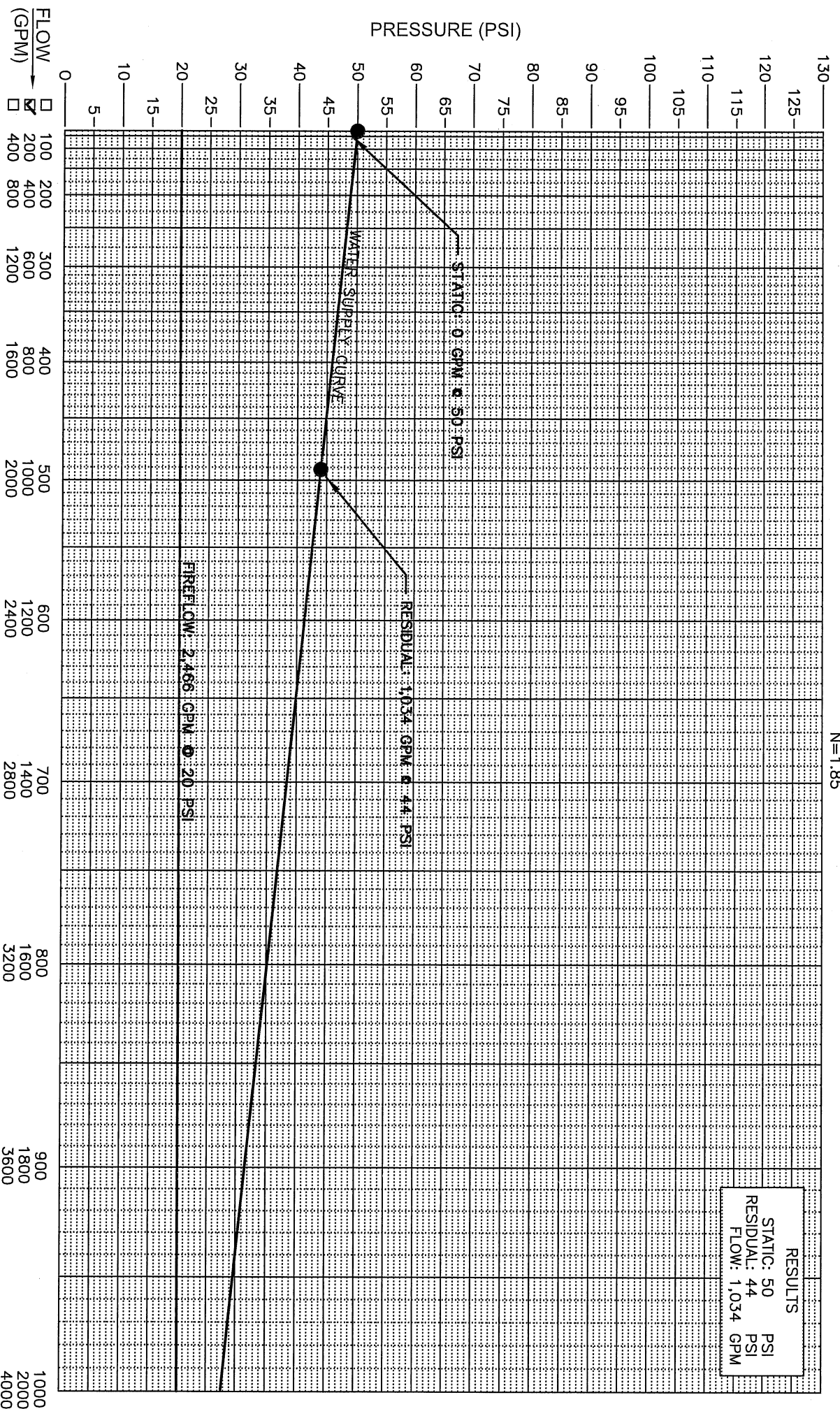
✓ FLOW TEST CONDUCTED IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS"

PROTECTION CONSULTANTS, INC.

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CENTERVILLE, UTAH 84014

WATER SUPPLY CURVE WATER FLOW GRAPH

N=1.85



EXPLAIN ANY VARIABLES IN OPERATION
 OF WATER SYSTEM THAT WOULD AFFECT
 EITHER STATIC PRESSURE OR FLOW
 VOLUMES AT A DIFFERENT TIME OF
 DAY OR DURING THE YEAR.

White Hills Water System - Peak Day Demand - Fire Flow Calibration

Network Table - Nodes

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 1	5168	0	15.74
Junc 2	5092	0	42.67
Junc 3	5080	4.92	46.88
Junc 4	5072	0	49.82
Junc 5	5070	3.94	50.66
Junc 6	5060	0	54.58
Junc 7	5060	0	54.54
Junc 8	5060	0	54.54
Junc 9	5053	9.85	57.05
Junc 10	5053	0	57.05
Junc 11	5051	0	57.63
Junc 12	5049	6.89	58.05
Junc 13	5049	0	58.05
Junc 14	5048	0	57.73
Junc 15	5042	3.94	60.33
Junc 16	5050	0	56.53
Junc 17	5042	0	60.00
Junc 18	5042	0	60.00
Junc 19	5034	8.86	63.46
Junc 20	5048	5.91	57.23
Junc 21	5045	3.94	58.53
Junc 22	5045	0	58.53
Junc 23	5030	0	65.03
Junc 24	5030	11.82	65.03
Junc 25	5011	0	73.26

White Hills Water System - Peak Day Demand - Fire Flow Calibration

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 26	5050	0	56.33
Junc 27	5050	0	56.33
Junc 28	5062	0	50.98
Junc 29	5064	0	50.10
Junc 30	5064	0	50.10
Junc 31	5072	5.91	46.56
Junc 32	5074	0	45.69
Junc 33	5074	0	45.69
Junc 34	5080	0	43.09
Junc 35	5078	9.85	42.88
Junc 36	5078	0	42.88
Junc 37	5085	0	39.04
Junc 38	5090	0	36.87
Junc 39	5080	0	40.45
Junc 40	5080	1034	39.62
Junc 41	5078	5.91	43.08
Junc 42	5068	6.89	48.09
Junc 43	5068	0	48.09
Junc 44	5068	0	48.22
Junc 45	5059	6.89	52.46
Junc 46	5059	0	52.46
Junc 47	5068	10.83	48.29
Junc 48	5084	0	43.41
Junc 49	5073	0	48.56
Junc 50	5073	0	48.56
Junc 51	5073	0	48.63

White Hills Water System - Peak Day Demand - Fire Flow Calibration

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 52	5060	6.89	54.24
Junc 53	5060	0	54.19
Junc 54	5060	0	54.19
Junc 55	5088	9.85	43.16
Junc 56	5088	0	43.16
Junc 57	5075	9.85	48.45
Junc 58	5075	0	48.45
Junc 59	5066	9.85	52.04
Junc 60	5066	0	52.04
Junc 62	5072	0	49.82
Tank 61	5166	#N/A	16.90

White Hills Water System - Peak Day Demand - No Fire Flow, 10' in Tank

Network Table - Nodes

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 1	5168	0	3.46
Junc 2	5092	0	36.27
Junc 3	5080	4.92	41.45
Junc 4	5072	0	44.91
Junc 5	5070	3.94	45.77
Junc 6	5060	0	50.10
Junc 7	5060	0	50.10
Junc 8	5060	0	50.10
Junc 9	5053	9.85	53.12
Junc 10	5053	0	53.12
Junc 11	5051	0	53.99
Junc 12	5049	6.89	54.85
Junc 13	5049	0	54.85
Junc 14	5048	0	55.28
Junc 15	5042	3.94	57.88
Junc 16	5050	0	54.41
Junc 17	5042	0	57.87
Junc 18	5042	0	57.87
Junc 19	5034	8.86	61.34
Junc 20	5048	5.91	55.27
Junc 21	5045	3.94	56.57
Junc 22	5045	0	56.57
Junc 23	5030	0	63.07
Junc 24	5030	11.82	63.07
Junc 25	5011	0	71.30

White Hills Water System - Peak Day Demand - No Fire Flow, 10' in Tank

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 26	5050	0	54.41
Junc 27	5050	0	54.41
Junc 28	5062	0	49.21
Junc 29	5064	0	48.34
Junc 30	5064	0	48.34
Junc 31	5072	5.91	44.87
Junc 32	5074	0	44.01
Junc 33	5074	0	44.01
Junc 34	5080	0	41.41
Junc 35	5078	9.85	42.27
Junc 36	5078	0	42.27
Junc 37	5085	0	39.24
Junc 38	5090	0	37.08
Junc 39	5080	0	41.41
Junc 40	5080	0	41.41
Junc 41	5078	5.91	42.28
Junc 42	5068	6.89	46.61
Junc 43	5068	0	46.61
Junc 44	5068	0	46.61
Junc 45	5059	6.89	50.51
Junc 46	5059	0	50.51
Junc 47	5068	10.83	46.61
Junc 48	5084	0	39.70
Junc 49	5073	0	44.46
Junc 50	5073	0	44.46
Junc 51	5073	0	44.46

White Hills Water System - Peak Day Demand - No Fire Flow, 10' in Tank

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 52	5060	6.89	50.09
Junc 53	5060	0	50.09
Junc 54	5060	0	50.09
Junc 55	5088	9.85	37.98
Junc 56	5088	0	37.98
Junc 57	5075	9.85	43.60
Junc 58	5075	0	43.60
Junc 59	5066	9.85	47.50
Junc 60	5066	0	47.50
Junc 62	5072	0	44.91
Tank 61	5166	#N/A	4.33

White Hills Water System - Peak Day Demand - Fire Flow 10' in Tank

Network Table - Nodes

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 1	5168	0	3.17
Junc 2	5092	0	30.10
Junc 3	5080	4.92	34.31
Junc 4	5072	0	37.26
Junc 5	5070	3.94	38.09
Junc 6	5060	0	42.02
Junc 7	5060	0	41.97
Junc 8	5060	0	41.97
Junc 9	5053	9.85	44.48
Junc 10	5053	0	44.48
Junc 11	5051	0	45.07
Junc 12	5049	6.89	45.48
Junc 13	5049	0	45.48
Junc 14	5048	0	45.16
Junc 15	5042	3.94	47.76
Junc 16	5050	0	43.97
Junc 17	5042	0	47.43
Junc 18	5042	0	47.43
Junc 19	5034	8.86	50.90
Junc 20	5048	5.91	44.66
Junc 21	5045	3.94	45.96
Junc 22	5045	0	45.96
Junc 23	5030	0	52.46
Junc 24	5030	11.82	52.46
Junc 25	5011	0	60.69

White Hills Water System - Peak Day Demand - Fire Flow 10' in Tank

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 26	5050	0	43.76
Junc 27	5050	0	43.76
Junc 28	5062	0	38.41
Junc 29	5064	0	37.53
Junc 30	5064	0	37.53
Junc 31	5072	5.91	33.99
Junc 32	5074	0	33.13
Junc 33	5074	0	33.13
Junc 34	5080	0	30.53
Junc 35	5078	9.85	30.32
Junc 36	5078	0	30.32
Junc 37	5085	0	26.47
Junc 38	5090	0	24.30
Junc 39	5080	0	27.89
Junc 40	5080	1034	27.06
Junc 41	5078	5.91	30.52
Junc 42	5068	6.89	35.52
Junc 43	5068	0	35.52
Junc 44	5068	0	35.65
Junc 45	5059	6.89	39.89
Junc 46	5059	0	39.89
Junc 47	5068	10.83	35.72
Junc 48	5084	0	30.84
Junc 49	5073	0	35.99
Junc 50	5073	0	35.99
Junc 51	5073	0	36.07

White Hills Water System - Peak Day Demand - Fire Flow 10' in Tank

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 52	5060	6.89	41.68
Junc 53	5060	0	41.63
Junc 54	5060	0	41.63
Junc 55	5088	9.85	30.59
Junc 56	5088	0	30.59
Junc 57	5075	9.85	35.89
Junc 58	5075	0	35.89
Junc 59	5066	9.85	39.47
Junc 60	5066	0	39.47
Junc 62	5072	0	37.26
Tank 61	5166	#N/A	4.33

White Hills Water System - Peak Day Demand & Fire Flow, 10' in Tank

Network Table - Links

Link ID	Length ft	Diameter in	Flow GPM	Velocity fps
Pipe 1	50	10	-1176.87	4.81
Pipe 2	1023	10	1176.87	4.81
Pipe 3	280	10	896.36	3.66
Pipe 4	230	10	703.49	2.87
Pipe 5	30	12	703.49	2.00
Pipe 6	280	10	557.25	2.28
Pipe 7	15	6	0.00	0.00
Pipe 8	30	10	557.25	2.28
Pipe 9	1000	12	0.00	0.00
Pipe 10	355	10	557.24	2.28
Pipe 11	15	6	0.00	0.00
Pipe 12	200	10	547.39	2.24
Pipe 13	200	10	702.40	2.87
Pipe 14	15	6	0.00	0.00
Pipe 15	340	10	695.50	2.84
Pipe 16	220	6	3.94	0.04
Pipe 17	285	10	487.24	1.99
Pipe 18	145	6	8.86	0.10
Pipe 19	15	6	0.00	0.00
Pipe 20	230	6	8.86	0.10
Pipe 21	275	10	350.46	1.43
Pipe 22	315	10	15.77	0.06
Pipe 23	350	10	11.83	0.05
Pipe 24	15	6	0.00	0.00
Pipe 25	1200	10	11.82	0.05

White Hills Water System - Peak Day Demand & Fire Flow, 10' in Tank

Link ID	Length ft	Diameter in	Flow GPM	Velocity fps
Pipe 26	500	10	0.00	0.00
Pipe 27	65	10	328.79	1.34
Pipe 28	15	6	0.00	0.00
Pipe 29	270	10	328.78	1.34
Pipe 30	45	10	241.54	0.99
Pipe 31	15	6	0.00	0.00
Pipe 32	230	10	241.54	0.99
Pipe 33	45	10	0.01	0.00
Pipe 34	15	6	0.00	0.00
Pipe 35	140	10	0.00	0.00
Pipe 36	285	6	87.24	0.99
Pipe 37	330	6	-121.02	1.37
Pipe 38	15	6	0.00	0.00
Pipe 39	150	6	-127.91	1.45
Pipe 40	45	6	208.26	2.36
Pipe 41	15	6	0.00	0.00
Pipe 42	250	6	201.36	2.28
Pipe 43	350	6	-193.49	2.20
Pipe 44	280	6	-204.32	2.32
Pipe 45	280	6	-419.29	4.76
Pipe 46	250	6	-148.63	1.69
Pipe 47	15	6	0.00	0.00
Pipe 48	50	6	-148.63	1.69
Pipe 49	280	6	29.46	0.33
Pipe 50	30	6	155.02	1.76
Pipe 51	15	6	0.00	0.00

White Hills Water System - Peak Day Demand & Fire Flow, 10' in Tank

Link ID	Length ft	Diameter in	Flow GPM	Velocity fps
Pipe 52	280	6	155.01	1.76
Pipe 53	50	6	808.24	9.17
Pipe 54	15	6	1034.00	11.73
Pipe 55	225	6	-225.76	2.56
Pipe 56	125	6	0.00	0.00
Pipe 57	245	6	-225.77	2.56
Pipe 58	15	6	0.00	0.00
Pipe 59	300	6	-235.62	2.67
Pipe 60	320	6	-270.66	3.07
Pipe 61	15	6	0.00	0.00
Pipe 62	250	6	-280.52	3.18
Pipe 63	320	6	-178.09	2.02
Pipe 64	15	6	0.00	0.00
Pipe 65	250	6	-187.95	2.13
Pipe 66	320	6	-132.45	1.50
Pipe 67	15	6	0.00	0.00
Pipe 68	250	6	-142.30	1.61

White Hills Water System - Peak Instantaneous Demands, 10' in Tank

Network Table - Nodes

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 1	5168	0	3.30
Junc 2	5092	0	32.82
Junc 3	5080	35.57	37.44
Junc 4	5072	0	40.65
Junc 5	5070	30.48	41.50
Junc 6	5060	0	45.67
Junc 7	5060	0	45.65
Junc 8	5060	0	45.65
Junc 9	5053	57.78	48.47
Junc 10	5053	0	48.47
Junc 11	5051	0	49.26
Junc 12	5049	44.97	49.99
Junc 13	5049	0	49.99
Junc 14	5048	0	50.26
Junc 15	5042	30.48	52.84
Junc 16	5050	0	49.30
Junc 17	5042	0	52.74
Junc 18	5042	0	52.74
Junc 19	5034	53.65	56.15
Junc 20	5048	40.38	50.14
Junc 21	5045	0	51.43
Junc 22	5045	0	51.43
Junc 23	5030	0	57.92
Junc 24	5030	65.75	57.89
Junc 25	5011	0	66.15

White Hills Water System - Peak Instantaneous Demands, 10' in Tank

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 26	5050	0	49.27
Junc 27	5050	0	49.27
Junc 28	5062	0	44.07
Junc 29	5064	0	43.20
Junc 30	5064	0	43.20
Junc 31	5072	40.38	39.73
Junc 32	5074	0	38.86
Junc 33	5074	0	38.86
Junc 34	5080	0	36.26
Junc 35	5078	57.78	37.13
Junc 36	5078	0	37.13
Junc 37	5085	0	34.14
Junc 38	5090	0	31.97
Junc 39	5080	0	36.35
Junc 40	5080	0	36.35
Junc 41	5078	40.38	37.22
Junc 42	5068	44.97	41.48
Junc 43	5068	0	41.48
Junc 44	5068	0	41.48
Junc 45	5059	44.97	45.38
Junc 46	5059	0	45.38
Junc 47	5068	61.81	41.55
Junc 48	5084	0	35.16
Junc 49	5073	0	39.94
Junc 50	5073	0	39.94
Junc 51	5073	0	39.94

White Hills Water System - Peak Instantaneous Demands, 10' in Tank

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 52	5060	44.97	45.49
Junc 53	5060	0	45.48
Junc 54	5060	0	45.48
Junc 55	5088	57.78	33.88
Junc 56	5088	0	33.88
Junc 57	5075	57.78	39.25
Junc 58	5075	0	39.25
Junc 59	5066	57.78	42.98
Junc 60	5066	0	42.98
Junc 62	5072	0	40.65
Tank 61	5166	#N/A	4.33

White Hills Water System - Peak Instantaneous Demands, 10' in Tank

Network Table - Links

Link ID	Length ft	Diameter in	Flow GPM	Velocity fps
Pipe 1	50	10	-867.66	3.54
Pipe 2	1023	10	867.66	3.54
Pipe 3	280	10	666.80	2.72
Pipe 4	230	10	487.82	1.99
Pipe 5	30	12	487.82	1.38
Pipe 6	280	10	339.82	1.39
Pipe 7	15	6	0.00	0.00
Pipe 8	30	10	339.82	1.39
Pipe 9	1000	12	0.00	0.00
Pipe 10	355	10	339.82	1.39
Pipe 11	15	6	0.00	0.00
Pipe 12	200	10	282.04	1.15
Pipe 13	200	10	357.72	1.46
Pipe 14	15	6	0.00	0.00
Pipe 15	340	10	312.75	1.28
Pipe 16	220	6	30.48	0.35
Pipe 17	285	10	238.36	0.97
Pipe 18	145	6	53.65	0.61
Pipe 19	15	6	0.00	0.00
Pipe 20	230	6	53.65	0.61
Pipe 21	275	10	139.51	0.57
Pipe 22	315	10	65.75	0.27
Pipe 23	350	10	65.75	0.27
Pipe 24	15	6	0.00	0.00
Pipe 25	1200	10	65.75	0.27

White Hills Water System - Peak Instantaneous Demands, 10' in Tank

Link ID	Length ft	Diameter in	Flow GPM	Velocity fps
Pipe 26	500	10	0.00	0.00
Pipe 27	65	10	33.38	0.14
Pipe 28	15	6	0.00	0.00
Pipe 29	270	10	33.38	0.14
Pipe 30	45	10	51.05	0.21
Pipe 31	15	6	0.00	0.00
Pipe 32	230	10	51.05	0.21
Pipe 33	45	10	0.00	0.00
Pipe 34	15	6	0.00	0.00
Pipe 35	140	10	0.00	0.00
Pipe 36	285	6	-17.67	0.20
Pipe 37	330	6	-0.23	0.00
Pipe 38	15	6	0.00	0.00
Pipe 39	150	6	-45.20	0.51
Pipe 40	45	6	-17.44	0.20
Pipe 41	15	6	0.00	0.00
Pipe 42	250	6	-62.41	0.71
Pipe 43	350	6	17.89	0.20
Pipe 44	280	6	-43.92	0.50
Pipe 45	280	6	-167.80	1.90
Pipe 46	250	6	-24.72	0.28
Pipe 47	15	6	0.00	0.00
Pipe 48	50	6	-24.72	0.28
Pipe 49	280	6	60.91	0.69
Pipe 50	30	6	75.69	0.86
Pipe 51	15	6	0.00	0.00

White Hills Water System - Peak Instantaneous Demands, 10' in Tank

Link ID	Length ft	Diameter in	Flow GPM	Velocity fps
Pipe 52	280	6	75.69	0.86
Pipe 53	50	6	47.11	0.53
Pipe 54	15	6	0.00	0.00
Pipe 55	225	6	47.11	0.53
Pipe 56	125	6	0.00	0.00
Pipe 57	245	6	47.11	0.53
Pipe 58	15	6	0.00	0.00
Pipe 59	300	6	-10.67	0.12
Pipe 60	320	6	-143.08	1.62
Pipe 61	15	6	0.00	0.00
Pipe 62	250	6	-200.86	2.28
Pipe 63	320	6	-85.63	0.97
Pipe 64	15	6	0.00	0.00
Pipe 65	250	6	-143.41	1.63
Pipe 66	320	6	-59.75	0.68
Pipe 67	15	6	0.00	0.00
Pipe 68	250	6	-117.53	1.33

Site Summary

Parcels Inside of Development Agreement Boundary
Neighborhood Planning Areas (NPA)

Area	Planning Area Type	Acres	Overall Density	Units
1	Residential	100.33	4.5	451
2	Residential	82.5	4.5	371
3	Residential	81.32	5.5	448
4	Residential	118.94	5.5	655
5	Residential	159.34	5.5	876
6	Residential	108.61	4.5	489
7	Residential	143.27	4.5	645
8	Residential	116.66	2.89	337
9	Residential	127.90	1.92	246
10	Residential	96.20	2.88	277
11	Residential	5.95	3.36	20
12	Residential	106.45	4.5	479
13	Residential	146.99	4.5	661
14	Residential	136.37	4.5	614
15	Residential	92.86	5.5	511
16	Residential	83.79	5.5	461
17	Residential	120.69	5.25	634
18	Residential	156.15	4.5	703

Total Residential Acres 1,984.32
Total Units 8,878
Residential Gross Density 4.47 du/ac

Commercial Planning Areas (CPA)

1	Commercial	79.45	9.83	781
2	Commercial	5.57	n/a	n/a
3	Commercial	10.4	n/a	n/a
4	Commercial	63.18	n/a	n/a
5	Commercial	28.26	n/a	n/a

Industrial Planning Areas (IPA)

1	Industrial	159.9	n/a	n/a
2	Industrial	142.04	n/a	n/a
3	Industrial	57.09	n/a	n/a
4	Industrial	92.33	n/a	n/a

Total Dev Agreement Acres 2,622.54
Total Residential Units 9,659
Gross Density 3.68

Parcels Outside of Development Agreement Boundary
Parcels

Area	Land Use/Owner	Acres	Density	Units
A	White Hills Subdivision	47.45	2.42	115
B	Cook Parcels	12.93	TBD	TBD
C	White Hills Country Estates	63.52	0.17	11
D	MMN, LLC	6.8	TBD	TBD
E	White Parcels	14.28	TBD	TBD
F	2B Investments, LLC	48.14	TBD	TBD
G	Jody B. Brown Trust	10.02	TBD	TBD
H	Bowles Property	83.61	TBD	TBD
I	"Checkerboard" Properties	197.36	TBD	TBD
J	Highway Right-of-way	18.62	n/a	n/a

Total Acres Outside Development Agreement 502.73 Acres

Total Acres		
Inside Development Agreement	2,622.54	
Outside Development Agreement	502.73	
Total Annexation Area Acres	3,125.27	

General Plan Key

Area	Description	General Plan Designation
Residential (NPA)	Mixed-Use Residential	
Residential	Mixed-Use Residential	
Residential	Rural Residential	
Commercial (CPA)	Mixed-Use Commercial	
Commercial	Mixed-Use Commercial	
Industrial (IPA)	Industrial	
Industrial	Industrial	

* Note: In NPA 11, all lots shall be a min 10,000 Sq Ft. In NPA 1 & 3, a street with min 10,000 Sq Ft lots on both sides shall abut the existing White Hills Subdivision

Planning Goals

- Maintain Rural/Country Atmosphere
- Maintain Quiet, Friendly, Safe Neighborhoods
- Prioritize Trails & Parks & Open Space
- Create Active Lifestyle Communities
- Provide Access to Recreation Areas
- Plan for Quality / Managed Growth
- Provide Needed Infrastructure
- Create Local Jobs & Tax Base
- Contribute to Valley-wide Amenities
- Emphasize Area's Incredible Views
- Plan CC&R's and Design Guidelines to Encourage Conservation & Eco-friendly development
- Emphasize Area's Natural Environment
- Protect/Maintain Green Space & Open Space

Plan Key

- Planning Area Boundary
- ✳ Proposed Schools
- ✳ Proposed Public Safety Facility

- Potential Church Site
Church sites will be located throughout each planning area on an as-needed basis

Project Road Classifications

- Arterial Road Corridors
- Major Collector Road Corridors
- Industrial Collector Road Corridors
- Minor Collector Road Corridors
- Local Street

Boundary Classifications

- Annexation Boundary
- Development Agreement Boundary
- Master Plan Area

Land Use Element Exhibit 2



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 14, 2016 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Wendy Komoroski, Matthew Everett, John Linton, and Daniel Boles. EXCUSED: Mike Owens.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, Senior Planner; Tayler Jensen, Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIALS PRESENT: Colby Curtis and Stephanie Gricius.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. May 24, 2016

MOTION: *Wendy Komoroski moved to approve the May 24, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Items noticed but removed from the Agenda

A. City Center Commercial, Master Site Plan

B. Overland Phase A Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:

5. Action and Advisory Items (Recommendations to the City Council)

A. Gateway Park Phase B Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:

Mike Hadley explained that the proposed preliminary plat consists of 4 lots on 8.18 acres. The commercial subdivision is along Cory Wride Memorial Highway and Mt. Airey Drive. The Mountainland Association of Governments has approved money for UDOT to purchase a portion of the proposed preliminary plat property for future ROW expansion. The applicant has been working with UDOT but has been unable to finalize the purchase of the land, so the applicant is moving forward with this preliminary plat. UDOT's future

plans show expansion of Cory Wride Memorial Hwy (SR 73) to become a major transportation corridor.

Daniel Boles asked how much property is UDOT taking from this plat. Steve Mumford stated that the future expansion of Cory Wride Memorial would require all the property from this plat.

Commissioner Linton opened the public hearing at 6:11 p.m.

Lori Gilson, resident, was concerned about what type of businesses were planned for the development. She was also concerned about the beautification of the entrance to Eagle Mountain City and felt that industrial development was not appropriate for the entrance.

Jim Maxwell, resident, wanted to make sure the builders would have standards and setback to help beautify the entrance. He was also concerned about controlling the dust.

Jen Morrison, resident, felt that the City has not done their part in controlling the dust from the gravel pits.

Clara Bartell, resident, was concerned about the dust and the working hours of the gravel pits. She was also concerned about loose gravel from the gravel trucks on Cory Wride Memorial Highway. She felt that the City's enforcement for commercial business was lacking.

Bruno Hunziker, resident, suggested that the residents of Mount Airey subdivision get in contact with the EPA (US Environmental Protection Agency) to help control the dust.

Commissioner Linton closed the public hearing at 6:24 p.m.

Scott Hazard, applicant, explained that he has been working with UDOT since 2014 and UDOT has not given a written offer for the property. UDOT has not condemned the property so he would like to proceed with the planned development.

Commissioner Linton questioned if the lots would be marketable with a maximum lifespan of only ten years.

MOTION: *Wendy Komoroski moved to recommend approval of the preliminary plat for Gateway Park Phase B to the City Council. Daniel Boles seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

B. Metro Ready Mix Concrete Plant, Site Plan, Public Hearing, Action Item, Recommendation to City Council:

Taylor Jensen explained that the proposal is for a concrete plant located north of Cory Wride Memorial Hwy (SR 73), on the Talons Cove property. The proposed concrete plant is located within the Extractive Industries Overlay Zone.

Buffering and Screening

The Eagle Mountain Municipal Code (EMMC) requires uses in the Extractive Industries Overlay Zone that produce substantial noise to be located at least a quarter of a mile or one thousand three hundred and twenty feet (1,320') from properties containing residential development. The proposed location does comply with this standard.

- Berms and landscaping may be required to buffer the use from public roads; however, the proposed concrete plant location is separated from public roads by a large hill, and staff doesn't believe any additional buffering is necessary.
- The applicant placed a 94' model at the site location on Google Earth, and street views confirmed that it could not be seen from any street in Eagle Mountain City staff has confirmed the results.

Truck Traffic.

The applicant has indicated that truck traffic to and from the concrete plant will leave through Saratoga Springs, and will not result in increased truck traffic in Eagle Mountain.

Noise Restrictions.

The use shall comply with the Eagle Mountain noise ordinance, which restricts sound to below sixty-five (65) decibels, measured at the property line from the hours of 9:00 PM to 7:00 AM Monday-Saturday, and 9:00 PM to 9:00 AM Sunday.

Commissioner Everett was concerned about how the City could enforce and fine the companies that are in violation of the noise and hours of operation ordinances. Mr. Mumford confirmed that the City is looking into ways to enforce and fine those companies with violations.

Commissioner Linton opened the public hearing at 6:39 p.m.

Clara Bartell, resident, was concerned about how the industrial properties are devaluing her home. She was also concerned about the health of the children in her neighborhood.

Richard Thomas, resident, was concerned about the noise and the air quality. He read a report from the EPA website about cement plants and how they contribute to air pollution.

Jen Morrison, resident, said that Saratoga Spring has cut off the access road before for trucks accessing through Saratoga Springs and has forced them to use Cory Wride Memorial Hwy. She requested that the concrete plant not be approved.

Lori Gilson, resident, was concerned about being surrounded by an industrial zone. She was also concerned about the air quality, dust, and noise from the industrial zone.

Lisa Maxwell, resident, said that Cory Wride Memorial Hwy is not being maintained by a sweeper. She explained that with the loose gravel along Cory Wride Memorial Hwy she has had to replace her car windshield twice.

DJ King, resident, was concerned about the air quality. He also wanted to know how long the gravel pit would be leasing the property. He was also concerned about the tower being visible once the mountain was removed.

Nate Bruisk, resident, requested that the City implement SWPPP (Storm Water Pollution Prevention Plan) requirements. He also stated that as a builder, the concrete plant would benefit the builders working in Eagle Mountain City.

Travis Jenson, resident, stated that he did not want a concrete plant in his backyard. He was also concerned about the truck destroying City roads and taxpayer having to pay to repair the roads.

Jennifer Lavorsen, resident, was concerned about the pollution, health of the residents, and the value of her home.

Carrie Jenson, resident, was concerned about the debris the high winds will carry from the plant into the neighborhood. She felt that industrial lots should be moved away from residential housing.

Commissioner Linton closed the public hearing at 7:14 p.m.

Commissioner Komoroski asked if an environmental impact study has been done for the plant. Mr. Mumford stated that the City could look into the health impact.

Commissioner Linton suggested that a code be implemented requiring that the gravel truck loads must be wetted down before leaving the plant.

John Dunn, president of Metro Ready Mix Concrete, explained that this plant has nothing to do with the gravel pits. He stated that this is a concrete plant and not a cement plant. He explained that cement plants do produce pollution. The Utah Division of Air Quality (DEQ) does regulate the concrete plants dust. He said that his other two concrete plants are located in West Valley City and Pleasant Grove next to residential neighborhoods.

Commissioner Everett was concerned with the hours of operation. His experience with concrete plants is that most orders for concrete are delivered to the job site around 5:00 am in the summer. The concrete plant would need to start at 4:00 am to get the order delivered. Mr. Dunn explained that his other concrete plants do not have time restrictions. Those morning orders could be dispatched from another concrete plant.

Mr. Mumford said that the Staker Parson gravel pit has been there for about 20 years and the TM Crushing gravel pit has been there for 5 years.

Commissioner Komoroski asked if the City would look into an ordinance that could help control the pollution and the debris on the road.

Commissioners felt that the gravel pit issues should not affect the concrete plant's application.

MOTION: *Wendy Komoroski moved to recommend approval of the site plan for the Metro Ready Mix Concrete Plant to the City Council.
Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

C. Lakeview Estates Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:

Mr. Hadley explained that the property is located southeast of the Cory Wride Memorial Highway (SR 73) and Sunset Drive. The property sits between the Cedar Pass Ranch subdivision and the Westview Heights subdivision. The applicant has proposed a preliminary plat consisting of 65 lots. The lots range from ½ acre to 1.5 acres in size.

Remnant Piece of Ground

The proposed plat shows a leftover piece of property in the southwest corner of the plat. City staff feels that this piece should be incorporated into the plat.

Commissioner Linton opened the public hearing at 7:40 p.m.

DJ King, resident, requested that the Lakeview Estates subdivision mirror the Westview Heights neighborhood. He also felt that a second access road should be added to the new development.

Lou Carol, resident, requested a buffer zone of one acre lots adjacent to Cedar Pass Ranch. He also requested a second access road into the development for safety.

Nate Brusik, resident, said that he liked the new plat, but requested a second access road into the new development.

Jeff Morris, resident, would like to see a fence between Cedar Pass Ranch and Lakeview Estates. He felt that a fence would help preserve the horse trail between the developments.

Commissioner Linton closed the public hearing at 7:53 p.m.

Mr. Mumford explained that UDOT does not want another access road onto Cory Wride Memorial Highway. The development has been approved by the Fire Marshal with one access onto the highway.

Mr. Mumford suggested that the remnant piece of property be incorporated into the proposed plat, adding the piece to lot 137.

MOTION:

Wendy Komoroski moved to recommend approval of the preliminary plat for Lakeview Estates to the City Council with the following conditions:

- 1. The applicant shall submit a parks and open space amenities worksheet.***
- 2. Street lights be added to the utility plan.***
- 3. The street names for Church Way and Lake View be changed.***
- 4. The leftover piece of property in the southwest corner of the plat be incorporated into the proposed plat or an alternative plan for the piece be approved.***

Daniel Boles seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

D. Pole Canyon Phase 1 Preliminary Plat, Public Hearing, Action Item, and Recommendation to City Council: This is 20 lot preliminary plat, located within the Pole Canyon Master Development Plan area.

Mr. Jenson said that in 2010 the Pole Canyon area, which includes the White Hills development, was annexed into Eagle Mountain City. At the time of annexation, a Master Development Plan and a Master Development Agreement were also adopted. This project is located adjacent to the existing White Hills development, in Neighborhood Planning Area 11 (NPA 11) of the approved Pole Canyon Master Development Plan.

Infrastructure

No building permits shall be issued by the City for the construction in the Pole Canyon property, unless PCIG or its successor has substantially completed the required infrastructure to comply with City requirements for phasing of infrastructure and completion of off-site improvements required by the relevant project or proposed construction.

The water line is currently under construction, and is anticipated to be completed shortly, at which time it is planned that Wilson Avenue will be repaired. Sewer plans are currently being reviewed by the state.

Street Lights

The Eagle Mountain Municipal Code (EMMC) **15.10.390 Street Lighting** requires street lights to be placed in residential developments at a minimum of 250', apart and at a maximum of 350' apart. The applicant is asking for this requirement to be waived for Phase 1 of the Pole Canyon development as the existing White Hills community does not have street lights. The applicant does not believe street lights match the character of the existing community.

Commissioners Linton and Boles asked if there was leeway in the Municipal Code that would allow the Commissioners or the City to waive the street light requirement. Mr. Mumford explained that the Code allows a little bit of flexibility when it makes sense not to have street lighting. City staff recommended that street lights be installed for pedestrian safety.

Commissioner Linton opened the public hearing at 8:15 p.m.

Peggy Hunziker, resident, said that DAI has not complied with their agreements with the City in getting the park finished and turning over the water system to the City. She stated that the Pole Canyon Master Development Agreement states:

13.0 Building Permits. No Building Permit shall be issued by the City for construction in the PCIG property, unless PCIG or its successor has substantially completed the required infrastructure to comply with City requirements.

She was also concerned about only having one access road into the neighborhood.

Bruno Hunziker, resident, felt that the City should hold DAI to the Pole Canyon Master Development Agreement. He said that he has no problem with DAI building the development as long as DAI finishes the infrastructure and complies with the agreement.

Erika Douglas, resident, said that the developer has not finished the park to the agreement standards. She said that she was told that White Hills water pipes were being shattered by heavy equipment driving along the roads. She felt that the roads and pipes should be fixed before the City allows any more building in the area.

Amy Perry, resident, said that the City should hold the developer accountable for the infrastructure being done prior to building. She was also concerned for the safety of the children in the neighborhood with the amount of traffic the construction would bring. She likes that there is no light pollution in their area and did not feel street lights were necessary for White Hills neighborhoods.

Jessica Lewis, resident, sent an email disapproving of the development.

Commissioner Linton closed the public hearing at 8:29 p.m.

Mr. Mumford thanked Peggy Hunziker for her comment. He stated that the City Planner's new recommendation is that no building permits shall be issued until the infrastructure is complete.

Nate Shipp, applicant, said that he was not planning to start building in White Hills until the issues that were discussed are complete.

MOTION: *Daniel Boles moved to recommend approval of the preliminary plat for the Pole Canyon Phase 1 to the City Council with the following conditions:*

- 1. A community improvement fee of \$10,658 (\$2,000 per buildable acre) shall be paid at plat recording.*
- 2. Building permits shall not be issued for construction until infrastructure needed to comply with City requirements has been substantially completed (sewer, water, & Wilson Avenue repair).*
- 3. No plat approval until Wilson Avenue is repaired.*

Wendy Komoroski seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

E. Chapter 17.25 Development Code Amendments, Public Hearing, Action Item, Recommendation to City Council:

Mr. Jensen said that the applicant has proposed a reduce front and rear setback reduction from 50' to 35' in Base and Tier I residential developments on both sides of the road, when a road has been constructed with curb, gutter, and a trail way.

Commissioner Linton opened the public hearing at 8:43 p.m.

None

Commissioner Linton closed the public hearing at 8:43 p.m.

Scot Hazard, applicant, stated that this request came about due to an oversight in the design of 5 smaller lots in the Arrival development.

Mr. Mumford said that City staff recommendations went beyond the applicant's request. Staff has recommended a 25' setback instead of the 35' setback the applicant proposed. He stated that it would give residents a bigger back yard where they could keep their horses in the back yard instead of the side yard.

MOTION: *Wendy Komoroski moved to recommend approval of the amendment to Chapter 17.25 of the Eagle Mountain City Municipal Code to the City Council. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

F. Chapters 17.10 & 17.70 Development Code Amendments, Public Hearing, Action Items, Recommendation to City Council

Mr. Jensen explained that the proposal is an amendment defining tiny homes on wheels and allowing them to serve as accessory apartments in Base and Tier I residential developments.

Commissioner Linton opened the public hearing at 8:50 p.m.

None

Commissioner Linton closed the public hearing at 8:50 p.m.

Commissioner Everett was concerned about how many tiny homes will be allowed on a property. Mr. Jensen said that the Code would only allow one tiny home on the property.

MOTION: *Wendy Komoroski moved to recommend approval of the amendments to Chapters 17.10 and 17.70 of the Eagle Mountain City Municipal Code to the City Council. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

G. Chapter 17.10 & 17.25 Development Code Amendments, Public Hearing, Action Items, Recommendation to City Council:

Mr. Jensen explained that the City staff is proposing an amendment to clarify the definition of manufactured home or dwelling and create a minimum design standard for residential developments.

Commissioner Linton opened the public hearing at 8:52 p.m.

None

Commissioner Linton closed the public hearing at 8:52 p.m.

No discussion was held on this item.

MOTION: *Wendy Komoroski moved to recommend approval of the amendments to Chapters 17.10 and 17.25 of the Eagle Mountain City Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

H. Chapter 16.35.100 Development Code Amendment, Public Hearing, Action Item, Recommendation to City Council

Mr. Jensen and Mr. Mumford explained that the City Council and staff have requested an amendment to remove a clerical mistake from the Code, and increase the right-of-ways of the local streets to 53', allowing for 5' sidewalks, rather than the 4' sidewalks how allowed.

Commissioner Linton opened the public hearing at 8:57 p.m.

None

Commissioner Linton closed the public hearing at 8:57 p.m.

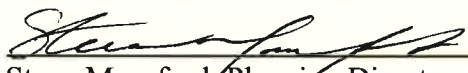
MOTION: *Wendy Komoroski moved to recommend approval of the amendment to Chapter 16.35.100 of the Eagle Mountain City Municipal Code to the City Council. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

6. Next scheduled meeting: July 12, 2016

7. Adjournment

The meeting was adjourned at 9:00 p.m.

APPROVED BY THE PLANNING COMMISSION ON JULY 12, 2016


Steve Mumford, Planning Director