EAGLE MOUNTAIN
CITY COUNCIL MEETING

January 16, 2024, 4:00 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

   1.A DISCUSSION - Gardner Farms at 6501 N. Eagle Mountain Blvd.
   Gardner Farms MDP

   1.B DISCUSSION - Eagle Mountain Zoning Map

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

3. **ADJOURN TO A CLOSED EXECUTIVE SESSION**
   The City Council will adjourn into a Closed Executive Session for the purpose of discussion reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. **CALL TO ORDER**

5. **PLEDGE OF ALLEGIANCE**

6. **INFORMATION ITEMS/UPCOMING EVENTS**

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

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

9. **APPOINTMENTS**

9.A Planning Commission

Rod Hess - Three-year Term through December 2026

9.B Senior Citizens Advisory Council

Karan Heffelfinger - Four-year Term through December 2027

9.C Library Board

Adelle Curtis - Two-year Term through December 2025

CONSENT AGENDA

10. AGREEMENTS

10.A Settlement Agreement and Mutual General Release of Claims - Brightview Landscaping

11. BOND RELEASES

11.A Eagle Point Plat D - Into Warranty
Bond Release Letter - Into Warranty
Recorded Plat - EP D

11.B Silverlake Plat 32 - Into Warranty
Bond Release Letter - Into Warranty
Recorded Plat - SL 32

11.C Eagle Point Phase G Plat 2 - Out of Warranty
Bond Release Letter - Out of Warranty
Recorded Plat - EP G-2

11.D Spring Run Phase D Plat 4 - Out of Warranty
Bond Release Letter - Out of Warranty
Recorded Plat - SR D-4

11.E Silver Lake 30 - Out of Warranty
Bond Release Letter - Out of Warranty
Recorded Plat - SL 30

11.F Silverlake Plat 29 - Out of Warranty
Bond Release Letter - Out of Warranty
Recorded Plat - SL 29

11.G Simpson Hollow Phase 1 - Out of Warranty
Bond Release Letter - Out of Warranty

Recorded Plat - SH 1

11.H Simpson Hollow Phase 2 - Out of Warranty
Bond Release Letter - Out of Warranty
Recorded Plat - SH 2

11.I Simpson Hollow Phase 3 - Out of Warranty
Bond Release Letter - Out of Warranty
Recorded Plat - SH 3

11.J Simpson Hollow Phase 4 - Out of Warranty
Bond Release Letter - Out of Warranty
Recorded Plat - SH 4

11.K Simpson Hollow Phase 6 - Out of Warranty
Bond Release Letter - Out of Warranty
Recorded Plat - SH 6

11.L Skyline Ridge Phase 2 Plat 6 - Out of Warranty
Bond Release Letter - Out of Warranty
Recorded Plat - SLR 2-6

12. MINUTES

12.A December 5, 2023 Minutes - Regular City Council Meeting
12.05.2023 CC DRAFT Minutes

12.B January 2, 2024 Minutes - Regular City Council Meeting
01.02.2024 CC DRAFT Minutes

13. MOTIONS

13.A MOTION - Reimbursement of Application Fees for Sage Valley Plat Amendment
Letter - Panter Plat Amendment Refund

13.B MOTION - Acceptance of the 2023 Eagle Mountain City Fiscal Year Audit
2023 Fiscal Year Audit - ACFR

14. PRELIMINARY PLATS & SITE PLANS

14.A TEMPORARY SITE PLAN - Quailhill Stake at 7995 N. Silver Lake Parkway
Quailhill Stake Temporary Site

14.B SITE PLAN - Alpine School District Middle School at 1190 E Belle St. & 9050 N. Harmony Way
ASD Eagle Mountain Middle School Site

Camp Williams Compatibility

14.C SITE PLAN - Lakeview Church Meetinghouse at 9634 N. Duggan Drive
Lakeview Church Site
Lakeview Church Lighting

14.D SITE PLAN - Marketplace at Eagle Mountain Town Center Medical at 4317 N. Pony Express Parkway
Marketplace Medical Civil
Marketplace Medical Architecture
Marketplace Medical Landscaping
Marketplace Medical Electrical

15. RESOLUTIONS

15.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Eagle Mountain City Brand and Marketing Playbook
RES--Adopting Branding Playbook

15.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Repealing Resolution No. 09-9 Acting Administrative Rules and Regulation for the Conduct of Meetings of the Town Council
RES--Repealing Resolution No. 98-09 Mayor Pro Tem
EXHIBIT--R-09-1998 Conduct of Town Council Meetings

SCHEDULED ITEMS

16. CITY CENTER COMMERCIAL PHASE A, PLAT 1

16.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, approving a Rezone for City Center Commercial Phase A, Plat 1 from Commercial C-1 to Commercial Community

BACKGROUND: *(Presented by Steven Lehmitz, City Planner)* The proposed ordinance is a rezone request for the creation of an additional lot, changing it to Commercial Community, which is one of the current commercial zones. The property is located at 1308 E. Eagle Mountain Boulevard (Utah County Parcel ID 65:509:0001).

ORD--City Center Commercial - Rezone
Proposed Rezone Map
Vicinity Maps
City Center Commercial Phase A Plat 1
Proposed Amended Plat

16.B MOTION/PUBLIC HEARING - A Motion approving the City Center Commercial Phase

A, Plat 1, Lot 1 Recorded Plat Amendment

BACKGROUND: *(Presented by Steven Lehmitz, Planner)* The owners of Lot 1 are seeking to divide the lot, creating an additional, commercial lot.

Proposed Amended Plat

17. ORDINANCES/PUBLIC HEARINGS

17.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Section 17.70.030 Accessory Dwelling Unit Standards

BACKGROUND: (*Presented by Brandon Larsen, Planning Director*) The proposed ordinance amends EMMC 17.70.030, modifying the standards of accessory dwelling units relative to garages and parking. This is brought forward to ensure compliance with SB174 (2023).

ORD - Accessory Dwelling Unit Standards
Accessory Dwelling Units, Garages and Parking

17.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 16.20.050 Approval Process

BACKGROUND: *(Presented by David Stroud, Senior Planner)* The proposed ordinance amends EEMC 16.20.050 modifying the Approval Process to codify the minimum review time of a preliminary plat of single-family, two-family, and townhome development, as required by state code.

ORD - Approval Process
EMMC 16.20.050 Approval Process

17.C ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, amending Eagle Mountain municipal Code Section 17.35.030 Land Use Table and 17.55.120 Tables

BACKGROUND: *(Presented by Evan Berrett, Economic Development Director)* The proposed ordinance amends EEMC 17.35.030 Lane Use Table and 17.55.120 Tables giving some ability to allow heights to exceed 50-feet, but only to enable no more than 4-story hotels. The proposed code also revises parking requirements to be more in-line with other cities while also requiring parking for employees and accommodating an anticipated increase in tourism in the Cedar Valley.

ORD - Land Use Tables

Hotel Code Change Staff Report

17.D ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Section 16.35.130(a) Residential Water Rights Requirements

BACKGROUND: *(Presented by Chris Trusty, City Engineer)* The proposed ordinance amends EEMC 16.35.130(a) reducing the water required for development to reflect the decreased landscape requirements previously approved by the City Council.

ORD - Residential Water Rights Requirement
Table 16.35 Residential Water Right Requirements

18. ORDINANCES

18.A ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 2.08, Form of Government and Section 2.15.120 Mayor Pro Tempore and Council Assignments

BACKGROUND: *(Presented by the City Council)* The proposed ordinance codifies Eagle Mountain City's six-member council form of government and establishes that the powers of municipal government are vested in the city council, consisting of five council members and the mayor. The city council shall make the decisions for the city with a vote and approval in an open and public meeting. The ordinance further clarifies the executive and staff powers and identifies that, on an annual basis, the city council shall elect a mayor pro tempore from the body of the elected city council members and will discuss and make assignments for representation and support for the citizens of the city.

ORD--EMMC 2.08 Form of Government
EXHIBIT--EMMC 2.08 and 2.15.120

19. LEGISLATIVE ITEMS

19.A Legislative Priorities List
Review, discuss, amend, and approve as desired.
Legislative Priorities List

20. CITY COUNCIL/MAYOR'S BUSINESS

This time is set aside for the City Council's and Mayor's comments on City business.

21. CITY COUNCIL BOARD LIAISON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

22. COMMUNICATION ITEMS

22.A Budget Summary Update
November 2023 Budget Summary
October 2023 Budget Summary

23. ADJOURNMENT

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

CERTIFICATE OF POSTING

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

Fionnuala B. Kofoed, MMC, City Recorder

EAGLE MOUNTAIN CITY

CITY COUNCIL MEETING

JANUARY 16, 2024

TITLE:	DISCUSSION - Gardner Farms at 6501 N. Eagle Mountain Blvd.
ITEM TYPE:	Discussion
FISCAL IMPACT:	
APPLICANT:	Chase Bryan

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
Employment Center/Campus	Agriculture	160.93	Town Center

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud, Senior Planner

RECOMMENDATION:

BACKGROUND:
Discussion on Parcel 58:049:0103, 40.31 acres and Parcel 58:049:0104, 120.62 acres. The applicant contemplates a development containing a variety of single-family lots, townhomes, stacked units, and commercial development. The proposal also contains an assisted living facility, and a parcel owned by IHC Health Services.

The properties are bordered at the north, west, and south by Utah County, and to the east by Eagle Mountain land designated as future Regional Commercial, and Employment Center/Campus. The subject property is designated with a future land use of Employment Center/Campus.

Gardner Farms was annexed by the City on May 17, 2022.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Gardner Farms MDP

GARDNER FARMS
MASTER DEVELOPMENT PLAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

SHEET INDEX	
SHEET	**DESCRIPTION**
G-0	COVER SHEET
G-1	GENERAL NOTES, LEGEND, ABBREVIATIONS
C-0	EXISTING CONDITIONS
C-1	SITE PLAN
C-2	GENERAL PLAN DESIGNATIONS
C-3	RIGHT-OF-WAY PLAN
C-4	PHASING PLAN
C-5	UTILITY PLAN
C-6	UTILITY PLAN
C-7	UTILITY PLAN
C-8	UTILITY PLAN
C-9	PRELIMINARY DRAINAGE PLAN
C-10	CIVIL DETAILS

RBallif 11/21/23 commetns

tblack--11/27/23-landscape plan?

M BAHR 11-29-23
PARTIAL COMMENTS
W/O P&P SHEETS

DPayne 11/29/2023- Comments

DDeVoogd/UFA 11/30/2023 - Comment on Sheet C7 Utility

S. Lehmitz reviewed 11/30/2023 - Comments

Z. Hilton - Reviewed - 12/04/2023 - Comments

D Stroud 12.6.23 comments

Erosion Control Sheet needed.

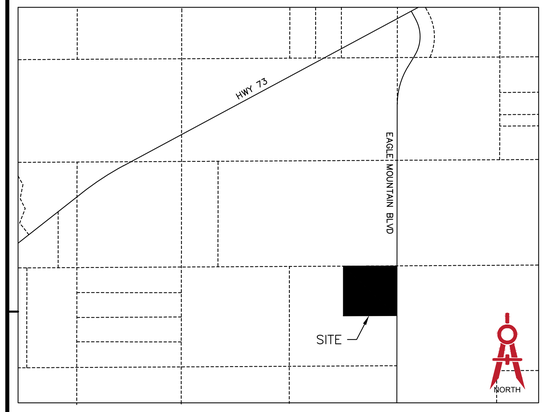
Detail sheet of BMP and Good Housekeeping devices being used on project needed.

Add EM city general notes

Add plan & profile sheets for utilties

Planning, David Stroud, 801-789-6615 dstroud@emcity.org
Engineering, Chris Trusty, 801-789-6671, ctrusty@emcity.org
Public Works, Mack Straw, 801-789-6678, mstraw@emcity.org
Parks, Brad Hickman, 801-789-6664 bhickman@emcity.org
Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org
Streets, Zac Hilton, 801-789-6684 zhilton@emcity.org

AutoCAD file to check addresses



VICINITY MAP
NTS

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 34 AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°38'06" EAST 1.00 FEET ALONG THE SECTION LINE OF SECTION 35 TO THE WEST RIGHT-OF-WAY LINE OF EAGLE MOUNTAIN BOULEVARD (ENTRY NO. 83435); THENCE SOUTH 0°48'33" WEST2653.41 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE QUARTER SECTION LINE OF SECTION 35; THENCE NORTH 89°51'20" WEST 1.00 FEET ALONG THE QUARTER SECTION OF SECTION 35 TO THE EAST QUARTER CORNER OF SECTION 34; THENCE NORTH 88°38'55" WEST 2655.26 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER QUARTER CORNER OF SECTION 34; THENCE NORTH 0°50'38" EAST 2631.66 FEET ALONG THE QUARTER SECTION LINE TO THE NORTH QUARTER CORNER OF SECTION 34; THENCE SOUTH 89°07'05" EAST 2653.55 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 161.085 ACRES OR 7,017,869 SQUARE FEET, MORE OR LESS.

NORTH

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

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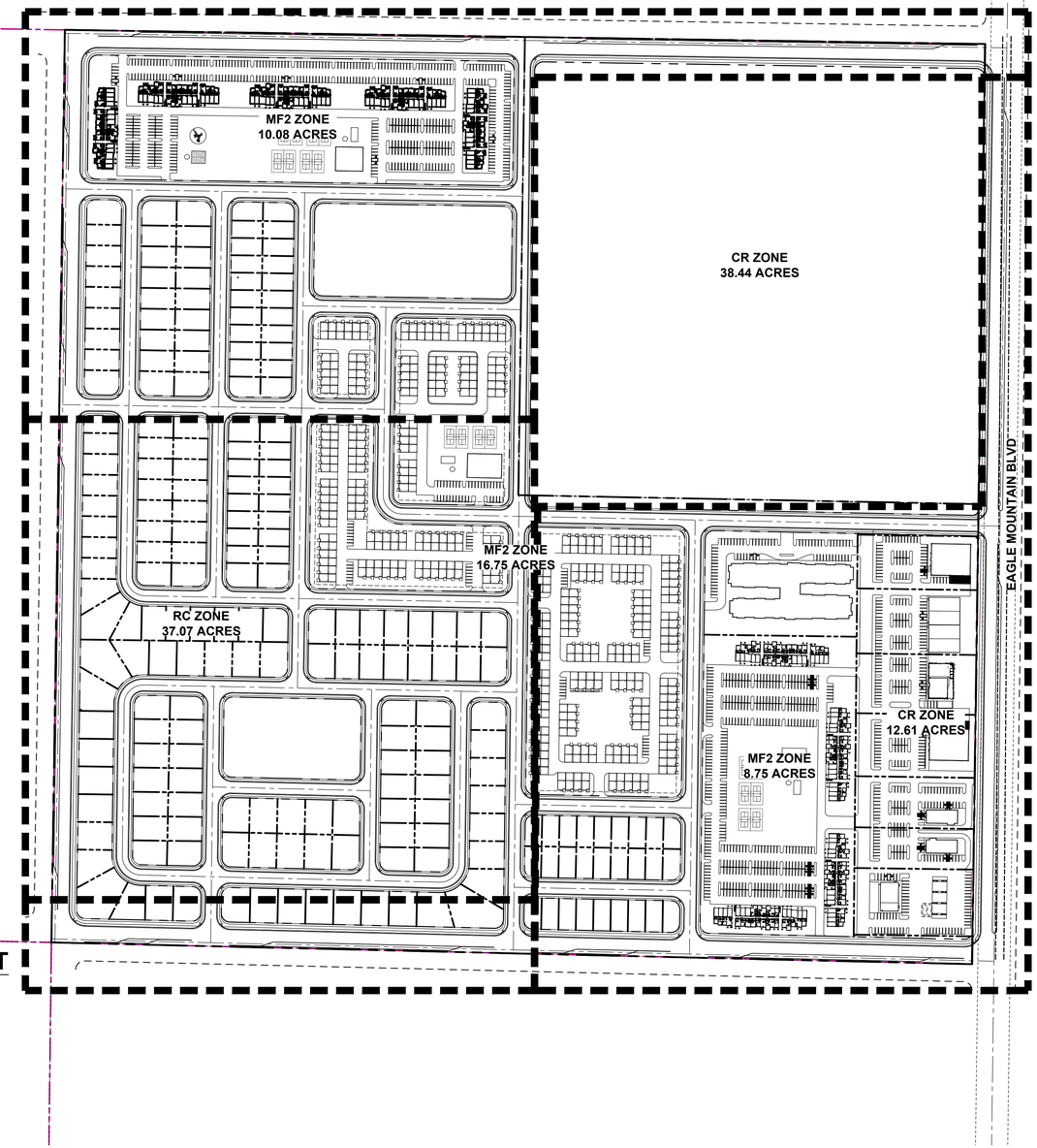

SITE MAP
SCALE: 1" = 200'

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: GB

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ELEVATE ENGINEERING

GARDNER FARMS MASTER DEVELOPMENT PLAN
CIVIL COVER SHEET
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER
1/09/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
G-0

DATE: Nov 09, 2023

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.

2. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE LOCATIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

4. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

9. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

10. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE IN ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

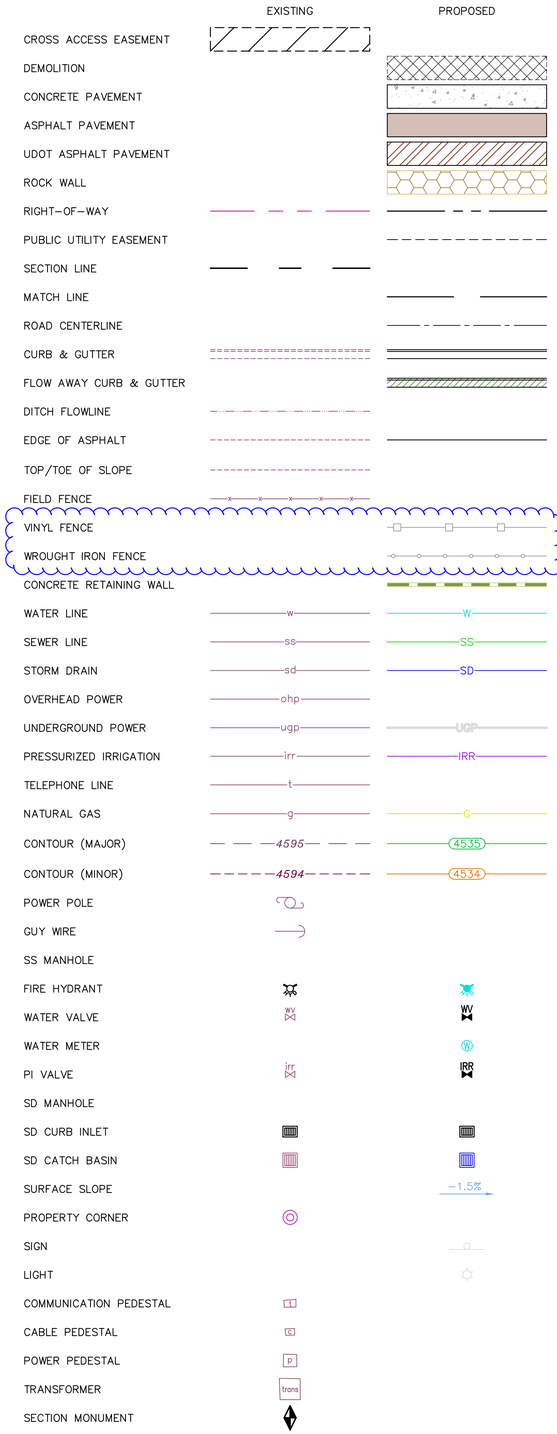
11. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN MAPLETON CITY SHALL BE IN ACCORDANCE WITH HIGHLAND CITY STANDARDS AND SPECIFICATIONS. (LATEST EDITION)

12. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, AND ALL OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH MUTCD CONSTRUCTION AREA TRAFFIC CONTROL.

13. CONTRACTOR TO VERIFY ELEVATIONS OF ALL EXISTING IMPROVEMENTS WHERE CONNECTIONS ARE TO BE MADE AND SHALL ADVISE ENGINEER OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

14. VARIANCES FROM THE NOISE ORDINANCES OR WORK HOURS REGULATED BY MAPLETON CITY MUNICIPAL CODE MUST BE APPLIED FOR BY THE GENERAL CONTRACTOR TO MAPLETON CITY.

LEGEND



Fencing plan?

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ASPH	ASPHALT
BMP	BEST MANAGEMENT PRACTICE
BOW	BOTTOM OF WALL
CB	CATCH BASIN, CHORD BEARING
CF	CUBIC FEET
CL	CENTERLINE, CHORD LENGTH
CONC	CONCRETE
DIA	DIAMETER
DWG	DRAWING
E	EAST, EASTING
EL	ELEVATION
EOA	EDGE OF ASPHALT
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE, FLANGE
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HP	HIGH POINT
IE	INVERT ELEVATION
IRR	IRRIGATION
L	LENGTH, LEFT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
OFF	OFFSET
PC	POINT OF CURVATURE
PI	PRESSURIZED IRRIGATION, POINT OF INTERSECTION
PKWY	PARKWAY
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
PROP	PROPOSED
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS, RIGHT
RCP	REINFORCED CONCRETE PIPE
RD	ROAD, ROOF DRAIN
ROW	RIGHT-OF-WAY
S	SEWER, SOUTH
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TBC	TOP BACK OF CURB
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOG	TOP OF GRATE
TOW	TOP OF WALL
TRANS	TRANSFORMER
TYP	TYPICAL
UDOT	UTAH DEPARTMENT OF TRANSPORTATION
VC	VERTICAL CURVE
VERT	VERTICAL
W	WATER, WEST

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: LP

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2208 WEST 700 SOUTH
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ELEVATE ENGINEERING

GARDNER FARMS MASTER DEVELOPMENT PLAN
GENERAL NOTES, LEGEND, ABBREVIATIONS

EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER
11/09/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

CALL BEFORE YOU DIG!
811 BLUE STAKES
BLUE STAKES 1 800 662 4111

SHEET:
G-1

DATE: Nov 09, 2023

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LEGEND

LOT LINES(PROPERTY)

EXISTING ROAD CENTERLINE

EXISTING GRADE CONTOUR LINES (4960)

NOTE:
PROJECT DOES NOT HAVE CURRENT ZONING DESIGNATIONS.

PROJECT SITE IS RELATIVELY FLAT AND DOES NOT INCLUDE AREAS WITH GREATER THAN 25 PERCENT SLOPES.

NO SPRINGS, STREAMS, CANALS OR STANDING WATER FOUND AT PROJECT SITE.

SOIL DATA:
SANDY GRAVELS AND COBBLES WITH SILT. SOIL CLASS D.

NORTH

SCALE: 1" = 200'

0 100 200 300 400 600

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: GB

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ELEVATE ENGINEERING

GARDNER FARMS MASTER DEVELOPMENT PLAN
EXISTING CONDITIONS
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER
11/09/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-0

DATE: Nov 09, 2023

PROJECT ENGINEER:
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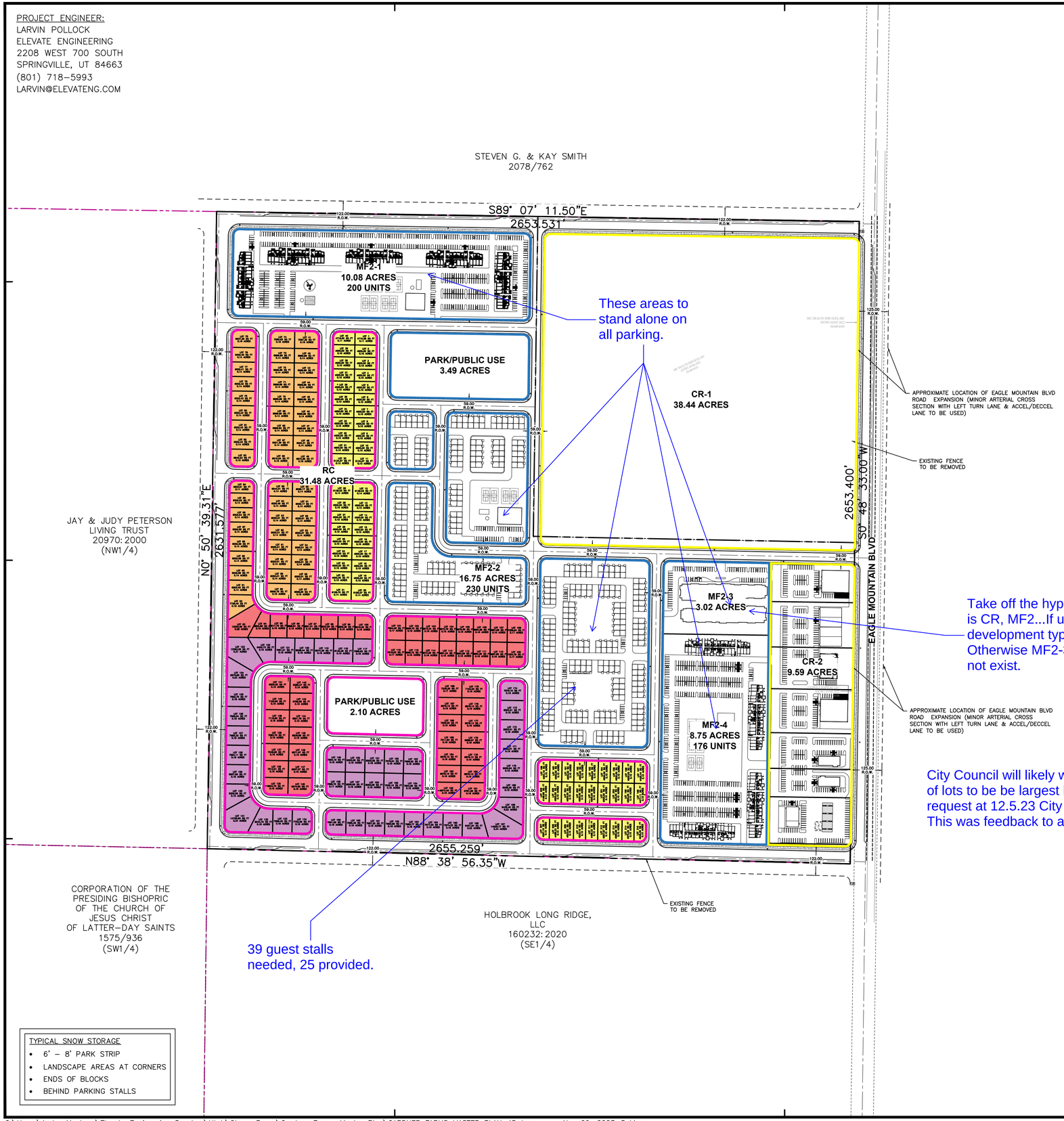
LARVIN@ELEVATENG.COM



TYPICAL SNOW STORAGE
- 6' – 8' PARK STRIP
- LANDSCAPE AREAS AT CORNERS
- ENDS OF BLOCKS
- BEHIND PARKING STALLS

LEGEND

- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- EXISTING FENCE

No need to break down CR area.

Exceeds max density

There are several lots less than 4,500 sq. ft. shown on the plan

?

15 additional parking stalls still needed

Take off the hyphened number. Zone is CR, MF2...If used to just identify development types, then okay. Otherwise MF2-3 and so on zone do not exist.

City Council will likely want at least half of lots to be be largest lots. Similar request at 12.5.23 City Council meeting. This was feedback to applicant.

MF2-4?

PROPOSED ZONING

OVERAL PROJECT SIZE:	7,016,858	SF (161.08 ACRES)
ROW:	1,628,099	SF± (37.38 ACRES)
CR ZONE:	2,092,369	SF± (48.03 ACRES)
MF2 ZONE:	1,833,530	SF± (42.09 ACRES)
RC ZONE:	1,462,860	SF± (33.58 ACRES)

PROPOSED ZONING BREAKDOWN

CR ZONE:		
CR-1	1,674,508	SF± (38.44 ACRES)
CR-2	417,861	SF± (9.59 ACRES)
MF2 ZONE:		
MF2-3	131,522	SF± (3.02 ACRES)
MF2-1:	439,008	SF± (10.08 ACRES)
MAX	20.00 UNITS PER ACRE	
PROVIDED:	19.84 UNITS PER ACRE (200 UNITS)	
MF2-4:	381,102	SF± (8.75 ACRES)
MAX	20.00 UNITS PER ACRE	
PROVIDED:	20.11 UNITS PER ACRE (176 UNITS)	
MF2-2:	729,782	SF± (16.75 ACRES)
MAX	20.00 UNITS PER ACRE	
PROVIDED:	13.73 UNITS PER ACRE (230 UNITS)	

RC ZONE:

SFD 50'x90' LOTS:	67 LOTS
SFD 60'x100' LOTS:	51 LOTS
SFD 70'x100' LOTS:	53 LOTS
SFD 80'x100' LOTS:	44 LOTS
TOTAL SFD LOTS:	215 LOTS
AVG. LOT SIZE:	6,188 SF±
MINIMUM LOT SIZE:	4,500 SF±

PARKING TABULATION:

APARTMENTS (MF2-1): 2 PER UNIT + .33 PER UNIT FOR GUESTS
- REQUIRED: 466 STALLS
- PROVIDED: 470 STALLS

APARTMENTS (MF2-4): 2 PER UNIT + .33 PER UNIT FOR GUESTS
- REQUIRED: 410 STALLS
- PROVIDED: 377 STALLS

TOWNHOMES (MF2-2): 2 PER UNIT + .33 PER UNIT FOR GUESTS
- REQUIRED: 536
- PROVIDED: 550 (INCLUDING 230 2-CAR GARAGES)

ASSISTED LIVING (MF2-3): 1 STALL FOR EVERY 4 BEDS + 1 STALL FOR EACH EMPLOYEE DURING REGULAR HOURS
- REQUIRED: NUMBER OF BEDS TBD
- PROVIDED: 71 STALLS

COMMERCIAL (CR-3): TO BE DETERMINED BY USE TYPE

OPENSPACE SUMMARY:

TOTAL SITE:	75.67 AC
TOTAL OPEN SPACE:	13.30 AC
OPEN SPACE PERCENTAGE:	17.6%

OPEN SPACE BREAKDOWN:

MF2-1 TOTAL:	10.08 AC
MF2-1 OPEN SPACE:	2.64 AC (26.2%)
MF2-2 TOTAL:	20.24 AC
MF2-2 OPEN SPACE:	5.93 AC (29.3%)
MF2-3 TOTAL:	11.77 AC
MF2-3 OPEN SPACE:	2.63 AC (22.3%)
RC TOTAL:	33.58 AC
RC ZONE OPEN SPACE:	2.10 AC (6.3%)

NOTES:

COMMERCIAL USES AND MULTI-FAMILY UNIT TYPES ARE SUBJECT TO CHANGE AT THE OWNER'S DISCRETION.

NORTH

SCALE: 1" = 200'
0 100 200 300 400 600

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: GB

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
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larvin@elevateng.com

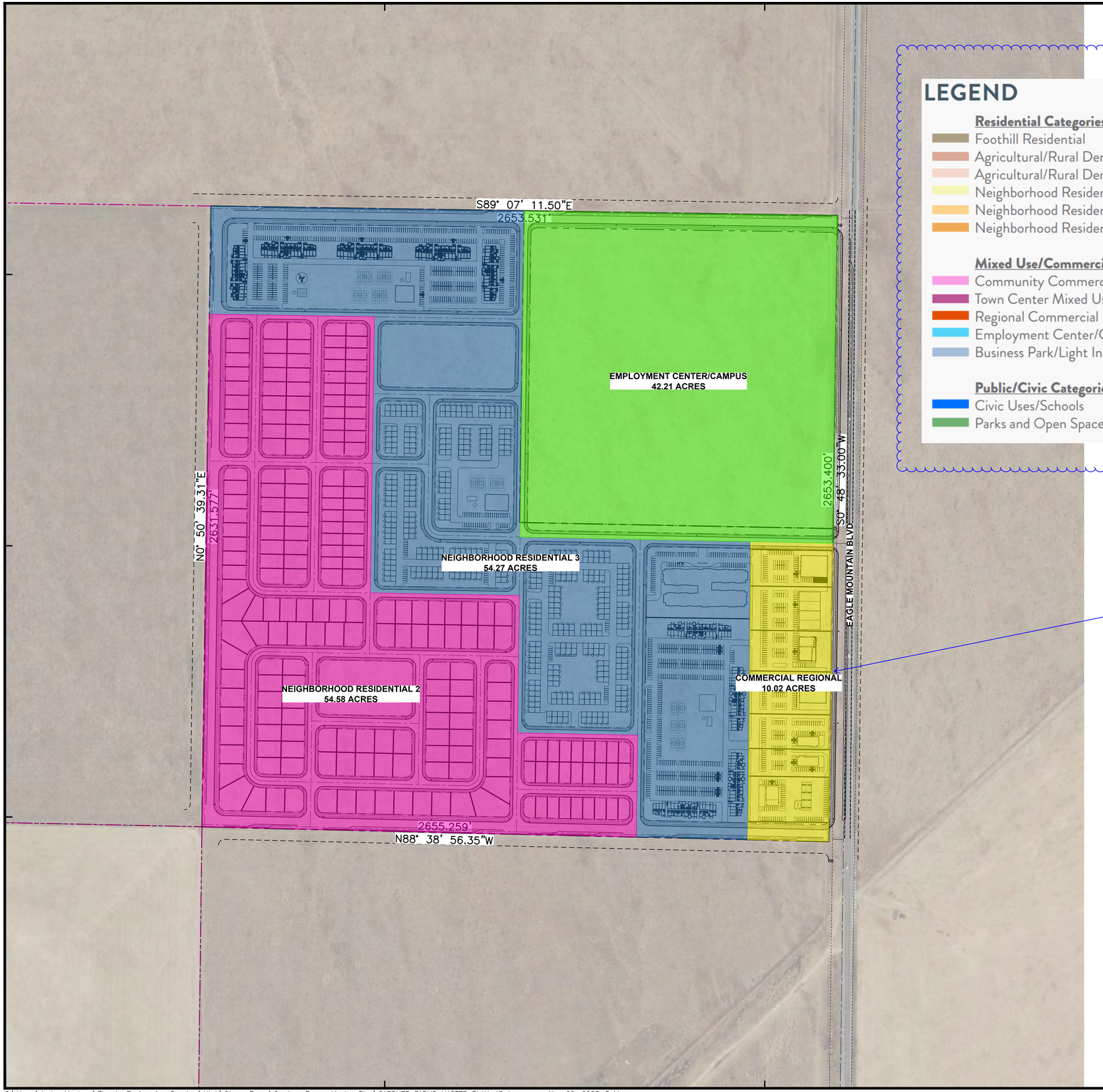
ELEVATE ENGINEERING

GARDNER FARMS
OVERALL SITE PLAN
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER 1/09/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-1

DATE: Nov 09, 2023



LEGEND

Residential Categories:
- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:
- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

Public/Civic Categories:
- Civic Uses/Schools
- Parks and Open Space

Use General Plan colors

Regional Commercial in GP. Commercial Regional is a zone.

NORTH

SCALE: 1" = 200'

0 100 200 300 400 600

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: GB

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GARDNER FARMS
GENERAL PLAN DESIGNATIONS
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER 11/09/2023 10864737 LARVIN POLLOCK STATE OF UTAH

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

SHEET: C-2

DATE: Nov 09, 2023

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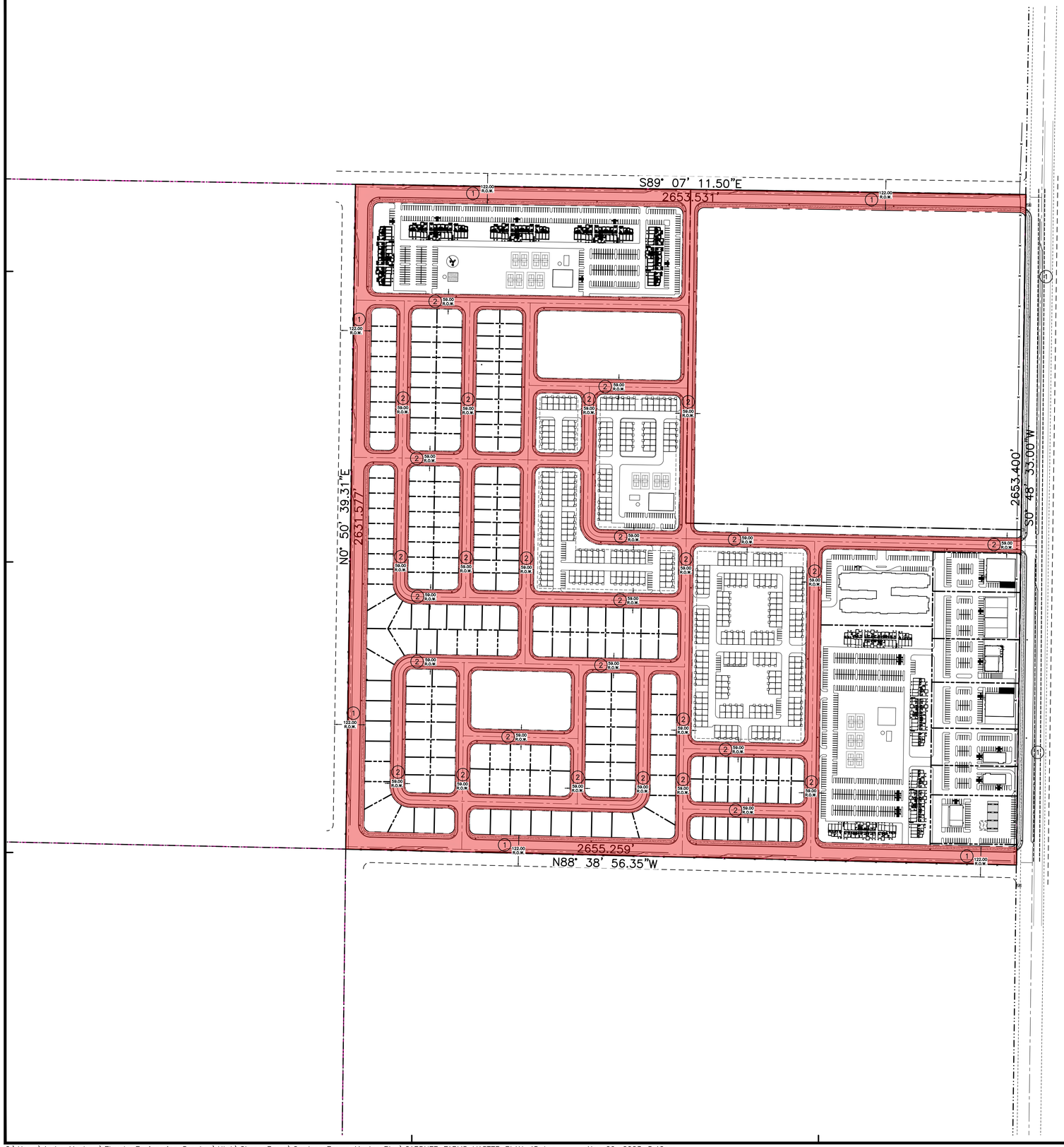

RIGHT-OF-WAY NOTES:

1. INDICATES ROADS TO BE DEDICATED TO THE CITY.
2. ROADS NOT SHADED TO REMAIN PRIVATE DRIVES.
3. SEE SHEET C-10 FOR DETAILS OF TYPICAL SECTIONS.
4. ALL HALF-SECTIONS TO BE BUILT TO HALF-ROW WIDTH + 10 FEET.
5. THE DESIGN OF EACH INTERSECTION WILL BE COMPLETED WITH FINAL PLAT TO DETERMINE NEED FOR FLARED INTERSECTION.

(1) 122' ROW/77' ASPHALT W. 13' MEDIAN

(2) 59' ROW/32' ASPHALT

NORTH

SCALE: 1" = 200'

0 100 200 300 400 600

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: GB

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ELEVATE ENGINEERING

GARDNER FARMS MASTER DEVELOPMENT PLAN
RIGHT-OF-WAY PLAN
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER 11/09/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-3

DATE: Nov 09, 2023

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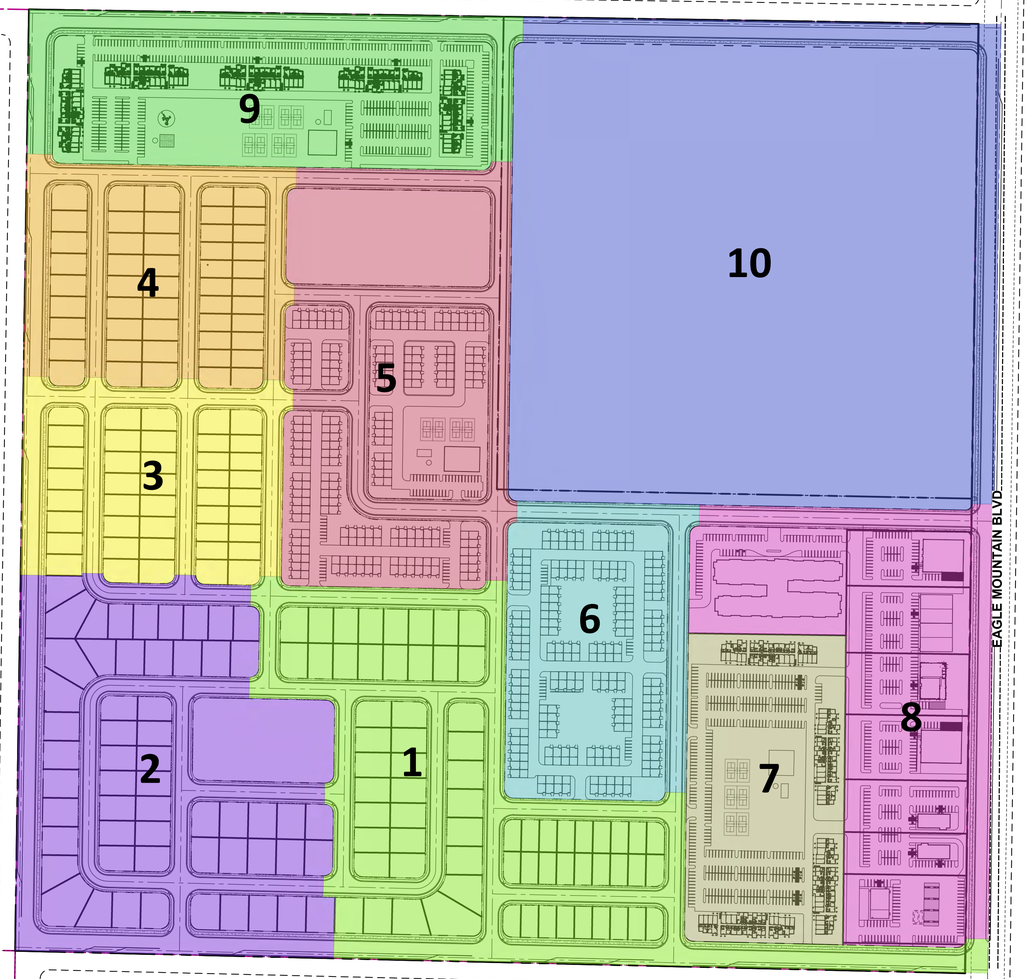

Code change on 12.5.23 City Council now allows up to 45 feet high if minimum 5:12 roof pitch or rooftop amenities are provided; 3 story max. Rooftop amenities, if used, are not factored into site amenities.

Is this to mean that there will be 44 units per building? The MF2 zone allows for up to 12 units per building.

LEGEND

ASSISTED LIVING

44 PLEX APARTMENTS

40 PLEX APARTMENTS

TOWNHOMES

SINGLE FAMILY

PHASING NOTES:

PHASING MAY CHANGE AT THE OWNER'S DISCRETION.

Use this base diagram to show fencing plan.

NORTH

SCALE: 1" = 200'

0 100 200 300 400 600

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: GB

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ELEVATE ENGINEERING

GARDNER FARMS
PHASING PLAN
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER 11/09/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: **C-4**

DATE: Nov 09, 2023

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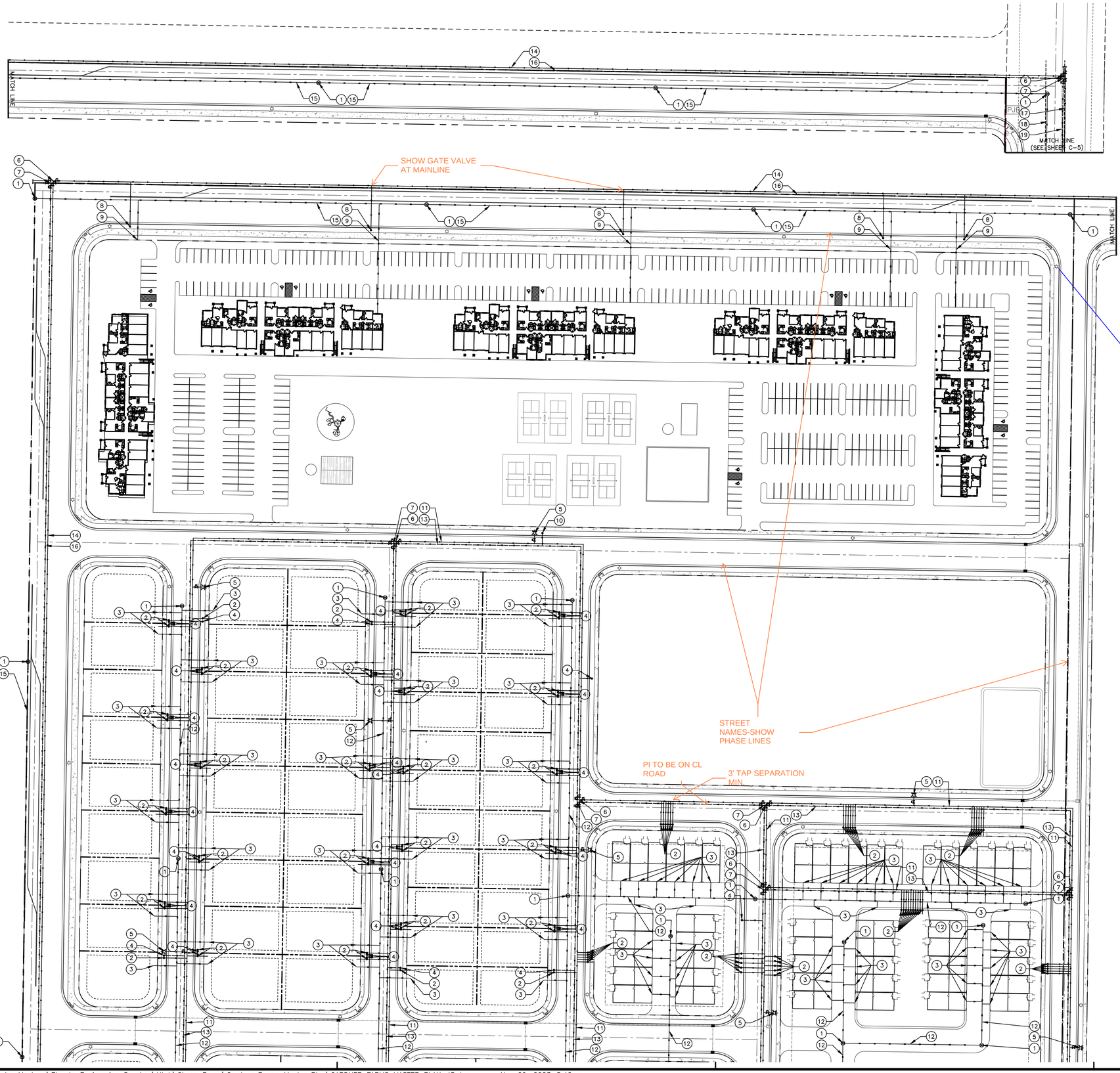

DESIGN NOTES:

1. INSTALL 4'ø SEWER MANHOLE PER EMC STANDARDS.
2. INSTALL 1"ø PVC CULINARY WATER LATERAL AND METER PER EMC STANDARDS.
3. INSTALL 4"ø PVC SANITARY SEWER LATERAL PER EMC STANDARDS.
4. INSTALL PRESSURIZED IRRIGATION BOX AND 1"ø LATERAL PER EMC STANDARDS.
5. INSTALL FIRE HYDRANT PER EMC STANDARDS.
6. INSTALL WATER VALVES AT EACH INTERSECTION PER EMC STANDARDS.
7. INSTALL IRRIGATION VALVES AT EACH INTERSECTION PER EMC STANDARDS.
8. INSTALL 4"ø PVC CULINARY WATER LATERAL AND METER PER EMC STANDARDS.
9. INSTALL 6"ø PVC SANITARY SEWER LATERAL PER EMC STANDARDS.
10. INSTALL PRESSURIZED IRRIGATION BOX AND 2"ø LATERAL PER EMC STANDARDS.
11. INSTALL 8"ø PVC CULINARY WATER MAIN PER EMC STANDARDS.
12. INSTALL 8"ø PVC SANITARY SEWER MAIN PER EMC STANDARDS.
13. INSTALL 6"ø IRRIGATION MAIN PER EMC STANDARDS.
14. INSTALL 12"ø PVC CULINARY WATER MAIN PER EMC STANDARDS.
15. INSTALL 10"ø PVC SANITARY SEWER MAIN PER EMC STANDARDS.
16. INSTALL 8"ø IRRIGATION MAIN PER EMC STANDARDS.
17. INSTALL 16"ø PVC CULINARY WATER MAIN PER EMC STANDARDS.
18. INSTALL 12"ø PVC SANITARY SEWER MAIN PER EMC STANDARDS.
19. INSTALL 10"ø IRRIGATION MAIN PER EMC STANDARDS.

Street lights?

Street lights will be installed on local streets at a minimum spacing of 250 feet and a maximum spacing of 350 feet with alternating sides. They will be installed at the closest property line to the midpoint between the lights on either side.

Street lights will be installed at a minimum spacing of 150 feet and a maximum spacing of 250 feet on arterial and collector streets with alternating sides.

Each corner will have a street light and spacing calculated from that point.

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: GB

ELEVATE ENGINEERING
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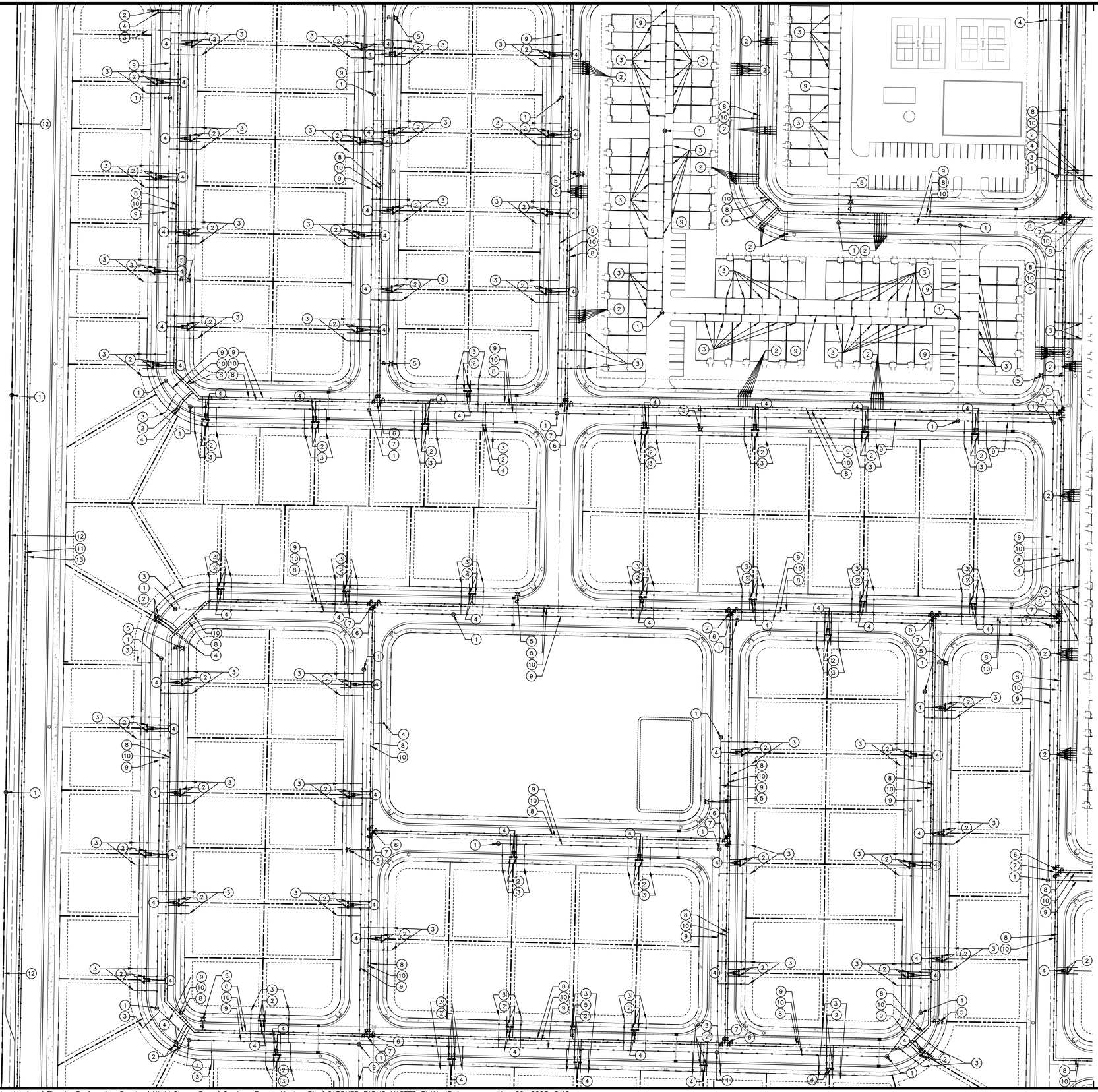
larvin@elevateeng.com

GARDNER FARMS MASTER DEVELOPMENT PLAN
UTILITY PLAN
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER 11/09/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-5

DATE: Nov 09, 2023



DESIGN NOTES:

1. INSTALL 4'ø SEWER MANHOLE PER EMC STANDARDS.
2. INSTALL 1"ø PVC CULINARY WATER LATERAL AND METER PER EMC STANDARDS.
3. INSTALL 4"ø PVC SANITARY SEWER LATERAL PER EMC STANDARDS.
4. INSTALL PRESSURIZED IRRIGATION BOX AND 1"ø LATERAL PER EMC STANDARDS.
5. INSTALL FIRE HYDRANT PER EMC STANDARDS.
6. INSTALL WATER VALVES AT EACH INTERSECTION PER EMC STANDARDS.
7. INSTALL IRRIGATION VALVES AT EACH INTERSECTION PER EMC STANDARDS.
8. INSTALL 8"ø PVC CULINARY WATER MAIN PER EMC STANDARDS.
9. INSTALL 8"ø PVC SANITARY SEWER MAIN PER EMC STANDARDS.
10. INSTALL 6"ø IRRIGATION MAIN PER EMC STANDARDS.
11. INSTALL 12"ø PVC CULINARY WATER MAIN PER EMC STANDARDS.
12. INSTALL 10"ø PVC SANITARY SEWER MAIN PER EMC STANDARDS.
13. INSTALL 8"ø IRRIGATION MAIN PER EMC STANDARDS.

Street lights?

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: GB

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larvin@elevateeng.com

ELEVATE ENGINEERING

GARDNER FARMS MASTER DEVELOPMENT PLAN
UTILITY PLAN

EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER 11/09/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-6

DATE: Nov 09, 2023

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MATCH LINE (SEE SHEET C-3)

MATCH LINE (SEE SHEET C-6)

MATCH LINE (SEE SHEET C-6)

MATCH LINE

DESIGN NOTES:

1. INSTALL 4'ø SEWER MANHOLE PER EMC STANDARDS.
2. INSTALL 1"ø PVC CULINARY WATER LATERAL AND METER PER EMC STANDARDS.
3. INSTALL 4"ø PVC SANITARY SEWER LATERAL PER EMC STANDARDS.
4. INSTALL PRESSURIZED IRRIGATION BOX AND 1"ø LATERAL PER EMC STANDARDS.
5. INSTALL FIRE HYDRANT PER EMC STANDARDS.
6. INSTALL WATER VALVES AT EACH INTERSECTION PER EMC STANDARDS.
7. INSTALL IRRIGATION VALVES AT EACH INTERSECTION PER EMC STANDARDS.
8. INSTALL 4"ø PVC CULINARY WATER LATERAL AND METER PER EMC STANDARDS.
9. INSTALL 6"ø PVC SANITARY SEWER LATERAL PER EMC STANDARDS.
10. INSTALL PRESSURIZED IRRIGATION BOX AND 2"ø LATERAL PER EMC STANDARDS.
11. INSTALL 2"ø PVC CULINARY WATER LATERAL AND METER PER EMC STANDARDS.
12. INSTALL 8"ø PVC CULINARY WATER MAIN PER EMC STANDARDS.
13. INSTALL 8"ø PVC SANITARY SEWER MAIN PER EMC STANDARDS.
14. INSTALL 6"ø IRRIGATION MAIN PER EMC STANDARDS.
15. INSTALL 12"ø PVC CULINARY WATER MAIN PER EMC STANDARDS.
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18. INSTALL 16"ø PVC CULINARY WATER MAIN PER EMC STANDARDS.
19. INSTALL 12"ø PVC SANITARY SEWER MAIN PER EMC STANDARDS.
20. INSTALL 10"ø IRRIGATION MAIN PER EMC STANDARDS.

UFA Note:
Fire Hydrants - The multi-family apartments, commercial lots and Eagle Mountain Blvd frontage will need additional fire hydrants installed.
Multi-family apartments will be fire sprinklered and a fire hydrant is required to be located within 100' of the FDC on each building.

Street lights?

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: GB

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2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
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larvin@elevateeng.com

GARDNER FARMS MASTER DEVELOPMENT PLAN
UTILITY PLAN
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

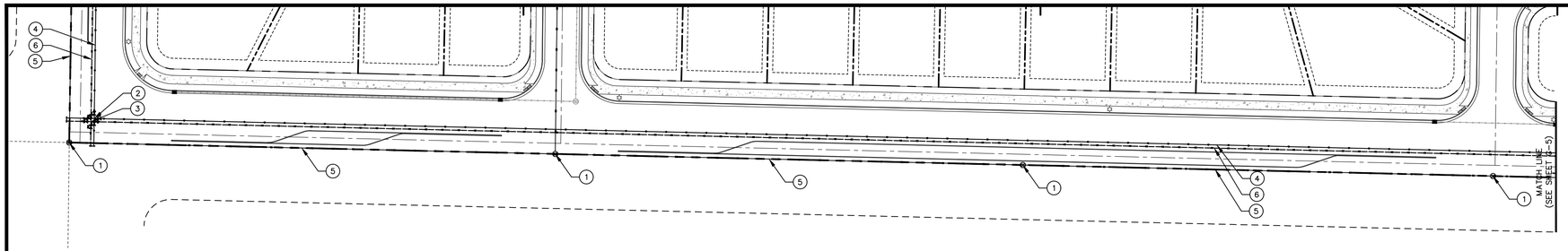
PROFESSIONAL ENGINEER 1/09/2023 10864737 LARVIN POLLOCK STATE OF UTAH

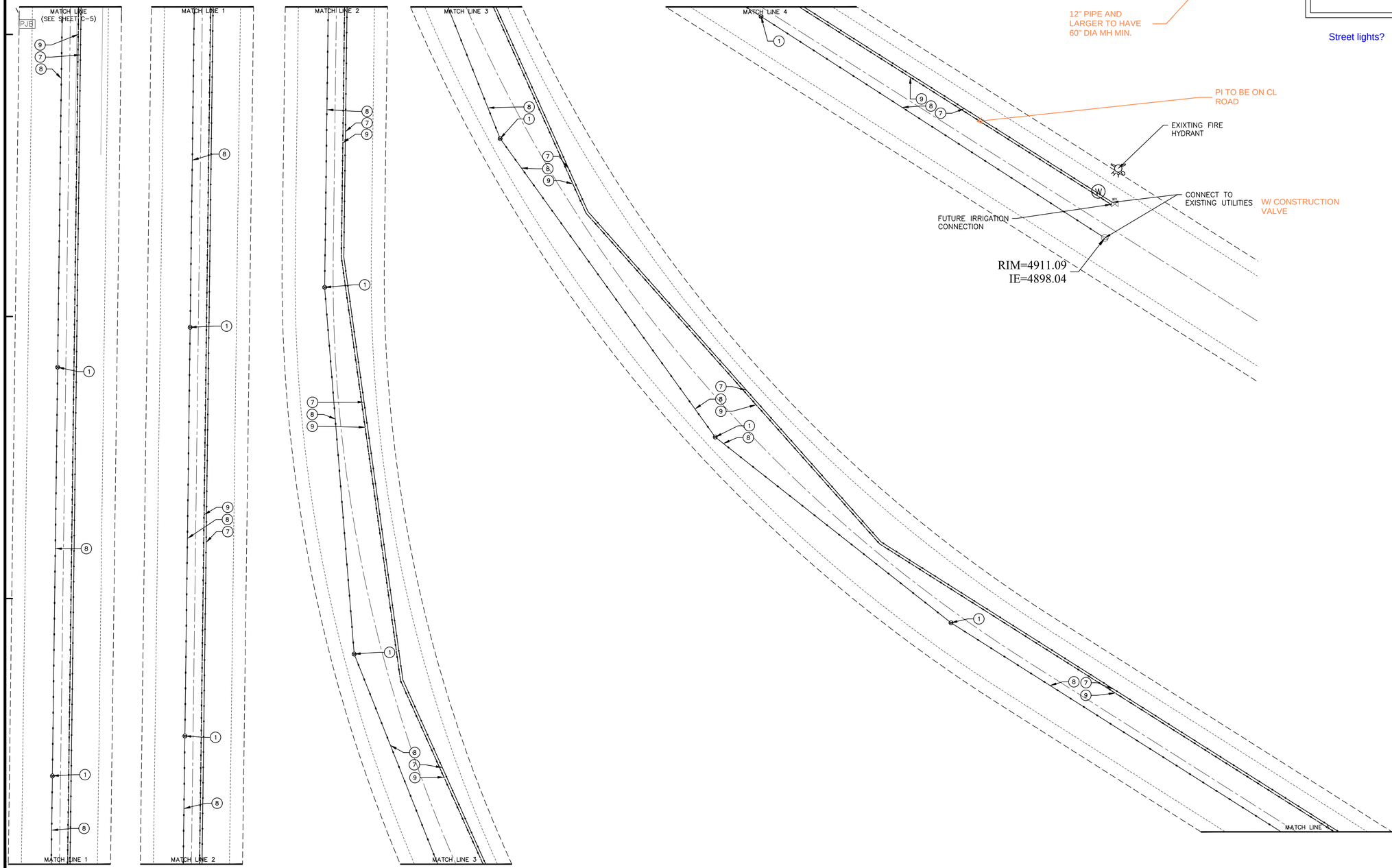
CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

SHEET: C-7

DATE: Nov 09, 2023

EAGLE MOUNTAIN BLVD. UTILITIES





DESIGN NOTES:

1. INSTALL 4'ø SEWER MANHOLE PER EMC STANDARDS.
2. INSTALL WATER VALVES AT EACH INTERSECTION PER EMC STANDARDS.
3. INSTALL IRRIGATION VALVES AT EACH INTERSECTION PER EMC STANDARDS.
4. INSTALL 12"ø PVC CULINARY WATER MAIN PER EMC STANDARDS.
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9. INSTALL 10"ø IRRIGATION MAIN PER EMC STANDARDS.

Street lights?

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: GB

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ELEVATE ENGINEERING

GARDNER FARMS MASTER DEVELOPMENT PLAN
UTILITY PLAN
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER 10844737 LARVIN POLLOCK STATE OF UTAH 11/09/2023

SHEET: **C-8**

DATE: Nov 09, 2023

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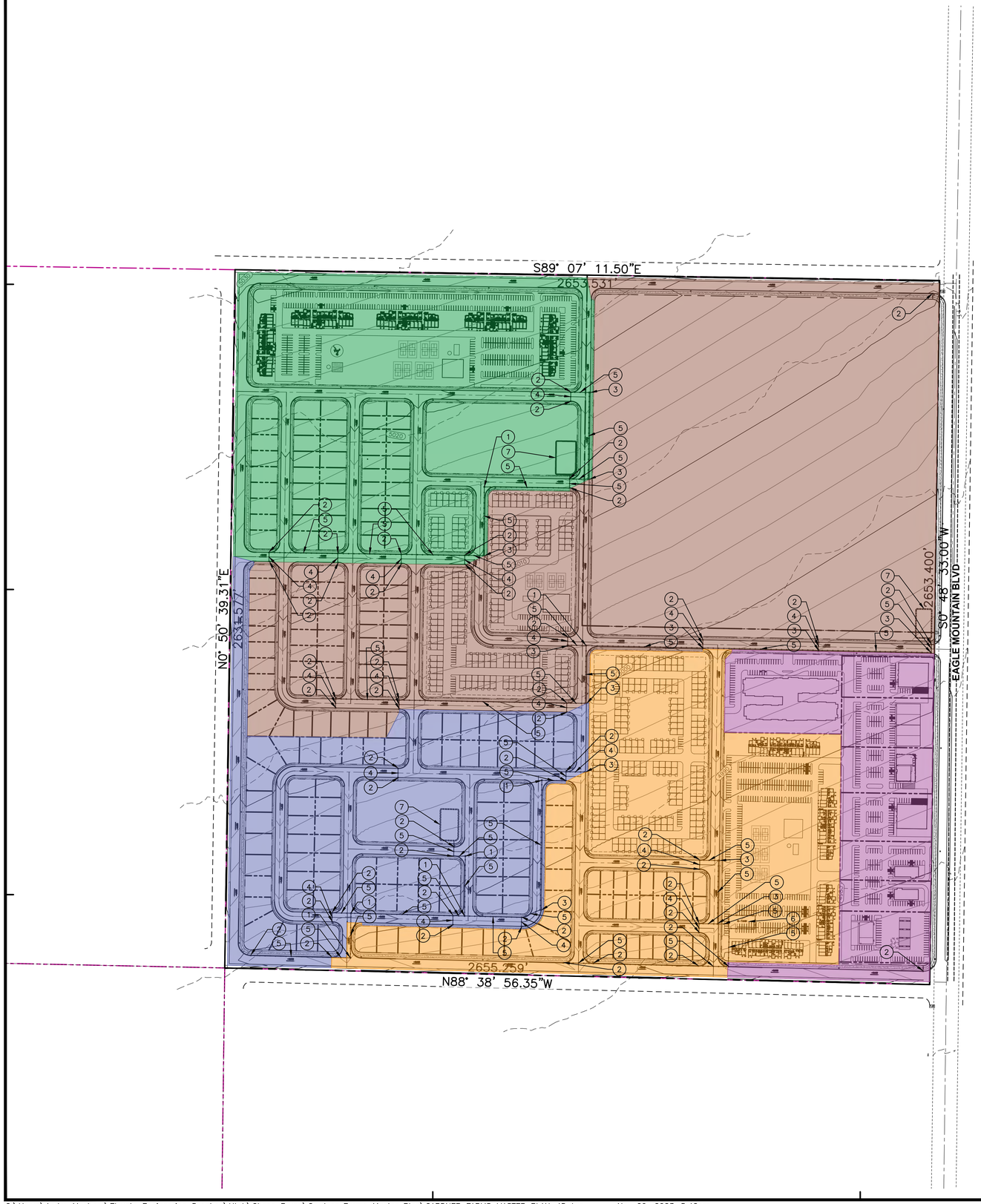

LEGEND

- NORTHWEST BASIN AREA
- NORTHEAST BASIN AREA
- SOUTHWEST BASIN AREA
- SOUTH BASIN AREA
- SOUTHEAST BASIN AREA

15" minimum pipe size

DESIGN NOTES:

1. INSTALL 48" MANHOLE PER EMC STANDARD.
2. INSTALL CATCH BASIN PER APWA STANDARDS.
3. INSTALL COMBINATION CATCH BASIN/CLEANOUT BOX PER APWA STANDARDS.
4. INSTALL 12" HDPE PIPE WITH 0.20% MINIMUM SLOPE..
5. INSTALL 15" HDPE PIPE WITH 0.15% MINIMUM SLOPE.
6. INSTALL R-TANKS PER EMC STANDARDS.
7. 80TH PERCENTILE TO BE RETAINED PRIOR TO RELEASE.

*REQUIRED RETENTION VOLUMES ARE PRELIMINARY CALCULATIONS BASED ON ESTIMATED LAYOUTS AND SCS CURVE NUMBER CALCULATIONS. FINAL CALCULATIONS TO INCLUDE PERCENTAGE OF IMPERVIOUS AREA, INFILTRATION RATE ANALYSIS FOR DETENTION, AND HYDROLOGIC MODELING USING HEC-HMS MODEL PER EMC STANDARDS.

**SITE DRAINAGE MASTER PLAN TO BE PROVIDED FOR USE BY THE CITY FOR VERIFICATION OF SYSTEM COMPLIANCE AND FINAL APPROVAL OF EACH CONSTRUCTION PHASE.

Northwest Basin				100 yr. Retention
	C Value	Area (SF)	Area (AC)	Volume (CF)
Totals	0.5	1,349,476	30.97970615	101,211

Northeast Basin				100 yr. Retention
	C Value	Area (SF)	Area (AC)	Volume (CF)
Totals	0.65	2,694,615	61.85984848	262,725

Southwest Basin				100 yr. Retention
	C Value	Area (SF)	Area (AC)	Volume (CF)
Totals	0.3	1,058,689	24.30415519	47,641

South Basin				100 yr. Retention
	C Value	Area (SF)	Area (AC)	Volume (CF)
Totals	0.55	1,247,757	28.64455923	102,940

Southeast Basin				100 yr. Retention
	C Value	Area (SF)	Area (AC)	Volume (CF)
Totals	0.7	584,379	13.41549587	61,360

NORTH

SCALE: 1" = 200'

0 100 200 300 400 600

CALL BEFORE YOU DIG! 811 IT'S THE LAW! BLUE STAKES 1-800-662-4111

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: GB

ELEVATE ENGINEERING
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larvin@elevateeng.com

ELEVATE ENGINEERING

GARDNER FARMS MASTER DEVELOPMENT PLAN
PRELIMINARY DRAINAGE PLAN

EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER 11/09/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-9

DATE: Nov 09, 2023

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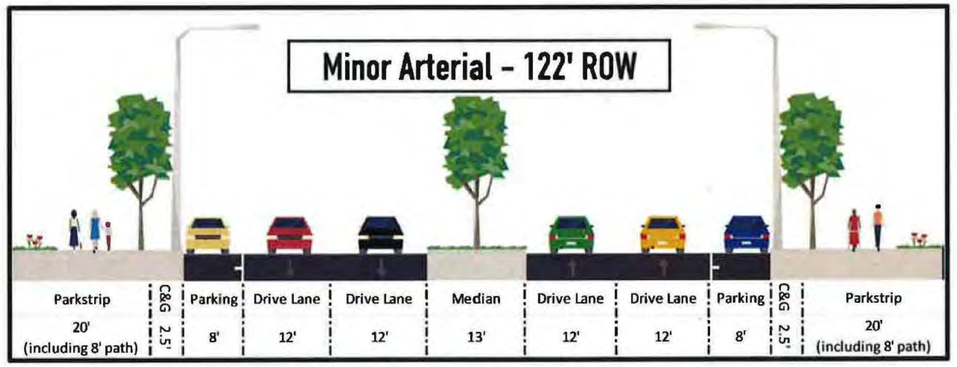
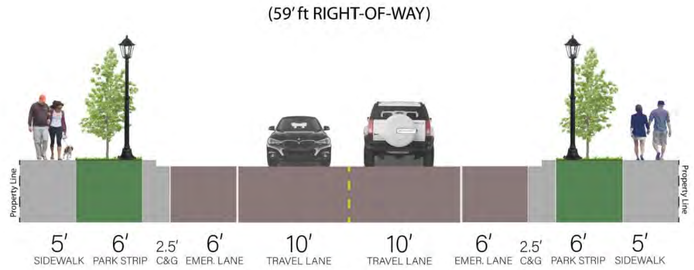




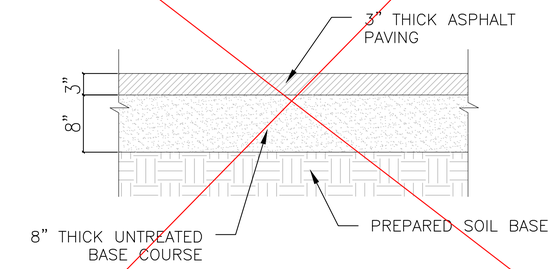
Road Type: Local Road

(59' ft RIGHT-OF-WAY)

SHOW ROAD X SECTIONS AND PUBLIC OR PRIVATE/
STREET NAMES

Street	Arterial	Collector	Local Street*/Parking Lot
Asphalt	5"	4"	3"
Untreated Base	9"	9"	6"
Subbase**	18"	12"	9"***
Total	32"	25"	18"

PER GEOTECHNICAL
INVESTIGATION PERFORMED BY
CIVIL SOLUTIONS GROUP INC..
PROJECT NO. 21-322



ASPHALT PAVING
NOT TO SCALE

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: GB

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

GARDNER FARMS MASTER DEVELOPMENT PLAN
CIVIL DETAILS
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER
11/09/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-10

DATE: Nov 09, 2023

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**
TITLE:	DISCUSSION - Eagle Mountain Zoning Map
ITEM TYPE:	Discussion
FISCAL IMPACT:	
APPLICANT:	Eagle Mountain City

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Steve Mumford, Planning

PRESENTED BY:
Steve Mumford, Deputy City Administrator

RECOMMENDATION:
This is a discussion item only, intended to give the Council a preview of the status of the map and address any questions or feedback prior to bringing the map to a public hearing for approval.

BACKGROUND:
The City is adopting an official, updated, city-wide zoning map, which will be an interactive digital online map. Properties are not being rezoned with this approval. The City is simply clarifying the zoning and creating a user-friendly map. A huge research and GIS mapping project has been in process by City Staff to update the City's Zoning Map, with the goal of producing a digital, user-friendly, online map. This has been a much more difficult project than anticipated, as each approved master development plan was approved with unique zoning districts, leading to nearly 100 unique zoning districts that need to be properly displayed on a map. The map will still require some final adjustments and minor fixes before publishing for use by the public.

An approval of the map simply allows us to begin using the map to answer questions from the public, to review applications for compliance with City Code, and to make the map available for use by the City Council, Planning Commission, property owners, residents, etc. The map will be a living document that will be updated each time a rezone is approved, and the map will be continually adjusted to be

more user friendly. We expect that there may be property owners or developers that will question the veracity of the zoning on their property. We will provide a simple process for them to submit a request for a zoning review, along with any zoning documentation that they can provide. If an error is found through that process, a resolution will be proposed by staff to the Planning Commission and City Council.

ITEMS FOR CONSIDERATION:

- Due to the nearly 100 unique zoning districts in the City, the zoning map was set up with the following "General Zoning" categories when you're looking at the map at a higher scale:
    - Residential
    - Agriculture
    - Open Space
    - Commercial
    - Business Park / Industrial
    - Other (includes Airpark, School, Church, etc.)
- You will notice that some neighborhood parks, churches, and even schools are technically located within a residential zone and haven't been rezoned to a more specific zone. These uses are allowed within residential zones, so that's not uncommon. For example, the Cedar Valley High School is located within a Residential zone. Although not necessary, a future city-initiated rezone could propose to change it to our Public Facilities zone, or some other similar future zone created for schools.
- Some master development plans designate parks and open spaces specifically as zones, while others just rezone the entire area to a zone and the parks are just approved as part of the development, but not zoned separately, which is perfectly legal.
- You will see that some roadways are zoned as Agriculture (Roads). This is simply because we do not have a zone for roads, so the City Attorney's opinion was that the roads are still zoned Agriculture if they were not shown as being rezoned to a specific zone.
- A code amendment is being drafted to add historical zones into the City Code, so it is clear that there are standards in place for each of the zones listed on the map, whether they are part of an active MDP/MDA, and expired one, or simply a historical zone

that is no longer in the City Code. That should be coming to the Commission and Council in the near future.
- We are continuing our research into any properties or zones that may have some uncertainty surrounding them. This may require us to return at a future meeting with a revised map to resolve any of that uncertainty.

REQUIRED FINDINGS:
This isn't an official "rezone," as no property is being rezoned at this time. The map simply is being created and updated to accurately reflect the current zoning on the properties and created in a format that can be used as a tool to make better decisions and improve development reviews. We have chosen, for clarity and transparency, to have this map be adopted by the Commission and Council as the official City Zoning Map.

PLANNING COMMISSION ACTION/RECOMMENDATION:
On December 12, 2023, the Planning Commission voted to recommend approval (4-1, Commissioner Strong opposed) of the proposed zoning map as Eagle Mountain City's official zoning map, allowing Staff to make edits to colors, labels, links to MDPs & MDAs, links to Code, and to fix any identified minor mistakes to zoning boundaries or zoning names.

ATTACHMENTS:

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**

TITLE:	Settlement Agreement and Mutual General Release of Claims - Brightview Landscaping		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	$60,000.00		
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

PREPARED BY:
Marcus Draper, Admin

PRESENTED BY:
Marcus Draper

RECOMMENDATION:
Staff recommends City Council approve the Confidential Settlement Agreement and Mutual General Release of Claims with Brightview Landscaping.

BACKGROUND:
In 2022, the City engaged Brightview Landscaping to provide certain landscaping services in public areas throughout the City. The City became dissatisfied with Brightview's performance and terminated the agreement. The parties were unable to come to an agreement on the appropriate amount of compensation for services rendered prior to the date of termination. In November 2023, Brightview sued the City for breach of contract. This settlement agreement is being proposed to fully and finally settle the matter.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

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

Wednesday, January 3, 2024

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

SUBJECT: **Eagle point plat D into warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

EAGLE POINT PLAT "D"

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.45	S46°32'00"W
L2	11.45	S46°32'00"W
L3	8.56	S01°01'56"W
L4	9.78	S89°24'01"E
L7	9.47	N03°15'22"E
L8	1.22	N03°15'22"E
L11	10.00	N03°15'22"E
L15	20.04	S89°24'01"E
L16	12.58	S89°24'01"E
L17	5.19	S89°24'01"E
L18	12.57	S89°24'01"E
L19	16.90	N88°58'04"W
L21	51.48	N61°32'42"E
L22	51.48	N60°20'45"W
L23	30.96	S36°45'10"W
L24	27.99	S26°07'12"E
L25	40.70	N56°26'57"W
L26	51.78	N29°54'13"E
L27	32.22	S51°55'11"W
L28	51.18	S28°12'23"E
L29	49.95	N29°00'14"W
L30	54.08	S28°33'55"W
L31	25.00	S88°58'04"E
L32	51.78	N29°54'13"E
L33	26.96	S69°03'36"W
L34	51.18	S28°12'23"E
L35	51.78	N29°54'13"E
L36	26.90	N67°19'28"W
L37	51.18	S28°12'23"E
L38	25.53	N12°20'15"E
L39	31.21	S36°09'59"E
L40	51.48	S61°32'42"W
L41	51.48	S60°20'45"E
L42	33.57	N42°27'41"E
L43	27.98	N26°05'08"W
L44	26.85	S21°57'58"W
L45	25.02	S89°07'54"E
L46	49.71	N26°56'25"W
L47	53.36	S31°11'48"W
L48	35.91	N47°23'00"E
L49	49.71	N26°56'25"W
L50	53.36	S31°11'48"W
L51	26.74	S65°56'46"E
L52	49.71	N26°56'25"W
L53	53.36	S31°11'48"W
L54	48.37	N65°52'07"E
L55	32.04	S39°18'46"W
L56	31.54	N06°24'33"E
L57	32.24	N87°32'22"E
L58	22.96	S85°54'17"E
L59	22.91	S00°30'53"E
L60	23.84	N87°23'02"W
L61	22.93	S01°23'33"W
L62	30.00	N00°35'59"E

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH DIR	CH DIS
C1	90°00'00"	20.00	31.42	20.00	N45°35'59"E	28.28
C2	09°35'21"	205.00	34.31	17.19	S85°48'18"W	34.27
C3	22°46'42"	205.00	81.50	41.30	S69°37'16"W	80.96
C4	19°56'23"	20.00	6.96	3.52	N68°12'07"E	6.93
C5	65°14'46"	20.00	22.78	12.80	S69°12'18"E	21.56
C6	94°29'54"	20.00	32.99	21.64	N83°49'53"W	29.37
C7	94°29'54"	20.00	32.99	21.64	S03°06'06"E	29.37
C8	63°50'52"	20.00	22.29	12.46	N18°25'37"W	21.15
C9	20°27'57"	20.00	7.14	3.61	N23°43'47"E	7.11
C10	19°02'09"	205.00	68.11	34.37	S24°26'42"W	67.80
C11	13°53'41"	205.00	49.71	24.98	S07°58'47"W	49.59
C12	82°49'31"	20.00	28.91	17.64	N42°26'42"E	26.46
C13	12°21'54"	205.00	44.24	22.21	S77°40'30"W	44.15
C14	07°31'30"	155.00	20.36	10.19	S75°15'19"W	20.34
C15	102°00'52"	20.00	35.61	24.70	N49°58'30"W	31.09
C16	17°02'34"	205.00	60.98	30.72	S07°53'27"E	60.75
C17	16°15'22"	205.00	58.16	29.28	S24°32'25"E	57.97
C18	53°10'13"	20.00	18.56	10.01	N06°05'00"W	17.90
C19	54°21'53"	20.00	18.98	10.27	N47°41'03"E	18.27
C20	94°15'10"	40.00	65.80	43.08	S27°44'24"W	58.63
C21	49°24'09"	40.00	34.49	18.40	S44°05'15"E	33.43
C22	97°54'13"	40.00	68.35	45.94	N62°15'34"E	60.33
C23	53°43'45"	20.00	18.75	10.13	S40°10'20"W	18.08
C24	53°48'21"	20.00	18.78	10.15	N86°03'37"W	18.10
C25	90°00'00"	20.00	31.42	20.00	N44°24'01"W	28.28
C26	90°00'00"	20.00	31.42	20.00	S45°35'59"W	28.28
C27	15°44'43"	205.00	56.33	28.35	S67°01'47"E	56.16
C28	14°26'34"	205.00	51.68	25.98	N66°17'44"E	51.54
C29	70°28'15"	20.00	24.60	14.13	N85°41'26"W	23.08
C30	14°29'53"	205.00	51.87	26.08	S82°09'05"E	51.73
C31	17°04'58"	205.00	61.12	30.79	N82°03'30"E	60.89
C32	45°35'03"	20.00	15.91	8.40	N27°39'48"W	15.50
C33	105°23'31"	40.00	73.58	52.50	S57°34'02"E	63.63
C34	45°45'08"	40.00	31.94	16.88	N46°51'38"E	31.10
C35	88°49'09"	40.00	62.01	39.18	N20°25'30"W	55.98
C36	45°24'00"	20.00	15.85	8.37	S58°29'17"E	15.44
C37	70°39'17"	20.00	24.66	14.18	S00°27'39"E	23.13
C38	14°26'12"	205.00	51.65	25.96	N27°38'54"E	51.52
C39	17°15'59"	205.00	61.78	31.12	N24°58'52"W	61.54
C40	47°45'49"	20.00	16.67	8.86	S09°43'57"E	16.19
C41	17°10'25"	205.00	61.45	30.96	N11°50'35"E	61.22
C42	19°36'15"	205.00	70.14	35.42	N06°32'45"W	69.80
C43	59°43'51"	20.00	20.85	11.48	S44°00'53"W	19.92
C44	86°24'54"	40.00	60.33	37.57	N30°40'21"E	54.77
C45	90°00'00"	20.00	31.42	20.00	S44°24'01"E	28.28
C46	47°28'17"	155.00	128.42	68.16	N65°39'53"W	124.78
C47	46°42'35"	155.00	126.36	66.93	S67°14'41"W	122.89
C48	42°51'28"	155.00	115.94	60.83	S22°27'40"W	113.26
C49	90°25'58"	20.00	31.57	20.15	S44°11'02"E	28.39
C50	87°20'36"	20.00	30.49	19.09	N46°55'41"E	27.62
C51	45°11'07"	155.00	122.24	64.50	N19°20'11"W	119.09
C52	92°39'24"	20.00	32.34	20.95	N43°04'19"W	28.93
C53	89°34'02"	20.00	31.26	19.85	S45°48'58"W	28.18
C54	90°25'58"	20.00	31.57	20.15	S44°11'02"E	28.39
C55	87°20'36"	20.00	30.49	19.09	N46°55'41"E	27.62
C56	92°39'24"	20.00	32.34	20.95	N43°04'19"W	28.93
C57	89°34'02"	20.00	31.26	19.85	S45°48'58"W	28.18
C58	90°25'58"	20.00	31.57	20.15	S44°11'02"E	28.39
C59	87°20'36"	20.00	30.49	19.09	N46°55'41"E	27.62
C60	92°39'24"	20.00	32.34	20.95	N43°04'19"W	28.93
C61	89°34'02"	20.00	31.26	19.85	S45°48'58"W	28.18
C62	40°45'13"	155.00	110.25	57.57	S19°20'40"E	107.94
C63	49°40'44"	155.00	134.39	71.75	S64°33'39"E	130.22
C64	46°14'25"	155.00	125.09	66.18	N67°28'46"E	121.72
C65	41°06'11"	155.00	111.19	58.11	N23°48'28"E	108.83
C66	89°34'02"	180.00	281.38	178.65	S45°48'58"W	253.60
C67	19°32'23"	180.00	61.39	30.99	S81°15'45"W	61.09
C68	90°25'58"	180.00	284.10	181.36	S44°11'02"E	255.52
C69	87°20'36"	180.00	274.40	171.84	N46°55'41"E	248.59
C70	92°39'24"	180.00	291.09	188.55	N43°04'19"W	260.39
C71	62°27'28"	40.00	43.60	24.25	N43°45'50"W	41.48
C72	92°36'52"	40.00	64.66	41.87	S58°42'00"W	57.84
C73	67°03'29"	20.00	23.41	13.25	N45°55'18"E	22.09
C74	40°26'10"	20.00	14.11	7.37	S80°19'52"E	13.82
C75	16°54'43"	205.00	60.51	30.48	N68°34'08"W	60.29
C80	12°22'32"	205.00	44.28	22.23	N83°12'45"W	44.19
C81	16°21'12"	40.00	11.42	5.75	N73°00'41"W	11.38
C82	00°24'06"	205.00	1.44	0.72	S00°49'53"W	1.44

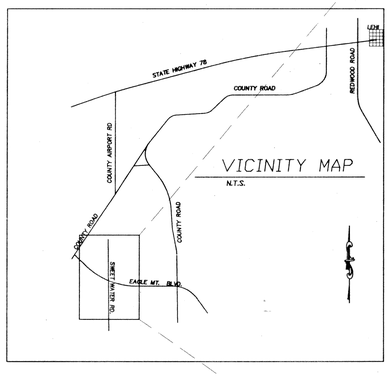
PLAT "D" NOTES

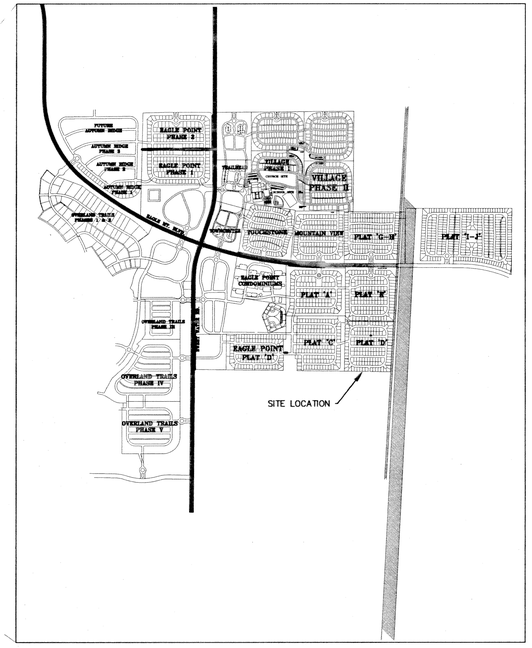
MINIMUM LOT FRONTAGE = 60 FEET
MINIMUM LOT SIZE = 6,000 SQ. FEET
AVERAGE LOT SIZE = 7,788 SQ. FEET
TOTAL LOTS = 148
TOTAL PARK ACRES = .31
TOTAL PLAT ACRES = 35.79
TOTAL LOT ACRES = 26.44
TOTAL STREET ACRES = 8.28
TOTAL PUBLIC USE OPEN SPACE ACRES = .76

SUBDIVISION NAME: EAGLE POINT 'PLAT D'
TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL

OWNER/DEVELOPER: PATTERSON CONSTRUCTION INC.
ATTN: WAYNE PATTERSON
2245 NORTH 1200 EAST
LEHI, UTAH 84043

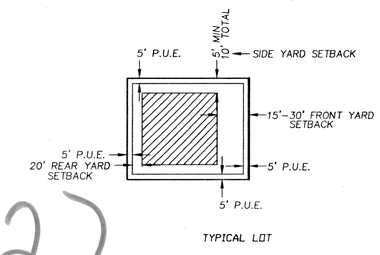
PROJECT #99039 DRAFTED BY JCD/SKS 01/28/00
PLOT VIEW = '60' File name: F:\SDSKPROJ\99039\D_PLAT.DWG





LEGEND

- ● STREET MONUMENT
- 2294 E LOT ADDRESS



TYPICAL LOT

SURVEYOR'S CERTIFICATE

I, MELVIN MCQUARRIE DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 178851 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, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE SURVEYOR

PLAT "D" BOUNDARY DESCRIPTION

COMMENCING AT A POINT S00°28'57"W ALONG THE SECTION LINE A DISTANCE OF 1360.31 FEET AND EAST A DISTANCE OF 1156.32 FEET FROM THE NORTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M;

THENCE S89°24'01"E 1240.83';
THENCE S03°12'41"W 1284.91';
THENCE N89°13'41"W 1191.95';
THENCE N01°01'56"E 1280.02' TO THE POINT OF BEGINNING.

CONTAINS 35.79 ACRES MORE OR LESS.

1/31/00 DATE

SURVEYOR (SEE SEAL BELOW)

ENT 22834:2000 Vol 1 Pg
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Mar 23 10:25 am FEE 208.00 BY BS
RECORDED FOR TOWN OF EAGLE MOUNTA

TOWN ATTORNEY APPROVAL

APPROVED THIS 7 DAY OF March, A.D. 2000, BY THE TOWN ATTORNEY OF EAGLE MOUNTAIN TOWN.

TOWN ATTORNEY

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 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 USE TO THE TOWN OF EAGLE MOUNTAIN, UTAH, TOGETHER WITH ALL 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.

PATTERSON CONSTRUCTION INC.
WAYNE PATTERSON, PRESIDENT

ENT 22834:2000 Vol 1 Pg
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Mar 23 10:25 am FEE 208.00 BY BS
RECORDED FOR TOWN OF EAGLE MOUNTAIN

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE 2 DAY OF February, A.D. 2000 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE TOWN COUNCIL OF TOWN OF EAGLE MOUNTAIN COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 9TH DAY OF MARCH, A.D. 2000

APPROVED MAYOR ATTEST DEPUTY CLERK
CLERK-RECORDER (SEE SEAL BELOW)

TOWN ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF , A.D. 20 , BY THE PLANNING COMMISSION OF OF EAGLE MOUNTAIN TOWN.

DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

TOWN ENGINEER APPROVAL

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE TOWN OF EAGLE MOUNTAIN.

APPROVED THIS 21 DAY OF FEB, A.D. 2000

TOWN ENGINEER

EAGLE POINT
PLAT "D"

TOWN OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL: REGISTERED LAND SURVEYOR No. 178851 Melvin C. McQuarrie STATE OF UTAH 1/31/00
NOTARY PUBLIC
TOWN ENGINEER SEAL: 204425 Terry Curtis Walker STATE OF UTAH
CLERK-RECORDER SEAL

MCM ENGINEERING, INC.
CIVIL/STRUCTURAL/LAND SURVEYING
P.O. BOX 189
HEBER, UT 84032
(435) 654-0939

8482-97 (sheet 1 of 2)

Ez 18, T6S, R1W
TV-038

d_plat.dwg 1-28-00 12:36:13 pm EST

EAGLE POINT PLAT "D"

EAGLE MOUNTAIN PROPERTIES L.C.
BOOK NO. 4390
PAGE NO. 476

(FOUND BRASS CAP MONUMENT
NW CORNER SECT. 18, T6S R1W SLB&M)
1360.31'
P.O.B.
BASIS OF BEARING
S00°28'57"W 2668.74'
EAST
1156.32'
FOUND BRASS CAP MONUMENT
WEST QUARTER CORNER
SECT. 18, T6S R1W, SLB&M

EAGLE POINT PLAT A
ENTRY NO. 4208-98
38-254-PLL

(Sheet 2 of 2)

8482-97

PATTERSON CONSTRUCTION INC.
BOOK NO. 4878
PAGE NO. 255

Scale 1" = 60 ft

M C M ENGINEERING, INC.
CIVIL/STRUCTURAL/LAND SURVEYING
P.O. BOX 189
HEBER, UT 84032
(435) 654-0939

PUBLIC USE OPEN SPACE
14,058 SQ.FT.
0.32 AC

PUBLIC USE OPEN SPACE
18,254 SQ.FT.
0.41 AC

PARK
13,446 SQ.FT.
0.31 AC

WILD ROSE WAY

MORNING GLORY WAY
3720 NORTH

SUNFLOWER DRIVE
3670 NORTH

BLOSSOM STREET
3620 NORTH

SEGO LILY DRIVE
3580 NORTH

MARIGOLD DRIVE
3530 NORTH

COLUMBINE WAY
2240 EAST

HOLLY HOCK LANE

DAFFODIL DRIVE
2420 EAST

10' PUE

10' PUBLIC UTILITY EASEMENT

HOWARD R. AND LURAE S. AULT
BOOK NO. 3428
PAGE NO. 314

GAS EASEMENT
BOOK NO. 2815
PAGE NO. 595

UP&L EASEMENT
BOOK NO. 1195
PAGE NO. 269

ENT 558341:2000 PG 1 OF 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Apr 23 10:35 am FEE 208.00 BY
RECORDED FOR TOWN OF EAGLE MOUNTAIN

d_plat.dwg 1-28-00 12:15:46 pm EST

SHEET 2 OF 2

robyn\subs\038

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

Monday, December 18, 2023

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

SUBJECT: **Silverlake plat 32 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

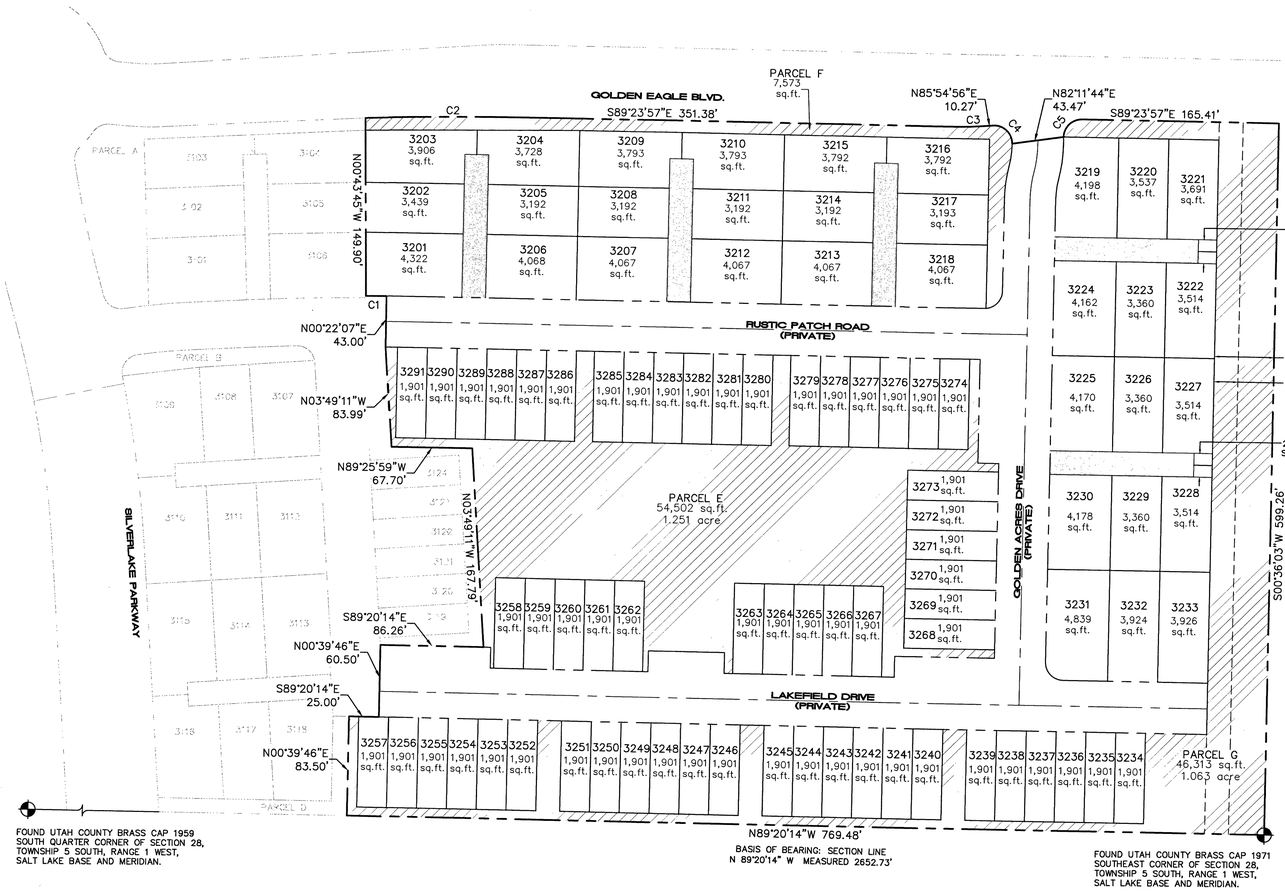
Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

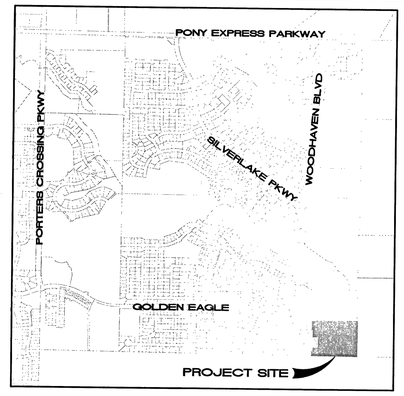
Cc: Fionnuala Kofoed, City Recorder

SILVERLAKE PLAT "32"

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

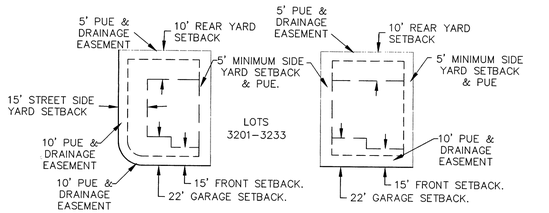
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	17.26	2021.50	0°29'21"	17.26	N89°52'34"W
C2	146.36	3765.00	2°13'38"	146.35	N89°29'14"E
C3	18.52	226.50	4°41'07"	18.52	N88°15'29"E
C4	24.79	15.00	94°41'07"	22.06	S46°44'31"E
C5	23.56	15.00	90°00'00"	21.21	N45°36'03"E



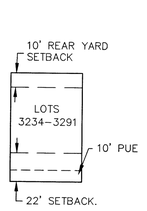


VICINITY MAP
NTS

FOUND SECTION CORNER
COMMON AREA
LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)
BOUNDARY
SECTION LINE
ROAD CENTER LINE
EASEMENT LINE



SETBACK AND EASEMENT DETAIL
-NTS-



SETBACK & EASEMENT DETAIL
TYPICAL TOWNHOME LOT
-NTS-

LAND USE	
ACREAGE:	9.923 acres
ACREAGE IN LOTS:	5.38 acres
ACREAGE IN ROADS:	2.05 acres
SINGLE FAMILY CLUSTER LOTS:	33 LOTS
TOWNHOME UNITS:	58 LOTS
TOTAL LOTS:	91 LOTS
LARGEST SINGLE FAMILY LOT:	4,839 SF
SMALLEST SINGLE FAMILY LOT:	3,192 SF
UNIT DENSITY:	9.17 LOTS PER ACRE

NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3-PARCELS E, F AND G TO BE MAINTAINED BY SILVERLAKE HOA.

0 60 120 180
SCALE: 1" = 60'

18531 1of2

DOMINION GAS COMPANY APPROVAL

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

Approved this 27 day of April 2022 Dominion Gas Company

By: Quartly Eldredge Title: Pre-Con

ROCKY MOUNTAIN POWER APPROVAL

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

Del Edwards 4/26/22
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS APPROVAL

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

Greg Bell 4/26/22
DIRECT COMMUNICATIONS DATE

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "32" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°20'14" West 769.48 feet along the section line; thence North 00°39'46" East 83.50 feet; thence South 89°20'14" East 25.00 feet; thence North 00°39'46" East 60.50 feet; thence South 89°20'14" East 86.26 feet; thence North 03°49'11" West 167.79 feet; thence North 89°25'59" West 67.70 feet; thence North 03°49'11" West 83.99 feet; thence North 00°22'07" East 43.00 feet; thence Westerly 17.26 feet along the arc of a 2,021.50 foot radius curve to the left, through a central angle of 00°29'21" the chord of which bears North 89°52'34" West 17.26 feet; thence North 00°43'45" West 149.90 feet; thence Easterly 146.36 feet along the arc of a 3765 foot radius curve to the right, through a central angle of 02°13'38" the chord of which bears North 89°29'14" East 146.35 feet; thence South 89°23'57" East 351.38 feet; thence Easterly 18.52 feet along the arc of a 226.50 foot radius curve to the left, through a central angle of 04°41'07" the chord of which bears North 88°15'29" East 18.52 feet; thence North 85°54'56" East 10.27 feet; thence Southeasterly 24.79 feet along the arc of a 15 foot radius curve to the right, through a central angle of 94°41'07" the chord of which bears South 46°44'31" East 22.06 feet; thence North 82°11'44" East 43.47 feet; thence Northeasterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears North 45°36'03" East 21.21 feet; thence South 89°23'57" East 165.41 feet; thence South 00°36'03" West 599.26 feet to the point of beginning.

Parcel contains: 9.923 acres more or less.

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

April 22, 2022
DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.
PURSUANT TO UTAH CODE 10-9A-604(1d) THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HERON, TO THE SILVERLAKE MASTER HOME OWNERS ASSOCIATION, PO BOX 179, LEHI, UT, 84043

OWNER(S):

PRINTED NAME OF OWNER	AUTHORIZED SIGNATURE(S)
Parkway Development, Inc. Nate Hutchinson President	April 22, 2022

ACKNOWLEDGEMENT

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

On the 22 day of April, 2022 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 6/11/25
NOTARY PUBLIC SIGNATURE

718363
COMMISSION NUMBER

Matt Rasband
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 19 day of May, 2022

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

PLAT "32"
SHEET 1 OF 2

SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

RECORDING INFORMATION
ENT 109127:2022 Map # 18531
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Oct 12 9:07 am FEE 288.00 BY IP
RECORDED FOR EAGLE MOUNTAIN CITY

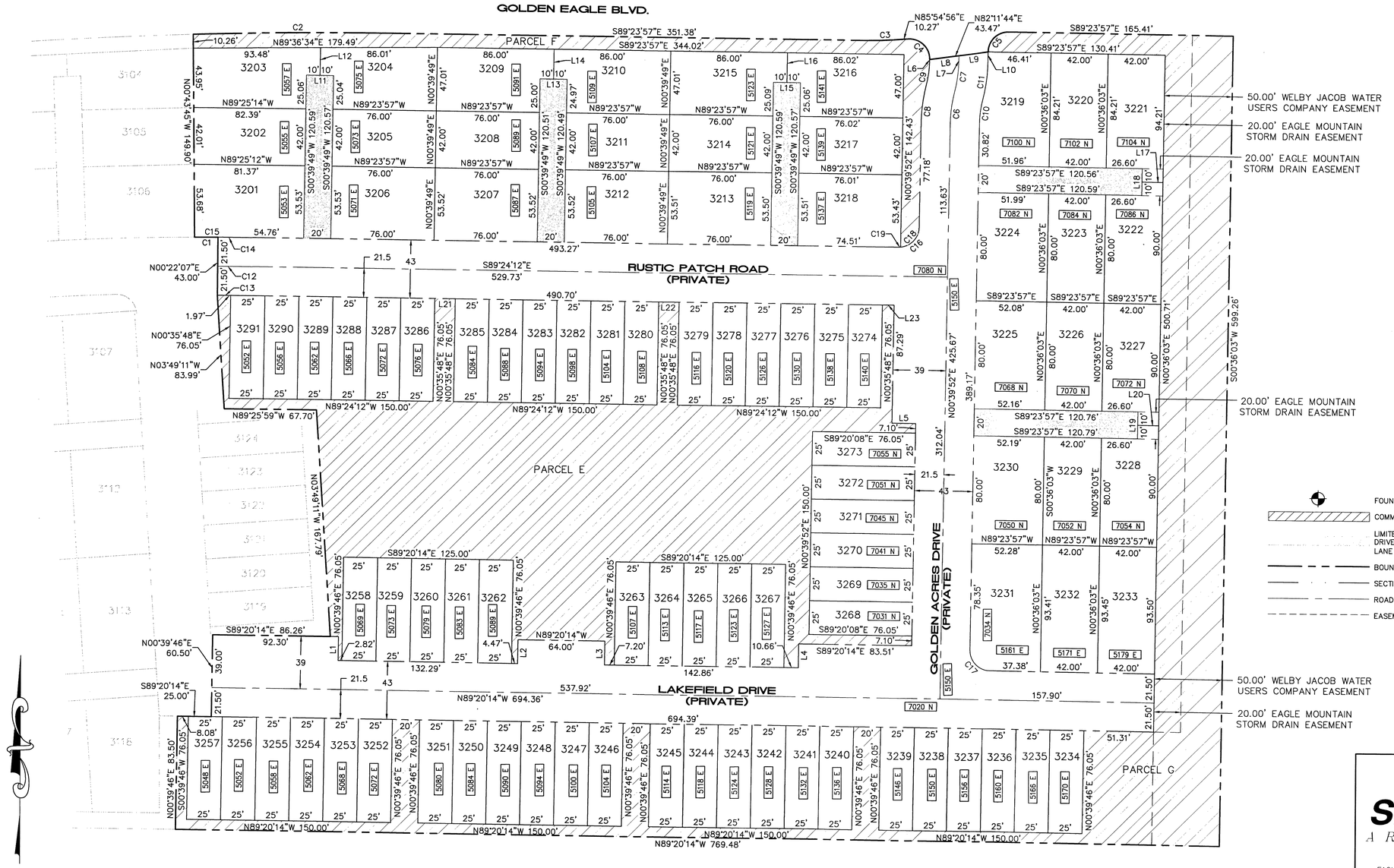
SURVEYOR SEAL
NOTARY PUBLIC SEAL
CITY ENGINEER SEAL
CLERK-RECORDED SEAL

Sec 28 T5S, R1W, SLBM TV 38 DR

Christopher Todd Trusty #206052

SILVERLAKE PLAT "32"

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



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	17.26	2021.50	0°29'21"	17.26	N89°52'34"W
C2	146.36	3765.00	2°13'38"	146.35	N89°29'14"E
C3	18.52	226.50	4°41'07"	18.52	N88°15'29"E
C4	24.79	15.00	94°41'07"	22.06	S46°44'31"E
C5	23.56	15.00	90°00'00"	21.21	N45°36'03"E
C6	23.44	100.00	13°25'39"	23.38	S07°22'41"W
C7	23.55	100.00	13°29'28"	23.49	N07°20'47"E
C8	28.47	121.50	13°25'39"	28.41	S07°22'41"W
C9	18.48	78.50	13°29'28"	18.44	N07°20'47"E
C10	18.40	78.50	13°25'39"	18.35	S07°22'41"W
C11	28.61	121.50	13°29'28"	28.54	N07°20'47"E
C12	7.96	2000.00	0°13'41"	7.96	N89°31'03"W
C13	7.88	1978.50	0°13'41"	7.88	N89°31'03"W
C14	8.05	2021.50	0°13'41"	8.05	N89°31'03"W
C15	25.31	2021.50	0°43'03"	25.31	N89°45'43"W
C16	23.54	15.00	89°55'56"	21.20	N45°37'50"E
C17	23.56	15.00	90°00'06"	21.21	S44°20'11"E
C18	22.04	15.00	84°11'34"	20.11	N42°45'39"E
C19	1.50	15.00	5°44'22"	1.50	N87°43'37"E

Line Table		
Line #	Length	Direction
L1	17.50	S00°39'46"W
L2	17.50	N00°36'03"E
L3	17.50	N00°36'03"E
L4	17.50	N00°39'46"E
L5	17.50	N89°20'08"W
L6	0.46	N00°36'03"E
L7	3.64	N00°36'03"E
L8	21.73	N82°11'44"E
L9	21.73	N82°11'44"E
L10	6.82	N00°36'03"E
L11	20.00	N89°20'11"W
L12	20.47	N00°39'49"E
L13	20.00	N89°20'11"W
L14	22.02	N00°39'49"E
L15	20.00	N89°20'11"W
L16	21.93	N00°39'49"E
L17	15.40	S89°23'57"E
L18	20.00	N00°36'03"E
L19	20.00	N00°36'03"E
L20	15.40	S89°23'57"E
L21	15.05	S89°24'12"E
L22	15.05	S89°24'12"E
L23	8.63	S89°24'12"E

PLAT "32"
SHEET 2 OF 2

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

RECORDING INFORMATION

SURVEYOR SEAL

PROFESSIONAL LAND SURVEYOR
4-12-22
No. 5152741
TRAVIS L. HANE
STATE OF UTAH

CITY-COUNTY APPROVAL

PROFESSIONAL ENGINEER
No. 390883
CHRISTOPHER TODD TRUSTY
4-13-22
STATE OF UTAH

CLERK-RECORDED SEAL

ENT 109127:2022 Map # 18531
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Oct 12 9:07 am FEE 288.00 BY IP
RECORDED FOR EAGLE MOUNTAIN CITY

18531 2 of 2

Christopher Todd Trusty
#266052

EAGLE MOUNTAIN

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

Wednesday, December 6, 2023

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

SUBJECT: **Eagle Point phase "G" plat 2 out of warranty Bond Release**

City Recorder:

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

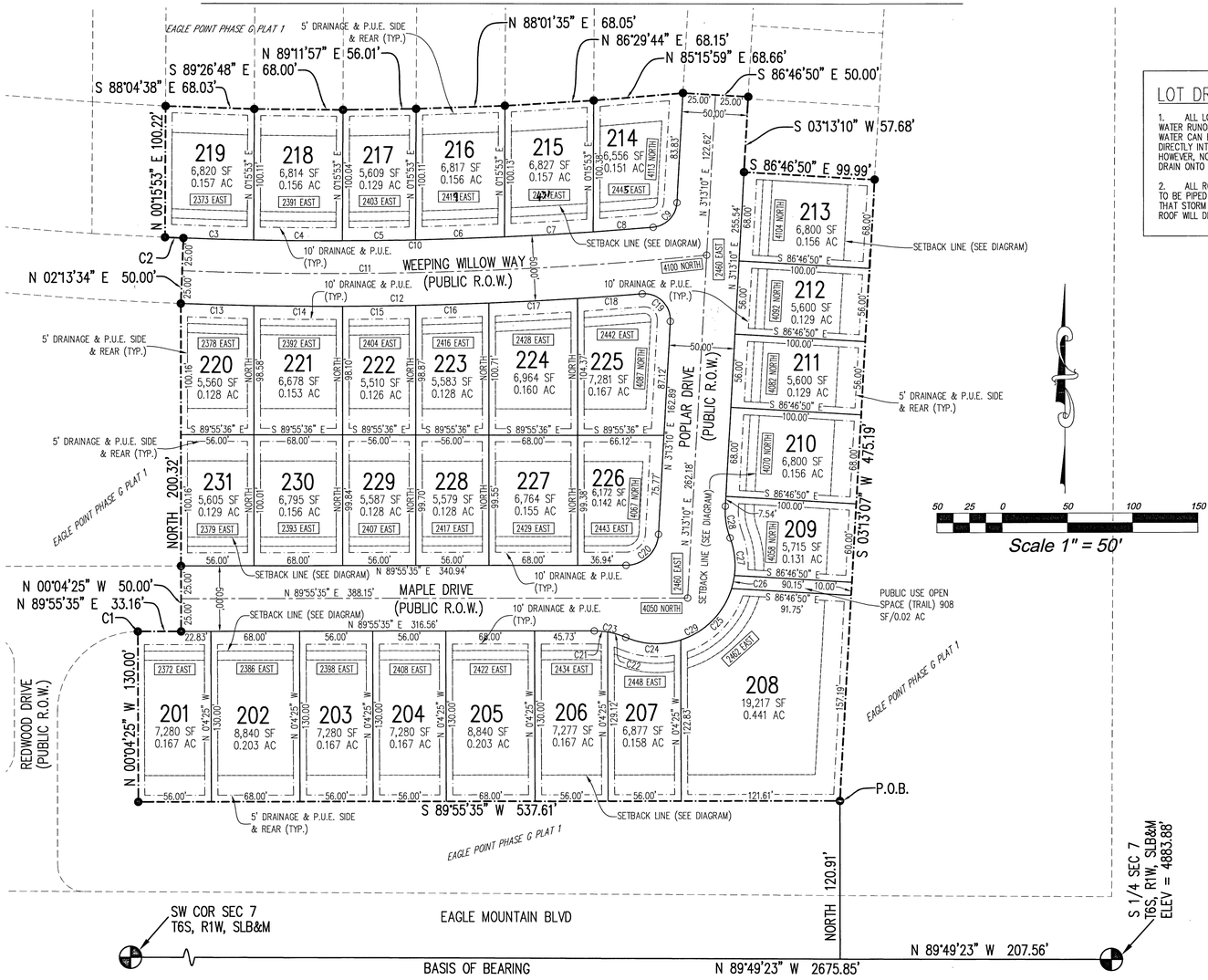
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

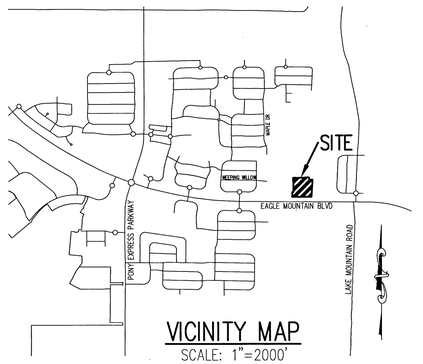
EAGLE POINT PHASE G PLAT 2



Scale 1" = 50'

LOT DRAINAGE NOTES:

1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.



VICINITY MAP

SCALE: 1"=2000'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	61.85	0.02	0°0'51"	0.02	N 89°55'35" E
C2	2907.04	14.03	0°16'36"	14.03	N 87°38'8" W
C3	2907.04	53.99	1°3'51"	53.99	S 88°18'21" E
C4	2907.04	68.00	1°20'25"	68.00	S 89°30'29" E
C5	2907.04	56.01	1°6'14"	56.01	N 89°16'11" E
C6	2907.04	68.05	1°20'29"	68.05	N 88°2'50" E
C7	2907.04	68.13	1°20'34"	68.13	N 86°42'18" E
C8	2907.04	46.05	0°54'27"	46.05	N 85°34'48" E
C9	20.00	28.59	81°54'24"	26.22	N 44°10'22" E
C10	2907.04	360.24	7°6'0"	360.01	N 88°40'34" E
C11	2932.04	402.43	7°51'50"	402.11	N 88°17'39" E
C12	2957.04	353.72	6°51'14"	353.51	N 88°47'57" E
C13	2957.04	56.03	1°5'8"	56.02	S 88°19'0" E
C14	2957.04	68.00	1°19'4"	68.00	S 89°31'5" E
C15	2957.04	56.01	1°5'7"	56.00	N 89°16'49" E
C16	2957.04	56.03	1°5'8"	56.03	N 88°11'42" E
C17	2957.04	68.10	1°19'10"	68.09	N 86°59'33" E
C18	2957.04	49.57	0°57'37"	49.57	N 85°51'9" E
C19	20.00	34.16	97°50'49"	30.15	S 45°42'15" E
C20	25.00	37.83	86°42'25"	34.32	S 46°34'22" W
C21	60.00	10.32	9°51'7"	10.30	S 85°8'52" E
C22	60.00	14.37	13°43'28"	14.34	S 73°21'34" E
C23	60.00	24.69	23°34'35"	24.52	S 78°17'8" E
C24	60.00	43.25	41°18'15"	42.32	S 87°8'58" E
C25	60.00	57.63	55°1'43"	55.44	N 44°41'3" E
C26	60.00	10.14	9°40'58"	10.13	N 12°19'42" E
C27	60.00	29.16	27°50'38"	28.87	N 6°26'6" W
C28	60.00	24.69	23°34'35"	24.52	N 8°34'7" W
C29	60.00	140.18	133°51'35"	110.40	N 46°34'22" E

FIRE NOTE:

TWO (2) FIRE HYDRANTS MEET IFC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PLAT TABULATIONS

TOTAL ACREAGE:	6.347 ACRES
BUILDABLE ACREAGE:	6.347 ACRES
TOTAL ACREAGE IN LOTS:	4.980 ACRES
RIGHT-OF-WAY AREA:	1.346 ACRES
TOTAL OPEN SPACE:	0.021 ACRES
TOTAL IMPROVED OPEN SPACE:	0.021 ACRES
AVERAGE LOT SIZE:	6,998 SF/0.161 ACRES
LARGEST LOT SIZE:	19,217 SF/0.441 ACRES
SMALLEST LOT SIZE:	5,510 SF/0.126 ACRES
OVERALL DENSITY:	4.88 LOTS/ACRE
TOTAL # OF LOTS:	31 LOTS

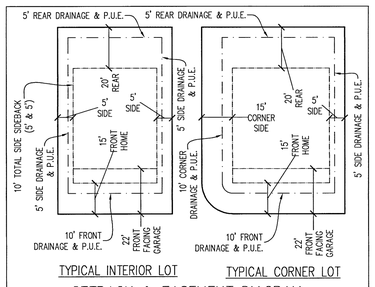
PLAT NOTES:

1. ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY.
2. SETBACKS: FRONT=15'
   DRIVEWAY=22'
   REAR=20'
   CORNER=15'
   SIDE=10' TOTAL (MIN. OF 5')
3. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
4. EAGLE MOUNTAIN AGREES TO THE ALLOWANCE OF 5' + 5' SIDE SETBACKS IN THE ENTIRE PHASE G AS WAS PREVIOUSLY RECORDED IN PLAT G.
5. EAGLE MOUNTAIN AGREES TO THE USE OF 50' ROADWAY WIDTHS AS PREVIOUSLY RECORDED IN PLAT G.
6. EAGLE MOUNTAIN AGREES TO BE SIGNATORY TO THE EAGLE PARK PHASE G PLAT FOR PROPER DEDICATIONS AND VACATIONS.
7. ALL PUBLIC USE OPEN SPACE AND PARK AREA IS A PUBLIC UTILITY EASEMENT.

17274

SURVEYOR:

AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM



SETBACK & EASEMENT DIAGRAM

ROCKY MOUNTAIN POWER

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

Natan Simcic 8-3-20
ROCKY MOUNTAIN POWER DATE

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.1Tariff.

Marjorie Clifton 8/4/20
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 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 3 day of August 20 20 Dominion Energy

By Beverly Eldridge

Title Pre-Con

PLAT VACATION NOTICE

EAGLE MOUNTAIN CITY IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF EAGLE POINT PHASE G, PLAT 1, PARCEL A AND THAT THERE IS GOOD CAUSE FOR THE VACATION. EAGLE POINT PHASE G, PLAT 1, PARCEL A IS HEREBY VACATED.

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.

MARCH 25, 2020 — DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°49'23" WEST ALONG SECTION LINE 207.56 FEET AND NORTH 120.91 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 89°55'35" WEST, A DISTANCE OF 537.61 FEET; THENCE NORTH 00°04'25" WEST, A DISTANCE OF 130.00 FEET; THENCE ALONG THE ARC OF A 61.85 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°00'51" FOR 0.02 FEET (CHORD BEARS NORTH 89°55'35" EAST 0.02 FEET); THENCE NORTH 89°55'35" EAST, A DISTANCE OF 33.16 FEET; THENCE NORTH 00°04'25" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH, A DISTANCE OF 200.32 FEET; THENCE NORTH 02°13'34" EAST, A DISTANCE OF 50.00 FEET; THENCE ALONG THE ARC OF A 2,907.04 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°16'36" FOR 14.03 FEET (CHORD BEARS NORTH 87°38'08" WEST 14.03 FEET); THENCE NORTH 00°15'53" EAST, A DISTANCE OF 100.22 FEET; THENCE SOUTH 88°04'38" EAST, A DISTANCE OF 68.03 FEET; THENCE SOUTH 89°26'48" EAST, A DISTANCE OF 68.00 FEET; THENCE NORTH 89°11'57" EAST, A DISTANCE OF 56.01 FEET; THENCE NORTH 88°01'35" EAST, A DISTANCE OF 68.05 FEET; THENCE NORTH 86°29'44" EAST, A DISTANCE OF 68.15 FEET; THENCE NORTH 85°15'59" EAST, A DISTANCE OF 68.66 FEET; THENCE SOUTH 86°46'50" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 03°13'10" WEST, A DISTANCE OF 57.68 FEET; THENCE SOUTH 86°46'50" EAST, A DISTANCE OF 99.99 FEET; THENCE SOUTH 03°13'07" WEST, A DISTANCE OF 475.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 276,480 SQUARE FEET OR 6.3471 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):
PRINTED NAME

AUTHORIZED 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): PATTERSON DEVELOPMENT, LLC
PRINTED NAME OF OWNER
Andrew Patterson

ENT 144028:2020 Map # 17274
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Sep 21 2:07 pm FEE 112.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

AUTHORIZED SIGNATURE(S)
Andrew Patterson, Manager 8/3/2020

ACKNOWLEDGMENT

On the 3RD day of AUGUST, 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 10-18-2022 — NOTARY PUBLIC SIGNATURE

702968 — COMMISSION NUMBER

JUSTIN J. WILSON — 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 3RD DAY OF August, 2020

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

APPROVED BY ENGINEER (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PLAT 2

EAGLE POINT PHASE G

SUBDIVISION

INCLUDING A VACATION OF EAGLE POINT PHASE G, PLAT 1, PARCEL A

LOCATED IN THE SW CORNER OF SEC 7, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY — UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

Surveyor's Seal: No. 6418780 AARON D. THOMAS 3-25-20 STATE OF UTAH

Notary Public Seal: JUSTIN J. WILSON, NOTARY PUBLIC, COMMISSION # 702968, COMMISSION EXPIRES MARCH 18, 2022, STATE OF UTAH

City Engineer Seal: No. 355252 CHRISTOPHER TODD TRUSTY 8-6-20 STATE OF UTAH

Clerk-Recorder Seal: CORPORATE SEAL EAGLE MOUNTAIN STATE OF UTAH

Sec 7, T6S, R1W SLB&M (Parcel A, Eagle Point, Plat, Phase G)

EAGLE MOUNTAIN

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

Thursday, December 7, 2023

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

SUBJECT: **Spring Run phase "D" plat 4 out of warranty Bond Release**

City Recorder:

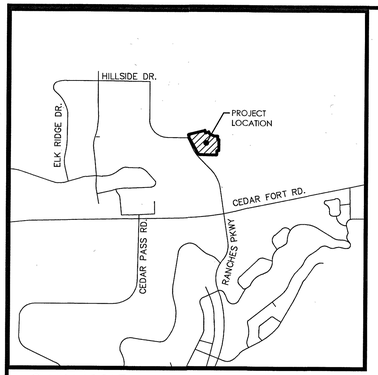
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



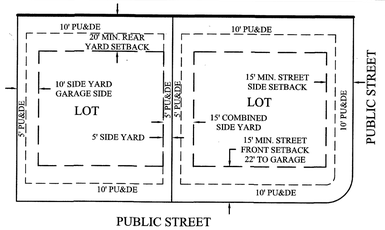
VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

NOTES
1. #5X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
2. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
3. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	288.50	19°53'50"	100.19	S51°15'19"W	99.69
C2	30.00	79°46'55"	41.77	S21°18'47"W	38.48
C3	30.00	85°32'04"	44.79	N61°20'43"W	40.74
C4	226.50	7°24'48"	29.31	N22°17'05"W	29.29
C5	173.50	30°44'27"	93.09	S33°56'52"E	91.98
C6	226.50	19°06'37"	75.55	N35°32'48"W	75.20
C7	226.50	18°17'40"	72.32	N54°14'57"W	72.01
C8	173.50	40°40'52"	123.19	S69°39'36"E	120.62
C9	226.50	13°52'43"	54.86	N70°20'09"W	54.73
C10	30.00	77°16'30"	40.46	N38°38'15"W	37.46
C11	30.00	90°00'00"	47.12	S44°59'58"W	42.43
C12	30.00	90°00'00"	47.12	S45°00'02"E	42.43
C13	30.00	90°00'00"	47.12	N44°59'58"E	42.43
C14	73.50	17°57'44"	23.04	S81°01'10"E	22.95
C15	126.50	31°07'44"	68.73	N74°26'10"W	67.89
C16	73.50	44°17'44"	56.82	S49°53'26"E	55.42
C17	126.50	31°07'44"	68.73	N43°18'26"W	67.89
C18	30.00	45°04'10"	23.60	S05°12'29"E	22.99
C19	50.00	30°05'56"	26.27	S02°16'38"W	25.97
C20	50.00	71°58'00"	62.80	S48°45'20"E	58.76
C21	50.00	58°30'38"	51.06	N66°00'21"E	48.87
C22	50.00	35°06'54"	30.64	S19°11'34"W	30.17
C23	50.00	74°26'51"	64.97	N35°35'18"W	60.49
C24	30.00	45°04'10"	23.60	N50°16'39"W	22.99
C25	724.00	3°58'44"	50.28	S25°35'17"E	50.27
C26	724.00	1°51'42"	23.53	S28°30'31"E	23.52
C27	524.00	6°58'40"	63.81	S32°55'42"E	63.78
C28	524.00	6°58'40"	63.81	S39°54'21"E	63.78
C29	100.00	62°15'28"	108.66	S58°52'18"E	103.39
C30	200.00	71°25'19"	249.31	S54°17'20"E	233.48
C31	250.00	40°24'23"	176.31	N55°41'03"E	172.68
C32	250.00	4°27'56"	19.48	N73°39'17"E	19.48
C33	250.00	35°56'27"	156.82	N53°27'05"E	154.26
C34	126.50	62°15'28"	137.46	S58°52'18"E	130.79
C35	173.50	71°25'19"	216.28	S54°17'20"E	202.54
C36	226.50	58°41'49"	232.04	S47°55'36"E	222.02
C37	73.50	62°15'28"	79.87	S58°52'18"E	75.99
C38	288.50	25°43'23"	129.52	N48°20'33"E	128.44
C39	50.00	270°08'20"	235.74	S62°15'26"W	70.63



SITE TABULATIONS

TOTAL # OF LOTS:	30 LOTS
TOTAL ACREAGE:	10.52 ACRES
TOTAL ACREAGE IN LOTS:	7.43 ACRES
TOTAL ROW:	3.09 ACRES OR 134,584 SQFT.
TOTAL PUBLIC PAVED ROAD:	1.71 ACRES OR 74,356 SQFT.
TOTAL IMPROVED OPEN SPACE:	0.13 ACRES OR 5,651 SQFT.
AVERAGE LOT SIZE:	0.25 ACRES OR 10,786 SQFT.
LARGEST LOT SIZE:	0.41 ACRES
SMALLEST LOT SIZE:	0.17 ACRES
OVERALL DENSITY:	2.85 UNITS/ACRE

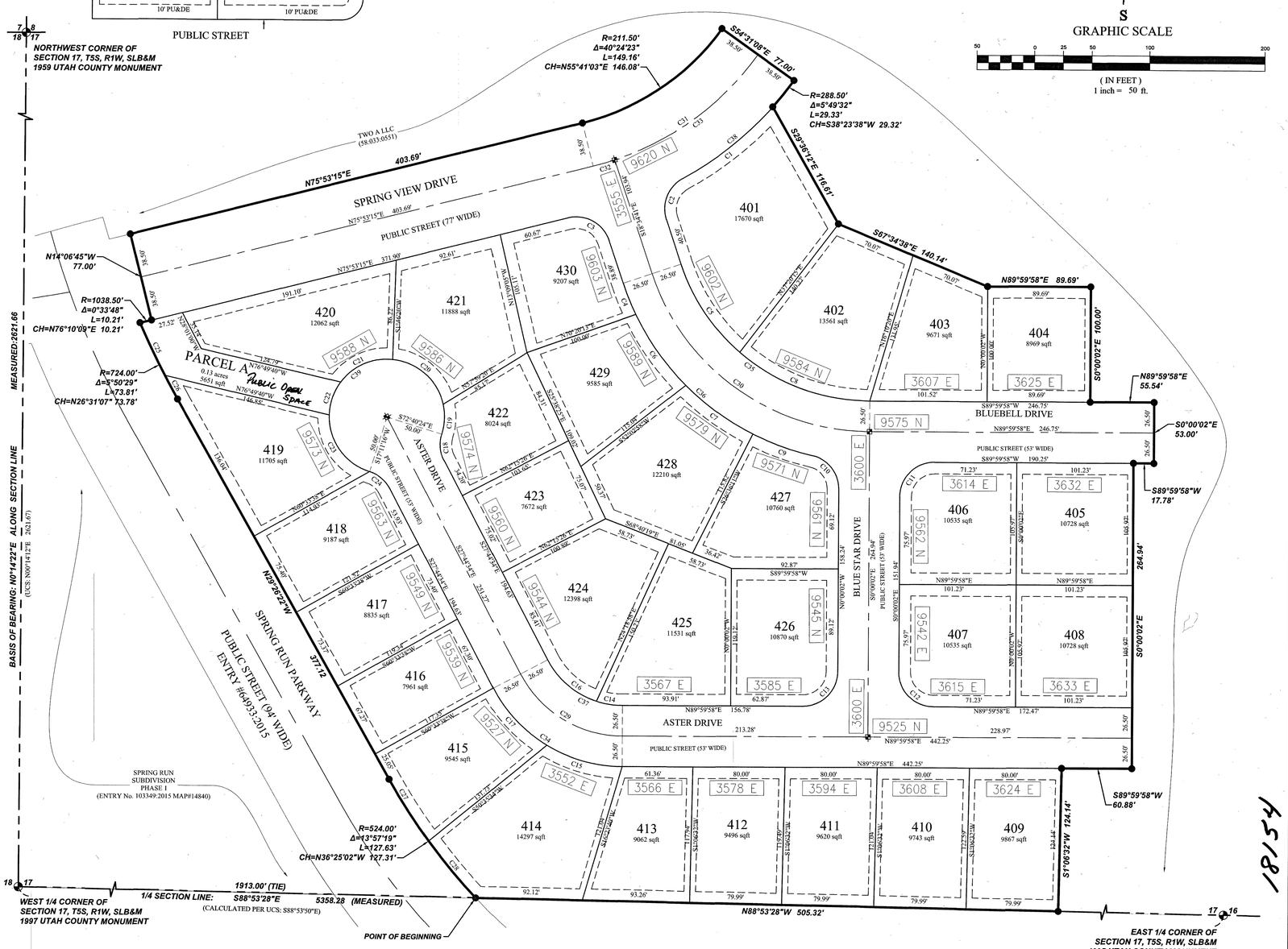
N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, parcels, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is correct.

Evan J Wood — 12/01/2021

EVAN J WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of Spring Run Parkway, located S88°53'28"E along the 1/4 Section line 1,913.00 feet from the West 1/4 Corner of Section 17, T5S, R1W, S.L.B.& M. (Basis of Bearing N0°14'22"E along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 17); thence along said street the following 5 (five) courses: (1) Northwesterly along the arc of a 524.00 feet radius non-tangent curve to the right (radius bears: N46°36'19"E) 127.63 feet through a central angle of 13°57'19" Chord: N36°25'02"W 127.31 feet; (2) N29°26'22"W 377.12 feet; (3) along the arc of a curve to the right with a radius of 724.00 feet a distance of 73.81 feet through a central angle of 05°50'29" Chord: N26°31'07"W 73.78 feet; (4) Easterly along the arc of a non-tangent curve to the left having a radius of 1,038.50 feet (radius bears: N13°32'57"W) a distance of 10.21 feet through a central angle of 00°33'48" Chord: N76°10'09"E 10.21 feet; (5) N14°06'45"W 77.00 feet; thence N75°53'15"E 403.69 feet; thence along the arc of a curve to the left with a radius of 211.50 feet a distance of 149.16 feet through a central angle of 40°24'23" Chord: N55°41'03"E 146.08 feet; thence S54°31'08"E 77.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 288.50 feet (radius bears: N54°31'08"W) a distance of 29.33 feet through a central angle of 05°49'32" Chord: S38°23'38"W 29.32 feet; thence S29°36'12"E 116.61 feet; thence S67°34'38"E 140.14 feet; thence N89°59'58"E 89.69 feet; thence S00°00'02"E 100.00 feet; thence N89°59'58"E 55.54 feet; thence S00°00'02"E 53.00 feet; thence S89°59'58"W 17.78 feet; thence S00°00'02"E 264.94 feet; thence S89°59'58"W 60.88 feet; thence S01°06'32"W 124.14 feet to the 1/4 Section line; thence N88°53'28"W along the ¼ Section line 505.32 feet to the point of beginning.

Contains: 10.52 acres+/-

ENT 15699:2022 Map # 18154
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Feb 03 4:13 pm FEE 112.00 BY TM
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER: TWO A LLC
BY: JAMES F. ALLRED
MANAGER

AUTHORIZED SIGNATURE(S): 12/20/2021

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ANDREA NELSON
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 705990
COMM. EXP. 06-05-2023

ON THE 20th DAY OF December A.D. 20 21 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, James F. Allred, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Two A L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 06-05-2023
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
MY COMMISSION No. 705990
Andrea Nelson
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 21 DAY OF January, 2022

APPROVED BY MAYOR: Colleen Love
APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
ATTEST BY CITY RECORDER (SEE SEAL BELOW)

SPRING RUN PHASE D PLAT 4

SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 17, T5S, R1W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 12/01/21 No. 183395 EVAN J. WOOD STATE OF UTAH		REG. NO. 220052 PROFESSIONAL ENGINEER CHRISTOPHER TODD TRUSTY 1-4-22 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 2005 STATE OF UTAH

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

OWNER/DEVELOPER
TRIUMPH CONSTRUCTION
5151 SOUTH 900 EAST SUITE 250
SALT LAKE CITY, UTAH 84117
(801) 269-1508 EXT. 105
CONTACT: JIM ALLRED

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 — 12-21-21 DATE

Dominion Energy Utah

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional 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 Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 21 day of December 20 21 Questar Gas Company

By: Brandy Eldridge
Title Pre-Con

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement 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 — 12-21-2021 DATE

18154

Z:\2019\19-0349 Spring Run D-4\design\19-0349\dwg\sheets\C2.dwg

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

Tuesday, January 2, 2024

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

SUBJECT: **Silverlake plat 30 out of warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

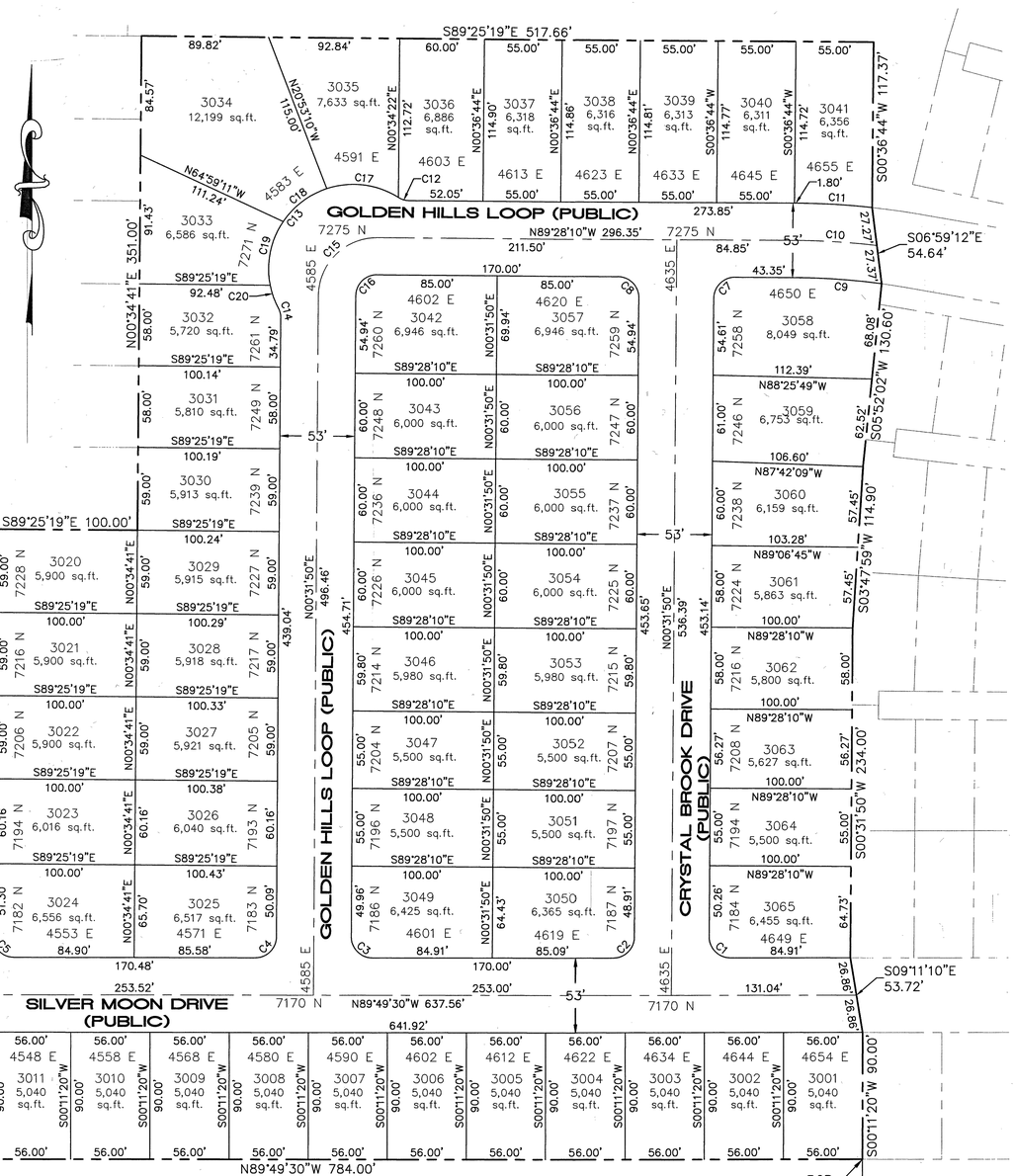
SILVERLAKE PLAT "30"

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

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.66	15.00	90°21'20"	21.28	S44°38'50"E
C2	23.47	15.00	89°38'40"	21.15	N45°21'10"E
C3	23.66	15.00	90°21'20"	21.28	S44°38'50"E
C4	23.47	15.00	89°38'40"	21.15	N45°21'10"E
C5	23.67	15.00	90°24'11"	21.29	S44°37'24"E
C6	23.45	15.00	89°35'17"	21.14	N45°22'20"E
C7	23.56	15.00	90°00'00"	21.21	S45°31'50"W
C8	23.56	15.00	90°00'00"	21.21	N44°28'10"W
C9	60.51	473.50	7°19'20"	60.47	N85°48'30"W
C10	56.89	500.00	6°31'09"	56.86	N86°12'36"W
C11	53.29	526.50	5°47'57"	53.27	N86°34'11"W
C12	8.29	15.00	31°39'00"	8.18	S73°38'40"E
C13	156.83	60.00	149°45'45"	115.85	S47°17'57"W
C14	7.36	15.00	28°06'45"	7.29	N13°31'32"W
C15	65.19	41.50	90°00'00"	58.69	S45°31'50"W
C16	23.56	15.00	90°00'00"	21.21	S45°31'50"W
C17	52.78	60.00	50°23'52"	51.09	N83°01'06"W
C18	39.34	60.00	37°34'03"	38.64	S52°59'56"W
C19	47.49	60.00	45°20'41"	46.26	S11°32'34"W
C20	17.23	60.00	16°27'08"	17.17	S19°21'21"E

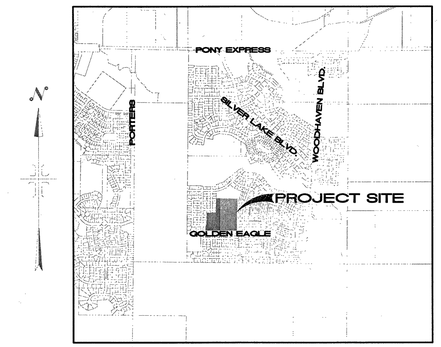
SCALE: 1" = 50'

LAND USE	
ACREAGE:	11.90 acres
ACREAGE IN LOTS:	8.888 acres
ACREAGE IN ROADS:	3.016 acres
LOTS:	65
UNIT DENSITY:	5.46 LOTS PER ACRE

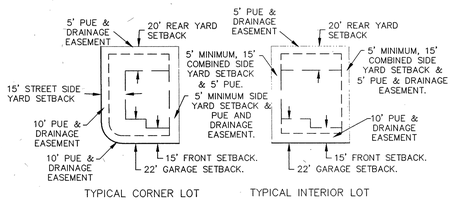


FOUND UTAH COUNTY BRASS CAP 2009
SOUTHWEST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

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



VICINITY MAP
NTS



SETBACK AND EASEMENT DETAIL
-NTS-

DOMINION GAS COMPANY APPROVAL

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

Approved this 16 day of May 20 21 Dominion Gas Company

By: Beverly Ellsworth Title: Pro Coor

ROCKY MOUNTAIN POWER APPROVAL

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

Del Elwards 5/17/21
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS APPROVAL

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

Maurice Clifford 5/17/2021
DIRECT COMMUNICATIONS DATE

NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3-COLLECTOR ROAD FENCING REQUIRED ALONG GOLDEN EAGLE PER AGREEMENT.

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "30" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°16'37" West 74.93 feet along the section line and North 799.60 feet from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°49'30" West 784.00 feet; thence North 00°11'20" East 89.99 feet; thence North 25°47'09" East 58.77 feet; thence North 00°36'45" East 294.54 feet; thence South 89°48'39" East 90.18 feet; thence North 80°28'46" East 53.83 feet; thence South 89°25'19" East 100.00 feet; thence North 00°34'41" East 351.00 feet; thence South 89°25'19" East 517.66 feet; thence South 00°36'44" West 117.37 feet; thence South 06°59'12" East 54.64 feet; thence South 05°52'02" West 130.60 feet; thence South 03°47'59" West 114.90 feet; thence South 00°31'50" West 234.00 feet; thence South 09°11'10" East 53.72 feet; thence South 00°11'20" West 90.00 feet to the point of beginning.

Parcel contains: 11.90 acres

Basis of Bearing: The line between the South Quarter Corner and the Southwest Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears: North 89°16'37" West.

May 12, 2021
DATE

SURVEYOR
(See Seal Below)

ENT 197791:2021 Map # 18030
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Nov 24 3:09 pm FEE 180.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

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

OWNER(S):

PRINTED NAME OF OWNER	AUTHORIZED SIGNATURE(S)
Peter Evans	
Nate Hutchinson President, Rockcress Development, Inc.	June 8, 2021

ACKNOWLEDGEMENT

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

On the 8 day of June, 2021, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 3/9/24

711046
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE

FIONNUALA B. KORDS
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purpose for the perpetual use of the public this 1 day of Dec A.D. 20 21

APPROVED BY MAYOR

APPROVED BY CITY ENGINEER
(See Seal Below)

APPROVED BY CITY ATTORNEY

ATTEST BY CITY RECORDER
(See Seal Below)

18030

PLAT "30"

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

PROFESSIONAL LAND SURVEYOR 5-12-21 No. 5152741 TRAVIS TRANE STATE OF UTAH — SURVEYOR SEAL

NOTARY PUBLIC FIONNUALA B KORDS COMMISSION# 711046 COMM. EXP. 03-09-2024 — NOTARY SEAL

LICENSED PROFESSIONAL ENGINEER No. 280802 CHRISTOPHER TODD TWEDT 5/13/21 STATE OF UTAH — ENGINEER SEAL

CLERK-RECORDED SEAL

Sec. 28, T5S, R1W TWDB GIS

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

Wednesday, January 3, 2024

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

SUBJECT: **Silverlake plat 29 out of warranty Bond Release**

City Recorder:

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

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

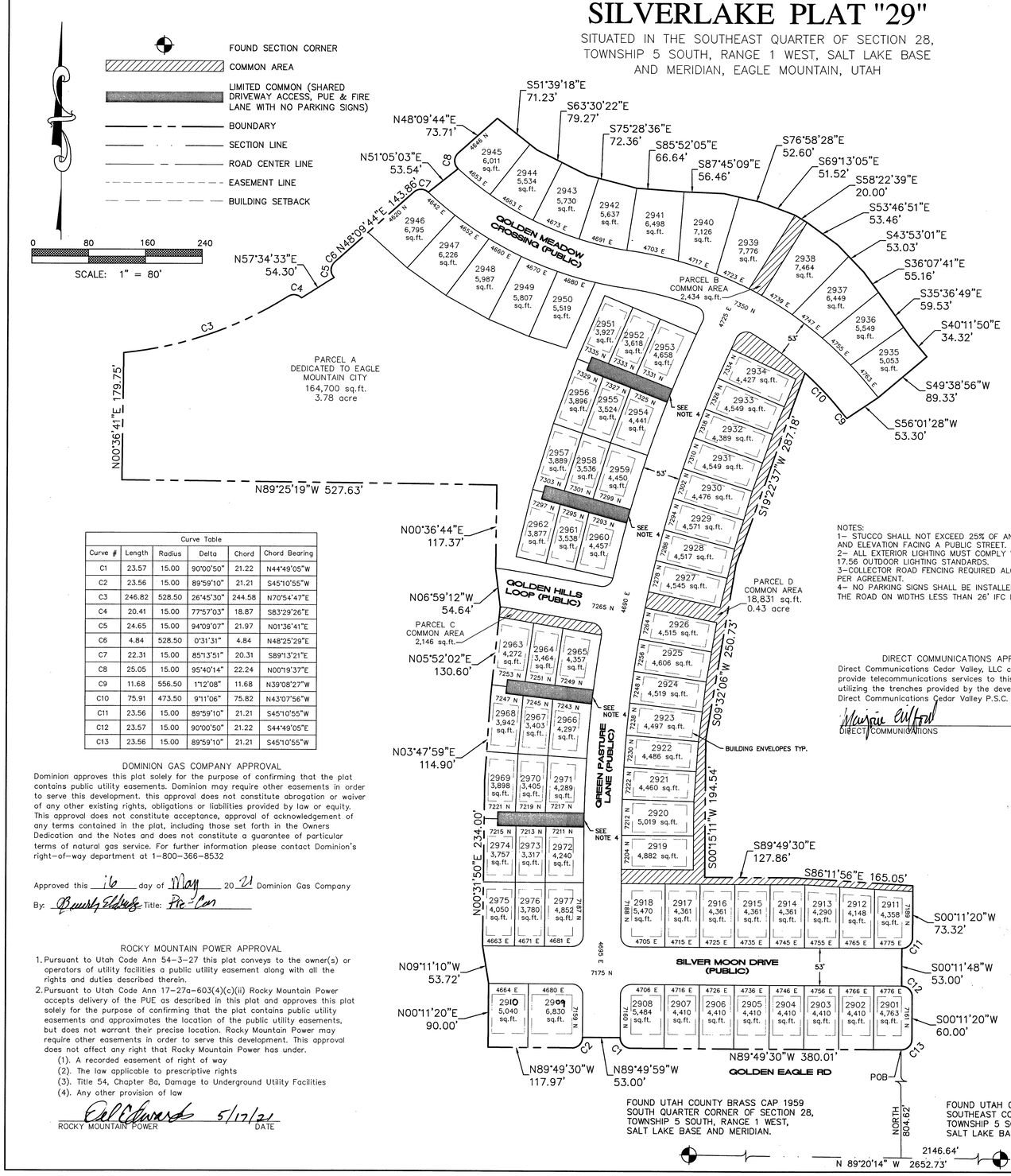
Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

SILVERLAKE PLAT "29"

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



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.57	15.00	90°00'50"	21.22	N44°49'05"W
C2	23.56	15.00	89°59'10"	21.21	S45°10'55"W
C3	246.82	528.50	26°45'30"	244.58	N70°54'47"E
C4	20.41	15.00	77°57'03"	18.87	S83°29'26"E
C5	24.65	15.00	94°09'07"	21.97	N01°36'41"E
C6	4.84	528.50	0°31'31"	4.84	N48°25'29"E
C7	22.31	15.00	85°13'51"	20.31	S89°13'21"E
C8	25.05	15.00	95°40'14"	22.24	N00°19'37"E
C9	11.68	556.50	1°12'08"	11.68	N39°08'27"W
C10	75.91	473.50	9°11'06"	75.82	N43°07'56"W
C11	23.56	15.00	89°59'10"	21.21	S45°10'55"W
C12	23.57	15.00	90°00'50"	21.22	S44°49'05"E
C13	23.56	15.00	89°59'10"	21.21	S45°10'55"W

DOMINION GAS COMPANY APPROVAL

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

Approved this 16 day of May 20 21 Dominion Gas Company

By: Beverly Edwards Title: Pre-Con

ROCKY MOUNTAIN POWER APPROVAL

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

Rocky Mountain Power — 5/17/21 DATE

NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3-COLLECTOR ROAD FENCING REQUIRED ALONG GOLDEN EAGLE PER AGREEMENT.
4- NO PARKING SIGNS SHALL BE INSTALLED ON BOTH SIDES OF THE ROAD ON WIDTHS LESS THAN 26' IFC D103.6.1

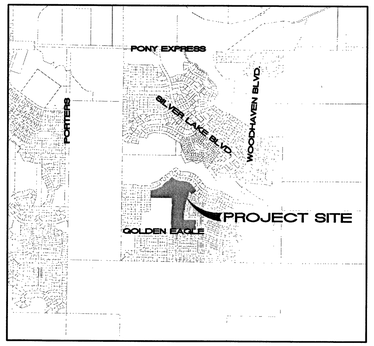
DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS — DATE

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

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



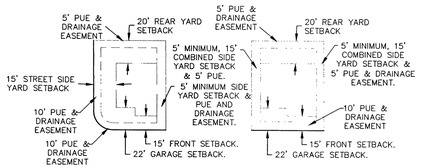
VICINITY MAP
NTS

DESCRIPTION CONTINUED

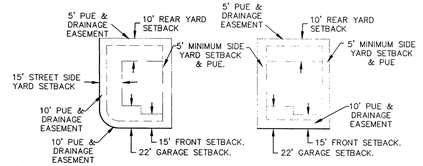
thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°59'10" the chord of which bears South 45°10'55" West 21.21 feet; thence South 00°11'48" West 53.00 feet; thence Southeasterly 23.57 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'50" the chord of which bears South 44°49'05" East 21.22 feet; thence South 00°11'20" West 60.00 feet; Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°59'10" the chord of which bears South 45°10'55" West 21.21 feet to the point of beginning.

Parcel contains: 15.84 acres

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



SETBACK AND EASEMENT DETAIL
-NTS-
LOTS 2935-2950



SETBACK AND EASEMENT DETAIL
-NTS-
LOTS 2901-2934 AND 2951-2979

LAND USE	
ACREAGE:	15.84 acres
ACREAGE IN LOTS:	8.35 acres
ACREAGE IN ROW:	3.18 acres
ACREAGE OPEN SPACE:	4.34 acres
SINGLE FAMILY LOTS:	77 LOTS
UNIT DENSITY:	4.98 LOTS PER ACRE

17777 Sheet 1 of 2

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "29" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°20'14" West 2146.64 feet along the section line and North 804.62 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°49'30" West 380.01 feet; thence Northwesterly 23.57 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'50" the chord of which bears North 44°49'05" West 21.22 feet; thence North 89°49'59" West 53.00 feet; thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°59'10" the chord of which bears South 45°10'55" West 21.21 feet; thence North 89°49'30" West 117.97 feet; thence North 00°11'20" East 90.00 feet; thence North 09°11'10" West 53.72 feet; thence North 00°31'50" East 234.00 feet; thence North 03°47'59" East 114.90 feet; thence North 05°52'02" East 130.60 feet; thence North 06°59'12" West 54.64 feet; thence North 00°36'44" East 117.37 feet; thence North 89°25'19" West 527.63 feet; thence North 00°36'41" East 179.75 feet; thence Northeasterly 246.82 feet along the arc of a 528.50 foot radius curve to the left, through a central angle of 26°45'30" the chord of which bears North 70°54'47" East 244.58 feet; thence Easterly 20.41 feet along the arc of a 15 foot radius curve to the right, through a central angle of 77°57'03" the chord of which bears South 83°29'26" East 18.87 feet; thence North 57°34'33" East 54.30 feet; thence Northerly 24.65 feet along the arc of a 15 foot radius curve to the right, through a central angle of 94°09'07" the chord of which bears North 01°36'41" East 21.97 feet; thence Northeasterly 4.85 feet along the arc of a 528.5 foot radius curve to the left, through a central angle of 00°31'31" the chord of which bears North 48°25'29" East 4.85 feet; thence North 48°09'44" East 143.86 feet; thence Easterly 22.31 feet along the arc of a 15 foot radius curve to the right, through a central angle of 85°13'51" the chord of which bears South 89°13'21" East 20.31 feet; thence North 51°05'03" East 53.54 feet; thence Northerly 25.05 feet along the arc of a 15 foot radius curve to the right, through a central angle of 95°40'14" the chord of which bears North 00°19'37" East 22.24 feet; thence North 48°09'44" East 73.71 feet; thence South 51°39'18" East 71.23 feet; thence South 63°30'22" East 79.27 feet; thence South 75°28'36" East 72.36 feet; thence South 85°52'05" East 66.64 feet; thence South 87°45'09" East 56.46 feet; thence South 76°58'28" East 52.60 feet; thence South 69°13'05" East 51.52 feet; thence South 58°22'39" East 20.00 feet; thence South 53°46'51" East 53.46 feet; thence South 43°53'01" East 53.03 feet; thence South 36°07'41" East 55.16 feet; South 35°36'49" East 59.53 feet; thence South 40°11'50" East 34.32 feet; thence South 49°38'56" West 89.33 feet; thence South 56°01'28" West 53.30 feet; thence Northwesterly 11.68 feet along the arc of a 556.50 foot radius curve to the right, through a central angle of 01°12'08" the chord of which bears North 39°08'27" West 11.68 feet; thence Northwesterly 75.91 feet along the arc of a 473.50 foot radius curve to the right, through a central angle of 09°11'06" the chord of which bears North 43°07'56" West 75.82 feet; thence South 19°22'37" West 287.18 feet; thence South 09°32'06" West 250.73 feet; thence South 00°15'11" West 194.54 feet; thence South 89°49'30" East 127.86 feet; thence South 86°11'56" East 165.05 feet; thence South 00°11'20" West 73.32 feet;

DESCRIPTION CONTINUED ON PLAT

May 12, 2021 DATE — SURVEYOR (See Seal Below)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. PURSUANT TO UTAH CODE 10-9A-604(1d) THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HERON, TO THE SILVERLAKE MASTER HOME OWNERS ASSOCIATION, PO BOX. 179, LEHI, UT, 84043

OWNER(S):

PRINTED NAME OF OWNER	AUTHORIZED SIGNATURE(S)
Peter Evans	
Nate Hutchinson, President, Rockcress Development, Inc	June 8, 2021

ACKNOWLEDGEMENT

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

On the 8 day of June, 2021, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 3/9/24 — NOTARY PUBLIC SIGNATURE

711655 COMMISSION NUMBER — FIONNUALA B. KOFOD PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 19 day of June 2021

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

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

PLAT "29"
SHEET 1 OF 2

SILVERLAKE
A RESIDENTIAL SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

17777
ENT 119047:2021 Map 17777
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jul 06 11:31 am FEE 262.00 BY TT
RECORDED FOR EAGLE MOUNTAIN CITY

PROFESSIONAL LAND SURVEYOR — G-12-21 — NO. 5152741 — TRAVIS TRANE — STATE OF UTAH

NOTARY PUBLIC SEAL — FIONNUALA B KOFOD — NOTARY PUBLIC-STATE OF UTAH — COMMISSION # 711655 — COMM. EXP. 03-09-2024

CITY-COUNTY ENGINEER SEAL — LICENSED PROFESSIONAL ENGINEER — No. 299053 — CHRISTOPHER TRUE — TRUE — 5/07/21 — STATE OF UTAH

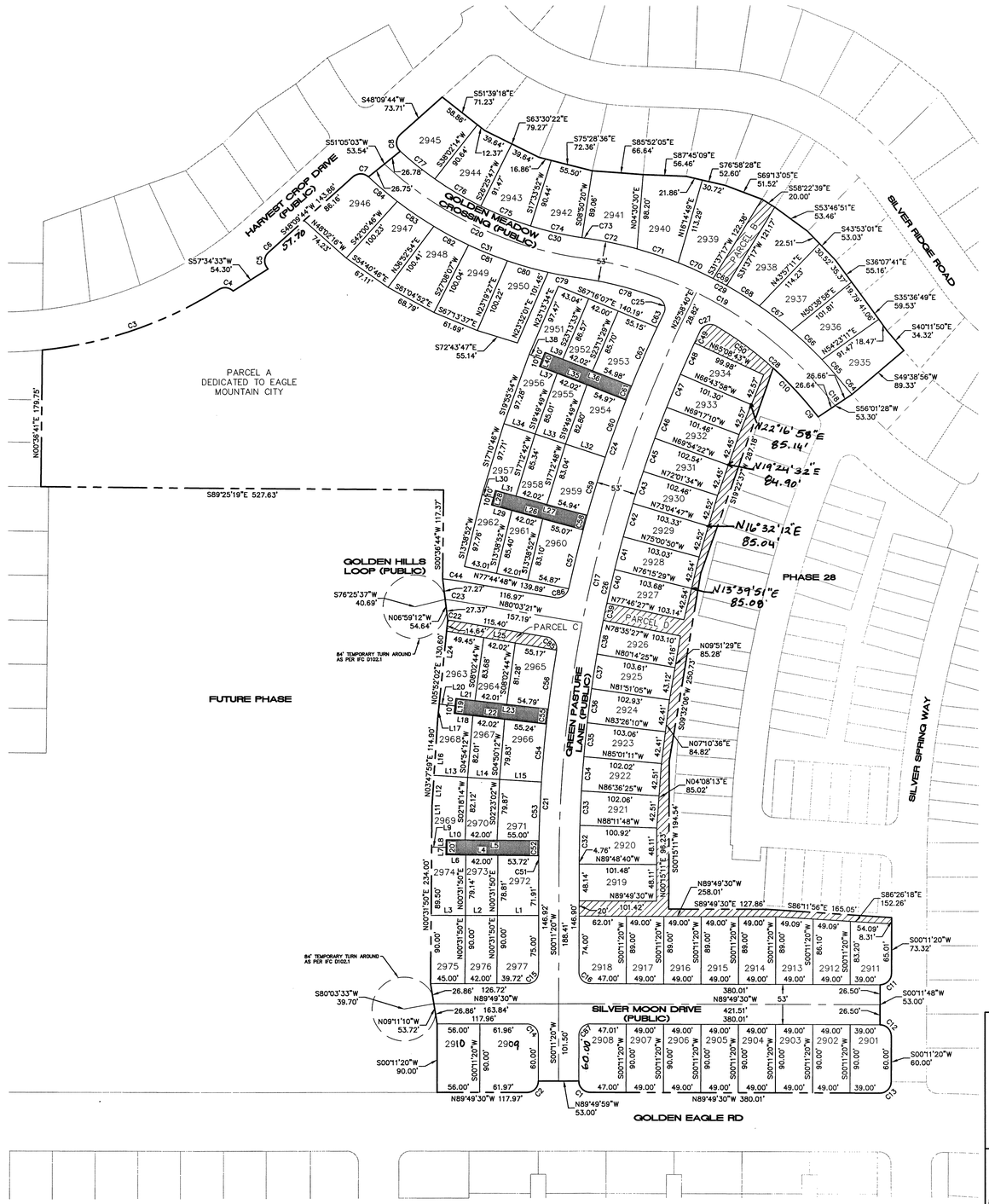
CLERK-RECORDED SEAL

Sec. 28 T5S R1W SLB&M T0038 GT

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.57	15.00	90°00'50"	21.22	N44°49'05"W
C2	23.56	15.00	89°59'10"	21.21	S45°10'55"W
C3	246.82	528.50	26°45'30"	244.58	N70°54'47"E
C4	20.41	15.00	77°57'03"	18.87	S83°29'26"E
C5	24.65	15.00	94°09'07"	21.97	N01°36'41"E
C6	4.84	528.50	0°31'31"	4.84	N48°25'29"E
C7	22.31	15.00	85°13'51"	20.31	S89°13'21"E
C8	25.05	15.00	95°40'14"	22.24	N00°19'37"E
C9	11.68	556.50	1°12'08"	11.68	N39°08'27"W
C10	75.91	473.50	9°11'06"	75.82	N43°07'56"W
C11	23.56	15.00	89°59'10"	21.21	S45°10'55"W
C12	23.57	15.00	90°00'50"	21.22	S44°49'05"E
C13	23.56	15.00	89°59'10"	21.21	S45°10'55"W
C14	23.57	15.00	90°00'50"	21.22	N44°49'05"W
C15	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C16	23.57	15.00	90°00'50"	21.22	S44°49'05"E
C17	748.52	1663.00	25°47'20"	742.22	S13°05'00"W
C18	13.80	530.00	1°29'29"	13.80	S39°17'07"E
C19	378.97	500.00	43°25'38"	369.97	N60°15'12"W
C20	293.88	482.00	34°56'03"	289.35	S64°29'59"E
C21	278.53	1689.50	9°26'44"	278.21	S04°54'42"W
C22	17.28	473.50	2°05'29"	17.28	N81°06'06"W
C23	25.26	500.00	2°53'40"	25.26	N81°30'11"W
C24	385.07	1689.50	13°03'32"	384.24	S18°57'17"W
C25	24.84	15.00	94°51'53"	22.09	N21°56'53"W
C26	722.01	1636.50	25°16'43"	716.17	S12°49'42"W
C27	25.01	15.00	95°32'18"	22.21	S73°14'12"W
C28	169.04	473.50	20°27'16"	168.14	N48°46'01"W
C29	399.06	526.50	43°25'38"	389.58	N60°15'12"W
C30	273.94	455.50	34°27'31"	269.83	S64°44'15"E
C31	313.82	508.50	35°21'36"	308.86	S64°17'13"E
C32	46.20	1636.50	1°37'03"	46.20	S00°59'52"W
C33	45.31	1636.50	1°35'11"	45.31	S02°35'59"W
C34	45.34	1636.50	1°35'15"	45.34	S04°11'12"W
C35	45.23	1636.50	1°35'01"	45.23	S05°46'20"W
C36	45.26	1636.50	1°35'05"	45.26	S07°21'23"W
C37	46.02	1636.50	1°36'40"	46.01	S08°57'15"W
C38	45.14	1636.50	1°34'49"	45.13	S10°32'59"W
C39	23.33	1636.50	0°49'00"	23.33	S11°44'54"W
C40	45.28	1636.50	1°35'07"	45.28	S12°56'57"W
C41	44.79	1636.50	1°34'05"	44.79	S14°31'33"W
C42	46.00	1636.50	1°36'38"	46.00	S16°06'54"W
C43	44.40	1636.50	1°33'17"	44.40	S17°41'52"W
C44	33.21	526.50	3°36'52"	33.21	N81°51'47"W
C45	46.24	1636.50	1°37'08"	46.24	S19°17'04"W
C46	43.55	1636.50	1°31'29"	43.55	S20°51'23"W
C47	47.09	1636.50	1°38'56"	47.09	S22°26'35"W
C48	45.34	1636.50	1°35'15"	45.34	S24°03'40"W
C49	17.50	1636.50	0°36'46"	17.50	S25°09'40"W
C50	93.13	473.50	11°16'10"	92.98	N53°21'34"W
C51	6.47	1689.50	0°13'10"	6.47	S00°17'55"W
C52	20.00	1689.50	0°40'42"	20.00	S00°44'51"W
C53	76.93	1689.50	2°36'33"	76.93	S02°23'28"W
C54	76.98	1689.50	2°36'38"	76.97	S05°00'04"W
C55	20.00	1689.50	0°40'42"	20.00	S06°38'44"W
C56	78.14	1689.50	2°39'00"	78.13	S08°18'35"W
C57	80.09	1689.50	2°42'58"	80.08	S13°47'00"W
C58	20.00	1689.50	0°40'42"	20.00	S15°28'50"W
C59	80.04	1689.50	2°42'51"	80.03	S17°10'37"W
C60	79.92	1689.50	2°42'37"	79.91	S19°53'21"W
C61	20.00	1689.50	0°40'42"	20.00	S21°35'01"W
C62	84.57	1689.50	2°52'05"	84.56	S23°21'24"W
C63	20.45	1689.50	0°41'37"	20.45	S25°08'15"W
C64	15.92	503.50	1°48'41"	15.92	S39°26'43"E
C65	44.37	526.50	4°49'45"	44.36	N40°57'15"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C66	55.21	526.50	6°00'31"	55.19	N46°22'23"W
C67	53.81	526.50	5°51'22"	53.79	N52°18'19"W
C68	50.71	526.50	5°31'05"	50.69	N57°59'33"W
C69	20.04	526.50	2°10'50"	20.04	N61°50'30"W
C70	50.12	526.50	5°27'15"	50.10	N65°39'33"W
C71	56.70	526.50	6°10'13"	56.67	N71°28'17"W
C72	68.09	526.50	7°24'36"	68.05	N78°15'42"W
C73	5.87	455.50	0°44'19"	5.87	S81°35'51"E
C74	69.21	455.50	8°42'21"	69.14	S76°52'31"E
C75	70.35	455.50	8°50'59"	70.28	S68°05'51"E
C76	70.24	455.50	8°50'09"	70.17	S59°15'17"E
C77	58.26	455.50	7°19'43"	58.22	S51°10'21"E
C78	104.01	473.50	12°35'11"	103.81	N75°40'25"W
C79	43.30	508.50	4°52'45"	43.29	S79°31'38"E
C80	55.68	508.50	6°16'27"	55.65	S73°57'02"E
C81	55.07	508.50	6°12'20"	55.05	S67°42'39"E
C82	51.79	508.50	5°50'09"	51.77	S61°41'24"E
C83	58.20	508.50	6°33'30"	58.17	S55°29'34"E
C84	49.76	508.50	5°36'24"	49.74	S49°24'37"E
C85	23.48	15.00	89°41'26"	21.16	N35°12'38"W
C86	22.91	15.00	87°31'08"	20.75	N56°11'05"E
C87	23.56	15.00	89°59'10"	21.21	S45°10'55"W

Line Table		
Line #	Length	Direction
L1	54.18	S89°49'30"E
L2	42.00	S89°49'30"E
L3	45.00	S89°49'30"E
L4	122.00	N89°22'12"W
L5	122.04	S89°22'12"E
L6	26.28	N89°22'12"W
L7	10.00	S00°37'44"W
L8	10.00	N00°37'44"E
L9	18.74	N89°22'12"W
L10	25.04	S89°22'12"E
L11	54.50	S00°31'50"W
L12	40.01	N03°47'59"E
L13	44.12	S86°18'15"E
L14	42.11	S86°18'15"E
L15	55.00	S86°18'15"E
L16	74.89	S03°47'59"W
L17	19.46	N05°52'02"E
L18	24.78	N83°20'01"W
L19	20.00	N06°36'07"E
L20	20.76	N83°20'01"W
L21	25.26	S83°20'01"E
L22	122.04	N83°20'01"W
L23	122.06	S83°20'01"E
L24	96.50	N05°52'02"E
L25	146.64	S80°03'21"E
L26	124.86	S74°36'22"E
L27	124.89	N74°36'22"W
L28	20.00	S15°23'38"W
L29	27.77	N74°36'22"W
L30	15.55	S74°36'22"E
L31	27.93	N74°36'22"W
L32	54.88	S71°27'58"E
L33	42.01	S71°27'58"E
L34	43.21	S71°27'58"E
L35	121.97	S68°27'15"E
L36	121.99	N68°27'15"W
L37	24.98	N68°27'15"W
L38	18.36	S68°27'15"E
L39	24.99	S68°27'15"E
L40	20.00	S21°32'45"W


PARCEL A
DEDICATED TO EAGLE MOUNTAIN CITY
FUTURE PHASE
PHASE 28
HARVEST CROP DRIVE (PUBLIC)
GOLDEN MEADOW CROSSING (PUBLIC)
SILVER RIDGE ROAD
SILVER SPRING WAY
GOLDEN HILLS LOOP (PUBLIC)
GREEN PASTURE LANE (PUBLIC)
SILVER MOON DRIVE (PUBLIC)
GOLDEN EAGLE RD
PARCEL B
PARCEL C
PARCEL D
84' TEMPORARY TURN AROUND AS PER IFC D102.1
S89°25'19"E 527.63'
N00°38'41"E 179.75'
S00°36'44"W 117.37'
S00°11'20"W 146.92'
S00°11'20"W 188.41'
S00°11'20"W 101.50'
S00°11'20"W 73.32'
S00°11'48"W 53.00'
S00°11'20"W 60.00'
N89°49'30"W 258.01'
N89°49'30"W 127.86'
S86°11'56"E 165.05'
S86°26'18"E 152.26'
N89°49'30"W 380.01'
N89°49'59"W 53.00'
N89°49'30"W 117.97'
N22°16'58"E 85.14'
N19°24'32"E 84.90'
N16°32'12"E 85.04'
N13°39'51"E 85.08'
S57°34'33"W 54.30'
S72°43'47"E 55.14'
S80°03'33"W 39.70'
S76°25'37"W 40.69'
N06°59'12"W 54.64'
N09°11'10"W 53.72'
S00°11'20"W 90.00'
S51°39'18"E 71.23'
S48°09'44"W 73.71'
S51°05'03"W 53.54'
S48°09'44"W 143.86'
57.70
S48°20'46"E 100.23'
S48°40'46"E 67.11'
S61°04'52"E 68.79'
S61°13'37"E 61.69'
S63°30'22"E 79.27'
S75°28'36"E 72.36'
S85°52'05"E 66.64'
S87°45'09"E 56.46'
S76°58'28"E 52.60'
S69°13'05"E 51.52'
S58°22'39"E 20.00'
S53°46'51"E 53.46'
S43°53'01"E 53.03'
S36°07'41"E 55.16'
S35°36'49"E 59.53'
S40°11'50"E 34.32'
S49°38'56"W 89.33'
S56°01'28"W 53.30'
S51°37'17"W 125.38'
S31°37'17"W 121.17'
S43°57'17"E 114.23'
S50°36'58"E 101.81'
S54°23'11"E 91.47'
S51°12'35"W 97.47'
S51°12'35"W 86.57'
S52°13'38"W 85.70'
S51°26'38"W 55.15'
S67°16'07"E 150.19'
S17°00'48"W 97.71'
S17°12'42"W 85.34'
S17°12'42"W 97.28'
S19°49'49"W 85.80'
S19°49'49"W 85.01'
S17°12'48"W 83.04'
S13°38'52"W 85.10'
S13°38'52"W 97.76'
S08°02'44"W 83.68'
S08°02'44"W 81.28'
S08°32'06"W 260.73'
S07°10'36"E 84.82'
S04°08'13"E 85.02'
S00°11'11"E 96.23'
S00°11'11"E 194.54'
S08°20'44"W 83.68'
S04°54'41"W 82.01'
S04°35'02"W 79.83'
S02°23'02"W 79.87'
S02°18'14"W 82.12'
N00°31'50"E 234.00'
N00°31'50"E 79.14'
N00°31'50"E 79.81'
N00°31'50"E 90.00'
N00°31'50"E 75.00'
N03°47'59"E 114.90'
N03°47'59"E 74.23'
N83°19'27"E 100.22'
N82°32'01"E 101.45'
N82°32'01"E 97.47'
N82°56'40"E 28.82'
N65°08'45"W 99.98'
N66°43'58"W 101.30'
N69°17'10"W 101.46'
N69°54'22"W 102.54'
N72°01'34"W 102.06'
N73°04'47"W 103.33'
N75°00'50"W 103.03'
N76°15'29"W 103.68'
N77°46'27"W 103.14'
N78°35'27"W 103.10'
N80°14'25"W 103.61'
N81°51'05"W 102.93'
N83°26'10"W 103.06'
N85°01'11"W 102.02'
N86°36'25"W 102.06'
N88°11'48"W 100.92'
N89°48'40"W 4.76'
N89°49'30"W 101.48'
N89°49'30"W 101.42'
N77°44'48"W 139.89'
N80°03'21"W 116.87'
N80°03'21"W 157.19'
N77°44'48"W 54.87'
N71°27'58"E 55.07'
N71°27'58"E 54.98'
N71°27'58"E 54.97'
N71°27'58"E 54.94'
N71°27'58"E 54.79'
N71°27'58"E 55.24'
N71°27'58"E 55.17'
N71°27'58"E 55.07'
S71°27'58"E 54.97'
S71°27'58"E 54.98'
S71°27'58"E 55.15'
S71°27'58"E 55.21'
S71°27'58"E 55.19'
S71°27'58"E 55.17'
S71°27'58"E 55.14'
S71°27'58"E 55.11'
S71°27'58"E 55.08'
S71°27'58"E 55.05'
S71°27'58"E 55.02'
S71°27'58"E 54.99'
S71°27'58"E 54.96'
S71°27'58"E 54.93'
S71°27'58"E 54.90'
S71°27'58"E 54.87'
S71°27'58"E 54.84'
S71°27'58"E 54.81'
S71°27'58"E 54.78'
S71°27'58"E 54.75'
S71°27'58"E 54.72'
S71°27'58"E 54.69'
S71°27'58"E 54.66'
S71°27'58"E 54.63'
S71°27'58"E 54.60'
S71°27'58"E

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, January 9, 2024

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

SUBJECT: **Simpson Hollow plat 1 out of warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

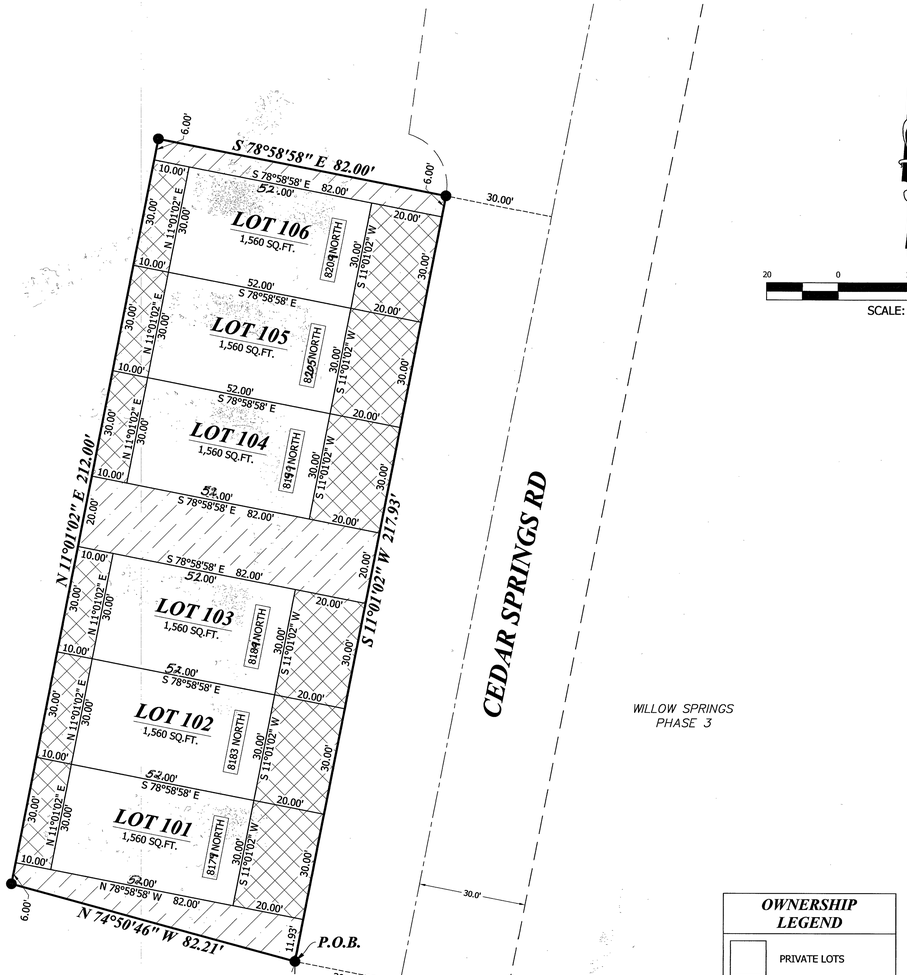
SIMPSON HOLLOW PLAT 1 SUBDIVISION

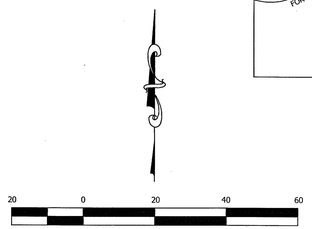
LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
NOVEMBER 2017

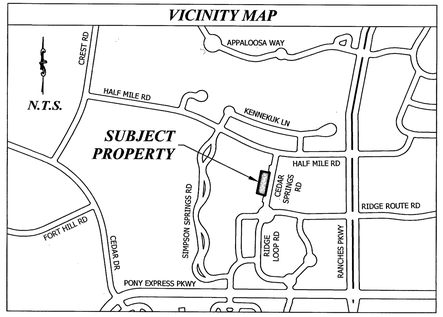
FOUND BRASS DISC WITH PUNCH HOLE AT WEST 1/4 CORNER SEC. 20, T5S, R1W

N00°19'16"W 2654.17' MEASURED (2653.41' RECORD)

58-034-0474
DJ ELITE DEVELOPMENT ET AL







LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE
- RECORD CALLS ( )
- SET 5/8" REBAR WITH ENTELLUS CAP, PLS 166385, AT CORNER (UNLESS OTHERWISE NOTED) — ENTELLUS PLS 166385
- FOUND PROPERTY MARKER (AS NOTED)

PLAT CALCULATIONS

TOTAL AREA	0.405 ACRES
TOTAL AREA IN LOTS	0.220 ACRES
TOTAL AREA IN RIGHT-OF-WAY	0.000 ACRES
TOTAL OPEN SPACE	0.185 ACRES
TOTAL IMPROVED OPEN SPACE	0.083 ACRES
AVERAGE LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
LARGEST LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
SMALLEST LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
OVERALL DENSITY	14.8 LOTS PER ACRE
TOTAL # OF LOTS	6

OWNERSHIP LEGEND

- PRIVATE LOTS
- COMMON AREA WITH P.U.E.
- LIMITED COMMON AREA WITH P.U.E.

FOUND BRASS DISC WITH PUNCH HOLE AT SOUTHWEST CORNER SEC. 20, T5S, R1W

949.63' — N89°02'40"W 2639.23' (2638.39') - BASIS OF BEARING — 1689.60'

FOUND BRASS DISC WITH PUNCH HOLE AT SOUTH 1/4 CORNER SEC. 20, T5S, R1W

Entellus
181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #1536001 29 NOV 2017 LKM

15804

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SIMPSON HOLLOW PHASE 1 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

VON R. HILL, P.L.S. UT #166385 — 29 NOV 2017 DATE

PROFESSIONAL LAND SURVEYOR — No. 166385 — VON R. HILL — 29 NOV 17 — STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°02'40" EAST 949.63 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 00°00'00" EAST 952.60 FEET FROM THE SOUTH WEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WEST LINE OF CEDAR SPRINGS ROAD, AND RUNNING THENCE NORTH 74°50'46" WEST 82.21 FEET; THENCE NORTH 11°01'02" EAST 212.00 FEET; THENCE SOUTH 78°58'58" EAST 82.00 FEET TO SAID WEST LINE OF CEDAR SPRINGS ROAD; THENCE SOUTH 11°01'02" WEST 217.93 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINS 0.405 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON , AND SHOWN ON THIS MAP, HAVE CAUSE THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 29 DAY OF NOVEMBER, 20 17.

STAN T. ROWLAN
MEMBER, SIMPSON HOLLOW, LLC

LLC ACKNOWLEDGEMENT

ON THIS 29 DAY OF NOVEMBER, 20 17, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, STAN T. ROWLAN, WHO IS AUTHORIZED TO SIGN ON BEHALF OF SIMPSON HOLLOW, LLC. WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC:
RESIDENCE: MORGAN COUNTY
MY COMMISSION EXPIRES: 5/1/19

NOTARY PUBLIC
TRAVIS S TAYLOR
682722
COMMISSION EXPIRES
MAY 1, 2019
STATE OF UTAH

DIRECT COMMUNICATIONS APPROVAL

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

Marjorie Clifford — 11/29/17
DIRECT COMMUNICATIONS — DATE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENT 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 OWNER 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 29 DAY OF November, 20 17.

DOMINION ENERGY
BY
TITLE Pre-Const

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT, AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THE 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.

Del Edwards — 11-29-17
ROCKY MOUNTAIN POWER — DATE

ENT 121328:2017 Map # 15804
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Dec 07 10:26 am FEE 36.00 BY TA
RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

THE EAGLE MOUNTAIN CITY COUNCIL, 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 6 DAY OF December, 20 17.

APPROVED BY MAYOR
APPROVED Christopher T. Trusty — CITY ENGINEER (SEE SEAL BELOW)
APPROVED BY CITY ATTORNEY
ATTEST — CLERK-RECORDER (SEE SEAL BELOW)

SIMPSON HOLLOW PLAT 1 SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL
	NOTARY PUBLIC TRAVIS S TAYLOR 682722 COMMISSION EXPIRES MAY 1, 2019 STATE OF UTAH	LICENSED PROFESSIONAL ENGINEER — No. 286052 — CHRISTOPHER TODD TRUSTY — 12-4-17 — STATE OF UTAH	CORPORATE SEAL — EAGLE MOUNTAIN — EST 1996 — STATE OF UTAH

SEC. 20-5-1W TO-038

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, January 9, 2024

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

SUBJECT: **Simpson Hollow plat 2 out of warranty Bond Release**

City Recorder:

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

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

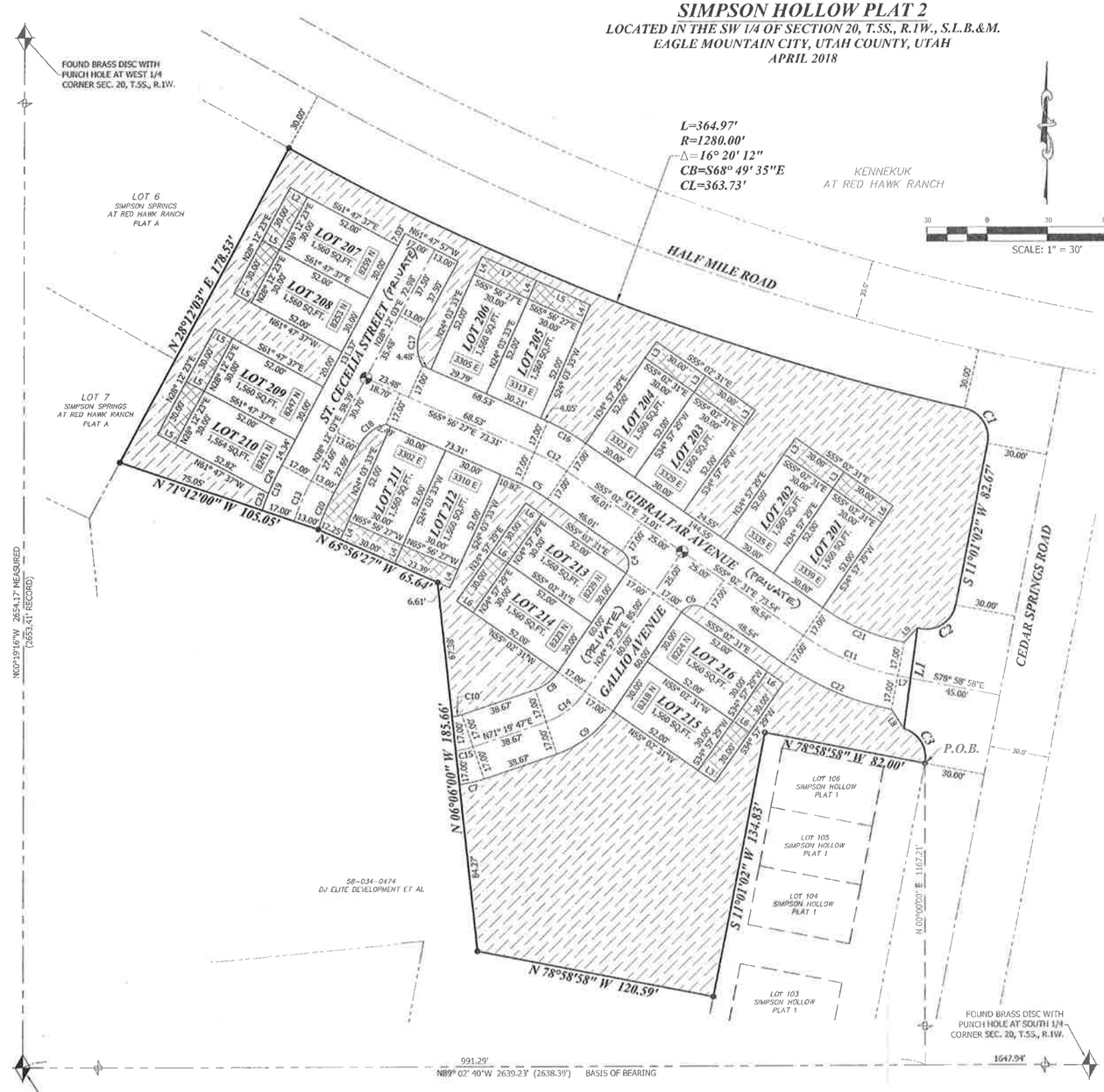
Sincerely,

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

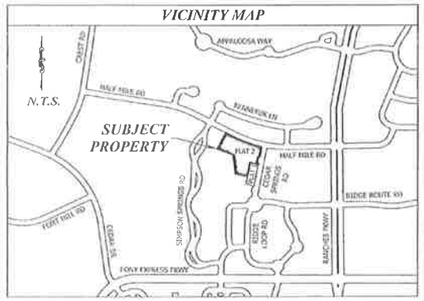
Cc: Fionnuala Kofoed, City Recorder

SIMPSON HOLLOW PLAT 2

LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
APRIL 2018



VICINITY MAP



LINE	BEARING	LENGTH
L8	S 33°15'16"E	11.55'
L9	N42°38'53"E	9.72'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 07°39'43" W	50.63'
L2	N 61°47'37" W	10.00'
L3	S 55°02'31" E	10.00'
L4	N 24°03'33" E	10.00'
L5	S 65°56'27" E	30.00'
L6	N 34°57'29" E	10.00'
L7	S 78°58'58" E	6.58'

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	23.04'	15.00'	088°00'43"	S 32°59'19" E	20.84'
C2	25.05'	15.00'	095°40'06"	S 58°51'05" W	22.24'
C3	22.08'	15.00'	084°19'54"	S 31°08'55" E	20.14'
C4	12.57'	8.00'	090°00'00"	N 10°02'31" W	11.31'
C5	15.79'	83.00'	010°53'56"	N 60°29'29" W	15.76'
C6	12.57'	8.00'	090°00'00"	S 79°57'29" W	11.31'
C7	12.51'	57.00'	012°34'13"	N 77°36'53" E	12.48'
C8	14.60'	23.00'	036°22'18"	N 53°08'38" E	14.36'
C9	36.18'	57.00'	036°22'18"	N 53°08'38" E	35.58'
C10	5.05'	23.00'	012°34'13"	N 77°36'53" E	5.04'
C11	52.23'	125.00'	023°56'27"	S 67°00'44" E	51.85'
C12	19.02'	100.00'	010°53'56"	S 60°29'29" E	18.99'
C13	21.99'	134.00'	009°24'03"	N 23°30'02" E	21.96'
C14	25.39'	40.00'	036°22'18"	N 53°08'38" E	24.97'
C15	8.78'	40.00'	012°34'13"	N 77°36'53" E	8.76'
C16	22.26'	117.00'	010°53'56"	N 60°29'29" W	22.22'
C17	19.99'	20.00'	057°16'18"	S 00°26'06" E	19.17'
C18	17.10'	20.00'	048°59'19"	S 52°41'42" W	16.58'
C19	24.78'	151.00'	009°24'03"	S 23°30'02" W	24.75'
C20	19.85'	121.00'	009°24'03"	S 23°30'02" W	19.83'
C21	45.13'	108.00'	023°56'27"	S 67°00'44" E	44.80'
C22	59.33'	142.00'	023°56'27"	S 67°00'44" E	58.90'
C23	9.08'	151.00'	003°26'48"	N 20°31'24" E	9.08'
C24	15.69'	151.00'	005°57'15"	N 25°13'26" E	15.68'

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS — DATE 4/17/18

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENT 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 OWNER 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 18 DAY OF April, 2018.

BY DOMINION ENERGY

TITLE gas account support Rep

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT, AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THE 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.

Rodney A. Stewart — 4-17-18
ROCKY MOUNTAIN POWER — DATE

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SIMPSON HOLLOW PLAT 2 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

4 April 2018
VON R. HILL, P.L.S. UT #166385 — DATE

No. 166385 VON R. HILL — PROFESSIONAL LAND SURVEYOR — STATE OF UTAH

ENT 41575:2018 Pgs: 1 of 28
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Apr 03 3:13 pm FEE 64.00 BY CA
RECORDED FOR EAGLE MOUNTAIN CITY

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°02'40" EAST 991.29 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 00°00'00" EAST 1167.21 FEET FROM THE SOUTH WEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WESTERLY LINE OF CEDAR SPRINGS ROAD, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SIMPSON HOLLOW PLAT 1 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER, AND RUNNING THENCE NORTH 78°58'58" WEST 82.00 FEET ALONG THE NORTHERLY LINE OF SAID SUBDIVISION TO THE WESTERLY LINE OF SAID SUBDIVISION; THENCE SOUTH 11°01'02" WEST 134.83 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 78°58'58" WEST 120.59 FEET; THENCE NORTH 6°06'00" WEST 185.66 FEET; THENCE NORTH 65°56'27" WEST 65.64 FEET; THENCE NORTH 71°12'00" WEST 105.05 FEET TO THE EASTERLY LINE OF SIMPSON SPRINGS AT RED HAWK RANCH PLAT "A" SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 28°12'03" EAST 178.53 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF HALF MILE ROAD; THENCE 364.97 FEET ALONG SAID SOUTHERLY LINE AND THE ARC OF A 1280.00-FOOT-RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°20'12", CHORD BEARS SOUTH 68°49'35" EAST 363.73 FEET, TO A POINT OF REVERSE CURVATURE AND TO THE WESTERLY LINE OF CEDAR SPRINGS ROAD; THENCE ALONG SAID WESTERLY LINE OF CEDAR SPRINGS ROAD THE FOLLOWING FIVE (5) COURSES: (1) SOUTHEASTERLY 23.04 FEET ALONG THE ARC OF A 15.00-FOOT-RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°00'43", CHORD BEARS SOUTH 32°59'19" EAST 20.84 FEET, TO A POINT OF TANGENCY, (2) SOUTH 11°01'02" WEST 82.67 FEET TO A POINT OF CURVATURE WITH A 15.00-FOOT-RADIUS CURVE TO THE RIGHT, (3) SOUTHWESTERLY 25.05 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°40'06", CHORD BEARS SOUTH 58°51'05" WEST 22.24 FEET, (4) SOUTH 07°39'43" WEST 50.63 FEET TO A POINT ON A NON-TANGENT, 15.00-FOOT-RADIUS CURVE TO THE RIGHT, (5) SOUTHEASTERLY 22.08 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°19'54", CHORD BEARS SOUTH 31°08'55" EAST 20.14 FEET TO THE NORTHEASTERLY CORNER OF SIMPSON HOLLOW PLAT 1 SUBDIVISION AND TO THE POINT OF BEGINNING.

CONTAINS 2.087 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON , AND SHOWN ON THIS MAP, HAVE CAUSE THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 17 DAY OF April, 20 18.

Stan T. Rowlan
PRINTED NAME
Simpson Hollow, LLC

AUTHORIZED SIGNATURE

CORPORATE ACKNOWLEDGEMENT

ON THIS 17 DAY OF April, 20 18, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC Stan T. Rowlan, WHO IS AUTHORIZED TO SIGN ON BEHALF OF SIMPSON HOLLOW, LLC. WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC:
RESIDENCE: Morgan County
MY COMMISSION EXPIRES: 5/1/19

ACCEPTANCE BY LEGISLATIVE BODY

THE EAGLE MOUNTAIN CITY COUNCIL, 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 3rd DAY OF May, 2018.

APPROVED BY MAYOR
APPROVED Christopher J Trusty — CITY ENGINEER (SEE SEAL BELOW)
APPROVED BY CITY ATTORNEY
ATTEST — CLERK-RECORDER (SEE SEAL BELOW)

OWNERSHIP LEGEND

- PRIVATE LOTS
- COMMON AREA WITH P.U.E.
- LIMITED COMMON AREA WITH P.U.E.

PLAT CALCULATIONS

TOTAL AREA	2.087 ACRES
TOTAL AREA IN LOTS	0.573 ACRES
TOTAL AREA IN RIGHT-OF-WAY	0.455 ACRES
TOTAL OPEN SPACE	1.059 ACRES
TOTAL IMPROVED OPEN SPACE	0.227 ACRES
AVERAGE LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
LARGEST LOT SIZE	1,564 SQ.FT. = 0.037 ACRES
SMALLEST LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
OVERALL DENSITY	7.67 LOTS PER ACRE
TOTAL # OF LOTS	16 LOTS

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE
- RECORD CALLS ( )
- SET 5/8" REBAR WITH ENTELLUS CAP, PLS 166385, AT CORNER (UNLESS OTHERWISE NOTED) — ENTELLUS PLS 166385
- FOUND PROPERTY MARKER (AS NOTED)

Entellus™
181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #1536001 16 APRIL 2018 LKM

PLAT 2
SIMPSON HOLLOW
SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL
	NOTARY PUBLIC TRAVIS S TAYLOR 687222 COMMISSION EXPIRES MAY 1, 2019 STATE OF UTAH	LICENSED PROFESSIONAL ENGINEER CHRISTOPHER TODD TRUSTY 5.25.18 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

JER 20-S-1W T0-038

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, January 9, 2024

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

SUBJECT: **Simpson Hollow plat 3 out of warranty Bond Release**

City Recorder:

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

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

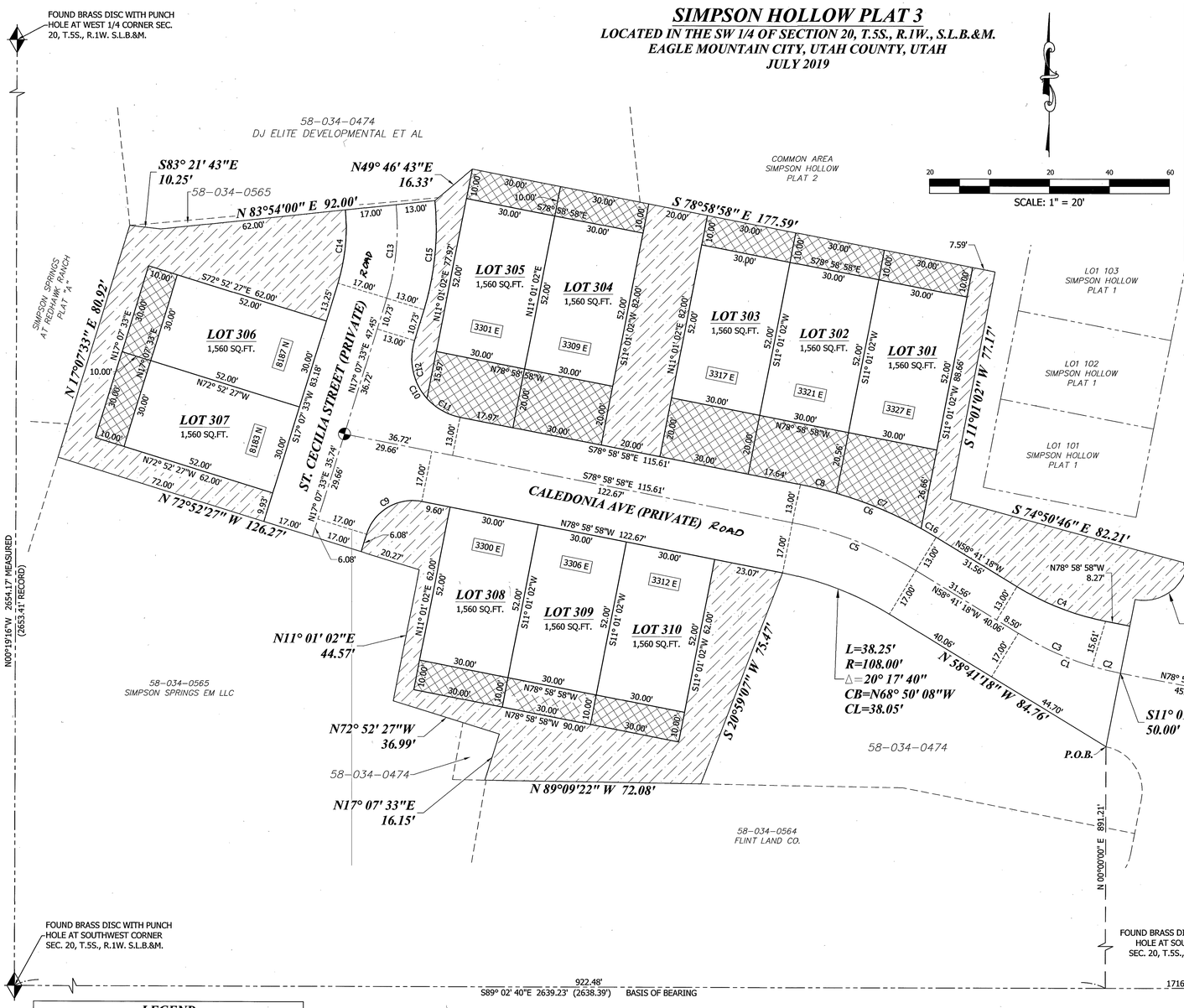
Sincerely,

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

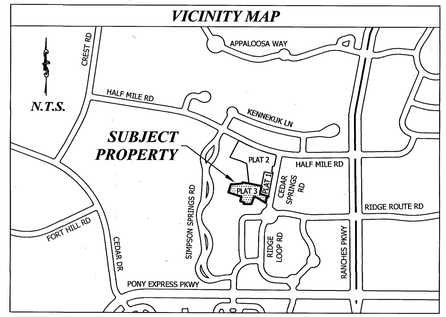
Cc: Fionnuala Kofoed, City Recorder

SIMPSON HOLLOW PLAT 3

LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
JULY 2019



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SIMPSON HOLLOW PHASE 3 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

JEREMIAH R. CUNNINGHAM P.L.S. UT #9182497 — DATE 25 July 2019

PROFESSIONAL LAND SURVEYOR — No. 9182497 — Jeremiah Cunningham — 25 Jul 2019 — STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°02'40" EAST 922.48 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 00°00'00" EAST 891.21 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, SAID POINT ALSO BEING ON THE WESTERLY LINE OF CEDAR SPRINGS ROAD, AND RUNNING THENCE NORTH 58°41'18" WEST 84.76 FEET TO A POINT OF CURVATURE TO A 108.00 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY 38.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°17'40", CHORD BEARS NORTH 68°50'08" WEST 38.05 FEET; THENCE SOUTH 20°59'07" WEST 75.47 FEET; THENCE NORTH 89°09'22" WEST 72.08 FEET; THENCE NORTH 17°07'33" EAST 16.15 FEET; THENCE NORTH 72°52'27" WEST 36.99 FEET; THENCE NORTH 11°01'02" EAST 44.57 FEET; THENCE NORTH 72°52'27" WEST 126.27 FEET TO THE EASTERLY LINE OF SIMPSON SPRINGS AT RED HAWK RANCH PLAT "A", AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 17°07'33" EAST 80.92 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 83°21'43" EAST 10.25 FEET; THENCE NORTH 83°54'00" EAST 92.00 FEET; THENCE NORTH 49°46'43" EAST 16.33 FEET; THENCE TO AND ALONG THE SOUTHERLY LINE OF SIMPSON HOLLOW PLAT 2, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER, SOUTH 78°58'58" EAST 177.59 FEET TO THE WESTERLY LINE OF SIMPSON HOLLOW PLAT 1, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) CALLS: SOUTH 11°01'02" WEST 77.17 FEET, SOUTH 74°50'46" EAST 82.21 FEET TO THE WESTERLY LINE OF CEDAR SPRINGS ROAD; THENCE ALONG SAID ROAD THE FOLLOWING TWO (2) CALLS: SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF A NON-TANGENT 15.00-FOOT-RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS SOUTH 56°01'02" WEST 21.21 FEET; THENCE SOUTH 11°01'02" WEST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.016 ACRES.

ENT 74034:2019 Map # 16641
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Aug 05 4:43 pm FEE 70.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON , AND SHOWN ON THIS MAP, HAVE CAUSE THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 29 DAY OF JULY, 2019.

STAN T. ROWLAN
PRINTED NAME
SIMPSON HOLLOW LLC

AUTHORIZED SIGNATURE

CORPORATE ACKNOWLEDGEMENT

ON THIS 29 DAY OF JULY, 2019, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, STAN T. ROWLAN, WHO IS AUTHORIZED TO SIGN ON BEHALF OF SIMPSON HOLLOW, LLC. WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____
RESIDENCE: Morgan County
MY COMMISSION EXPIRES: 5/1/2023

NOTARY PUBLIC
TRAVIS S TAYLOR
COMM. # 705080
COMMISSION EXPIRES
MAY 1, 2023
STATE OF UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE EAGLE MOUNTAIN CITY COUNCIL, 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 5 DAY OF August, 2019

APPROVED BY MAYOR: Tom Westmoreland

APPROVED BY CITY ATTORNEY

APPROVED: Christopher Trusty — CITY ENGINEER (SEE SEAL BELOW)

ATTEST: _____ — CLERK-RECORDER (SEE SEAL BELOW)

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	36.80'	103.87'	020°17'40"	S 68°50'08" E	36.60'
C2	9.75'	103.87'	005°22'32"	S 76°17'42" E	9.74'
C3	27.05'	103.87'	014°55'08"	S 66°08'52" E	26.97'
C4	31.88'	90.00'	020°17'40"	S 68°50'08" E	31.71'
C5	44.28'	125.00'	020°17'40"	N 68°50'08" W	44.04'
C6	48.88'	138.00'	020°17'40"	N 68°50'08" W	48.62'
C7	30.68'	138.00'	012°44'15"	N 67°28'25" W	30.62'
C8	12.38'	138.00'	005°08'26"	N 76°24'45" W	12.38'
C9	23.43'	16.00'	083°53'29"	S 59°04'18" W	21.39'
C10	33.55'	20.00'	096°06'31"	N 30°55'42" W	29.75'
C11	12.91'	20.00'	036°59'26"	N 60°29'14" W	12.69'
C12	20.64'	20.00'	059°07'05"	N 12°25'59" W	19.73'
C13	31.62'	78.00'	023°13'33"	N 05°30'47" E	31.40'
C14	24.73'	61.00'	023°13'33"	N 05°30'47" E	24.56'
C15	36.89'	91.00'	023°13'33"	N 05°30'47" E	36.64'
C16	5.82'	138.00'	002°24'59"	N 59°53'48" W	5.82'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- RECORD CALLS ( )
- SET 5/8" REBAR WITH ENTELLUS CAP, PLS 166385, AT CORNER (UNLESS OTHERWISE NOTED) — ENTELLUS PLS 166385
- FOUND PROPERTY MARKER (AS NOTED)
- STREET MONUMENT

PLAT CALCULATIONS

TOTAL AREA	1.016 ACRES
TOTAL AREA IN LOTS	0.358 ACRES
TOTAL AREA IN RIGHT-OF-WAY	0.267 ACRES
TOTAL OPEN SPACE	0.391 ACRES
TOTAL IMPROVED OPEN SPACE	0.071 ACRES
AVERAGE LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
LARGEST LOT SIZE	1,564 SQ.FT. = 0.037 ACRES
SMALLEST LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
OVERALL DENSITY	9.84 LOTS PER ACRE
TOTAL # OF LOTS	10 LOTS

OWNERSHIP LEGEND

- PRIVATE LOTS — Excluding Private Roads
- COMMON AREA WITH P.U.E.
- LIMITED COMMON AREA WITH P.U.E.

16641

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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 OWNER 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 30 DAY OF July, 2019.

DOMINION ENERGY

BY Beverly Eldridge

TITLE Pre-Con Specialist

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENTS 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 THE 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.

Del Edwards 7/26/19
ROCKY MOUNTAIN POWER — DATE

DIRECT COMMUNICATIONS APPROVAL

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

Marjorie Clifford 7/26/19
DIRECT COMMUNICATIONS — DATE

Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #1536001 JULY 2019 LKM

PLAT 3

SIMPSON HOLLOW

SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL
		LICENSED PROFESSIONAL ENGINEER — No. 205052 — CHRISTOPHER TODD TRUSTY — 5-1-19 — STATE OF UTAH	CORPORATE SEAL — EAGLE MOUNTAIN — EST. 1996 — STATE OF UTAH

JEC. 20-55-N TA-030

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, January 9, 2024

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

SUBJECT: **Simpson Hollow plat 4 out of warranty Bond Release**

City Recorder:

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

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

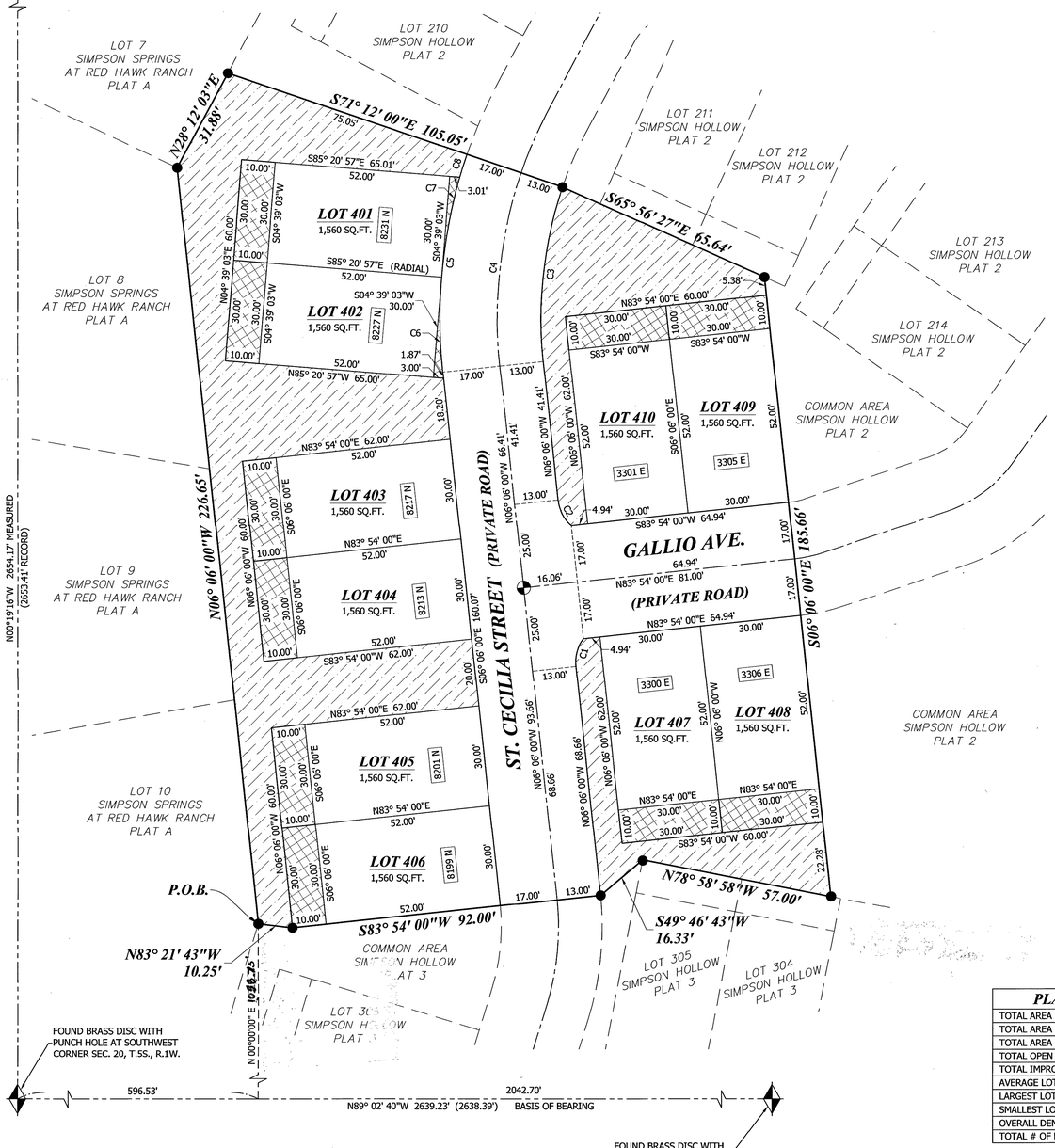
Sincerely,

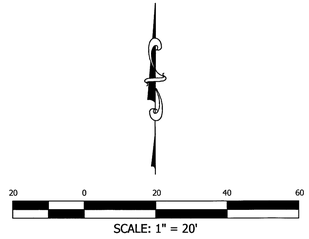
Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

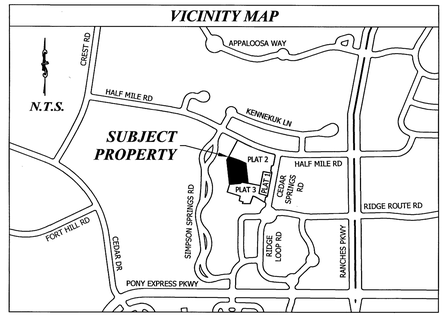
SIMPSON HOLLOW PLAT 4

LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
JULY 2020





VICINITY MAP



NOTES

1. PURSUANT TO UTAH CODE 10-9a-604(1)(d), THE OWNERS HEREBY CONVEY COMMON AREAS TO THE SIMPSON HOLLOW OWNER'S ASSOCIATION, P.O. BOX 179, LEHI, UT 84043.
2. PRIVATE ROADWAYS ARE COMMON AREAS WITH PUBLIC UTILITY EASEMENTS (P.U.E.).

17185

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	8.76'	12.00'	041°48'37"	S 14°48'19" W	8.56'
C2	8.76'	12.00'	041°48'37"	S 27°00'19" E	8.56'
C3	52.59'	121.00'	024°54'00"	S 06°21'00" W	52.17'
C4	58.23'	134.00'	024°54'00"	N 06°21'00" E	57.78'
C5	65.62'	151.00'	024°54'00"	S 06°21'00" W	65.11'
C6	28.33'	151.00'	010°45'03"	N 00°43'29" W	28.29'
C7	30.20'	151.00'	011°27'34"	N 10°22'50" E	30.15'
C8	7.09'	151.00'	002°41'23"	N 17°27'18" E	7.09'

PLAT CALCULATIONS

TOTAL AREA	0.861 ACRES
TOTAL AREA IN LOTS	0.358 ACRES
TOTAL AREA IN RIGHT-OF-WAY	0.204 ACRES
TOTAL OPEN SPACE	0.299 ACRES
TOTAL IMPROVED OPEN SPACE	0.292 ACRES
AVERAGE LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
LARGEST LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
SMALLEST LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
OVERALL DENSITY	11.61 LOTS PER ACRE
TOTAL # OF LOTS	10 LOTS

OWNERSHIP LEGEND

- PRIVATE LOTS
- COMMON AREA WITH P.U.E.
- LIMITED COMMON AREA WITH P.U.E.

LEGEND

- PROPERTY LINE
- INTERIOR LOT LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- RECORD CALLS ( )
- SET 5/8" REBAR WITH ENTELLUS CAP AT CORNER (UNLESS OTHERWISE NOTED)
- STREET MONUMENT (TO BE SET)

ENTELLUS

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SIMPSON HOLLOW PLAT 4 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

JEREMIAH R. CUNNINGHAM, P.L.S., UTAH #9182497

PROFESSIONAL LAND SURVEYOR — No. 9182497 — Jeremiah Cunningham — 8 Jul 2020 — STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWESTERLY CORNER OF SIMPSON HOLLOW PLAT 3 AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER, AND ON THE EASTERLY LINE OF SIMPSON SPRINGS AT RED HAWK RANCH PLAT A, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 89°02'40" EAST 596.53 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 00°00'00" EAST 1058.75 FEET FROM THE SOUTH WEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WESTERLY LINE OF CEDAR SPRINGS ROAD, AND RUNNING

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 2 CALLS:
NORTH 6°06'00" WEST 226.65 FEET,
NORTH 28°12'03" EAST 31.88 FEET TO THE SOUTHWESTERLY LINE OF SIMPSON HOLLOW PLAT 2 AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER;

THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING 3 CALLS:
SOUTH 71°12'00" EAST 105.05 FEET,
SOUTH 65°56'27" EAST 65.64 FEET,
SOUTH 6°06'00" EAST 185.66 FEET TO THE NORTHERLY LINE OF SAID SIMPSON HOLLOW PLAT 3;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 4 CALLS:
NORTH 78°58'58" WEST 57 FEET,
SOUTH 49°46'43" WEST 16.33 FEET,
SOUTH 83°54'00" WEST 92.00 FEET,
NORTH 83°21'43" WEST 10.25 FEET TO SAID NORTHWESTERLY CORNER AND THE POINT OF BEGINNING,

CONTAINING 0.861 ACRES.

ENT 109586:2020 Map # 17185
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jul 29 4:32 pm FEE 70.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 14 DAY OF July, 2020.

~~MEMBER~~ Manager
SIMPSON HOLLOW, LLC.

by Stan T. Rowlan
~~AUTHORIZED SIGNATURE~~

L.L.C. ACKNOWLEDGMENT

ON THE 14 DAY OF July, 2020 THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Stan T. Rowlan, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A ~~MEMBER~~ MANAGER OF SIMPSON HOLLOW, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: Morgan County
MY COMMISSION EXPIRES: 5/1/2023

NOTARY PUBLIC
TRAVIS S TAYLOR
COMM. # 705080
COMMISSION EXPIRES
MAY 1, 2023
STATE OF UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE EAGLE MOUNTAIN CITY COUNCIL, 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 29 DAY OF July 2020.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED Christy J Turk
CITY ENGINEER
(SEE SEAL BELOW)

ATTEST Josh B. Nelson
CLERK-RECORDER
(SEE SEAL BELOW)

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENT 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 OWNER 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 27 DAY OF July, 2020.

DOMINION ENERGY
BY Beverly Eldridge
TITLE Pre-Con

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT, AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THE 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 7/27/20

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS — DATE 7/27/2020

181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #1536001 — 06 JULY 2018 LKM, 08 JULY 2020 SMB

PLAT 4

SIMPSON HOLLOW

SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL
		LICENSED PROFESSIONAL ENGINEER — No. 266052 — CHRISTOPHER TODD TRUSTY — 7-20-20 — STATE OF UTAH	CORPORATE SEAL — EAGLE MOUNTAIN — EST. 1998 — STATE OF UTAH

Sec 20, T5S, R1W, TU 038

5

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, January 9, 2024

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

SUBJECT: **Simpson Hollow plat 6 out of warranty Bond Release**

City Recorder:

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

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

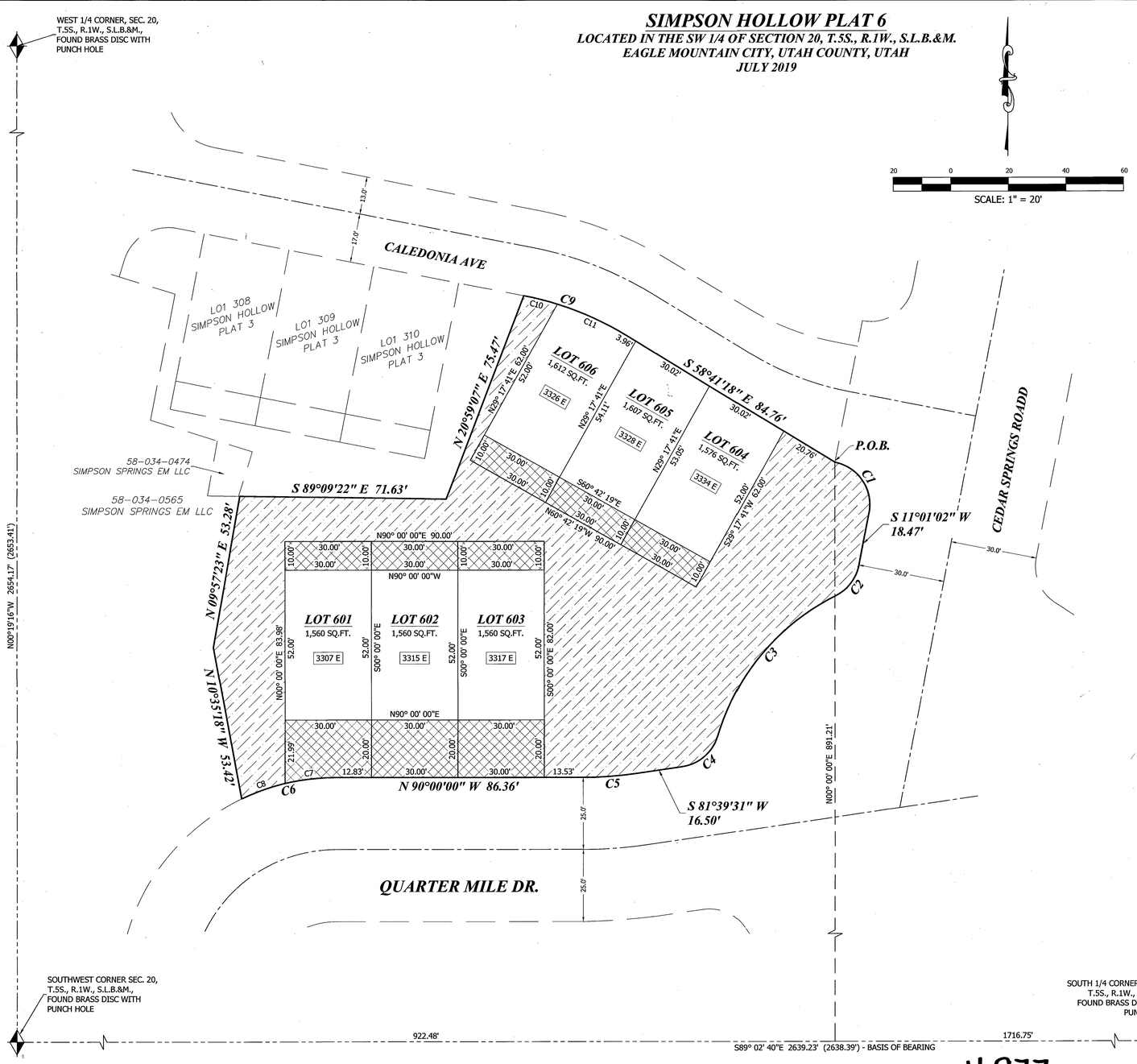
Sincerely,

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

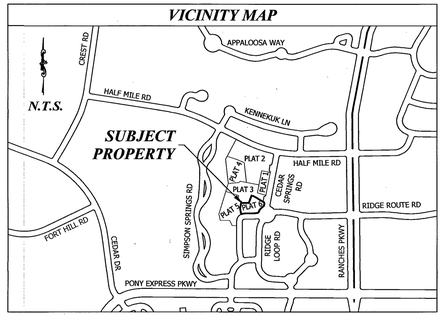
Cc: Fionnuala Kofoed, City Recorder

SIMPSON HOLLOW PLAT 6

LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
JULY 2019



VICINITY MAP



CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	23.56'	15.00'	090°00'00"	S 33°58'58" E	21.21'
C2	13.74'	15.00'	052°28'58"	S 37°15'07" W	13.26'
C3	65.53'	80.00'	046°55'44"	S 40°02'17" W	63.71'
C4	17.04'	15.00'	065°05'06"	S 49°06'58" W	16.14'
C5	18.20'	125.00'	008°20'29"	S 85°49'45" W	18.18'
C6	33.33'	75.00'	025°27'41"	S 77°16'09" W	33.06'
C7	17.32'	75.00'	013°13'58"	S 83°23'00" W	17.28'
C8	16.01'	75.00'	012°13'43"	S 70°39'10" W	15.98'
C9	38.25'	108.00'	020°17'39"	S 68°50'08" E	38.05'
C10	12.05'	108.00'	006°23'40"	S 75°47'08" E	12.05'
C11	26.20'	108.00'	013°53'59"	S 65°38'18" E	26.14'

PLAT CALCULATIONS

TOTAL AREA	0.568 ACRES
TOTAL AREA IN LOTS	0.218 ACRES
TOTAL AREA IN RIGHT-OF-WAY	0.000 ACRES
TOTAL OPEN SPACE	0.350 ACRES
TOTAL IMPROVED OPEN SPACE	0.086 ACRES
AVERAGE LOT SIZE	1,579 SQ.FT. = 0.036 ACRES
LARGEST LOT SIZE	1,612 SQ.FT. = 0.037 ACRES
SMALLEST LOT SIZE	1,560 SQ.FT. = 0.036 ACRES
OVERALL DENSITY	10.56 LOTS PER ACRE
TOTAL # OF LOTS	6 LOTS

OWNERSHIP LEGEND

- PRIVATE LOTS
- COMMON AREA WITH P.U.E.
- LIMITED COMMON AREA WITH P.U.E.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- RECORD CALLS ( )
- SET 5/8" REBAR WITH ENTELLUS CAP, PLS 166385, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SIMPSON HOLLOW PLAT 6 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

JEREMIAH R. CUNNINGHAM, P.L.S., UT #9182497 — 25 July 2019 DATE

PROFESSIONAL LAND SURVEYOR — No. 9182497 — Jeremiah Cunningham — 25 Jul, 2019 — STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°02'40" EAST 922.48 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 00°00'00" EAST 891.21 FEET FROM THE SOUTH WEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, SAID POINT ALSO BEING ON THE WESTERLY LINE OF CEDAR SPRINGS ROAD, AND RUNNING THENCE ALONG THE WESTERLY LINE OF CEDAR SPRINGS ROAD THE FOLLOWING FOUR (4) COURSES: 1) SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00-FOOT- RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS SOUTH 33°58'58" EAST 21.21 FEET TO A POINT OF TANGENCY, 2) SOUTH 11°01'02" WEST 18.47 FEET TO A POINT OF CURVATURE, 3) SOUTHWESTERLY 13.74 FEET ALONG THE ARC OF A 15.00-FOOT-RADIUS-CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 52°28'58", CHORD BEARS SOUTH 37°15'07" WEST 13.26 FEET TO A POINT OF REVERSE CURVATURE, 4) SOUTHWESTERLY 65.53 FEET ALONG THE ARC OF AN 80.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 46°55'44", CHORD BEARING SOUTH 40°02'17" WEST 63.71 FEET TO A POINT OF REVERSE CURVATURE AND TO THE NORTH LINE OF QUARTER MILE DRIVE; THENCE ALONG THE NORTHERLY LINE OF QUARTER MILE DRIVE THE FOLLOWING FIVE (5) COURSES: 1) SOUTHWESTERLY 17.04 FEET ALONG THE ARC OF A 15.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 65°05'06", CHORD BEARS SOUTH 49°06'58" WEST 16.14 FEET TO A POINT OF TANGENCY, 2) SOUTH 81°39'31" WEST 16.50 FEET TO A POINT OF CURVATURE, 3) WESTERLY 18.20 FEET ALONG THE ARC OF A 125.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°20'29", CHORD BEARS SOUTH 85°49'45" WEST 18.18 FEET TO A POINT OF TANGENCY, 4) NORTH 90°00'00" WEST 86.36 FEET TO A POINT OF CURVATURE, 5) WESTERLY 33.33 FEET ALONG THE ARC OF A 75.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°27'41", CHORD BEARS SOUTH 77°16'09" WEST 33.06 FEET; THENCE NORTH 10°35'18" WEST 53.42 FEET; THENCE NORTH 09°57'23" EAST 53.28 FEET TO THE SOUTHERLY LINE OF SIMPSON HOLLOW PHASE 3 SUBDIVISION; THENCE SOUTH 89°09'22" EAST 71.63 FEET ALONG THE SUBDIVISION LINE TO A CORNER; THENCE NORTH 20°59'07" EAST 75.47 FEET ALONG THE SUBDIVISION LINE TO THE SOUTHERLY LINE OF CALEDONIA AVENUE; THENCE ALONG SAID SOUTHERLY LINE OF CALEDONIA AVENUE THE FOLLOWING TWO (2) COURSES: 1) EASTERLY 38.25 FEET ALONG THE ARC OF A 108.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°17'39", CHORD BEARS SOUTH 68°50'08" EAST 38.05 FEET TO A POINT OF TANGENCY, 2) SOUTH 58°41'18" EAST 84.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.568 ACRES.

Pursuant to Utah Code 10-9a-604(d), the owners hereby conveys common area to the Simpson Hollow Owners Association PO Box 149, Lehi, UT 84043.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON , AND SHOWN ON THIS MAP, HAVE CAUSE THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 29 DAY OF JULY, 20 19.

STAN T ROWLAN — PRINTED NAME
SIMPSON HOLLOW, LLC — AUTHORIZED SIGNATURE

ENT 27044:2020 Map # 16977
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Mar 02 3:04 pm FEE 62.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

CORPORATE ACKNOWLEDGEMENT

ON THIS 29 DAY OF JULY, 20 19, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, STAN T. ROWLAN, WHO IS AUTHORIZED TO SIGN ON BEHALF OF SIMPSON HOLLOW, LLC. WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC:
RESIDENCE: Morgan County
MY COMMISSION EXPIRES: 5/1/2023

NOTARY PUBLIC TRAVIS S TAYLOR COMM. # 705080 COMMISSION EXPIRES MAY 1, 2023 STATE OF UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE EAGLE MOUNTAIN CITY COUNCIL, 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 25 DAY OF November, 20 19.

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY
APPROVED CITY ENGINEER (SEE SEAL BELOW) — ATTEST CLERK-RECORDER (SEE SEAL BELOW)

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENT 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 OWNER 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 30 DAY OF July, 20 19.

DOMINION ENERGY
BY Beverly Eldredge
TITLE Pre-Con Specialist

16977

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THE 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 — 7/26/19 DATE

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS — 7/26/19 DATE

Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #1536001 — 07/19/2019 LKM — 07/24/2019 JRC

PLAT 6
SIMPSON HOLLOW
SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL
		LICENSED PROFESSIONAL ENGINEER No. 266552 CHRISTOPHER TODD TRUSTY 8-1-19 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

SEC. 20-5.1W-T6.dgn

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

Thursday, December 14, 2023

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

SUBJECT: **Skyline Ridge phase 2 plat 6 out of warranty Bond Release**

City Recorder:

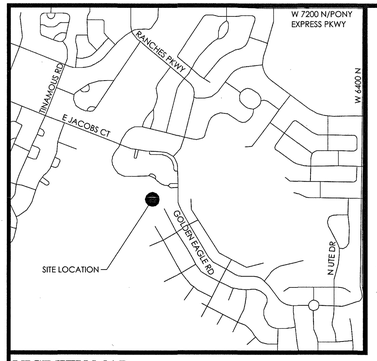
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S

NOTES:

1. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
2. M.U.E. = MUNICIPAL UTILITY EASEMENT
3. ALL STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
4. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

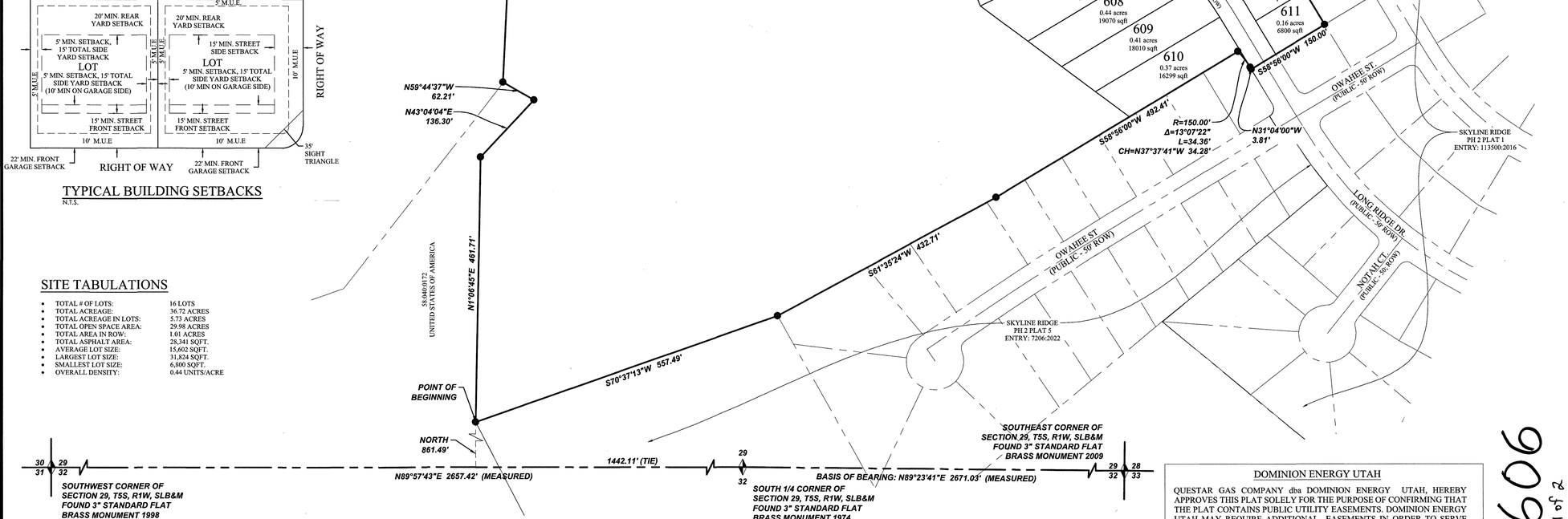
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

TYPICAL BUILDING SETBACKS
N.T.S.

SITE TABULATIONS

TOTAL # OF LOTS:	16 LOTS
TOTAL ACREAGE:	36.72 ACRES
TOTAL ACREAGE IN LOTS:	5.73 ACRES
TOTAL OPEN SPACE AREA:	29.98 ACRES
TOTAL AREA IN ROW:	1.01 ACRES
TOTAL ASPHALT AREA:	28,341 SQFT.
AVERAGE LOT SIZE:	15,602 SQFT.
LARGEST LOT SIZE:	31,824 SQFT.
SMALLEST LOT SIZE:	6,800 SQFT.
OVERALL DENSITY:	0.44 UNITS/ACRE



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as SKYLINE RIDGE PHASE 6, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

Evan J. Wood — 06/14/2022

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE

BOUNDARY DESCRIPTION

A parcel of land located in the SW1/4 and SE1/4 of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being a part of that land described in that certain Warranty Deed recorded January 15, 2016 as Entry No. 4405:2016 in the office of the Utah County Recorder, more particularly described:

Beginning at a point located on the Easterly deed line described in that certain Warranty Deed recorded January 15, 2016 as Entry No. 4405:2016 in the office of the Utah County Recorder, said point also being located along the Section line S89°57'43"W 1442.11 feet and North 861.49 feet from the South Quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing being N89°23'41"E between the South Quarter and Southeast Corner of said Section 29); thence along said deed the following five (5) courses: (1) thence N01°06'45"E 461.71 feet; (2) thence N43°04'04"E 136.30 feet; (3) thence N59°44'37"W 62.21 feet; (4) thence N02°43'26"E 1,043.43 feet; (5) thence S89°22'33"E 924.37 feet to the extension of the westerly line of SKYLINE RIDGE PHASE 2 PLAT 3 RESIDENTIAL SUBDIVISION according to the official plat thereof recorded May 10, 2017 as Entry No. 45393:2017 in the office of the Utah County Recorder; thence to and along said plat the following three (3) courses (1) S00°37'26"W 48.28 feet; (2) thence S15°48'38"E 243.74 feet; (3) S31°04'00"E 758.81 feet to the northwesterly line of SKYLINE RIDGE PHASE 2 PLAT 1 RESIDENTIAL SUBDIVISION according to the official plat thereof recorded November 10, 2016 as Entry No. 113500:2016 in the office of the Utah County Surveyor; thence along said plat S58°56'00"W 150.00 feet; thence N31°04'00"W 3.81 feet; thence along the arc of a curve to the left with a radius of 150.00 feet a distance of 34.36 feet through a central angle of 13°07'22" Chord: N37°37'41"W 34.28 feet; thence S58°56'00"W 492.41 feet; thence S61°35'24"W 432.71 feet; thence S70°37'13"W 557.49 feet to the point of beginning.

Contains: 36.72 acres+/-
16 Lots, Parcel A

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, 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): Bach Land & Development — 6/15/22
BY: Brandon Ames
ITS: Vice President

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

NOTARY PUBLIC NIC ABBOTT COMM. # 707078 COMMISSION EXPIRES JULY 5, 2023 STATE OF UTAH

ON THE 15 DAY OF JUNE A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, BRANDON AMES, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Vice President OF BACH LAND & DEVELOPMENT L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: July 5, 2023
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
MY COMMISSION No. 707078
NIC ABBOTT
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5 DAY OF January, 2023

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

18606
Sheet 1 of 2

SKYLINE RIDGE PHASE 2 PLAT 6

SUBDIVISION
LOCATED IN THE SW1/4 AND SE1/4 OF SECTION 29, T5S, R1W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
6949 LEGU ILCI DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR
BACH HOMES
11650 SOUTH STATE STREET SUITE 300
DRAPER, UTAH 84020
PH: 801-727-9500

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 — 6/15/2022 DATE

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement 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 — 6-15-22 DATE

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

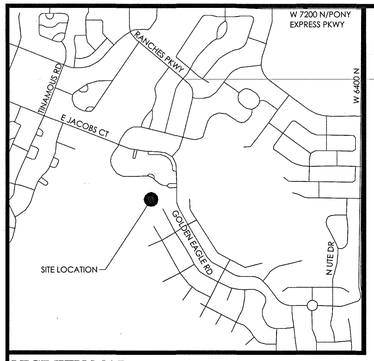
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS 15 DAY OF June A.D. 2022
BY Beverly Eldredge
TITLE Rec-Con

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 06/14/22 No. 183395 EVAN J. WOOD STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST 1996 STATE OF UTAH	LICENSED PROFESSIONAL ENGINEER No. 269052 CHRISTOPHER TODD TRUSTY 6-9-22 STATE OF UTAH	ENT 790:2023 Map # 18606 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Jan 05 11:42 am FEE 134.00 BY MC RECORDED FOR EAGLE MOUNTAIN CITY

SEC 29, T5S, R1W, SLB TU 39 DR

Z:\2021\21-0221\Eng\Sheets\C2 FINAL PLAT.dwg



VICINITY MAP

N.T.S

NOTES:

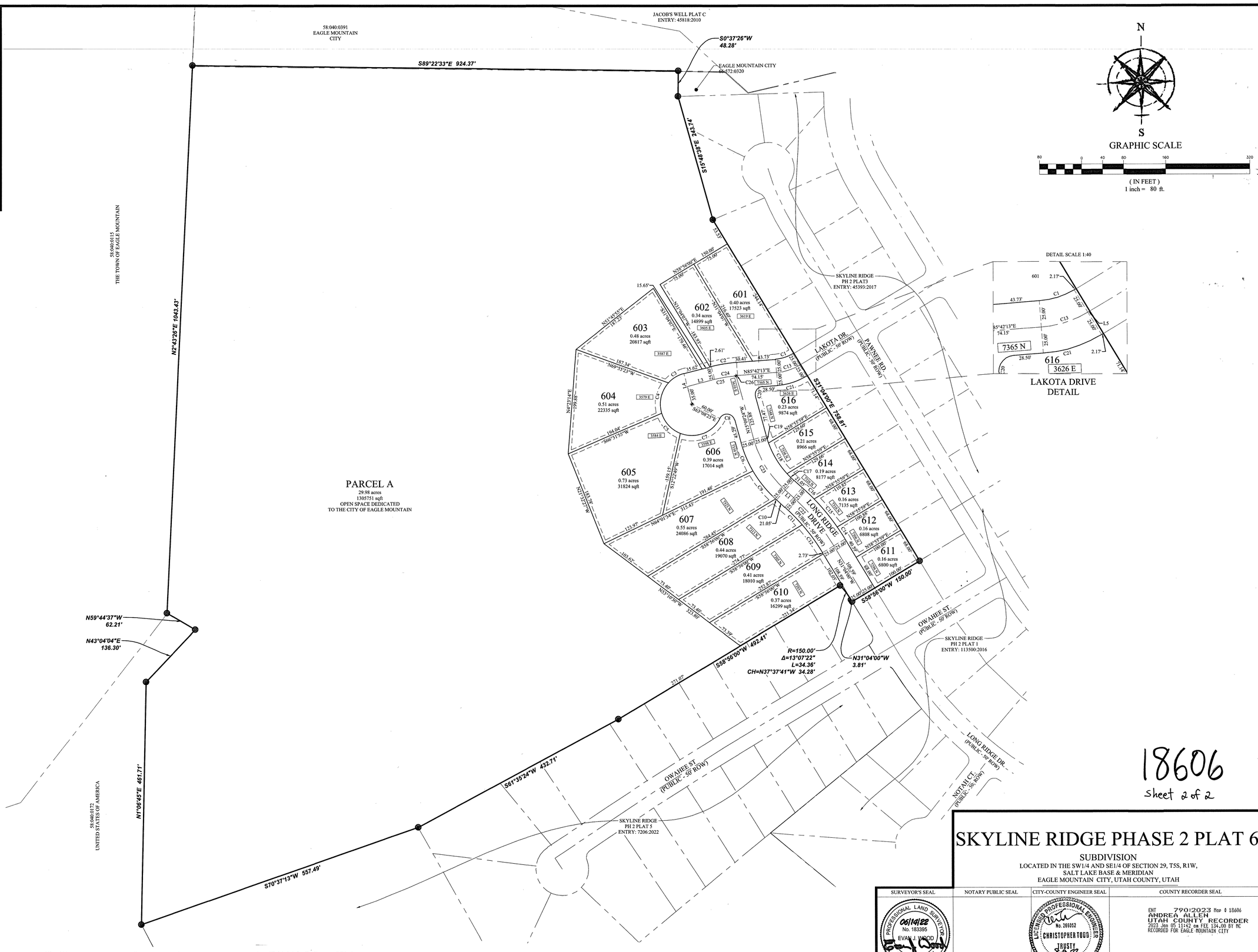
1. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
2. M.U.E. = MUNICIPAL UTILITY EASEMENT
3. ALL STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
4. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	75.00	26°46'13"	35.04	S72°19'06"W	34.72
C2	275.00	10°10'49"	48.86	S80°36'48"W	48.80
C3	60.00	33°01'13"	34.58	S59°00'47"W	34.10
C4	60.00	59°07'45"	61.92	S12°56'18"W	59.21
C5	60.00	51°24'51"	53.84	S42°20'00"E	52.05
C6	225.00	14°49'06"	58.19	S22°38'21"E	58.03
C7	60.00	85°05'59"	89.12	N69°24'34"E	81.15
C8	15.00	137°59'01"	36.12	S84°08'55"E	28.01
C9	225.00	17°32'39"	68.90	S38°49'14"E	68.63
C10	225.00	0°38'50"	2.54	S47°54'58"E	2.54
C11	375.00	7°09'01"	46.80	S44°39'53"E	46.77
C12	375.00	10°01'23"	65.60	S36°04'41"E	65.52
C13	100.00	26°46'13"	46.72	N72°19'06"E	46.30
C14	425.00	3°41'51"	27.43	N32°54'56"W	27.42
C15	425.00	9°16'31"	68.80	N39°24'07"W	68.73
C16	425.00	4°12'01"	31.16	N46°08'23"W	31.15
C17	175.00	6°01'02"	18.38	N45°13'52"W	18.37
C18	175.00	22°24'22"	68.44	N31°01'11"W	68.00
C19	175.00	4°34'36"	13.98	N17°31'42"W	13.98
C20	15.00	100°51'37"	26.41	N35°16'24"E	23.13
C21	125.00	26°46'13"	58.40	N72°19'06"E	57.87
C22	400.00	17°10'23"	119.89	N39°39'12"W	119.44
C23	200.00	33°00'19"	115.21	N31°44'14"W	113.62
C24	250.00	10°10'49"	44.42	N80°36'48"E	44.36
C25	250.00	9°32'59"	41.67	N80°17'53"E	41.62
C26	250.00	0°37'51"	2.75	N85°23'17"E	2.75

Line Table		
LINE	DIRECTION	LENGTH
L1	N48°14'23"W	21.05
L3	N75°31'23"E	53.88
L4	N14°28'37"W	60.00
L5	N58°56'00"E	2.17

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS



18606

sheet 2 of 2

SKYLINE RIDGE PHASE 2 PLAT 6

SUBDIVISION

LOCATED IN THE SW1/4 AND SE1/4 OF SECTION 29, T5S, R1W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 06/14/22 No. 183395 EVAN J. WOOD STATE OF UTAH		LICENSED PROFESSIONAL ENGINEER No. 266052 CHRISTOPHER TODD TRUSTY 8-9-22 STATE OF UTAH	ENT 790:2023 Map # 18606 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Jan 05 11:42 am FEE 134.00 BY MC RECORDED FOR EAGLE MOUNTAIN CITY

PREPARED BY

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

PREPARED FOR

BACH HOMES
11650 SOUTH STATE STREET SUITE 300
DRAPER, UTAH 84020
PH: 801-727-9500

21_2021\21-022\Skyline Ridge Plat 6\design 21-022\Dwg\sheets\C2.1 FINAL PLAT.dwg

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

December 5, 2023, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, Carolyn Love, and Brett Wright. Councilmember Jared Gray was absent.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Jeff Weber, Fleet and Facilities/Operations Director; Embret Fossum, Unified Fire Authority Battalion Chief; Eric McDowell, Chief Deputy Sheriff; B.J. Eccles; Sergeant; Melissa Yates, Purchasing Agent; and Jordan Nielson, Water Resource Supervisor.

CITY STAFF PRESENT ELECTRONICALLY: Brad Hickman, Public Works Director; Michele Graves, Library Director; Chas Glenn, Administrative Assistant; and Elizabeth Fewkes, Recording Secretary.

3:30 P.M. BOARD OF CANVASSERS – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

Board Chair Westmoreland called the Board of Canvassers to order at 3:51 p.m.

2. MOTION

2.A. MOTION – Approve the Results for the 2023 General Election

Assistant City Administrator/City Recorder Fionnuala Kofoed presented the 2023 General Election results.

The Utah County Elections Office has verified the ballots from the General Election with the following results:

- 23,319 ballots were mailed and a total of 3,565 were received by mail or drop box for a 15.6% return rate
- 48 in-person ballots counted
- 16 returned electronic ballots

DRAFT

- 2 provisional ballots were processed along with the returns with 100% counted
- 100 ballots were returned but not counted due to missing signatures (13), signatures not matching (30), or invalid postmarks (57)

Total votes cast for each candidate:

Rich Wood	2,068
Craig Whiting	1,328
Angeline Washburn	849
Scott Ferre	877
Jared Gray	1,866
Melissa Clark	2,363

MOTION: ***Board Member Curtis moved that the Board of Canvassers:***

1. ***Verify the results of the election by ratifying the results of the canvass;***
2. ***Accept the report of the Election Official and certify the election results; and***
3. ***Declare City Council Candidates Melissa Clark, Rich Wood, and Jared R. Gray elected.***

Board Member Wright seconded the motion.

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

3. ADJOURNMENT

MOTION: ***Board Member Wright moved to adjourn the Board of Canvassers at 3:54 p.m. Board Member Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

The Board of Canvassers adjourned at 3:54 p.m.

DRAFT

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Jeff Weber, Fleet and Facilities/Operations Director; Embret Fossum, Unified Fire Authority Battalion Chief; Eric McDowell, Chief Deputy Sheriff; B.J. Eccles; Sergeant; Melissa Yates, Purchasing Agent; and Jordan Nielson, Water Resource Supervisor.

CITY STAFF PRESENT ELECTRONICALLY: Brad Hickman, Public Works Director; Michele Graves, Library Director; Chas Glenn, Administrative Assistant; and Elizabeth Fewkes, Recording Secretary.

4:00 P.M. WORK SESSION

Mayor Westmoreland called the City Council work session to order at 4:04 p.m.

4. CITY ADMINISTRATOR INFORMATION ITEMS

4.A. UPDATE – City Administrator Items

City Administrator Paul Jerome stated that due to the length of the agenda and in consideration of time constraints, he will send the information items to the City Council rather than presenting the list during the meeting. He thanked the Events Staff for facilitating the Christmas Village Event.

4.B. DISCUSSION – Rose Ranch (Formerly Mae Land)

Senior Planner David Stroud presented the item. The applicant contemplates a development containing a variety of single-family lots on Parcel 59:043:0016 consisting of 79.9 acres. The applicant proposes a total of 225 lots – 22 R1 lots, 29 R2 lots, 112 R3 lots, and 62 RC lots with a density of 3.39 units per acre. The major issue impacting the project is the current Fairfield Road bisecting the southeast portion of the property and the City's plan to convert the road into a trail. Initial plans have Fairfield Road converted to open space. However, the plan for the foreseeable future is to retain the road, which prevents the area from being used as open space. The project is required to provide 4.97 acres of improved open space. The applicant is proposing to donate 12.56 acres of unimproved land to the City in exchange for their proposal.

Councilmember Wright stated that although he feels that single-family homes are appropriate for this area, RC is not a zone included in the Neighborhood Residential One future land use designation which only allows R1, R2, and R3. He inquired about transitioning to the units to the north and the property to the west outside the City boundary and requested that future applications, including concept plans, include the lot sizes and uses for surrounding developments to assist the Council in evaluating applications in context and how the proposal relates to other developments.

Applicant representative Austin Smith said that they had been asked to add RC units to provide buffering along major roadways.

Councilmember Gray joined the meeting electronically at 4:20 p.m.

Councilmember Love noted that the City has been working for a more even distribution of lots. The proposal of 112 R3 compared to 29 R2 and 22 R1 is unbalanced. She feels that open space in the southeast section of the development would be unusable for the residents.

Councilmember Burnham recognized that several of the lots are larger than required and could be adjusted to meet other zoning designations. Should the land to the west be incorporated as industrial, RC units would be an appropriate buffer. She concurred with the desire to increase the R1 and R2 units and decrease the number of R3 units.

Discussion considered plans and transitioning requirements between the unincorporated land to the west and the other lot sizes and uses adjacent to the development, buffering, and the entitlements on the School and Institutional Trust Lands Administration (SITLA) property, and the proximity of parks to the development.

5. AGENDA REVIEW

13. RESOLUTIONS

13.A. RESOLUTION – Timpanogos Special Service District Reorganization

Councilmember Burnham said that a concern had been brought to her attention. Draper City Council is amenable to this agreement and giving up a board seat because they only have a small area serviced by the District; however, newly elected officials may feel differently once they take office in January. Later during the meeting, she announced that four Draper City Councilmembers would be returning, and one had been newly elected which should reduce concern about them changing their mind about the agreement.

Mr. Jerome clarified that the Timpanogos Special Service District uses a calendar year for their budget rather than a fiscal year.

13.B. RESOLUTION – Surplus of City Property – Restroom Facility

Remove from the consent agenda.

14. AGREEMENTS

14.A. Amended Agreement – Vanguard Ranches Golf Course, LLC Amendment to Restrictive Easement, Right of Entry, and Right of Reversion Exhibit A – Amended Map

Councilmember Curtis explained that he desires to remove the agreement from the consent agenda to be able to vote on the item independently.

Applicant representative Joe Silverzweig said that Comcast is going to increase the purchase price for the property by $30,000 to be paid to the City as a park fee-in-lieu. They desire to purchase the property because the main trunk line runs through the area making it more accessible and easier to service without disrupting the community. Redesigning the network to relocate the trunk line would increase the cost and extend the completion date delaying when they can provide services by several months.

Councilmember Burnham said that she appreciates their willingness to pay a fee-in-lieu to the City as the land purchase will benefit Comcast.

14.B. Restroom Purchase Agreement – Cadence Homes Building Corp

Councilmember Wright noted that there is an error in the written and numerical amounts listed in the agreement.

City Attorney Marcus Draper stated that he will correct the error.

14.C. Amendment to the Stadion LLC Development Agreement Related to Landscaping Requirements

Mayor Westmoreland noted that this item has been removed from the agenda.

14.H. Installation of updated Audio System and Acoustic Ceiling Clouds for the City Council Chambers – Performance Audio

Assistant City Administrator/City Recorder Fionnuala Kofoed explained that the Recorder's Office has been working with Performance Audio to address the acoustics and sound issues in the Council Chambers. The plan is to create a compatible ecosystem. The proposal adds dark oak ceiling clouds to reduce noise interference and resolve issues with the integration of multiple systems competing for bandwidth. The location on the ceiling will not impact the aesthetics of the room. Additional soundboards can be added to the walls of the Council Chambers if needed, but it would impact the aesthetics of the room. Performance Audio has designed systems for other cities, has provided excellent service to the City in the past, as well as to other cities she has spoken with, and has repaired issues caused by other contractors at no cost to the City. The project has come in significantly under budget and should be completed by January depending upon installer availability. The new audio system is tried and tested and is in use in several courts. The

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components of the current system that will not be used can be repurposed or sold as surplus. She is confident that Performance Audio will do everything possible to resolve the sound issues.

Councilmembers expressed the desire for reassurance and a satisfaction guarantee that the agreement will result in the anticipated outcome and discussed the capabilities of the proposed system in relation to the current one.

14.I. AGREEMENT – Approving an Amended and Restated Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services.

Mayor Westmoreland stated that the Human Resources Manager responded to his questions regarding the study and he forwarded the email to the City Council.

Councilmember Wright stated that he needs more information and time to be able to evaluate the data to come to a good decision on behalf of Mr. Jerome and the citizens.

18. 2024 MEETING SCHEDULE

18.A. MOTION – Approval of the 2024 Proposed City Council Meeting Schedule

Councilmember Burnham noted that March 5, 2024, is Caucus night for the Democrat and Republican parties and will impact the availability of several Councilmembers. She suggested rescheduling rather than canceling the meeting to prevent a large agenda.

Ms. Kofoed recommended addressing the problematic dates and calling special meetings as needed.

Mr. Jerome stated that the agenda for the January 2nd meeting could include only items tabled during this meeting and exclude new agenda items.

Discussion ensued regarding which meetings to retain on the schedule, whether to schedule additional meetings at this time, and limiting the January 2nd agenda to tabled and already prepared items.

19. PRELIMINARY PLATS & SITE PLANS

19.A. PRELIMINARY PLAT – Alpine School District Preliminary Plat (Eagle Mountain Middle School Plat)

Senior Planner David Stroud presented the item. With the growth in the Eagle Mountain area, Alpine School District (ASD) is in need of a middle school for the expected rise in the student population. ASD owns 64 acres immediately south of the Arrival development. The proposal is to subdivide this property to locate the school and provide a lot to construct a future seminary building. A future connection to the Arrival development will be added via Harmony Way.

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Mayor Westmoreland informed the City Council that an ASD representative stated that they want to be a better partner in planning for development.

City Engineer Chris Trusty explained that the traffic study for this school indicated the need for a traffic light and acceleration and deceleration lanes at the intersection of Belle Street and Corey B Wride Memorial Highway. Staff is working with ASD and the Utah Department of Transportation (UDOT) to integrate infrastructure plans.

Councilmember Wright advocated for working with ASD to provide an additional access.

Discussion ensued regarding the following:

- Previous communication and challenges with determining school locations in Eagle Mountain City;
- State requirements for traffic studies for new schools;
- Traffic patterns and concerns;
- Providing busing for students south of the school to prevent students from crossing Corey B Wride Memorial Highway may result in ASD feeling additional access is not needed;
- Plans to have Old Airport Road improvements completed prior to the school opening fall of 2025;
- Possible connections to Belle Street, Harmony Way, and the seminary building/chapel to reduce left-turn movements and long stacking queues;
- City efforts to secure funding and right-of-way for Old Airport Road and road connections to this site; and
- Complications due to adjacent property in the area not being owned by ASD and entitlements for residential development on adjacent property being impacted by the school and Old Airport Road.

19.B. MASTER SITE PLAN – Firefly NPA 8 A3

Applicant representative David Vitek clarified that the site plan is located within the overall community and will not require privacy fencing along major roadways; however, some homes will front on Pole Canyon Boulevard. Based upon the calculation of four bedrooms per townhome unit, including the optional bedroom in the unfinished basements, the parking requirement for 3 ½ stalls per unit results in 259 required parking stalls, and 341 parking stalls are provided.

19.C. PRELIMINARY PLAT/SITE PLAN – Preliminary Plat/Site Plan of Walmart

This item will be removed from the consent agenda and placed as a regularly scheduled item to allow it to be approved following item 20.A.

20. ORDINANCES/PUBLIC HEARINGS

20.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.55.080.C, Landscaping in Parking and Drive Lane Areas.

Mr. Stroud presented the item. Landscape islands are required every 12 parking stalls and with a minimum dimension of 5 feet by 20 feet for a single-row island and 5 feet by 40 feet for a double-row island. The Municipal Code also permits a minimum drive aisle dimension of 24 feet with parking required at 9 feet by 18 feet. The parking stall dimension not matching the landscape island dimension creates a minimum aisle width of 28 feet between stalls rather than 24 feet. However, 24 feet can be achieved between islands if they are directly across from one another. The proposed amendment changes the required landscape island dimension from 5 feet by 20 feet to 6 feet by 18 feet. This brings the island to the same depth dimension as a parking stall. With the width change, landscaping per island increases from 100 feet by 200 square feet to 108 feet by 216 square feet.

Walmart has drafted their parking lot plan based upon these updated parking standards thus requiring the approval of this item prior to the preliminary plat and site plan for Walmart.

6. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: ***Councilmember Burnham moved to adjourn to a closed session for the purpose of discussing reasonably imminent litigation pursuant to Section 52-4-205(1) of the Utah Code, annotated. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

The meeting was adjourned at 5:50 p.m.

7:00 P.M. POLICY SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, Carolyn Love, and Brett Wright. Councilmember Jared Gray was absent.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain

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Manager/Parks and Recreation Manager; Eric McDowell, Chief Deputy Sheriff; B.J. Eccles; Sergeant; Melissa Yates, Purchasing Agent; and Jordan Nielson, Water Resource Supervisor.

CITY STAFF PRESENT ELECTRONICALLY: Cliff Strachan, Director of Legislative Affairs; Tyler Maffitt, Communications Manager; Brad Hickman, Public Works Director; Elizabeth Fewkes, Recording Secretary; and Embret Fossum, Unified Fire Authority Battalion Chief.

7. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:31 p.m.

8. PLEDGE OF ALLEGIANCE

Councilmember Curtis led the Pledge of Allegiance.

9. INFORMATION ITEMS/UPCOMING EVENTS

- Eagle Mountain City welcomes residents to join City representatives on December 6th in honor of National Children's Day. This event will run from 6:00 p.m. until 8:00 p.m. at the Pony Express Memorial Cemetery located at 4648 N Eagle Mountain Boulevard.
- The City would like to remind residents to avoid on-street parking when winter storms are approaching. Keep your vehicles safe and help City crews better maintain roadways when snow is falling.

10. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:34 p.m.

Robert Braiden spoke about increased truck traffic and speeding issues on Silver Creek Way and requested mitigation measures.

Michael Watkins, Donna Deshazer, and Zac Huish advocated for moving the new intersection of Old Airport Road in Sage Valley further west, as well as adding a stop light before the new middle school opens as a proactive safety measure to prevent accidents.

Lynnette Rahm submitted an email regarding concerns with the new middle school's impact on traffic on Belle Street.

City Engineer Chris Trusty stated that the alignment for the intersection on Old Airport Road has been moved further to the west and explained the updated plans. The City has provided the Utah Department of Transportation (UDOT) with a traffic study indicating the need for an intersection between Old Airport Road and Corey B Wride Memorial Highway, a State Highway under UDOT jurisdiction.

Elba Maria Perez requested information regarding the traffic study for Walmart as she is concerned about road widths and speed limits.

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Kenneth Masteller spoke against the Walmart preliminary plat and site plan as he feels it is too close to the Walmart in Saratoga Springs and believes it will close once an additional location is built in the City Center.

Mayor Westmoreland closed public comment at 7:53 p.m.

11. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Burnham
Councilmember Burnham congratulated the newly elected Councilmembers Melissa Clark, Rich Wood, and Jared Gray and thanked Carolyn Love and Colby Curtis for their service.

Councilmember Love
Councilmember Love said it has been a pleasure to serve Eagle Mountain and thanked the residents for participating by speaking up for what they believe in and want the City to become. She thanked the residents for their votes and support and was honored to serve with her fellow Councilmembers and the Mayor.

Councilmember Wright
Councilmember Wright expressed his gratitude to Councilmembers Love and Curtis and presented them with gifts. He thanked the meeting participants and was moved by their reciting of the Pledge of Allegiance.

Councilmember Curtis
Councilmember Curtis said he looks forward to seeing the accomplishments of the new City Council. He expressed appreciation to the residents for their trust and his fellow Councilmembers and staff for their grace. He thanked his family for their sacrifices to allow him to serve.

Mayor Westmoreland
Mayor Westmoreland thanked Councilmembers Love and Curtis for their service and dedication.

12. APPOINTMENTS

12.A. Cemetery Advisory Board

1. Jennifer Webb – Three-year term through December 2026
2. Heather Jackson – Three-year through December 2026

MOTION: ***Councilmember Curtis moved to approve an appointment of Jennifer Webb to the Cemetery Advisory Board for a three-year term through December 2026. Councilmember Burnham seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*

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☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

MOTION: ***Councilmember Curtis moved to approve an appointment of Heather Jackson to the Cemetery Advisory Board for a three-year term through December 2026. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

12.B. Parks and Recreation Advisory Board

1. Spencer Dalton – Three-year Term through December 2026
2. Kevin Courtright – Three-year Term through December 2026
3. Colby Webb – Three-year Term through December 2026

MOTION: ***Councilmember Love moved to approve an appointment of Spencer Dalton to the Parks and Recreation Advisory Board for a three-year term through December 2026. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

MOTION: ***Councilmember Love moved to approve an appointment of Kevin Courtright to the Parks and Recreation Advisory Board for a three-year term through December 2026. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*

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☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

MOTION: ***Councilmember Love moved to approve an appointment of Colby Webb to the Parks and Recreation Advisory Board for a three-year term through December 2026. Councilmember Burnham seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

12.C. Senior Citizens Advisory Council

1. Annette Arndt – Three-year Term through December 2026

MOTION: ***Councilmember Wright moved to approve an appointment of Annette Arndt to the Senior Citizens Advisory Council for a three-year term through December 2026. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

12.D. Youth Council Committee of Advisors

1. Angeline Washburn – One-year Term through June 2024
2. Nathan Washburn – One-year Term through June 2024

MOTION: ***Councilmember Burnham moved to approve an appointment of Angeline Washburn to the Youth Council Committee of Advisors for a one-year term through June 2024. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

MOTION: ***Councilmember Burnham moved to approve an appointment of Nathan Washburn to the Youth Council Committee of Advisors for a one-year term through June 2024. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

Assistant City Administrator/City Recorder Fionnuala Kofoed administered the Oath of Office to the newly appointed advisors and board members.

CONSENT AGENDA

13. RESOLUTIONS

13.A. RESOLUTION – Timpanogos Special Service District Reorganization

13.B. RESOLUTION – Surplus of City Property – Restroom Facility

14. AGREEMENTS

14.A. Amended Agreement – Vanguard Ranches Golf Course, LLC Amendment to Restrictive Easement, Right of Entry, and Right of Reversion Exhibit A – Amended Map

14.B. Restroom Purchase Agreement – Cadence Homes Building Corp

14.C. Amendment to the Stadion LLC Development Agreement Related to Landscaping Requirements

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14.D. Sewer Easement Agreement – Perry Homes

14.E. Sewer Easement Agreement – Patterson Homes Easement Agreement – Patterson Homes

14.F. 3D Manhole Scanning & Virtualization Project Second Year – RH Borden & Company, LLC

14.G. 3D Manhole Scanning & Virtualization Project Third Year - RH Borden & Company, LLC

14.H. Installation of updated Audio System and Acoustic Ceiling Clouds for the City Council Chambers – Performance Audio

14.I. AGREEMENT – Approving an Amended and Restated Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services.

15. BOND RELEASES

15.A. Harmony Phase A, Plat 8 – Into Warranty

15.B. Eagle Point Phase J Plat 3 – Out of Warranty

15.C. Overland Phase D Plat 2 – Out of Warranty

16. CHANGE ORDERS

16.A. Intersection Improvements Project Change Order #1 – Oak Hollow Electric Company

16.B. Smith Ranch Community Park Change Order #1 – S&L Inc.

16.C. Smith Ranch Community Park Change Order #1 – Big T Recreation

16.D. Smith Ranch Community Park Change Order #1 – CXT Restroom

17. MINUTES

17.A. November 7, 2023 Minutes – Regular City Council Meeting

18. 2024 MEETING SCHEDULE

18.A. MOTION – Approval of the 2024 Proposed City Council Meeting Schedule

19. PRELIMINARY PLATS & SITE PLANS

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19.A. PRELIMINARY PLAT – Alpine School District Preliminary Plat (Eagle Mountain Middle School Plat)

19.B. MASTER SITE PLAN – Firefly NPA 8 A3

19.C. PRELIMINARY PLAT/SITE PLAN – Preliminary Plat/Site Plan of Walmart

MOTION: ***Councilmember Wright moved to approve the consent agenda removing items 13.A., 14.A., 14.I., and 19.C. and placing items 13.A., 14.A., and 19.C. as scheduled items. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

14.C. Amendment to the Stadion LLC Development Agreement Related to Landscaping Requirements

14.I. AGREEMENT – Approving an Amended and Restated Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services.

The following discussion and motion occurred following item 14.A.

The City Council discussed and clarified their intention to remove items 14.C. and 14.I. and to table the items to a future meeting.

MOTION: ***Councilmember Wright moved to table item 14.C. an amendment to the Stadion LLC Development Agreement related to Landscaping Requirements and item 14.I. an Amended and Restated Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☐ *Donna Burnham*	☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a vote of 3:1.

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SCHEDULED ITEMS

13. RESOLUTIONS

13.A. RESOLUTION – Timpanogos Special Service District Reorganization

Councilmember Wright thanked the Timpanogos Special Service District representatives for the work they have accomplished. He looks forward to approving the reorganization once the Legislature approves the desired changes.

MOTION: ***Councilmember Wright moved to table a resolution of Eagle Mountain City, Utah approving the reorganization of the Timpanogos Special Service District and instruct staff to continue to work with District representatives to facilitate the desired changes at the State legislative level and bring the item back to the City Council as soon as the change has been approved by the Legislature and Governor. Councilmember Love seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

14. AGREEMENTS

14.A. Amended Agreement – Vanguard Ranches Golf Course, LLC Amendment to Restrictive Easement, Right of Entry, and Right of Reversion Exhibit A – Amended Map

MOTION: ***Councilmember Burnham moved to approve the Vanguard Ranches Golf Course, LLC amended agreement with the addition of $30,000 from Comcast to be paid to the city as a parks and open space fee-in-lieu. Motion failed for lack of a second.***

MOTION: ***Councilmember Curtis moved to deny the Vanguard Ranches Golf Course, LLC amended agreement. Councilmember Wright seconded the motion.***

Councilmember Wright expressed concern about continuing to grant requests to the Ranches Golf Course for changes to the original agreement with the City.

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Councilmember Love stated that she desires clarification and finalization about the aspects of the agreements with the golf course before further consideration of this request. As such, she would be willing to table rather than deny the item.

Councilmember Burnham supported tabling rather than denying the item and Councilmember Wright stated that he was open to tabling the item.

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☐ *Donna Burnham*	☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☐ *Colby Curtis*	☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☐ *Carolyn Love*	☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☐ *Brett Wright*	☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion failed with a unanimous vote.

MOTION: ***Councilmember Curtis moved to table the Vanguard Ranches Golf Course, LLC amended agreement. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

19.C. PRELIMINARY PLAT/SITE PLAN – Preliminary Plat/Site Plan of Walmart

This item was presented and discussed following item 20.A.

Senior Planner David Stroud presented the item. Walmart was recently granted rezone approval to the Commercial Regional Zone and Open Space 1 zone on Parcel 58:033:0404 at the northwest intersection of Corey B Wride Memorial Highway and Spring Run Parkway. With the rezone, a development agreement with conditions and base elevations of the proposed building was conceptually approved. As per the development agreement, the preliminary plat and site plan approval are to follow the standard procedure contained in Municipal Code. The applicants have made the requested redline corrections. The submission includes a potential future extension. He reviewed the site plan, landscaping, and lighting plans which have been found to be compliant with Municipal Code. The site has two accesses. In the future, a third access will be added to connect to the frontage road that will run along the south side of the property. Staff requested fencing along Spring Run Parkway and the south side of the interior detention basin. The applicant

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has stated that they will install iron fencing. He recommended conditioning the approval upon the applicant providing an exhibit with the fencing materials and details.

Applicant representative Caleb Beck confirmed that the development agreement grants future access that corresponds with the drive lane south of the fuel station. UDOT stated that they are still in the preliminary stages of securing funding to widen the road and were unable to finalize an agreement for the third access at this time.

MOTION: ***Councilmember Wright moved to approve the preliminary plat and site plan for Walmart with the condition to allow staff to review the fencing exhibit on behalf of the City Council. Councilmember Burnham seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☐ *Colby Curtis*	☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a vote of 3:1.

20. ORDINANCES/PUBLIC HEARINGS

20.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.55.080.C, Landscaping in Parking and Drive Lane Areas.

Mr. Stroud explained that the item presented during the work session is intended to alter the dimensions of landscaped parking islands to correspond with parking stall depth requirements to create uniform lane lengths.

Mayor Westmoreland opened the public hearing at 8:24 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Section 17.55.080(C), Landscaping in Parking and Drive Lane Areas. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

20.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, regarding multi-family building height and height of a Religious or Cultural Meeting Hall.

Mr. Stroud presented the item. The current Municipal Code has a maximum height of 35 feet in the MF2 zone regarding multifamily buildings. This amendment proposes a maximum height of 45 feet and a maximum of three stories. A three-story height limit is implied but not specified in the current code and required sloping roofs are not possible at 35 feet. An increase in height will allow for greater architectural options such as steeper roofs, interior ceiling height variability, and rooftop amenities. The height of religious and cultural meeting halls is regulated by the standard of the zone in which they are located. This type of use is typically located in a residential zone, which has a maximum permissible height of 35 feet with an additional 10 feet above the finished structure height allowance for ancillary structures. The proposed change will permit the height of ancillary structures not to exceed 70 feet above grade. A survey of many of the churches in the City found ancillary structure heights of 60 to 70 feet above grade.

Councilmember Wright cited 17.75.052(B), "Non-habitable ancillary structures such as steeples or other similar structures that are generally located on the roof of a religious or cultural meeting hall may extend to a maximum overall height of 70 feet," to resolve concerns raised by Councilmember Curtis that developers may try to apply the 70-foot height allowance to residential units.

Councilmember Wright requested that the record reflect that although he has discussed the desire to add language to ensure that rooftop amenities are not allowed to count toward the requirements for ground-level open space and amenity points, and other matters with his fellow Councilmembers, he does so on a one-on-one basis to stay within parameters of the Open and Public Meetings Act.

Mayor Westmoreland opened the public hearing at 8:37 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Wright moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Title 17, regarding multifamily building height and height of a Religious or Cultural Meeting Hall instructing staff to add language to the document to clarify that rooftop amenities do not qualify for open space or amenity points. Councilmember Love seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*

☒ ***Brett Wright*** ☐ ***Brett Wright*** ☐ ***Brett Wright*** ☐ ***Brett Wright***

The motion passed with a unanimous vote.

20.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting Amendment #2 to the Fiscal Year 2023-2024 Annual Budget.

Finance Director Kimberly Ruesch presented the item. The current amendment as proposed includes rolling forward a few appropriations from Fiscal Year (FY) 2023 as well as new requests for FY 2024 funding for personnel, equipment, professional services, software, and project change orders. The total amendment of $2,439, 605 includes the following requests:

- FY 2023 Project Appropriations: $1,617,451
- FY 2024 One-Time Funding Requests: $534,574
- FY 2024 Operational Increase Requests: $287,580

Wildlife Biologist/Environmental Planner Todd Black has requested $11,520 for a Planning Intern temporary position, through the end of this fiscal year with a possibility of renewing the request next year, to assist with devising a plan for managing open space to enable the City to qualify for applicable grant funding. The City has collected money for the Adopt-A-Deer program and the budget reflects those funds being given to the Utah Division of Wildlife Resources as intended. A few items relate to the equipment, vehicle, and half a year's salary for a new Forester position within the Parks and Recreation division to oversee tree planting, maintenance, and management. The rangeland drill seeder would be used to seed open space areas including the wildlife corridor to mitigate tumbleweed and other invasive species.

Within the IT Asset Management Tool request, $3,000 is related to a new item for tracking and cataloging software for technological equipment inventory; the remaining amount is related to the Open Gov agreement previously approved by the City Council.

Councilmember Wright stated that although he is supportive of a Forester in general, he would like to see more information regarding the goals and implementation of the position. He requested additional information regarding the Hotel Feasibility Study.

Ms. Ruesch explained that $15,000 of the Economic Department increase is rolling forward the Retail Recruitment fund approved last year and $84,000 is related to the Hotel Feasibility Study.

Economic Development Director Evan Berrett explained that large chain hotels have expressed interest in locating in Eagle Mountain but will not pursue development until a Hotel Feasibility Study has been completed. The study would encompass the entirety of the City and can be utilized by multiple hotel operators. He hopes that the full budget will not be needed and he has been in conversations with property owners that will benefit from the study to request their assistance with funding. Preliminary analysis and attention from smaller hotel businesses indicate hotels could be viable but they will not move forward without confirmation from an independent, third-party study.

Ms. Ruesch verified that the $166,985 is a request for additional funding for branding implementation. A large portion would be used towards the City website redesign and the remainder would be allocated to a phased rollout of the new branding. In the Fleet Fund, $68,000 is earmarked for an equipped Ford F150 for the Forester position. The other $47,825 is for a vehicle that was approved last year but was not available for purchase until now and $73,000 of the Smith Ranch Park is related to the change orders approved earlier in the meeting. The remainder is for contract facilities approved last year.

Mayor Westmoreland opened the public hearing at 8:56 p.m. As there were no comments, he closed the hearing.

The City Council requested more information be presented at a future meeting regarding the Forester position, including tree management programs in other cities; and a review of proposed branding implementation.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, adopting Amendment #2 to the Fiscal Year 2023-2024 Annual Budget removing all items related to the City Forester position, including the vehicle and IT equipment for that position, and branding implementation items, to return to the City Council at a meeting in January. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

20.D. ORDINANCE/PUBLIC HEARING – An Ordinance Amending the Eagle Mountain City, Utah, Municipal Code, Chapter 7 Parks, Trails, and Special Events; Chapter 16 Subdivisions; and Chapter 17 Zoning.

Grants Coordinator/Management Analyst Natalie Winterton explained that Eagle Mountain City has the opportunity to consider the water supply agreement with Central Utah Water Conservancy District (CUWCD) to purchase 2,000 acre-feet of water. She presented an overview of the item and provided examples of implementation of the following options:

- Option 1: The City can accept CUWCD's recommended landscape standards and sign the contract. This will include accepting the CUWCD's recommended water efficiency standards verbatim which includes a 35% limit for residential turf, and a 20% limit for industrial, commercial, institutional, and multi-family turf (outside of active recreation areas).
- Option 2: The City can alter the percentages of the landscape standards, provided the City can prove increased water savings by doing so. This would include CUWCD's

recommended water efficiency standards verbatim except for the percentages of turf allowed. A 0% limit for industrial turf, a 0% limit for commercial, a 50% limit for residential turf, and a 20% limit for institutional and multifamily turf (outside of active recreation areas).

- Option 3: The City can reject the contract with CUWCD and not make the alterations to the landscaping code.

Should the City select Option 2, residents would not be eligible for the CUWCD's current and future rebate programs unless the City were to adopt CUWCD preferred standards in the future.

Mr. Jerome explained that the State sets the parameters for Flip the Strip and other water conservation initiative programs. CUWCD indicated a willingness to work with Eagle Mountain City to create other programs, but details have yet to be determined.

Ms. Winterton explained that the standards only apply to the front landscaping the City requires to be installed by the developer from the front property line to the front line of the house. Residents may still decide whether to install sod on the side yard along the sides of their homes. The City has defined a side yard; however, the CUWCD requirement is based on the landscaping required to be installed by the developer rather than front and side yard designations.

Deputy City Administrator/Community Development Director Steve Mumford clarified that the City requires developers to install the front and side yard landscaping. Staff has interpreted the standards to indicate the area from the front property line to where a fence would be installed on the side of the house but there is not a current standard stipulating the placement of the fence line as it differs from lot to lot.

Discussion ensued regarding locations for fence placement and developer-installed landscaping.

Councilmember Love recommended creating City programs to gauge resident interest and adding more specific definitions and guidelines for developer-installed landscaping.

Ms. Winterton recommended adding more specific standards to the City developer landscaping requirements in the applicable area of Municipal Code at a future meeting rather than including those details in the standards related to the water purchase agreement.

Councilmembers Burnham supported updating the developer landscaping standards to clarify requirements. She had a discussion with the Mayor regarding complaints from Eagle Mountain residents to Utah Water Quality about the high level of solids in the water. She anticipates that the allowable level of total dissolved solids (TDS) will be lowered. Blending CUWCD water with well water enables the City to reduce the TDS levels.

Mayor Westmoreland said that although the outcome of the Utah Water Quality meeting is uncertain, there could be pressure to lower State standards to be more in line with Federal standards.

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Ms. Kofoed stated that the City has an inventory of approximately 15,000-acre feet of well water and less than 5,000-acre feet is in service.

Councilmember Wright noted that the City has 14,300 acre-feet of water already contracted with CUWCD which enables the City to be more prescriptive in the way the water is blended with well water to reduce TDS levels. He assured residents that the well water is safe to use despite being higher in TDS than the CUWCD water.

Mr. Jerome clarified that the City is limited to using CUWCD water during certain times of the year and in the past has run one well when water needs are reduced during times of the year when water is not being used for irrigation.

Public Utilities Manager Mack Straw explained that the City uses CUWCD water during peak summer months. As the contract increases, the City will be permitted to use CUWCD water during non-peak times of the year. The City currently uses around 4,520 acre-feet of CUWCD water in addition to the 5,000-acre feet of well water.

Mayor Westmoreland opened the public hearing at 9:20 p.m. As there were no comments, he closed the hearing.

Mayor Westmoreland commented on the importance of water, being judicious in water management, and the difficulty in forecasting water needs to compensate for droughts and other challenges. He desires to keep economic development strong and water rates low for residents while maintaining high-quality water. He fears that prices to purchase additional water will continue to increase.

MOTION: ***Councilmember Love moved to approve an ordinance amending the Eagle Mountain City, Utah, Municipal Code, Chapter 7 Parks, Trails, and Special Events; Chapter 16 Subdivisions; and Chapter 17 Zoning with Option 2 with the 50% residential turf allowance and directing staff to create definitions for side yards and the portion of the yard that the developer is required to fence. Councilmember Burnham seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☐ *Colby Curtis*	☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☐ *Brett Wright*	☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*
☒ *Tom Westmoreland*	☐ *Tom Westmoreland*	☐ *Tom Westmoreland*	☐ *Tom Westmoreland*

The motion passed with a vote of 3:2, with Mayor Westmoreland casting the tie-breaking vote.

Councilmember Wright said that he believes in water conservation and appreciates the work done by staff on this project. He thinks it is highly unfair for a monopoly that provides water to

municipalities to demand that you amend the previous contract to place new regulations in order to purchase additional acre-feet of water.

Councilmember Love stated that the viability of the City in the future depends on commercial development. She proposed setting aside a portion of the remaining water shares for commercial uses. Councilmember Curtis concurred and further advocated for dedicating the full amount of the remaining water to non-residential uses.

20.E. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.10.030 Definitions, 17.60.110 Required Buffer Widths and Improvements, 17.60.120 General Fencing Provisions, and 17.60.130 Chain Link Fencing.

This item was removed from the agenda.

20.F. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Updating the Transportation Master Plan.

City Engineer Chris Trusty explained that the City's Master Transportation Master Plan is being modified regarding the Mid Valley Road alignment through the Hidden Hollow Valley and into Saratoga Springs and upgrading the road classification from an arterial to a parkway. The City has submitted the project for Mountainland Association of Governments (MAG) funding for a study. If selected, the funds would be awarded by the end of April 2024. It scored the highest of the five studies submitted for consideration. The City is also submitting an application for UDOT funding. The City plans to work with SITLA and property owners to secure right-of-way for the project.

Discussion clarified the attributes of a parkway road classification and the importance of the road in the transportation network. The results of the study will determine and finalize the appropriate classification of the Mid Valley Road extension.

Councilmember Burnham clarified that passing the amendment approves the study but does not imply that Mid Valley Road is the City's highest priority as she believes that Corey B Wride Memorial Highway is more significant. She's excited to see the results of the study and feels the new alignment is better.

Discussion considered traffic patterns through the City utilizing the proposed Mid Valley Road route and Corey B Wride Memorial Highway.

Mayor Westmoreland opened the public hearing at 9:42 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Wright moved to adopt an ordinance of Eagle Mountain City, Utah, updating the Transportation Master Plan. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*

☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

20.G. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 13.75 Eagle Mountain City Storm Water Ordinance.

City Engineer Chris Trusty presented the item. As part of the Municipal Storm Sewer System permit, Eagle Mountain City was recently audited by the State Department of Environmental Quality to ensure the City's compliance with the general permit. As part of this audit, the State asked for portions of Municipal Code to be updated to reflect the actual language contained in the permit. After presenting requested changes to the City Council, State representatives felt the ordinance as submitted still needed some additional modifications to fully comply with the State discharge permit. These changes are reflected in this update. These changes are found in Titles 13 and 15 of Municipal Code. The amendment adds uncontaminated ground water infiltration, residual street wash water, irrigation water, and lawn watering runoff to the allowed uncontaminated discharge sources permitted in 13.75.150(B).

Mayor Westmoreland opened the public hearing at 9:45 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Love moved to approve an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Chapter 13.75 Eagle Mountain City Storm Water Ordinance as presented. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

21. BID AWARDS

21.A. BID AWARD – WDG (Web Development Group) Platforms – New City Website

Mr. Jerome explained that as the budget amendment related to this item was tabled, this item is unable to move forward.

MOTION: ***Councilmember Curtis moved to table a bid award to Web Development Group Platforms for a new City Website. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

22. ORDINANCES

22.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code to Enact Chapter 12.35 Public Art.

Ms. Winterton explained that the City Attorney amended the standards to allow the City Council greater discretion in approving art. Otherwise, the proposal is the same as presented to the City Council at a previous meeting.

Councilmember Burnham stated that she feels public art is important and that the proposed standards protect the City. She appreciates the control given to the City Council in their decisions regarding public art.

Councilmember Wright seconded Councilmember Burnham's sentiments. He makes his living in the public and private art sector. Although funding and other aspects need to be finalized, he feels that public art adds value to a community and he approves of the framework that has been created.

Councilmember Curtis said that although he supports art, art in the public sphere generally equates to urbanism which he is against and feels is incongruent with Eagle Mountain City.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code to enact Chapter 12.35 Public Art. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☐ *Colby Curtis*	☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a vote of 3:1.

23. LEGISLATIVE ITEMS

23.A. UPDATE – Legislative Priorities List

Director of Legislative Affairs Cliff Strachan congratulated the newly elected Councilmembers and thanked Councilmembers Curtis and Love for their service. He updated the Council on the status of the items on the Legislative Priorities List. He will meet with the new and continuing Councilmembers to discuss improved ranking systems for them to apply to the priorities list.

Councilmember Love requested to add a study to determine the amount of water to reserve for potential commercial and other nonresidential development and the creation and funding of a City waterwise landscaping test program to gauge resident interest in water-wise landscaping programs as proposed items on the Legislative Priorities List.

Other Councilmembers supported Councilmember Love's request to add the proposed items to the Legislative Priorities List.

24. CITY COUNCIL/MAYOR'S BUSINESS

This item occurred following item 25.

Councilmember Love
Councilmember Love expressed appreciation for the opportunity to serve and to be trusted with helping make decisions for the City. She thanked staff for their time, hard work, and dedication and Mr. Jerome and Ms. Kofoed for their patience in assisting the City Council and answering their questions. She appreciates the times Councilmembers supported her and the times that differences in opinion resulted in better decisions.

Councilmember Curtis
Councilmember Curtis spoke about the mantle of office that has supported and strengthened him to serve. He expressed gratitude for the personal development he has experienced over the past eight years and reminisced about how the City has grown and changed during that time. He is not proud of the disagreements but he has realized that working through differences builds camaraderie. He appreciates the efforts and support of his fellow Councilmembers.

Mayor Westmoreland
Mayor Westmoreland thanked Councilmembers Love and Curtis for their service and dedication and their and their families' sacrifice.

25. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Wright

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Councilmember Wright said the Military and Veterans Advisory Board has been meeting regularly. The Seniors are concerned with security at their building after an incident and requested to discuss possible increased safety measures with staff.

Councilmember Burnham
Councilmember Burnham noted that the Alpine School District have invited the City Council to attend an event on January 10th at 7:00 p.m. to support the Youth Mayor.

Councilmember Love
None.

Councilmember Curtis
None.

26. COMMUNICATION ITEMS

26.A. Financial Update

27. ADJOURNMENT

MOTION: ***Councilmember Love moved to adjourn at 10:19 p.m. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

The meeting was adjourned at 10:19 p.m.

Approved by the City Council on January 16, 2024.

_____
Fionnuala B. Kofoed, MMC
City Recorder

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EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

January 2, 2024, 3:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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3:30 P.M. CITY COUNCIL OATH OF OFFICE

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Rich Wood, and Brett Wright. Councilmember Jared Gray was excused.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Jody Bates, Chief Deputy Recorder; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Brad Hickman, Public Works Director; Bailey Ensign; Digital Communications Specialist; Embret Fossum, Unified Fire Authority Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Marcus Draper, City Attorney; Angela Valenzuela, Human Resource Manager; Chas Glenn, Administrative Assistant; Chris Trusty, City Engineer; Michele Graves, Library Director; and Elizabeth Fewkes, Recording Secretary.

Mayor Westmoreland called the meeting to order at 3:33 p.m.

Assistant City Administrator/City Recorder Fionnuala Kofoed administered the Oath of Office to recently elected City Councilmembers Rich Wood and Melissa Clark.

4:00 P.M. WORK SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Rich Wood, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Jody Bates, Chief Deputy Recorder; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Brad Hickman, Public Works Director; Bailey Ensign; Digital Communications Specialist; Embret Fossum, Unified Fire Authority Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Marcus Draper, City Attorney; Angela Valenzuela, Human Resource Manager; Chas Glenn, Administrative Assistant; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; and Michele Graves, Library Director.

Mayor Westmoreland called the work session to order at 4:02 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

Public Works

- Staff have been working on gathering data to be entered into the Cartegraph – OpenGov asset management software. Data gathering will be completed and a training event on the software will be held for staff the week of February 12, 2024. Once the training event is completed staff will utilize the software for three months to determine issues and corrections. It is anticipated that the first phase including Wastewater, Water, Transportation, and Signals will go live in May of 2024.

Public Utilities

- Well #4 is on schedule to have the repaired motor installed on January 4th.
- There were issues with the December meter read cycle. Sensus completed an upgrade to the firmware on the drive-by system, this update corrupted the read file. This delayed the reading cycle; at the same time, the City experienced a power inverter failure on one of the towers for the reading process. This is under repair and should be operational before the next billing cycle. There were no delays to the reading process.

Public Services

- Smith Ranch Park – Spohn Ranch has mobilized out to the park and will begin construction on the skatepark this week. They will begin by building the framework for the skatepark and will start moving dirt in the next couple of weeks.
- Black and McDonald are continuing work on Pony Express Parkway. They have completed Phase 1 of the project from Oquirrh Ranch to Airport Road. Staff is working on scheduling to energize the first phase that has been completed. They will continue to move south to Eagle Mountain Boulevard.
- The Streets Department is installing no parking signs along Aviator Avenue. Staff have been working with Cedar Valley High School on this issue and both parties agreed this is an appropriate action for the safety of the students.

Community Development

- In December, the City issued 68 new residential permits – 62 single-family and 6 multifamily. Business permits were issued for Eagle Mountain Pet Care and Gamer's Inn. Certificates of Occupancy were issued for Jersey Mike's, Burt Brothers, Ranches Golf Course Clubhouse, Chipotle, and Papa John's.
- Zoning Map Status: The Planning Commission recommended approval of the map. The item is currently scheduled for a work session in two weeks, and approval in February. Staff is still finalizing zoning research and making edits for usability. Deputy City Administrator/Community Development Director Steve Mumford will meet individually with Council members to review the map as needed.
- Saratoga Springs Annexation: Saratoga Springs is proposing an annexation of some property south of SilverLake. If Councilmembers have concerns, in addition to future roads, the future potential high school, and trail access, please let the Mayor know.

Economic Development

- Business Openings include Chipotle, Noodles & Co., and Burt Brothers Tire & Service. Papa John's will have their grand opening soon, more details to come.
- Staff is gathering quotes for a hotel feasibility study and confirming participation in a cost-sharing arrangement.

Engineering

- City staff received legal descriptions for the northern portion of Old Airport Road and have sent these to obtain appraisals.
- Drilling for Well #7 is currently at 424 feet; the total design depth is 1500 feet. The crew expects to hit the water level around 500 feet. The driller performed a deviation survey at 300 feet and informed the City that the project is proceeding as expected.

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2. TRAINING

2.A. COUNCIL TRAINING – Open and Public Meetings Act and Municipal Officers' and Employees Ethics Act

City Attorney Marcus Draper presented training on the Open and Public Meetings Act and Municipal Officers' and Employees Ethics Act.

3. AGENDA REVIEW

9.A. First Amendment to the Retail Coach Agreement for Professional Services

Mayor Westmoreland stated that the item would be removed from the consent agenda and placed as a regularly scheduled item to be approved following item 12.A. as the approval of this item is dependent on the passing of the associated budget allocations.

Economic Development Director Evan Berrett explained that the agreement with Retail Coach has an optional annual renewal. The original contract amount was $45,000 and the renewal amount is $30,000. Retail Coach assists the City with retail recruitment of high-value businesses and has resources, such as contact information, and demographic and collocation information, the City does not have. Retail Coach has been instrumental in the City being successful in achieving its economic goals. He feels it will be helpful to contract for an additional year and later evaluate whether additional assistance is merited for the following fiscal year.

Councilmember Clark congratulated Mr. Berrett on the success that Eagle Mountain City has seen at economic conferences.

9.B. Second Amendment to the Stadion LLC Development Agreement Related to Landscaping Requirements

Councilmember Burnham inquired if the agreement could be amended to include trees in addition to water-efficient, natural landscaping. Mayor Westmoreland agreed.

Councilmember Gray joined the meeting electronically at 4:34 p.m.

Applicant representative Travis Perry with Psomas explained that staff had raised concerns about the long-term viability of the trees on the site because of the location, roadway swell, and trees in the right-of-way in other similar areas of the City not thriving. He offered to provide trees to the City to be planted where they would be utilized and beneficial.

The Council supported allowing the trees to be planted in a more favorable location.

9.C. Amendment to Restrictive Easement, Right of Entry, and Right or Reversion –Vanguard Ranches Golf Course, LLC

Councilmember Wood requested the design of Comcast's structure to be harmonious with the homes in the area.

Applicant Jeff Harbertson with Vanguard Ranches Golf Course, LLC said that Councilmember Gray had requested the fee-in-lieu for parks to be increased to $40,000. He has been unable to verify with Comcast that they are willing to pay an additional $10,000 from the amount previously agreed upon. He will cover the difference if Comcast is only amenable to contribute $30,000 to the fee-in-lieu. Comcast has indicated it is their model to match architectural features in the vicinity. The area around the equipment shed will be fenced. The fencing will likely be composed of

wrought iron. He is open to negotiating the agreement for the golf course as he desires to resolve issues with the contract.

Discussion considered the appropriate zoning and buffering for the parcel. Public and private utilities are allowed as special uses in zones, including open space zones. The current zoning of the parcel is the Golf Course Open Space Zone.

Councilmember Wright said that he is willing to approve the amendment with the understanding that Mr. Harbertson will work with the City to amend the golf course agreement.

10.A. MOTION – Approval of the 2024 City Council Meeting Schedule (as amended)

Discussion ensued regarding conflicts with caucus night on Tuesday, March 5th, the desire to have two meetings each month whenever feasible to prevent long agendas, as well as plans to hold joint meetings with neighboring cities to discuss regional issues.

The City Council determined to move the March 5th meeting to March 6th and to add a November 6th meeting as a meeting cannot be held on Tuesday, November 5th due to the election. Joint meetings with other municipalities will be added to the calendar as special meetings once they have been scheduled.

11.A. RESOLUTION – Timpanogos Special Service District Reorganization

Councilmember Wright requested to remove the item from the agenda until after the action at the State Legislative level requested by the City Council when tabling the item during the December 5, 2023 meeting.

12.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting Amendment #3 to the Fiscal Year 2023-2024 Annual Budget

Finance Director Kimberly Ruesch reviewed the budget items tabled at the December 5, 2023 meeting for further consideration representing a total proposed adjustment of $325,380 to the budget as follows:

- $4,500 – Equipment for the Forester
- $55,895 – Forester personnel costs for a partial year
- $166,985 – Branding implementation
- $30,000 – Retail Coach one-year contract renewal
- $68,000 – Ford F350 vehicle for the Forester position

Public Works Director Brad Hickman explained that the City is overdue for a Forester to map, catalog, manage, and care for the City's approximately 14,000 trees. It would be beneficial to have the individual be an integral part of the development of the tree master plan. Additionally, the individual will participate in public outreach and education efforts.

Councilmember Wright requested that Mr. Hickman prepare a job description and allow Council feedback on the responsibilities and duties of the position.

Communications Manager Tyler Maffitt verified that the Brand Playbook has been completed and will be presented to the City Council for feedback at a future meeting.

13.A. BID AWARD – WDG (Web Development Group) Platforms – New City Website

Mr. Berett stated that a City government's website is typically the first, and primary, interaction with a community's residents and businesses. Receiving more than 1.2 million visits in the past year comprised of about 410,000 visitors, the website is the primary communication channel for the City government. Eagle Mountain City needs a new

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website as part of a comprehensive rebranding of the City and the community. It is important that a high-quality website is delivered to residents, businesses, and other stakeholders.

Mr. Maffit explained that the new website is considered a subproject of the City rebranding. A subcommittee of the Comprehensive Marketing Plan Review Committee was tasked with upgrading the City's website. As part of this effort, substantial research was put into neighboring communities that have undertaken a similar project. To best understand their budgeting process, samples of requests for proposals (RFPs) were obtained from other City governments and compared against the needs of Eagle Mountain City. An initial RFP process saw the return of 21 bids. These bids were narrowed to the top three firms, which conducted presentations to the group. The subcommittee rejected all bids for either being too expensive, inadequate, or simply not an ideal fit to work with Eagle Mountain City. Following a revamp of the RFP itself, select firms were identified and asked individually to submit bids for additional consideration. In total, three firms bid on this project in round two of bid requests. The top two firms were invited to present, and a final firm was selected for recommendation to the City Council. A substantial review of the bids and an interview with the top firms was conducted. In the end, Web Development Group was selected as the appropriate firm for contract services to provide a user-centered focus.

Mr. Berrett noted that WDG is an award-winning leader in their field and exceeds the level of expertise of the City's current vendor. Web Development Group met the requirements of the RFP and has expressed a strong interest in pursuing innovative solutions. This firm also demonstrated vast experience in their portfolio, including work for: The White House, The National League of Cities, nonprofit groups, and local government agencies. Staff is confident that WDG can elevate the look and feel of the website and provide improved user experience with search functionality, document uploads, and access to data.

As part of the City's rebranding efforts, about $50,000 was budgeted for this comprehensive redesign of the City website. Web Development Group has bid $95,000 for this project. After meeting consistently with staff for a period of one month, WDG offered innovation and solutions beyond the original scope offered, landing at a price of $135,000. The project is anticipated to take five to seven months to complete. In the interim, the website will be reskinned with new branding, colors, and logo.

City Administrator Paul Jerome confirmed that the dates in the packet materials that were impacted by the tabling of the item will be updated.

Discussion ensued regarding the following:

- Improved search functionality saving time for both residents and improving the City's ability to communicate with the public;
- A high-quality website helping Eagle Mountain stand out from other cities;
- In the first discovery phase of the project, WDG will gather feedback and data regarding the City's desired design and functionality features for the website;
- The optional budget range of $5,000 to $20,000 for content and Search Engine Optimization (SEO) strategy, $5,000 to $20,000 for content migration, and $20,000 for innovation that can be added to the contract or performed in-house;
- The City allocating $40,000 of the total $135,000 to the anticipated expense of the optional budget items; and
- Adding benchmarks to gauge the time management of the project to ensure completion within the allotted timeframe and budget.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: *Councilmember Burnham moved to adjourn to a closed session for the purpose of discussing reasonably imminent litigation; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Wright seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

The meeting was adjourned at 5:50 p.m.

7:00 P.M. POLICY SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Rich Wood, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Brandon Larsen, Planning Director; Jody Bates, Chief Deputy Recorder; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Brad Hickman, Public Works Director; Embret Fossum, Unified Fire Authority Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Marcus Draper, City Attorney; Mack Straw, Public Utilities Manager; Chris Trusty, City Engineer; Michele Graves, Library Director; and Elizabeth Fewkes, Recording Secretary.

5. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:11 p.m.

6. PLEDGE OF ALLEGIANCE

Councilmember Clark led the Pledge of Allegiance.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:12 p.m. As there were no comments, he closed public comments.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Wood
Councilmember Wood expressed gratitude to the meeting participants. He is looking forward to serving the City.

Councilmember Wright
Councilmember Wright wished everyone a belated Merry Christmas and a Happy New Year. He welcomed those in attendance and said he hopes for an even better and more prosperous year for the City and its residents.

Councilmember Burnham

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Councilmember Burnham thanked the public for participating in the meeting. She looks forward to a great New Year. On January 10th, the Youth Mayor will be speaking at a youth leadership forum held at Cedar Valley High School at 7:00 p.m. She encouraged people to attend to show their support. The Youth Council will be joining the City Council on January 17th for Local Officials Day with the Legislature at the State Capitol.

Councilmember Clark

Councilmember Clark said that she is excited to be back. It is an honor to serve the people of Eagle Mountain and to work with her fellow Councilmembers and staff. A business owner in the community informed her about the excellent service he received from Building Permit Tech Liz Edwards. She invited the residents to attend the Papa John's Grand Opening at 4:00 p.m. on January 10th.

Mayor Westmoreland

Mayor Westmoreland wished everyone a healthy, prosperous, and productive New Year. He read the following information items:

- Eagle Mountain City wishes residents a Happy New Year, hopes everyone had a safe celebration, and looks forward to what 2024 will bring the community.
- Eagle Mountain City is once again offering a Christmas Tree drop-off at the rodeo grounds now until Jan. 27th. Place your live Christmas tree at 4447 Major Street and the City will dispose of it for you.
- Eagle Mountain City plans to roll out its new official City branding to the public on Jan. 16th. Residents are asked to join the City in starting a new chapter in Eagle Mountain. Let's Ascend Together.
- Residents who do not use social media to stay in touch with the City are encouraged to sign up for the City's text notification system. Weekly, the City sends updates on news, important information, and sign-ups for recreational sports. Learn more at eaglemountaincity.com.

CONSENT AGENDA

9. AGREEMENTS

9.A. First Amendment to the Retail Coach Agreement for Professional Services

9.B. Second Amendment to the Stadion LLC Development Agreement Related to Landscaping Requirements

9.C. Amendment to Restrictive Easement, Right of Entry, and Right or Reversion –Vanguard Ranches Golf Course, LLC

10.A. 2024 MEETING SCHEDULE

10.A. MOTION – Approval of the 2024 City Council Meeting Schedule (as amended)

11.A. RESOLUTION

11.A. RESOLUTION – Timpanogos Special Service District Reorganization

Mayor Westmoreland stated that items 9.A. and 11.A. are removed from the consent agenda and item 9.A. will be placed as a regularly scheduled item.

MOTION: *Councilmember Burnham moved to approve the consent agenda with the following changes:*

1. *Item 9.B. – Stadion LLC shall donate the trees in the contract or a cash equivalent to the cost of the trees to the City to plant the trees elsewhere in the City;*

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2. *Item 9.C.*
    a. *A $40,000 donation from Comcast or an equivalent total shall be added to the agreement as a fee-in-lieu to be used for park improvements;*
    b. *Staff shall work with Vanguard Ranches Golf Course, LLC to renegotiate the agreement; and*
3. *Item 10.A. – the calendar shall be adopted as amended in the work session to remove the Tuesday, March 5th meeting, and add meetings to Wednesday, March 6th, and Wednesday, November 6th.*

Councilmember Clark seconded the motion.

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☒ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

9. AGREEMENTS

9.A. First Amendment to the Retail Coach Agreement for Professional Services

This item was moved following the approval of item 12.A. which allocates the funds for this agreement.

MOTION: *Councilmember Wood moved to approve the first amendment to the Retail Coach Agreement for Professional Services. Councilmember Clark seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

<u>SCHEDULED ITEMS</u>

12. ORDINANCES/PUBLIC HEARING

12.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting Amendment #3 to the Fiscal Year 2023-2024 Annual Budget

This item was presented and discussed prior to item 9.A.

Finance Director Kimberly Ruesch reviewed the item as presented during the work session.

Councilmember Gray joined the meeting electronically at 7:24 p.m.

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Mayor Westmoreland opened the public hearing at 7:25 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wright moved to approve an ordinance of Eagle Mountain City, Utah, adopting Amendment #3 to the Fiscal Year 2023-2024 Annual Budget. Councilmember Wood seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

13. BID AWARDS

13.A. BID AWARD – WDG (Web Development Group) Platforms – New City Website

MOTION: *Councilmember Burnham moved to approve a bid award to Web Development Group (WDF) Platforms for a new City Website in the amount of $135,000 and to allow staff to work out an agreement with the appropriate payment schedule. Councilmember Wood seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

14. LEGISLATIVE ITEMS

Director of Legislative Affairs Cliff Strachan stated that staff is reviewing the Legislative Priorities List in an effort to expand and simplify the list. He will update the ranking of the items based on the feedback from the new Councilmembers.

Councilmember Wood suggested holding a work session meeting to discuss and prioritize the items as a joint Council.

Discussion ensued regarding possible methods to discuss and rank the list, the upcoming joint council meeting with State Legislators on January 6, 2024, and advancing City priorities with the Legislature.

15. COMMUNICATION ITEMS

16. ADJOURNMENT

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MOTION: *Councilmember Burnham moved to adjourn to a closed executive session for the purpose of discussing reasonably imminent litigation; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, annotated. Councilmember Clark seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

The meeting was adjourned to a closed session from 7:38 p.m. to 8:34 p.m.

MOTION: *Councilmember Wood moved to adjourn at 8:34 p.m. Councilmember Clark seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

The meeting was adjourned at 8:34 p.m.

Approved by the City Council on January 16, 2024.

_____

Fionnuala B. Kofoed, MMC
City Recorder

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	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**

TITLE:	MOTION - Reimbursement of Application Fees for Sage Valley Plat Amendment		
ITEM TYPE:	Motion		
FISCAL IMPACT:	$1,525.00		
APPLICANT:	Todd and Julie Panter		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

PREPARED BY:
Fionnuala Kofoed, Admin

PRESENTED BY:
Fionnuala B Kofoed

RECOMMENDATION:
Staff recommends that the City Council refund fees paid by Todd and Julie Panter for a plat amendment, in the amount of $1,525.00.

BACKGROUND:
Todd and Julie Panter submitted an application to the City Council, at the November 17th meeting, to consider a rezone and plat amendment for their property located at 8598 No. Crescent Loop in the Sage Valley subdivision. The Council considered the rezone, which was denied, and consequently didn't consider the plat amendment as it was contingent on the approval of the rezone. Staff discussed the issue with the applicants and suggested they request a refund for the fees they paid for the plat amendment as the item wasn't heard. Initially, the Panters were going to appeal the decision but have since reconsidered and therefore, are seeking a refund for the plat amendment.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Letter - Panter Plat Amendment Refund

Dear Mayor and Council Members,

We are writing this letter in consideration of the fees we paid for the request to subdivide our lot. When we originally came to the city and applied to subdivide our lot, we were advised to apply for a rezone as well. While we were told it was not required to rezone, we still took the advice and went ahead and did both applications. We paid the fees for both the rezone and subdivide (totalling up to approx. $3,000-see attached document) and were told it was non refundable.

When it came time to present our subdivide for the city council, the rezone was the first item on the agenda. It was considered and voted as a no. But our subdivide-the actual item we wanted to talk about - was not even brought to discussion. Finn approached us after the meeting and said that since our subdivide was not discussed, she thought we could get the refund on the money for the subdivide.

After all is said and done, our concern is not necessarily the refund. Our concern is that our subdivide was taken seriously and with the appropriate steps. We would be happy to bypass the refund if the city council wants to actually discuss and vote on the actual thing we wanted to do in the first place.

Refunded amount: $1,525.00 for subdivide.

Thank you for your time,

Todd and Julie Panter

FISCAL YEAR ENDED JUNE 30, 2023

Annual Comprehensive Financial Report

ACFR

For Eagle Mountain City, UT

Photo by Eagle Mountain Employee Todd Black

- Basic Financial Statements
- Revenues & Expenditures
- Fund Balances
- Capital Projects
- Financial Trends
- Operating Information

See table of contents for full list of contents

Eagle Mountain City

1650 East Stagecoach Run
Eagle Mountain, Utah, 84005

Annual Comprehensive Financial Report
For the year ended June 30, 2023

Prepared by:
Finance & Executive Departments
Paul Jerome, City Administrator
Kimberly Ruesch, Administrative Services Director
Alejandro Palacios, Finance Manager
Tara Freeman, Treasurer
Maria Loza, Accountant
Evan Berrett, Assistant to the City Administrator
Terrence Dela Pena, Finance/Management Analyst

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EAGLE MOUNTAIN CITY
ANNUAL COMPREHENSIVE FINANCIAL REPORT
YEAR ENDED JUNE 30, 2023

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December 28, 2023

Letter of Transmittal
Honorable Mayor, Members of the City Council, and Citizens:

The Annual Comprehensive Financial Report (ACFR) of Eagle Mountain City (the City), for the fiscal year ended June 30, 2023 is submitted herewith. As a third class city, Eagle Mountain is given reasonable exceptions and modifications to accounting, budgetary, and reporting procedures as stated by Utah State law. The law for first, second, and third class cities is to "present to the governing body an annual financial report prepared in conformity with Accounting Principles Generally Accepted in the United States (GAAP), as prescribed in the Uniform Accounting Manual for Utah Cities." This report, which fulfills the law for higher-class cities, presents a comprehensive financial picture covering all funds and financial transactions for the year.

This ACFR has been prepared by the City's Finance and Management Departments. Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures and supplementary information, rests with the City's management. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds and account groups of the City. All disclosures necessary to enable the reader to gain an understanding of the government's financial activities have been included. Likewise, the "Notes to the Financial Statements" are an integral part of this report and should be read for a more complete understanding of the financial statements and information presented in this report.

Management of the City is also responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with GAAP. The City's internal control structure is designed to provide reasonable, rather than absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: 1) the cost of the control should not exceed the benefits likely to be derived and 2) the valuation of costs and benefits requires estimates and judgments by management.

As required by Utah state law, an annual audit has been conducted by independent certified public accountants. The Report of Independent Certified Public Accountants, as prepared by Gilbert & Stewart, CPA, A Professional Corporation, is included within the Financial Section of this report. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statements presentation.

The independent auditor concluded, based on the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended June 30, 2023, are fairly presented in conformity with GAAP.

GAAP requires that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). The letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

Profile of the Government

Eagle Mountain City was incorporated in December 1996 and includes over 50 square miles or around 27,000 acres. The City is located approximately 10 miles west of the City of Lehi, Utah, 40 miles Southwest of Salt Lake City, Utah, and 30 miles Northwest of Provo, Utah.

Since the 2000 U.S. Census, Eagle Mountain City has shown steady, and often rapid, growth. In twenty years, the City has grown from 2,157 residents to over 61,000 in 2023 (based on building permits issued). More than 15,781 residential units have been permitted, with an average of 2,094 new construction permits per year over the past 5 years, making Eagle Mountain one of the fastest growing communities in Utah and the state's third largest city geographically.

Since the City was established it has operated under the six-member council form of government. The City Council, comprised of five elected individuals, is the governing authority for the City. The elected Mayor has various administrative and veto powers. One of the Mayor's administrative powers is the appointment of the City Administrator, Cabinet Officers (Department Heads), and various other positions such as the City Treasurer, the City Recorder, and the City Engineer.

The City Council establishes City policy, approves the budget, and ratifies the appointment of City Officials. The City Council is authorized to issue bonds, incur short-term debt, levy property taxes, and is not dependent on any other unit of local government.

The City provides the full range of municipal services normally associated with a municipality. In brief, the general government functions include police protection, park construction and maintenance, street construction and maintenance, public improvements, engineering, building inspection, planning and zoning, administrative services, and park and recreation services. The City also operates water, solid waste, and sewer services as enterprise funds.

Annual comprehensive budgets are an essential element for the City's financial planning and control. Therefore, budgets are adopted annually (required by Utah state law) by the City Council for all funds except debt service funds (which although budgeted, are used to account for special assessments and therefore are subject to compensating controls).

Utah state law also requires: 1) a balanced budget for each individual fund; however, Redevelopment Agencies are allowed to incur debt prior to the triggering of the tax increment revenue thus allowing an unbalanced budget, 2) department expenditures to conform with departmental appropriations, and 3) individual fund appropriations to be overspent only in "emergencies" (natural disasters).

Once the budgets are approved, the City Council may revise the budgets from time to time after following the required procedures. Budget-to-actual comparisons are provided in this report for each individual fund for which an appropriated annual budget has been adopted.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

Local Economy

Utah has faired better than many other states through economic consequences of the COVID-19 pandemic. Utah's unemployment rate as of November 2023 was 2.8%, lower than the national unemployment rate of 3.7%, with Utah County unemployment also remaining very low at 2.6%. During the last half of 2023, Utah's foreclosure rate stood at 1 in every 1,085 households.

During the last half of 2023, the nation's economic conditions changed quite significantly with surging inflation, unprecedented home values, elevated mortgage rates, and more. Growth slowed nationwide, but consistent with Utah's general economic stability and high demand Eagle Mountain still grew by about 3.9% in FY 2022 (based on new building permits). As these building permits were largely residential units, Eagle Mountain is and should continue seeing an increase in building since the recession ended.

Despite the small commercial tax base, Eagle Mountain residents enjoy a tax rate that is among the lowest in Utah County. Eagle Mountain's current property tax rate is 0.000541. The City has not gone through the Truth-in-Taxation process (to raise the rate) since FY2005. The City has been able to manage services for this quick-growing community without levying heavy taxes to balance the budget. Additional information about economic factors can be found in the MD&A.

Long-Term Financial Planning

Per State law requirements, the City Council approved a balanced budget for the upcoming fiscal year. For the fifth year in a row, this was a challenging task, as the City's revenue streams continue to recover from the economic downturn. City officials sought to reduce expenditures while minimizing the impact on services to residents.

The FY2023 Budget includes the construction of new roads, design and construction of new major parks and park amenities, and the beginning phases of major water and sewer upgrades.

Relevant Financial Policies

Eagle Mountain City incorporates a pay-as-you-go strategy on projects that are financially feasible. Currently, the City has no general obligation debt. However, as the City is so young, a pay-as-you-use strategy was implemented in order to set up the infrastructure throughout the City. All of the City-owned utilities were financed through revenue bonds. The City consistently monitors its long-term debt situation, and refunds or repays its bonds where it is financially advantageous to the City.

Major Initiatives

As we prepare for the future, the Mayor is committed to 1) Improvement of Services; 2) Park Improvements; 3) Improved Public Safety; 4) Improved Transportation; and 5) Emphasis on Economic Development. These initiatives are reflected in the fiscal year 2023 Budget.

Awards and Acknowledgments

The Government Finance Officers Association (GFOA) awarded a Distinguished Budget Presentation Award for the City's annual budget document for fiscal years 2008 through 2022. In order to qualify for the Distinguished Budget Presentation Award, the government's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide, and a communications device.

The Government Finance Officers Association (GFOA) has also awarded the Certificate of Achievement in Financial Reporting award to the City for more than 10 consecutive fiscal years beginning FY 2010. In order to qualify for the Certificate of Achievement in Financial Reporting award, the City's financial status must meet rigorous standards for transparency and accuracy.

The preparation of the ACFR on a timely basis was made possible by the dedicated service of the entire staff of the Finance and Management Department. Each member of these departments has our sincere appreciation for the contributions made in the preparation of this report. In closing, without the leadership and support of the governing body of Eagle Mountain City, preparation of this report would not have been possible.

Respectfully Submitted,

Paul Jerome,
City Administrator

Kimberly Ruesch,
Administrative Services Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Eagle Mountain City
Utah

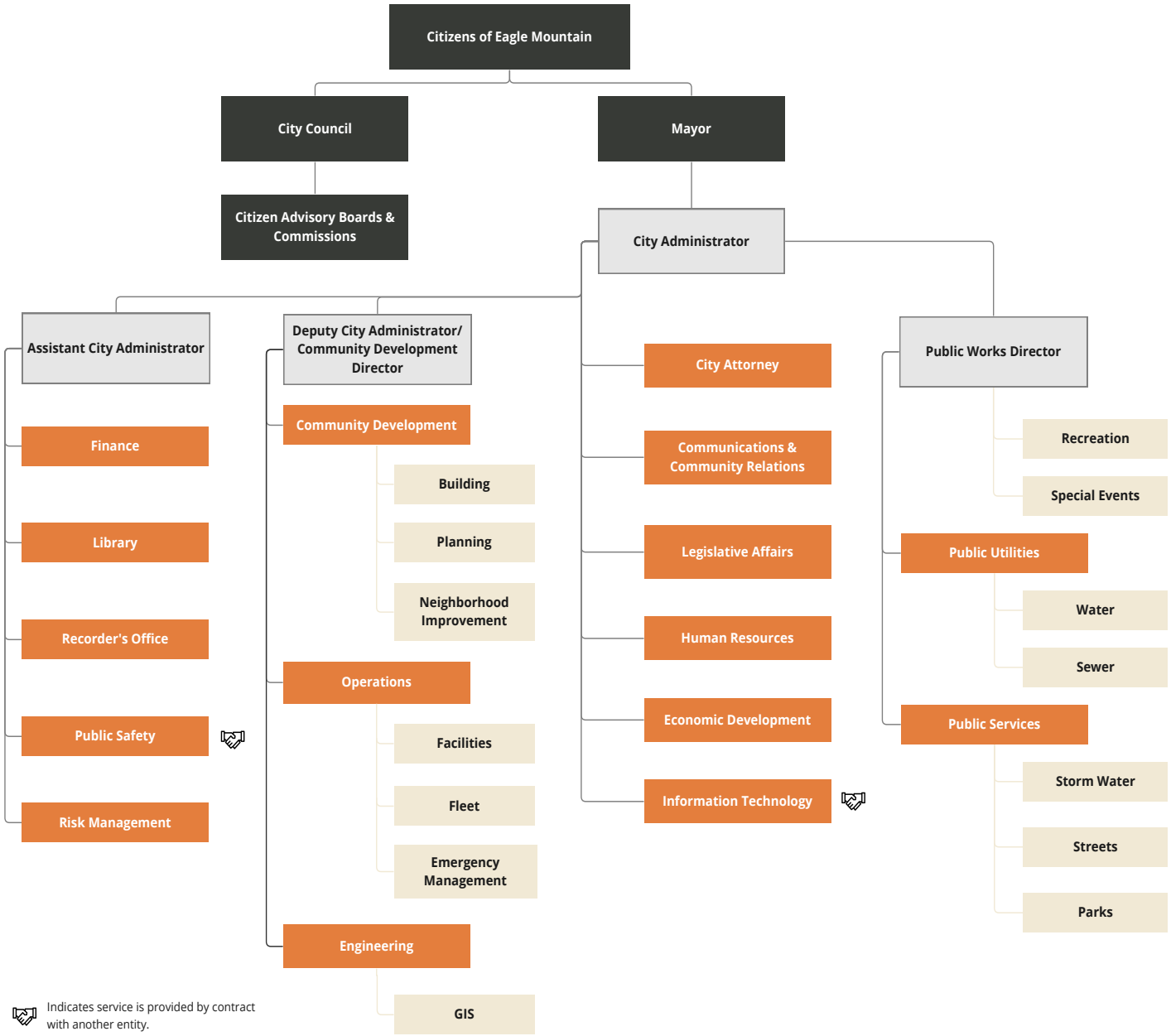
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2022

Christopher P. Morrill

Executive Director/CEO

CITY ORGANIZATIONAL



CITY OFFICERS

Donna Burnham
Council Member

Brett Wright
Council Member

Colby Curtis
Council Member

Carolyn Love
Council Member

Jared Gray
Council Member

Tom Westmoreland
Mayor

Paul Jerome
City Administrator

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INDEPENDENT AUDITOR'S REPORT

GILBERT & STEWART
CERTIFIED PUBLIC ACCOUNTANTS
A PROFESSIONAL CORPORATION
ESTABLISHED 1974

RANDEL A HEATON, CPA
LYNN A. GILBERT, CPA
JAMES A. GILBERT, CPA
BEN H PROBST, CPA
RONALD J. STEWART, CPA

SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and
Members of City Council
Eagle Mountain, Utah

Opinions

We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of Eagle Mountain City, Utah (the City), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City as of June 30, 2023, the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Eagle Mountain City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Eagle Mountain's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our objectives to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements

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In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Eagle Mountain City's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Eagle Mountain City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, and the required supplementary information regarding pensions, as noted in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements.

The combining statements and budgetary comparisons, as listed as supplemental information in the table of contents are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements and budgetary comparisons are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 17, 2023, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Gilbert & Stewart

GILBERT & STEWART, CPA, PC
Provo, Utah
December 17, 2023

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MANAGEMENT'S DISCUSSION AND ANALYSIS

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of Eagle Mountain City, we offer the readers of the financial statements this narrative overview and analysis of the financial activities of Eagle Mountain City for the fiscal year ended June 30, 2023. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal.

Financial Highlights

- In the Government Wide Statement of Net Position, the total net position of $389,601,650 is made up of $280,179,577 in net investment in capital assets, $55,248,280 in restricted net position, and $54,173,793 in unrestricted net position. Total net position increased by $29,646,904 from the prior year.

- As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $69,133,263. Of this amount, $27,887,241 must only be spent on projects for which the money is restricted. $32,690,970 is assigned by the City administration and is divided as follows: $193,618 for debt service, $1,200,370 for special revenues and $31,296,982 for capital projects. The remaining $8,555,952 is unassigned in the general fund.

- In the enterprise (proprietary) funds, operating revenues increased by $3,482,428. Corresponding operating expenses increased by $3,412,417. The increase in operating revenue correlates to user rate increases that were implemented at the end of fiscal year 2022 as well as added users to the system from growth. Operating expense increases reflect the investment in additional personnel required to maintain service levels, inflationary costs of supplies and services, and costs associated with added users to the system from growth.

Reporting the City as a Whole

This discussion and analysis is intended to serve as an introduction to Eagle Mountain City's basic financial statements. Eagle Mountain City's basic financial statements comprise three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also includes other supplementary information in addition to the basic financial statements.

The government-wide financial statements are designed to provide readers with a broad overview of Eagle Mountain City's finances, in a manner similar to a private-sector business.

- The statement of net position presents information on all of Eagle Mountain City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of Eagle Mountain City is improving or deteriorating. However, you will also need to consider other non-financial factors.

- The statement of activities presents information showing how the City's net position changed during the fiscal year reported. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, all of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

Both of the government-wide financial statements distinguish functions of Eagle Mountain City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended

to recover all or a significant portion of their costs through user fees and charges (business-type activities).

The government-wide financial statements can be found on pages 12 and 13 of this report.

Reporting the City's Most Significant Funds

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Eagle Mountain City also uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

- • Governmental funds – These funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. These fund statements focus on how money flows into and out of these funds and on the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps users determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation included with the fund financial statements.

  The governmental fund financial statements can be found on pages 14-17 of this report.

  The major governmental funds (as determined by generally accepted accounting principles) are the general fund and certain debt service funds. The balance of the governmental funds are determined to be nonmajor and are included in the combined statements within this report.

- Proprietary funds – The City reports proprietary fund types as enterprise funds. These funds are used to report the same functions presented as business-type activities in the government-wide financial statements. Eagle Mountain City uses enterprise funds to account for its water utility, sewer utility, garbage, and storm drain.

  The basic proprietary fund financial statements can be found on pages 18-20 of this report.

- Additionally, the City reports the following fund types:

  The Internal Service Fund accounts for the fleet management, utility billing, and GIS services provided to other departments of the government on a cost reimbursement basis.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of Eagle Mountain City, assets and deferred outflows exceed liabilities and deferred inflows by $389,601,650.

One of the largest portions of Eagle Mountain City's net position (72%) reflects its investment in capital assets (e.g., land, buildings, infrastructure assets, and machinery and equipment), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other

sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The following table summarizes the City's net position. Comparative figures for fiscal years 2022 and 2021 are shown below:

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Current and other assets	$ 108,710,018	$ 108,906,416	$ 84,763,320	$ 74,577,636	$ 193,473,338	$ 183,484,052
Capital Assets	154,494,404	139,368,610	150,579,517	141,134,253	305,073,921	280,502,863
Total assets	263,204,422	248,275,026	235,342,837	215,711,889	498,547,259	463,986,915
Deferred Outlflows of Resources	1,104,216	732,901	884,334	861,820	1,988,550	1,594,721
Long-term debt outstanding	27,033,678	27,626,159	16,631,558	18,206,961	43,665,236	45,833,120
Other liabilities	26,743,717	24,949,596	27,501,554	21,109,021	54,245,271	46,058,617
Total liabilities	53,777,395	52,575,755	44,133,112	39,315,982	97,910,507	91,891,737
Deferred Inflows of Resources	13,020,623	13,329,462	3,030	505,690	13,023,653	13,835,152
Net position:						
Net investment in capital assets,	145,394,692	137,057,292	134,784,885	123,643,242	280,179,577	260,700,534
Restricted	26,860,274	34,272,798	28,388,006	29,398,301	55,248,280	63,671,099
Unrestricted	25,255,655	11,872,620	28,918,138	23,710,494	54,173,793	35,583,114
Total net assets	$ 197,510,622	$ 183,202,710	$ 192,091,029	$ 176,752,037	$ 389,601,651	$ 359,954,747

The following table summarizes the changes in net position:

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues:						
Program Revenues:						
Charges for services	$ 5,368,857	$ 8,449,940	$ 26,930,003	$ 28,266,925	$ 32,298,860	$ 36,716,865
Operating grants & contrib.	2,400,624	2,115,144	-	-	2,400,624	2,115,144
Capital grants & contrib.	14,223,013	30,651,138	8,893,198	13,806,665	23,116,211	44,457,803
General revenues:						
Property taxes	10,264,161	5,470,054	-	-	10,264,161	5,470,054
General sales & use tax	10,088,821	8,653,171	-	-	10,088,821	8,653,171
Franchise tax	4,634,584	3,410,186	-	-	4,634,584	3,410,186
Interest earnings	2,682,242	(181,963)	-	-	2,682,242	(181,963)
Total revenues	49,662,302	58,567,670	35,823,201	42,073,590	85,485,503	100,641,260
Expenses:						
General government	$ 6,843,799	$ 4,210,857	$ -	$ -	$ 6,843,799	$ 4,210,857
Public safety	5,482,032	4,693,496	-	-	5,482,032	4,693,496
Highways & public works	9,905,619	8,840,825	-	-	9,905,619	8,840,825
Community development	11,619,237	6,481,068	-	-	11,619,237	6,481,068
Planning	885,935	426,098	-	-	885,935	426,098
Interest on long-term debt	617,768	249,625	-	-	617,768	249,625
Water utility	-	-	9,535,804	7,923,646	9,535,804	7,923,646
Sewer utility	-	-	7,238,947	6,044,020	7,238,947	6,044,020
Storm drain	-	-	1,470,574	1,326,680	1,470,574	1,326,680
Non-major business	-	-	2,238,884	1,910,594	2,238,884	1,910,594
Total expenses	35,354,390	24,901,969	20,484,209	17,204,940	55,838,599	42,106,909
Increase (decrease) in net assets before transfers	14,307,912	33,665,701	15,338,992	24,868,650	29,646,904	58,534,351
Transfers	-	(4,543,599)	-	4,543,599	-	-
Increase (decr.) in net assets	14,307,912	29,122,102	15,338,992	29,412,249	29,646,904	58,534,351
Net position - beginning	183,202,710	154,080,608	176,752,037	147,339,788	359,954,747	301,420,396
Net position - ending	$ 197,510,622	$ 183,202,710	$ 192,091,029	$ 176,752,037	$ 389,601,651	$ 359,954,747

Governmental activities

Governmental activities increased the City's net position by $14,307,912. The majority of the change relates to infrastructure contributions from development.

Business-type activities

Business-type activities increased the City's net position by $15,338,992. As of the end of the current fiscal year, all of the City's business-type funds reported positive net position.

Financial Analysis of the Government's Funds

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements.

At the end of the current fiscal year, the City's governmental funds reported combined fund balances of $69,133,263. Of this total amount, 60% constitutes assigned and unassigned fund balances. $32,690,970 is assigned by the administration of the City and will be used for the following: $193,618 for debt service, $31,296,982 for capital projects, and $1,200,370 for special revenues. $8,555,052 is unassigned and is available for spending at the government's discretion.

The general fund is the chief operating fund of the City. At the end of the current fiscal year, the unassigned fund balance of the general fund was $8,555,052, a decrease of $2,887,070 from fiscal year 2022. The total fund balance was $13,407,790, a decrease of $1,316,171 from the prior year. The decrease in fund balance was a result of transfers to the capital project fund for future investment in infrastructure. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 36% of total general fund expenditures, while total fund balance represents 56% of that same amount.

The City has two major Governmental Funds:

General Capital Projects fund. The fund was created to account for financial resources to be used for the acquisition and construction of major capital facilities within the City. At the end of fiscal year 2023 the fund balance is $44,715,729 which is an increase of $3,365,091. This increase is due to a transfer from the Geneal Fund toward the investment of future infrastructure.

Redevelopment Agency Fund. The Redevelopment Agency (RDA) of Eagle Mountain City was established to prepare and carry out plans to improve, rehabilitate and redevelop blighted areas within the City. At the end of fiscal year 2023 the fund balance is $960,454 which is an increase of $657,040.

The City maintains enterprise funds to account for the business-type activities of the City. The information is found in the government-wide financial statements, but in more detail.

Unrestricted net position of the combined enterprise funds at the end of the year amounted to $26,664,106. The net investment in capital assets in these same funds is $134,784,885.

- As mentioned in the financial highlights, operational revenues and expenditures in the enterprise funds

increased by $3,482,428 and increased by $3,412,417, respectively. The increase is a result of growth and user rate changes that were implemented at the end of FY 2022. All enterprise funds showed an increase in operating revenue during the year.

The water and sewer funds showed a positive change in net position of $12,372,201, after non-operating revenues/ expenses, contributions, and transfers are considered. The storm drain and garbage fund net position increased by $2,524,889, and $222,045, respectively. The major reasons for the increase in net position is the impact fees collected of $4,224,254 and the contributed capital from developers in the water, sewer, and storm drain funds in the amount of $8,893,198.

General Fund Budgetary Highlights

During the fiscal year, the general fund's original budget was amended from an original budget of $29,380,967 to a final budget of $28,504,301. The decrease reflects a reduction in the anticipated transfer of funds for investment in capital projects.

Capital Assets and Debt Administration

Capital Assets. Eagle Mountain City's investment in capital assets for its governmental and business-type activities as of June 30, 2023, amounts to $280,932,863 (net of accumulated depreciation). The investment in capital assets includes land, buildings, improvements, machinery and equipment, infrastructure, and construction in progress.

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Land	$ 6,682,458	$ 6,682,458	$ 9,065,416	$ 8,842,178	$ 15,747,874	$ 15,524,636
Water Shares	-	-	1,498,676	1,498,676	1,498,676	1,498,676
Buildings	3,396,963	3,366,128	1,439,044	1,543,005	4,836,007	4,909,133
Improvements	10,072,808	10,470,355	-	-	10,072,808	10,470,355
Equipment	3,029,918	2,992,081	131,694,087	127,617,579	134,724,005	130,609,660
Infrastructure	129,327,747	108,094,644	-	-	129,327,747	108,094,644
Right to use assets	376,331	-	126,304	141,019	502,635	141,019
Construction in progress	2,038,179	8,192,944	6,755,990	1,491,796	8,794,169	9,684,740
Total net assets	$ 154,924,404	$ 139,798,610	$ 150,579,517	$ 141,134,253	$ 305,503,921	$ 280,932,863

Additional information on the City's capital assets can be found in Note 8 on pages 41-42 in the notes to this financial report.

Long-term debt. At the end of the current year, the City had total bonded debt outstanding of $37,800,000. Of this amount, $285,000 is from special assessment bonds. $37,515,000 of bonded debt is secured solely by specific revenue sources (i.e., revenue bonds and sales tax revenue bonds). The remainder of the City's long-term obligations is comprised of notes and leases payable.

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	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Special assessment bonds	$ 285,000	$ 415,000	$ -	$ -	$ 285,000	$ 415,000
Sales tax revenue bonds	21,885,000	22,915,000	-	-	21,885,000	22,915,000
Revenue bonds	-	-	15,630,000	17,264,000	15,630,000	17,264,000
Notes payable	1,220,849	1,450,369			1,220,849	1,450,369
Leases payable	501,266	212,938	124,834	138,859	626,100	351,797
Total bonds	$ 23,892,115	$ 24,993,307	$ 15,754,834	$ 17,402,859	$ 39,646,949	$ 42,396,166

During fiscal year 2023, the City's total outstanding bond, notes and lease debt decreased by a net amount of 2,749,217.

Additional information on the City's long-term debt can be found in Note 9 beginning on page 44 of this financial report.

Economic Factors and Next Year's Budgets and Rates

- Eagle Mountain City issued 573 new residential building permits in fiscal year 2023. This reflects a decrease of 865 new residential building permits over the previous fiscal year. With the continued inflationary pressures and steep increases to interest rates, the City anticipated this decline in permits. The FY 2024 budget is projected to hold at the 2023 level, but permit levels have steadily increased and exceeded projections thus far.

- The fiscal year 2024 budget was adopted in the amount of $93,379,091, which is a decrease from the 2023 final budget of $158,657,723. However, a significant portion of capital projects were not completed as of the close of fiscal year 2023 and those funds were rolled forward to FY 2024 in the first amendment increasing the 2024 budget to $133,928,788.

- In fisal year 2022, the City Council adopted rate changes that went into effect for water, sewer, and storm water services in May of 2022. The rates adopted include automatic increases annually beginning July 1, 2023, for water of 4%, and sewer of 2.5%. The 2.5% increase on sewer was implemented in July but a larger increase to the water rate was needed in order to meet the demands of the system. In September of 2023, the City Council approved new water rates that modified the calculation of base fees to look at meter size rather than Equivalent Residential Unit to more equitable distribute fixed costs. The consumption rate was also increased by 14% but will not translate to a 14% increase in the monthly bill. With the changes to the base fee and consumption rate, the average residential user will see an increase to their monthly bill of around 5.5%. The City anticipates increasing the water consumption rate by 12% in the fiscal years 2025 and 2026.

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Request for Information

This financial report is designed to provide a general overview of Eagle Mountain City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to: Kimberly Ruesch, Administrative Services Director at kruesch@emcity.org or Eagle Mountain City, 1650 East Stagecoach Run, Eagle Mountain, UT 84005.

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BASIC FINANCIAL STATEMENTS

EAGLE MOUNTAIN CITY

Statement of Net Position

June 30, 2023

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents and investments	$ 65,156,050	$ 26,283,046	$ 91,439,096
Restricted cash and cash equivalents	27,015,114	52,865,415	79,880,529
Accounts receivable			
Customers (net of allowance)	10,639,507	2,246,583	12,886,090
Intergovernmental	1,928,672	1,000,000	2,928,672
Interest	134,112	114,244	248,356
Assessments receivable	266,060	-	266,060
Taxes receivable	5,121,477	-	5,121,477
Notes receivable	702,908	-	702,908
Internal balances	(2,254,032)	2,254,032	-
Prepaid expenses	150	-	150
Capital assets (net of accumulated depreciation):			
Land	6,252,458	9,065,416	15,317,874
Water Shares	-	1,498,676	1,498,676
Buildings	3,396,963	1,439,044	4,836,007
Improvements	10,072,808	-	10,072,808
Equipment and systems	3,029,918	131,694,087	134,724,005
Infrustructure	129,327,747	-	129,327,747
Right to use assets	376,331	126,304	502,635
Construction in progress	2,038,179	6,755,990	8,794,169
Total assets	263,204,422	235,342,837	498,547,259
DEFERRED OUT FLOW OF RESOURCES			
Pension related costs	1,104,216	281,090	1,385,306
Bond refunding costs	-	603,244	603,244
Total deferred outflow of resources	1,104,216	884,334	1,988,550
LIABILITIES			
Accounts payable and accrued liabilities	11,780,544	1,783,162	13,563,706
Deposits	14,845,133	111,000	14,956,133
Bond interest payable	118,040	77,758	195,798
Unearned revenue	-	25,529,634	25,529,634
Long-term liabilities			
Due within one year	1,328,076	1,558,001	2,886,076
Due in more than one year	25,705,602	15,073,557	40,779,159
Total liabilities	53,777,395	44,133,112	97,910,506
DEFERRED INFLOWS OF RESOURCES			
Pension related costs	11,902	3,030	14,932
Deferred property taxes levied for future years	13,008,721	-	13,008,721
Total deferred inflow of resources	13,020,623	3,030	13,023,653
NET POSITION			
Net investment in capital assets	145,394,692	134,784,885	280,179,577
Restricted			
Impact fees	9,702,701	27,543,200	37,245,901
Capttal projects	17,157,573	-	17,157,573
Debt service	-	844,806	844,806
Unrestricted	25,255,655	28,918,138	54,173,793
Total net position	$ 197,510,621	$ 192,091,029	$ 389,601,650

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY

Statement of Activities

For the Year Ended June 30, 2023

Function/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue & Changes in Net Position: Governmental Activities	Net (Expense) Revenue & Changes in Net Position: Business-type Activities	Net (Expense) Revenue & Changes in Net Position: Total
Primary government:							
Governmental activities:							
General government	$ 6,843,799	$ 1,944,338	$ -	$ -	$ (4,899,461)	$ -	$ (4,899,461)
Public safety	5,482,032	24,756	31,538	-	(5,425,738)	-	(5,425,738)
Public works	9,905,619	-	2,362,847	14,223,013	6,680,241	-	6,680,241
Community development	11,619,237	399,217	-	-	(11,220,020)	-	(11,220,020)
Planning	885,935	3,000,546	6,239	-	2,120,850	-	2,120,850
Interest on long-term debt	617,768	-	-	-	(617,768)	-	(617,768)
Total governmental activities	35,354,390	5,368,857	2,400,624	14,223,013	(13,361,896)	-	(13,361,896)
Business-type activities:							
Water	9,535,804	12,878,387	-	3,742,261	-	7,084,844	7,084,844
Sewer	7,238,947	9,693,481	-	3,011,995	-	5,466,529	5,466,529
Storm Drain	1,470,574	1,887,397	-	2,138,942	-	2,555,765	2,555,765
Non major business-type	2,238,884	2,470,738	-	-	-	231,854	231,854
Total business-type activities	20,484,209	26,930,003	-	8,893,198	-	15,338,992	15,338,992
Total primary government	$ 55,838,599	$ 32,298,860	$ 2,400,624	$23,116,211	(13,361,896)	15,338,992	1,977,096
General revenues:							
Property taxes					$ 10,264,161	$ -	$ 10,264,161
General sales and use tax					10,088,821	-	10,088,821
Franchise taxes					4,634,584	-	4,634,584
Interest earnings					2,682,242	-	2,682,242
Transfers					-	-	-
Total general revenues and transfers					27,669,808	-	27,669,808
Change in net Position					14,307,912	15,338,992	29,646,904
Net position- beginning					183,202,710	176,752,037	359,954,747
Net position - ending					$ 197,510,621	$ 192,091,029	$ 389,601,650

EAGLE MOUNTAIN CITY

Balance Sheet

Governmental Funds

June 30, 2023

	General Fund	Special Revenue Redevelopment Agency	General Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS					
Cash, cash equivalents, and investments	$ 28,784,321	$ 7,821,761	$ 26,297,554	$ 285,160	$ 63,188,796
Restricted cash	86,945		17,157,573	9,770,596	27,015,114
Receivables (net):					
Accounts	71,224	10,562,763	-	-	10,633,987
Taxes	5,121,477	-	-	-	5,121,477
Intergovernmental	582,954	-	1,345,718	-	1,928,672
Interest	114,244	-	19,868	-	134,112
Special assessments	-	-	30,521	235,539	266,060
Notes receivable	-	-	702,908	-	702,908
Prepaids	150	-	-	-	150
Total assets	$ 34,761,315	$ 18,384,524	$ 45,554,142	$ 10,291,295	$ 108,991,276
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
Liabilities:					
Accounts payable & accrued liabilities	$ 4,024,901	$ 6,861,307	$ 838,413	$ 6,466	$ 11,731,087
Deposits	14,845,133		-	-	14,845,133
Total liabilities	18,870,034	6,861,307	838,413	6,466	26,576,220
Deferred inflows of resources:					
Deferred property taxes levied for future years	2,445,958	10,562,763	-	-	13,008,721
Deferred property taxes-delinquent	37,533	-	-	-	37,533
Unavailable special improvement assessments	-	-	-	235,539	235,539
Total deferred inflows of resources	2,483,491	10,562,763	-	235,539	13,281,793
Fund Balances:					
Fund balances restricted for:					
Impact fees	86,945	-	-	9,615,756	9,702,701
Capital projects		-	17,157,573	-	17,157,573
Government fees	1,026,967	-	-	-	1,026,967
Assigned, for:					
Special revenues	-	960,454	-	239,916	1,200,370
Debt service	-	-	-	193,618	193,618
Capital projects	3,738,826	-	27,558,156	-	31,296,982
Unassigned:	8,555,052	-	-	-	8,555,052
Total fund balances	13,407,790	960,454	44,715,729	10,049,290	69,133,263
Total liabilities, deferred inflows of resources and fund balances	$ 34,761,315	$ 18,384,524	$ 45,554,142	$ 10,291,295	$ 108,991,276

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY

Balance Sheet Reconciliation to
Statement of Net Position
June 30, 2023

Total fund balances - governmental fund types:	$ 69,133,263
Amounts reported for governmental activities in the statement of net assets are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	154,494,404
Long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.	273,072
Net pension assets and deferred outflows of resources are not available financial resources and are not reported in the governmental funds.	1,104,216
Long-term liabilities, including bonds payable and pension liabilities, are not due and payable in the current period and therefore are not reported in the funds.	(27,151,718)
Deferred inflows of resources related to pensions are not available financial resources and are not reported in the governmental funds.	(11,902)
Internal service funds are used by management to charge the costs of fleet management to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the statement of net assets.	(330,715)
Net assets of government activities	$ 197,510,621

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY

Statement of Revenues, Expenditures, and Changes in Fund Balances

Governmental Funds

For the Year Ended June 30, 2023

	General Fund	Special Revenue Redevelopment Agency	General Capital Projects	Nonmajor Governmental Fund	Total Governmental Funds
REVENUES					
Taxes	$ 17,327,881	$ 7,645,775	$ -	$ -	$ 24,973,656
Special assessments	-	-	-	73,832	73,832
Licenses and permits	3,039,285	-	-	-	3,039,285
Intergovernmental	2,424,600	-	5,684,120	-	8,108,720
Charges for services	2,755,628	-	-	52,130	2,807,758
Contributions	1,646,802	-	642,857		2,289,659
Impact fees	39,262	-	-	2,846,212	2,885,474
Interest	925,229	587	1,466,177	290,249	2,682,242
Miscellaneous	8,885	-	-	-	8,885
Total revenues	28,167,572	7,646,362	7,793,154	3,262,423	46,869,511
EXPENDITURES					
Current:					
General government	7,086,339	-	-	-	7,086,339
Public safety	5,475,190	-	-	-	5,475,190
Public works	6,669,450	-	61,206	9,624	6,740,280
Planning and zoning	1,281,849	-	-	-	1,281,849
Community development	4,523,540	6,989,322	-	12,228	11,525,090
Debt service:					
Principal retirement	116,433	-	-	1,399,520	1,515,953
Interest and fiscal charges	15,867	-	-	797,048	812,915
Bond issuance costs	-	-	-	-	-
Capital outlay	-	-	9,778,766	-	9,778,766
Total expenditures	25,168,668	6,989,322	9,839,972	2,218,420	44,216,382
Excess revenues over (under) expenditures	2,998,904	657,040	(2,046,818)	1,044,003	2,653,129
OTHER FINANCING SOURCES (USES)					
Sale of capital assets	-	-	-	-	-
Lease proceeds	463,060	-	-	-	463,060
Transfers in	-	-	5,411,909	2,043,968	7,455,877
Transfers out	(4,778,135)	-	-	(2,677,742)	(7,455,877)
Total other financing sources and uses	(4,315,075)	-	5,411,909	(633,774)	463,060
Net change in fund balance	(1,316,171)	657,040	3,365,091	410,229	3,116,189
Fund balances - beginning of year	14,723,961	303,414	41,350,638	9,639,061	66,017,074
Fund balances - end of year	$ 13,407,790	$ 960,454	$ 44,715,729	$ 10,049,290	$ 69,133,263

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY

Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balance of Governmental Funds
to the Statement of Activities
For the Year Ended June 30, 2023

Amounts reported for governmental activities in the statement of activities are different because:	
Net changes in fund balances - total governmental funds	$ 3,116,189
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.	6,922,168
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to increase (decrease) net assets.	
- Current year capital contributions from developers and loss on transfer of assets	8,203,626
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	(5,410,835)
The issuance of long-term debt (e.g., bonds, leases) provide current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	1,226,976
Internal service funds are used by management to charge the cost of the fleet management to the individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.	(68,919)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported in as expenditures in the governmental funds	318,708
Change in net assets of governmental activities	$ 14,307,912

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Statement of Net Position
Proprietary Funds
June 30, 2023

	Business-Type Activities - Enterprise					Governmental Activities Internal Service Funds
	Water	Sewer	Storm Drain	NonMajor Garbage	Total	
ASSETS						
Current assets:						
Cash and cash equivalents	$ 14,640,825	$ 8,671,807	$ 1,137,965	1,832,449	$ 26,283,046	$ 1,967,254
Accounts receivable - net	1,118,665	765,800	136,758	225,360	2,246,583	5,520
Intergovernmental	-	1,000,000		-	1,000,000	
Interest	114,244	-	-	-	114,244	
Total current assets	15,873,734	10,437,607	1,274,723	2,057,809	29,643,873	1,972,774
Noncurrent assets:						
Restricted cash and cash equivalents	46,921,338	2,602,791	3,341,286	-	52,865,415	-
Land, equipment, buildings and improv.	94,273,813	80,261,526	28,693,466	38,730	203,267,535	5,711,414
Less: Accumulated depreciation	(26,973,606)	(19,976,554)	(5,715,550)	(22,308)	(52,688,018)	(3,632,719)
Total noncurrent assets	114,221,545	62,887,763	26,319,202	16,422	203,444,932	2,078,695
Total assets	130,095,279	73,325,370	27,593,925	2,074,231	233,088,805	4,051,469
DEFERRED OUTFLOWS OF RESOURCES						
Bond refunding costs - net	259,395	343,849	-	-	603,244	
Pension related costs	133,202	99,111	48,777	-	281,090	60,817
Total deferred outflow of resources	392,597	442,960	48,777	-	884,334	60,817
LIABILITIES						
Current liabilities:						
Accounts payable and accrued liabilities	956,250	615,165	16,472	195,275	1,783,162	49,555
Debt interest payable	25,594	52,164	-	-	77,758	-
Compensated absences - current	19,297	31,760	13,751		64,808	13,656
Current portion of long-term debt	502,743	990,450	-	-	1,493,193	-
Total current liabilities	1,503,884	1,689,539	30,223	195,275	3,418,922	63,211
Noncurrent liabilities:						
Deposits	111,000	-	-	-	111,000	-
Unearned Revenue	24,529,634	1,000,000	-	-	25,529,634	-
Compensated absences- (net of current)	6,432	10,587	4,584	-	21,603	4,552
Net pension liability	69,788	51,927	25,556	-	147,271	31,865
Long-term debt (net of current portion)	5,873,748	9,030,935	-	-	14,904,683	-
Total noncurrent liabilities	30,590,602	10,093,449	30,140	-	40,714,191	36,417
Total liabilities	32,094,486	11,782,988	60,363	195,275	44,133,112	99,628
DEFERRED INFLOWS OF RESOURCES						
Pension related costs	1,436	1,068	526	-	3,030	656
Total deferred outflow of resources	1,436	1,068	526	-	3,030	656
NET POSITION						
Net investment in capital assets	61,183,111	50,607,436	22,977,916	16,422	134,784,885	2,078,695
Restricted - impact fees	22,272,011	1,929,903	3,341,286	-	27,543,200	-
Restrcted debt service	176,816	667,990	-	-	844,806	-
Unrestricted	14,760,016	8,778,945	1,262,611	1,862,534	26,664,106	1,933,307
Total net position	$ 98,391,954	$ 61,984,274	$ 27,581,813	1,878,956	$ 189,836,997	$ 4,012,002
Adjustment to reflect the consolidation of internal service fund activities to the enterprise funds					2,254,032	
Net position business-type actvities					$ 192,091,029	

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY

Statement of Revenues, Expenditures, and Changes in Fund Net Position

Proprietary Funds

For the Year Ended June 30, 2023

	Business-Type Activities - Enterprise Funds					Governmental Activities Internal Service Fund
	Water	Sewer	Storm Drain	Nonmajor Garbage	Total	
Operating revenues:						
Charges for services	$ -	$ -	$ 1,445,543	$ 2,466,355	$ 3,911,898	$ 2,064,529
Charges for services pledged as security on revenue bonds	8,059,429	8,001,228	-	-	16,060,657	-
Other operating income	28,280	3,120	-	-	31,400	66,483
Total operating revenues	8,087,709	8,004,348	1,445,543	2,466,355	20,003,955	2,131,012
Operating expenses:						
Salaries and wages	1,019,042	713,362	284,986	12,309	2,029,699	492,878
Purchased services	4,516,689	3,376,445	341,770	2,174,932	10,409,836	200,033
Supplies and materials	770,198	520,160	35,160	45,715	1,371,233	387,965
Depreciation and amortization	2,948,230	2,255,728	818,245	7,746	6,029,949	655,917
Miscellaneous	183,378	29,044	11,274	7,991	231,687	9,254
Total operating expenses	9,437,537	6,894,739	1,491,435	2,248,693	20,072,404	1,746,047
Operating income	(1,349,828)	1,109,609	(45,892)	217,662	(68,449)	384,965
Nonoperating revenues (expenses):						
Interest revenue	2,445,261	170,751	81,399	4,383	2,701,794	3,936
Developer reimbursements	-	(128,684)	(10,015)	-	(138,699)	-
Bond refunding cost amortization	(28,822)	(38,205)	-	-	(67,027)	-
Interest expense and fiscal charges	(174,096)	(251,840)	-	-	(425,936)	(1,758)
Total nonoperating revenues (expenses)	2,242,343	(247,978)	71,384	4,383	2,070,132	2,178
Net income (loss) before contributions and transfers	892,515	861,631	25,492	222,045	2,001,683	387,143
Developer contributions	3,742,261	3,011,995	2,138,942	-	8,893,198	-
Impact fees	2,345,417	1,518,382	360,455	-	4,224,254	-
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total contributions and transfers	6,087,678	4,530,377	2,499,397	-	13,117,452	-
Change in net position	6,980,193	5,392,008	2,524,889	222,045	15,119,135	387,143
Total net position - beginning	91,411,761	56,592,266	25,056,924	1,656,911		3,624,859
Total net position - ending	$ 98,391,954	$ 61,984,274	$ 27,581,813	$ 1,878,956		$ 4,012,002
Adjustment to reflect the consolidation of internal service fund activities to enterprise funds					219,858	
Change in net position of business-type activities					$ 15,338,993	

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2023

	Business-Type Activities - Enterprise Funds					Governmental Activities Internal Service Fund
	Water	Sewer	Storm Drain	Nonmajor Garbage	Total BTAs	
Cash Flows From Operating Activities						
Receipts from customers	$ 13,827,042	$ 7,998,691	$ 1,442,762	$ 2,460,235	$ 25,728,730	$ 2,125,967
Payments to suppliers	(5,983,075)	(3,882,816)	(400,145)	(2,191,200)	(12,457,236)	(513,010)
Payments to employees	(1,044,164)	(727,356)	(333,857)	(12,309)	(2,117,686)	(754,863)
Net cash provided (used) by operating activities	6,799,803	3,388,519	708,760	256,726	11,153,808	858,094
Cash Flows From Noncapital Financing Activities						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Net cash provided (used) by noncapital financing activities	-	-	-	-	-	-
Cash Flows From Capital and Related Financing Activities						
Purchases of capital assets	(3,914,557)	(3,362,605)	(21,348)	-	(7,298,510)	(808,924)
Impact fees collected	2,345,417	1,518,382	360,455	-	4,224,254	-
Contributions	559,361	157,135	-	-	716,496	-
Payments for developer reimbursements	-	(128,684)	(10,015)	-	(138,699)	-
Principal paid on capital debt	(437,627)	(1,210,400)	-	-	(1,648,027)	(58,298)
Interest paid on capital debt	(214,990)	(310,710)	-	-	(525,700)	(1,758)
Net cash provided (used) by capital and related financing activities	(1,662,396)	(3,336,882)	329,092	-	(4,670,186)	(868,980)
Cash Flows From Investing Activities						
Interest and dividends received	2,445,261	170,751	81,399	4,383	2,701,794	3,936
Net increase (decrease) in cash and cash equivalents	7,582,668	222,388	1,119,251	261,109	9,185,416	(6,950)
Cash and cash equivalents - beginning	53,979,495	11,052,210	3,360,000	1,571,340	69,963,045	1,974,204
Cash and cash equivalents (deficit) - ending	$ 61,562,163	$ 11,274,598	$ 4,479,251	$ 1,832,449	$ 79,148,461	$ 1,967,254
Reconciliation of operating income to net cash provided (used) by operating activities:						
Operating income	$ (1,349,828)	$ 1,109,609	$ (45,892)	$ 217,662	$ (68,449)	$ 384,965
Adjustments to reconcile operating income to net cash provided (used) by operating activities:						
Depreciation and amortization expense	2,948,230	2,255,728	818,245	7,746	6,029,949	655,917
(Increase)/decrease in accounts rec.	(106,230)	(1,005,657)	(2,781)	(6,120)	(1,120,788)	(5,045)
(Increase)/decrease in net pension asset	184,157	133,979	22,244	-	340,380	87,768
(Increase)/decrease in deferred outflows	(39,832)	(26,547)	(23,162)	-	(89,541)	(10,062)
Increase/(decrease) in accounts payable	(520,310)	42,833	(11,941)	37,438	(451,980)	(157,611)
Increase/(decrease) in compensated absences	(3,423)	14,594	5,392	-	16,563	4,869
Increase/(decrease) in net pension liabilitiy	69,788	51,927	25,556	-	147,271	31,864
Increase/(decrease) in deferred inflows	(235,812)	(187,947)	(78,901)	-	(502,660)	(134,571)
Increase/(decrease) in deferred revenue	5,845,563	1,000,000	-	-	6,845,563	-
Increase/(decrease) in deposits	7,500	-	-	-	7,500	-
Total adjustments	8,149,631	2,278,910	754,652	39,064	11,222,257	473,129
Net cash provided (used) by operating activities	$ 6,799,803	$ 3,388,519	$ 708,760	$ 256,726	$ 11,153,808	$ 858,094
Noncash investing, capital, and financing activities						
Contributions by developers	$ 3,182,900	$ 2,854,860	$ 2,138,942	$ -	$ 8,176,702	$ -
Total noncash investing, capital and financing activities	$ 3,182,900	$ 2,854,860	$ 2,138,942	$ -	$ 8,176,702	$ -

See accompanying notes to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Eagle Mountain (the City) financial statements are prepared in accordance with generally accepted accounting principles (GAAP) accepted in the United States of America as applicable to Governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for accounting and financial reporting principles

A. Reporting Entity

Eagle Mountain City was incorporated in December 1996 under the laws of the State of Utah. Under the present form of government, administrative and legislative powers are vested in a governing body consisting of the Mayor and a five-member City Council. They are assisted by a City Administrator, who also is the City's budget officer. The treasurer is currently responsible for the financial matters of the City, including money management, accounts payable, financial statements, utility billing, and accounts receivable. The City provides the following services as mandated by law: Public Safety, Highways and Streets, Sanitation, Parks, Water, Public Improvements, Planning and Zoning, and General Administrative Services.

The Annual Comprehensive Financial Report includes the financial Statements for all activities of the City based upon the criteria set forth in Governmental Accounting Standards Board (GASB) Statement 14 as amended. The primary criterion for including a board or agency in this report is financial accountability, which determines whether an entity is a component unit of the financial reporting entity. Blended component units, although legally separate entities, are in substance part of the government's operations, and therefore, data from these units are combined with data of the primary government. Discretely presented component units are reported in a separate column in the combined financial statements to emphasize they are legally separate from the City.

Blended Component Units

• The Redevelopment Agency (RDA) of Eagle Mountain City was established to prepare and carry out plans to improve, rehabilitate and redevelop blighted areas within the City. The RDA is governed by a separate board, who are the City's Mayor and Council. The financial statements of the RDA are included in the accompanying financial statements as a blended component unit.

• The RDA is considered a blended component unit because the governing board is the same governing board of the City. In addition, the primary government has operational responsibility for the RDA. There is also a direct financial benefit/burden relationship between RDA and the primary government. The RDA is presented as a special revenue fund in the financial statements.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and (2) grants and contributions that are restricted to meeting the operational or capital requirements of particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting, and Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified basis of accounting. Revenues are recognized when susceptible to accrual (i.e., when they are “measurable and available”). “Measurable” means the amount of the transaction can be determined, and “available” means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The government considers all revenues available if they are collected within 60 days after the year-end. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on general long-term debt. Expenditures related to compensated absences, claims, and judgments are also recorded, but only when payment is due.

Property taxes, sales taxes, franchise taxes, and earned but unreimbursed state and federal grants associated with the current fiscal period are all considered to be susceptible to accrual, and so have been recognized as revenue of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The government reports the following **major governmental funds**:

The *general fund* is the general operating fund of the City. It is used to account for all financial resources, except those required to be accounted for in another fund.

The *general capital projects fund* accounts for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by the proprietary funds.)

The *redevelopment agency fund* accounts for plans to improve, rehabilitate and redevelop blighted areas within the City.

The government reports the following **major proprietary funds**:

The *water fund* accounts for the activities of the City's water operations.

The *sewer fund* accounts for the activities of the City's sewer operations.

The *storm drain* fund accounts for the activities of the City's storm drain operations.

Additionally, the government reports the following fund types:

The *internal service fund* accounts for the fleet management services provided to other departments of the government on a cost reimbursement basis.

As a general rule, the effect of inter fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments to the general fund by the various enterprise funds for providing administrative services for such funds. Elimination of these charges would distort the direct costs and program revenue reported for the various functions concerned.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations.

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Cash and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

The City's temporary cash investments consist of amounts deposited with Utah Public Treasurer's Investment Fund and money market funds. Investments are stated at cost, which approximates fair value.

E. Interfund Transactions

During normal operations, the City has transactions between funds to distribute administrative costs and distribute grant proceeds. These transactions are generally reflected as transfers, which are transfers from a fund authorized to receive certain revenues to the fund through which the resources are to be expended. The General Fund billed the respective enterprise funds for administrative costs associated with billing and collection of utility charges. These changes are reflected as revenues and expenses in the respective funds.

F. Restricted Assets

The City maintains cash balances as required by bond covenants. These amounts are reflected in the financial statements as restricted cash. It is the City's policy to use restricted assets first and then unrestricted assets.

G. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Property, plant, and equipment of the primary government is depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings and structures	30-50
Improvements other than buildings	20-50
Infrastructure	30-50
Machinery and equipment	5-10
Furniture and fixtures	5-10

H. Compensated Absences

City employees accrue earned vacation, sick leave, long-term sick leave, and comp time throughout the year. They are allowed to carry forward all accrued comp, long term sick leave, and up to 240 hours of vacation time into the next calendar year but are encouraged to take their vacation leave within the calendar year in which it is earned. Upon termination of employment, an employee will be compensated for up to 240 hours of unused person time off leave but will forfeit any accumulated sick leave.

Vacation pay is accrued when incurred in proprietary funds and reported as a fund liability. Vacation pay that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it.

I. Taxes

In Utah, county governments assess, levy, collect, and disburse two principal types of tax: (1) personal property tax, which is assessed on business assets other than real estate, and (2) tax on real estate and improvements. Business personal property and real estate taxes attach as an enforceable lien on property as of January 1. Taxes are levied on all business personal property on January 1, and real estate and improvement taxes are levied on January 1 and are payable by November 30. The real property taxes, which are due in November, are reported as a receivable from property taxes on the financial statements. Because these taxes are not considered available to liquidate liabilities of the current period, they are offset by deferred revenue.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

The City Council is authorized by state statute to levy a tax against all real and personal property located within its boundaries. The Council must set a tax rate by June 22 each year.

The County Treasurer, acting as a tax collector, must settle and disburse all tax collections to all taxing entities on a routine basis.

J. Long-Term Obligations

In the government-wide financial statements and in the proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the accrual debt issuance received, are reported as debt service expenditures. Interest expense is not included in the functions of governmental activities.

K. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

L. Deferred Outflows/Inflows of Resources

Beginning with 2013, the City implemented GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position* and Statement No. *65, Items Previously Reported as Assets and Liabilities.* These Statements provide financial reporting guidance to standardize the presentation of deferred outflows of resources and deferred inflows of resources and their effects on a government's net position. They also establish accounting standards and financial reporting standards that reclassify certain items as deferred outflows of resources or deferred inflows of resources that were previously reported as assets and liabilities and recognizes certain items as outflows of resources or inflows of resources that were previously reported as assets and liabilities.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

In addition to assets, the financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has two items, bond refunding costs and pension related costs that are reported on the statement of net position as a deferred outflow.

In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two items, one of which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes and pension related costs. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The item, *revenue for future year*, is reported in both the statement of net position and the governmental funds balance sheet. These amounts account for property taxes levied on January 1, 2022, for the 2023 fiscal year.

M. Leases

During the year ended June 30, 2022, the City adopted Governmental Accounting Standards Board (GASB) Statement No. 87, Leases. The new standard establishes a single model for lease accounting based on the principle that leases are financing of a right-to-use-asset. The statements require a lessee to recognize al lease liability and an intangible right-to- use asset, and a lessor to recognize a lease receivable and a deferred inflow of resources. There was no impact to beginning net position in the government-wide financial statements or beginning fund balances as a result of adopting this standard.

Lessee - The City is a lessee for a noncancelable leases of equipment and building. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines (a) the discount rate it uses to discount the expected lease payments to present value, (b) lease term, and (c) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City uses its estimated incremental borrowing rate as the discount rate for leases.

- The lease term includes the noncancelable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long-term liabilities on the statement of net position.

N. Fund Equity

The governmental fund financial statements present fund balances based on a hierarchy that shows, from highest to lowest, the level or form of constraints on fund balance resources and the extent to which the City is bound to honor them. The City first determines and reports non-spendable balances, then restricted, then committed, and so forth. The City's governmental funds beginning balances have been restated to reflect the below classifications. Fund balance classifications are summarized as follows:

- **Non spendable.** This category includes fund balance amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. Fund balance amounts related to inventories, prepaid expenditures, and endowments are classified as non-spendable.

- **Restricted.** This category includes net fund resources that are subject to external constraints that have been placed on the use of the resources either (a) imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments or (b) imposed by law through constitutional provisions or enabling legislation.

  Restricted fund balance amounts include the following:
  a) Unspent Impact fees.
  b) Special Assessments.

- **Committed.** This category includes amounts that can only be used for specific purposes established by formal action of the City Council. Fund balance commitments can only be removed or changed by the same type of resolution of the City Council. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The City Council has not committed any fund balance amounts.

- **Assigned.** This category includes Governmental Fund balance amounts that the City intends to be used for a specific purpose but that are neither restricted nor committed. This intent is expressed by formal action of the City's administration comprised of the City administrative council. This category also includes the remaining positive fund balance for other governmental funds. The City has assigned debt service requirement, storm drain charges, and capital projects.

- **Unassigned.** Residual balances in the Governmental Funds are classified as unassigned.

It is the City's policy to use restricted, committed, assigned, and then unassigned fund balance.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continue*

Below is fund balance detail for each category of fund balance in the governmental funds:

	General Fund	Capital Projects Fund	Special Revenue Fund	Nonmajor Governmental Funds	Total Governmental Funds
Fund Balance:					
Restricted:					
Capital improvements	$ -	$ 17,157,573	$ -	$ -	$ 17,157,573
Impact fees	86,945	-	-	9,615,756	9,702,701
Government fees	1,026,967	-	-	-	1,026,967
	1,113,912	17,157,573	-	9,615,756	27,887,241
Committed:					
	-	-	-	-	-
Assigned:					
Capital improvements	3,738,826	27,558,156	-	-	31,296,982
Debt service	-	-	-	193,618	193,618
Redevelopment	-	-	960,454	-	960,454
Cemetery	-	-	-	239,916	239,916
	3,738,826	27,558,156	960,454	433,534	32,690,970
Unassigned	8,555,052	-	-	-	8,555,052
Total fund balances	$ 13,407,790	$ 44,715,729	$ 960,454	$ 10,049,290	$ 69,133,263

O. Use of Estimates

Presenting financial statements in conformity with Generally Accepted Accounting Principles requires management to make certain estimates concerning assets, liabilities, revenues, and expenses. Actual results may vary from these estimates.

NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position.

This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheets.

NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (*Continued)*

1. **Capital related items:**
When capital assets (property, plant, and equipment) that are to be used in governmental activities are purchased or constructed, the cost of these assets is reported as expenditures in governmental funds. However, the statement of net position includes those capital assets among the assets of the city as a whole.

Cost of capital assets	$211,099,176
Accumulated depreciation	(56,604,772)
Net adjustment to increase *fund balance total governmental funds* to arrive at *net-assets - governmental activities)*	$154,494,404

2. **Long-term assets:**
Long-term assets applicable to the City's governmental activities are not available to pay for expenditures of the current period and are, therefore, deferred in the governmental balance sheet.

Special assessment revenue	$ 235,539
Delinquent property taxes	37,533
Net adjustment to increase *fund balance – total governmental funds* to arrive at *net assets - governmental activities*	$273,072

3. **Long-term debt transactions:**
Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities in the fund statements. All liabilities (both current and long-term) are reported in the statement of net assets.

Bonds payable	($22,170,000)
Lease Payable	(501,267)
Note Payable	(1,220,849)
Bond interest payable	(118,040)
Bond premium	(2,195,528)
Net Pension Liability	(578,012)
Compensated absences	(367,505)

Net adjustment to reduce *fund balance – total governmental funds* to arrive at *net position – governmental activities*	($27,151,201)

NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS *(Continued)*

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains that "governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense."

Capital outlay	$ 12,871,941
Depreciation expense	(5,949,773)
Net adjustment to increase *net changes in fund balances – total governmental funds to arrive at changes in net position of governmental activities*	$ 6,922,168

Another element of that reconciliation states, "The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities."

Principal payments:	
Issuance of long-term debt	$(463,060)
Amortization of bond premiums	115,784
Principal paid on bonds and leases	1,574,252
Net adjustment to increase *net changes in fund balances – total governmental funds* to arrive at *changes in net position of governmental activities*	$ 1,226,976

NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS *(Continued)*

Another element of that reconciliation states that certain expenses reported in the statement of activities do not require the use of current financial resources and are, therefore, not reported as expenditures in the governmental funds.

Accrued bond interest	$ 79,363
Pension related costs	289,983
Compensated absences	(51,097)
Net adjustment to increase *net changes in fund balances – total governmental funds* to arrive at *changes in net position of governmental activities*	$ 318,249

NOTE 3 - BUDGETS AND BUDGETARY ACCOUNTING

Annual budgets are prepared and adopted in accordance with the Uniform Fiscal Procedures Act adopted by the State of Utah. Once a budget has been adopted, it remains in effect until it has been formally revised. Furthermore, in accordance with state law, all appropriations lapse at the end of the budget year. If any obligations are contracted for and are in excess of adopted budget, they are not a valid or enforceable claim against the City. Budgets are adopted on a basis consistent with generally accepted accounting principles. All funds of the City have legally adopted budgets.

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NOTE 3 - BUDGETS AND BUDGETARY ACCOUNTING *(Continued)*

The City adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

A. On or before the first regularly scheduled meeting of the City Council in May, the City Administrator, authorized under state statute to be appointed budget officer, submits a proposed operating budget. The operating budget includes proposed expenditures and the means of financing them.

B. A public hearing is held, at which time the taxpayers' comments are heard. Notice of the hearing is given in the local newspaper at least seven days prior to the hearing. Copies of the proposed budget are made available for public inspection ten days prior to the public hearing.

C. On or before June 22, a final balanced budget must be adopted through passage of a resolution for the subsequent fiscal year beginning July 1.

D. Control of budgeted expenditures is exercised, under state law, at the departmental level. The City Administrator, however, acting as budget officer, has the authority to transfer budget appropriations between line items within any department of any budgetary fund. The City Council, by resolution, has the authority to transfer budget appropriations between the individual departments of any budgetary fund.

E. Budget appropriations for any department may be reduced by resolution.

F. A public hearing, as required in (B) above, must be held to increase the total appropriations of any one governmental fund type; however, after the original public hearing, operating and capital budgets of proprietary fund types may be increased by resolution without an additional hearing.

G. Encumbrances lapse at year end. Encumbered amounts carry over to the following year and are subject to reappropriation. Therefore, no encumbrances are presented in the financial statements.

During the budget year, the City modified the budget using the above procedures.

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NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS

The City maintains a cash and investment pool that is available for use by all funds. At June 30, 2023, the City's cash balance consisted of the following:

	All Fund Types
Cash, cash equivalents, and temporary cash investments	$ 91,439,096
Cash, cash equivalents, restricted	79,880,529
Total cash and cash equivalents	$ 171,319,625

While the City's carrying amount of deposits was $133,918,554, the balance in the City's bank account and cash on hand was $133,606,304 with the difference being due to outstanding checks and deposits in transit.

A. Deposits

Deposits – Custodial Credit Risk. Custodial risk is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City follows the requirements of the Utah Money Management Act in handling its depository and investing transactions. The City considers the actions of the State Money Management Council to be necessary and sufficient for adequate protection of its uninsured bank deposits. City funds are deposited in qualified depositories as defined by the Act. The City does not have a deposit policy for custodial credit risk. As of June 30, 2022, the City's custodial credit risk, for deposits were as follows:

Depository Account	Custodial Credit Risk	Balance June 30, 2023
Checking and savings	Insured and collateralized	$ 250,000
Investment sweep	Uninsured and uncollateralized	3,876,472
Total deposits		$ 4,126,472

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NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS *(Continued)*

B. Investments

The Money Management Act defines the types of securities authorized as appropriate investments for the City and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities.

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper classified as "first tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investor Services or Standard and Poor's; bankers' acceptances; obligations of the U.S. Treasury, including bills, notes, and bonds; bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Act; and the Utah State Public Treasurer's Investment Fund. All investments held by the City on June 30, 2023, comply with the provisions of the Act.

The Utah State Treasurer's Office operates the Public Treasurer's Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer. The PTIF is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act, Section 51-7, Utah Code Annotated, 1953, as amended. The Act established the Money Management Council, which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. The PTIF is considered a cash equivalent for the purposes of the financial statements.

Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses (net of administration fees of the PTIF) are allocated based upon the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares. There's no required participation and no minimum balance or minimum/maximum participant withdrawal requirements.

NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS *(Continued)*

Fair Value of Investments

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets
- Level 2: Observable inputs other than quoted market prices
- Level 3: Unobservable inputs

At June 30, 2023, the City had the following recurring fair value measurements.

		Fair Value Measurements Using		
Investments	Fair Value	Level 1	Level 2	Level 3
Utah Public Treasurer's Investment Fund	$ 122,871,247	$ -	$ 122,871,247	$ -
Certificates of deposit	15,560,735	15,560,735		
US bonds	8,899,961		8,899,961	
US Government, agencies	5,194,844		5,194,844	
Corporate Notes	14,121,999		14,121,999	
Total Investments	$ 166,648,786	$ 15,560,735	$ 151,088,051	$ -

- Certificates of deposit and money market accounts are valued using quoted market prices (level 1)
- Utah Public Treasurer's Investment Fund – Application of the June 30, 2023, fair value factor, as calculated by the Utah State Treasurer, to the City's ending balances in the fund. (level 2)
- US bonds, Us Government Agencies, and corporate notes are valued using quoted prices for similar securities in active markets. (level 2)

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NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS *(Continued)*

The City's investments are managed through participation in the State Public Treasurers' Investment Fund and through a trust arrangement with a local bank, and a liquid asset management account. As of June 30, 2023, the City had the following investments:

	Investment Maturities (in Years)				
Investments	Less Than 1	1-5	6-10	More than 10	Quality Ratings
Utah Public Treasurer's Investment Fund	$ 122,871,247	$ -	$ -	$ -	Unrated
Certificates of deposit	489,170	15,071,565	-	-	Unrated
US Bonds		8,899,961			A1-AAA
US Government or Agencies		5,194,844			A1-AAA
Corporate Bonds		14,121,999			A1-AAA
Total investments	$ 123,360,417	$ 43,288,369	$ -	$ -	

Investments – Interest Rate Risk. The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. However, interest rate risk is managed by compliance with the Utah Money Management Act, which provides guidance for handling depository and investing transactions in order to minimize interest rate risk.

Investments – Credit Risk. The City follows the requirements of the Utah Money Management Act in handling its depository and investing transactions. The City funds are deposited in qualified depositories as defined by the Act. The Act also authorizes the City to invest in the Utah Public Treasurers Investment Fund (PTIF), certificates of deposit, U.S. Treasury obligations, U.S. agency issues, restricted mutual funds, and obligations of governmental entities within the State of Utah. The City's investments are invested in accordance with the Act. The State Money Management Council provides regulatory oversight for the investments. The degree of risk of the investments depends on the underlying portfolio. The Act and Council rules govern the financial reporting requirements of qualified depositories in which public funds may be deposited and prescribe the conditions under which the designation of a depository shall remain in effect. If a qualified depository should become ineligible to hold public funds, public treasurers are notified immediately. The City considers the actions of the Council to be necessary and sufficient for adequate protection of its investments. The City has no investment policy that would further limit its investment choices.

NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS *(Continued)*

The PTIF operates and reports to participants on a amortized cost basis. The income gains, and losses (net of administration fees) of the PTIF are allocated based on the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

Investments Custodial Credit Risk. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment arrangements primarily invest in the Utah Public Treasurers Investment fund and agencies or in instrumentalities of the United States that meet the allowable investments of the Utah Money Management Act. The City does not have an investment policy for custodial credit risk.

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NOTE 5 - RECEIVABLES

Receivables as of year end for the government's individual major and nonmajor funds, including the applicable allowances for uncollectible accounts, are as follows:

	General	Capital Projects	Water	Sewer	Storm Drain	Non major Enterprise	Non major Govt'l	Total
Receivables:								
Accounts	$ 71,437	$ -	$ 1,122,191	$ 767,525	$ 136,955	$ 225,623		$ 2,323,731
Interest	114,244	$ 19,868	$ 114,244					248,356
Taxes	5,121,477		-	-	-	-	-	5,121,477
Special Assessments	-	30,521	-	-	-	-	235,539	266,060
Intergovernmental	582,954	1,345,718	-	1,000,000	-	-	-	2,928,672
Less: allowance for uncollectible accounts	(213)		(3,526)	(1,725)	(197)	(263)	-	(5,924)
	$ 5,889,899	$ 1,396,107	$ 1,232,909	$ 1,765,800	$ 136,758	$ 225,360	$ 235,539	$ 10,882,372

NOTE 6 – NOTE RECEIVABLE

During fiscal year 2012, the City sold the golf course to an outside party for $550,000. The purchase was financed with a note receivable to the City of $550,000. The note has no interest rate. The outside party will pay the City 10% of its net income annually until the debt is repaid. The note is treated as long term on the financial statements. During fiscal year 2017 the City negotiated with the golf course to amend the original contract to include unpaid utility fees owed to the City in the amount of $152,908. As of June 30, 2023, the outstanding note balance was $702,908. This note is reported in the capital projects fund.

During fiscal year 2019, the City entered into an agreement with Mountain Land Association of Governments, in which they agreed to reimburse the City for construction cost of new roads within the City. The construction project is complete, and the City has requested reimbursement. The note will be paid when the Association receives funding in the 2023 funding cycle. As of June 30, 2023, the note balance was $1,345,718. This note is reported in the capital projects fund.

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NOTE 7 – INTERFUND RECEIVABLES AND TRANSFERS

Transfers of the City consist of the following:

Transfer In:	General	Capital Projects	Nonmajor Govrnmtl.	Business Type	Total
General	$ -	$ -	$ -	$ -	$ -
Nonmajor govtl.	217,169	-	2,321,226	-	2,538,395
Capital projects	4,560,966	-	356,516	-	4,917,482
Internal Service	-	-	-	-	-
Business type	-	-	-	-	-
Total transfer out	$ 4,778,135	$ -	$ 2,677,742	$ -	$ 7,455,877

The City transferred monies to support capital project payments in the capital projects fund and to fund debt service in the debt service fund.

Governmental funds report *deferred inflows* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of *deferred inflows* reported in the governmental funds were as follows:

	Unavailable	Unearned
Property taxes receivable (general fund)	$ 2,445,958	$ 2,445,958
Property tax delinquent	37,533	
Special assessments (special revenue fund)	235,539	
Total	$2,507,030	$ 2,445,958

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NOTE 8 – CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2023, was as follows:

Primary Government **Governmental activities:**	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets not being depreciated:				
Land	$ 6,252,458	$ -	$ -	$ 6,252,458
Construction in progress	8,192,944	1,030,961	7,185,726	2,038,179
Total capital assets not being depreciated	14,445,402	1,030,961	7,185,726	8,290,637
Capital assets being depreciated:				
Buildings	4,965,773	165,706	-	5,131,479
Improvements	11,559,740	-	-	11,559,740
Machinery and equipment	7,941,213	948,509	-	8,889,722
Infrastructure	151,111,481	25,646,157	-	176,757,638
Right to use	-	469,960	-	469,960
Total capital assets being depreciated	175,578,207	27,230,332	0	202,808,539
Less accumulated depreciation for:				
Buildings	1,599,645	134,871	-	1,734,516
Improvements	1,089,385	397,547	-	1,486,932
Machinery and equipment	4,949,132	910,672	-	5,859,804
Infrastructure	43,016,837	4,413,054	-	47,429,891
Right to use	-	93,629	-	93,629
Total accumulated depreciation	50,654,999	5,949,773	0	56,604,772
Total capital assets, being depreciated, net	124,923,208	21,280,559	-	146,203,767
Governmental activities capital assets, net	$ 139,368,610	$ 22,311,520	$ 7,185,726	$ 154,494,404

Business-type activities:	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets not being depreciated:				
Construction in progress	$ 1,491,796	$ 6,367,182	$ 1,102,988	$ 6,755,990
Land	8,842,178	223,238	-	9,065,416
Water shares	1,498,676	-	-	1,498,676
Total capital assets not being depreciated	11,832,650	6,590,420	1,102,988	17,320,082
Capital assets being depreciated:				
Buildings	3,715,254	-	-	3,715,254
Equipment and systems	172,097,268	9,987,780	-	182,085,049
Right to use assets	147,150	-		147,150
Total capital assets being depreciated	175,959,672	9,987,780	-	185,947,453
Less accumulated depreciation for:				
Buildings	2,172,249	103,961	-	2,276,210
Equipment and systems	44,479,689	5,911,273	-	50,390,962
Right to use assets	6,131	14,715		20,846
Total accumulated depreciation	46,658,069	6,029,949	-	52,688,018
Total capital assets, being depreciated, net	129,301,603	3,957,831	-	133,259,435
Business-type activities capital assets, net	$ 141,134,253	$ 10,548,251	$ 1,102,988	$ 150,579,517

NOTE 8 - CAPITAL ASSETS *(Continued)*

Depreciation expense was charged to functions/programs of the primary government as follows:		
Governmental activities:		
General government	$	114,748
Public safety		6,842
Public works		5,644,176
Planning		80,927
Community development		103,080
Total depreciation expense - governmental activities	$	5,949,773
Business-type activities:		
Water	$	2,948,230
Sewer		2,255,728
Storm drain		818,245
Garbage		7,746
Total depreciation expense - business-type activities	$	6,029,949
Total depreciation expense	$	11,979,722

The City has various construction projects as of June 30, 2023. The City's commitments with contractors are as follows:

Project	Remaining Commitment	
Road projects	$	1,967,846
Parks & Recreation		6,622,916
Water projects		4,869,946
Sewer projects		125,583
Total	$	13,586,291

NOTE 9 – LONG-TERM DEBT

Bonds and notes payable at June 30, 2023, are comprised of the following:

1. **$2,400,000 Eagle Mountain City Special Assessment Bond 2014 (SAA-2014)**
   This bond requires semiannual payments of interest and annual payments of principal due November 1, 2014 through May 1, 2033, bearing a variable interest rate ranging from 2-5%. The debt service requirements to maturity are as follows:

NOTE 9 – LONG-TERM DEBT (*Continued)*

Fiscal Year	Principal	Interest	Total
2024	$ 20,000	$ 14,562	$ 34,562
2025	25,000	13,512	38,512
2026	25,000	12,200	37,200
2027	25,000	10,888	35,888
2028	30,000	9,576	39,576
2029-2033	160,000	24,750	184,750
Total	$ 285,000	$ 85,488	$ 370,488

2. **$6,665,000 Eagle Mountain City Sewer Water Quality Board Bond Series 2008.**
This bond was issued for the construction of a waste water treatment plant expansion. This bond requires annual payments of interest and principal beginning December 2009 through December 2028, bearing an interest rate of 1%. The bond is a reimbursement bond. The total amount of the bond is $6,665,000. The debt service requirements to maturity are as follows:

Fiscal Year	Principal	Interest	Total
2024	$ 566,000	$ 24,830	$ 590,830
2025	460,000	19,170	479,170
2026	495,000	14,570	509,570
2027	530,000	9,620	539,620
2028	432,000	4,320	436,320
Total	$ 2,483,000	$ 72,510	$ 2,555,510

3. **$11,085,000 Eagle Mountain City Gas & Electric Revenue Bond Series 2012.**
This bond was issued for the construction of a utilities building and redundancy lines within the City. During 2015 the bond was defeased through an advanced refunding. The City used a portion of the proceeds from the sale of the Utility System to advance refund $9,195,000 of outstanding 2012 series Gas and Electric revenue-bonds. As of June 30, 2023, $7,735,000 of the original debt is still outstanding.

4. **$2,536,000 Eagle Mountain City Water Quality Revenue Bond Series 2013**
This bond was issued for water system improvements within the City. The bond requires annual principal beginning May 2015, and interest payments beginning May 2014 through May 2034, bearing an interest rate of 1.72%. The debt service requirements to maturity are as follows:

NOTE 9 – LONG-TERM DEBT (*Continued)*

Fiscal Year	Principal	Interest	Total
2024	$ 131,000	$ 22,824	$ 153,824
2025	133,000	20,537	153,537
2026	136,000	18,197	154,197
2027	138,000	18,395	156,395
2028	140,000	18,232	158,232
2029-2033	739,000	47,037	786,037
2034	41,000	706	41,706
Total	$ 1,458,000	$ 145,928	$ 1,603,928

5. $9,685,000 2014 Water and Sewer Refunding Bond.

This bond was used to refund a portion of the original Water and Sewer Bonds. This bond requires annual installments of principal beginning November 2021, and interest due beginning November 2015 through November 2031, bearing interest of 4.00%. The debt service requirements to maturity are as follows:

Fiscal Year	Principal	Interest	Total
2023	$ 225,000	$ 367,225	$ 592,225
2024	235,000	360,325	595,325
2025	255,000	351,700	606,700
2026	285,000	340,900	625,900
2027	890,000	317,400	1,207,400
2028-2032	7,490,000	867,200	8,357,200
Total	$ 9,380,000	$ 2,604,750	$ 11,984,750

6. $3,690,000 2018A Water and Sewer Refunding Bond

This bond was used to refund the remaining portion of the original 2007 Water and Sewer Bonds. The refunding created future debt savings of $357,879 and an economic gain of $306,842.90. This bond requires annual installments of principal beginning November 2018, and interest due beginning May 2018 through May 2026, bearing interest ranging from 4.75-5.00%. The debt service requirements to maturity are as follows:

NOTE 9 – LONG-TERM DEBT (*Continued)*

Fiscal Year	Principal	Interest	Total
2024	$ 520,000	$ 43,600	$ 563,600
2025	545,000	22,300	567,300
2026	285,000	5,700	290,700
Total	$ 1,350,000	$ 71,600	$ 1,421,600

7. $1,283,000 Series 2018B Water and Sewer Refunding Bond

The Bond was issued to fund various projects in the sewer fund. This bond requires annual principal and semiannual interest payments beginning December 2018 through December 2048, bearing an interest rate of 1%. The debt service requirement to maturity are as follows:

Fiscal Year	Principal	Interest	Total
2024	$ 27,000	$ 11,840	$ 38,840
2025	28,000	11,570	39,570
2026	28,000	11,120	39,120
2027	29,000	11,010	40,010
2028	29,000	10,720	39,720
2029-2033	160,000	49,050	209,050
2034-2038	185,000	40,550	225,550
2039-2043	204,000	30,870	234,870
2044-2048	216,000	20,430	236,430
2049	278,000	2,780	280,780
Total	$ 1,184,000	$ 199,940	$ 1,383,940

8. $22,915,000 2022 Sales Tax Revenue Bonds

The bond was issued to fund road projects within the City. The bond requires annual principal and semi-annual interest payments beginning March 2023 through March 2042, bearing interest ranging from 2.1% to 3.72% the debt service requirements to maturity are as follows:

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NOTE 9 – LONG-TERM DEBT *(Continued)*

Fiscal Year	Principal	Interest	Total
2024	$ 715,000	$ 1,094,250	$ 1,809,250
2025	755,000	1,058,500	1,813,500
2026	790,000	1,020,750	1,810,750
2027	830,000	981,250	1,811,250
2028	870,000	939,750	1,809,750
2029-2033	5,055,000	4,000,250	9,055,250
2034-2038	6,445,000	2,604,750	9,049,750
2039-2042	6,425,000	909,000	7,334,000
Total	$ 21,885,000	$ 9,094,750	$ 34,493,500

9. $2,000,000 Note Payable Utah Department of Transportation

The note was issued to fund road projects within the City. A grant was authorized by the State of Utah to fund the project. The Grant funds will not be available until 2023. The Note was issued to fund the project until the grant funds become available. The note requires annual principal and interest payments beginning December 2019 through December 2028, bearing an interest rate of 2.98%. The debt service requirement is as follows:

Fiscal Year	Principal	Interest	Total
2024	$ 197,840	$ 36,381	$ 234,221
2025	203,736	30,486	234,222
2026	209,807	24,414	234,221
2027	216,060	18,162	234,222
2028	222,496	11,723	234,219
2029-2030	170,910	5,093	176,003
Total	$ 1,220,849	$ 126,259	$ 1,347,108

10. Leases payable

At the end of the year, the City has entered into 5 lease agreements for machinery, buildings and equipment. The combined leases have a combined present value of $ 626,099. Due to the implementation of Government Accounting Standards Board (GASB) 87, Leasing Standard, the City has recorded these lease obligations as intangible right-to-use or financed purchases in the governmental and business type activities. The intangible right-to-use lease assets will be amortized over the lease term remaining. These assets are recorded in both the governmental wide and business type activity funds. The financed purchase leases will be depreciated over the useful lives of the assets. There are no residual value guarantees in the lease provisions.

NOTE 9 – LONG-TERM DEBT *(Continued)*

Fiscal Year	Principal	Interest	Total
2024	$ 20,426	$ 6,574	$ 27,000
2025	21,399	5,601	27,000
2026	22,417	4,583	27,000
2027	23,484	3,516	27,000
2028	24,602	2,398	27,000
2029	25,774	1,227	27,001
Total	$ 138,102	$ 23,899	$ 162,001

The right to use asset leases future debt service requirements are as follows:

Fiscal Year	Principal	Interest	Total
2024	$ 113,373	$ 7,675	$ 121,048
2025	115,545	5,508	121,053
2026	95,262	3,292	98,554
2027	96,769	1,786	98,555
2028	14,876	883	15,759
2029-2032	52,169	1,789	53,958
Total	$ 487,994	$ 20,933	$ 508,927

11. Changes in long term liabilities

Changes in bonds payable, deferred items, capital leases, and compensated absences during the fiscal year June 30, 2023, were as follows:

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NOTE 9 – LONG-TERM DEBT (*Continued)*

Governmental Activities:	July 1 2022	Additions	Reductions	June 30 2023	Due in One Yr
Bonds Payable					
2014 Special assessment bond	$ 415,000	$ -	$ 130,000	$ 285,000	$ 20,000
Unamortized bond premium	5,354	-	486	4,868	-
2022 Sales Tax Bond	22,915,000	-	1,030,000	21,885,000	715,000
Unamortized bond premium	2,305,958	-	115,298	2,190,660	-
Total bonds payable	25,641,312	-	1,275,784	24,365,528	735,000
Leases payable	212,938	463,060	174,731	501,267	119,607
Notes payable	1,460,369	-	239,520	1,220,849	197,840
Net pension liability	-	578,529	-	578,529	-
Compensated absences	311,540	443,793	387,828	367,505	275,629
Gov't activities long-term debt	$ 27,626,159	$ 1,485,382	$ 2,077,863	$ 27,033,678	$ 1,328,076
Business-Type Activities:					
Bonds payable:					
2009 sewer revenue bond	$ 3,257,000	$ -	$ 774,000	$ 2,483,000	$ 566,000
2013 water quality revenue bond	1,572,000	-	114,000	1,458,000	131,000
2014 water and sewer refunding bond	9,380,000	-	225,000	9,155,000	235,000
Unamortized bond premium	615,682	-	61,568	554,114	-
2018A water and sewer refunding bond	1,845,000	-	495,000	1,350,000	520,000
Unamortized bond premium	118,572	-	29,644	88,928	-
2018B water and sewer revenue bond	1,210,000	-	26,000	1,184,000	27,000
Total bonds payable	17,998,254	-	1,725,212	16,273,042	1,479,000
Leases payable	138,859	-	14,025	124,834	14,193
Net pension liability	-	147,271	-	147,271	-
Compensated absences	69,848	119,071	102,508	86,411	64,808
Business type long-term debt	$ 18,206,961	$ 266,342	$ 1,841,745	$ 16,631,558	$ 1,558,001

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NOTE 10 – STATE RETIREMENT PLANS *(Continued)*

Description of plans – Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirements Systems are comprised of the following pension trust funds:

- Public Employees Noncontributory Retirement System (Noncontributory System), which is a multiple employer, cost sharing, public employee retirement system.
- Tier 2 Public Employees contributory Retirement System (Tier 2 Public Employees System), which is a multiple employer, cost sharing, public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems are members of the Tier 2 Retirement System

The Utah Retirement System (URS) is established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The URS's defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms. URS issues a publicly available financial report which can be obtained by writing Utah Retirement Systems, 560 E. 200 S, Salt Lake City, Utah 84102 or visiting the website: www.urs.org

Benefits Provided – URS Provides retirement, disability, and death benefits. Retirement benefits are as follows:

System	Final average salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Public Safety System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.5% per year to to 20 years; 2.0% per year over 20 years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%

**with actuarial reductions*

***All post-retirement cost of living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.*

NOTE 10 – STATE RETIREMENT PLANS *(Continued)*

Contributions – As a condition of participation in the plans, employers and/or employees are required to contribute certain percentages of salary and wages, as authorized by statute and specified by the URS Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable), is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates are as follows:

	Employee Paid	Paid by Employer for Employee	Employer Contribution Rates	Employer rate for 401(k) Plan
Contributory System				
111 - Local Governmental Division Tier 2	N/A	N/A	16.01%	0.180%
Noncontributory				
15 - Local Governmental Division Tier 1	N/A	N/A	17.97%	N/A
Firefighters Retirement				
32 - Other Division B	16.71	N/A	6.24%	N/A
132 -Tier 2 DB Hybrid Firefighters	2.59	N/A	14.08%	N/A
Tier 20 DC Only				
211 Local Government	N/A	N/A	6.19%	10.000%
232 - Firefighters	N/A	N/A	0.08%	14.000%

Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For the fiscal year ended June 30, 2023, the employer and employee contributions to the System were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	$ 462,730	N/A
Tier 2 Public Employee System	499,469	-
Tier 2 DC Only System	40,672	N/A
	$ 1,002,871	$ -

Contributions reported are the URS Board approved required contributions by the System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities of the Tier 1 Systems.

Combined Pension assets, liabilities, expense, and deferred outflows of resources and deferred inflows of resources related to pensions

At June 30, 2023 the City reported a net pension asset of $0 and a net pension liability of $725,799.

NOTE 10 – STATE RETIREMENT PLANS *(Continued)*

Combined Pension assets, liabilities, expense, and deferred outflows of resources and deferred inflows of resources related to pensions *(continued)*

	(Measurement Date): December 31, 2022				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2020	Change (Decrease)
Noncontributory System	$ -	$ 576,917	0.3368370%	0.2918374%	0.0449996%
Tier 2 Public Employees System	-	148,882	0.1367281%	0.1250546%	0.0116735%
Total Net Pension Asset/Liability	$ -	$ 725,799			

The net pension asset and liability were measured as of December 31, 2022, and the total pension liability used to calculate the net pension asset and liability were determined by an actuarial valuation as of January 1, 2022 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the System during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2023, the City recognized pension expense of ($602,822). At June 30, 2023 the City reported deferred outflows of resources and deferred inflows of resources related to pension plans from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 245,969	$ 6,819
Changes in assumptions	142,883	11,288
Net difference between projected and actual earnings on the pension plan investments	440,565	2,381,072
Changes in proportion and differences between contributions and proportionate shares of contributions	74,585	-
Contributions subsequent to the measurement date	481,303	-
Total	$ 1,385,305	$ 2,399,179

$481,003 reported as deferred outflows of resources related to pensions resulting from contributions made prior to the fiscal year end, but subsequent to the measurement date of December 31, 2022. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2023	$ (45,019)
2024	$ 48,849
2025	$ 181,575
2026	$ 638,737
2027	$ 13,078
Thereafter	$ 51,849

NOTE 10 – STATE RETIREMENT PLANS *(Continued)*

Noncontributory system pension expense, and deferred outflows and inflows of resources

For the year ended June 30, 2023, the City recognized pension expense of $320,332 for the noncontributory system. At June 30, 2023 the City reported deferred outflows of resources and deferred inflows of resources related to noncontributory pension plans from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 195,682	$ -
Changes in assumptions	94,549	2,304
Net difference between projected and actual earnings on the pension plan investments	380,540	-
Changes in proportion and differences between contributions and proportionate shares of contributions	45,807	-
Contributions subsequent to the measurement date	222,746	-
Total	$ 939,324	$ 2,304

$222,746 reported as deferred outflows of resources related to pensions resulting from contributions made prior to the fiscal year end, but subsequent to the measurement date of December 31, 2022. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2023	$ (53,689)
2024	$ 30,720
2025	$ 152,848
2026	$ 584,395
2027	$ -
Thereafter	$ -

Tier 2 public employees system pension expense, and deferred outflows and inflows of resources

For the year ended June 30, 2023, the City recognized pension expense of $285,550. At June 30, 2023 the City reported deferred outflows of resources and deferred inflows of resources related pension plans from the following sources:

NOTE 10 – STATE RETIREMENT PLANS *(Continued)*

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 50,287	$ 5,907
Changes in assumptions	48,334	379
Net difference between projected and actual earnings on the pension plan investments	60,025	-
Changes in proportion and differences between contributions and proportionate shares of contributions	28,778	6,342
Contributions subsequent to the measurement date	258,558	-
Total	$ 445,982	$ 12,628

$258,558 reported as deferred outflows of resources related to pensions resulting from contributions made prior to the fiscal year end, but subsequent to the measurement date of December 31, 2022. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2023	$ 8,670
2024	$ 18,128
2025	$ 28,727
2026	$ 54,342
2027	$ 13,078
Thereafter	$ 51,849

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NOTE 10 – STATE RETIREMENT PLANS *(Continued)*

Actuarial assumptions – The total pension liability in the December 31, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.25-9.25 percent, average, including inflation
Investment rate of return	6.85 percent, net of pension plan investment expenses, including inflation

Mortality rates were adopted from an actuarial experience study dated January 1, 2020. The retired Mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using 80% of the ultimate rates from the MP-2019 improvement assumption using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2022, valuation was based on an experience study of the demographic assumptions as of January 1, 2020, and a review of economic assumptions as of January 1, 2021.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

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NOTE 10 – STATE RETIREMENT PLANS *(Continued)*

		Expected Return Arithmetic Basis	
Asset Class	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term Expected Portfolio Real Rate of Return
Equity securities	35%	6.58%	2.30%
Debt securities	20%	1.08%	22.00%
Real assets	18%	5.72%	1.03%
Private equity	12%	9.80%	1.18%
Absolute return	15%	2.91%	44.00%
Cash and cash equivalents	0%	-0.11%	0.00%
Totals	100%		5.17%
	Inflation		2.50%
	Expected arithmetic nominal return		7.67%

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50% and a real return of 4.35% that is net of investment expense.

Discount rate – The discount rate used to measure the total pension liability was 6.85%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate. The discount rate was reduced from 6.95% to 6.85% from the prior measurement date

Sensitivity of the City's proportionate share of the net pension asset and liability to changes in the discount rate – The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 6.85%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.85%) or 1-percentage-point higher (7.85%) than the current rate:

	1% Decrease (5.85%)	Discount Rate (6.85%)	1% Increase (7.85%)
Proportion Share of			
Noncontributory Systems	$ 3,635,925	$ 576,917	$ (1,979,045)
Tier 2 Public Employees System	650,534	148,882	(237,577)
Total	$ 4,286,459	$ 725,799	$ (2,216,622)

NOTE 10 – STATE RETIREMENT PLANS (Continued)

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but they may also be used as a primary retirement plan. These plans are voluntary tax advantaged retirement savings programs authorized under sections 401(k) and 408 of the Internal Revenue Code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

Eagle Mountain City participates in the following Defined Contribution Savings plans with the Utah Retirement Systems:

- 401(k) Plan
- 457(b) Plan
- Roth IRA plan

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for the fiscal year ended June 30, were as follows:

	2023	2022	2021
401(k) Plan			
Employer Contributions	$ 230,038	$ 174,303	$ 131,040
Employee Contributions	117,415	78,150	62,453
457 Plan			
Employer Contributions	285,708	246,546	237,828
Employee Contributions	230,029	201,577	175,792
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	52,581	47,051	46,174

NOTE 11 - LITIGATION

The City is a defendant in certain legal actions and pending actions or is in process for miscellaneous claims. The ultimate liability that might result from the final resolution of the above matters is not presently determinable. City management is of the opinion that the final outcome of the cases will not have an adverse material affect on the City's financial statements.

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NOTE 12 - RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City participates in the Utah Local Governments Trust (a public entity risk pool). All claims are submitted to the Utah Local Governments Trust, which acts as a commercial insurer. The Association is obligated to pay all claims covered by its plan. All claims are subject to a $5,000 deductible. The deductible is accrued as a current liability when the claim is incurred. The Utah Local Governments Trust covers claims up to $10,000,000. The City has not incurred a claim in excess of its coverage for any of the past three fiscal years.

NOTE 13 – CONTINGENT LIABILITIES

The City has entered into agreements with various developers to donate infrastructure that will benefit future development within the city. These developers will be repaid with the impact fees collected from those future developments. Because of the fluctuations in the building market within the City and due to the uncertainty of new developments actually being built, the amounts are not reflected as liabilities on the financial statements. They will be recorded as expenses as the future impact fees are received. The amount of outstanding impact fee reimbursement agreements as of the balance sheet date is $1,351,125.

NOTE 14 – REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY

For the year ended June 30, 2023, the following activity occurred in the City's Redevelopment Agency:

Property Tax Increment Received:	
Project Area 1:	
EDA 2012-1	$ 53,983
Project Area 2:	
Parkside	17,150
Project Area 3:	
Sweetwater	7,253,420
Project Area 4	
Pole Canyon	321,223
Total Tax increment received by RDA	$ 7,645,776
Property Tax Increment Expended:	
Administrative costs	$ 54,026
Reimbursements to taxing agency	53,983
Site and Improvements	6,881,313
Total tax increment expended by RDA	$ 6,989,322

There is a financial benefit between the primary government and the component unit. The component unit is blended because the primary government and the component unit's governing body are substantively the same.

NOTE 15 – SUBSEQUENT EVENTS

On Aug. 31, 2022, Eagle Mountain City determined that it was the victim of an organized cybercrime, resulting in the loss of nearly $1.13 million. This crime was orchestrated through an email impersonation wherein the individual(s) responsible were able to portray themselves as a representative of a vendor working closely with the City on a major infrastructure project. Eagle Mountain City took immediate action, contacting the Federal Bureau of Investigation (FBI), Utah County Sheriff's Office and the vendor within minutes of learning of the incident. The City has filed a claim with their insurance company and received $250,000 after the balance sheet date.

NOTE 16 – CHANGE IN ACCOUNTING PRINCIPLE

During the year, the Authority implemented Governmental Accounting Standards Board (GASB) Statement No.96, Subscription-Based Information Technology Arrangements (SBITAs). GASB Statement No. 96 enhances the relevance and consistency of information of the government's subscription-based arrangements. It establishes requirements to account for qualifying arrangements as a liability and an offsetting intangible right-to-use subscription asset, similar to the accounting required for leases. The Authority evaluated all potential SBITAs and none qualified for reporting under GASB Statement No. 96, and therefore, no SBITA right-to-use subscription assets, or SBITA-related liabilities are reported, and no adjustments were required to the Authority's net position.

NOTE 17 – SUBSEQUENT EVENTS

In preparing these financial statements, the City has evaluated events and transactions for potential recognition or disclosure through December 22, 2022, the date the financial statements were available to be issued.

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NOTE 1 – CHANGE IN ASSUMPTIONS

No changes were made in actuarial assumptions from the prior years' valuation.

NOTE 2 – BUDGETARY INFORMATION

Budgets for the general fund are adopted and presented on a basis consistent with generally accepted accounting principles.

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REQUIRED SUPPLEMENTAL INFORMATION

EAGLE MOUNTAIN CITY

Required Supplementary Information
Schedule of the Proportionate Share of the Net Pension Liability
June 30, 2023
Last 10 Fiscal Years*

	Fiscal Year	Proportion of the net liability (asset)	Proportionate share of the net pension liability (asset)	Covered payroll	Porportionate share of the net pension liabilty (asset) as a percentage of its covered-employee payroll	Plan fiduciary net position as a percentage of the total pension liability
Noncontributory System						
	2015	0.3418200%	$ 1,484,263	$ 2,830,676	52.4%	90.2%
	2016	0.2882055%	1,630,807	2,337,197	69.78%	87.80%
	2017	0.2514720%	1,606,251	1,989,663	80.73%	87.30%
	2018	0.0251466%	1,101,749	1,913,175	57.59%	91.90%
	2019	0.2619790%	1,928,544	1,990,978	96.86%	87.00%
	2020	0.2694202%	1,015,409	2,003,401	50.68%	93.70%
	2021	0.2809756%	144,124	2,006,669	7.18%	99.20%
	2022	0.2918374%	(1,671,384)	1,997,733	-83.66%	108.70%
	2023	0.3368370%	576,917	2,433,738	23.70%	97.50%
Tier 2 Public Employees Retirement System						
	2015	0.0903999%	(2,740)	444,513	-0.6%	103.50%
	2016	0.0953808%	(208)	616,135	-0.030%	100.20%
	2017	0.9893570%	11,036	811,348	1.360%	95.10%
	2018	0.1030719%	9,088	1,008,808	0.900%	97.40%
	2019	0.0984386%	42,159	1,149,735	3.670%	90.80%
	2020	0.1095960%	24,649	1,522,444	1.620%	96.50%
	2021	0.1195348%	17,192	1,911,180	0.900%	98.30%
	2022	0.1250546%	(52,928)	2,320,700	-2.280%	103.80%
	2023	0.1367281%	148,882	2,980,518	5.000%	92.30%

* The amounts presented for each fiscal year were determined as of December 31. In accordance with GASB 68, until a full 10-year trend is compiled, information is presented for those years for which information is available.

EAGLE MOUNTAIN CITY

Required Supplementary Information
Schedule of Contributions
June 30, 2023
Last 10 Fiscal Years*

	Fiscal year ended June 30,	Actuarial Determined Contribution	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contribution as a percentage of covered employee payroll
Noncontributory System	2014	$ 495,209	$ 495,209	$ -	$ 2,864,137	19.98%
	2015	481,847	481,847	-	2,608,808	22.03%
	2016	394,681	394,681	-	2,136,875	22.19%
	2017	355,432	355,432	-	1,924,378	18.47%
	2018	360,046	360,046	-	1,949,357	18.48%
	2019	371,693	371,693	-	2,012,414	18.47%
	2020	367,383	367,383	-	1,989,079	18.47%
	2021	368,150	368,150	-	1,997,741	18.47%
	2022	381,839	381,839	-	2,091,364	18.26%
	2023	462,720	462,720		2,607,140	17.75%
Tier 2 Public Employees Systems	2014	38,159	38,159	-	272,757	16.64%
	2015	89,317	89,317	-	597,837	13.85%
	2016	98,396	98,396	-	659,935	12.13%
	2017	138,865	138,865	-	931,353	14.91%
	2018	164,524	164,524	-	1,088,839	15.11%
	2019	197,644	197,644	-	1,271,838	15.54%
	2020	279,125	279,125	-	1,782,409	15.66%
	2021	326,682	326,682	-	2,067,607	15.80%
	2022	418,026	418,026	-	2,602,908	16.06%
	2023	499,469	499,469	-	3,119,732	16.01%
Tier 2 Public Employees DC Only System	2014	4,971	4,971	-	89,085	0.00%
	2015	979	979	-	14,572	0.00%
	2016	4,526	4,526	-	67,651	10.02%
	2017	9,203	9,203	-	137,568	6.69%
	2018	11,797	11,797	-	152,142	7.75%
	2019	16,523	16,523	-	184,079	8.98%
	2020	14,001	14,001	-	142,010	9.86%
	2021	26,004	26,004	-	324,082	8.02%
	2022	31,890	31,890	-	406,680	7.84%

EAGLE MOUNTAIN CITY

Schedule of Revenues, Expenditures, and Changes in Fund Balance Detail

Budget to Actual

General Fund

For the Year Ended June 30, 2023

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes	$ 18,702,116	$ 16,441,500	$ 17,327,881	$ 886,381
Licenses and permits	5,781,500	2,556,558	3,039,285	482,727
Intergovernmental	1,979,739	4,610,549	2,424,600	(2,185,949)
Charges for services	2,102,712	2,654,194	2,755,628	101,434
Impact fees	-	-	39,262	39,262
Contributions	700,000	1,800,000	1,646,802	(153,198)
Interest	114,900	440,000	925,229	485,229
Miscellaneous	-	1,500	8,885	7,385
Total revenues	29,380,967	28,504,301	28,167,572	(336,729)
EXPENDITURES				
Current:				
General government:				
Legislative	216,264	202,492	191,537	10,955
Recorders	490,923	459,398	414,301	45,097
Attorney	167,250	260,295	186,411	73,884
Executive	1,011,857	777,580	717,241	60,339
Finance	638,463	2,293,227	2,285,124	8,103
Engineering	878,909	1,362,792	1,016,298	346,494
Human Resource	285,979	257,626	242,063	15,563
Information Technology	729,654	851,201	715,275	135,926
Public Information	295,145	282,348	268,227	14,121
Building Maintenance	983,475	1,157,475	1,049,862	107,613
Total general government	5,697,919	7,904,434	7,086,339	818,095
Public safety				
Police	5,461,011	5,487,723	5,475,190	12,533
Planning and zoning	1,309,381	1,265,791	1,281,849	(16,058)
Public works				
Streets and Roads	3,857,811	4,930,811	4,356,771	574,040
Parks	2,334,358	2,365,527	2,312,679	52,848
Total public works	6,192,169	7,296,338	6,669,450	626,888
Community development				
Recreation	466,447	452,147	449,065	3,082
Special events	356,288	419,797	355,796	64,001
Building	1,546,999	1,233,919	1,267,379	(33,460)
Library	761,505	760,205	690,841	69,364
Economic development	194,613	918,773	1,760,459	(841,686)
Total community development	3,325,852	3,784,841	4,523,540	(738,699)
Debt Service				
Principal retirement	1,220,703	116,433	116,433	-
Interest	823,266	15,867	15,867	-
Total debt services	2,043,969	132,300	132,300	-
Total expenditures	24,030,301	25,871,427	25,168,668	702,759
Excess (deficit) of revenues over (under) expenditures	5,350,666	2,632,874	2,998,904	366,030
OTHER FINANCING SOURCES (USES)				
Sale of capital assets	-	-	-	-
Lease proceeds	-	-	463,060	463,060
Insurance Proceeds				
Transfers in	-	-	-	-
Transfers out	(5,350,666)	(4,778,135)	(4,778,135)	-
Total other financing sources (uses)	(5,350,666)	(4,778,135)	(4,315,075)	463,060
Net change in fund balance	-	(2,145,261)	(1,316,171)	829,090
Fund balances - beginning	14,723,961	14,723,961	14,723,961	-
Fund balances - ending	$ 14,723,961	$ 12,578,700	$ 13,407,790	$ 829,090

EAGLE MOUNTAIN CITY

Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Parks Impact Fee
For the Year Ended June 30, 2023

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Interest	$ 5,469	$ 138,500	$ 149,540	$ 11,040
Impact fees	5,827,428	1,528,000	1,785,444	257,444
Total revenues	5,832,897	1,666,500	1,934,984	268,484
EXPENDITURES				
Public works	106,964	-	-	-
Total expenditures	106,964	-	-	-
Excess (deficit) of revenues over (under) expenditures	5,725,933	1,666,500	1,934,984	268,484
OTHER FINANCING SOURCES (USES)				
Transfers Out	(5,000,000)	(6,000,000)	(494,427)	5,505,573
Total other financing sources	(5,000,000)	(6,000,000)	(494,427)	5,505,573
Net change in fund balance	725,933	(4,333,500)	1,440,557	5,774,057
Fund balances - beginning	2,820,024	2,820,024	5,588,380	2,768,356
Fund balances - ending	$ 3,545,957	$ (1,513,476)	$ 7,028,937	$ 8,542,413

EAGLE MOUNTAIN CITY
NOTES TO THE REQUIRED SUPPLEMENTARY STATEMENTS
YEAR ENDED JUNE 30, 2023

NOTE 1 – Changes in assumptions

The assumptions and methods used to calculate the total pension liability remain unchanged from the prior year.

NOTE 2 – Budgetary Information

Budgets for the general fund are adopted and presented on a basis consistent with generally accepted accounting principles.

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COMBINING AND INDIVIDUAL FUND STATEMENTS

GOVERNMENTAL FUNDS, PROPRIETARY, AND INTERNAL SERVICE FUNDS

EAGLE MOUNTAIN CITY
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2023

	Debt Service	Debt Service	Special Revenue			Total Nonmajor Governmental Funds
	General Debt Service Fund	Special Assess. Area -2014	Impact Fee Transportation	Impact fees Parks	Cemetery	
ASSETS						
Cash and cash equivalents	$ 43,402	$ -	$ -	$ -	$ 241,758	$ 285,160
Restricted cash	16,460	135,681	2,589,518	7,028,937	-	9,770,596
Receivables (net):						
Special assessments	-	235,539	-	-	-	235,539
Total assets	$ 59,862	$ 371,220	$ 2,589,518	$ 7,028,937	$ 241,758	$ 10,291,295
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES						
Liabilities:						
Accounts payable & accrued liabilities	$ -	$ 1,925	$ 2,699	$ -	$ 1,842	$ 6,466
Total liabilities	-	1,925	2,699	-	1,842	6,466
Deferred inflows of resources:						
Deferred for Special Assessments	-	235,539	-	-	-	235,539
Total deferred inflows of resources:	-	235,539	-	-	-	235,539
Fund Balances:						
Fund balances restricted for:						
Impact fees	-	-	2,586,819	7,028,937	-	9,615,756
Assigned for:						
Debt service fund	59,862	133,756	-	-	-	193,618
Special revenue funds	-	-	-	-	239,916	239,916
Total fund balances	59,862	133,756	2,586,819	7,028,937	239,916	10,049,290
Total Liabilities, Deferred inflows of resources, and fund balances	$ 59,862	$ 371,220	$ 2,589,518	$ 7,028,937	$ 241,758	$ 10,291,295

EAGLE MOUNTAIN CITY

Combining Statement of Revenues, Expenditures, and Changes in Fund Balance

Nonmajor Governmental Funds

For the Year Ended June 30, 2023

	Debt Service		Special Revenue			Total Nonmajor Governmental Funds
	General Debt Service Fund	Special Assess. Area -2014	Impact Fee Transportation	Impact fees Parks	Cemetery	
REVENUES						
Taxes	$ -	$ -	$ -	$ -	$ -	$ -
Special assessments	-	73,832	-	-	-	73,832
Impact fees	-	-	1,060,768	1,785,444	-	2,846,212
Charges for services	-	-	-	-	52,130	52,130
Interest	59,862	2,199	78,633	149,540	15	290,249
Total revenues	59,862	76,031	1,139,401	1,934,984	52,145	3,262,423
EXPENDITURES						
Current:						
Public works	-	6,924	2,700	-	-	9,624
Community Development	-	-	-	-	12,228	12,228
Debt service:				-		
Principal retirement	1,269,520	130,000	-	-	-	1,399,520
Bond issuance costs	-	-	-		-	-
Interest and fiscal charges	774,448	22,600	-	-	-	797,048
Total expenditures	2,043,968	159,524	2,700	-	12,228	2,218,420
Excess revenues over (under) expenditures	(1,984,106)	(83,493)	1,136,701	1,934,984	39,917	1,044,003
Other financing sources (uses)						
Transfers in	2,043,968	-	-	-	-	2,043,968
Transfers out	-	-	(2,183,315)	(494,427)	-	(2,677,742)
Total other financing sources and uses	2,043,968	-	(2,183,315)	(494,427)	-	(633,774)
Excess revenues and other sources						

EAGLE MOUNTAIN CITY

Schedule of Revenues, Expenditures, and Changes in Fund Balance

Budget to Actual

Special Assessment Area - 2014

For the Year Ended June 30, 2023

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Special assessments	$ 62,500	$ 73,800	$ 73,832	$ 32
Interest	-	2,000	2,199	199
Total revenues	62,500	75,800	76,031	231
EXPENDITURES				
Public works	6,750	6,750	6,924	(174)
Debt service				
Principal	30,000	130,000	130,000	-
Interest and fees	25,750	25,750	22,600	3,150
Total expenditures	62,500	162,500	159,524	2,976
Excess (deficit) of revenues over (under) expenditures	-	(86,700)	(83,493)	3,207
OTHER FINANCING SOURCES (USES)				
Total other financing sources	-	-	-	-
Net change in fund balance	-	(86,700)	(83,493)	3,207
Fund balances - beginning	217,249	217,249	217,249	-
Fund balances - ending	$ 217,249	$ 130,549	$ 133,756	$ 3,207

EAGLE MOUNTAIN CITY

Schedule of Revenues, Expenditures, and Changes in Fund Balance

Budget to Actual

Capital Projects Fund

For the Year Ended June 30, 2023

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Intergovernmental	$ -	$ 5,894,191	$ 5,684,120	$ (210,071)
Contributions	-	432,786	642,857	210,071
Charges for Services	-	-	-	-
Interest	-	933,322	1,466,177	532,855
Total Revenues	-	7,260,299	7,793,154	532,855
EXPENDITURES				
Current:				
Public Works	-	62,000	61,206	794
Capital outlay	13,269,091	37,004,373	9,778,766	27,225,607
Total expenditures	13,269,091	37,066,373	9,839,972	27,226,401
Excess (deficit) of revenues over (under) expenditures	(13,269,091)	(29,806,074)	(2,046,818)	27,759,256
OTHER FINANCING SOURCES (USES)				
Proceeds from issuance of long-term debt	-	-	-	-
Transfers in	12,101,766	12,912,066	5,411,909	(7,500,157)
Transfers out	-	-	-	-
Total other financing sources (uses)	12,101,766	12,912,066	5,411,909	(7,500,157)
Net change in fund balance	(1,167,325)	(16,894,008)	3,365,091	20,259,099
Fund balances - beginning	41,350,638	41,350,638	41,350,638	-
Fund balances - ending	$ 40,183,313	$ 24,456,630	$ 44,715,729	$ 20,259,099

EAGLE MOUNTAIN CITY

Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Transportation Impact Fee
For the Year Ended June 30, 2023

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Interest	$ 2,809	$ 71,500	$ 78,633	$ 7,133
Impact fees	2,384,326	960,250	1,060,768	100,518
Total revenues	2,387,135	1,031,750	1,139,401	107,651
EXPENDITURES				
Public works	-	2,700	2,700	-
Debt service:				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	-	2,700	2,700	-
Excess (deficit) of revenues over (under) expenditures	2,387,135	1,029,050	1,136,701	107,651
OTHER FINANCING SOURCES (USES)				
Operating transfers in		-	-	-
Operating transfers out	(186,000)	(2,010,099)	(2,183,315)	(173,216)
Total other financing sources	(186,000)	(2,010,099)	(2,183,315)	(173,216)
Net change in fund balance	2,201,135	(981,049)	(1,046,614)	(65,565)
Fund balances - beginning	3,633,433	3,633,433	3,633,433	-
Fund balances - ending	$ 5,834,568	$ 2,652,384	$ 2,586,819	$ (65,565)

EAGLE MOUNTAIN CITY

Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Cemetery Fund
For the Year Ended June 30, 2023

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Charges for Services	$ 50,500	$ 50,500	$ 52,130	$ 1,630
Interest	-	-	15	15
Total revenues	50,500	50,500	52,145	1,645
EXPENDITURES				
Community Development	50,009	50,009	12,228	37,781
Total expenditures	50,009	50,009	12,228	37,781
Excess (deficit) of revenues over (under) expenditures	491	491	39,917	39,426
OTHER FINANCING SOURCES (USES)				
Operating Transfers In	-	-	-	-
Total other financing sources	-	-	-	-
Net change in fund balance	491	491	39,917	39,426
Fund balances - beginning	199,999	199,999	199,999	-
Fund balances - ending	$ 200,490	$ 200,490	$ 239,916	$ 39,426

EAGLE MOUNTAIN CITY

Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Redevelopment Agency
For the Year Ended June 30, 2023

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes	$ 9,256,544	$ 9,256,544	$ 7,645,775	$ (1,610,769)
Interest	-	-	587	587
Total revenues	9,256,544	9,256,544	7,646,362	(1,610,182)
EXPENDITURES				
Community Development	9,256,544	9,256,544	6,989,322	2,267,222
Total expenditures	9,256,544	9,256,544	6,989,322	2,267,222
Excess (deficit) of revenues over (under) expenditures	-	-	657,040	657,040
OTHER FINANCING SOURCES (USES)				
Total other financing sources	-	-	-	-
Net change in fund balance	-	-	657,040	657,040
Fund balances - beginning	303,414	303,414	303,414	-
Fund balances - ending	$ 303,414	$ 303,414	$ 960,454	$ 657,040

EAGLE MOUNTAIN CITY

Combining Statement of Net Position

Internal Service Funds

June 30, 2023

	Fleet	Utility Billing	GIS Services	Total
ASSETS				
Current assets:				
Cash and cash equivalents	$ 1,473,488	173,751	$ 320,015	$ 1,967,254
Accounts receivable - net	5,520	-	-	5,520
Total current assets	1,479,008	173,751	320,015	1,972,774
Noncurrent assets:				
Land, equipment, buildings and improvements	5,662,836	13,996	34,582	5,711,414
Less: Accumulated depreciation	(3,584,141)	(13,996)	(34,582)	(3,632,719)
Total noncurrent assets	2,078,695	-	-	2,078,695
Total assets	3,557,703	173,751	320,015	4,051,469
DEFERRED OUT FLOW OF RESOURCES				
Pension related costs	24,586	16,571	19,660	60,817
LIABILITIES				
Current liabilities:				
Accounts payable and accrued liabilities	39,013	6,830	3,712	49,555
Compensated absences - current	8,399	3,672	1,585	13,656
Total current liabilities	47,412	10,502	5,297	63,211
Noncurrent liabilities:				
Compensated absences - net of current	2,800	1,224	528	4,552
Net pension liability	12,882	8,682	10,301	31,865
Total noncurrent liabilities	15,682	9,906	10,829	36,417
Total liabilities	63,094	20,408	16,126	99,628
DEFERRED INFLOWS OF RESOURCES				
Pension related costs	265	179	212	656
Net Position:				
Net investment in capital assets	2,078,695	-	-	2,078,695
Unrestricted	1,440,235	169,735	323,337	1,933,307
Total net Position	$ 3,518,930	$ 169,735	$ 323,337	$ 4,012,002

EAGLE MOUNTAIN CITY

Combining Statement of Revenues, Expenses, and Changes in Fund Net Position

Internal Service Funds

For the Year Ended June 30, 2023

	Fleet	Utility Billing	GIS Services	Total
Operating revenues:				
Charges for services	$ 1,484,100	$ 273,380	$ 307,049	$ 2,064,529
Other operating revenue	66,483	-	-	66,483
Total operating revenues	1,550,583	273,380	307,049	2,131,012
Operating expenses:				
Salaries and wages	168,303	179,851	144,724	492,878
Purchased services	65,875	95,101	39,057	200,033
Materials and supplies	387,016	949	-	387,965
Depreciation and amortization	655,917	-	-	655,917
Miscellaneous	-	3,240	6,014	9,254
Total operating expenses	1,277,111	279,141	189,795	1,746,047
Operating income	273,472	(5,761)	117,254	384,965
Nonoperating revenues (expenses):				
Interest revenue	3,900	13	23	3,936
Interest expense	(1,758)	-	-	(1,758)
Total nonoperating revenues (expenses)	2,142	13	23	2,178
Net income (loss) before contributions and transfers	275,614	(5,748)	117,277	387,143
Contributions and transfers				
Total contributions and transfers	-	-	-	-
Change in net Position	275,614	(5,748)	117,277	387,143
Total net position - beginning	3,243,316	175,483	206,060	3,624,859
Total net position - ending	$ 3,518,930	$ 169,735	$ 323,337	$ 4,012,002

EAGLE MOUNTAIN CITY
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended June 30, 2023

	Fleet	Utility Billing	GIS Services	Total
Cash Flows From Operating Activities				
Receipts from customers	$ 1,545,063	$ 273,855	$ 307,049	$ 2,125,967
Payments to employees	(174,690)	(190,080)	(148,240)	(513,010)
Payments to suppliers	(607,911)	(102,193)	(44,759)	(754,863)
Net cash provided (used) by operating activities	762,462	(18,418)	114,050	858,094
Cash Flows From Noncapital Financing Activities				
Net cash provided (used) by noncapital financing activities	-	-	-	-
Cash Flows From Capital and Related Financing Activities				
Acquistion of capital assets	(808,924)	-	-	(808,924)
Principal paid on outstanding debt	(58,298)	-	-	(58,298)
Interest paid on outstanding debt	(1,758)	-	-	(1,758)
Net cash provided (used) by capital and related financing activities	(868,980)	-	-	(868,980)
Cash Flows From Investing Activities				
Interest and dividends received	3,900	13	23	3,936
Net cash provided (used) by investing and related financing activities	3,900	13	23	3,936
Net increase (decrease) in cash and cash equivalents	(102,618)	(18,405)	114,073	(6,950)
Cash and cash equivalents - beginning	1,576,106	192,156	205,942	1,974,204
Cash and cash equivalents (deficit) - end	$ 1,473,488	$ 173,751	$ 320,015	$ 1,967,254
Reconciliation of operating income to net cash provided (used) by operating activities:				
Operating income	$ 273,472	$ (5,761)	$ 117,254	$ 384,965
Adjustments to reconcile operating income to net cash provided (used) by				
Depreciation expense	655,917	-	-	655,917
(Increase)/decrease in accounts receivable	(5,520)	475	-	(5,045)
(Increase)/decrease in net pension asset	20,864	33,452	33,452	87,768
(Increase)/decrease in deferred outflows	(13,273)	4,745	(1,534)	(10,062)
Increase/(decrease) in accounts payable	(155,020)	(2,903)	312	(157,611)
Increase/(decrease) in net pension liabilitiy	12,881	8,682	10,301	31,864
Increase/(decrease) in deferred inflows	(29,217)	(58,344)	(47,010)	(134,571)
Increase/(decrease.) in compensated absences	2,358	1,236	1,275	4,869
Total adjustments	488,990	(12,657)	(3,204)	473,129
Net cash provided (used) by operating activities	$ 762,462	$ (18,418)	$ 114,050	$ 858,094

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STATISTICAL SECTION

FINANCIAL TRENDS

Pages 90-95 of the Statistical Section of this report show financial trends in the City over the last ten years, both for governmental activities as well as business-type activities (proprietary or enterprise funds). This section contains tables, schedules, and information that show trends and variances. They are designed to help the constituents and other users understand the city's financial performance over time, as well changes in balances.

EAGLE MOUNTAIN CITY

Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Governmental activities										
Invested in capital assets*	$ 47,939,072	$ 59,048,455	$ 66,092,722	$ 76,834,279	$ 77,979,425	$ 88,966,275	$ 105,517,474	$ 119,838,195	$ 137,057,292	$ 145,394,692
Restricted	668,962	1,081,833	1,642,085	1,107,530	2,061,683	2,712,487	5,629,857	5,950,178	34,272,798	26,860,274
Unrestricted	9,891,812	6,694,321	5,176,939	6,950,460	7,865,614	7,919,700	18,283,015	28,292,235	11,872,620	25,255,655
Total governmental activities	58,499,846	66,824,609	72,911,746	84,892,269	87,906,722	99,598,462	129,430,346	154,080,608	183,202,710	197,510,621
Business-type activities										
Invested in capital assets*	32,487,480	32,767,922	38,007,144	43,226,694	62,953,936	78,428,437	101,889,316	104,644,731	123,643,242	134,784,885
Restricted	2,712,824	1,239,952	2,992,801	4,132,156	4,974,285	12,311,560	20,270,583	23,710,217	28,593,558	28,388,006
Unrestricted	13,123,112	19,392,299	17,900,677	18,406,880	20,179,446	19,101,283	17,016,866	18,984,840	17,215,702	28,918,138
Total business-type activities net position	48,323,416	53,400,173	58,900,622	65,765,730	88,107,667	109,841,280	139,176,765	147,339,788	169,452,502	192,091,029
Primary government										
Invested in capital assets*	80,426,552	91,816,377	104,099,866	120,060,973	140,933,361	167,394,712	207,406,790	224,482,926	260,700,534	280,179,577
Restricted	3,381,786	2,321,785	4,634,886	5,239,686	7,035,968	15,024,047	25,900,440	36,905,066	63,671,099	55,248,280
Unrestricted	23,014,924	26,086,621	23,077,616	25,357,340	28,045,061	27,020,983	35,299,881	40,032,404	35,583,114	54,173,793
Total primary government net position	$ 106,823,262	$ 120,224,783	$ 131,812,368	$ 150,657,999	$ 176,014,390	$ 209,439,742	$ 268,607,111	$ 301,420,396	$ 359,954,747	$ 389,601,650

Source: Eagle Mountain City

*Net of Related Debt

EAGLE MOUNTAIN CITY

Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Expenses										
Government activities:										
General government	$ 2,731,266	$ 2,555,214	$ 3,257,256	$ 3,075,688	$ 3,251,578	$ 3,544,085	$ 3,501,474	$ 4,114,283	$ 4,210,857	$ 6,843,799
Public safety	2,083,205	2,352,818	2,286,418	2,332,378	2,550,530	2,682,316	3,019,448	3,921,185	4,693,496	5,482,032
Highways & public works	4,516,101	6,730,966	6,496,475	7,506,410	7,023,575	9,405,363	10,116,835	9,215,444	8,840,825	9,905,619
Community development	1,036,699	876,459	1,174,443	1,281,716	2,088,942	1,995,945	2,143,788	2,592,049	6,481,068	11,619,237
Planning	327,311	395,512	380,673	508,154	468,853	475,935	432,853	439,936	426,098	885,935
Interest on long-term debt	243,250	160,767	166,707	68,597	62,215	54,343	49,203	178,385	249,625	617,768
Total governmental activities expense	10,937,832	13,071,736	13,761,972	14,772,943	15,445,693	18,157,987	19,263,602	20,461,282	24,901,969	35,354,390
Business-type activities										
Water utility	3,017,295	3,589,243	4,077,461	4,217,435	4,500,613	4,989,887	6,834,214	28,511,496	7,923,646	9,535,804
Sewer utility	2,899,340	3,510,591	3,923,954	4,004,069	3,988,418	4,475,542	4,785,726	5,487,893	6,044,020	7,238,947
Electric utility	10,135,436	9,834,298	95,183	61,235	-	-	-	-	-	-
Gas utility	4,102,155	3,452,371	79,069	61,731	-	-	-	-	-	-
Golf Course	-	-	-	-	-	-	-	-	-	-
Storm Drain	-	-	-	-	921,619	952,274	1,024,911	1,207,876	1,326,680	1,470,574
Non Major Business	1,061,465	1,031,895	1,148,040	1,310,495	1,342,353	1,717,825	1,384,721	1,518,858	1,910,594	2,238,884
Total business-type activities expense	21,215,691	21,418,398	9,323,707	9,654,965	10,753,003	12,135,528	14,029,572	36,726,123	17,204,940	20,484,209
Total primary government expenses	32,153,523	34,490,134	23,085,679	24,427,908	26,198,696	30,293,515	33,293,174	57,187,405	42,106,909	55,838,599
Program Revenues										
Governmental activities										
Charges for services:	3,485,946	3,574,307	4,569,333	4,898,084	5,065,769	6,258,526	7,422,231	12,068,623	8,449,940	5,368,857
Operating grants and contributions	29,359	14,442	52,235	24,429	20,065	32,444	1,457,357	3,805,907	2,115,144	2,400,624
Capital grants and contributuions	6,473,181	10,865,051	10,001,603	13,384,998	13,747,878	14,042,049	24,244,422	17,155,525	30,651,138	14,223,013
Total governmental activities programs revenues	9,988,486	14,453,800	14,623,171	18,307,511	18,833,712	20,333,019	33,124,010	33,030,055	41,216,222	21,992,494
Business-type activities:										
Charges for services:	24,004,272	20,171,460	11,472,554	13,254,589	15,561,474	18,006,742	22,003,328	26,739,371	28,266,925	26,930,003
Operating grants and contributions	-	-	-	-	-	-	-	-	-	-
Capital grants and contributions	948,298	4,418,845	3,431,786	6,250,205	10,420,966	17,257,782	27,754,625	28,075,972	13,806,665	8,893,198
Total business-type activities program revenues	24,952,570	24,590,305	14,904,340	19,504,794	25,982,440	35,264,524	49,757,953	54,815,343	42,073,590	35,823,201
Total primary governmental program revenues	34,941,056	39,044,105	29,527,511	37,812,305	44,816,152	55,597,543	82,881,963	87,845,398	83,289,812	57,815,695

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY

Changes in Net Position (cont.)
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year	
	2022	2023
Net (Expense)/Revenue		
Governmental activities	$ 16,314,253	$ (13,361,896)
Business-type activities	24,868,650	15,338,992
Total Primary government net expense	41,182,903	1,977,096
General Revenues and Other Changes in Net Position		
Governmental activities		
Taxes		
Property taxes	5,470,054	10,264,161
General sales & use tax	8,653,171	10,088,821
Franchise tax	3,410,186	4,634,584
Other		
Interest earnings	(181,963)	2,682,242
Contribution of assets from Utility Funds		
Gain (loss) on sale of capital assets		
Transfers		
Total Governmental activities	17,351,448	27,669,808
Other Business-type activities:		
Gain (loss) on disposition of capital assets		
Contribution of assets from Utility Funds		
Transfers		
Total Other Business-type activities	-	-
Change in Net Position		
Governmental activities	33,665,701	14,307,912
Business-type activities	24,868,650	15,338,992
Total primary government	$ 58,534,351	$ 29,646,904

EAGLE MOUNTAIN CITY

Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General Fund										
Restricted	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 47,684	$ 1,113,912
Assigned								$ 1,859,802		3,738,826
Unassigned	2,602,459	2,162,826	3,070,888	2,959,323	2,862,311	3,489,448	3,649,092	13,954,685	11,442,122	8,555,052
Total general fund	$ 2,602,459	$ 2,162,826	$ 3,070,888	$ 2,959,323	$ 2,862,311	$ 3,489,448	$ 3,649,092	$ 15,814,487	$ 11,489,806	$ 13,407,790
All Other Governmental Funds										
Restricted	$ 1,688,626	$ 1,934,908	$ 2,350,766	$ 2,463,417	$ 3,433,976	$ 3,180,962	$ 6,372,591	$ 13,194,849	$ 3,633,433	$ 26,773,329
Assigned	2,073,633	965,104	428,063	2,303,926	1,771,422	1,628,073	12,572,709	5,602,090	16,347,337	28,952,144
Unassigned reported in										
Special Revenue Funds									5,588,380	
Capital Projects Funds									25,003,301	
Nonmajor										
Total all other governmental funds	$ 3,762,259	$ 2,900,012	$ 2,778,829	$ 4,767,343	$ 5,205,398	$ 4,809,035	$ 18,945,300	$ 18,796,939	$ 50,572,451	$ 55,725,473

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY

Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Revenues										
Taxes	$ 4,128,574	$ 4,438,660	$ 5,060,489	$ 5,734,815	$ 6,344,105	$ 7,258,837	$ 9,073,784	$ 11,847,831	$ 17,529,450	$ 24,973,656
Licenses, fees, and permits	1,552,860	1,662,088	2,214,940	2,895,474	3,454,239	4,745,362	5,939,075	10,434,703	6,384,743	3,039,285
Intergovernmental	778,765	821,777	948,648	1,336,283	1,520,620	1,479,142	2,217,260	3,944,005	6,978,211	8,108,720
Charges for services	1,882,121	1,855,281	2,039,483	1,686,659	1,304,991	1,347,173	1,476,898	1,632,420	2,203,867	2,807,758
Special assessments	867,149	422,258	1,922,459	307,641	258,551	225,728	170,868	228,219	195,754	73,832
Investment earnings										2,682,242
Contributions	-	-	-	-	-	-	1,316,880	-	1,604,159	2,289,659
Impact fees	1,495,226	1,523,058	2,024,613	3,308,604	3,402,318	3,250,639	5,356,167	9,007,320	6,748,741	2,885,474
Miscellaneous	120,980	313,700	767,731	666,876	1,310,833	2,304,165	1,496,089	268,299	257,647	8,885
Total Revenues	10,825,675	11,036,822	14,978,363	15,936,352	17,595,657	20,611,046	27,047,021	37,362,797	41,902,572	46,869,511
Expenditures										
Current:										
General Government	2,703,466	2,617,687	3,222,850	3,027,034	3,294,126	3,421,616	3,455,632	4,147,767	4,543,769	7,086,339
Community Development	1,027,595	1,106,656	1,245,069	1,217,788	2,122,126	2,026,336	2,199,085	2,502,292	6,422,547	11,525,090
Public Works	3,412,266	3,136,684	2,880,937	4,799,868	5,087,135	6,683,232	6,732,075	7,015,979	6,017,292	6,740,280
Public Safety	2,065,929	2,367,014	2,286,418	2,332,378	2,550,530	2,688,014	3,024,814	3,918,627	4,690,939	5,475,190
Planning and Zoning	317,400	386,939	415,180	487,486	492,349	469,353	447,889	517,105	630,500	1,281,849
Finance & Admin. Services										
Tax Increment Distributions										
Debt service										
Principal Retirement	3,651,000	940,000	1,817,000	180,000	155,000	140,000	220,000	551,766	390,957	1,515,953
Bond Issuance Costs	123,286	-	-	-						
Interest and Fiscal Charges	226,440	277,744	180,379	70,618	64,152	54,588	49,238	155,128	83,321	812,915
Capital Outlay	375,859	1,664,752	2,223,822	4,444,671	6,597,297	8,906,776	5,015,276	7,131,814	8,603,999	9,778,766
Total expenditures	13,903,241	12,497,476	14,271,655	16,559,843	20,362,715	24,389,915	21,144,009	25,940,478	31,383,324	44,216,382
Excess of revenues over (under) expenditure	(3,077,566)	(1,460,654)	706,708	(623,491)	(2,767,058)	11,422,319	11,422,319	11,422,319	10,519,248	2,653,129

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY

Changes in Fund Balances, Governmental Funds (cont.)
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Other Financing Sources (Uses)										
Proceeds from lease activity										$ 463,060
Issuance of long term debt									$ (220,958)	
Proceeds from Issuance of Long-Term Debt							$ 2,000,000	$ 257,732	25,220,958	
Proceeds from Asset Disposals		$ 497,516						336,983	430,000	
Loss on Grant Noncompliance		(412,000)								
Debt Proceeds	$ 4,616,245									
Contributions						$ 2,614,261				
Transfer in	660,676	2,154,692	$ 1,802,835	$ 6,527,733	$ 6,091,881	6,050,244	12,578,357	351,840	20,280,048	7,455,877
Transfers out	(628,620)	(2,081,434)	(1,722,651)	(3,843,012)	(2,983,780)	(4,654,862)	(6,185,461)	(351,840)	(24,823,648)	(7,455,877)
Total other financing sources (uses)	4,648,301	158,774	80,184	2,684,721	3,108,101	4,009,643	8,392,896	594,715	20,886,400	463,060
Net change in fund balances	$ 1,570,735	$ (1,301,880)	$ 786,892	$ 2,061,230	$ 9,011,113	$ 15,431,962	$ 19,815,215	$ 12,017,034	$ 31,405,648	$ 3,116,189
Debt service as a percentage of noncapital expenditures	28.66%	11.24%	16.58%	2.18%	1.18%	1.37%	1.72%	4.27%	2.30%	7.43%

Source: Eagle Mountain City

REVENUE CAPACITY

Pages 96-103 of the Statistical Section of this report show the revenue capacity for the City from taxes and fees. Also shown are taxable values for property within the City. This section contains information to help the constituent assess the city's most significant local revenue sources: Property tax, sales tax, and water revenue

EAGLE MOUNTAIN CITY

Assessed Value and Estimated Actual Value of Taxable Property

Last Ten Fiscal Years

Fiscal Year	Residential Property (1)	Commercial and Industrial Property (2)	Agricultural Property	FAA	Unimproved Non FAA-Vacant	Centrally Assessed Values	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Actual Market Value
2014	576,027,914	15,222,724	1,744,200	1,080,159	75,696,353	33,929,671	112,450,383	591,250,638	0.1380%	1,075,001,160
2015	694,523,745	19,539,846	3,722,200	1,017,153	74,765,712	33,648,886	113,153,951	714,063,591	0.1192%	1,298,297,438
2016	790,828,684	21,392,771	3,835,800	984,050	104,647,449	39,069,499	148,536,798	812,221,455	0.1118%	1,476,766,282
2017	906,140,094	31,143,681	3,824,900	1,120,838	104,011,021	56,115,663	165,072,422	937,283,775	0.1081%	1,704,152,318
2018	1,067,667,701	39,055,681	3,801,500	1,131,057	102,934,380	68,680,398	176,547,335	1,106,723,382	0.1011%	2,012,224,331
2019	1,297,402,260	35,740,400	4,614,600	1,131,645	137,319,730	75,834,551	218,900,526	1,333,142,660	0.0924%	2,156,381,254
2020	1,600,758,645	70,638,537	4,960,000	1,062,090	184,344,330	82,271,632	272,638,052	1,944,035,234	0.0825%	3,253,185,989
2021	1,896,995,585	183,165,790	4,900,900	1,334,904	261,125,730	98,000,509	365,362,043	2,445,523,418	0.0769%	3,994,685,633
2022	2,290,941,800	409,131,282	4,912,200	1,338,450	294,898,830	112,612,542	413,762,022	3,113,835,104	0.0724%	4,985,040,404
2023	2,943,882,440	1,059,304,715	5,403,500	1,256,349	495,318,398	129,342,698	631,320,945	5,190,491,769	0.0541%	8,017,633,219

Source: Utah State Tax Commission

1) Residential Property has been combined with 'Personal Property-Primary Mobile Homes'

2) Commercial and Industrial Property has been combined with 'Personal Property-Other Property'

EAGLE MOUNTAIN CITY

Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years
(rate per $1,000 of assessed value)

	City Direct Rates		Overlapping Rates						
Fiscal Year	Basic Rates	Total Direct Rates	Utah County	Central Utah Water Conservancy District	Alpine School District	Unified Fire Service Area	State Assessing & Collecting	Local Assessing & Collecting	Total Tax Rate
2014	1.380	1.380	1.006	0.446	8.699	2.192	0.158	0.095	13.976
2015	1.192	1.192	0.916	0.422	8.096	2.097	0.013	0.220	12.956
2016	1.118	1.118	0.870	0.405	8.177	1.997	0.012	0.216	12.795
2017	1.081	1.081	0.834	0.400	7.718	1.884	0.011	0.204	12.132
2018	1.011	1.011	0.779	0.400	7.167	1.809	0.010	0.180	11.356
2019	0.924	0.924	0.732	0.400	7.033	1.836	0.009	0.170	11.104
2020	0.825	0.825	0.672	0.400	6.699	1.745	0.009	0.158	10.508
2021	0.769	0.769	1.041	0.400	6.800	1.715	0.012	0.149	10.886
2022	0.724	0.724	0.853	0.400	6.904	1.592	0.012	0.142	10.627
2023	0.541	0.541	0.661	0.400	5.724	1.320	0.015	0.337	8.998

Source: State of Utah Certified Tax Rates

EAGLE MOUNTAIN CITY

Principal Property Tax Payers
Fiscal Years 2014 and 2023

2023				2014			
Employer	Employees	Rank	Percentage of Total City Employment	Employer	Employees	Rank	Percentage of Total City Employment
Alpine School District	1220	1	39.24%	Alpine School District	354	1	46.15%
Tyson Fresh Meats. Inc	684	2	22.00%	Eagle Mountain City	98	2	12.78%
M.A. Mortenson Construction	200	3	6.43%	Ridley's Family Market	85	3	11.08%
Macey's Eagle Mountain	159	4	5.11%	Ranches Academy	48	4	6.26%
Suntec Concrete, Inc	150	5	4.82%	Job Match	47	5	6.13%
Ridley's Family Markets	114	6	3.67%	Rockwell High School	35	6	4.56%
E2 Optics, LLC	100	7	3.22%	Ranches Golf Course	30	7	3.91%
Stadion, LLC	96	8	3.09%	TM Crushing LLC	19	8	2.48%
Eagle Mountain McDonald's	72	9	2.32%	Direct Communications	19	9	2.48%
Gotta Dance Performing Arts Stu	38	10	1.22%	Village Pizza	19	10	2.48%
Wendy's #13398	35	11	1.13%	Maverik	13	N/A	N/A
Arby's-Home Run Restaurant Gro	35	12	1.13%	N/A	N/A	N/A	N/A
Sweet Rock LLC DBA Crumbl C	30	13	0.96%	N/A	N/A	N/A	N/A
Summit Spa & Float - Eagle Mou	29	14	0.93%	N/A	N/A	N/A	N/A
Eagle Mountain Counseling	28	15	0.90%	N/A	N/A	N/A	N/A
TM Crushing, LLC	27	16	0.87%	N/A	N/A	N/A	N/A
Arctic Circle	23	17	0.74%	N/A	N/A	N/A	N/A
Village Pizza	23	18	0.74%	N/A	N/A	N/A	N/A
Inspire Sports LLC	23	19	0.74%	N/A	N/A	N/A	N/A
Direct Communications Cedar	23	20	0.74%	N/A	N/A	N/A	N/A
Total City Employment	3,109		100.00%	Total City Employment	767		98.31%

Source: Eagle Mountain City

(1) Includes the top twenty employers according to total number of employees.

EAGLE MOUNTAIN CITY

Property Tax Levied and Collections

Last Ten Fiscal Years

Fiscal Year Ended June 30,	Tax Levied for the Fiscal Year	Current Amount Collected	Percentage of Levy	Subsequent Delinquent Amount Collected	Total Collected to Date	Percentage of Levy
2013	1,102,986	1,027,078	91.4%	75,908	1,102,986	100.00%
2014	972,744	910,201	93.1%	62,108	972,309	99.96%
2015	987,417	931,878	93.6%	55,231	987,109	99.97%
2016	1,074,593	1,014,350	94.4%	59,929	1,074,280	99.97%
2017	1,191,899	1,136,921	94.4%	54,643	1,191,565	99.97%
2018	1,298,033	1,243,503	95.4%	53,096	1,296,599	99.89%
2019	1,445,423	1,382,506	95.8%	59,571	1,442,077	99.77%
2020	1,605,635	1,524,338	94.9%	76,781	1,601,118	99.72%
2021	1,884,241	1,762,534	94.9%	108,949	1,871,482	99.32%
2022	2,265,309	2,198,618	97.1%	48,383	2,247,001	99.19%
2023	2,921,331	2,716,707	93.0%	186,317	2,903,024	99.37%

Source: Utah County Treasurer

EAGLE MOUNTAIN CITY

Taxable Sales by Category

Last Ten Fiscal Years

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Retail/Grocery	$ 127,141	$ 222,813	$ 298,627	$ 339,642	$ 459,179	$ 805,850	$ 915,568	$ 1,491,103	$ 2,034,122	$ 2,562,993
Utility/Communication	201,344	223,063	224,107	234,343	251,546	249,275	301,374	350,002	427,433	$ 504,370
Auto dealers & supplies	13,639	15,401	15,978	18,382	33,117	19,056	19,834	90,864	83,826	$ 88,018
Eating & drinking establishments	9,687	10,251	24,765	32,893	41,225	43,161	69,321	73,994	73,591	$ 75,798
Home furnishings and appliances	2,827	2,326	5,719	2,735	2,864	8,973	25,734	57,553	67,428	$ 77,542
Medical	2,300	3,872	3,815	6,680	7,954	10,006	13,643	13,933	16,135	$ 18,233
Service stations	47,175	45,297	53,990	68,693	82,865	102,120	120,252	133,273	147,940	$ 281,086
All other outlets	36,561	39,795	58,993	143,245	267,400	360,314	968,480	1,593,605	1,413,008	$ 1,695,610
Utah State Tax- Motor Vehicle	54,359	60,151	67,971	85,646	98,436	116,599	119,611	214,420	283,552	$ 348,769
Totals	$ 495,032	$ 622,970	$ 753,965	$ 932,259	$ 1,244,586	$ 1,715,355	$ 2,553,818	$ 4,018,746	$ 4,547,035	$ 5,652,420

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Direct and Overlapping Sales Tax Rates
Last Ten Fiscal Years

Fiscal Year	Eagle Mountain City Direct Rate	Utah County	Mass Transit, Highway and Airport	State of Utah
2014	1.00%	0.25%	0.80%	4.70%
2015	1.00%	0.25%	0.80%	4.70%
2016	1.00%	0.25%	0.80%	4.70%
2017	1.00%	0.25%	0.80%	4.70%
2018	1.00%	0.25%	0.80%	4.70%
2019	1.00%	0.25%	0.80%	4.85%
2020	1.00%	0.25%	0.80%	4.85%
2021	1.00%	0.25%	0.80%	4.85%
2022	1.00%	0.25%	0.80%	4.85%
2023	1.00%	0.25%	0.80%	4.85%

Source: Utah State Tax Commission

EAGLE MOUNTAIN CITY

Sales Tax Revenue Payers by Industry
Fiscal Years 2014 and 2023

	Fiscal Year 2014				Fiscal Year 2023			
	Number of Filers	Percentage of Total	Tax Liability	Percentage of Total	Number of Filers	Percentage of Total	Tax Liability	Percentage of Total
Retail/Grocery	705	53.82%	$ 127,141	25.7%	1330	13.5%	$ 2,562,993	45.3%
Utility/Communication	100	7.63%	201,344	40.7%	70	0.7%	504,370	8.9%
Auto Dealers & Supplies	39	2.98%	13,639	2.8%	111	1.1%	88,018	1.6%
Eating/Drinking Establishments	12	0.92%	9,687	2.0%	14	0.1%	75,798	1.3%
Home Furnishings & Appliances	38	2.90%	2,827	0.6%	72	0.7%	77,542	1.4%
Medical	27	2.06%	2,300	0.5%	29	0.3%	18,233	0.3%
Service Stations	3	0.23%	47,175	9.5%	8	0.1%	281,086	5.0%
All Other Outlets	385	29.39%	36,561	7.4%	8180	83.3%	1,695,610	30.0%
Utah State Tax- Motor Vehicle	1	0.08%	54,359	11.0%	4	0.0%	348,769	6.2%
Total			$ 495,032	100.0%	9818	100.0%	$ 5,652,420	100.0%

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY

Charges for Water Fees

Last Ten Fiscal Years

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Water Sales	$ 2,811,503	$ 3,062,503	$ 3,222,097	$ 3,802,599	$ 4,167,224	$ 4,541,799	$ 5,206,858	$ 6,473,104	$ 6,608,907	$ 8,059,429
Secondary Water										
Other	159,107	15,973	470,701	1,512	1,361	4,138	5,330	2,101	7,539	28,280
Totals	$ 2,970,610	$ 3,078,476	$ 3,692,798	$ 3,804,111	$ 4,168,585	$ 4,545,937	$ 5,212,188	$ 6,475,205	$ 6,616,446	$ 8,087,709

Source: Eagle Mountain City

DEBT CAPACITY

Pages 104-108 of the Statistical Section of this report show ratios and margins for debt obtained by the City in the form of bonds for capital infrastructure within the City. This section presents information to help the constituents assess the affordability of the city's current levels of outstanding debt and the government's ability to issue additional debt.

EAGLE MOUNTAIN CITY
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
(dollars in thousands except per capita)

	Governmental Activities						Business-type Activities					
Fiscal Year	Excise tax road bonds	Transportation Loan (UDOT)	Sales Tax Revenue Bond 2022	Sales Tax Series 2013 (SA bond 2006 2000-1)	Special Assessment bond 2013-1	Capital Leases	Water and Sewer Revenue Bonds	Electric and Gas Revenue Bonds	Unamortized Bond Premium	Total Primary Government	Percentage of Personal Income	Per Capita
2014	146	-	-	1,621	2,409	440	23,031	25,338	489	52,802	12.77%	2,275
2015	-	-	-	867	2,369	333	22,754	-	1,047	53,465	11.65%	2,303
2016	-	-	-	-	1,418	224	22,119	-	985	26,804	5.84%	1,041
2017	-	-	-	-	1,238	113	21,741	-	924	24,738	4.70%	960
2018	-	-	-	-	1,082	-	20,787	-	1,099	24,008	4.27%	878
2019	-	-	-	-	935	-	21,107	-	245	22,968	3.63%	713
2020	-	2,000	-	-	715	169	20,195	-	923	24,002	3.19%	626
2021	-	1,645	-	-	595	295	18,841	-	825	22,201	2.94%	578
2022		1,460	22,915	-	415	212	17,264	-	734	43,000	4.61%	986
2023		1,221	21,885	-	285	626	16,273	-	2,195	42,485	2.51%	691

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Direct and Overlapping Governmental Activities Debt
June 30, 2023

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Direct and Overlapping Debt
Debt repaid with property taxes			
Utah County	$ -	3.3%	$ -
Alpine School District	421,467,570	5.0%	21,073,379
Central Utah Water Cons. Dist.	639,061,670	3.3%	21,089,035
Unified Fire Service Area	10,808,525	99.5%	10,751,996
Subtotal, overlapping debt			52,914,410
City direct debt			27,033,678
Total direct and overlapping debt			$ 79,948,088

Source: Eagle Mountain City, Utah County, Alpine School District, CUWCD, UFSA

Please Note: Direct and Overlapping Governmental Activities Debt includes bonds and other debt from entities which appear on Eagle Mountain residents' property tax statements. These debts are not Eagle Mountain City obligations directly but instead are obligations other taxing entites have to which residents of Eagle Mountain are required to pay through property tax assessments to those entities. The overlap percentage is calculated based on population and value assessment statistics gathered by Utah County.

EAGLE MOUNTAIN CITY

Legal Debt Margin Information
Last Ten Fiscal Years
(dollars in thousands)

Legal Debt Margin Calculation for FY 2022

Assessed value	$5,190,491,769
Debt limit (12% of the assessed value)	622,859,012
Debt applicable to limit	-
General obligation bonds	-
Less: Amount set aside for repayment of general obligation debt	
Total debt applicable to limit	
Legal debt margin	622,859,012

	Fiscal Year										
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Debt limit	$ 79,794	$ 83,804	$ 96,938	$ 109,972	$ 133,246	$ 155,074	$ 188,820	$ 234,523,291	$ 294,716,781	$ 483,422,229	$ 622,859,012
Total net debt applicable to limit											
Legal debt margin	74,895	79,794	83,804	96,938	109,972	133,246	155,074	188,820	234,523,291	483,422,229	622,859,012
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Source: Utah State Tax Commission

Notes: Under state finance law, the city's outstanding general obligation debt should not exceed 12% of total assessed property value. Of this percent, a maximum of 4% may be used for general purpose. The remaining 8% and any unused portion of the 4% available for general purpose up to a maximum of 12% may be used for water, sewer, and electrical projects.

EAGLE MOUNTAIN CITY

Pledged-Revenue Coverage
Last Ten Fiscal Years
(dollars in thousands)

	Water and Sewer Revenue Bonds						Electric and Gas Revenue Bonds						SID 2000-1 (Sales Tax 2013)			
				Debt Service						Debt Service				Debt Service		
Fiscal Year	Utility Service Charge	Less: Operating Expenses	Net Available Revenue	Principal	Interest	Coverage	Utility Service Charge	Less: Operating Expenses	Net Available Revenue	Principal	Interest	Coverage	Special Assessment	Principal	Interest	Coverage
2013	5,128	4,833	295	442	802	0.24	13,266	12,002	1,264	1,395	1,271	0.47	394	162	257	0.94
2014	5,729	4,932	797	450	788	0.64	14,692	13,321	1,371	1,435	1,227	0.52	656	109	241	1.87
2015	6,101	5,774	327	592	933	0.21	-	-	-	-	-	-	213	754	88	0.25
2016	7,031	6,787	244	530	515	0.23	-	-	-	-	-	-	964	867	62	1.04
2017	7,459	7,087	372	678	688	0.27	-	-	-	-	-	-	57	-	-	-
2018	8,198	7,763	435	725	667	0.31	-	-	-	-	-	-	-	-	-	-
2019	9,151	9,073	78	883	594	0.05	-	-	-	-	-	-	-	-	-	-
2020	10,232	11,087	(855)	992	599	(0.54)	-	-	-	-	-	-	-	-	-	-
2021	12,178	33,602	(21,424)	1,354	578	(11.09)	-	-	-	-	-	-	-	-	-	-
2022	13,419	9,364	4,055	1,585	548	1.90	-	-	-	-	-	-	-	-	-	-
2023	16,092	11,128	4,964	1,648	525	2.28	-	-	-	-	-	-	-	-	-	-

EAGLE MOUNTAIN CITY

Pledged-Revenue Coverage (cont.)
Last Ten Fiscal Years
(dollars in thousands)

	SID 98-1 (2005A)				SAA 2014-1				Excise Tax Road Bond			
		Debt Service				Debt Service				Debt Service		
Fiscal Year	Special Assessments	Principal	Interest	Coverage	Special Assessments	Principal	Interest	Coverage	Class B & C Road Funds	Principal	Interest	Coverage
2014	-	-	-	-	211	-	-	-	738	146	10	4.73
2015	-	-	-	-	209	224	-	0.93	-	-	-	-
2016	-	-	-	-	959	950	118	0.90	-	-	-	-
2017	-	-	-	-	251	180	71	1.00	-	-	-	-
2018	-	-	-	-	229	155	64	1.05	-	-	-	-
2019	-	-	-	-	216	140	55	1.11	-	-	-	-
2020	-	-	-	-	169	220	49	0.63	-	-	-	-
2021	-	-	-	-	446	474	151	0.71	-	-	-	-
2022	-	-	-	-	289	365	82	0.65	-	-	-	-
2023	-	-	-	-	285	1,400	797	0.13	-	-	-	-

DEMOGRAPHICS AND ECONOMICS

Pages 109-113 of the Statistical Section of this report show demographic and economic statistics for the City over the last 10 years of the City's history. This section offers demographic and economic indicators to help the constituent understand the environment within which the city's financial activities take place

EAGLE MOUNTAIN CITY
Demographic and Economic Statistics
Last Ten Calendar Years

Calendar	Population	Personal Income	Per Capita Personal Income	Unemployment Rate*
2012	23,531	395,326,200	16,800	6.1
2013	24,097	355,865,378	14,768	4.6
2014	25,760	386,553,677	15,006	3.7
2015	27,027	440,705,329	16,306	3.2
2016	31,165	512,700,028	16,451	2.9
2017	32,980	570,420,663	17,296	2.9
2018	36,288	646,332,366	17,811	2.9
2019	40,537	778,177,973	19,197	2.8
2020	45,744	879,125,926	19,218	1.9
2021	52,469	1,121,944,627	21,383	2.1
2022	53,566	1,331,382,930	24,855	1.9
2023	61,491	1,689,772,680	27,480	2.6

Source: Eagle Mountain City, Utah State Tax Commission

EAGLE MOUNTAIN CITY

Principal Employers

Fiscal Years 2014 and 2023

2023				2014			
Employer	Employees	Rank	Percentage of Total City Employment	Employer	Employees	Rank	Percentage of Total City Employment
Alpine School District	1220	1	39.24%	Alpine School District	354	1	46.15%
Tyson Fresh Meats. Inc	684	2	22.00%	Eagle Mountain City	98	2	12.78%
M.A. Mortenson Construction	200	3	6.43%	Ridley's Family Market	85	3	11.08%
Macey's Eagle Mountain	159	4	5.11%	Ranches Academy	48	4	6.26%
Suntec Concrete, Inc	150	5	4.82%	Job Match	47	5	6.13%
Ridley's Family Markets	114	6	3.67%	Rockwell High School	35	6	4.56%
E2 Optics, LLC	100	7	3.22%	Ranches Golf Course	30	7	3.91%
Stadion, LLC	96	8	3.09%	TM Crushing LLC	19	8	2.48%
Eagle Mountain McDonald's	72	9	2.32%	Direct Communications	19	9	2.48%
Gotta Dance Performing Arts Stuc	38	10	1.22%	Village Pizza	19	10	2.48%
Wendy's #13398	35	11	1.13%	Maverik	13	N/A	N/A
Arby's-Home Run Restaurant Gro	35	12	1.13%	N/A	N/A	N/A	N/A
Sweet Rock LLC DBA Crumbl C	30	13	0.96%	N/A	N/A	N/A	N/A
Summit Spa & Float - Eagle Mou	29	14	0.93%	N/A	N/A	N/A	N/A
Eagle Mountain Counseling	28	15	0.90%	N/A	N/A	N/A	N/A
TM Crushing, LLC	27	16	0.87%	N/A	N/A	N/A	N/A
Arctic Circle	23	17	0.74%	N/A	N/A	N/A	N/A
Village Pizza	23	18	0.74%	N/A	N/A	N/A	N/A
Inspire Sports LLC	23	19	0.74%	N/A	N/A	N/A	N/A
Direct Communications Cedar	23	20	0.74%	N/A	N/A	N/A	N/A
Total City Employment	3,109		100.00%	Total City Employment	767		98.31%

Source: Eagle Mountain City

(1) Includes the top twenty employers according to total number of employees.

N/A = Not Available

OPERATING INFORMATION

Pages 111-113 of the Statistical Section show operating statistics and performance measurement data for the City's overall performance over the last 10 years. This section contains service and infrastructure data to help the constituent understand how the information in the city's financial report relates to the services the city provides and the activities it performs.

EAGLE MOUNTAIN CITY

Full-time Equivalent City Government Employees by Function/Program
Last Ten Fiscal Years

Function/Program	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General government											
Administration	7	5	5.5	4	5.41	5.41	5.41	5.41	5.50	6.00	6.60
Finance	3	4	4	4	3.6	3.6	3.6	3.6	4.0	4.00	4.50
Planning	2.83	4	4	4	4	4.5	4.5	5.5	7.0	10.50	8.55
Building	3.5	5.5	5.75	5	5.25	6.26	9.02	10.02	10.00	10.00	11.20
Recorder	3	3	3	3	3	3	3.5	3.5	5.5	4.75	4.50
Facilities	0	1	1.5	3	2.1	2.75	4.25	4.75	7.00	5.75	5.13
Public Information	0	1	1.25	2	2.4	2.18	2.18	3.18	2.00	2.00	3.25
Human Resources	0	1	1	1	1	1	1	1	1	1.00	1.00
Other	3	1.5	2.15	1.5	7.38	7.78	7.78	7.78			2.00
Police											
Crossing Guards	3.2	4.75	5.25	5	4.52	4.52	4.52	5.50	6.50	5.00	3.82
Fire											
Firefighters and officer	17	0	0	0	0	0	0	0	0		0.00
Parks and recreation	4.5	7.2	7.2	7.5	9.33	12.66	14.55	15.55	15.50	15.00	14.64
Library	4.13	5.15	5.5	6	6.33	6.33	6.50	7.00	7.50	7.25	10.25
Other public works											
Management	0	0	0	0	0	0		0	0	0.00	0.00
Engineering	2.66	4.96	5	5	4.33	4.33	5.83	6.83	7.00	10.00	8.50
Streets	3.5	4.5	4.5	7.5	6.01	5.91	7.41	8.41	12.00	11.25	8.97
Water	5.16	5.3	5.5	7	5.93	7.47	9.09	10.09	10.50	10.25	12.63
Wastewater	5.17	5.31	4	4.5	5.3	5.83	5.83	5.83	8.00	8.00	9.00
Utility Billing	5	5.5	4	3	3.5	3.5	3.9	3.9	3.5	2.50	3.88
Other	2	2.68	3.38	3	4.63	4.58	5.24	5.24			2.25
Energy	11	13	0	0	0	0	0	0	0	0.00	0.00
Total	85.65	84.35	72.48	76	84.02	91.61	104.09	113.09	112.5	113.25	120.65

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY

Operating Indicators by Function/Program

Last Ten Fiscal Years

Function/Program: General government	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Building										
Building permits issued	559	674	1,086	1,437	1,554	1,470	2,038	2,672	2,555	1,736
Building inspections conducted	4,155	4,958	6,382	8,000	10,813	9,963	12,539	14,147	16,577	10,647
Police[1]										
Physical arrest	353	498	481	492	582	540	336	222	243	193
Warrants served	39	86	154	86	55	53	24	27	40	27
Traffic violations	1,500	1,821	2,148	1,420	1,142	2,212	2,682	2,030	3,281	5,367
Officer initiated calls					6,597	6,701	6,651	4,767	6,820	9,062
Citizen initiated calls					7,944	8,754	9,936	11,056	10,271	11,064
Fire[2]										
Emergency responses										
Inspections										
Streets										
Miles plowed - snow removal	5,896	1,394	11,522	10,981	3,491	8,763	11,188	5,422	6,083	11,501
Crack seal (sq. ft.)[3]	720	305	147	462,000	16,698,305	232,407	0	0	1,200,000	2,002,748
Asphalt Repairs (sq. ft.)	58,313	88,454	75,782	365,731	284,060	150,819	180,162	9,126	64,234	319,161
Parks and recreation										
Youth City sports registrations	3,379	3,402	2,448	1,011	1,074	1,250	1,265	1,773	1,260	1,603
Total recreational sports (youth/adul	4/5	4/5	3/5	1/7	1/7	1/5	1/5	1/5	1/5	3/3
Water										
New meters installed	354	410	446	657	763	830	1,284	1,216	1,453	1,098
Water meters replaced	156	646	436	318	712	135	481	1,564	250	120
Average daily pumped (gallons)	4,285,000	4,036,302	4,820,000	4,903,000	5,824,838	6,136,501	6,102,658	9,266,630	8,229,133	8,257,872
Avg daily consumption (gallons)	4,076,000	4,030,318	4,366,025	4,858,875	5,122,255	5,409,144	6,630,942	8,355,727	7,973,780	7,663,539

Source: Eagle Mountain City

Notes:

[1] The City contracts with the Utah County Sheriff's Department for police services. City did not report officer or citizen initiated calls prior to 2018.

[2] Unified Fire Authority acquired the assets and took over operations of the City's Fire Department in January of 2013.

[3] Starting in 2017, crack seal repairs are measured in number of square feet of roads repaired. Prior to 2017, crack seal was measured in number of staff hours spent.

EAGLE MOUNTAIN CITY

Capital Asset Statistics by Function/Program

Last Ten Fiscal Years

Function/Program		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Police[1]												
	Sworn Officers	15	15	16	16	16	16	18	19	20	26	28
Fire[2]												
	Fire Hydrants	958	957	998	1,116	1,123	1,284	1,424	1,574	1,724	1,905	1,548
	Fire Stations											
Other public works												
	Streets (miles)	133.5	138.37	143	151.97	154.14	164.34	186.95	199	205	220	238
	Gas mains (miles)[3]	129	136.5									
	Sewer plant capacity (gallons)	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	2,400,000	2,400,000	2,400,000
	Sanitary sewers (miles)[4]	73	85	89.49	83.95	94.6	95.95	115	120.82	133.71	147.75	157.8
Parks and recreation												
	Total developed park (acres)	79	88	90	100	124	155	160	176	200	220	227
	Playgrounds	15	15	15	17	23	25	27	43	46	49	49
	Baseball/softball diamonds	7	7	7	7	7	7	7	7	7	7	7
	Soccer/football fields	5	5	5	5	5	5	6	6	10	10	10
Water												
	Water pipe (miles)[4]	142	151.9	156.65	125.59	136.59	148	170	183.08	196.02	214.18	230.42
	Total water storage (gallons)	6,600,000	6,600,000	6,600,000	6,600,000	9,000,000	9,000,000	9,700,000	13,200,000	13,350,000	13,350,000	13,350,000

Source: Eagle Mountain City

Notes:

[1] The City contracts with the Utah County Sheriff's Department for police services

[2] Unified Fire Authority acquired the assets and took over operations of the City's Fire Department in January of 2013. Fire hydrants are still owned by the City.

[3] Questar Gas acquired the assets and took over operations of the City's natural gas utility in March of 2015

[4] Sanitary sewer miles and water pipe miles decreased in 2016 due to improvements made in the City's GIS system to make it more accurate.

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GOVERNMENT AUDITING STANDARDS REPORT

UTAH STATE COMPLIANCE REPORT

GILBERT & STEWART
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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor and Members of the City Council
Eagle Mountain City
Eagle Mountain, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Eagle Mountain City (the City), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 17, 2023.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Eagle Mountain City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency* in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatements, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report in an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Gilbert & Stewart

GILBERT & STEWART, CPA PC
Provo, Utah
December 17, 2023

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE AS REQUIRED BY THE STATE COMPLIANCE AUDIT GUIDE

Honorable Mayor and
Members of the City Council
Eagle Mountain City, Utah

Report On Compliance

We have audited Eagle Mountain City's ("the City") compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the State Auditor, that could have a direct and material effect on the City for the year ended June 30, 2023.

State compliance requirements were tested for the year ended June 30, 2023 in the following areas:

Budgetary Compliance
Fund Balance
Fraud Risk Assessment
Restricted Taxes and Related Revenues
Government Fees
Open and Public Meetings Act

Management's Responsibility

Management is responsible for compliance with the state requirements referred to above.

Auditor's Responsibility

Our responsibility is to express an opinion on the City's compliance based on our audit of the compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a direct and material effect on the City occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each state compliance requirement referred to above. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Compliance

In our opinion, Eagle Mountain City, complied, in all material respects, with the state compliance requirements identified above for the year ended June 30, 2023.

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Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the State Audit Guide and which are described in a separate letter to management dated December 17, 2023, as items 2023-1 and 2023-2. Our opinion on compliance was not modified with respect to these matters.

The City's response to the noncompliance findings identified in our audit is described in a separate letter to management. The City's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Financial Reporting

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the compliance requirements that could have a direct and material effect on the City to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

We noted matters involving internal control over compliance which we are submitting for your consideration. These matters are described in a separate letter to management as items 2023-1 and 2023-2.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the *State Compliance Audit Guide*. Accordingly, this report is not suitable for any other purpose.

Gilbert & Stewart

GILBERT & STEWART, CPA, PC.
Provo, Utah
December 17, 2023

EAGLE MOUNTAIN CITY

CORRESPONDENCE WITH THOSE CHARGED WITH GOVERNANCE

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JAMES A. GILBERT, CPA
BEN H PROBST, CPA
RONALD J. STEWART, CPA
SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

December 17, 2023

Honorable Mayor and City Council
Eagle Mountain City
Eagle Mountain City, UT

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Eagle Mountain City for the year ended June 30, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated June 8, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management has the responsibility for selection and use of appropriate accounting policies. The significant accounting policies used by Eagle Mountain City are described in Note 1 to the financial statements. We noted no transactions entered into by Eagle Mountain City during the year for which there is a lack of authoritative guidance or consensus.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

> Management's estimate of the capital assets' useful life is based on the historical life of similar assets. We evaluated the key factors and assumptions used to develop the capital assets' useful life in determining that it is reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered In Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

AMERICAN FORK OFFICE
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AMERICAN FORK, UT 84003
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FAX (801) 756-9667

PROVO OFFICE
190 WEST 800 NORTH #100
PROVO, UT 84601
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FAX (801) 373-5622

HEBER OFFICE
45 SOUTH MAIN ST
HEBER, UT 84032
(435) 654-6477
FAX (801) 373-5622

WWW.GILBERTANDSTEWART.COM

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 17, 2023.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the government unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

The following matters are items noticed during our audit which related to Utah State compliance issues:

Utah State Legal Compliance Findings – Current Year:

23-1 General Compliance - Budgetary Compliance

Finding: Utah State law prohibits the City from incurring expenditures in excess of those budgeted. We noted the City had expenditures in excess of appropriations as follows:

Other Funds (by Fund)	
General Fund – Planning & Zoning	$ 16,058
General Fund – Community Development	737,399

Recommendation: We recommend that the City budgets expenditures appropriately.

City's Response: This compliance issue corratles to the newly implemented GASB 87 and the requirement to record the full value of leased assets the first year in addition to the lease payment. This does not represent a true outflow of funds. The remaining overage in Community Development relates to a development reimbursement agreement. The City will start budgeting expenditures more appropriately.

23-2 General Compliance – Fund Balance

Finding: Utah State law prohibits the City from having an unrestricted general fund balance that exceeds 35% of the current year total revenues of the general fund. We noted that the City was over the allowed limit by $2,435,228.

Recommendation: We recommend that the City take the necessary steps to reduce unrestricted fund balance to be in accordance with Utah State law.

City's Response: The City currently has $3,738,826 of fund balance that is assigned for capital projects that will be moved to the Capital Projects fund in order to come into compliance.

Utah State Legal Compliance Findings – Prior Year:

22-1 General Compliance - Budgetary Compliance

Finding: Utah State law prohibits the City from incurring expenditures in excess of those budgeted. We noted the City had expenditures in excess of appropriations as follows:

Other Funds (by Fund)	
General Fund – Public Safety	$ 287,321
General Fund – Community Development	744,879
General Fund – Debt Service	27,000
Parks Impact Fee	81,151
Debt service – SAA 2014	106,306
Transportation Impact Fee	479,166

Recommendation: We recommend that the City budgets expenditures appropriately.

City's Response: See current year finding 23-1.

22-2 General Compliance – Fund Balance

Finding: Utah State law prohibits the City from having an unrestricted general fund balance that exceeds 35% of the current year total revenues of the general fund. We noted that City was over the allowed limit by $608,098.

Recommendation: We recommend that the City take the necessary steps to reduce unrestricted fund balance to be in accordance with Utah State law.

City's Response: See current year finding 23-2.

We wish to express our appreciation to the City personnel for the friendly and enthusiastic help extended to us during the course of our examination.

This information is intended solely for the use of the City Council and management and is not intended to be and should not be used by anyone other than these specified parties. If you have any questions concerning the above items, we will be happy to discuss them with you.

Sincerely,

Gilbert & Stewart

GILBERT & STEWART
Certified Public Accountants

EAGLE MOUNTAIN CITY
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FY ENDED JUNE 30, 2023

1650 Stagecoach Run, Eagle Mountain, UT 84005
Questions: Call 801-789-6601

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**
TITLE:	TEMPORARY SITE PLAN - Quailhill Stake at 7995 N. Silver Lake Parkway
ITEM TYPE:	Temporary Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Chad Evans, Evans & Associates Architecture

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
Neighborhood Residential One	Residential	7.18	Ranches Gateway

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud, Senior Planner

RECOMMENDATION:
Staff recommends the City Council approve the Temporary Site Plan for Quailhill Stake.

BACKGROUND:
The use of the temporary trailer will allow the office needs to be met while plans are discussed on how to permanently provide the necessary space.

17.100.120 Temporary site plans: The Planning Director and Planning Commission may recommend waiving some of the requirements of this title or chapter when a site plan is temporary in nature. A temporary site plan approval shall be valid for a period of time as determined by the City Council as part of the initial review. Applicants may request that temporary site plan approval be renewed. The same approval process procedures described in this chapter shall be followed, with the exception of the mandatory public hearing requirement. At the discretion of the Planning Director or Planning Commission, a public hearing may be required when renewing a temporary site plan application.

ITEMS FOR CONSIDERATION:
Temporary site plans shall be approved for a time to be determined by the City Council. The applicant anticipates a time of two years to use the temporary offices. The Planning Commission recommends 24

months.

REQUIRED FINDINGS:
Temporary site plans may be subject to standard site plan requirements unless the City Council determines that compliance with select or all standards may be waived.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends approval (5-0) to the City Council regarding the request to locate a temporary office trailer at 7995 N. Silver Lake Parkway subject to the following:
1. Approval shall be granted for 24 months.

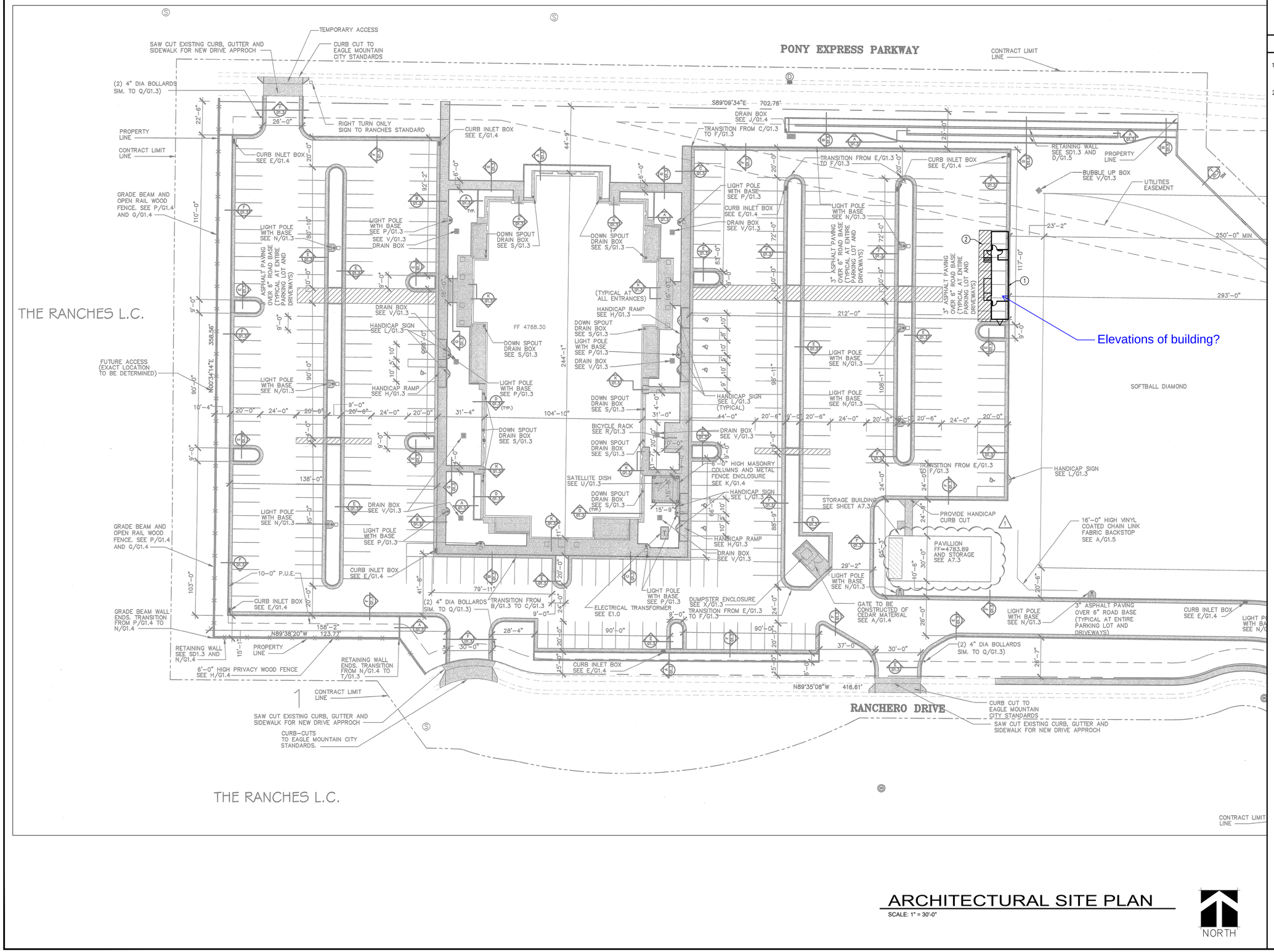
ATTACHMENTS:

Quailhill Stake Temporary Site

R. Hobbs 11/20/23
RBallif 11/20/23 no comment
tblack 11/20/23 no comment
DDeVoogd/UFA 11/20/2023 - No Comment
CTrusty 11/28/23- No Comment

DPayne 11/30/2023- No Comment
Z. Hilton - Reviewed - 12/04/2023 - No Comments
D Stroud 12.5.23 comments

Planning, David Stroud, 801-789-6615 dstroud@emcity.org
Engineering, Chris Trusty, 801-789-6671, ctrusty@emcity.org
Public Works, Mack Straw, 801-789-6678, mstraw@emcity.org
Parks, Brad Hickman, 801-789-6664 bhickman@emcity.org
Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org
Streets, Zac Hilton, 801-789-6684 zhilton@emcity.org



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

NORTH

GENERAL NOTES

1. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
2. MOBILEN OFFICE TRAILER ELECTRICAL PANELS WILL NEED TO BE PROVIDED WITH TWO (2) LUGS PER PHASE TO ACCOMODATE THE REQUIRED FEEDERS AND A MAIN BREAKER TO COMPLY WITH THE NEC.

KEYED NOTES

1. 12'–0" x 60'–0" MOBILE OFFICE TRAILER; RAMP AND STAIRS WILL BE PROVIDED BY TRAILER COMPANY
2. CROSS–STRIPE EXISTING PARKING STALLS

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

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A Temporary Trailer for
Saratoga Springs Quailhill Stake Modular
Saratoga Springs UT Quailhill Stake
4506 East Pony Express Parkway
Eagle Mountain, Utah 84005

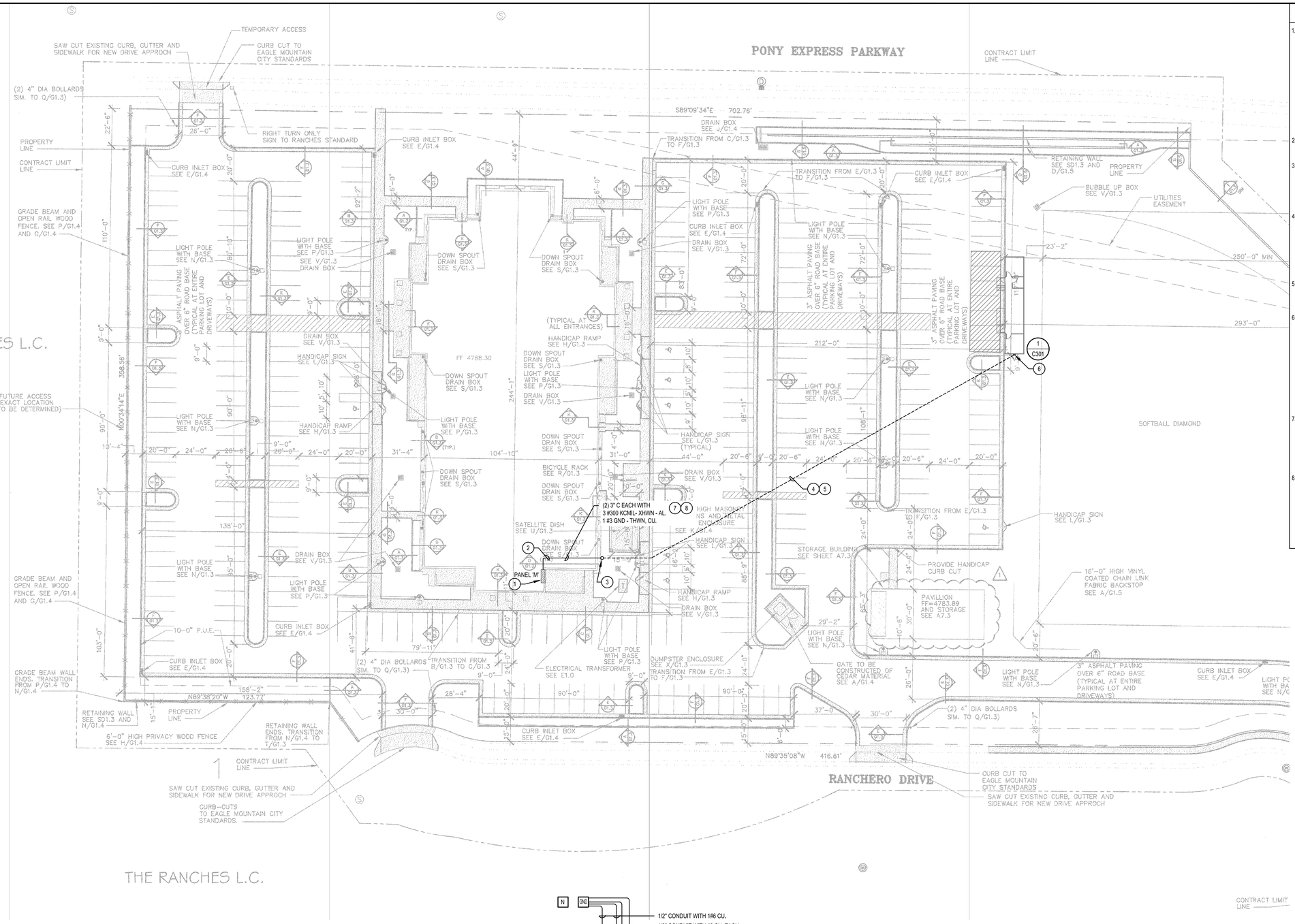
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

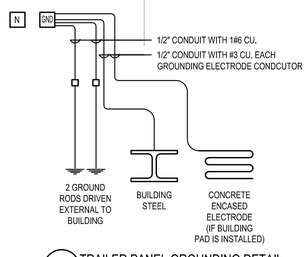
Revisions		
Mark	Date	Description

Project Number
23-109
Plan Series
Modular
Property Number
590-1819-23010401
Date
October 30, 2023

Sheet Title
ARCHITECTURAL SITE PLAN

Sheet
C101





1 TRAILER PANEL GROUNDING DETAIL
SCALE: NONE

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

NORTH

KEYED NOTES (#)

1. PROVIDE A NEW 400 AMP, 2 POLE FRAME BREAKER WITH A 150 AMP TRIP IN EXISTING PANEL 'M' TO FEED THE TEMPORARY STAKE TRAILER, CONFIRM TRIP SIZE WITH THE TRAILER SUPPLER PRIOR TO ORDERING THE BREAKER. NEW BREAKER TO BE OF THE SAME MANUFACTURE (SQ D) AND INTERRUPTING CURRENT AS THE EXISTING INSTALLED. CONTRACTOR TO FIELD VERIFY ALL REQUIREMENTS PRIOR TO ORDERING THE BREAKER. PROVIDE ILSCO PIN ADAPTERS TO REDUCE THE CONDUCTOR SIZE AS NECESSARY TO FIT IN THE BREAKER LUGS, DO NOT TRIM CONDUCTORS TO FIT LUGS.
2. ROUTE NEW CONDUIT THROUGH THE EXISTING ATTIC SPACE TO LOCATION SHOWN.
3. ROUTE NEW CONDUIT DOWN THE EXTERIOR OF THE BUILDING. CONFIRM LOCATION WITH WINDOWS AND ARCHITECT PRIOR TO ANY ROUGH-IN. CONTRACTOR TO PATCH EXISTING SOFFIT TO BE WATERTIGHT ONCE THE CONDUIT IS EXTENDED THROUGH.
4. PROVIDE BORING FROM NEW CONDUIT TO THE TEMPORARY TRAILER LOCATION. CONTRACTOR SHALL CONFIRM LOCATIONS OF ALL UTILITIES, STORM DRAINS, BRANCH CIRCUITS, ETC PRIOR TO BORING. ANY DAMAGE DONE TO EXITING BELOW GRADE INFRASTRUCTURE SHALL BE REPLACE TO ORIGINAL CONDITIONS.
5. ANY DAMAGE DONE TO THE EXISTING LANDSCAPE OR IRRIGATION SYSTEM SHALL BE REPAIRED BACK TO ORIGINAL CONDITIONS.
6. PROVIDE ALL REQUIRED FEEDER TERMINATIONS AT THE TRAILER PANEL. THE TRAILER PANEL WILL NEED TO BE PROVIDED WITH TWO (2) LUGS PER PHASE TO ACCOMMODATE THE FEEDER, PROVIDE ILSCO PIN ADAPTERS TO REDUCE THE CONDUCTOR SIZE AS NECESSARY TO FIT IN THE BREAKER LUGS, DO NOT TRIM CONDUCTORS TO FIT LUGS. FEEDER TO ENTER THE PANEL WERE IT EMERGES FROM BELOW GRADE, DO NOT ROUTED FEEDER THROUGH THE TRAILER. CONFIRM EXACT PANEL LOCATION WITH THE TRAILER INSTALLER PRIOR TO ANY ROUGH-IN.
7. CONTRACTOR TO ADJUST THE FEEDER CONDUCTORS AND CONDUIT BASED ON THE ACTUAL INSTALLED FEEDER LENGTH AND ACTUAL TRAILER ELECTRICAL LOAD AS NECESSARY FOR A 2% MAXIMUM VOLTAGE DROP. CONTRACTOR MAY REACH OUT THE ENGINEER TO ASSIST WITH THE FEEDER ADJUSTMENTS.
8. FEEDER CONDUCTORS ARE BASED ON 80% OF THE 150 AMP BREAKER AND LENGTH AS SHOWN, ACTUAL TRAILER ELECTRICAL LOAD IS UNKNOWING AT THE TIME OF DESIGN. CONTRACTOR TO VERIFY ACTUAL TRAILER ELECTRICAL LOAD WITH THE TRAILER INSTALLER PRIOR TO RUNNING CONDUIT OR ORDERING THE FEEDER CONDUCTORS. SEE KEYED NOTE #7.

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ENVISION ENGINEERING
240 East Morris Ave. Suite 200
South Salt Lake City, UT 84115
P (801) 534-1130
F (801) 534-1080
www.envisioneng.com
ENV:2023-260.00

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

Stamp
LICENSED PROFESSIONAL ENGINEER
DAVID P. WHITTON
No.264397
STATE OF UTAH
2023/11/09

A Temporary Trailer for
Saratoga Springs Quailhill Stake Modular
Saratoga Springs UT Quailhill Stake
4506 East Pony Express Parkway
Eagle Mountain, Utah 84005

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

Revisions	Mark	Date	Description

Project Number
23-109
Plan Series
Modular
Property Number
590-1819-23010401
Date
October 30, 2023

Sheet Title
ELECTRICAL SITE PLAN

Sheet
C301

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**
TITLE:	SITE PLAN - Alpine School District Middle School at 1190 E Belle St. & 9050 N. Harmony Way
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	David Cox, VCBO Architecture

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Agricultural/Rural Density Two	Tier 1	64.96	North Benches

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud, Senior Planner

RECOMMENDATION:
Staff recommends the City Council approve the Site Plan for the Alpine School District Middle School.

BACKGROUND:
Alpine School District requires a middle school to handle the projected student population of the north Eagle Mountain area. The site location is in the northwest area of the City and immediately south of Arrival.

ITEMS FOR CONSIDERATION:
Zoning - schools shall be permitted uses in all zones. Parking - No parking standard exists for a public school. EMMC states when no parking standard exists, the City Engineer shall make a recommendation to the Planning Commission. The City Engineer has not provided a parking needs estimate, but leaves the decision to ASD, with final approval by the City Council. Landscaping - City cannot regulate. Architecture - City cannot regulate. Fencing - City cannot regulate.

Recent state code change now require the City to notify Camp Williams of any development within 5,000 feet of a "military use." Camp Williams' representatives have stated the project is compatible with documentation provided as an exhibit.

REQUIRED FINDINGS:

According to Utah Code 10-9a-305 (3) A municipality may not: (a) impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property; (b) except as otherwise provided in this section, require a school district or charter school to participate in the cost of any roadway or sidewalk, or a study on the impact of a school on a roadway or sidewalk, that is not reasonably necessary for the safety of school children and not located on or contiguous to school property, unless the roadway or sidewalk is required to connect an otherwise isolated school site to an existing roadway; (c) require a district or charter school to pay fees not authorized by this section; (d) provide for inspection of school construction or assess a fee or other charges for inspection, unless the school district or charter school is unable to provide for inspection by an inspector, other than the project architect or contractor, who is qualified under criteria established by the state superintendent; (e) require a school district or charter school to pay any impact fee for an improvement project unless the impact fee is imposed as provided in Title 11, Chapter 36a, Impact Fees Act; (f) impose regulations upon the location of an educational facility except as necessary to avoid unreasonable risks to health or safety; or (g) for a land use or a structure owned or operated by a school district or charter school that is not an educational facility but is used in support of providing instruction to pupils, impose a regulation that: (i) is not imposed on a similar land use or structure in the zone in which the land use or structure is approved; or (ii) uses the tax exempt status of the school district or charter school as criteria for prohibiting or regulating the land use or location of the structure.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends approval 5-0 to the City Council regarding the proposed Alpine School District site plan subject to the following condition:

1. All lighting shall comply with EMMC.

ATTACHMENTS:

ASD Eagle Mountain Middle School Site
Camp Williams Compatibility

RBallif 11/13/23 no comment

CTrusty 11/13/23- Comment

DDeVoogd/UFA 11/13/2023 - No Comments

M BAHR 11-15-23
NO COMMENTS

S. Lehmitz reviewed 11/16/2023 - No Comments

DPayne 11/17/2023- No Comment

D Stroud 11.28.23 comment

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
1190 E BELLE ST. & 9050 N HARMONY WAL, EAGLE MOUNTAIN, UT

CONFORMED SET
2023 NOVEMBER 08

1190020 12:44:02 PM 22105 ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN CONFORMED SET

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800 | VCBO.COM

owner
SCOTT JOHNSON
ALPINE SCHOOL DISTRICT

general contractor
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WESTLAND CONSTRUCTION
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OREM, UT 84058
mark@westlandconstruction.com
801.374.6085

architect
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VCBO ARCHITECTURE
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dcox@vcbo.com
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CALDER RICHARDS STRUCTURAL CONSULTING
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mechanical engineer
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OLSEN & PETERSON ENGINEERING
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SALT LAKE CITY, UT 84115
mitch@op-eng.com
801.486.4646

electrical engineer
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BNA CONSULTING
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W.S. REICH & ASSOCIATES
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BOUNTIFUL, UT 84010
ed@wsreich.com
801.295.4109

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EA LYMAN LANDSCAPE ARCHITECTS
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SANDY, UT 84093
eric@ealyman.com
801.943.6564

fire marshal
CHRIS HENDRICKSON
UTAH STATE FIRE MARSHAL'S OFFICE
5272 SOUTH COLLEGE DRIVE SUITE 302
MURRAY, UT 84123
cahendrickson@utah.gov
385.302.5411

4-way inspector
MIKE BURR
ALPINE SCHOOL DISTRICT
490 NORTH STATE STREET
LINDON, UT 84042
mburr@alpinedistrict.org
801.610.8084

Sheet index

Lighting cut sheets and lumen calcs? Down lit and full cutoff.

ABBREVIATIONS

NOT ALL ABBREVIATIONS MAY BE USED

&	AND
@	AT
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
AL/ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLK	BLOCK (ING)
BO	BOTTOM OF
BRG	BEARING
BSMT	BASEMENT
BS	BOTH SIDES
BW	BOTH WAYS
CAB	CABINET
CB	CATCH BASIN
CCSA	CUSTOM COLOR SELECTED BY ARCHITECT
CG	CORNER GUARD
CHAM	CHAMFER
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CM	CONSTRUCTION MANAGER
COL	COLUMN
COMP	COMPUTER
CONC	CONCRETE
CONT	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
CSBA	COLOR SELECTED BY ARCHITECT
CT	CERAMIC TILE
D	DEPTH
DB	DECK BEARING
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DRN	DRAIN
DTL/ DET	DETAIL
DW	DISHWASHER
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
EIFS	EXTERIOR INSULATION SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EVAP	EVAPORATIVE
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
EWC	ELECTRIC WATER COOLER
FA	FIRE ALARM
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FG	FINISH GRADE
FH	FIRE HYDRANT
FIN	FINISHED
FLR	FLOOR
F.O.	FACE OF
FT	FOOT, FEET
FRP	FIBER REINFORCED PANEL
FRT	FIRE RETARDANT TREATED WOOD
FTG	FOOTING
FV	FIELD VERIFY
GA.	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFRC	GLASSFIBER REINFORCED PANEL
GYP	GYPSUM
GWB	GYPSUM WALLBOARD
HB	HOSE BIBB
HC	HANDICAP ACCESSIBLE
HDW	HARDWARE
HDF	HIGH DENSITY FIBERBOARD
HM	HOLLOW METAL
H	HEIGHT
HOR	HORIZONTAL
ID	INSIDE DIAMETER
ICF	INSULATED CONCRETE FORM
IN	INCH
INCL	INCLUDE
INFO	INFORMATION
INT	INTERIOR
INSUL	INSULATE, (D), (ION)
INV	INVERT
JST	JOIST
JT	JOINT
LAV	LAVATORY
LB/ LBS	POUND (S)
MAT	MATERIAL (S)
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MGR	MANAGER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNT, (ED)
MTL	METAL
MW	MICROWAVE
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OZ	OUNCE
PERI	PERIMETER
PERM	PERMANENT
PL	PLATE
PLAM	PLASTIC LAMINATE
PNL	PANEL
PNT	PAINT (ED)
P.O.	POINT OF
PR	PAIR
PT	POST TENSIONED
PART	PARTITION
PLY	PLYWOOD
QT	QUARRY TILE
R / RAD	RADIUS
RCP	REFLECTED CEILING PLAN
REC	RECESSED
REF	REFERENCE
REFG	REFRIGERATOR
REINF	REINFORCE (ED)
REM	REMOVE (ED)
REPL	REPLACE
REQD	REQUIRED
REV	REVISION (S)
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SALV	SALVAGE (ED)
SECT	SECTION
SF	SQUARE FOOT
SIM	SIMILAR
SLNT	SEALANT
SPEC	SPECIFICATION (S)
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURE (AL)
SUSP	SUSPENDED
SYM	SYMMETRY (ICAL)
T	THICKNESS
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TEMP	TEMPORARY
THRU	THROUGH
T.O.	TOP OF
TRANS	TRANSFORMER
TS	TUBE STEEL
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS OTHERWISE NOTED
VAR	VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VWC	VINYL WALLCOVERING
W	WEST
W	WIDTH
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC

UTILITY CONTACTS

power
ROCKY MOUNTAIN POWER
www.rockymountainpower.net
1-800-469-3981

natural gas
DOMINION ENERGY
dominionenergy.com
801.324.5111

water/storm drain
EAGLE MOUNTAIN CITY
www.eaglemountaincity.com/public-utilities
801.789.6678

sewer
EAGLE MOUNTAIN CITY
www.eaglemountaincity.com/public-utilities
801.789.6678

telephone
CENTURYLINK
www.centurylink.com
800.244.1111

PROJECT TEAM

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UTAH STATE FIRE MARSHAL'S OFFICE
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MURRAY, UT 84123
cahendrickson@utah.gov
385.302.5411

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LINDON, UT 84042
mburr@alpinedistrict.org
801.610.8084

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REFERENCE SYMBOL LEGEND

BUILDING SECTION
WALL SECTION NUMBER
SIM
1 / A101
DIRECTION OF VIEW
SHEET WHERE DRAWN

DETAIL SECTION
ELEVATION NUMBER AND DIRECTION
1 / A101 / SIM
SHEET WHERE DRAWN

WALL SECTION
WALL SECTION NUMBER
SIM
1 / A101
DIRECTION OF VIEW
SHEET WHERE DRAWN

LAYOUT GRID LINES
GRID IDENTIFICATION
1
A

INTERIOR ELEVATION
1
ELEVATION NUMBER AND DIRECTION
4
AX.X
2
3
SHEET WHERE DRAWN

REVISIONS TAG
REVISION NUMBER
1

CEILING TAG
CEILING TYPE
X
X' - X"
CEILING HEIGHT

DETAIL REFERENCE
1
A101
DETAIL NUMBER
SHEET WHEN DRAWN, HYPEN INDICATES DETAIL ON SAME SHEET

WINDOW TAG
WINDOW MARKER
XXXX

SITE PLAN AREAS

	AREA SF	AREA ACRES	PERCENTAGE
TOTAL IMPACTED AREA	1,512,379 SF	34.72 ACRES	100.0%
TOTAL SCHOOL PROPERTY	1,512,379 SF	34.72 ACRES	100.0%
IMPERVIOUS AREA	406,961 SF	9.34 ACRES	26.9%
LANDSCAPE AREA	979,192 SF	22.48 ACRES	64.7%
BUILDING PAD AREA	117,969 SF	2.71 ACRES	7.8%

VICINITY MAP

ASD EAGLE MOUNTAIN
MIDDLE SCHOOL

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: 2023 JUNE 27

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
1190 E BELLE ST. & 9050 N HARMONY WAL, EAGLE MOUNTAIN, UT

CONFORMED SET

GENERAL INFORMATION + INDEX

G001

1/4/2024 2:43 PM

GENERAL NOTES

SPECIAL PROJECT NOTE:

- ALL CONSTRUCTION ACTIVITY WITHIN STREET ROW AND FOR SITE WATER LINES AND SEWER LINES SHALL CONFORM TO EAGLE MOUNTAIN CITY STANDARD PLANS AND "APWA MANUAL OF STANDARD PLANS" (LATEST EDITION) AND THE DEVELOPMENT GUIDELINES AND SPECIFICATIONS. CONTRACTOR SHALL OBTAIN COPIES OF SAID CITY STANDARDS AND APWA STANDARDS PRIOR TO CONSTRUCTION.

GENERAL

1. ANY MODIFICATION TO THIS CONSTRUCTION PACKAGE SHALL BE APPROVED BY THE OWNER. PRIOR TO SAID APPROVAL, ALL IMPROVEMENT DRAWINGS SHALL BE RESUBMITTED AND APPROVED BY THE CITY ENGINEER.
2. THE CONTRACTOR SHALL LOCATE, RETAIN AND PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE DIRECTED BY THE ENGINEER. EXISTING GAS, TELEPHONE, POWER, OR WATERLINES WHICH MUST BE RELOCATED OR LOWERED FOR NEW GRAVITY LINES WILL BE COMPLETED BY THE CONTRACTOR TO THE UTILITY COMPANY SPECIFICATIONS.
3. ALL SUITABLE EXCAVATION MATERIAL MAY BE STOCKPILED ON LANDSCAPE AREAS (NOT OVER 3'DEEP) AND GRADED TO DRAIN. EXCESS TOPSOIL SHALL BE REMOVED AND STORED AS INDICATED ON THE LANDSCAPE PLANS. SUITABLE MATERIAL IS DEFINED IN THE PROJECT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AS WELL AS CITY EARTHWORK SPECIFICATIONS. ALL EARTHWORK SHALL BE COMPLIANT WITH THESE DOCUMENTS. IF CITY SPECIFICATIONS AND THE GEOTECHNICAL REPORT ARE IN CONFLICT REFER TO THE CITY ENGINEER FOR DIRECTION ON WHICH REQUIREMENTS MUST BE FOLLOWED IN THE FIELD.
4. TRACER TAPE SHALL BE PLACED ABOVE ALL SEWER, PVC ROOF DRAIN LINES. WATER AND SECONDARY WATER LINES PER CITY AND DISTRICT STANDARD SPECIFICATIONS. TRACER WIRE SHALL BE INSTALLED OVER THE WATER LINES.
5. ALL EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION. CONTRACTOR SHALL POTHOLE AND FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL UTILITY CONFLICTS UPON DISCOVERY.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER BACKFILLING, COMPACTING, AND PAVEMENT RESTORATION WERE NECESSARY TO INSTALL NEW UTILITIES OR NEW IMPROVEMENTS PER CITY STANDARDS IN EXISTING ROADWAYS.
7. CONTRACTOR SHALL PROVIDE CITY INSPECTOR WITH CONSTRUCTION SCHEDULE AFTER SAID SCHEDULE HAS BEEN APPROVED BY OWNER.
8. CONTRACTOR SHALL COORDINATE CONSTRUCTION DEMOLITION AND INSTALLATION OF ELECTRICAL, AND COMMUNICATION SERVICES WITH THE UTILITY COMPANY. OWNER SHALL PAY ALL ASSOCIATED UTILITY COMPANY FEES. CONTRACTOR TO PROVIDE ELECTRICAL LINE OR COMMUNICATION TRENCHING AND BACKFILL. COORDINATE LOCATIONS WITH POWER AND COMMUNICATION COMPANY. ALL DEMOLITION OF EXISTING AND PROPOSED NEW SITE ELECTRICAL EQUIPMENT STRUCTURES AND LINES SHOWN ON CIVIL PLANS ARE SCHEMATICALLY SHOWN ONLY AS A COORDINATION BETWEEN ELECTRICAL AND CIVIL. PLEASE REFER DIRECTLY TO ELECTRICAL PLANS FOR THE LAYOUT AND DETAILS OF ALL SITE ELECTRICAL EQUIPMENT AND LINES.
9. CONTRACTOR TO KEEP A SET OF NEAT PLANS ON WHICH ALL CHANGES HAVE BEEN CLEARLY SHOWN. THIS SET OF REDLINES SHALL BE TURNED INTO THE ARCHITECT.
10. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY PRIOR TO ANY WORK.
11. ALL UTILITY STRUCTURES WITHIN PAVEMENT SHALL BE RAISED TO ACCURATE FINISHED GRADE WITH A CONCRETE COLLAR. SEE DETAIL K ON SHEET C100.
12. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS, BONDS, AND APPROVALS HAVE BEEN OBTAINED. ALL PERMIT AND BOND FEES ARE TO BE PAID BY THE OWNER.
13. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED, AND THOROUGHLY REVIEWED, ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE CURRENT REQUIREMENTS AND DEVELOPMENT STANDARDS OF THE CITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND SHALL TAKE PRECEDENCE IN CASE OF CONFLICT UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND PLANS ETC.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL, CLEANING STREET AND OTHER SMPP REGULATIONS.
16. ALL EXISTING ASPHALT TO REMAIN SHALL BE SAW CUT IN NEAT, STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.
17. NO CHANGE IN DESIGN LOCATIONS OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ENGINEER.
18. CONTRACTOR SHALL NOT ALLOW ANY GROUND WATER, SURFACE WATER, ANIMALS, OR DEBRIS TO ENTER NEW PIPING DURING CONSTRUCTION.
19. CONTRACTOR SHALL TAKE NECESSARY MEASURES TO PROTECT ALL NEW FACILITIES DURING THE CONSTRUCTION PERIOD UNTIL THE DESIGN GRADE AND COVER HAVE BEEN REACHED AND WORK HAS BEEN ACCEPTED BY OWNER.
20. CONTRACTOR IS TO REMAIN WITHIN THE CONTRACT LIMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS DURING CONSTRUCTION.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF, OR DAMAGE TO, EXISTING AND NEW UTILITIES AND FACILITIES. INCLUDING WORK DONE WITHIN THE WARRANTY PERIOD.
22. ALL ONSITE PAVEMENT SECTIONS, GRADING, EXCAVATION, BACKFILLING, AND OTHER EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS PREPARED FOR THIS PROJECT. STRUCTURAL FILL, BEDDING, IMPORTED BACKFILL, GRANULAR SUBBASE, BASE COURSE AND ASPHALTIC CONCRETE MATERIALS SHALL MEET THE REQUIREMENTS OUTLINED IN THE PROJECT SPECIFICATIONS. ALL EARTHWORK AND PAVING IN CITY R.O.W. SHALL MEET CITY SPEC'S.
23. COORDINATE GAS INSTALLATION WITH THE GAS COMPANY. GAS COMPANY WILL ROUTE GAS TO THE METER LOCATION SHOWN ON THE PLANS. ACCOMMODATE GAS COMPANY CONTRACTOR ON SITE DURING GAS LINE INSTALLATION.
24. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING THAT MAY BE NEEDED TO COMPLETE THE JOB.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND TRAFFIC PERMITS AND TRAFFIC CONTROL PLANS FOR ALL WORK IN CITY R.O.W. (EXISTING AND NEW ROADWAYS) PRIOR TO BEGINNING WORK.
26. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS, AND SERVICES WITH THE UTILITY COMPANY. ASSOCIATED UTILITY COMPANY FEES WILL BE PAID AS OUTLINED IN CONTRACT GENERAL CONDITIONS. CONTRACTOR TO PROVIDE ELECTRICAL AND TELEPHONE LINE TRENCHING AND BACKFILL. COORDINATE LOCATIONS WITH ROCKY MOUNTAIN POWER AND CENTURY LINK. COORDINATE AND SCHEDULE WITH DOMINION ENERGY, CENTURY LINK, AND ROCKY MOUNTAIN POWER FOR CONNECTION OF THESE UTILITIES TO THE NEW BUILDING. GAS, TELEPHONE AND POWER ALL MUST BE EXTENDED TO THE SITE FROM THE NEW DEVELOPMENT IN THE AREA. COORDINATE WITH THESE UTILITIES FOR LOCATION OF THESE NEW EXTENSIONS.
27. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
28. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM RUNOFF TOWARDS ANY BUILDING.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
30. CONTACT FOR UTILITY COORDINATION INCLUDE:
    - SEWER- EAGLE MOUNTAIN CITY 801-789-6678
    - WATER- EAGLE MOUNTAIN CITY 801-789-6678
    - GAS- DOMINION ENERGY 1-800-323-5517
    - POWER- ROCKY MOUNTAIN POWER 1-800-469-3981
31. CONTRACTOR TO COORDINATE INSTALLATION OF ALL LANDSCAPE SLEEVES PRIOR TO FORMING CONCRETE SIDEWALKS, RETAINING WALLS, SEAT WALLS OR STAIR WALLS. SEE LANDSCAPE PLANS.

EAGLE MOUNTAIN CITY GENERAL NOTES FOR CONSTRUCTION:

SEWER-

- PIPE BEDDING: 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
- DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
- SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
- LATERAL STUBS: A)STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN B)ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED.12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

WATER-

- VALVES: 1.VALVES MUST BE FLANGED TO TEE S(FITTINGS). 2.VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
- BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
- DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
- SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
- SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
- WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
- WATER CAN: THE WATER CAN FOR 3/4" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND 21" INSIDE DIAMETER. WATER CAN FOR 1 1/2" TO 2"SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
- HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
- LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP, STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
- WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
- WATER MAIN LINE: NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN – FOR CITY ROW ONLY

- BEDDING: 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
- ADS: ALL ADS PIPE TO BE "HP" BRAND.
- COLLARS:COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 132" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION – FOR CITY ROW ONLY

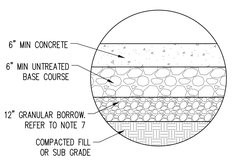
- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
- COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

SYMBOL LEGEND

- YARD HYDRANT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- WATER CAP
- WATER TEE
- WATER CROSS
- WATER WYE
- WATER REDUCER
- WATER BENDS
- AREA DRAIN (SIZE PER PLAN)
- CATCH BASIN (SIZE PER PLAN)
- PRE-TREATMENT CURB INLET BOX (PRE-TREAT CIB)
- CURB INLET BOX (CIB)
- COMBO BOX (COMBO)
- STORM DRAIN FLARED END SECTION
- STORM DRAIN / SANITARY SEWER CLEANOUT
- 4'ø STORM DRAIN /SANITARY SEWER MANHOLE
- 5'ø STORM DRAIN /SANITARY SEWER MANHOLE
- ELECTRIC METER
- GAS METER
- LIGHT POLE
- DOUBLE LIGHT POLE
- CURB & GUTTER (24")
- CURB WALL (6")
- 33.05 TBC — SPOT ELEVATION
- HANDICAPPED PARKING
- STOP BAR
- PAVEMENT MARKING
- PP — POWER POLE
- SIGN
- CLEANOUT BOX
- THREE CHAMBER PRE-TREATMENT BOX
- GREASE TRAP
- CITY STREET LIGHT (REFER TO ELECTRICAL PLANS)

LINE LEGEND

- PROPERTY LINE
- LIMITS OF PROJECT
- MATCHLINE
- CENTERLINE
- SAW CUT LINE
- 4435 — PROPOSED MAJOR CONTOUR
- 4434 — PROPOSED MINOR CONTOUR
- SS — SANITARY SEWER PIPELINE
- SD — STORM DRAIN PIPELINE
- LD — LAND DRAIN
- T — TELEPHONE
- W — WATER PIPELINE
- IRR — SECONDARY WATER PIPELINE
- G — GAS PIPELINE
- P — BURIED POWER
- CATV — CATV
- FO — FIBER OPTIC
- RIDGE — RIDGE LINE
- FLOW — FLOW LINE
- X — FENCE
- SF — SILT FENCE
- TEMPORARY SHORING
- REMOVAL
- ABANDON



NOTE:
1. USE FOR DUMPSTER PADS AND OTHER CONCRETE PAVING WITH VEHICLE TRAFFIC. AS INDICATED BY HATCH ON CIVIL SITE LAYOUT PLAN. REINFORCING FOR DUMPSTER PADS REFER TO ARCHITECTURAL SPECS. USE 6.5" OF PORTLAND CEMENT CONCRETE OVER 4" OF BASE COURSE FOR DUMPSTER PADS.
2. PROOF ROLL NATURAL SUBGRADE PER SPEC'S.
3. PAVEMENT CONSTRUCTION DURING WET PERIODS WILL REQUIRE 12" OF GRANULAR FILL MATERIAL PLACED DIRECTLY BELOW THE GRANULAR FILL SUBBASE LAYER. INSTALL GEOTEXTILE FABRIC (MIRAFI 600X OR EQUIVALENT) WHERE SUBGRADE COMPACTION IS NOT FEASIBLE. PROVIDE ADDITIONAL FILL & FABRIC IF NECESSARY FOR COMPLETION SCHEDULE AT NO ADDITIONAL COST TO OWNER.
4. SEALED CONTRACTION JOINTS TO BE ½" DEEP. JOINT PATTERN AS OUTLINED ON ARCHITECTURAL SITE PLANS. 15' MAXIMUM SPACING
5. SEAL ALL EXPANSION JOINTS PER SPEC'S.
6. ALL COLD JOINTS ON SITE NEED TO BE DOWELED.
7. GRANULAR BORROW IS NOT NEEDED WHERE THE SUBGRADE IS GRANULAR WITH A CBR OF AT LEAST 20%

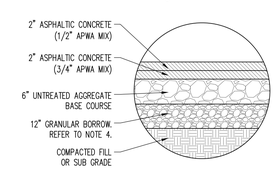
CONCRETE PAVEMENT SECTION (ON SITE ONLY) — A

N.T.S.

NOTE:
1. USE FOR PARKING AREAS OR OTHER LIGHT VEHICLE TRAFFIC.
2. PROOF ROLL NATURAL SUBGRADE PER SPEC'S.
3. PAVEMENT CONSTRUCTION DURING WET PERIODS WILL REQUIRE 12" OF GRANULAR FILL MATERIAL PLACED DIRECTLY BELOW THE GRANULAR FILL SUBBASE LAYER. INSTALL GEOTEXTILE FABRIC (MIRAFI 600X OR EQUIVALENT) WHERE SUBGRADE COMPACTION IS NOT FEASIBLE. PROVIDE ADDITIONAL FILL & FABRIC IF NECESSARY FOR COMPLETION SCHEDULE AT NO ADDITIONAL COST TO OWNER.

ASPHALT PAVEMENT SECTION (ON SITE ONLY) — B

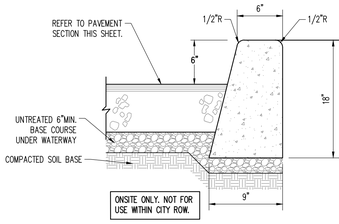
N.T.S.



NOTE:
1. USE FOR SITE ROADWAYS AND BUS AREAS, AND OTHER HEAVY TRAFFIC AREAS. AS INDICATED BY HATCH ON CIVIL SITE LAYOUT PLAN.
2. PROOF ROLL NATURAL SUBGRADE PER SPEC'S.
3. PAVEMENT CONSTRUCTION DURING WET PERIODS WILL REQUIRE 12" OF GRANULAR FILL MATERIAL PLACED DIRECTLY BELOW THE GRANULAR FILL SUBBASE LAYER. INSTALL GEOTEXTILE FABRIC (MIRAFI 600X OR EQUIVALENT) WHERE SUBGRADE COMPACTION IS NOT FEASIBLE. PROVIDE ADDITIONAL FILL & FABRIC IF NECESSARY FOR COMPLETION SCHEDULE AT NO ADDITIONAL COST TO OWNER.
4. GRANULAR BORROW IS NOT NEEDED WHERE THE SUBGRADE IS GRANULAR WITH A CBR OF AT LEAST 20% BASE COURSE SHOULD BE INCREASED TO 8" IF GRANULAR BORROW IS NOT NEEDED.

HEAVY DUTY (ON SITE ONLY) ASPHALT PAVEMENT SECTION — C

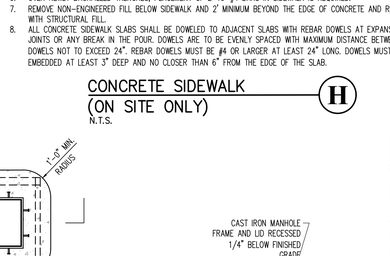
N.T.S.



NOTES:
1. CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
2. PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
3. PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF CURB.
4. REMOVE NON-ENGINEERED FILL BELOW CURB AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE STRUCTURAL FILL. REFER TO SPEC. SECTION 312000 FOR SUBGRADES PREPARATION OVEREXCAVATION REQUIREMENTS.

CURB DETAIL — D

N.T.S.

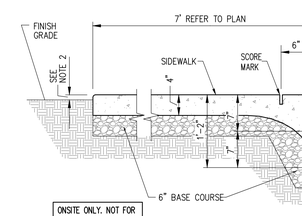


FOR USE ON AREAS WHERE WATER DRAINS AWAY FROM CURB

NOTES
1. USE MONOLITHIC CONSTRUCTION 4" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IS REQUIRED.
2. PLACE SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK.
3. USE 1/2" EXPANSION JOINT FILLER MADE OF PREMOLDED BITUMINOUS OR SIMILAR MATERIAL AT INTERSECTIONS WITH PERPENDICULAR SIDEWALKS.
4. EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
5. USE HAIR-BROOM BRUSH TO FINISH SIDEWALKS.
6. OVER NEWLY BACKFILLED TRENCHES, PLACEMENT OF 2-10' #4 BARS IN SIDEWALK IS REQUIRED.
7. REMOVE NON-ENGINEERED FILL BELOW SIDEWALK AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE WITH STRUCTURAL FILL.
8. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
9. ALL COLD JOINTS ON SITE NEED TO BE DOWELED

MONOLITHIC SIDEWALK AND CURB DETAIL — E

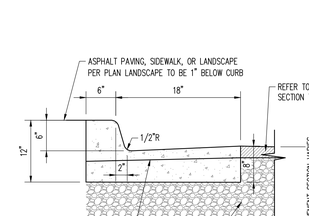
N.T.S.



NOTES
1. USE MONOLITHIC CONSTRUCTION 4" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IS REQUIRED.
2. PLACE SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK.
3. USE 1/2" EXPANSION JOINT FILLER MADE OF PREMOLDED BITUMINOUS OR SIMILAR MATERIAL AT INTERSECTIONS WITH PERPENDICULAR SIDEWALKS.
4. EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
5. USE HAIR-BROOM BRUSH TO FINISH SIDEWALKS.
6. OVER NEWLY BACKFILLED TRENCHES, PLACEMENT OF 2-10' #4 BARS IN SIDEWALK IS REQUIRED.
7. REMOVE NON-ENGINEERED FILL BELOW SIDEWALK AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE WITH STRUCTURAL FILL.
8. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
9. ALL COLD JOINTS ON SITE NEED TO BE DOWELED

COMBINATION SIDEWALK-CURB AND GUTTER DETAIL — F

N.T.S.

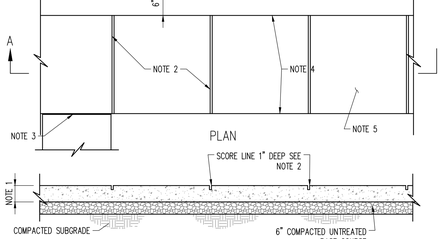


NOTES:
1. CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
2. PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
3. PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF CURB.
4. REMOVE NON-ENGINEERED FILL BELOW CURB AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE STRUCTURAL FILL. REFER TO SPEC. SECTION 312000 FOR SUBGRADES PREPARATION OVEREXCAVATION REQUIREMENTS.
5. ALL COLD JOINTS ON SITE NEED TO BE DOWELED

ONSITE ONLY. NOT FOR USE WITHIN CITY ROW.

CURB & GUTTER — G

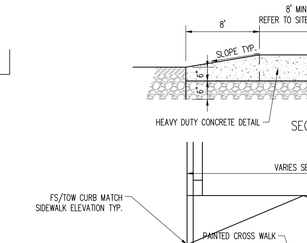
N.T.S.

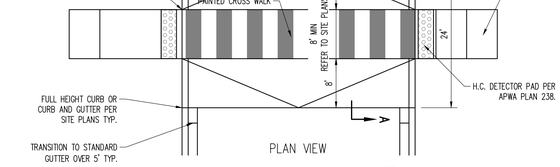


NOTES
1. USE MONOLITHIC CONSTRUCTION 4" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IS REQUIRED.
2. SAWCUT AND CHAMFER SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK AFTER POUR. SAW CUTTING SHOULD BE DONE 4 TO 12 HOURS AFTER THE CONCRETE HAS BEEN FINISHED. IN HOT WEATHER EARLY-ENTRY DRY-CUT JOINTS SHOULD BE CUT 1 TO 4 HOURS AFTER FINISHING.
3. SIDEWALK EXPANSION JOINTS SHALL BE 20' ON CENTER MAXIMUM. THE EXPANSION JOINT SHALL INCLUDE ASPHALT IMPREGNATED FIBER EXPANSION MATERIAL. THE CONTRACTOR WILL USE BOND BREAKER TAPE WITH POLYURETHANE JOINT SEALANT TO A DEPTH OF 3/8".
4. EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
5. USE HAIR-BROOM BRUSH TO FINISH SIDEWALKS.
6. OVER NEWLY BACKFILLED TRENCHES, PLACEMENT OF 2-10' #4 BARS IN SIDEWALK IS REQUIRED.
7. REMOVE NON-ENGINEERED FILL BELOW SIDEWALK AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE WITH STRUCTURAL FILL.
8. ALL CONCRETE SIDEWALK SLABS SHALL BE DOWELED TO ADJACENT SLABS WITH REBAR DOWELS AT EXPANSION JOINTS OR ANY BREAK IN THE POUR. DOWELS ARE TO BE EVENLY SPACED WITH MAXIMUM DISTANCE BETWEEN DOWELS NOT TO EXCEED 24". REBAR DOWELS MUST BE #4 OR LARGER AT LEAST 24" LONG. DOWELS MUST BE EMBEDDED AT LEAST 3" DEEP AND NO CLOSER THAN 6" FROM THE EDGE OF THE SLAB.

CONCRETE SIDEWALK (ON SITE ONLY) — H

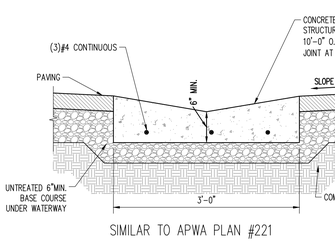
N.T.S.





RAISED CROSSWALK — I

N.T.S.



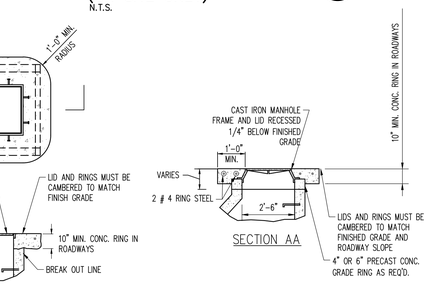
SIMILAR TO APWA PLAN #221

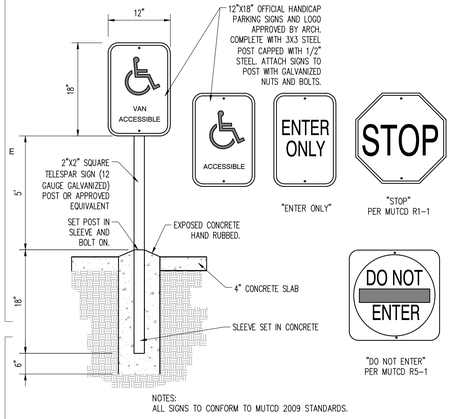
NOTES:
1. CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
2. PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
3. PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF CURB.
4. REMOVE NON-ENGINEERED FILL BELOW CURB AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE STRUCTURAL FILL. REFER TO SPEC. SECTION 312000 FOR SUBGRADES PREPARATION OVEREXCAVATION REQUIREMENTS.
5. ALL COLD JOINTS ON SITE NEED TO BE DOWELED

ONSITE ONLY. NOT FOR USE WITHIN CITY ROW.

3' WATERWAY — J

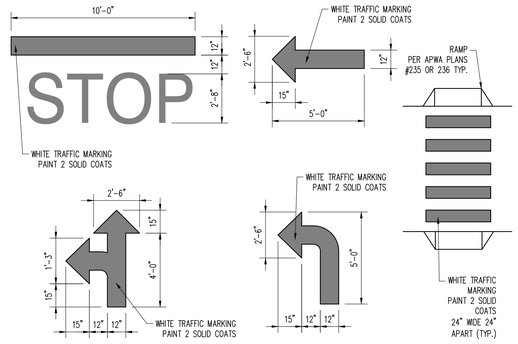
N.T.S.


BB
1'-0" MIN. RADIUS
CAST IRON MANHOLE FRAME AND LID OR GRATE RECESSED 1/2" BELOW FINISHED GRADE
LID AND RINGS MUST BE CAMBERED TO MATCH FINISH GRADE
1'-0" MIN.
VARIES
10" MIN. CONC. RING IN ROADWAYS
2

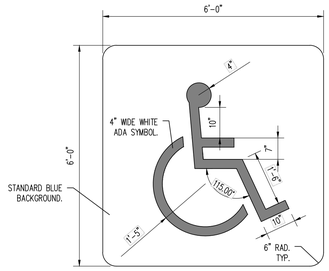


NOTES:
ALL SIGNS TO CONFORM TO MUTCD 2009 STANDARDS.

SIGN DETAIL 1
N.T.S. — A

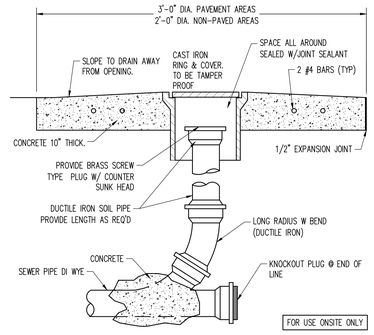


PAINTED TRAFFIC MARKINGS
N.T.S. — B



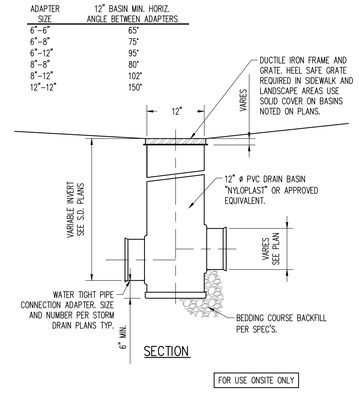
D-08-312-3012

PAINTED ADA SYMBOL
N.T.S. — C

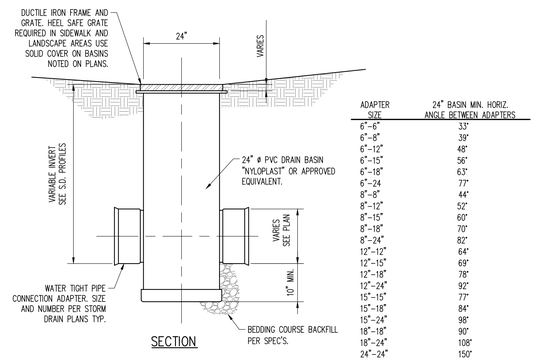


EXTERIOR CLEAN OUT (SSCO AND SDCO)
N.T.S. — D

ADAPTER SIZE	12" BASIN MIN. HORIZ. ANGLE BETWEEN ADAPTERS
6"-6"	65°
6"-8"	75°
6"-12"	95°
8"-8"	80°
8"-12"	102°
12"-12"	150°



12" AREA DRAIN (AD)
N.T.S. — E

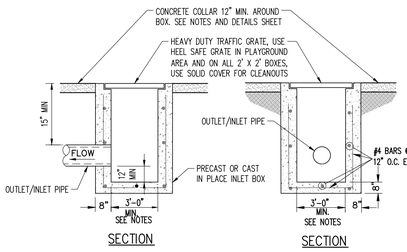


ADAPTER SIZE	24" BASIN MIN. HORIZ. ANGLE BETWEEN ADAPTERS
6"-6"	33°
6"-8"	39°
6"-12"	48°
6"-15"	56°
6"-18"	63°
6"-24	77°
8"-8"	44°
8"-12"	52°
8"-15"	60°
8"-18"	70°
8"-24"	82°
12"-12"	64°
12"-15"	69°
12"-18"	78°
12"-24"	92°
15"-15"	77°
15"-18"	84°
15"-24"	98°
18"-18"	90°
18"-24"	108°
24"-24"	150°

NOTE:

1. USE H-20 GRATES AND FRAMES FOR COVERS IN PAVED AREAS. USE H-10 GRATES AND FRAMES FOR COVERS IN LANDSCAPE AREAS. DEPTH OF GRATE PER MANUFACTURES STANDARDS.
2. CONSTRUCT BASINS PER MANUFACTURES REQUIREMENTS.
3. USE LOCKING GRATES ON ALL CATCH BASINS USED IN DETENTION BASIN AREAS.

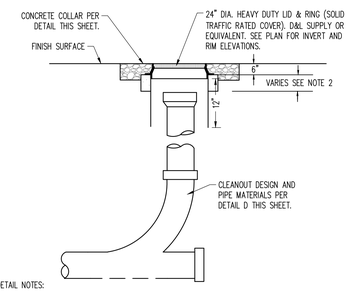
24" CATCH BASIN (CB)
N.T.S. — F



NOTES:

1. REVISE BARS TO #5 AT 12" O. C. IF DEPTH IS GREATER THAN 4'-0" AND LESS THAN 6'-0". USE 3'X3' BOX WHERE NOTED ON PLANS. IF DEPTH IS MORE 6'-0", USE 4'X4' BOX. 4'x4' MIN. BOX IF NECESSARY TO FIT ANGLED PIPING CONNECTIONS OR TO FIT LARGER PIPE. THE PIPE BELL SHALL NOT TERMINATE IN THE BOX.
2. CUT PIPING SMOOTH WITH BOX WALL. PIPING JOINT WITH BOX WALL AND ALL LEDGES SHALL BE GROUTED SMOOTH WITH EPOXY GROUT.
3. USE SOLID COVER FOR CLEAN OUT BOXES. CLEAN OUT BOXES ARE NOTED AS "COB" ON PLANS. NO GRATED COVER WILL BE ALLOWED ON A "COB." USE ROUND GRATE FOR CB THAT INLET WATER ON THE SIDE.
4. ALL BOXES IN PLAYGROUNDS REQUIRE HEEL SAFE GRATES.
5. CATCH BASINS ON WATER WAYS USE 18"x3' FLAT GRATE IN LIEU OF ROUND MANHOLE INLET.

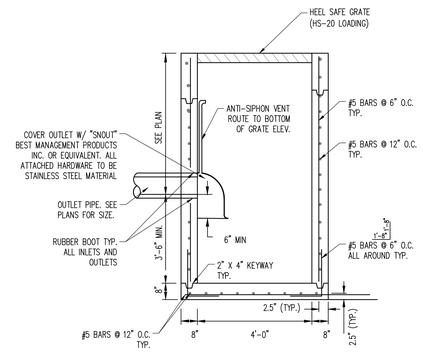
STORM DRAIN CLEAN OUT BOX (SDCOB)
N.T.S. — G

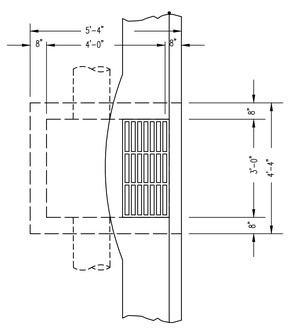


DETAIL NOTES:

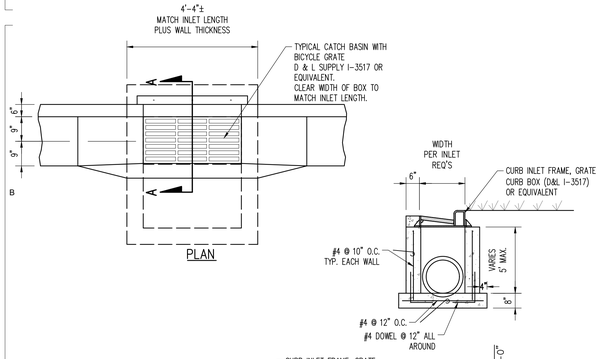
1. ANY APPROVED EQUIVALENTS REQUIRE ENGINEER'S WRITTEN APPROVAL.
2. PROVIDE GRADE RINGS AS NECESSARY TO PROVIDE FULL PAVEMENT DEPTH (INCLUDING BASE) OVER TOP OF CONCRETE LID IN PAVED AREAS AND A MIN OF 12" OF SOIL OVER CONCRETE LID IN LANDSCAPE AREAS. DO NOT EXCEED 10" OF GRADE RINGS.

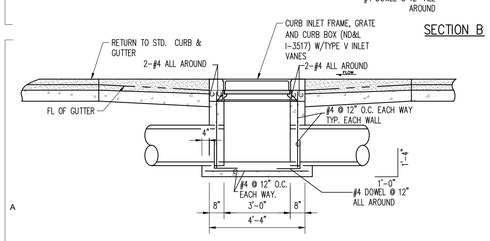
BOX MANHOLE (BMH)
N.T.S. — H





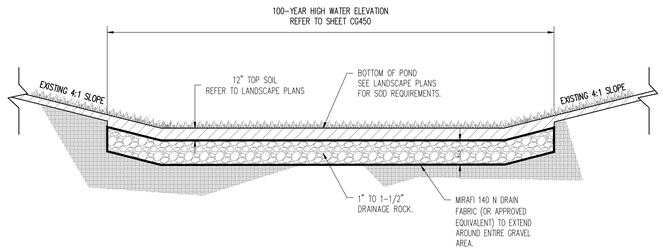
PRETREATMENT INLET (PRECIB)
N.T.S. — I



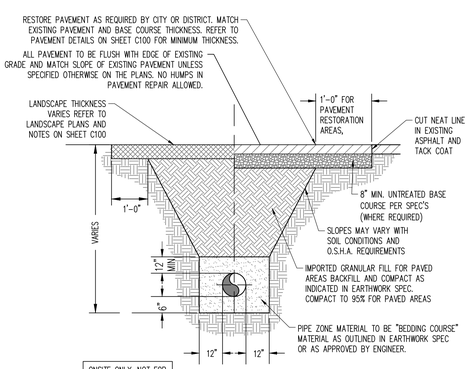


NOTES:
1. PRECAST BOXES IN ACCORDANCE WITH SPECIFICATIONS ARE ACCEPTABLE.
2. CUT PIPING SMOOTH WITH BOX WALL. PIPING JOINT WITH BOX WALL AND ALL LEDGES SHALL BE GROUTED SMOOTH WITH EPOXY GROUT.

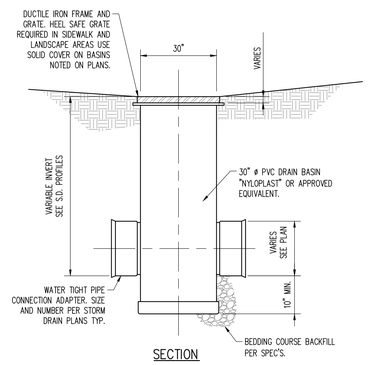
CURB & GUTTER INLET (CIB)
N.T.S. — J



RETENTION POND
N.T.S. — K



TYPICAL TRENCH AND SURFACE REPAIR (ON SITE ONLY)
N.T.S. — L



ADAPTER SIZE	30" BASIN MIN. HORIZ. ANGLE BETWEEN ADAPTERS
6"-6"	30°
6"-8"	34°
6"-12"	45°
6"-15"	48°
6"-18"	55°
6"-24	66°
8"-8"	35°
8"-12"	48°
8"-15"	55°
8"-18"	60°
8"-24"	70°
12"-12"	56°
12"-15"	60°
12"-18"	68°
12"-24"	80°
15"-15"	69°
15"-18"	75°
15"-24"	85°
18"-18"	78°
18"-24"	88°
24"-24"	90°

NOTE:

1. USE H-20 GRATES AND FRAMES FOR COVERS IN PAVED AREAS. USE H-10 GRATES AND FRAMES FOR COVERS IN LANDSCAPE AREAS. DEPTH OF GRATE PER MANUFACTURES STANDARDS.
2. CONSTRUCT BASINS PER MANUFACTURES REQUIREMENTS.
3. USE LOCKING GRATES ON ALL CATCH BASINS USED IN DETENTION BASIN AREAS.

30" CATCH BASIN (CB)
N.T.S. — M

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH — LICENSED ARCHITECT — DATE ISSUED: 10/3/23 — NICHOLE LEE LUTH — No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

UTILITY DETAILS

CONFORMANCE SET

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Sky Resort UTAH 811 Blueskyutah.org

C101

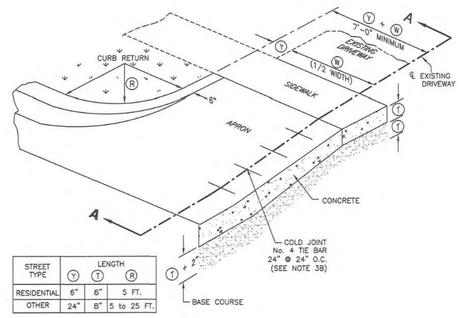
Open driveway approach

1. GENERAL
- A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
- B. Field Changes to Slope Requirements:
  1) Grades may have a 6 percent change in slope over a 11 feet wheel base run for both crest or sag vertical curves.
  2) Where heavy truck use and fire truck access applies, or to improve design speed, design grades should be cut in half.
  3) Specific uses or site conditions may require profile design submittal for review and acceptance.
- C. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
- C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
- D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

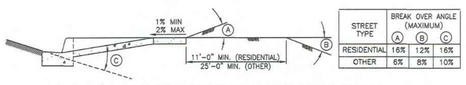
3. EXECUTION
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Reinforcement: Not required if driveway apron is constructed without a cold joint.
- C. Concrete Placement: APWA Section 03 30 10.
  1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
  2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
  3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- D. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

225



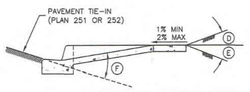
STREET TYPE	LENGTH (Y)	(T)	(R)
RESIDENTIAL	6"	6"	5 FT.
OTHER	24"	8"	5 to 25 FT.

OBLIQUE



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (A)	(B)	(C)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (D)	(E)	(F)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - TYPICAL DRIVEWAY APPROACH

APWA Utah Chapter — *Open driveway approach* — Plan 225 December 2009

Midblock curb cut assembly

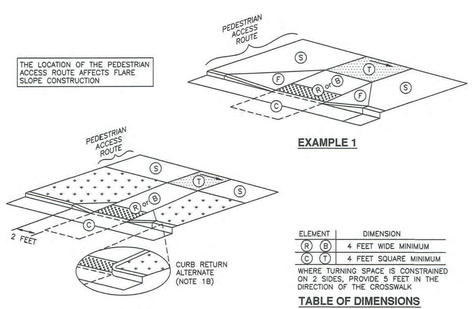
1. GENERAL
- A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
- B. Installation of flares or curb returns is ENGINEER's choice.
- C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
- C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Modifications:
  1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
  2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum.
- C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
- D. Concrete Placement: APWA Section 03 30 10.
  1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
  2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
  3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- E. Clear Space: No trip hazards in the clear space.

236.1

TURNING SPACE AT SIDEWALK LEVEL



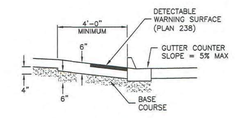
EXAMPLE 1

EXAMPLE 2

ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	STREET GRADE	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	— —

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

APWA Utah Chapter — *Mid-block curb cut assembly* — Plan 236.1 September 2011

Mid-block curb cut assembly

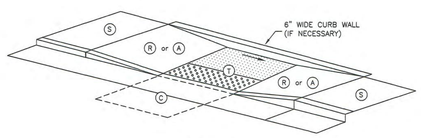
1. GENERAL
- A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
- B. Installation of a curb wall is ENGINEER's choice.
- C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
- C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Modifications:
  1) The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.
  2) No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.
- C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
- D. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
- E. Concrete Placement: APWA Section 03 30 10.
  1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
  2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
  3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- F. Clear Space: No trip hazards in the clear space.

236.3

TURNING SPACE AT STREET LEVEL

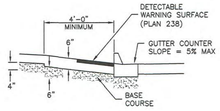


EXAMPLE 5

ELEMENT	DIMENSION
(R) (A)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	STREET GRADE	2
CURB RAMP	(R)	8.33	2
CLEAR SPACE	(C)	5	STREET GRADE
SIDEWALK	(S)	STREET GRADE	2
APPROACHE	(A)	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

APWA Utah Chapter — *Mid-block curb cut assembly* — Plan 236.3 September 2011

Corner curb cut assembly

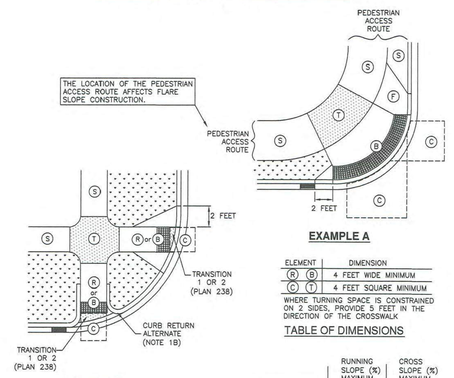
1. GENERAL
- A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
- B. Installation of flares or curb returns is ENGINEER's choice.
- C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
- C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Modifications:
  1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
  2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum for each crosswalk served.
- C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends. At the bottom grade break it may be necessary to install a transition zone, (APWA Plan 238).
- D. Concrete Placement: APWA Section 03 30 10.
  1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
  2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
  3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- E. Clear Space: No trip hazards in the clear space.

235.1

TURNING SPACE AT SIDEWALK LEVEL



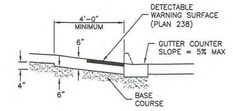
EXAMPLE A

EXAMPLE B

ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	— —

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

SLOPE TABLE

APWA Utah Chapter — *Corner curb cut assembly* — Plan 235.1 September 2011

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800, VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — DATE ISSUED: 10/3/23 — No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CITY DETAILS

25 YEARS OF EXCELLENCE — MERIDIAN ENGINEERING

Blue Stakes of UTAH 811 — Dial 811 or blue811.com

C102

Sidewalk

1. **GENERAL**
   - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   - B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - B. Concrete Placement: APWA Section 03 30 10.
     1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
     2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
     3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

Sanitary sewer manhole

1. **GENERAL**
   - A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   - B. Manhole size.
     1) Diameter is 4 feet: For sewers under 12" diameter.
     2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole.
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   - C. Concrete: Class 4000, APWA Section 03 30 04.
   - D. Riser and Reducing Riser: ASTM C478.
   - E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   - F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   - G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
3. **EXECUTION**
   - A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
   - B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   - D. Pipe Connections: Grout around all pipe openings.
   - E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   - F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
   - G. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   - H Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   - I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

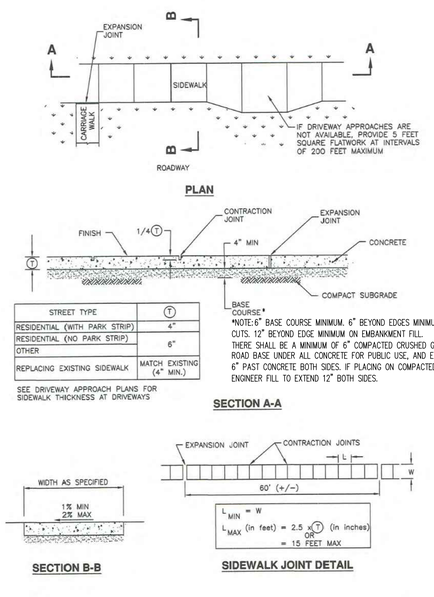
Pipe outfall

1. **GENERAL**
   - A. Round concrete pipe application.
   - B. Additional requirements are specified in APWA Section 33 05 02.
2. **PRODUCTS**
   - A. Use the same quality of precast end section as the pipe.
   - B. Use the joint material and connection that is the same as the joints in the pipeline.
3. **EXECUTION**
   - A. General dimensions and geometric shapes may vary from manufacturer to manufacturer.
   - B. Steel reinforcement is not required in the concrete end section shown.
   - C. Provide joint restraint connectors if required by ENGINEER.

Cleanout box

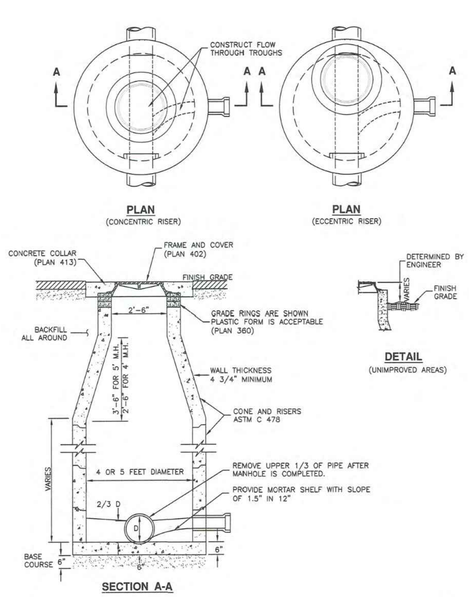
1. **GENERAL**
   - A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   - C. Concrete: Class 4000, APWA Section 03 30 04.
   - D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   - E. Stabilization-Separation Geotextile: High MARV, woven or non-woven, APWA Section 31 05 19.
   - F. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.
3. **EXECUTION**
   - A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
   - B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - C. Reinforcement: Center steel in walls and slabs with a minimum cover of 2-inches. Keep steel 2-inches clear around pipe and lid opening. Tie-bars required at all corners, vertical and horizontal. Tie-bars connecting two walls must match wall bar size and spacing. Tie-bars connecting walls to top and bottom slabs must match slab steel size and spacing.
   - D. Concrete Placement: APWA Section 03 30 10. Adjust concrete dimensions at frame accordingly. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   - E. Access: Eccentric access is shown. Before construction, verify if concentric access is required. Adjust reinforcement accordingly.
   - F. Ladder Rungs: Required in boxes greater than 6 feet deep with eccentric access. Align rungs with location of access opening. Rungs not required in boxes with concentric access.
   - G. Backfill: Provide backfill against all of the box walls. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

231



APWA Utah Chapter — *Sidewalk* — REVISED Plan **231** March 2009

411



APWA Utah Chapter — *Sanitary sewer manhole* — Plan **411** April 2011

323.1

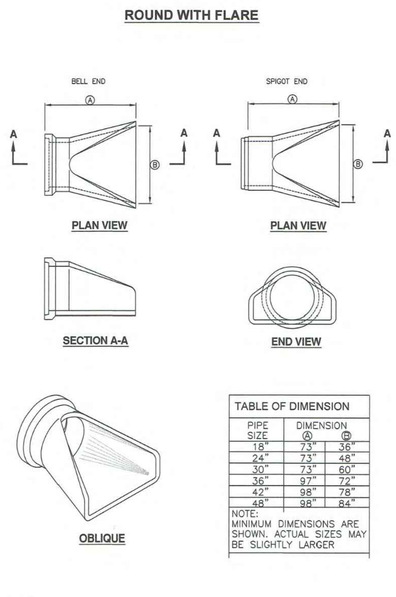
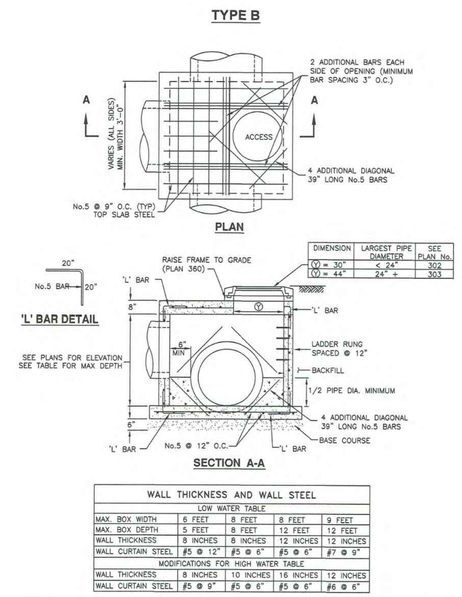


TABLE OF DIMENSION		
PIPE SIZE	DIMENSION (A)	(B)
18"	73"	36"
24"	73"	48"
30"	73"	60"
36"	97"	72"
42"	98"	78"
48"	98"	84"

NOTE: MINIMUM DIMENSIONS ARE SHOWN. ACTUAL SIZES MAY BE SLIGHTLY LARGER

APWA Utah Chapter — *Pipe outfall* — Plan **323.1** November 2010

331.2



WALL THICKNESS AND WALL STEEL					
LOW WATER TABLE					
MAX. BOX WIDTH	6 FEET	8 FEET	8 FEET	9 FEET	
MAX. BOX DEPTH	5 FEET	8 FEET	12 FEET	12 FEET	
WALL THICKNESS	8 INCHES	8 INCHES	12 INCHES	12 INCHES	
WALL CURTAIN STEEL	#5 @ 12"	#5 @ 6"	#5 @ 6"	#7 @ 9"	
MODIFICATIONS FOR HIGH WATER TABLE					
WALL THICKNESS	8 INCHES	10 INCHES	16 INCHES	12 INCHES	
WALL CURTAIN STEEL	#5 @ 9"	#5 @ 6"	#5 @ 6"	#6 @ 6"	

APWA Utah Chapter — *Cleanout box* — Plan **331.2** April 2011

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CITY DETAILS

Blue Stakes of Utah 811 — Know what's below. Call before you dig.

C103

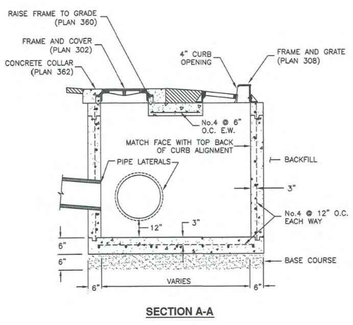
Combination catch basin and cleanout box

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
   C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
   D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

316



PLAN

SECTION A-A

APWA Utah Chapter — *Combination catch basin and cleanout box* — Plan 316 March 2011

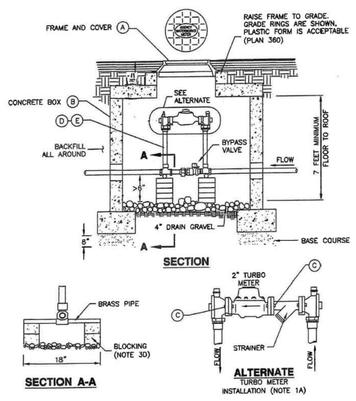
1 1/2" and 2" meter

1. **GENERAL**
   A. Turbine meters are required on all systems used exclusively for irrigation or fire protection.
   B. Where domestic use is applicable, use a standard meter.
   C. Before backfilling, secure inspection of installation by ENGINEER.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.

3. **EXECUTION**
   A. Meter Placement:
      1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).
      2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
      3) In new construction, install meter at center of lot or per agency requirements.
   B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
   C. Bypass Valve: Lock in off position.
   D. Blocking: Use clay brick or concrete block.
   E. Concrete Box:
      1) Center frame and cover over water meter.
      2) Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.
   F. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
   G. Base Course and Backfill Placement: Maximum lift thickness before compaction is 8-inches. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

522



SECTION

SECTION A-A

LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN 502
(B)		CONCRETE BOX	PLAN 505
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

APWA Utah Chapter — 1 1/2" and 2" meter — Plan 522 August 2001

SELECT 2" METER SIZE FOR SEMINARY PROPERTY

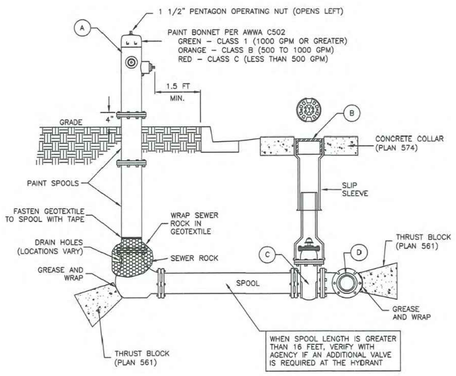
Fire hydrant with valve

1. **GENERAL**
   A. Before backfilling, secure inspection of installation by ENGINEER.
   B. Additional requirements are specified in APWA Section 33 11 00.

2. **PRODUCTS**
   A. Hydrant: Dry barrel, AWWA C502.
   B. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
   C. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   D. Backfill: APWA Section 31 05 13. Maximum particle size 2-inches.
      1) Sewer Rock: ASTM Size No. 3 (2" to 1") or larger.
      2) Other Type of Common Fill: CONTRACTOR's choice,.
   E. Geotextile: Stabilization-separation fabric, APWA Section 31 05 19.

3. **EXECUTION**
   A. Installation:
      1) Provide at least 1 cubic yard of sewer rock around drain hole at base of hydrant spool. Wrap geotextile around sewer rock and tape geotextile to hydrant spool to prevent silting of sewer rock.
      2) Paint fire hydrant to agency's fire hydrant paint code.
      3) Apply non-oxide grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
      4) Notify fire department as soon as hydrant is placed in service.
   B. Thrust Blocks:
      1) Before pouring concrete, wrap pipe system with polyethylene sheet to prevent bonding of concrete to pipe system.
      2) Not required for flange or welded pipe systems.
   C. Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

511

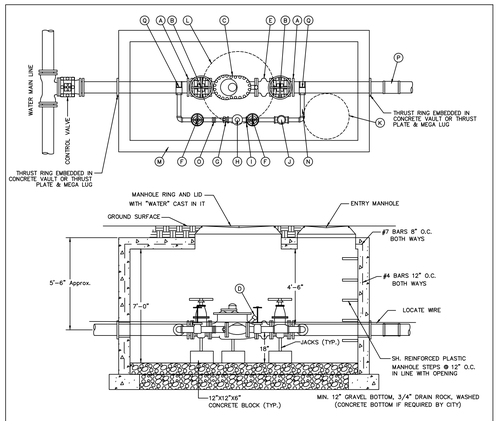


LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		FIRE HYDRANT	AWWA C502
(B)		VALVE BOX WITH LID	2-PIECE CAST IRON
(C)		GATE VALVE WITH 2" X 2" NUT	AWWA C509
(D)		TEE WITH 125 # FLANGE	AWWA C110

* FURNISHED BY UTILITY AGENCY

SECTION

APWA Utah Chapter — *Fire hydrant with valve* — Plan 511 February 2011



LEDGEND			
LTR	*	ITEM	DESCRIPTION
A		3" OR 4" FLANGE X P.E. D.I.P. SPOOL W/2" HOLE 9" F.F.E ON TOP	SMITH-BLAIR FLANGE COUPLING
B		3" OR 4" GATE VALVE WITH HAND WHEEL	
C	*	3" OR 4" COMPOUND METER	SENSUS OMNI
D		2" TEST ASSEMBLY	
E		3" OR 4" CHECK VALVE	
F		2" GATE VALVE (BRONZE)	
G		2" METER FLANGE	
H	*	2" DISPLACEMENT METER	
I		2" MALE METER FLANGE	
J		2" CHECK VALVE (BRONZE)	
K		27" FRAME & COVER, MANHOLE	PLAN 502
L		38" FRAME & COVER, MANHOLE W/2" HOLE FOR E.R.T.	PLAN 503
M		CONCRETE BOX (VAULT)	PLAN 505
N		BRASS PIPING	
O		2" BRASS UNION	
P		MJ SLEEVE	
Q		BRASS SADDLE	

* FURNISHED BY AGENCY

NOTE:
1. ALL 4" PIPE TO BE D.I.
2. ALL 2" PIPE TO BE BRASS/COPPER.
3. THIS DRAWING SHOWS A 4" METER, OTHER SIZES WILL BE SIMILAR.
4. BYPASS REQUIRED ON ALL METERS 2" AND LARGER.
5. NUTS & BOLTS REQUIRED TO BE STAINLESS STEEL W/ANTI SEIZE THREAD COMPOUND.

DRAWN	RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	DRAWING NO.
REVISED	FEB 2020		LARGE COMPOUND METER W/2" BYPASS 3" OR 4" METER	LCM-1
DATE	MAY 2012			
SCALE	VARIES			

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT
CONFORMANCE SET

CITY DETAILS

Blue Stakes of Utah 811

C104

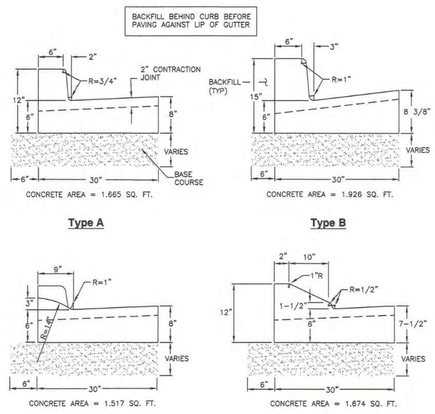
205.1

Curb and gutter

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



APWA Utah Chapter — *Curb and gutter* — Plan 205.1 — December 2008

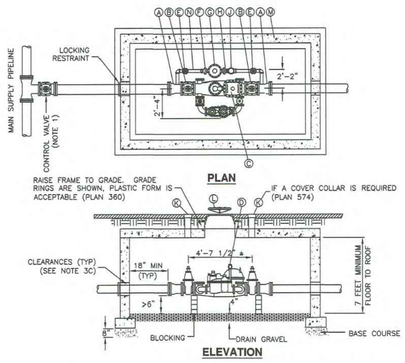
525

6" Compound meter with 2" bypass

1. **GENERAL**
   A. Configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 33 12 16.

2 **PRODUCTS**
   A. Small Fittings: Brass. Do not use galvanized materials.
   B. Blocking: Clay brick or concrete block.
   C. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.

3. **EXECUTION**
   A. Control Valve: Install valve with valve box adjacent to main.
   B. Center frame and cover over water meter.
   C. Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.



LEGEND			
No.	*	ITEM	DESCRIPTION
A		6" FLANGE x M.J. ADAPTER	
B		6" GATE VALVE WITH 2"x2" OPERATING NUT	
C		6" x 3" METER	
D		2" TEST ASSEMBLY	
E		2" GATE VALVE	
F		2" METER FLANGE	
G		2" DISPLACEMENT METER	
H		2" MALE METER FLANGE	
J		2" CHECK VALVE	
K		TOP SECTION OF VALVE BOX WITH LID	
L		27" FRAME AND COVER	PLAN 574
M		CONCRETE BOX	PLAN 502
N		COPPER PIPING	PLAN 505

* FURNISHED BY AGENCY

APWA Utah Chapter — *6" Compound meter with 2" bypass* — Plan 525 — August 2001

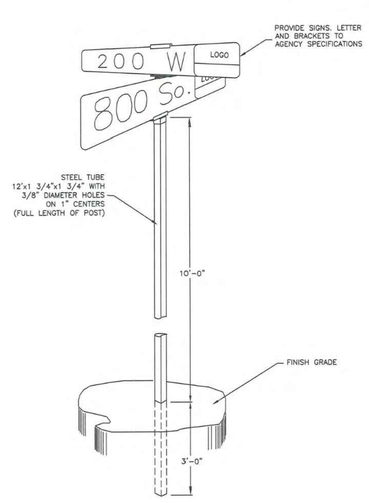
292

Street name signpost

1. **GENERAL**
   A. Get ENGINEER's approval of sign format and installation.

2. **PRODUCTS**
   A. Bolts, Nuts, Washers, Accessories: Stainless or galvanized steel, APWA Section 05 05 23.

3. **EXECUTION**
   A. Install sign posts on corner selected by ENGINEER.
   B. Install the edge of the sign 2 feet from the vertical extension of the back of curb as near as possible to the approach curb P.C. (point of curvature).



APWA Utah Chapter — *Street name signpost* — Plan 292 — April 1997

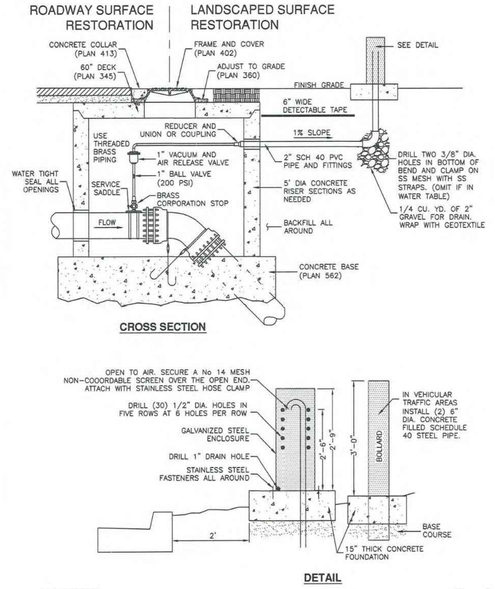
575

Air release assembly

1. **GENERAL**
   A. This drawing detail is applicable to water main piping less than 16-inches diameter.
   B. PCCP, steel, MLAC and other water main pipe materials will require special detail or design drawings. Submit the design and detail drawings and materials to the ENGINEER for review before installation.
   C. Installation in areas of high ground water or potential for water entering the vent pipe will require a special design to be provided by the ENGINEER.
   D. Before backfilling around the assembly, secure inspection of installation by ENGINEER.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.
   C. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Manhole: Riser, ASTM C478.
   F. Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.
   G. Small Fittings: Brass. Do not use galvanized materials.
   H. PVC Pipe and Fittings: Schedule 40, APWA Section 33 05 07.
   I. Water Tight Wall Seal: Waterproof, compressible.

3. **EXECUTION**
   A. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Apply tape wrap to the exterior of all buried steel pipe per AWWA C209.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Service saddle is required on all PVC and AC pipe taps unless specified otherwise. Ductile iron and cast iron pipe may be direct tapped.
   E. Seal manhole joints water-tight and ground flush with interior wall.
   F. Follow applicable AWWA and NSF standards when connecting piping.
   G. If diameter of air relief valve is greater than 2-inches, provide piping to match its diameter from water main connection to open to air.



APWA Utah Chapter — *Air release assembly* — Plan 575 — February 2011

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTHI — No.8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CITY DETAILS

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 — Bluestakes.org

C105

Combination catch basin and cleanout box

1. GENERAL

A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

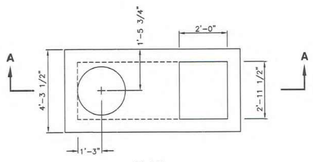
2. PRODUCTS

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
C. Concrete: Class 4000, APWA Section 03 30 04.
D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.

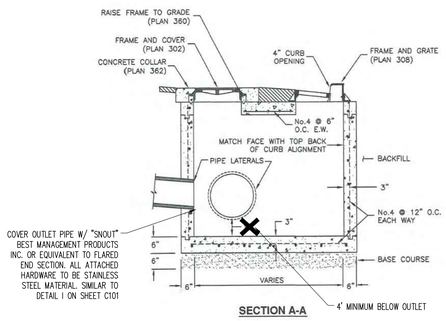
3. EXECUTION

A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
E. Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

316



PLAN



SECTION A-A

APWA Utah Chapter — *Combination catch basin and cleanout box* — REVISED Plan 316 March 2011

PRETREATMENT INLET (CITY PRECIB) (A)

N.T.S.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER — STATE OF UTAH — NICHOLE LEE LUTH — DATE ISSUED: 10/3/23 — No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

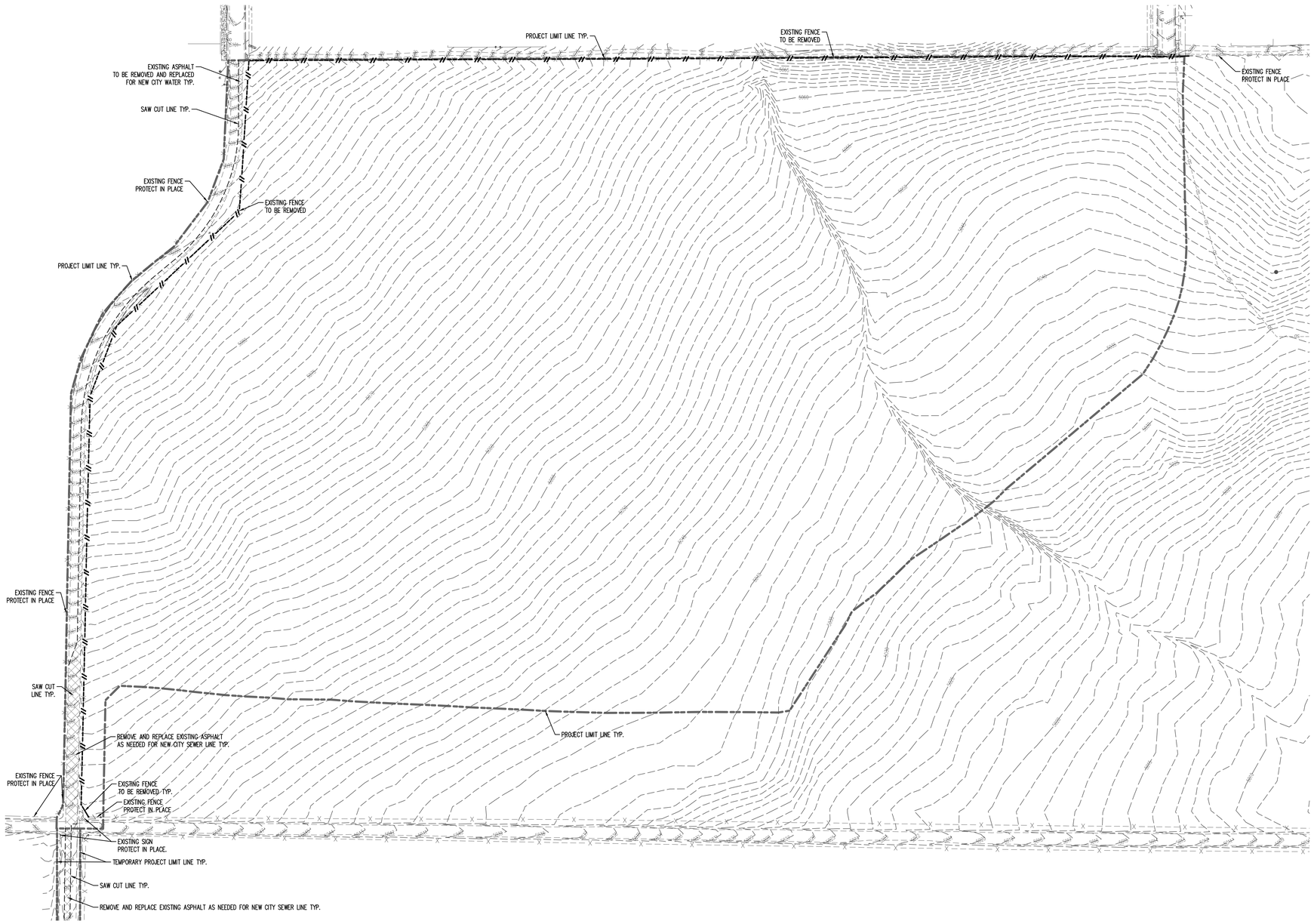
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CITY DETAILS

C106



SITE DEMOLITION PLAN NOTES:

1. COORDINATE ALL UTILITY INFORMATION WITH OWNER. THE COORDINATES SHOWN ON THE PLANS ARE BASED ON SURVEY CONTROL AND TOPOGRAPHIC SURVEY COMPLETED BY MERIDIAN ENGINEERING INC. REFER TO EXISTING TOPOGRAPHIC PLAN FOR SURVEY CONTROL ON SHEET C200–C204.
2. REFER TO SITE LAYOUT PLANS ON SHEET CS230.
3. SIDEWALK REMOVAL AND REPLACEMENT TO BE AS INDICATED ON THE SITE PLAN AND WILL MATCH EXISTING SIDEWALK WIDTHS.
4. EXCAVATION ADJACENT TO TREES SHALL BE A MINIMUM OF 8' FROM THE CENTER OF THE TREE OR THE TREE DRIP LINE AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IF TREE ROOTS ARE ENCOUNTERED NEAR TREES TO REMAIN, COORDINATE TREE ROOT PRUNING WITH OWNER WHENEVER TREE ROOTS MAY BE ENCOUNTERED IN EXCAVATION. DO NOT COVER TREE ROOTS DAMAGED BY EXCAVATION NEAR TREE THAT ARE TO REMAIN. WHERE NECESSARY FOR EQUIPMENT OPERATION, TREES MAY BE TRIMMED. COORDINATE ANY TRIMMING OF TREES TO REMAIN WITHIN LANDSCAPE PLANS AND OWNER.
5. ALL WORK WITHIN CITY ROAD ROW SHALL MEET CITY STANDARDS AND SPECIFICATIONS. OBTAIN CITY PERMIT PRIOR TO ANY WORK WITHIN CITY ROAD RIGHT OF WAY. OBTAIN ALL NECESSARY EXCAVATION PERMITS AND PROVIDE NECESSARY TRAFFIC CONTROL MEASURES PER CITY REQUIREMENTS.
6. REMOVE AND SALVAGE ALL SIGNS, BENCHES, AND EXTERIOR LIGHTS WITHIN THE PROJECT LIMITS. AFTER REMOVAL COORDINATE OWNER FOR PICKUP OF SIGNAGE OR OTHER SALVAGED ITEMS.
7. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. DAMAGE TO SOFT SUBGRADE AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS.
8. PLACEMENT OF GRANULAR IMPORT MATERIALS MAY BE NECESSARY TO MAINTAIN CONSTRUCTION TRAFFIC PATHWAYS DURING WET PERIODS OF THE YEAR. CONTRACTOR IS REQUIRED TO MAINTAIN TRAFFIC PATHWAYS AT ALL TIMES DURING CONSTRUCTION AND REMOVE OR ADD TO THESE GRANULAR MATERIALS TO MEET THE GRADES NECESSARY TO OBTAIN THE GRADES SHOWN ON CG400.
9. APPROXIMATE FOUNDATION EXCAVATION LIMIT LINE MAY BE EXTENDED WITH APPROVAL FROM THE OWNER. ANY AFFECTED IMPROVEMENTS IMPACTED SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. REFER TO BUILDING PLANS FOR APPLICABLE EXCAVATION LIMIT LINE FOR THE NEW BUILDING.
10. ALL STRIPING WITHIN THE PROJECT LIMIT LINE SHALL BE BLACKED OUT AND REPLACED WITH STRIPING PER STRIPING PLAN ON SHEET CS220.
11. ALL SIGNS TO REMAIN UNLESS INDICATED ON THIS SHEET OR THE SITE PLAN.

UTILITY DEMOLITION NOTES

1. REMOVE UTILITIES ONLY AFTER NEW TEMPORARY UTILITY LINES HAVE BEEN REROUTED AND CONNECTED.
2. TEMPORARY PUMPING OF SANITARY SEWER WILL BE REQUIRED AS PORTIONS OF THE EXISTING PIPING ARE REMOVED AND REPLACED. BACKUP PUMPS AND POWER WILL BE REQUIRED WHERE PUMPING IS NECESSARY TO MAINTAIN SERVICE TO THE BUILDING. TEMPORARY BYPASS PIPING OR PUMPING IS REQUIRED UNTIL THE NEW PIPING IS OPERATIONAL.
3. REFER TO THE ELECTRICAL OR MECHANICAL PLANS FOR SITE DEMOLITION OF EXISTING TRANSFORMERS, ELECTRICAL LINES, EXISTING LIGHTING, ELECTRICAL EQUIPMENT, HEATING VAULTS. HEATING LINES, GAS LINES, OR OTHER SITE DEMOLITION INSIDE OR OUTSIDE THE PROJECT LIMITS.
4. ALL EXISTING UTILITIES OR SURFACE IMPROVEMENTS SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE. ANY DAMAGE TO THE UTILITIES OR SURFACE IMPROVEMENTS SHALL BE REPAIRED WITH NEW MATERIALS AT NO ADDITIONAL COST TO THE OWNER. ALL INTERRUPTIONS OF UTILITIES SERVICE WILL BE COORDINATED WITH THE OWNER AT LEAST ONE WEEK IN ADVANCE. NIGHTTIME INTERRUPTIONS OF A SERVICE MAY BE NECESSARY TO SUCCESSFULLY COMPLETE NEW UTILITY CONNECTIONS.
5. UTILITIES ABANDONED IN PLACE UNDER PAVEMENT OR CONCRETE IMPROVEMENTS SHALL HAVE SAND BLOWN INTO THE ABANDONED PIPING. ALL OPEN ENDS OF ABANDONED PIPING SHALL BE PLUGGED AND CAPPED. REPAIR EXISTING MANHOLES AND INLETS WHERE PIPING IS REMOVED AS PART OF THE DEMOLITION. PLUG AND GROUT (EPOXY GROUT) HOLES IN THE EXISTING STRUCTURES. CORE DRILL AND EPOXY GROUT ALL NEW PIPING INTO EXISTING CONCRETE STRUCTURES.
6. BACKFILL ALL EXCAVATIONS FOR UTILITY PIPING OR STRUCTURE REMOVAL (MANHOLES, INLETS, ETC.) WITH STRUCTURAL FILL TO THE ROUGH GRADE ELEVATION SHOWN ON GRADING PLANS.
7. PROVIDE TEMPORARY STORM DRAINAGE PUMPING OR OTHER APPROVED STORM DRAIN DISPOSAL METHOD TO MAINTAIN DRAINAGE TO THE SITE DURING CONSTRUCTION.
8. MAINTAIN UTILITY SERVICE TO THE EXISTING BUILDING AT ALL TIMES UNLESS OTHERWISE COORDINATED.
9. ALL WORK WITHIN STREET ROW SHALL BE PER APWA STANDARD PLANS AND SPECIFICATIONS (2017 EDITION) AND CITY STANDARDS. OBTAIN CITY PERMIT PRIOR TO ANY WORK WITHIN CITY RIGHT OF WAY.
10. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. SUBGRADE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED AS OUTLINED IN SPEC SECTION WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OVER EXCAVATED SUBGRADE.
11. NEW UTILITIES SHALL BE INSTALLED AS REQUIRED TO MAINTAIN SERVICE TO EXISTING BUILDINGS. PRIOR TO REMOVAL OF EXISTING UTILITIES COORDINATE SERVICE INTERRUPTION AND REMOVAL OF UTILITIES WITH OWNER.
12. POTHOLE AND FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY NEW UTILITY OR CONNECTION TO EXISTING UTILITIES.
13. PROVIDE TEMPORARY WATER CONNECTION FOR MAINTAINING IRRIGATION OF LANDSCAPE THAT IS TO REMAIN. REFER TO LANDSCAPE PLANS.
14. RAISE/LOWER EXISTING VALVES, M.H., ELECTRICAL AND MECHANICAL VAULT HATCHES, AND UTILITY STRUCTURES WITHIN THE WORK AREA LIMITS TO NEW GRADES SHOWN ON GRADING PLAN.

N

MERIDIAN ENGINEERING, INC.

0 80 160

SCALE 1"=80'

DEMOLITION LEGEND

- REMOVE FENCING
- REMOVE WALL/CURBING/CURB AND GUTTER
- PROJECT LIMIT LINE
- TEMPORARY PROJECT LIMIT LINE
- SAWCUT
- REMOVE TREES, UTILITY STRUCTURES, LIGHTS ETC. XX
- REMOVE EXISTING ASPHALT

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
LICENSED ARCHITECT
W Luthi
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

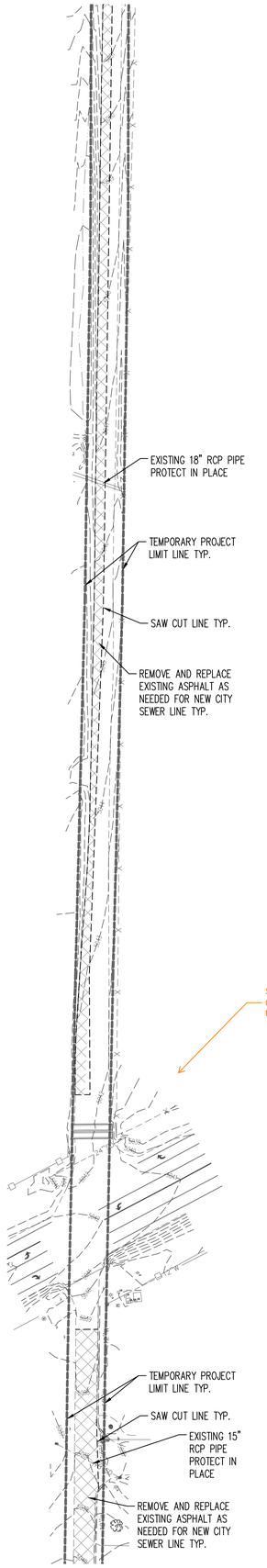
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

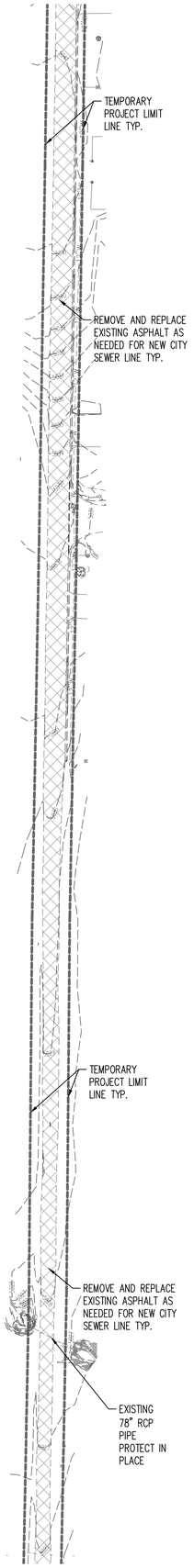
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

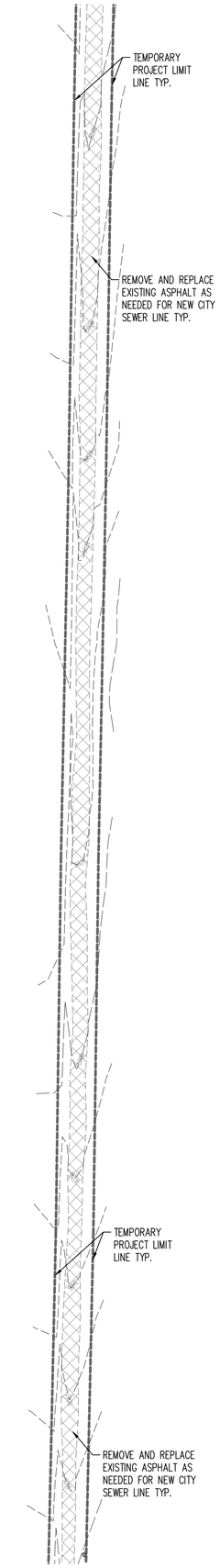
CONFORMANCE SET

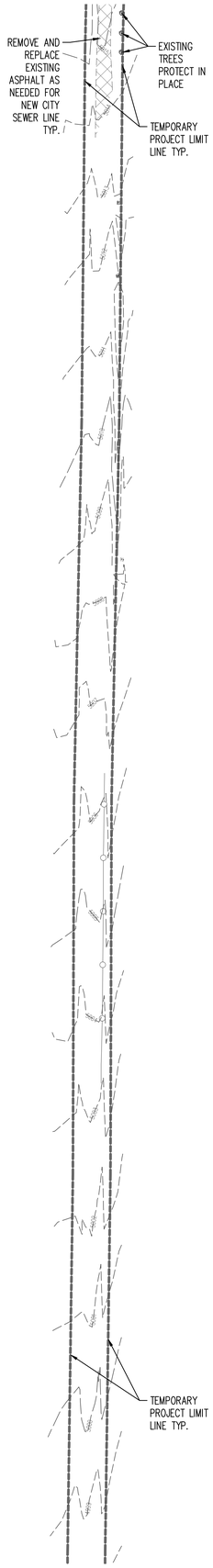
OVERALL
DEMOLITION PLAN

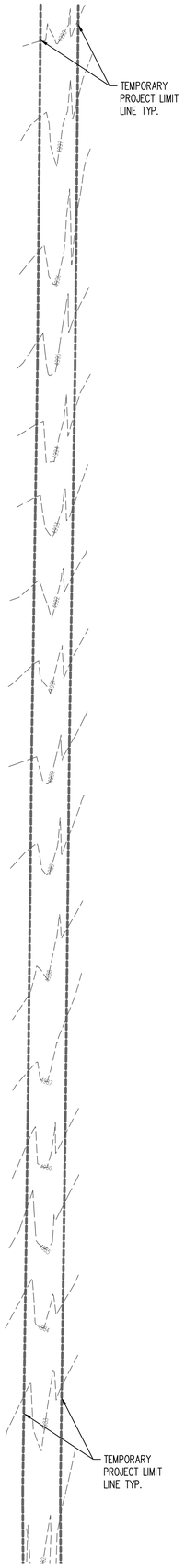
CS210











DEMOLITION LEGEND

REMOVE FENCING

REMOVE WALL/CURBING/CURB AND GUTTER

PROJECT LIMIT LINE

TEMPORARY PROJECT LIMIT LINE

SAWCUT

REMOVE TREES, UTILITY STRUCTURES, LIGHTS ETC. XX

REMOVE EXISTING ASPHALT

NOTES:
1. REFER TO NOTES ON SHEET CS210.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
R.8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

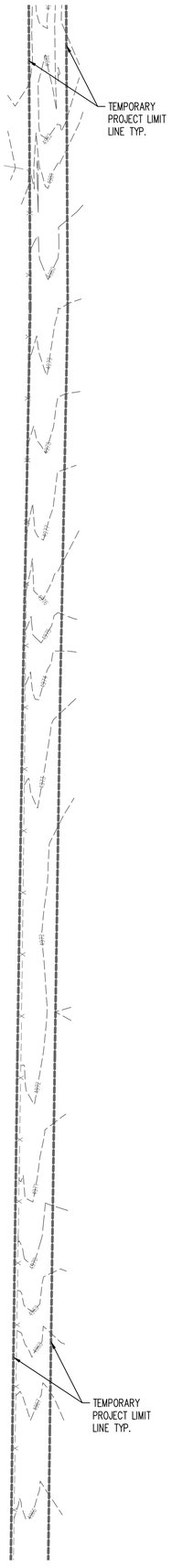
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

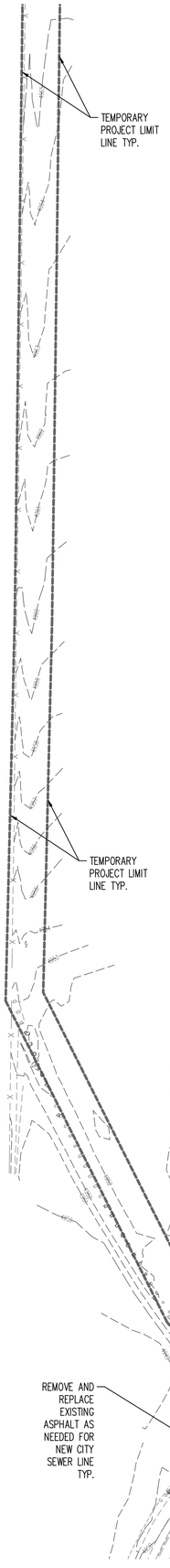
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

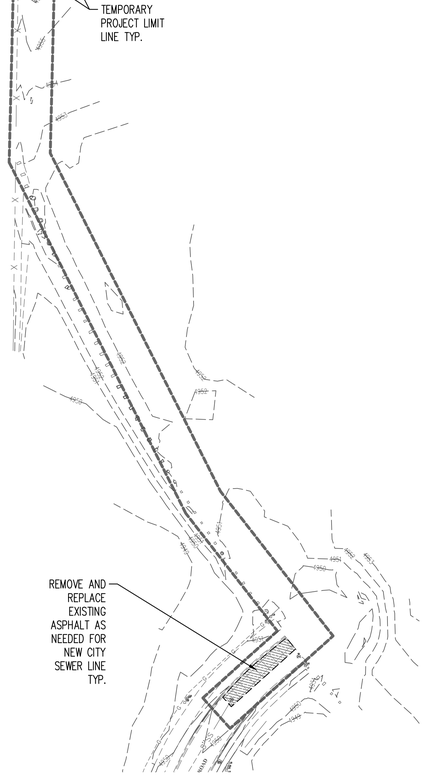
CONFORMANCE SET

OFFSITE
DEMOLITION PLAN

CS211



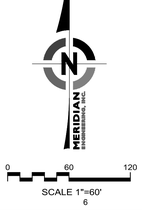




DEMOLITION LEGEND

- REMOVE FENCING
- REMOVE WALL/CURBING/CURB AND GUTTER
- PROJECT LIMIT LINE
- TEMPORARY PROJECT LIMIT LINE
- SAWCUT
- REMOVE TREES, UTILITY STRUCTURES, LIGHTS ETC. — XX
- REMOVE EXISTING ASPHALT

NOTES:
1. REFER TO NOTES ON SHEET CS210.



0 60 120
SCALE 1"=60'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

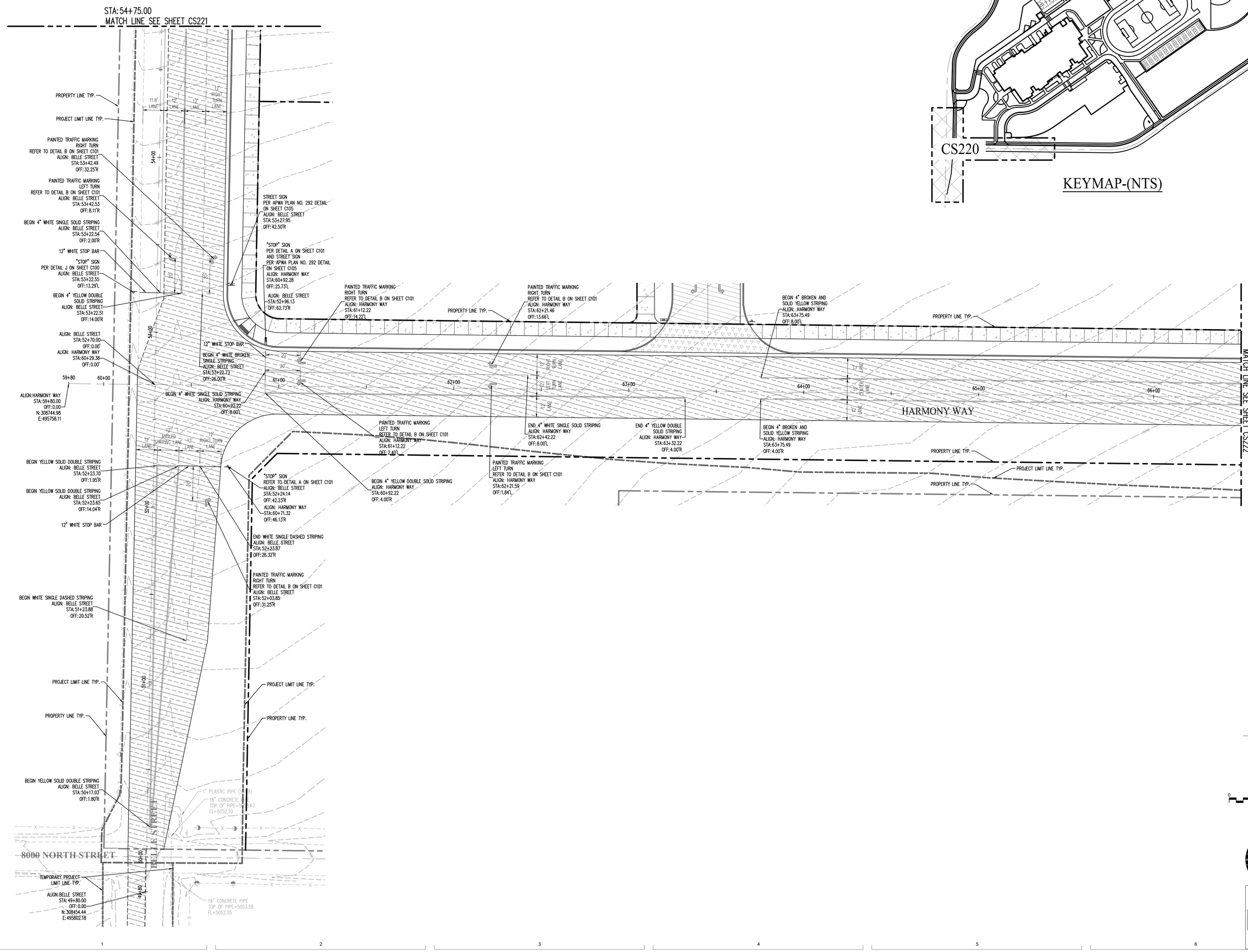
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

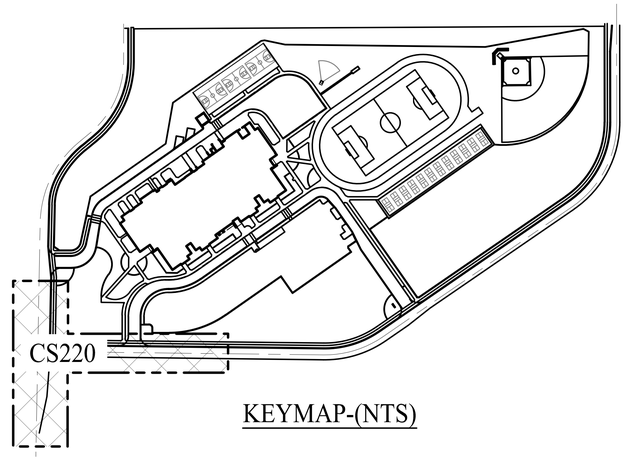
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

OFFSITE
DEMOLITION PLAN

CS212





KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

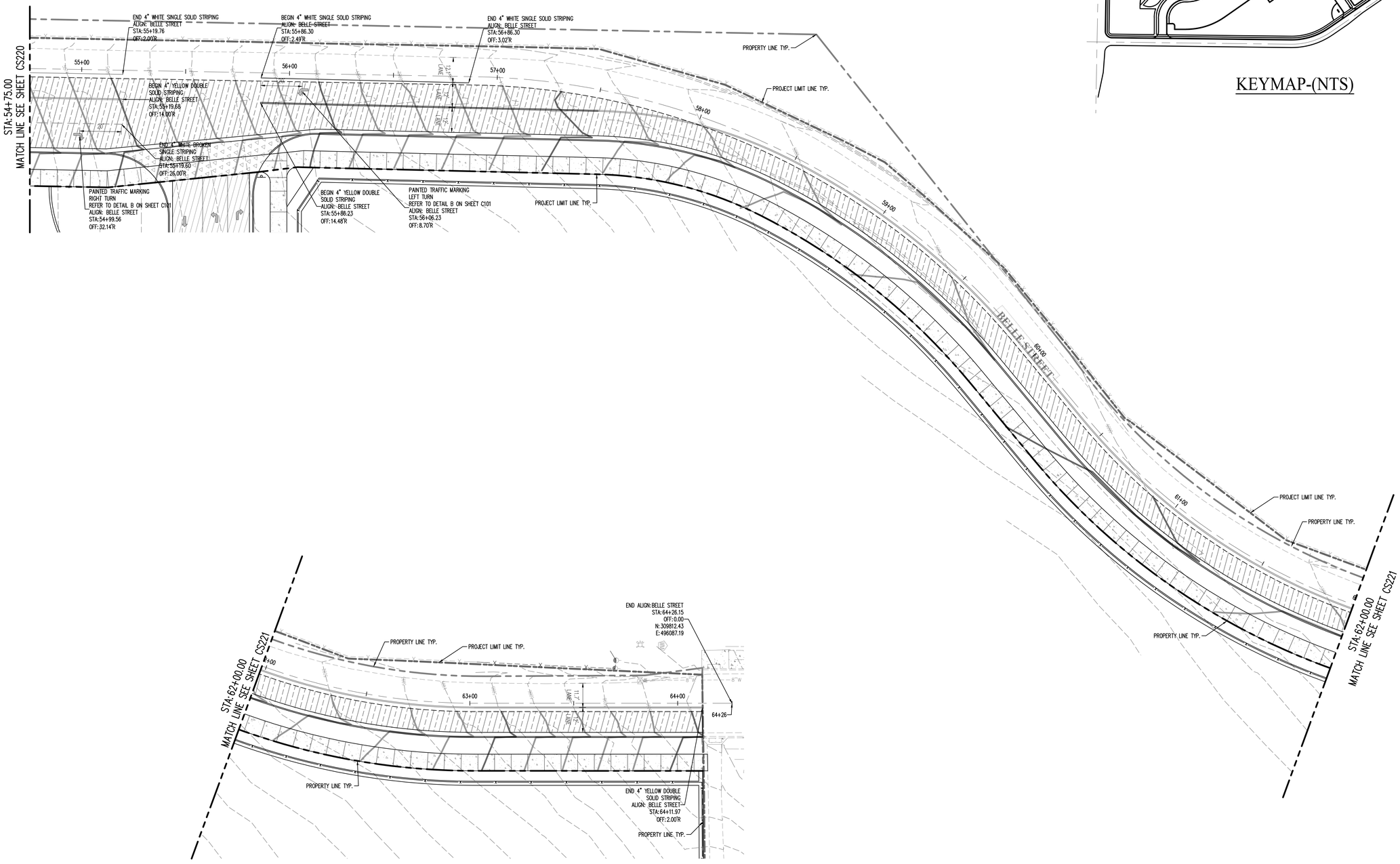
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

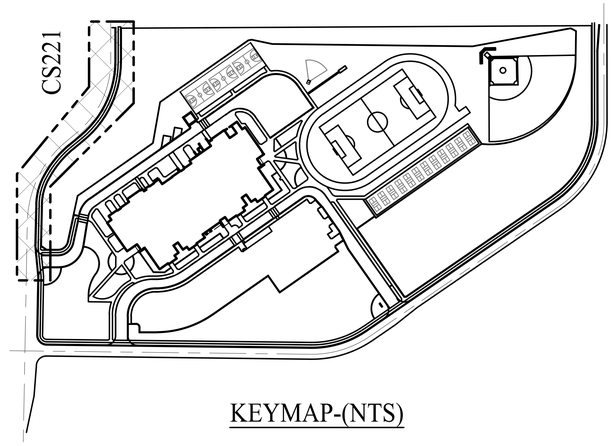
CONFORMANCE SET

SIGNAGE AND STRIPING PLAN

CS220

SCALE 1"=20'





KEYMAP-(NTS)

MERIDIAN ENGINEERING, INC.

0 20 40

SCALE 1"=20'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
LICENSED
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
8023335

REV DATE DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

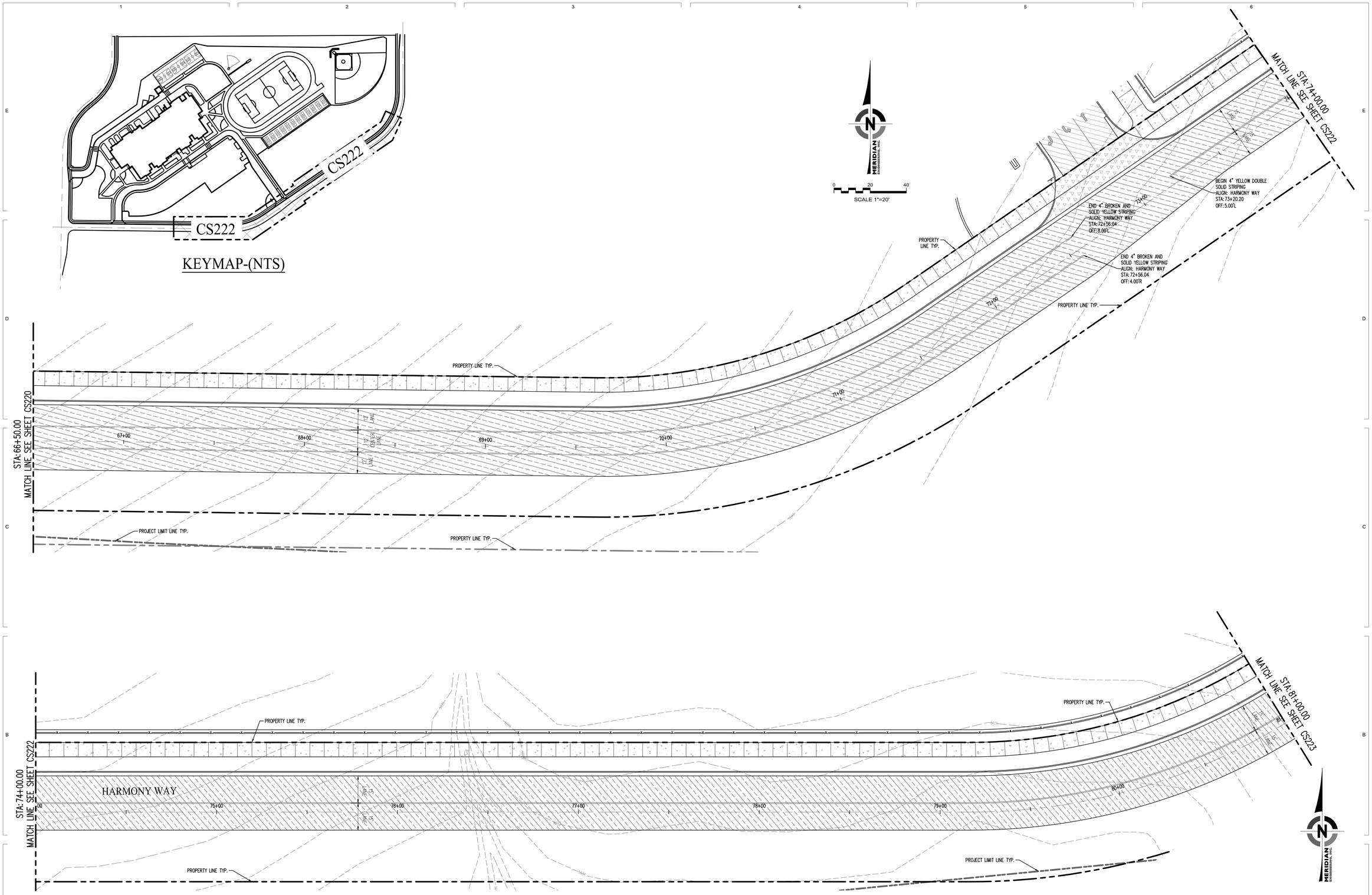
SIGNAGE AND STRIPING PLAN

CS221

KEYMAP-(NTS)

0 20 40

SCALE 1"=20'



0 20 40

SCALE 1"=20'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

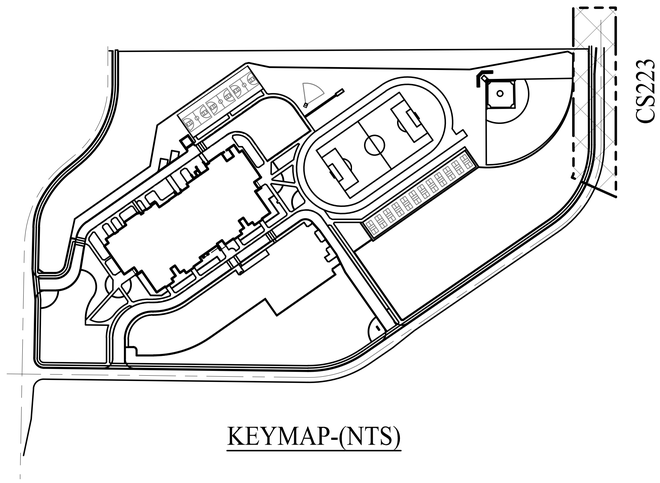
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

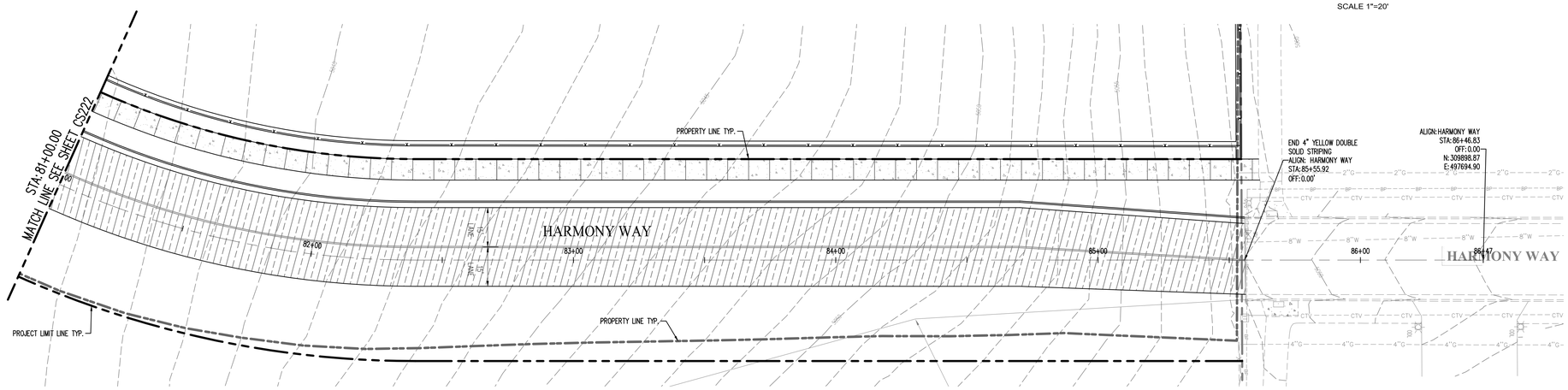
CONFORMANCE SET

SIGNAGE AND STRIPING PLAN

CS222



KEYMAP-(NTS)



VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8600
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

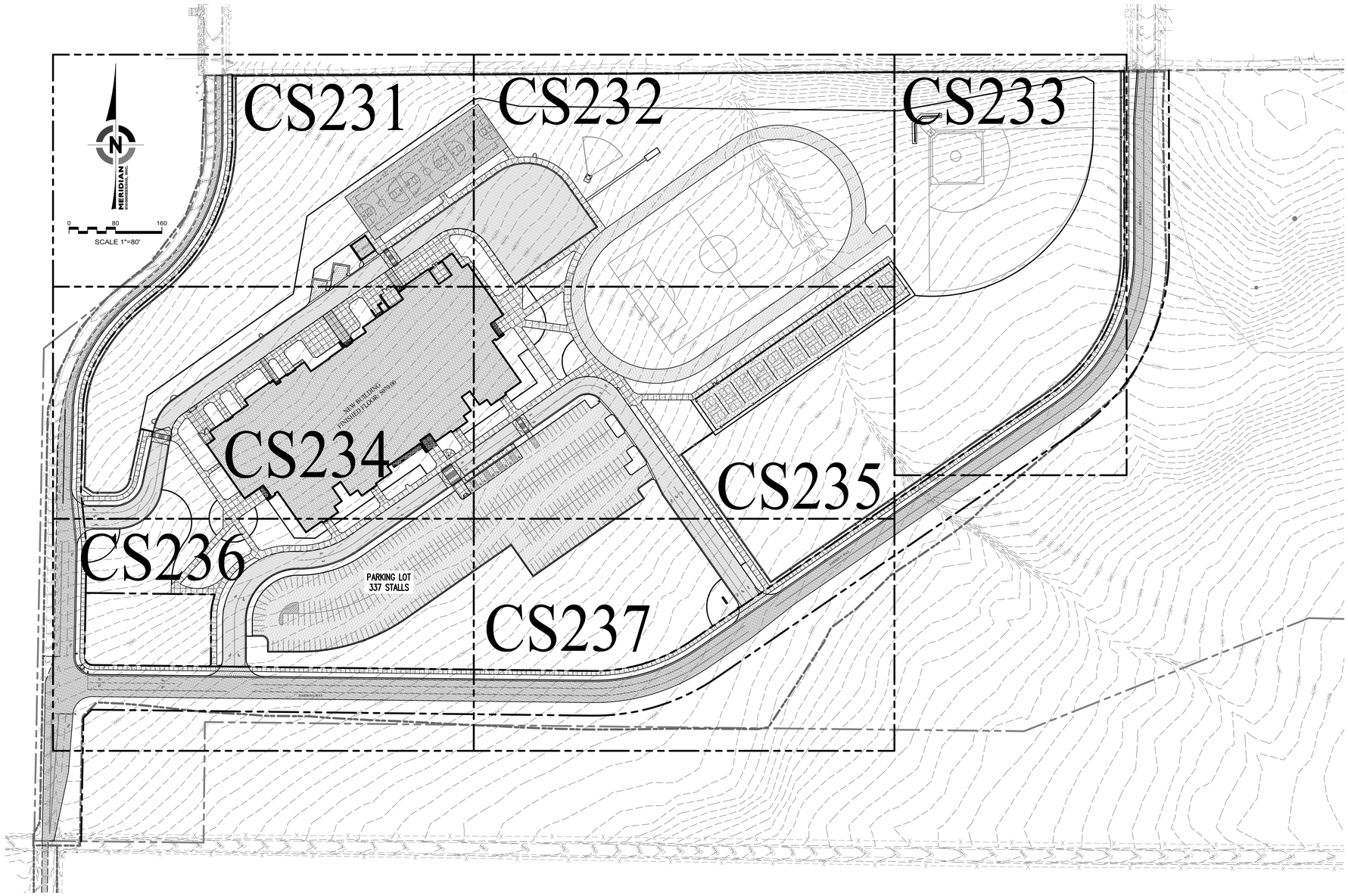
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SIGNAGE AND STRIPING PLAN

CS223



TBC Line Table		
L#	L	Bearing
L1	42.36	N90° 00' 00.00"E
L2	96.88	N12° 09' 10.71"E
L3	279.92	N54° 59' 59.92"E
L4	22.99	S9° 59' 59.92"W
L5	25.89	S9° 59' 59.92"W
L6	29.11	N54° 59' 59.92"E
L7	6.50	N35° 01' 17.29"W
L8	6.49	S34° 58' 42.88"E
L9	245.82	N54° 59' 59.92"E
L10	90.81	N35° 12' 20.83"W
L11	173.26	N55° 00' 00.00"E
L12	86.50	N35° 00' 00.00"W
L13	537.04	N54° 59' 59.92"E
L14	16.13	N9° 10' 18.38"E
L15	86.19	N9° 10' 18.38"E
L16	36.64	N90° 00' 00.00"E
L17	138.34	N42° 08' 47.37"E
L18	52.20	S35° 00' 00.00"E
L19	7.54	S13° 57' 45.76"W
L21	7.60	N80° 00' 00.00"W
L22	43.96	N35° 00' 00.00"W
L23	7.07	N10° 00' 00.00"E
L26	7.07	N80° 00' 00.00"W
L27	76.97	N34° 59' 48.84"W
L28	8.10	N2° 05' 54.48"E
L29	22.06	N34° 35' 14.26"E
L33	6.37	S10° 00' 00.00"W
L34	11.99	S55° 00' 00.00"W
L35	6.37	N80° 00' 00.00"W
L38	6.37	N10° 00' 00.00"E
L39	12.33	N55° 00' 00.00"E
L40	6.37	S80° 00' 00.00"E
L43	6.37	S10° 00' 00.00"W
L44	43.67	S54° 59' 59.92"W
L45	6.36	N80° 00' 00.00"W
L48	6.36	N10° 00' 00.00"E
L49	6.02	N54° 59' 59.92"E
L50	6.36	S80° 00' 00.00"E
L55	6.37	S10° 00' 00.00"W
L56	28.21	S54° 59' 59.92"W
L57	6.36	N80° 00' 00.00"W
L58	33.75	N35° 00' 00.00"W
L59	7.07	S80° 00' 00.00"E
L60	46.13	N55° 00' 00.00"E
L61	6.60	N10° 00' 00.00"E
L62	17.33	N55° 00' 00.00"E
L63	7.07	N10° 00' 00.00"E
L64	33.75	N35° 00' 00.00"W
L65	7.07	N10° 00' 00.00"E
L66	18.67	N55° 00' 00.00"E
L67	7.06	S80° 00' 00.00"E
L69	7.38	N10° 00' 00.00"E
L70	83.00	N35° 01' 47.77"W

TBC Line Table		
L#	L	Bearing
L71	6.86	N0° 40' 55.30"E
L72	20.50	N55° 00' 00.00"E
L73	7.07	S80° 00' 00.00"E
L74	81.14	S35° 00' 00.00"E
L75	11.73	S89° 46' 38.80"E
L76	35.33	S35° 00' 00.00"E
L77	38.07	N0° 40' 55.30"E
L78	107.24	N55° 00' 00.00"E
L79	4.06	S60° 34' 48.76"E
L80	86.17	S55° 00' 00.00"W
L81	3.65	N62° 09' 32.35"W
L82	2.91	N13° 38' 38.66"W
L83	79.82	N55° 00' 00.00"E
L84	3.50	S59° 19' 04.70"E
L85	3.60	N37° 39' 32.65"E
L86	72.48	N82° 17' 17.32"W
L87	2.98	N45° 40' 55.30"E
L88	80.21	S82° 17' 17.32"E
L89	5.26	N50° 18' 54.10"W
L90	17.10	S35° 02' 34.57"E
L91	7.07	N9° 58' 42.71"E
L92	50.18	S55° 00' 00.00"W
L93	7.07	S80° 00' 00.00"E
L94	107.64	N35° 00' 00.00"W
L96	5.70	N69° 46' 07.00"W
L97	115.32	N35° 00' 00.00"W
L98	5.66	N10° 00' 00.00"E
L99	68.42	N55° 00' 00.00"E
L100	5.15	S79° 59' 06.29"E
L103	6.16	N9° 59' 06.28"E
L104	76.83	N55° 00' 00.00"E
L105	6.15	N80° 00' 00.00"W
L108	5.17	N10° 00' 00.00"E
L109	12.91	N55° 00' 00.00"E
L110	323.60	N35° 00' 00.00"W
L111	4.04	S55° 00' 00.00"W
L114	7.07	N10° 00' 00.00"E
L115	55.00	N55° 00' 00.00"E
L116	5.54	S50° 42' 31.09"E
L117	4.33	N55° 00' 00.00"E
L118	5.54	N19° 17' 28.91"W
L119	34.25	N55° 00' 00.00"E
L120	5.17	S80° 00' 00.00"E
L123	6.14	N10° 00' 00.00"E
L124	70.52	S55° 00' 00.00"W
L125	5.94	N80° 00' 00.00"W
L128	5.87	N10° 00' 00.00"E
L129	17.69	N90° 00' 00.00"E
L130	6.21	N73° 23' 20.59"W
L131	59.47	N35° 00' 00.00"W
L132	7.07	N10° 00' 00.00"E
L133	55.92	N55° 00' 00.00"E
L134	63.85	N0° 00' 01.87"E

TBC Line Table		
L#	L	Bearing
L135	12.19	N90° 00' 00.00"E
L136	458.12	N55° 00' 00.00"E
L137	1.61	N55° 30' 29.60"E
L138	382.98	N35° 00' 00.00"W
L139	7.07	N80° 00' 00.23"W
L140	5.00	S54° 59' 59.55"W
L141	383.15	S35° 00' 00.00"E
L142	4.62	S27° 30' 00.00"W
L143	88.32	N90° 00' 00.00"W
L144	66.91	S35° 02' 34.57"E
L145	72.34	S54° 57' 25.43"W
L146	32.54	S35° 00' 00.00"E
L147	8.87	S62° 30' 00.00"E
L148	92.17	N90° 00' 00.00"E
L149	414.36	N54° 57' 25.43"E
L150	82.34	S35° 02' 34.57"E
L151	222.20	N35° 00' 00.00"W
L152	25.64	N26° 07' 41.26"W
L153	0.92	N25° 00' 00.00"W
L154	24.63	S55° 00' 00.00"W
L156	17.00	S35° 00' 00.00"E
L157	235.00	S55° 00' 00.00"W
L158	66.00	N35° 00' 00.00"W
L159	218.50	N55° 00' 00.00"E
L160	56.59	N90° 00' 00.00"E
L161	17.26	S0° 00' 00.00"E
L163	10.00	N90° 00' 00.00"E
L164	65.06	N0° 00' 00.00"E
L165	2.19	N90° 00' 00.00"E
L166	458.62	N55° 00' 00.00"E
L167	12.86	N54° 59' 52.66"E
L168	15.50	S35° 00' 00.00"E
L169	144.00	N55° 00' 00.00"E
L170	10.00	N35° 00' 00.00"W
L171	6.03	N55° 00' 00.00"E
L172	17.00	N35° 00' 00.00"W
L173	3.48	N55° 00' 00.00"E
L174	3.48	N55° 00' 00.00"E
L175	17.00	S35° 00' 00.00"E
L176	194.62	N55° 00' 00.00"E
L177	2.19	N90° 00' 00.00"W
L178	26.24	N0° 00' 00.00"E
L179	8.96	N55° 00' 00.00"E
L180	33.00	N35° 00' 00.00"W
L181	10.96	S55° 00' 00.00"W
L182	31.00	S35° 00' 00.00"E
L183	9.62	S55° 00' 00.00"W
L184	17.00	S35° 00' 00.00"E
L185	18.00	S55° 00' 00.00"W
L186	16.00	S35° 00' 00.00"E
L187	27.62	N55° 00' 00.00"E
L188	29.00	N35° 00' 00.00"W

GENERAL SITE LAYOUT NOTES:

1. REFER TO ARCHITECTURAL SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE.
2. REFER TO ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
3. REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
4. VERIFY THE GRID DISTANCES SHOWN FOR BUILDING LOCATIONS WITH ARCH PLANS.
5. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
6. TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 6" MINIMUM AT ALL LOCATIONS.
7. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
8. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON THIS SHEET.

PARKING STALL COUNT	
TOTAL STALLS:	337
STALLS:	329
HC STALLS:	8

HATCH LEGEND

- VEHICULAR CONCRETE — PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT — SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAIL C ON SHEET C100
- 6" CURB — REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB — REFER TO DETAIL E ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER — REFER TO DETAIL F ON SHEET C100
- 24" CURB AND GUTTER — REFER TO DETAIL G ON SHEET C100
- SNOW MELTING SYSTEM — REFER TO MECHANICAL PLANS
- POST TENSION CONCRETE — REFER TO ARCHITECTURAL PLANS.
- SIDEWALK — PER DETAIL H ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT — PER DETAIL L ON SHEET C100
- NEW BUILDING
- BUILDING OVERHANG
- NEW SURFACE UTILITIES — REFER TO CU300

TBC Curve Table					
C#	L	R	Δ	Chord Bearing	Chord L
C1	25.25	30.00	048°13'42"	S22° 45' 33"E	24.51
C2	12.22	30.00	023°20'51"	S78° 19' 35"E	12.14
C3	67.93	50.00	077°50'49"	N51° 04' 35"E	62.83
C4	60.57	81.00	042°50'49"	S33° 34' 35"W	59.17
C5	11.78	15.00	045°00'00"	N32° 30' 00"E	11.48
C6	4.71	2.00	135°00'00"	S57° 30' 00"E	3.70
C7	7.46	9.50	045°00'00"	N32° 30' 00"E	7.27
C8	4.71	2.00	135°00'00"	S57° 30' 00"E	3.70
C9	5.50	3.50	090°01'17"	N9° 59' 21"E	4.95
C10	5.50	3.50	090°01'17"	S79° 59' 21"E	4.95
C11	136.18	86.50	090°12'17"	N80° 18' 29"W	122.55
C12	93.46	59.50	090°00'00"	N80° 00' 00"W	84.15
C13	37.39	50.00	042°50'49"	S33° 34' 35"W	36.53
C14	113.56	80.50	080°49'42"	N49° 35' 09"E	104.38
C15	17.43	30.00	033°16'50"	S73° 21' 35"W	17.18
C16	19.08	30.00	036°26'02"	S19° 15' 57"W	18.76
C17	14.30	30.00	027°16'36"	S48° 39' 18"E	14.16
C18	22.43	30.00	042°50'00"	N76° 55' 30"E	21.91
C19	7.90	5.00	090°30'30"	N10° 15' 15"E	7.10
C20	56.93	125.00	026°05'37"	S49° 52' 43"W	56.44

TBC Curve Table					
C#	L	R	Δ	Chord Bearing	Chord L
C21	86.83	60.00	082°54'57"	S78° 17' 26"W	79.45
C22	59.77	49.50	069°10'57"	N71° 59' 23"W	56.20
C23	53.26	159.84	019°05'33"	S19° 52' 25"W	53.02
C24	54.34	159.84	019°28'38"	S6° 42' 19"E	54.07
C25	31.75	159.84	011°22'56"	S29° 23' 41"E	31.70
C26	22.69	13.00	100°00'00"	N75° 00' 00"W	19.92
C27	22.43	30.00	042°50'00"	N34° 05' 29"E	21.91
C29	6.45	139.50	002°39'04"	N56° 19' 15"E	6.45
C30	56.21	139.50	023°05'18"	N78° 27' 21"E	55.83
C31	47.51	125.00	021°46'41"	S79° 06' 39"W	47.23
C32	22.43	30.00	042°50'00"	N69° 15' 55"E	21.91
C33	14.92	30.00	028°29'59"	N14° 15' 01"E	14.77
C34	122.42	120.50	058°12'34"	S29° 06' 17"W	117.22
C35	66.86	120.50	031°47'26"	S74° 06' 17"W	66.01
C36	91.32	149.50	035°00'00"	N72° 30' 00"E	89.91
C37	102.10	65.00	090°00'00"	S80° 00' 00"E	91.92
C38	14.83	30.00	028°19'35"	N20° 50' 13"W	14.68
C39	8.63	5.00	098°52'19"	N75° 33' 51"W	7.60
C40	4.71	3.00	090°00'00"	S10° 00' 00"W	4.24
C41	196.46	323.50	034°47'42"	N72° 23' 51"E	193.45

TBC Curve Table					
C#	L	R	Δ	Chord Bearing	Chord L
C42	15.71	10.00	090°00'00"	S45° 00' 00"E	14.14
C43	22.43	30.00	042°50'00"	S67° 54' 05"E	21.91
C44	14.21	30.00	027°08'10"	S13° 34' 05"E	14.08
C45	140.59	89.50	090°00'00"	S45° 00' 00"W	126.57
C46	110.26	180.50	035°00'00"	N72° 30' 00"E	108.55
C47	39.29	29.50	076°18'44"	N86° 50' 38"W	36.45
C48	8.77	5.00	100°32'22"	N3° 57' 17"E	7.69
C49	4.71	3.00	090°00'00"	S80° 00' 00"E	4.24
C50	4.71	3.00	090°00'00"	N10° 00' 00"E	4.24
C51	4.71	3.00	090°00'00"	S80° 00' 00"E	4.24
C52	116.37	190.50	035°00'00"	N72° 30' 00"E	114.57
C53	124.88	79.50	090°00'00"	S45° 00' 00"W	112.43
C54	4.71	3.00	090°00'00"	S10° 00' 00"W	4.24
C55	4.71	3.00	090°00'00"	S80° 00' 00"E	4.24
C56	4.71	3.00	090°00'00"	N10° 00' 00"E	4.24
C57	7.85	5.00	090°00'00"	N80° 00' 00"W	7.07
C58	4.71	3.00	090°00'00"	S10° 00' 00"W	4.24
C59	4.71	3.00	090°00'00"	S80° 00' 00"E	4.24
C60	7.85	5.00	090°00'00"	N10° 00' 00"E	7.07
C61	7.85	5.00	090°00'00"	N80° 00' 00"W	7.07

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER — STATE OF UTAH — NICHOLE LEE LUTHI — DATE ISSUED: 10/3/23 — No.8023335

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

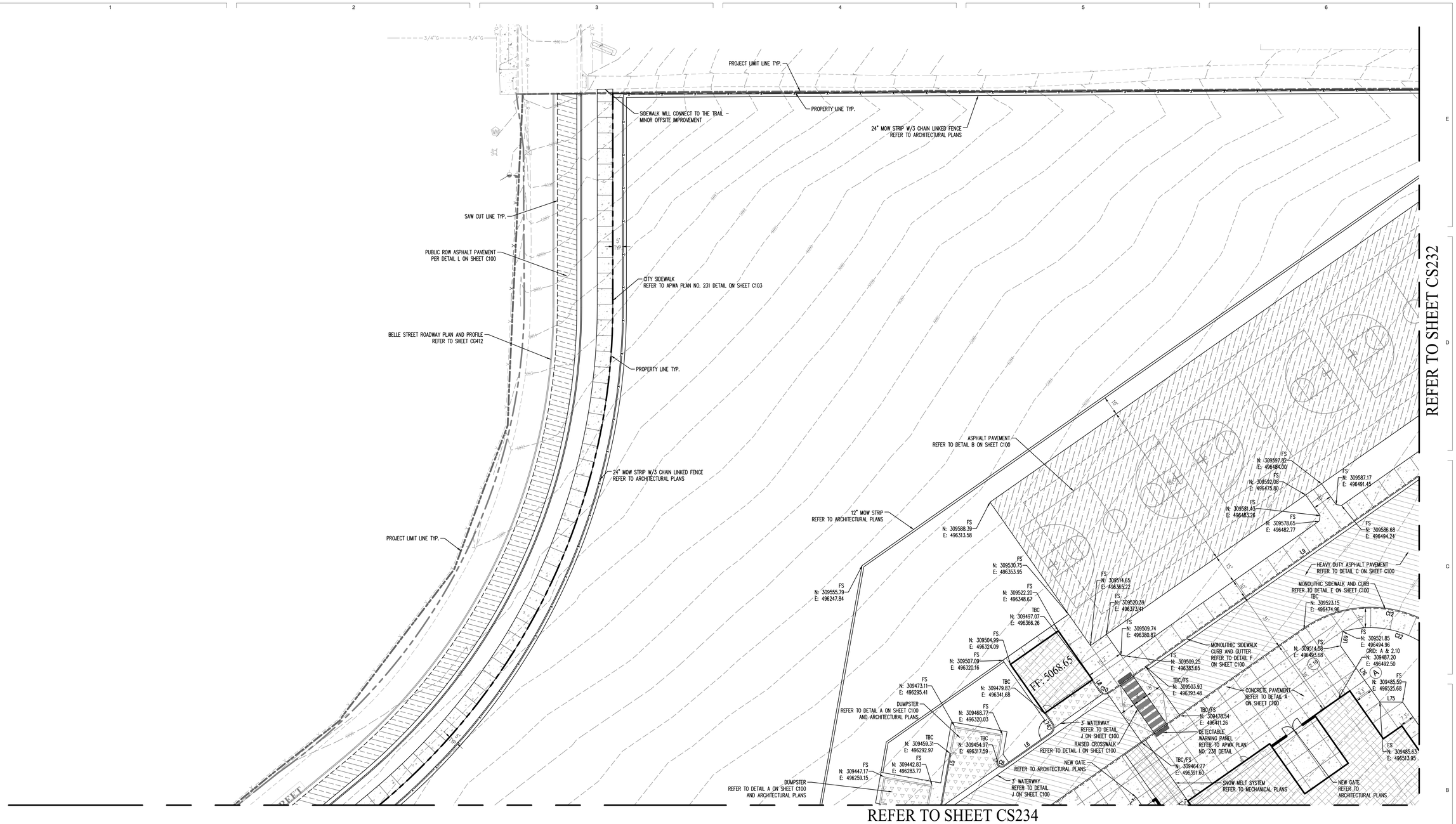
CONFORMANCE SET

OVERALL SITE LAYOUT PLAN

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 — Blue Stakes.com

CS230

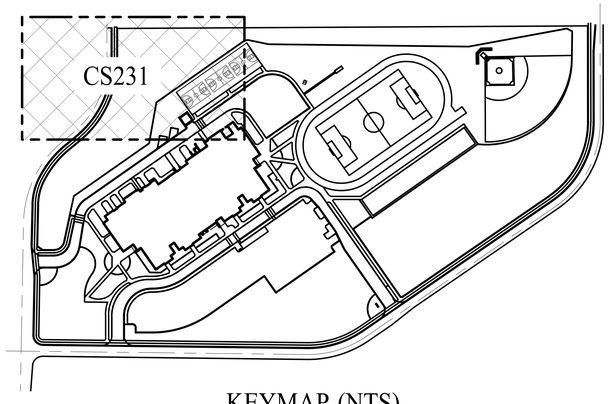


HATCH LEGEND

- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- 6" CURB REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100
- 24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100
- SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS
- POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.
- SIDEWALK PER DETAIL H ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100
- NEW BUILDING
- BUILDING OVERHANG
- NEW SURFACE UTILITIES REFER TO CU300

ENLARGED SITE LAYOUT NOTES:

1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800, VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

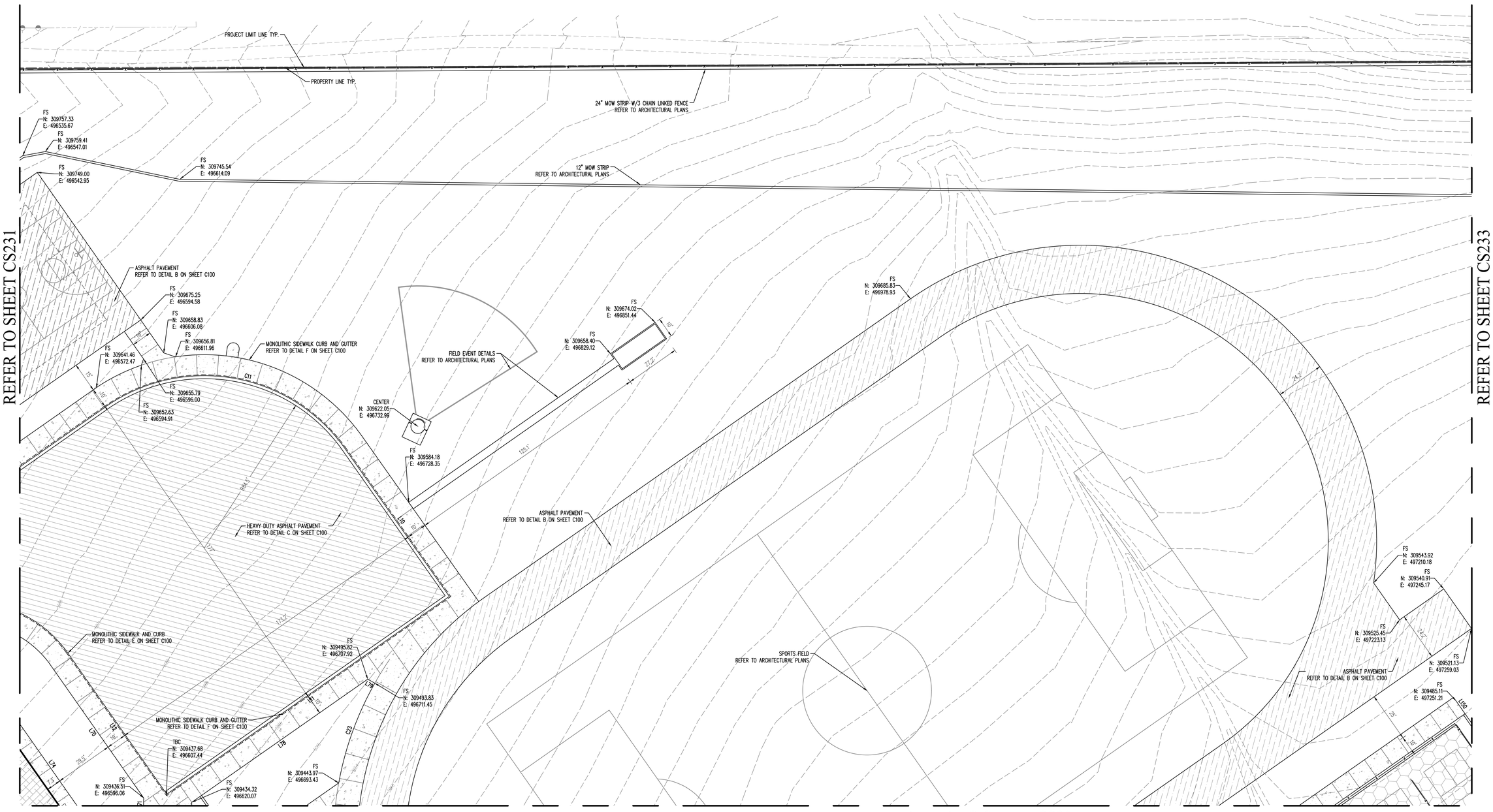
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

CS231



HATCH LEGEND

- VEHICULAR CONCRETE — PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT — SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAIL C ON SHEET C100
- 6" CURB — REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB — REFER TO DETAIL E ON SHEET C100
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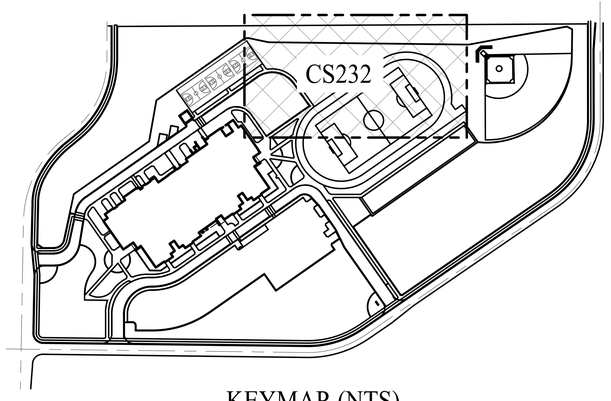


KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH — JUSTIN W. GUTH — DATE ISSUED: 10/3/23 — MICHOLE LEE LUTH #8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

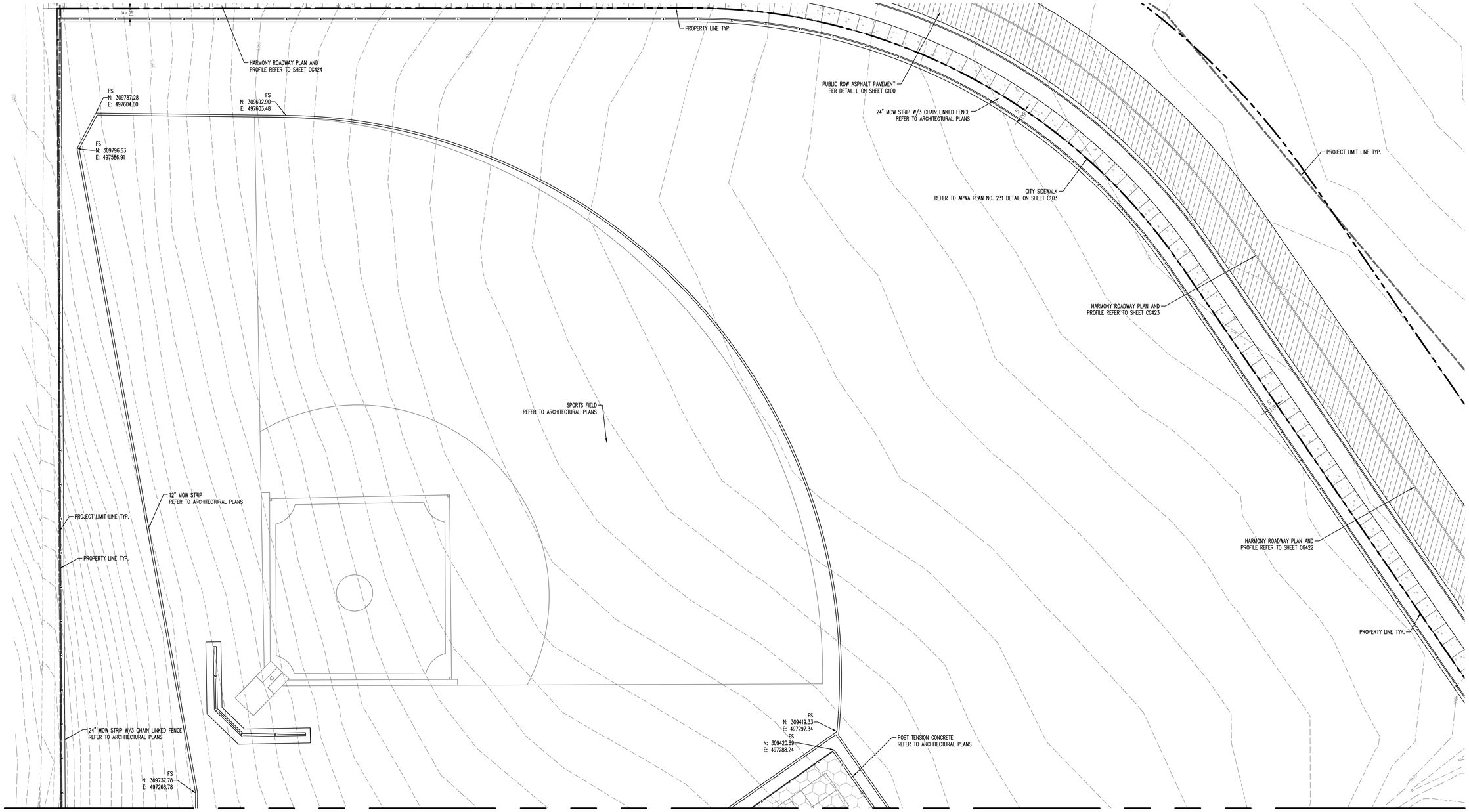
CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 — Dial 811 or blue811.com

CS232



HATCH LEGEND

- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- 6" CURB REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100
- 24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100
- SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS
- POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.
- SIDEWALK PER DETAIL H ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100
- NEW BUILDING
- BUILDING OVERHANG
- NEW SURFACE UTILITIES REFER TO CU300

ENLARGED SITE LAYOUT NOTES:

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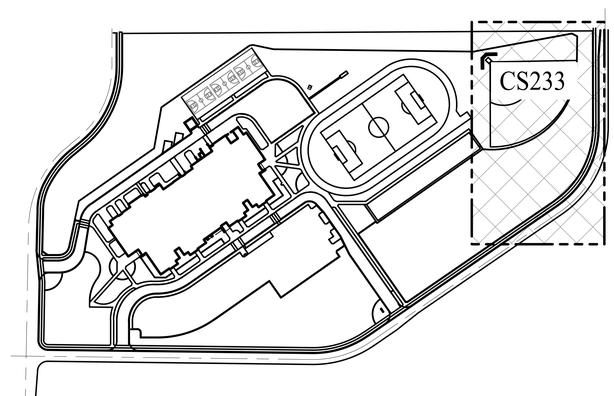
MERIDIAN ENGINEERING, INC

0 20 40

SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION

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CLIENT NUMBER:	00000
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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

CS233

Blue Stakes of Utah 811 (Dial before you dig)

REFER TO SHEET CS231

REFER TO SHEET CS235

REFER TO SHEET CS236

NEW BUILDING
FINISHED FLOOR: 5070.00

BELLE ST.

CITY SIDEWALK
REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

BELLE ROADWAY PLAN AND PROFILE REFER TO SHEET CC411

SAW CUT LINE TYP.

PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100

PROPERTY LINE TYP.

12" WIDE DRIVEWAY
REFER TO APWA PLAN NO. 225 DETAIL ON SHEET C102

DETECTABLE WARNING PANEL
REFER TO APWA PLAN NO. 238 DETAIL

RAISED CROSSWALK
REFER TO DETAIL I ON SHEET C100

GROSSWALK MARKING
REFER TO DETAIL B ON SHEET C101

24" MOW STRIP W/3 CHAIN LINKED FENCE
REFER TO ARCHITECTURAL PLANS

CONCRETE SIDEWALK
REFER TO DETAIL H ON SHEET C100

DRIVEWAY
REFER TO APWA PLAN NO. 225 DETAIL ON SHEET C102

"STOP" SIGN
REFER TO DETAIL A ON SHEET C101

HEAVY DUTY ASPHALT PAVEMENT
REFER TO DETAIL C ON SHEET C100

24" CURB AND GUTTER
REFER TO DETAIL G ON SHEET C100

12" MOW STRIP
REFER TO ARCHITECTURAL PLANS

MONOLITHIC SIDEWALK AND CURB
REFER TO DETAIL E ON SHEET C100

HEAVY DUTY CONCRETE
REFER TO DETAIL A ON SHEET C100

NEW GATE
REFER TO ARCHITECTURAL PLANS

DETECTABLE WARNING PANEL
REFER TO APWA PLAN NO. 238 DETAIL

SNOW MELT SYSTEM
REFER TO MECHANICAL PLANS

6" CURB
REFER TO DETAIL D ON SHEET C100

3' WATERWAY
REFER TO DETAIL J ON SHEET C100

SIDEWALK
REFER TO DETAIL H ON SHEET C100

ADA SIGN
REFER TO DETAIL A ON SHEET C101

ADA RAMP
REFER TO APWA PLAN NO. 236.3 DETAIL

ADA SYMBOL
REFER TO DETAIL C ON SHEET C101

PAVEMENT MARKING
REFER TO DETAIL B ON SHEET C101

HATCH LEGEND

- VEHICULAR CONCRETE — PER DETAIL A ON SHEET C100
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- PUBLIC ROW ASPHALT PAVEMENT — PER DETAIL L ON SHEET C100
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- BUILDING OVERHANG
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ENLARGED SITE LAYOUT NOTES:

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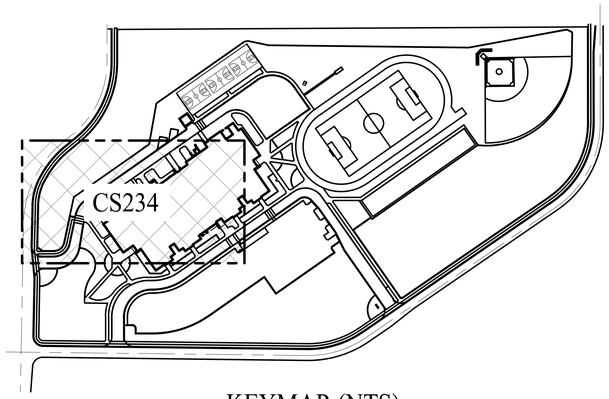
0 20 40
SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

CS234

REFER TO SHEET CS232

REFER TO SHEET CS234

REFER TO SHEET CS233

REFER TO SHEET CS237

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

FS N: 309423.77 E: 496691.07

FS N: 309419.12 E: 496572.22

N: 309386.25 E: 496619.62

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

FS N: 309376.94 E: 496623.36

FS N: 309370.07 E: 496697.38

FS N: 309363.66 E: 496595.66

GRID: G & 2.10 N: 309353.96 E: 496585.80

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

FS N: 309363.10 E: 496618.67

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

ASPHALT PAVEMENT REFER TO DETAIL B ON SHEET C100

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

GRID: G & 1.13 N: 309340.57 E: 496566.69

FS N: 309302.48 E: 496728.48

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

GRID: K & 1.13 N: 309277.22 E: 496611.04

MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100

"ENTER ONLY" SIGN REFER TO DETAIL A ON SHEET C101

HEAVY DUTY ASPHALT PAVEMENT REFER TO DETAIL C ON SHEET C100

FS N: 309252.92 E: 496810.77

FS N: 309248.82 E: 496818.64

TBC N: 309240.78 E: 496751.11

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

FS N: 309248.82 E: 496914.30

POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS

TBC N: 309242.79 E: 496714.71

FS N: 309238.82 E: 496825.64

FS N: 309223.31 E: 496609.05

TBC N: 309239.17 E: 496726.97

FS N: 309228.99 E: 496815.32

CROSSWALK MARKING REFER TO DETAIL B ON SHEET C101

FS N: 309230.22 E: 496808.36

FS N: 309234.73 E: 496823.51

FS N: 309238.82 E: 496917.45

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

3' WATERWAY REFER TO DETAIL J ON SHEET C100

TBC N: 309211.22 E: 496777.71

FS N: 309215.67 E: 496597.14

TBC N: 309203.13 E: 496762.68

FS N: 309186.42 E: 496954.20

FS N: 309177.47 E: 496951.92

ADA SIGN REFER TO DETAIL A ON SHEET C101

RAISED CROSSWALK REFER TO DETAIL I ON SHEET C100

ANGLED STRIPING TYP.

TBC N: 309176.10 E: 496781.80

24" MOW STRIP REFER TO ARCHITECTURAL PLANS

3' WATERWAY REFER TO DETAIL J ON SHEET C100

TBC N: 309157.15 E: 496815.57

TBC N: 309156.57 E: 496609.01

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

DETECTABLE WARNING PANEL REFER TO APWA PLAN NO. 238 DETAIL

TBC N: 309134.76 E: 496809.74

TBC N: 309133.40 E: 496832.20

TBC N: 309124.44 E: 496795.00

6" CURB REFER TO DETAIL D ON SHEET C100

ANGLED STRIPING TYP.

TBC N: 309111.33 E: 496804.18

3' WATERWAY REFER TO DETAIL J ON SHEET C100

TBC N: 309100.88 E: 496841.56

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

ADA SYMBOL REFER TO DETAIL C ON SHEET C101

TBC N: 309086.75 E: 496821.38

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

HARMONY ROADWAY PLAN AND PROFILE REFER TO SHEET C0422

PROPERTY LINE TYP.

CITY SIDEWALK REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

24" MOW STRIP W/3-CHAIN LINKED FENCE REFER TO ARCHITECTURAL PLANS

ANGLED STRIPING TYP.

ASPHALT PAVEMENT REFER TO DETAIL B ON SHEET C100

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

TBC N: 309075.97 E: 496860.21

TBC N: 309068.65 E: 496830.40

PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

24" MOW STRIP W/3 CHAIN LINKED FENCE REFER TO ARCHITECTURAL PLANS

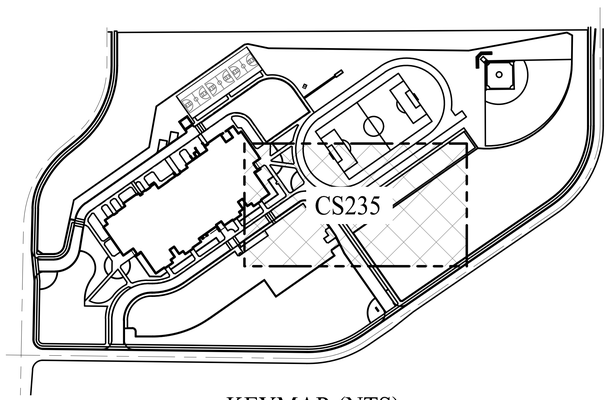
HATCH LEGEND

- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- 6" CURB REFER TO DETAIL D ON SHEET C100
- SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS
- NEW BUILDING
- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100
- POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.
- BUILDING OVERHANG
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100
- SIDEWALK PER DETAIL H ON SHEET C100
- NEW SURFACE UTILITIES REFER TO CU300
- 24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100

ENLARGED SITE LAYOUT NOTES:

1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.

SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
9023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

CS235

REFER TO SHEET CS234

REFER TO SHEET CS237

DRIVEWAY REFER TO APWA PLAN NO.: 225 DETAIL ON SHEET C102

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

L16 PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

HEAVY DUTY ASPHALT PAVEMENT REFER TO DETAIL C ON SHEET C100

TBC N: 309016.03 E: 495919.07

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

TBC N: 308986.58 E: 495852.43

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

CITY SIDEWALK REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

PROPERTY LINE TYP.

BELLE ROADWAY PLAN AND PROFILE REFER TO SHEET CC410

PROPERTY LINE TYP.

SAW CUT LINE TYP.

PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100

ADA RAMP REFER TO APWA PLAN NO. 235.1 DETAIL

DETECTABLE WARNING PANEL REFER TO APWA PLAN NO. 238 DETAIL

HARMONY ROADWAY PLAN AND PROFILE REFER TO SHEET CC420

CITY SIDEWALK REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

PROPERTY LINE TYP.

"STOP" AND "DO NOT ENTER" SIGNS REFER TO DETAIL A ON SHEET C101

FS N: 309029.66 E: 496131.38

FS N: 309018.17 E: 496103.61

FS N: 309024.47 E: 496122.80

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

GRID: K & 1.1 N: 309018.73 E: 496241.88

FS N: 309005.05 E: 496291.23

FS N: 309010.76 E: 496304.43

FS N: 309009.75 E: 496310.16

FS N: 308999.27 E: 496290.21

PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

FS N: 308938.03 E: 496107.77

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

TBC N: 308947.09 E: 496233.31

TBC N: 308937.09 E: 496235.50

6" CURB REFER TO DETAIL D ON SHEET C100

ASPHALT PAVEMENT REFER TO DETAIL B ON SHEET C100

FS N: 308904.53 E: 496014.25

FS N: 308903.64 E: 496089.57

6" CURB REFER TO DETAIL D ON SHEET C100

PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

FS N: 308887.48 E: 496233.91

ASPHALT PAVEMENT REFER TO DETAIL B ON SHEET C100

ANGLED STRIPING

FS N: 308850.76 E: 496206.67

TBC N: 308862.60 E: 496421.06

TBC N: 308857.59 E: 496143.81

HEAVY DUTY ASPHALT PAVEMENT REFER TO DETAIL C ON SHEET C100

TBC N: 308831.35 E: 496153.81

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

TBC N: 308804.10 E: 496180.07

TBC N: 308804.10 E: 496236.66

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

"DO NOT ENTER" SIGN REFER TO DETAIL A ON SHEET C101

CITY SIDEWALK REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

PROPERTY LINE TYP.

HARMONY ROADWAY PLAN AND PROFILE REFER TO SHEET CC421

PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100

TBC N: 308763.74 E: 496072.46

TBC N: 308762.54 E: 496173.46

DRIVEWAY REFER TO APWA PLAN NO. 225 DETAIL ON SHEET C102

HARMONY WAY

PROJECT LIMIT LINE TYP.

PROPERTY LINE TYP.

HATCH LEGEND

- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- 6" CURB REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100
- 24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100
- SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS
- POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.
- SIDEWALK PER DETAIL H ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100
- NEW BUILDING
- BUILDING OVERHANG
- NEW SURFACE UTILITIES REFER TO CU300

ENLARGED SITE LAYOUT NOTES:

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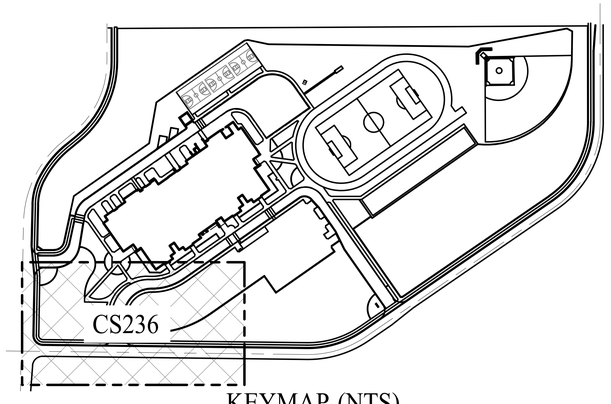

KEYMAP-(NTS)

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524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

LICENSED PROFESSIONAL ENGINEER STATE OF UTAH
DATE ISSUED: 10/3/23
MICHOLE LEE LUTH
No.8023335

REV	DATE	DESCRIPTION

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CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

CS236

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Blue Stakes.org

REFER TO SHEET CS235

REFER TO SHEET CS236

FS
N: 309022.21
E: 496613.27

FS
N: 308989.44
E: 496636.21

ASPHALT PAVEMENT
REFER TO DETAIL B
ON SHEET C100

24" CURB AND GUTTER
REFER TO DETAIL G ON SHEET C100

HEAVY DUTY
ASPHALT PAVEMENT
REFER TO DETAIL C
ON SHEET C100

6" CURB
REFER TO DETAIL D ON SHEET C100

CONCRETE SIDEWALK
REFER TO DETAIL H ON SHEET C100

PROPERTY LINE TYP.

24" MOW STRIP W/3 CHAIN LINKED FENCE
REFER TO ARCHITECTURAL PLANS

CITY SIDEWALK
REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

HARMONY ROADWAY PLAN AND
PROFILE REFER TO SHEET CC422

HARMONY WAY

TBC
N: 308916.73
E: 497021.76

FS
N: 308920.86
E: 497043.28

PAVEMENT MARKING
REFER TO DETAIL B ON SHEET C101

TBC
N: 308893.95
E: 496987.66

12" MOW STRIP
REFER TO ARCHITECTURAL PLANS

MARQUEE BY OTHERS

"STOP" SIGN
REFER TO DETAIL A ON SHEET C101

DRIVEWAY
REFER TO APWA
PLAN NO. 225
DETAIL ON
SHEET C102

TBC
N: 308909.23
E: 497063.32

TBC
N: 308852.01
E: 496980.08

HARMONY ROADWAY PLAN AND
PROFILE REFER TO SHEET CC421

PUBLIC ROW ASPHALT PAVEMENT
PER DETAIL L ON SHEET C100

CITY SIDEWALK
REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

PROPERTY LINE TYP.

PROPERTY LINE TYP.

PROPERTY LINE TYP.

PROJECT LIMIT LINE TYP.

HATCH LEGEND

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MERIDIAN ENGINEERING

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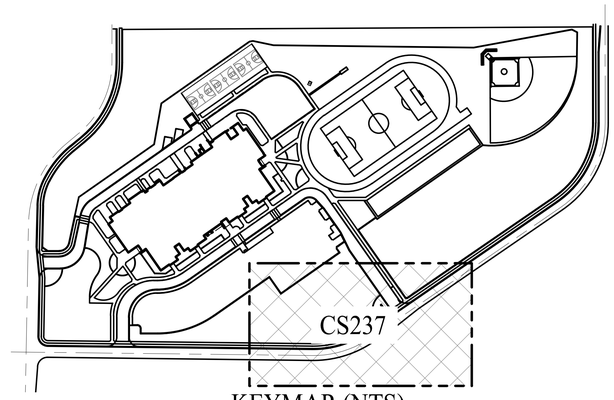
SCALE 1"=20'



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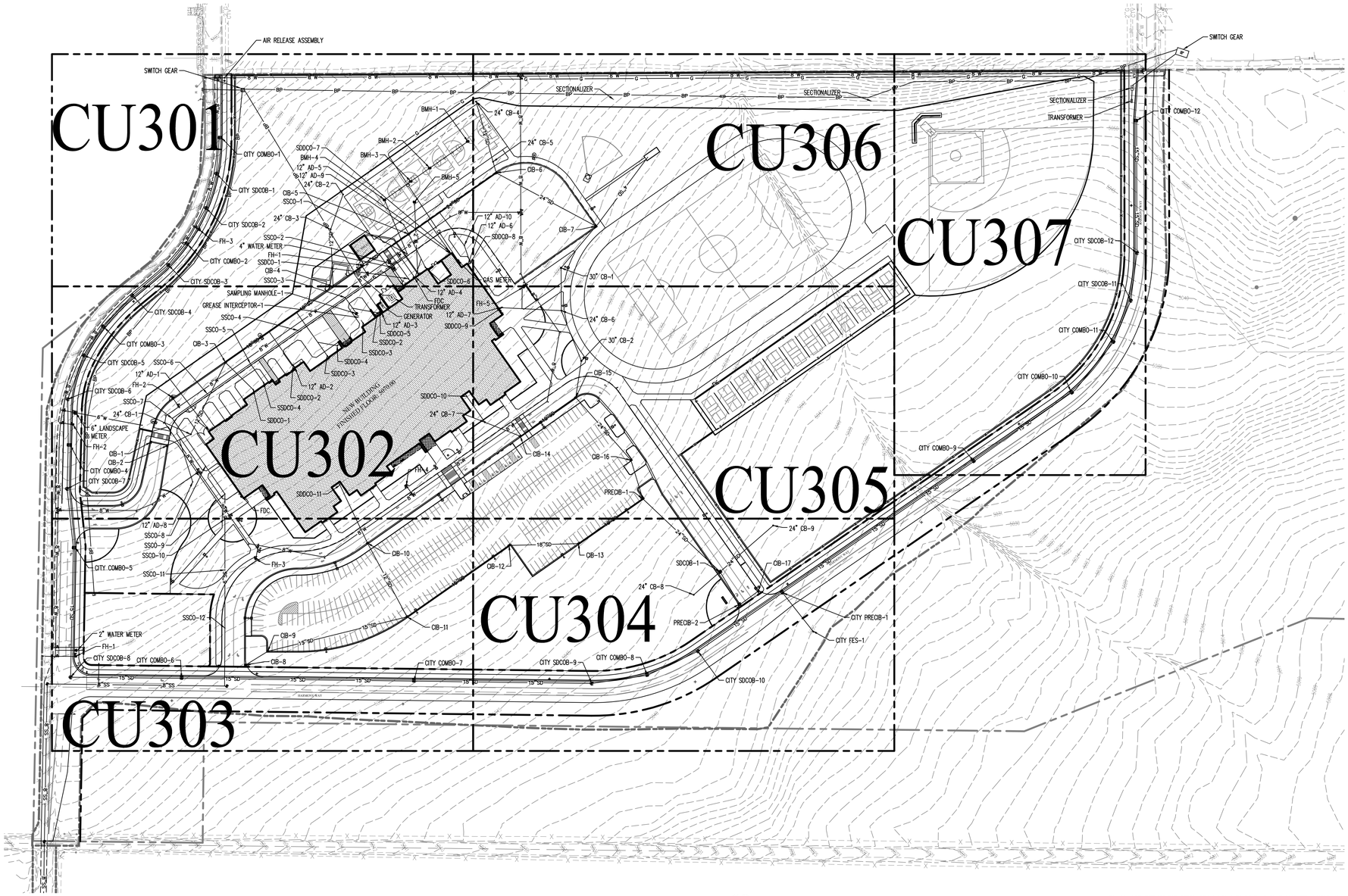
ENLARGED SITE
LAYOUT PLAN

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811

CS237



STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
CB – 24"ø CATCH BASIN	DETAIL F SHEET C101
SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
BMH – BOX MANHOLE	DETAIL H SHEET C101
PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
FES – FLARED END SECTION	APWA PLAN NO. 323.1 SHEET C103
CITY SDCOB – STORM DRAIN CLEAN OUT BOX	APWA PLAN NO. 331.2 SHEET C103
CITY SDCOMBO – STORM DRAIN COMBO BOX	APWA PLAN NO. 316 SHEET C104
2" WATER METER	APWA PLAN NO. 522 SHEET C104
FH – FIRE HYDRANT	APWA PLAN NO. 511 SHEET C104
4" WATER METER	CITY DETAIL LCM-1 SHEET C104
6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106

GENERAL UTILITY NOTES:

1. PLUMBING CONTRACTOR WILL TERMINATE THEIR ROOF DRAIN LINES WITH A CLEAN OUT APPROXIMATELY 5' FROM THE BUILDING. COORDINATE WITH PLUMBING CONTRACTOR ON SCHEDULE AND PLACEMENT OF ROOF DRAIN LINES NEAR THE BUILDING.
2. ALIGN ALL INTERIOR AND EXTERIOR UTILITIES. SITE UTILITY CONTRACTOR TO COORDINATE PLACEMENT HORIZONTALLY AND VERTICALLY WITH BUILDING PLUMBING CONTRACTOR. SITE 'INTERFACE LINE' BETWEEN THE BUILDING PLUMBING CONTRACTOR AND THE SITE UTILITY CONTRACTOR WILL BE AT 5' FROM THE BUILDING AND (EXCEPT FOR THE FIRE SPRINKLER LINE) A CLEAN OUT WILL BE INSTALLED BY THE PLUMBING CONTRACTOR APPROXIMATELY 5' FROM THE BUILDING FOR STORM DRAIN AND SEWER LINES. CONNECTION TO BUILDING PIPING AND ALL PIPING BEYOND THIS INTERFACE SHALL BE THE SITE UTILITY CONTRACTOR'S RESPONSIBILITY. PROVIDE REDUCERS, ADAPTERS, OR OTHER FITTINGS AS REQUIRED AT THE INTERFACE TO CONNECT TO BUILDING PIPE. COLLECT ROOF DRAIN LINES AS SHOWN AND ROUTE TO NEW CATCH BASINS OR CLEAN OUTS ON SITE. PREFERRED SLOPES, APPROXIMATE DISTANCES, AND INVERTS OF GRAVITY PIPING ARE SHOWN ON THE PLAN MAY REQUIRE ADJUSTMENT TO CONNECT TO BUILDING ROOF OR SEWER DRAIN LINES. MAINTAIN 2% SLOPE FOR 4" DIAMETER OR SMALLER PIPES, 1% FOR 6" AND 0.5% FOR 8" DIAMETER PIPES.
3. ALL PROPOSED SITE ELECTRICAL EQUIPMENT STRUCTURES AND LINES SHOWN ON CIVIL PLANS ARE SCHEMATICALLY SHOWN ONLY AS A COORDINATION BETWEEN ELECTRICAL AND CIVIL. PLEASE REFER DIRECTLY TO ELECTRICAL PLANS FOR THE LAYOUT AND DETAILS OF ALL SITE ELECTRICAL EQUIPMENT AND LINES.
4. SITE CONTRACTOR SHALL COORDINATE WITH EAGLE MOUNTAIN CITY WHEN COMPLETING THE SEWER CONNECTION.
5. SITE CONTRACTOR SHALL COORDINATE WITH EAGLE MOUNTAIN CITY INSPECTOR WHEN COMPLETING WATER CONNECTIONS IN CITY STREETS OR ON SITE WHERE REQUIRED.
6. ALL CONSTRUCTION IN THE CULINARY WATERLINE AND SANITARY SEWER LINE PIPE ZONE SHALL COMPLY WITH ALL EAGLE MOUNTAIN CITY SPECIFICATIONS AND REQUIREMENTS. SEE GENERAL NOTES ON SHEET C100. WHERE THRUST BLOCKING CANNOT BE COMPLETED DUE TO OTHER ADJACENT UTILITIES OR OTHER SITE CONSTRAINTS, RESTRAINED JOINTS WILL BE REQUIRED PER EAGLE MOUNTAIN CITY STANDARD SPEC'S. THRUST BLOCK ALL WATERLINE FITTINGS PER EAGLE MOUNTAIN CITY STANDARDS TYP.
7. COORDINATES FOR FIRE HYDRANTS, CURB INLETS, CATCH BASINS, OR CLEAN OUTS ARE AT THE CENTER OF THE UTILITY STRUCTURE. ALL STORM DRAIN BOXES ARE 3'X3', UNLESS OTHERWISE NOTED OR THOSE INLETS PLACES IN CURB AND GUTTER.
8. ALL VALVES, AREA CATCH BASINS (NOT IN C&G), CLEAN OUTS, OR MANHOLES SHALL HAVE CONCRETE GRADE ADJUSTMENT COLLARS PLACED PER DETAIL K ON SHEET C100.
9. STORM DRAIN CLEAN OUTS TO BE SIMILAR TO DETAIL SHOWN ON PLUMBING PLANS AND SHALL BE EXTENDED TO GRADE. ALL EXTERIOR ROOF DRAIN PIPING TO BE CAST IRON SOIL PIPE AND FITTINGS IN ACCORDANCE WITH ASTM A 74.
10. ROOF DRAIN CONNECTIONS AT CATCH BASINS OR CLEAN OUT BOXES TO BE CORE DRILLED AND EPOXY GROUTED INTO PRECAST BOXES DUE TO FIELD ADJUSTMENTS WHICH MAY BE NECESSARY TO CONNECT TO BUILDING PIPING. 3" &4" INTERIOR ROOF DRAIN PIPE TO BECOME 4" OR 6" STORM DRAIN PIPE. 5" &6" INTERIOR ROOF DRAIN PIPE TO BECOME 8" STORM DRAIN PIPE.
11. THE FIRE SPRINKLER LINE SHALL BE ROUTED INTO THE FIRE SPRINKLER ROOM INSIDE THE BUILDING AND TERMINATE 12" ABOVE FINISH FLOOR WITH A 6" FLANGE. CAP WITH BLIND FLANGE FOR LINE TESTING. REFER TO PLUMBING PLANS FOR RISER LOCATION IN THE BUILDING. THE FIRE SERVICE LINE SHALL BE CEMENT LINED DUCTILE IRON PIPE (PER AWWA C151 350 PSI AND AWWA C104) WRAPPED IN POLYETHYLENE (PER AWWA C105) FROM THE BUILDING CONNECTION TO THE TEE AT THE FIRE LOOP CONNECTION PER CITY WATER STANDARD SPECIFICATIONS AND DETAILS.
12. ALL CONSTRUCTION, PIPING MATERIALS AND INSTALLATION TO BE:

    WATER LINES:

    – 6" FIRE SPRINKLER LINE PER CITY STANDARD.

    – 4" – 8" PVC AWWA C-900 WITH CEMENT MORTAR-LINED DUCTILE IRON PIPE FITTINGS WRAPPED IN 10 MIL. POLYETHYLENE SLEEVES PER AWWA C-105 AND PER EAGLE MOUNTAIN CITY STANDARDS AND APWA STANDARDS.

    SEWER LINES, MANHOLES, AND CLEANOUTS:

    – PVC PIPE 6" TO 12" (SDR 35), USE 6" DI AT FITTING ON SERVICE LINES TO BUILDINGS REFER TO CLEAN OUT DETAILS.

    – MANHOLES AND CLEANOUTS TO EAGLE MOUNTAIN CITY STANDARDS. PVC PIPING, PRECAST MANHOLES.

    STORM DRAIN:

    – 6" TO 18" HDPE PIPE WITH WATER TIGHT JOINTS. WYE FITTING TO BE WATER TIGHT JOINT STANDARDS.

    ROOF DRAIN PIPING:

    – ROOF DRAIN PIPING 4" TO 10" PIPING PVC (SDR 35).

    RETENTION BASIN:

    – SEE DETAIL K ON C101

    GAS LINE:

    – DOMINION ENERGY. COORDINATE WITH DOMINION ENERGY

    CITY RIGHT-OF-WAY STORM WATER:

    – PIPING IN CITY ROW TO BE RCP.
13. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION. ANY NEW BACKFLOW DEVICES AND THE STOP AND WASTE VALVE ARE SHOWN ON THE LANDSCAPE DRAWINGS.
14. INSPECTION AND APPROVAL FOR THE SEWER/WATER LINE CROSSINGS ON SITE SHALL BE REVIEWED AND APPROVED BY EAGLE MOUNTAIN CITY PRIOR TO CONSTRUCTION OF THE CROSSING. EAGLE MOUNTAIN CITY SHALL ALSO INSPECT THE CROSSING PRIOR TO BACKFILL.
15. REFER TO SHEET C200 FOR PROJECT BASIS OF BEARING, BASIS OF COORDINATES AND BENCHMARK.
16. ALL UTILITIES OUTSIDE OF PUBLIC R.O.W. ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY OWNER UNLESS NOTED OTHERWISE.
17. POT HOLE AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
18. USE FLOWABLE FILL BETWEEN UTILITY CROSSINGS THAT ARE LESS THAN 12" SEPARATION. ALL GRAVITY LINES MUST BE INSTALLED BEFORE PRESSURIZED LINES.
19. PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
20. ALL FIRE SPRINKLER LINES SHALL HAVE 60" OF COVER MINIMUM. ALL OTHER WATERLINES INCLUDING EXISTING LINES TO HAVE 48" MINIMUM COVER.
21. POTHOLE ALL EXISTING UTILITY CROSSINGS PRIOR TO ROUTING ANY NEW UTILITIES. ALL NEW SEWER, DRAINAGE, OR OTHER GRAVITY LINES SHALL BE COMPLETED PRIOR TO ROUTING ANY PRESSURE LINES. WHERE EXISTING UTILITIES CONFLICT WITH NEW GRAVITY LINES, RAISE OR LOWER EXISTING UTILITIES TO ACCOMMODATE NEW GRAVITY LINES. PROVIDE 12" MIN. CLEARANCE BETWEEN WATER AND OTHER UTILITIES. WATER LINES SHALL NOT BE PLACED UNDER SEWER LINES AND SHALL HAVE A MINIMUM OF 18" CLEARANCE OF SEWER.
22. THRUST BLOCK ALL FITTINGS OR PROVIDE RESTRAINED JOINTS PER CITY STANDARDS. THE NEW 4" AND 6" CONNECTIONS TO THE NEW BUILDING WILL REQUIRE RESTRAINED JOINTS FOR MANY FITTINGS DUE TO LIMITED SPACE BETWEEN PIPES.
23. COORDINATE WITH LANDSCAPE PLANS PRIOR TO COMPLETION OF PAVEMENT FOR INSTALLATION OF IRRIGATION SLEEVES ACROSS PAVING OR PARKING AREAS.
24. WATER VALVES, SEWER MANHOLES, STORM DRAIN INLETS OR CLEANOUT BOXES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLAR SHALL BE A 12" WIDE AROUND THE UTILITY APPARATUSES AND 8" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. REFER TO DETAIL ON SHEET C100. CONCRETE COLLARS TO BE USED IN ONLY ASPHALT PAVEMENT AREAS OR PAVER AREAS.
25. USE HS-20 SOLID COVERS ON ALL MANHOLES, CIB, AND CB'S. AD AND ADS BOXES TO HAVE PEDESTRIAN TRAFFIC GRATED COVERS EXCEPT AS NOTED. ALL CIB BOXES TO HAVE HS-20 FRAME AND GRATES.
26. REPAIR PAVEMENT, AS WELL AS CURB AND GUTTER, AND SIDEWALKS WHERE UTILITIES CROSS INTO PUBLIC R.O.W. TO MAINTAIN TRAFFIC THROUGH THESE AREAS. ALL REPAIR IN PUBLIC R.O.W. TO MEET APWA AND CITY STANDARDS.
27. SET NEW UTILITY MANHOLE OR STRUCTURE OVER EXISTING PIPING WHERE NEW AND EXISTING PIPING CONNECT. RECONNECT ALL EXISTING PIPING TO NEW STRUCTURES. PROVIDE NEW SECTIONS OF PIPE IF NECESSARY TO RECONNECT ALL PIPING TO THE NEW UTILITY STRUCTURES.
28. GAS LINE CONSTRUCTION TO THE BUILDING METER WILL BE COMPLETED BY DOMINION ENERGY/ COORDINATE GAS INSTALLATION WITH DOMINION ENERGY.
29. 8"X6" WYE FITTINGS FOR ROOF DRAIN OR OTHER WYE CONNECTIONS TO THE 6" OR 8" PVC DRAIN LINES TO BE DI FITTINGS WRAPPED IN 10 MIL. POLYETHYLENE (PER AWWA C105). PLACE CONCRETE ON WYE FITTING SIMILAR TO THE CLEANOUT DETAIL (DETAIL D ON C-101).
30. ALL CB TO HAVE LOCKED DOWN GRATES IN DETENTION AREAS. ALL BUBBLE UP MANHOLES TO BE BOLTED DOWN IN DETENTION AREAS.
31. CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTIONS WHILE WORKING IN THE PUBLIC RIGHT OF WAY.
32. PROJECT LOCATED IN AREA OF MINIMUM FLOOD HAZARD ZONE X 49049C0125F EFFECTIVE, 06/19/2022.
33. VALVES ATTACH DIRECTLY TO TEE FITTINGS. "FL" INDICATES FLANGE FITTING AND "MJ" INDICATED MECHANICAL JOINT FITTING. ALL VALVING WILL CONNECT TO MAIN LINE PIPE WITH FLANGE FITTING. MAIN LINE FITTINGS CONNECTING TO VALVES WILL ALSO BE FLANGE FITTINGS. WRAP AND GREASE ALL FITTINGS PER SPECIFICATIONS AND NOTES.
34. USE MECHANICAL JOINTS FOR EACH PIPE JOINT ON THE SEWER LINE FROM THE BUILDING CONNECTION TO 10' NORTH OF THE GEOTHERMAL LINES CROSSING. PIPE ZONE MATERIAL TO BE CONCRETE FILL FOR THE SEWER LINE (SEE SHEET C301), AND FLOWABLE FILL FOR THE WATER AND GEOTHERMAL LINE WITHIN 10' OF THE SEWER LINE CROSSING. POLYETHYLENE ENCASEMENT (8MIL.) FOR ALL MECHANICAL JOINTS.
35. ALL MANHOLES (BOTH SEWER AND STORM) TO BE 4' IN DIAMETER UNLESS SPECIFIED OTHERWISE.
36. ALL WYE FITTINGS FOR STORM DRAIN PIPING TO BE FACTORY FABRICATED. WHERE MAIN PIPE IS 8" OR LARGER, USE FLOWABLE FILL 3' UPSTREAM AND DOWNSTREAM FROM ALL FITTINGS. WYE FITTINGS CONNECTING TO PIPE LARGER THAN 8" SHALL BE NEAR THE TOP OF THE MAIN STORM DRAIN PIPE. FLOWABLE FILL MAY TERMINATE 6" ABOVE THE TOP OF THE SMALLER STORM DRAIN PIPE CONNECTION TO THE MAIN PIPE. PROVIDE A MINIMUM OF 18" TOPSOIL COVER OVER TOP OF FLOWABLE FILL IN LANDSCAPE AREAS.
37. THE CONTRACTOR SHALL MAINTAIN 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND CULINARY WATER LINES. FOLLOW CITY STANDARDS FOR ALL WATER/SEWER CROSSINGS.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

PROFESSIONAL ENGINEER STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV DATE DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

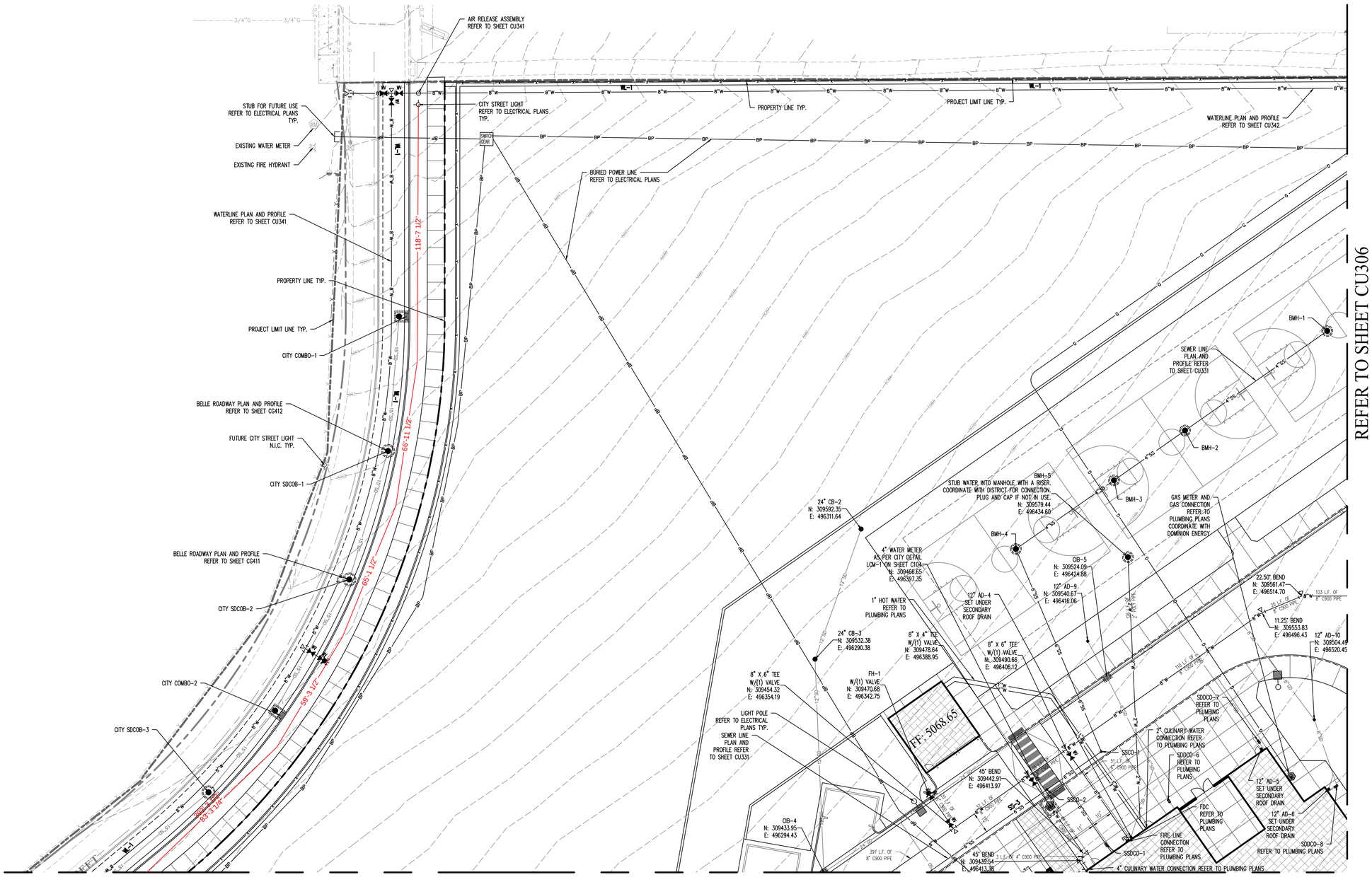
CONFORMANCE SET

OVERALL UTILITY PLAN

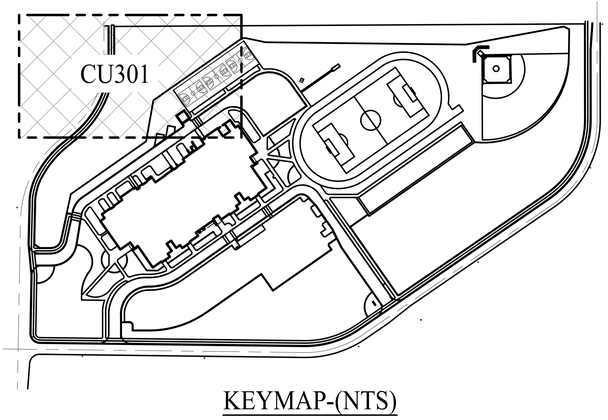
CU300

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Bluestakesutah.com



STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
CB – 24"ø CATCH BASIN	DETAIL F SHEET C101
SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
BMH – BOX MANHOLE	DETAIL H SHEET C101
PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
FES – FLARED END SECTION	APWA PLAN NO. 323.1 SHEET C103
CITY SDCOB – STORM DRAIN CLEAN OUT BOX	APWA PLAN NO. 331.2 SHEET C103
CITY SDCOMBO – STORM DRAIN COMBO BOX	APWA PLAN NO. 316 SHEET C104
2" WATER METER	APWA PLAN NO. 522 SHEET C104
FH – FIRE HYDRANT	APWA PLAN NO. 511 SHEET C104
4" WATER METER	CITY DETAIL LCM-1 SHEET C104
6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

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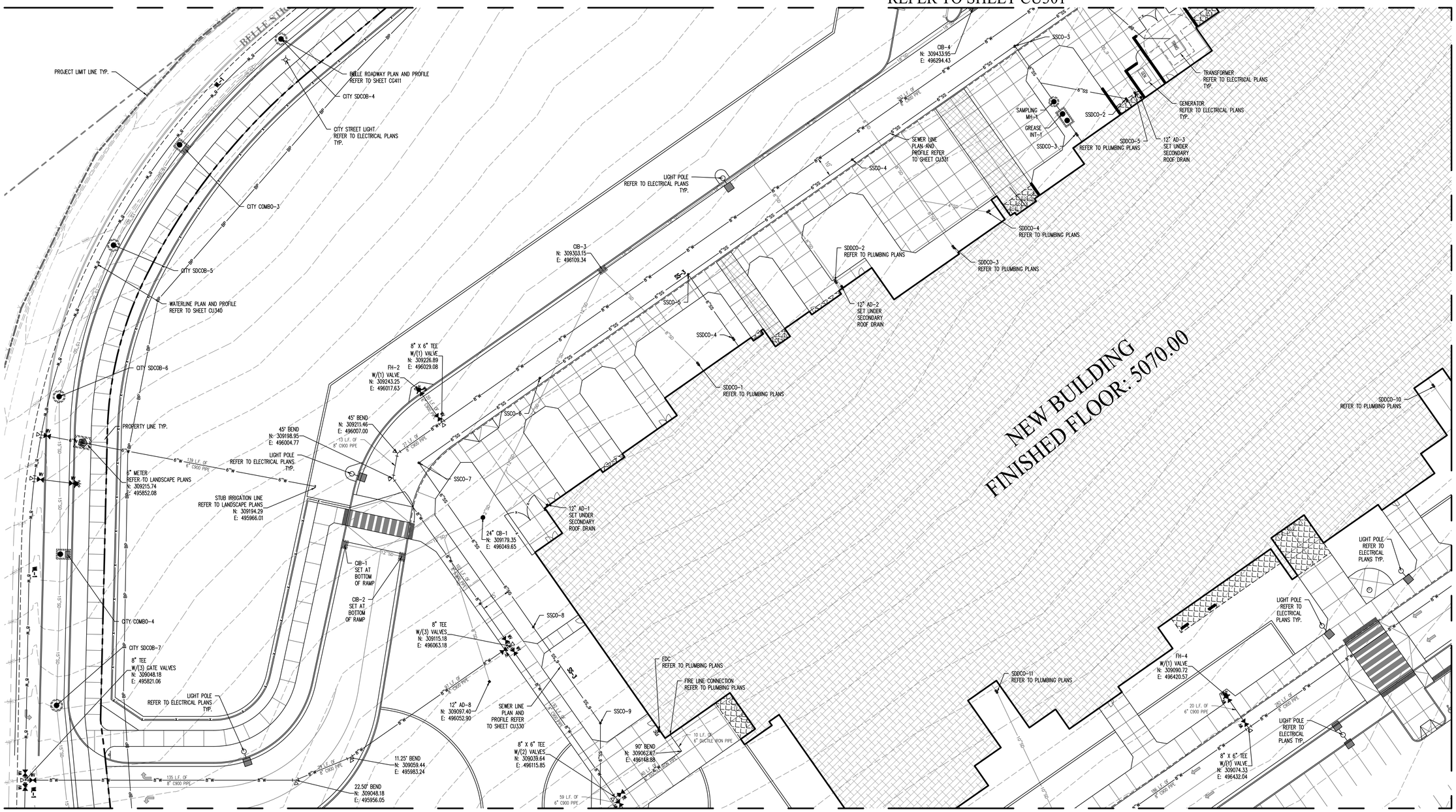
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

CU301


REFER TO SHEET CU301
REFER TO SHEET CU305
REFER TO SHEET CU303
NEW BUILDING
FINISHED FLOOR: 5070.00
BELLE SHORE
PROJECT LIMIT LINE TYP.
BELLE ROADWAY PLAN AND PROFILE REFER TO SHEET CG411
CITY SDCOB-4
CITY STREET LIGHT. REFER TO ELECTRICAL PLANS TYP.
CITY COMBO-3
CITY SDCOB-5
WATERLINE PLAN AND PROFILE REFER TO SHEET CU340
CITY SDCOB-6
PROPERTY LINE TYP.
2" METER REFER TO LANDSCAPE PLANS N: 309215.74 E: 495852.08
STUB IRRIGATION LINE REFER TO LANDSCAPE PLANS N: 309194.29 E: 495966.01
CITY COMBO-4
CITY SDCOB-7
8" TEE W/(3) GATE VALVES N: 309048.18 E: 495821.06
LIGHT POLE REFER TO ELECTRICAL PLANS TYP.
CIB-1 SET AT BOTTOM OF RAMP
CIB-2 SET AT BOTTOM OF RAMP
45° BEND N: 309198.95 E: 496004.77
45° BEND N: 309211.46 E: 496007.00
LIGHT POLE REFER TO ELECTRICAL PLANS TYP.
8" X 6" TEE W/(1) VALVE N: 309226.89 E: 496029.08
FH-2 W/(1) VALVE N: 309243.25 E: 496017.63
SSCO-6
SSCO-7
24" CB-1 N: 309179.35 E: 496049.65
12" AD-1 SET UNDER SECONDARY ROOF DRAIN
SSCO-8
8" TEE W/(3) VALVES N: 309115.18 E: 496063.18
12" AD-8 N: 309097.40 E: 496052.90
SEWER LINE PLAN AND PROFILE REFER TO SHEET CU330
SSCO-9
8" X 6" TEE W/(2) VALVES N: 309039.64 E: 496115.85
90° BEND N: 309062.87 E: 496148.88
11.25° BEND N: 309059.44 E: 495983.24
22.50° BEND N: 309048.18 E: 495956.05
FDC REFER TO PLUMBING PLANS
FIRE LINE CONNECTION REFER TO PLUMBING PLANS
CIB-3 N: 309303.15 E: 498109.34
SSCO-5
SSCO-4
SDDCO-1 REFER TO PLUMBING PLANS
SDDCO-2 REFER TO PLUMBING PLANS
12" AD-2 SET UNDER SECONDARY ROOF DRAIN
CIB-4 N: 309433.95 E: 496294.43
SSCO-3
SSCO-2
SAMPLING MH-1
GREASE INT-1
SEWER LINE PLAN AND PROFILE REFER TO SHEET CU331
SDDCO-5 REFER TO PLUMBING PLANS
12" AD-3 SET UNDER SECONDARY ROOF DRAIN
TRANSFORMER REFER TO ELECTRICAL PLANS TYP.
GENERATOR REFER TO ELECTRICAL PLANS TYP.
SDDCO-4 REFER TO PLUMBING PLANS
SDDCO-3 REFER TO PLUMBING PLANS
SDDCO-10 REFER TO PLUMBING PLANS
LIGHT POLE REFER TO ELECTRICAL PLANS TYP.
SDDCO-11 REFER TO PLUMBING PLANS
FH-4 W/(1) VALVE N: 309090.72 E: 496420.57
8" X 6" TEE W/(1) VALVE N: 309074.33 E: 496432.04
CITY COMBO-3
CITY COMBO-4
CITY SDCOB-7
CITY SDCOB-5
CITY SDCOB-6
CITY SDCOB-4
LIGHT POLE REFER TO ELECTRICAL PLANS TYP.
SSCO-3
SSCO-4
SSCO-5
SSCO-6
SSCO-7
SSCO-8
SSCO-9
SS-3
SS-4
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SS-40
SS-41
SS-42

REFER TO SHEET CU302

REFER TO SHEET CU304

CITY COMBO-5

CITY STREET LIGHT REFER TO ELECTRICAL PLANS TYP.

BELLE ROADWAY PLAN AND PROFILE REFER TO SHEET CG410

STUB FOR FUTURE USE REFER TO ELECTRICAL PLANS

WATERLINE PLAN AND PROFILE REFER TO SHEET CU340

PROPERTY LINE TYP.

2" WATER METER AS PER APWA PLAN NO. 522 ON SHEET C104

6" WATER LINE STUB AND CAP FOR FUTURE DEVELOPMENT

2" WATER LINE STUB AND CAP FOR FUTURE DEVELOPMENT

CITY STREET LIGHT REFER TO ELECTRICAL PLANS TYP.

4" SEWER LINE STUB AND CAP FOR FUTURE DEVELOPMENT

OFFSITE SEWER LINE PLAN AND PROFILE REFER TO SHEET CU329

HARMONY WAY ROADWAY PLAN AND PROFILE REFER TO SHEET CG420

CITY COMBO-6

PROPERTY LINE TYP.

CITY SDCOB-8

SSCO-10

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

45° BEND N: 308991.06 E: 496149.72

16 L.F. OF 8" C900 PIPE

8" X 6" TEE W/(1) GATE VALVE N: 308988.20 E: 496165.74

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

FH-3 W/(1) VALVE N: 308964.54 E: 496161.51

SEWER LINE PLAN AND PROFILE REFER TO SHEET CU330

SSCO-11

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

SSCO-12

CIB-10 N: 308991.91 E: 496353.80

45° BEND N: 308967.85 E: 496279.83

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

CIB-11 N: 308864.97 E: 496421.83

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

CIB-9 SET IN CORNER

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

CIB-8 N: 308782.04 E: 496144.13

PROPERTY LINE TYP.

CITY COMBO-7

CITY STREET LIGHT REFER TO ELECTRICAL PLANS TYP.

HARMONY WAY

FUTURE CITY STREET LIGHT N.I.C. TYP.

FUTURE CITY STREET LIGHT N.I.C. TYP.

PROJECT LIMIT LINE TYP.

STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
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CITY SDCOMBO – STORM DRAIN COMBO BOX	APWA PLAN NO. 316 SHEET C104
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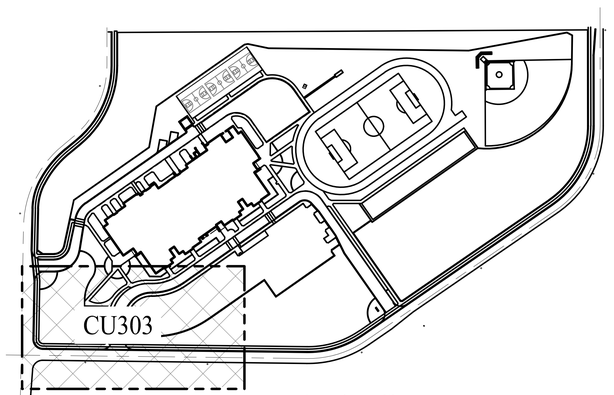
4" WATER METER	CITY DETAIL LCM-1 SHEET C104
6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106

MERIDIAN ENGINEERING, INC.

0 20 40

SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE

524 SOUTH 600 EAST SALT LAKE CITY, UT 84102

801.575.8800 VCBO.COM

STATE OF UTAH — MICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

CU303

REFER TO SHEET CU305

REFER TO SHEET CU303

CIB-12
SET IN CORNER

LIGHT POLE
REFER TO ELECTRICAL PLANS
TYP.

CIB-13
N: 308991.13
E: 496717.07

LIGHT POLE
REFER TO ELECTRICAL PLANS
TYP.

24" CB-9
N: 309022.32
E: 497052.15
BOTTOMLESS BUBBLE UP BOX WITH LOCKED LID

PROPERTY LINE TYP.

CITY STREET LIGHT
REFER TO ELECTRICAL PLANS
TYP.

HARMONY WAY

SDCOB-1
N: 308942.54
E: 496960.68

CIB-17
N: 308909.43
E: 497026.57

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC422

24" CB-8
N: 308902.94
E: 496915.27
BOTTOMLESS BUBBLE UP BOX WITH LOCKED LID

CITY PRECOB-1

PRECIB-2
N: 308886.26
E: 496993.08

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC422

CITY FES-1

CITY SDCOB-10

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC421

CITY STREET LIGHT
REFER TO ELECTRICAL PLANS
TYP.

PROPERTY LINE TYP.

CITY SDCOB-9

CITY COMBO-8

FUTURE CITY STREET LIGHT
N.I.C. TYP.

PROJECT LIMIT LINE TYP.

STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
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SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
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PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
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CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
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4" WATER METER	CITY DETAIL LCM-1 SHEET C104
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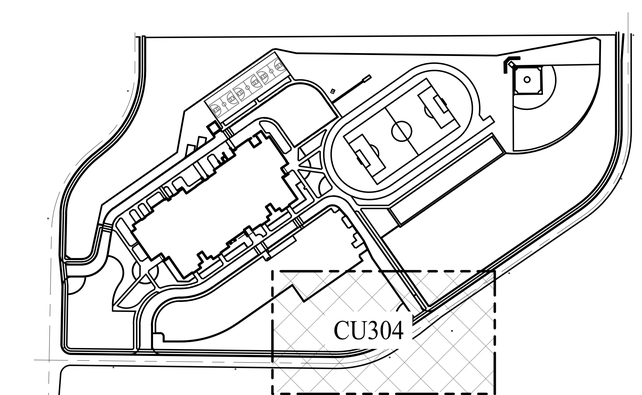
AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106

MERIDIAN ENGINEERING, INC

0 20 40
SCALE 1"=20'



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STATE OF UTAH
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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

CU304

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Bluestakes.org

REFER TO SHEET CU306

REFER TO SHEET CU302

REFER TO SHEET CU307

FH-5
W/(1) VALVE
N: 309433.12
E: 496622.54

6 L.F. OF 6" C900 PIPE

12" AD-7
SET UNDER SECONDARY ROOF DRAIN

SDCO0-9
REFER TO PLUMBING PLANS

24" CB-6
N: 309392.30
E: 496687.55

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

45° BEND
N: 309354.83
E: 496684.38

30" CB-2
N: 309305.83
E: 496722.00

CIB-15
N: 309242.87
E: 496712.21

45° BEND
N: 309236.02
E: 496663.19

24" CB-7
N: 309200.09
E: 496555.95

CIB-14
SET AT BOTTOM OF RAMP

CIB-16
SET IN CORNER

PRECIB-1
SET IN CORNER

PROPERTY LINE TYP.

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC422

REFER TO SHEET CU304

STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
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MERIDIAN ENGINEERING, INC.

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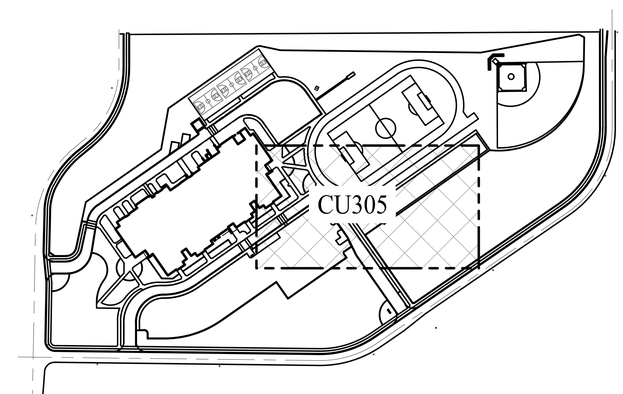

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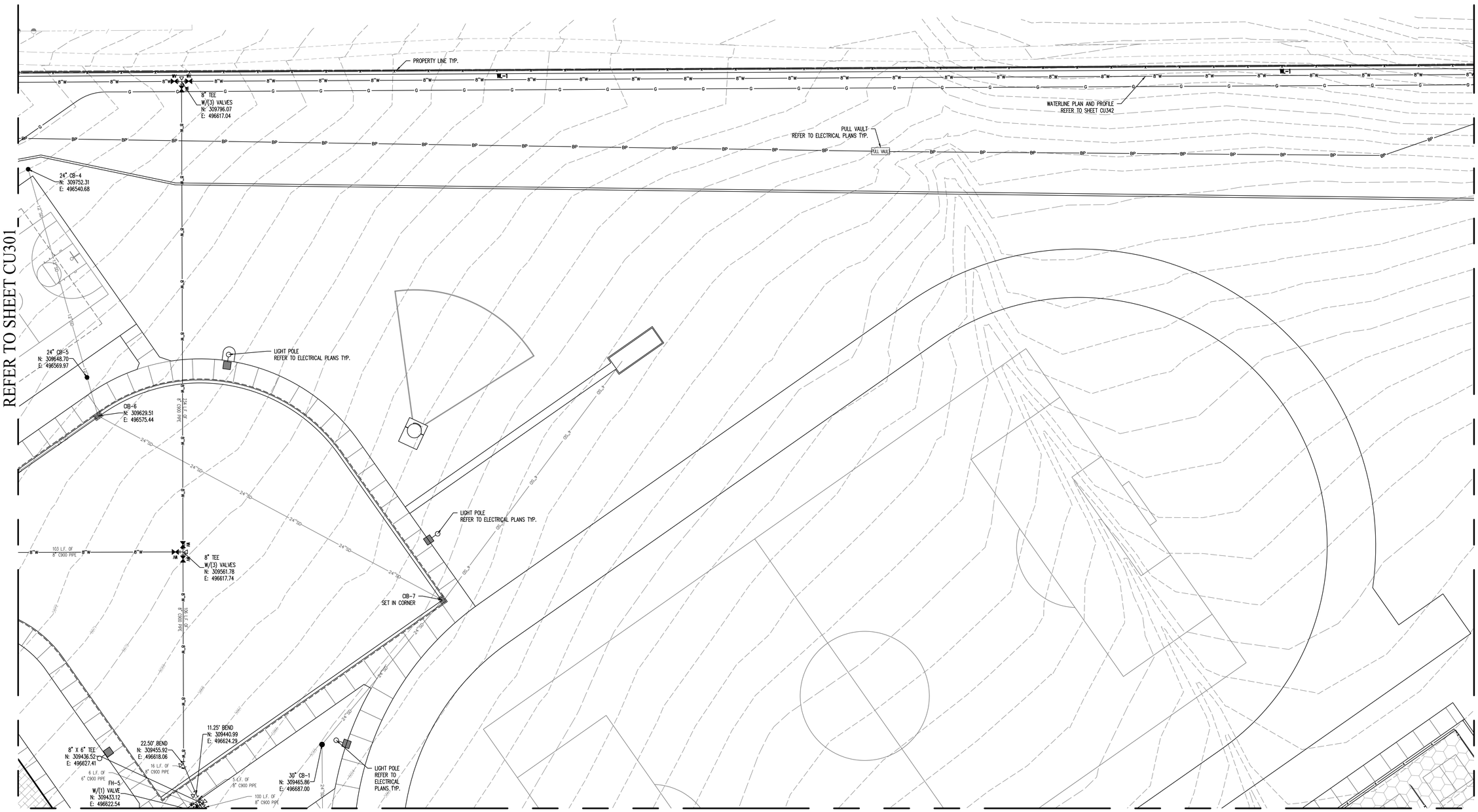
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

CU305



STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
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RETENTION POND	DETAIL K SHEET C101
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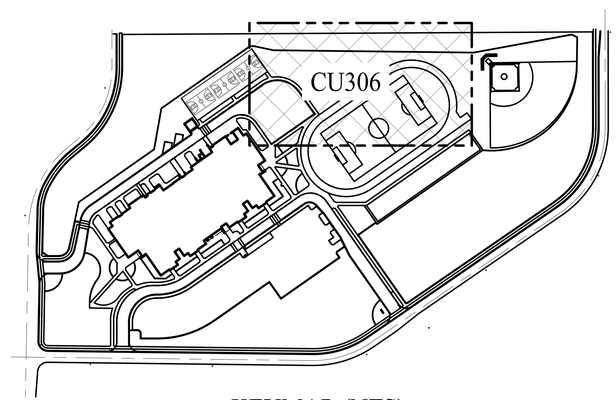

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ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

CU306

CONNECT TO EXISTING GAS LINE
COORDINATE WITH DOMINION ENERGY

FUTURE CITY STREET LIGHT
N.I.C. TYP.

CITY COMBO-12

HARMONY WAY

CITY SDCOB-12

CITY SDCOB-11

FUTURE CITY STREET LIGHT
N.I.C. TYP.

PROJECT LIMIT LINE TYP.

CITY COMBO-11

SECT

TRANS

TRANSFORMER
REFER TO ELECTRICAL PLANS
TYP.

SECTIONALIZER
REFER TO ELECTRICAL PLANS
TYP.

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC424

CITY STREET LIGHT
REFER TO ELECTRICAL PLANS
TYP.

PROPERTY LINE TYP.

EXISTING FIRE HYDRANT

WATERLINE PLAN AND PROFILE
REFER TO SHEET CU343

CITY COMBO-10

CITY STREET LIGHT
REFER TO ELECTRICAL PLANS
TYP.

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC423

CITY COMBO-9

PROPERTY LINE TYP.

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC422

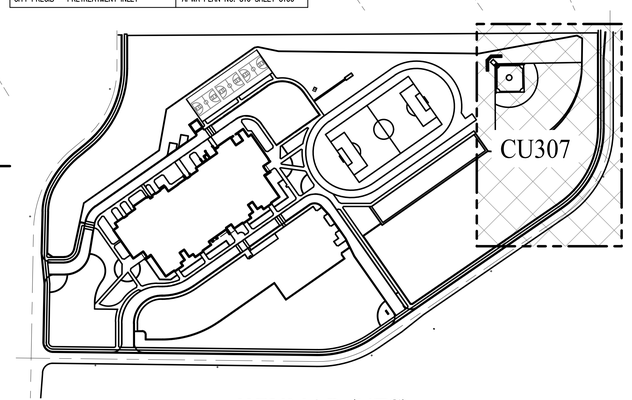
PROJECT LIMIT LINE TYP.

PROPERTY LINE TYP.

REFER TO SHEET CU306

REFER TO SHEET CU305

STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
CB – 24"ø CATCH BASIN	DETAIL F SHEET C101
SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
BMH – BOX MANHOLE	DETAIL H SHEET C101
PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
FES – FLARED END SECTION	APWA PLAN NO. 323.1 SHEET C103
CITY SDCOB – STORM DRAIN CLEAN OUT BOX	APWA PLAN NO. 331.2 SHEET C103
CITY SDCOMBO – STORM DRAIN COMBO BOX	APWA PLAN NO. 316 SHEET C104
2" WATER METER	APWA PLAN NO. 522 SHEET C104
FH – FIRE HYDRANT	APWA PLAN NO. 511 SHEET C104
4" WATER METER	CITY DETAIL LCM-1 SHEET C104
6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106



KEYMAP-(NTS)

MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8600
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
8023335
DATE ISSUED:
10/3/23

REV DATE DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

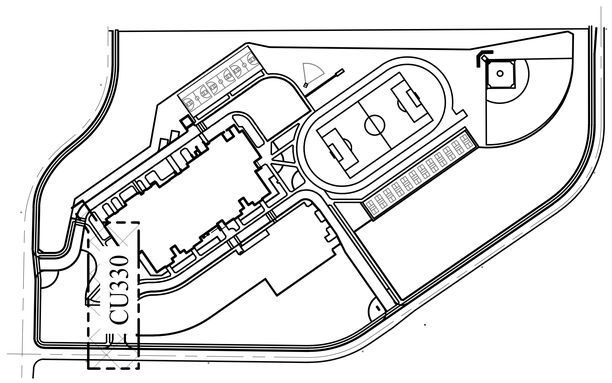
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

CU307



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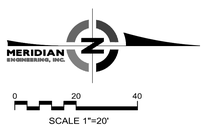
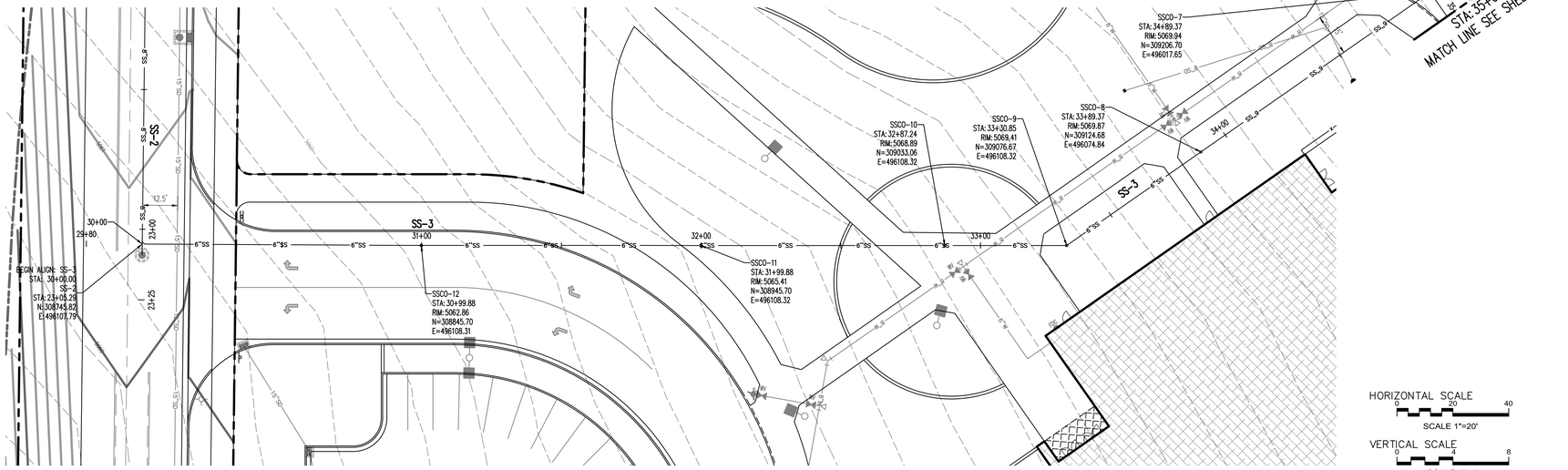
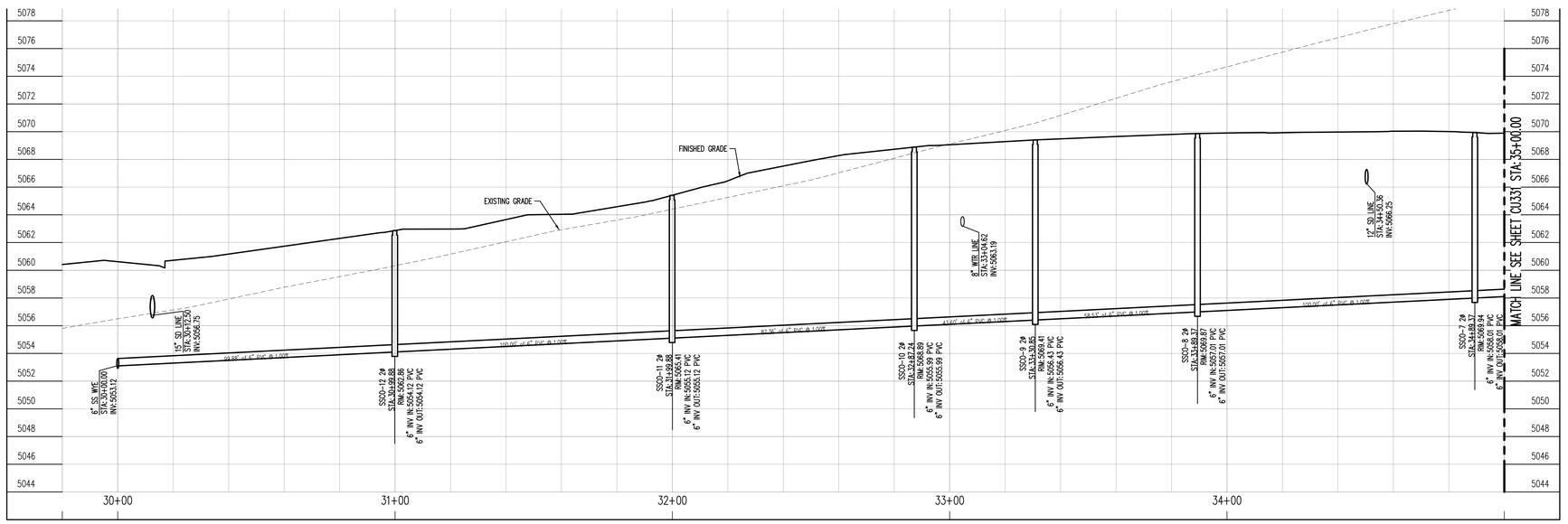


NOTES: REFER TO NOTES ON CU300.





SS-3 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

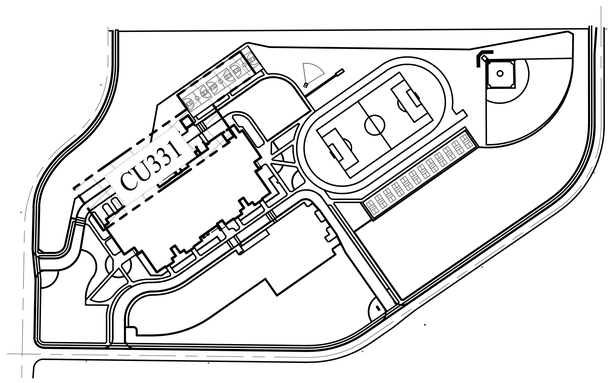
CONFORMANCE SET

ONSITE SEWER LINE
PLAN AND PROFILE

CU330

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Bluestakes.org



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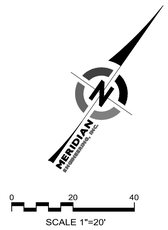

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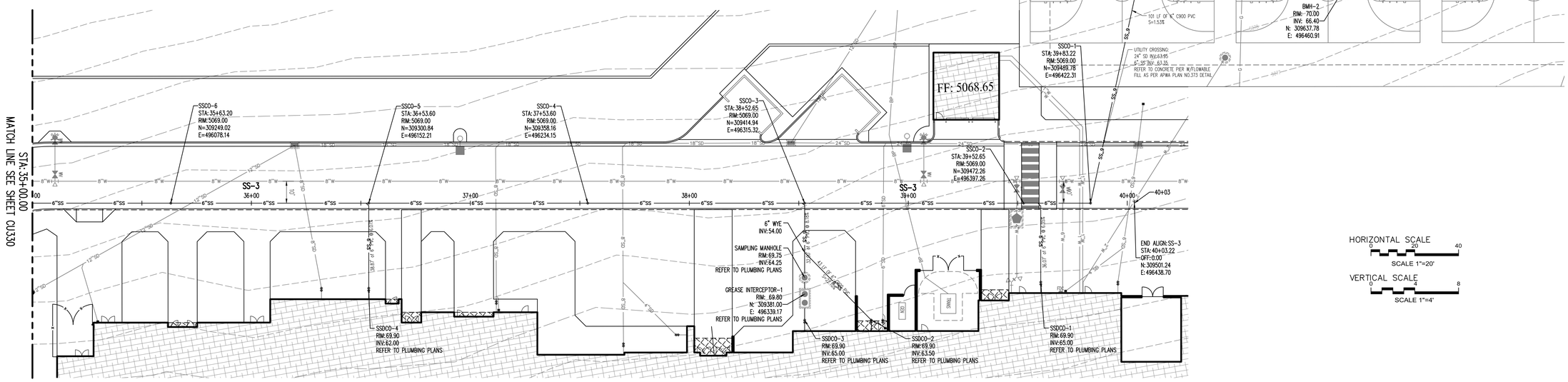

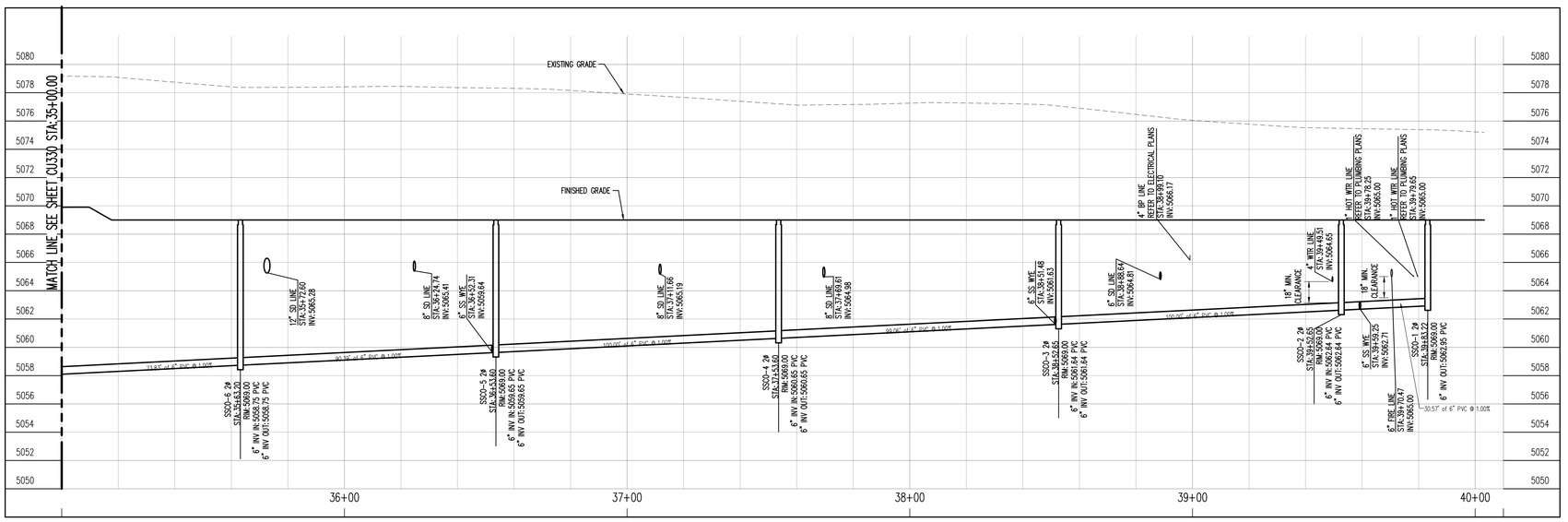

SS-3 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH
MICHOLE LEE LUTH
No.8023335
DATE ISSUED: 10/3/23

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ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

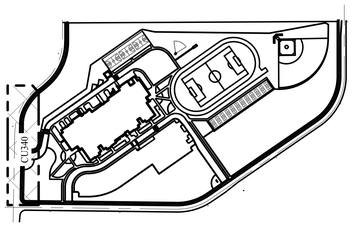
CONFORMANCE SET

ONSITE SEWER LINE PLAN AND PROFILE

CU331

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Bluestakes.org



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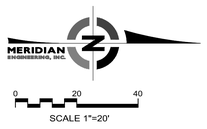
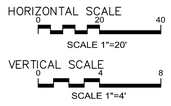
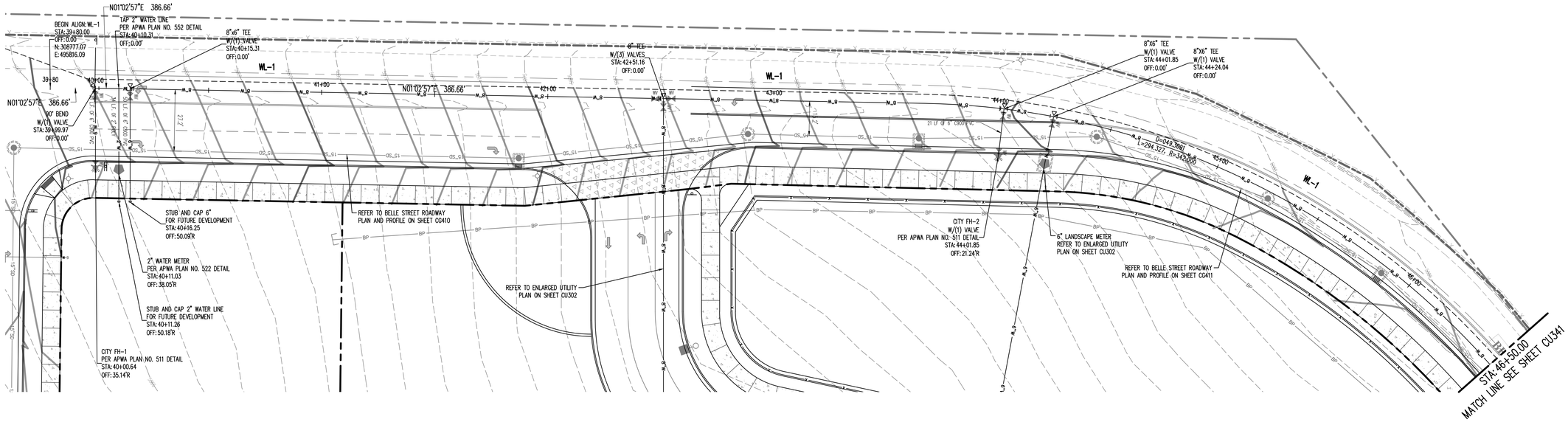
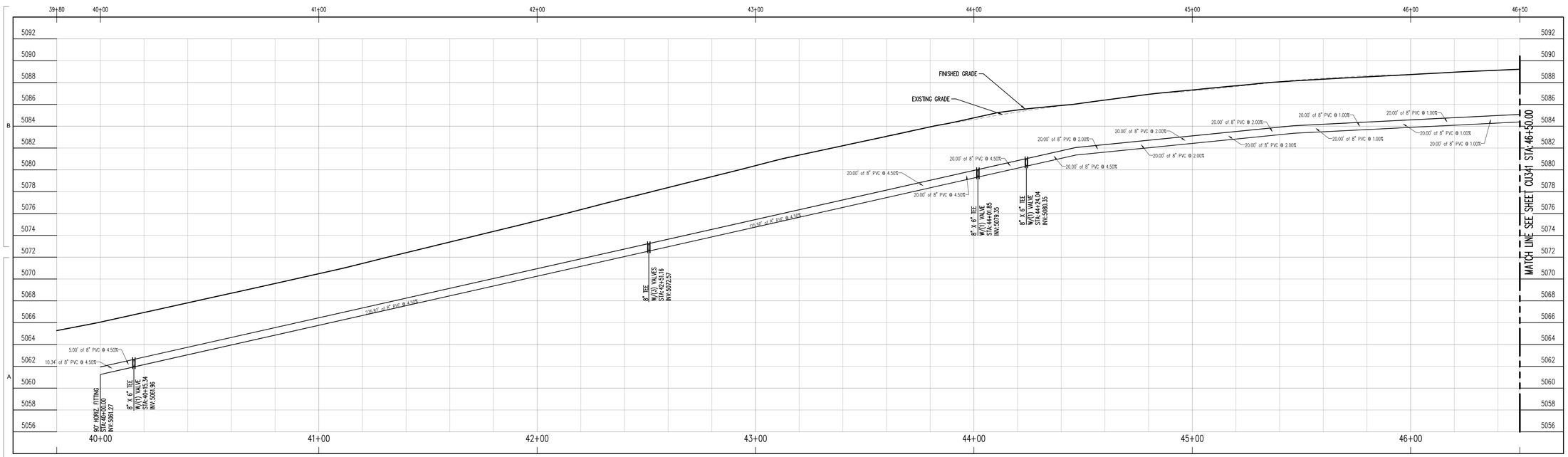


NOTES: REFER TO NOTES ON CU300.







WL-1 WATERLINE PROFILE

VCBO
ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
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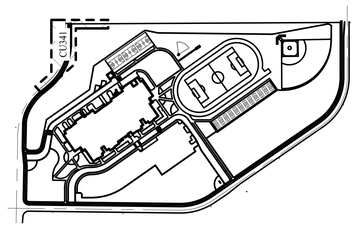
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

WATER LINE PLAN
AND PROFILE

CU340



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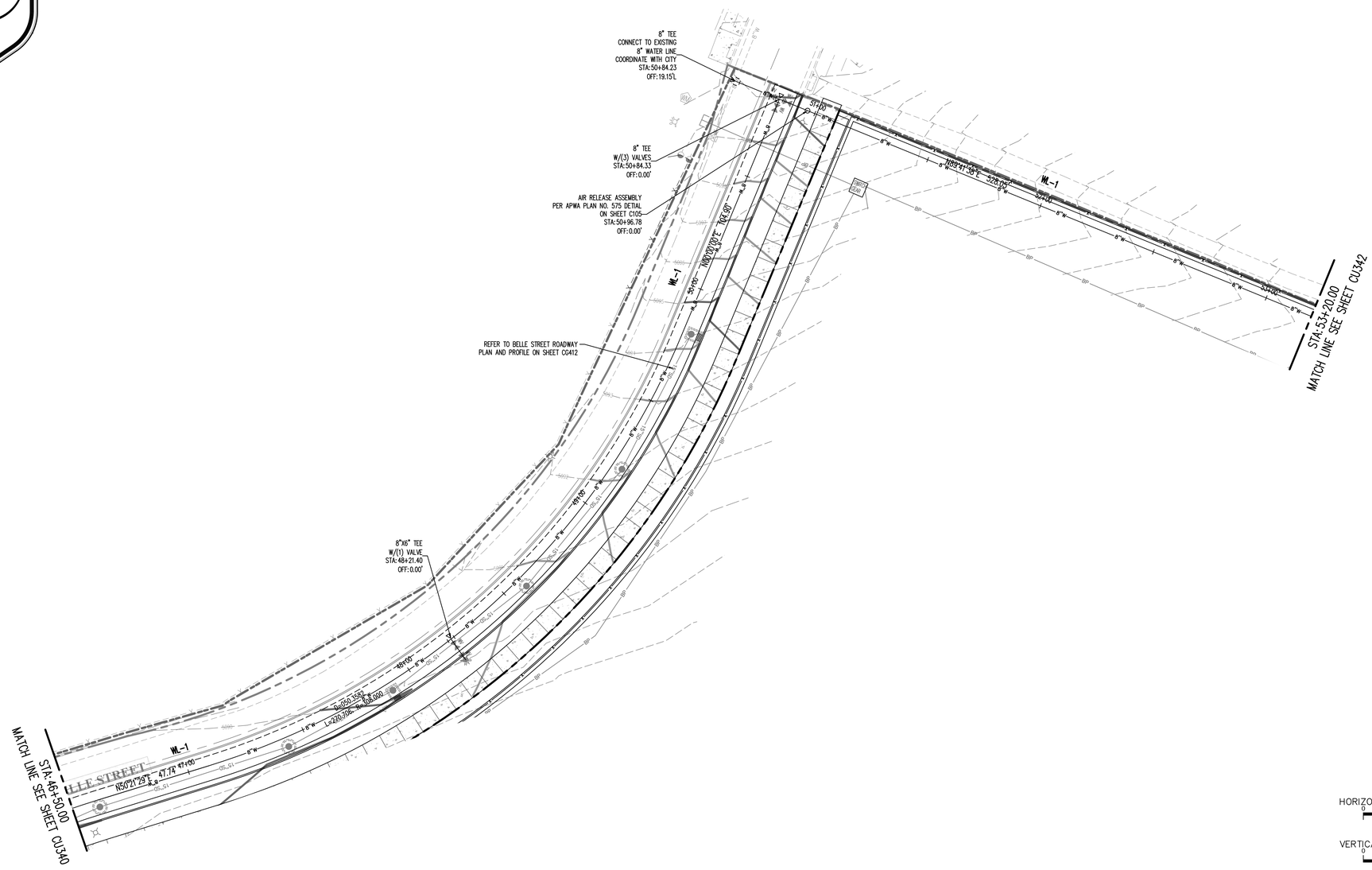
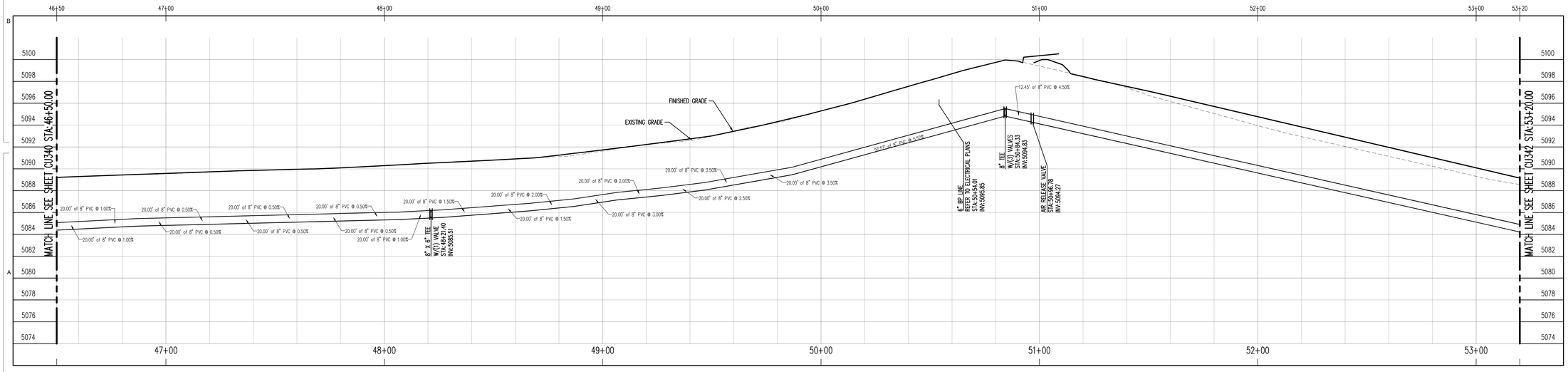


NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



WL-1 WATERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
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DATE:	June 27, 2023

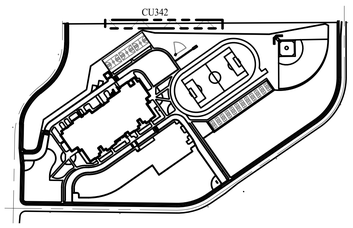
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

WATER LINE PLAN
AND PROFILE

CU341



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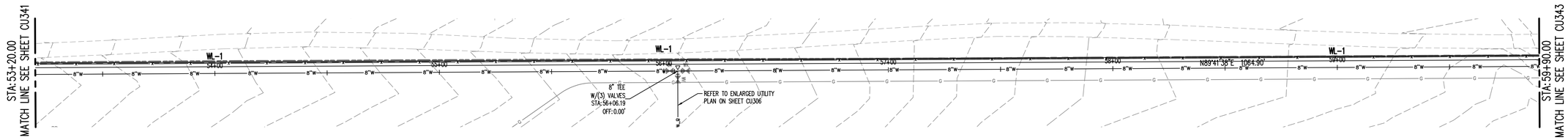

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
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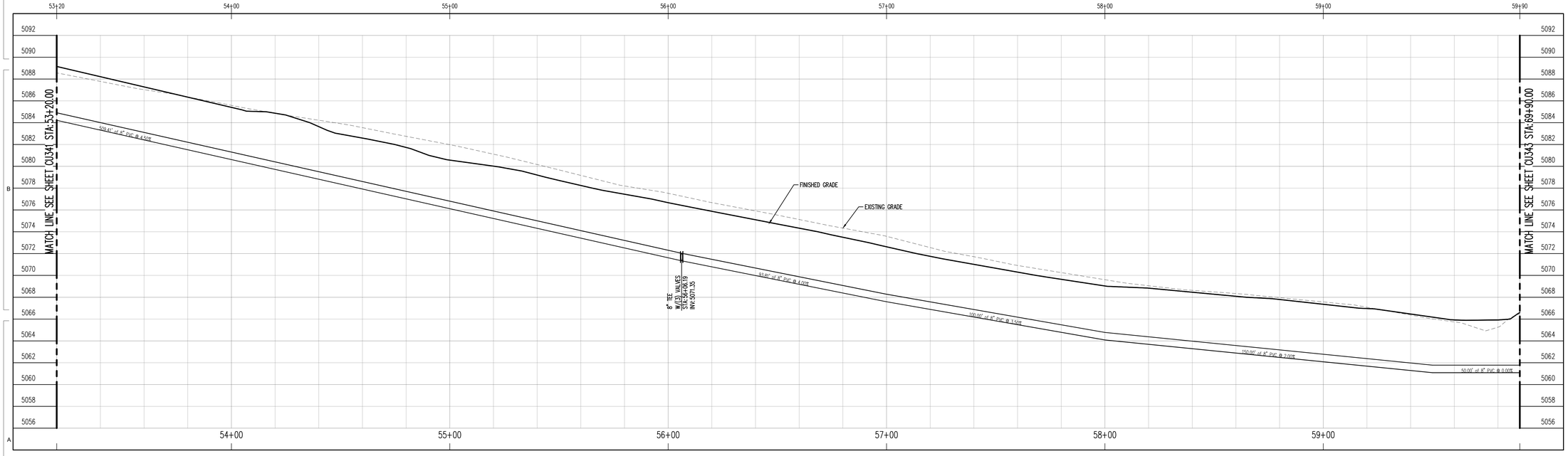

WL-1 WATERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED STATE OF UTAH
NICHOLE LEE LUTH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

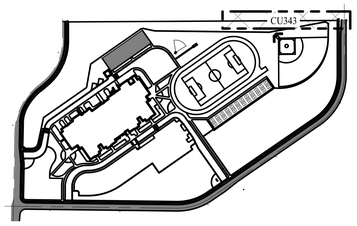
CONFORMANCE SET

WATER LINE PLAN
AND PROFILE

CU342

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of Utah 811
Blue Stakes, Inc.



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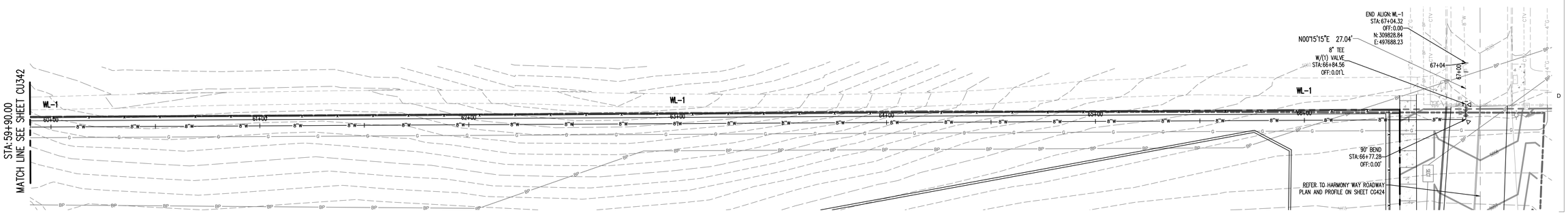

NOTES: REFER TO NOTES ON CU300.

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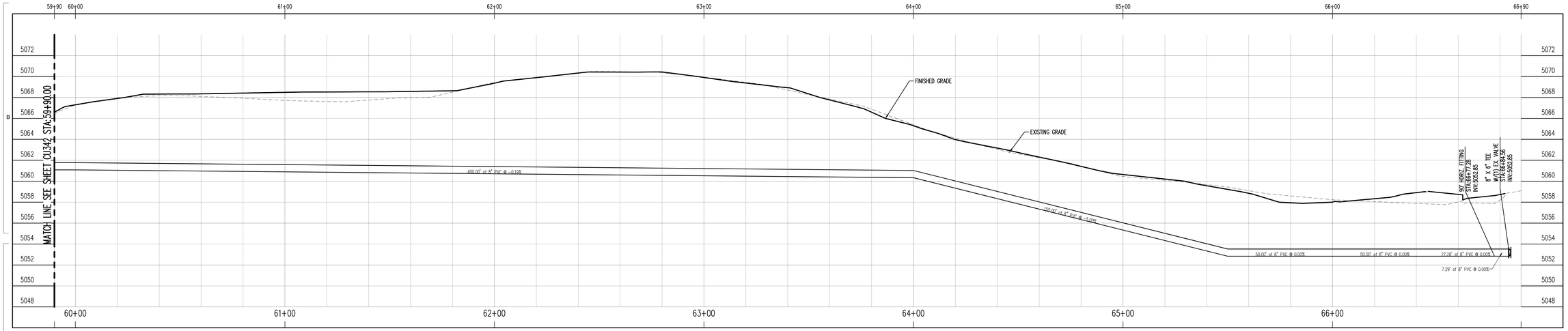

WL-1 WATERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
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VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
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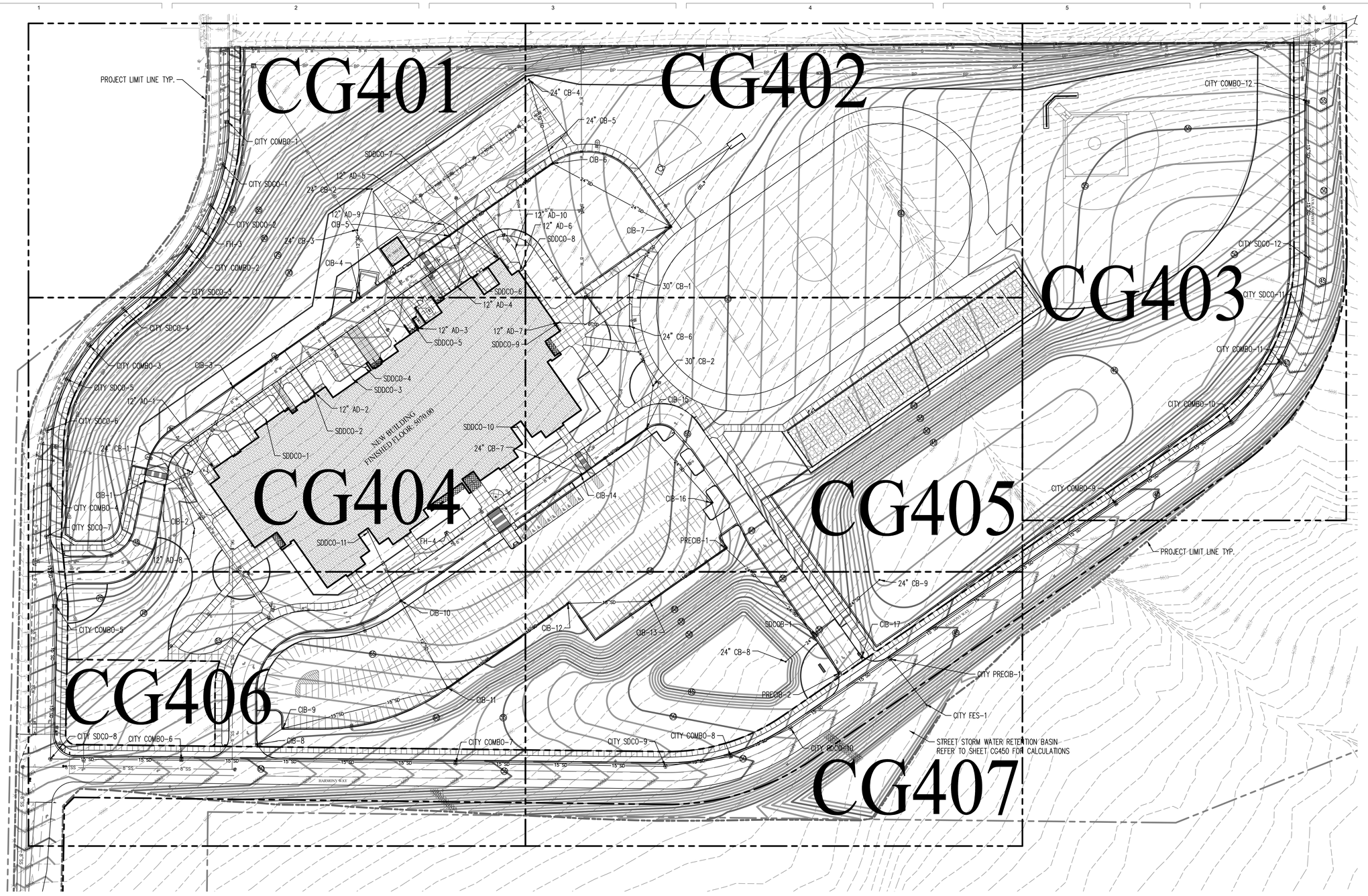
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

WATER LINE PLAN
AND PROFILE

CU343



GENERAL GRADING NOTES:

1. REFER TO SHEET ARCHITECTURAL SITE PLAN DETAILS FOR RAISED PLANTERS, HANDICAP RAMPS, SIDEWALK DETAILS, FLUSH CURB, DIMENSIONS OF PLAYGROUND, PARKING LOT STRIPING AND SITE FENCING WITH MOW STRIP.
2. CONTOURS OF THE SITE ARE BASED ON A SURVEY BY MERIDIAN ENGINEERING INC. REFER TO SHEET C200 FOR PROJECT BENCH MARK AND BASIS OF BEARING.
3. ALL WORK IN BELLE CITY ROADWAY AND HARMONY ROADWAY CITY ROADWAY SHALL BE IN ACCORDANCE WITH APWA AND CITY OF EAGLE MOUNTAIN CITY STANDARD PLANS AND SPECIFICATIONS. NEW CURB AND GUTTER, PAVEMENT REPAIRS, AND THE NEW DRIVEWAYS SHALL COMPLY WITH THESE APWA AND CITY STANDARDS. TRAFFIC CONTROL FOR THE PROJECT SHALL ALSO BE APPROVED BY THE CITY WHERE THE SITE ACCESSES TO PUBLIC STREETS. COORDINATE WITH CITY FOR PAVEMENT CONSTRUCTION IN RIGHT OF WAY TO THE REQUIRED PAVEMENT THICKNESS FOR ALL STREET REPAIRS.
4. PROVIDE APPROVED SILT PROTECTION FOR ALL NEW AND EXISTING CATCH BASINS UNTIL LANDSCAPING IS WELL ESTABLISHED AND PARKING IS COMPLETE. THE PIPING SYSTEM SHALL BE CLEANED OUT BEFORE FINAL APPROVAL. USE MIRAFI 'DANDY BAG' OR ANOTHER APPROVED EQUIVALENT FOR EXISTING INLET PROTECTION. REFER TO SHEET C500 AND C510.
5. DIMENSIONS OR COORDINATES ARE TO THE CENTER OF CATCH BASINS FOR AREA INLETS AND AT THE CENTER OF THE CATCH BASIN AT TBC FOR INLETS IN CURB AND GUTTER.
6. HANDICAP PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION. THE PERPENDICULAR CROSS SLOPE TO PARKING STALL IN OTHER AREAS OF THE PARKING LOT SHALL NOT EXCEED 4% IN SLOPE AND SLOPE SHALL NOT EXCEED 6% IN ANY DIRECTION FOR DRIVEWAYS.
7. ALL WALKWAYS SHALL NOT EXCEED 5% SLOPE. THE PERPENDICULAR CROSS SLOPE TO NOT EXCEED 2% MAX. SLOPE FOR WALKWAYS 2% MAX. FROM BUILDING OR STAIR RISERS FOR 5' MINIMUM. ALSO SLOPE 2% MAX FOR 5' AT THE END OF THE 1:12 SLOPE OF ALL H.C. RAMPS.
8. REFER TO SHEET CS230 FOR SITE LAYOUT PLAN.
9. PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
10. "TBC" IS TOP BACK OF CURB ELEVATIONS. "FS" IS FINISH SURFACE ELEVATIONS. "TOC" IS TOP OF CONCRETE ELEVATIONS. "TOW" IS TOP OF WALL ELEVATIONS. "BOT" IS FINISH SURFACE AT BOTTOM OF WALL ELEVATIONS. "FL" IS FLOW LINE.
11. TRANSITION FACE OF CURB TO BE FLUSH TO ADJACENT FINISHED SURFACE WHERE INDICATED BY "TBC/FS" TO FULL HEIGHT OVER 5' (MIN).
12. PLACE CONCRETE COLLAR AROUND ALL NEW CATCH BASINS OR CLEANOUTS (NOT IN CURB AND GUTTER). COLLAR TO BE 1' MINIMUM WIDTH AND SHALL BE 8" MINIMUM THICKNESS. PLACE 2 #4 BARS AROUND OPENING. SEE DETAIL ON SHEET C100.
13. ALL LANDSCAPE AREAS SHALL HAVE 4" MINIMUM OF TOPSOIL OR AS REQUIRED BY LANDSCAPE PLANS. LANDSCAPE AREAS TO BE GRADED TO DRAIN AND MOUND WHERE INDICATED ON LANDSCAPE PLANS.
14. REFER TO SHEET C100 AND CS230 FOR REQUIRED PAVEMENT SECTIONS.
15. ALL STORM WATER TO BE RETAINED ONSITE FOR THE 100-YEAR STORM EVENT.
16. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED AS OUTLINED IN THE SPEC SECTION WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE.
17. SITE SOILS MAY NOT SUPPORT CONSTRUCTION TRAFFIC DURING WET PERIODS OF THE YEAR. CONTRACTOR WILL BE RESPONSIBLE TO PLACE GRANULAR FILL AND/OR COBBLE MATERIALS AS NECESSARY TO MAINTAIN ACCESS TO THE SITE OR BUILDING THROUGHOUT THE CONSTRUCTION SITE AT ALL TIMES. EXCESS MATERIAL SHALL BE REMOVED AS REQUIRED TO COMPLETE THE SITE TO THE GRADES SHOWN ON GRADING PLANS. ALSO REFER TO GEOTECHNICAL INVESTIGATION SHEETS FOR SITE SOIL PREPARATION REQUIREMENTS.
18. PROVIDE TEMPORARY STORM DRAIN PUMPING, PONDING, BERMING, PIPING AND INLETS OR OTHER MEASURES TO RETAIN CONSTRUCTION STORM DRAIN RUNOFF ON SITE DURING CONSTRUCTION UNTIL THE NEW SYSTEM IS OPERATIONAL. ALL CONSTRUCTION SITE RUNOFF TO HAVE HEAVY SEDIMENT REMOVED PRIOR TO RELEASING TO EXISTING SITE DRAIN SYSTEM. PROTECT ADJACENT BUILDING FROM CONSTRUCTION RUNOFF AT ALL TIMES.
19. THERE SHOULD BE NO STANDING WATER ONSITE. ALL STORM WATER SHALL DRAIN TO AN INLET OR AREA DRAIN. CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF ANY LOW SPOTS THAT DO NOT DRAIN ARE ENCOUNTERED. A WATER TEST WILL BE PERFORMED BY THE CONTRACTOR WITH THE ENGINEER OF RECORD IN ATTENDANCE OR A SURVEY OF THE NEW IMPROVEMENTS PROVIDED TO THE ENGINEER AT COMPLETION OF THE PROJECT TO VERIFY THAT ALL STORM DRAIN WATER DRAINS AS DESIGNED.
20. ALL "MATCH" LOCATIONS INDICATE THAT THE CONTRACTOR IS TO MATCH THE EXISTING GRADE. AN APPROXIMATE ESTIMATE IS PROVIDED BY THE ENGINEER BASED ON AN INTERPOLATION OF NEAREST SPOT ELEVATIONS PROVIDED BY THE SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE ELEVATIONS. IF THE ELEVATION PROVIDED BY THE ENGINEER VARIES GREATLY FROM THE ACTUAL ELEVATION FOUND BY THE CONTRACTOR THE CONTRACTOR IS TO NOTIFY THE ENGINEER SO THAT THE ENGINEER CAN PROVIDE FURTHER DIRECTION.
21. GRADE UNIFORMLY BETWEEN SPOT ELEVATIONS AND CONTOURS UNLESS NOTED OTHERWISE. IF ANY QUESTIONS ARISE ABOUT THE PROPOSED GRADING SHOWN ON PLANS CONTACT THE ENGINEER OF RECORD BEFORE FIELD GRADING.
22. MAINTAIN DRAINAGE FROM ALL EXISTING ROOF DRAINS DURING CONSTRUCTION OF ALL PHASES. PROVIDE TEMPORARY MEASURES OF NEW PIPING, PUMPING, OR OTHER METHODS TO MAINTAIN DRAINAGE FROM ALL EXISTING ROOF DRAIN WHILE NEW PIPING SYSTEMS OUTFALLS ARE COMPLETED.
23. REMOVE ALL CLAY MATERIALS FROM UNDER BUILDINGS AS OUTLINED IN THE SPECIFICATIONS.
24. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY REFERENCED IN PLAN SET. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS BEING PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOIL REPORT.
25. ADS INJECTION MOLDED 45° REDUCER WYE (OR APP EQUIVALENT) FLOWABLE FILL TO BE PLACED AROUND EACH WYE CONNECTION. TYP.
26. NO STORM WATER TO ENTER THE RETENTION BASIN UNTIL THE PIPING SYSTEM AND PRE-TREATMENT INLET HAS BEEN INSTALLED. CONTRACTOR TO CLEAN ENTIRE SYSTEM BEFORE IT IS ATTACHED TO THE RETENTION BASIN.
27. NOTIFY ENGINEER OF RECORD IF THERE ARE ANY CONFLICTS WITH UTILITY LINES OR IF ASSUMED INVERTS VARY, FOR FURTHER COORDINATION. SEWER AND WATERLINES TO HAVE 18" SEPARATION WITH WATER OVER SEWER. ALL OTHER UTILITIES TO HAVE 12" SEPARATION MIN. IF 12" SEPARATION CANNOT BE ACHIEVED UTILITIES TO HAVE FLOWABLE FILL BETWEEN THE UTILITY LINES 5' EACH WAY.
28. CONTRACTOR IS RESPONSIBLE TO INFORM THE ENGINEER OF RECORD IF THE GRADES SHOWN ON THE SURVEY DO NOT MEET THE ACTUAL GRADES IN THE FIELD.
29. ALL STRUCTURE LIDS WITHIN THE PROJECT LIMITS WILL NEED TO HAVE THEIR GRADE ADJUSTED. WATER VALVES, SEWER MANHOLES, STORM DRAIN INLETS OR CLEANOUT BOXES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLAR SHALL BE 12" WIDE AROUND THE UTILITY APPARATUSES AND 8" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. CONCRETE COLLARS TO BE USED ONLY IN ASPHALT/CONCRETE/AND GRASS PAVER AREAS.
30. REFER TO LANDSCAPE PLANS FOR ALL INFORMATION ABOUT EXISTING AND PROPOSED TREES.
31. REMOVE AND REPLACE ANY DAMAGED CURB, GUTTER, OR SIDEWALK ALONG FRONTAGE BEFORE FINAL INSPECTION.
32. ALL GUTTERS TO SLOPE 0.5% MINIMUM TOWARDS CURB INLET BOX. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF THE PROPOSED GRADE DOES NOT MEET 0.5% SLOPE IN GUTTER.
33. SITE WALLS (EXCEPT STAIR CHEEK WALLS OR SEAT WALLS) TO HAVE A 3" PERFORATED DRAIN (PVC OR HDPE WRAPPED IN DRAINAGE FABRIC) AS SHOWN ON PLANS AND ON THE RETAINING WALL DETAILS ON THE STRUCTURAL PLANS. CONNECT TO SITE DRAINAGE STRUCTURES AS SHOWN WITH 4" PVC SOLID PIPE (SDR 35) FROM THE CONNECTION AT THE PERFORATED FOOTING DRAIN TO THE STORM DRAIN STRUCTURE. SLEEVE DRAIN PIPE THROUGH SITE WALLS AS REQUIRED TO CONNECT TO DRAINAGE SYSTEM. WHERE FOOTINGS STEP DOWN BELOW NORMAL DEPTH FOR UTILITY CROSSING, PERFORATED DRAIN PIPE DOES NOT STEP DOWN TO AVOID ANY LOW POINTS IN THE WALL DRAIN PIPING.

GRADING LEGEND

- 6070 MAJOR CONTOUR
- 6070 MINOR CONTOUR

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VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
No. 9023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

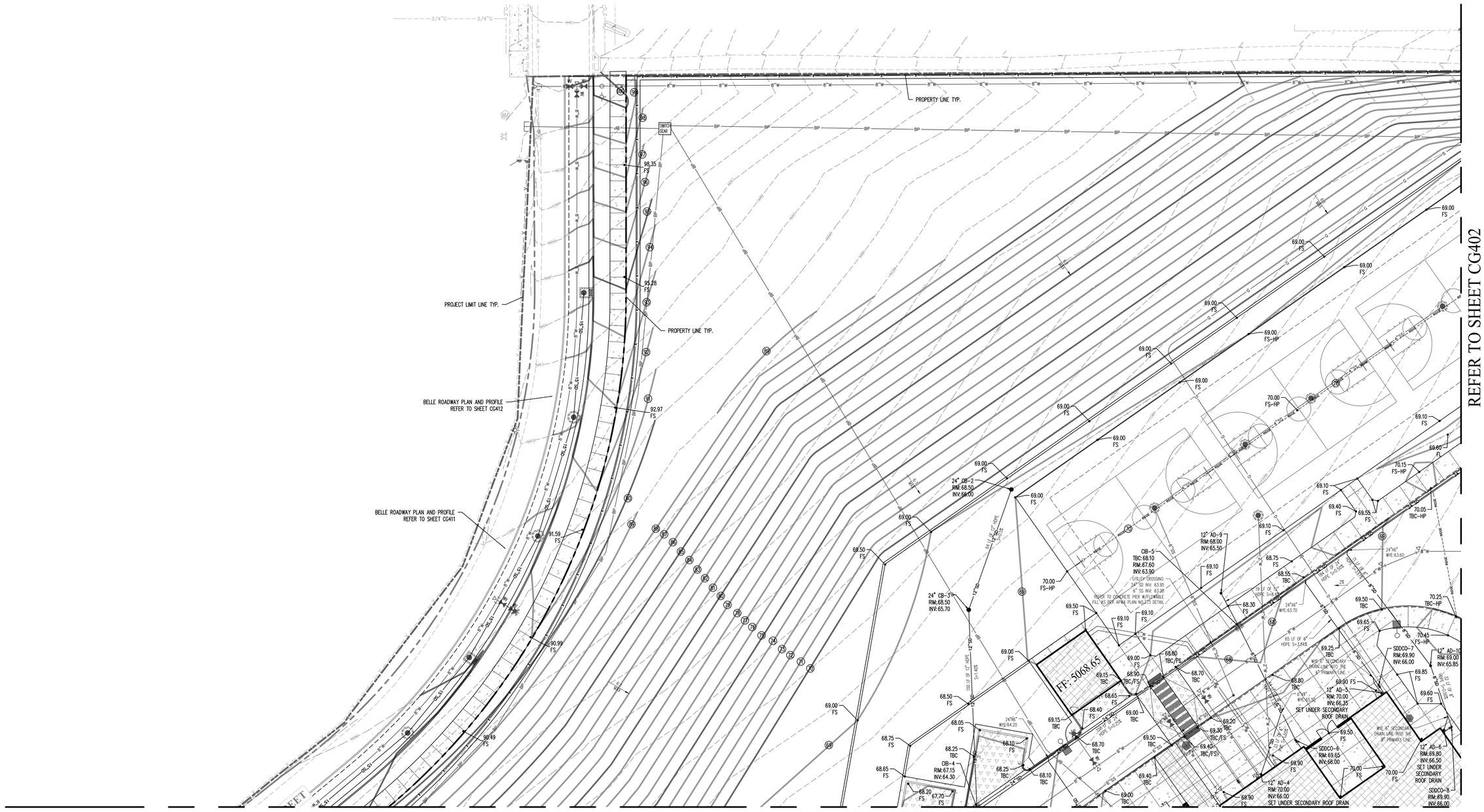
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

OVERALL GRADING PLAN

CG400



GRADING LEGEND

(75) MAJOR CONTOUR

(72) MINOR CONTOUR

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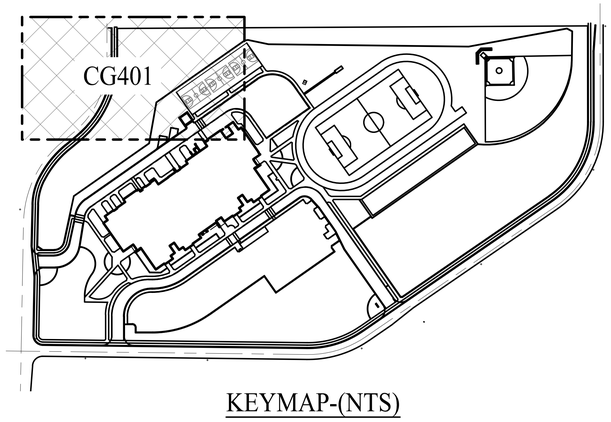
MERIDIAN ENGINEERING

0 20 40

SCALE 1"=20'



KEYMAP-(NTS)

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ALPINE SCHOOL DISTRICT
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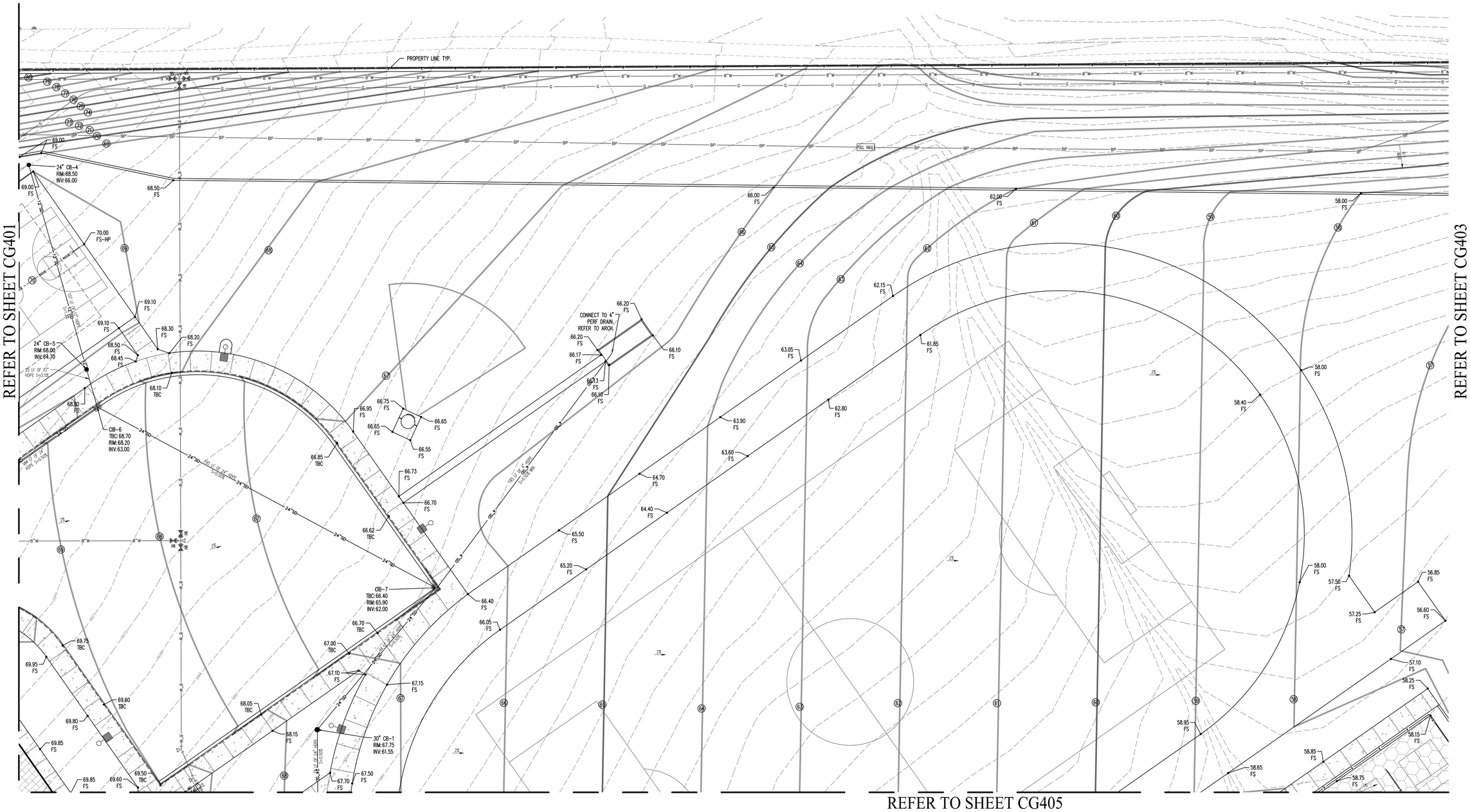
CONFORMANCE SET

ENLARGED
GRADING PLAN

CG401



GRADING LEGEND

(76) MAJOR CONTOUR

(72) MINOR CONTOUR

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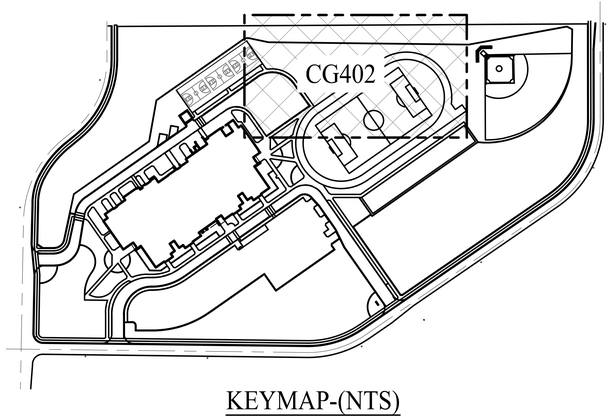

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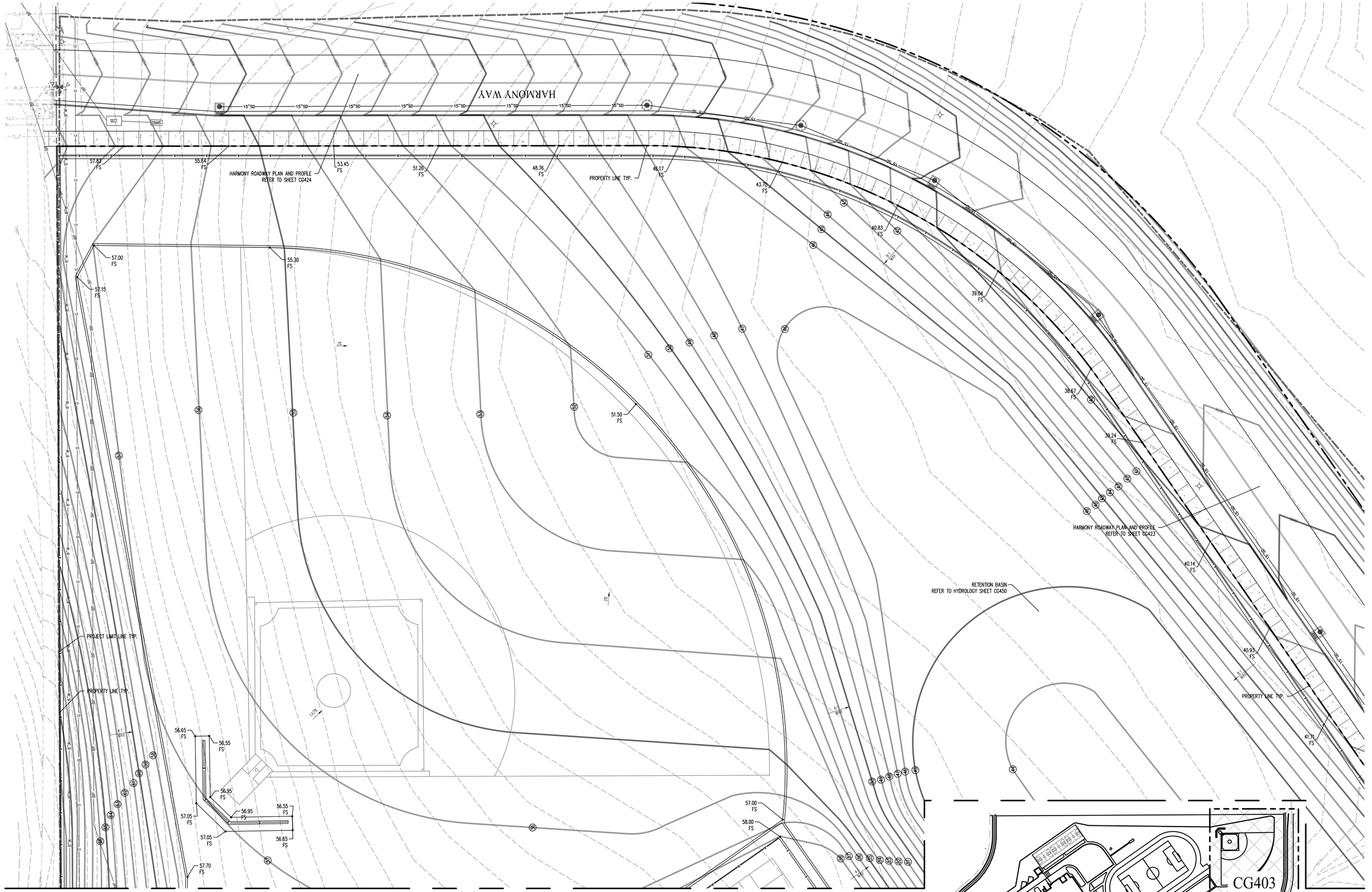
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED GRADING PLAN

CG402



GRADING LEGEND

(75) MAJOR CONTOUR

(72) MINOR CONTOUR

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MERIDIAN ENGINEERING

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SCALE 1"=20'

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ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED GRADING PLAN

CG403

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Bluestakes.org

REFER TO SHEET CG401

REFER TO SHEET CG405

REFER TO SHEET CG406

NEW BUILDING
FINISHED FLOOR: 5070.00

PROJECT LIMIT LINE TYP.

PROPERTY LINE TYP.

BELLE ROADWAY DRAIN AND PROFILE
REFER TO SHEET CG411

BELLE STREET

CB-1
TBC: 71.50
RIM: 71.00
INV: 69.00

CB-2
TBC: 71.50
RIM: 71.00
INV: 68.00

CB-3
TBC: 68.00
RIM: 67.50
INV: 65.00

CB-4
RIM: 67.15
INV: 64.30

24" CB-1
RIM: 69.00
INV: 65.70

12" AD-1
RIM: 70.00
INV: 67.00
SET UNDER SECONDARY ROOF DRAIN

12" AD-2
RIM: 70.00
INV: 66.25
SET UNDER SECONDARY ROOF DRAIN

12" AD-3
RIM: 70.00
INV: 66.25
SET UNDER SECONDARY ROOF DRAIN

12" AD-8
RIM: 69.25
INV: 67.55

SDDCO-1
RIM: 69.90
INV: 66.00

SDDCO-2
RIM: 69.90
INV: 66.00

SDDCO-3
RIM: 69.90
INV: 66.00

SDDCO-4
RIM: 69.90
INV: 66.00

SDDCO-5
RIM: 69.90
INV: 66.00

SDDCO-10
RIM: 69.90
INV: 66.00

SDDCO-11
RIM: 69.90
INV: 66.00

227 LF OF 12" HDPE S=3.52%

45 LF OF 12" HDPE S=5.11%

29 LF OF 12" HDPE S=3.50%

38 LF OF 4" HDPE S=3.00%

72 LF OF 6" HDPE S=3.00%

56 LF OF 10" HDPE S=1.8%

18"x8" WYE=64.70

18"x8" WYE=64.50

12"x6" WYE=66.70

6"x4" WYE=65.55

6"SS WYE OF SECONDARY DRAIN LINE INTO THE 6" PRIMARY LINE

6" WYE OF SECONDARY DRAIN LINE INTO THE 6" PRIMARY LINE

GRADING LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR

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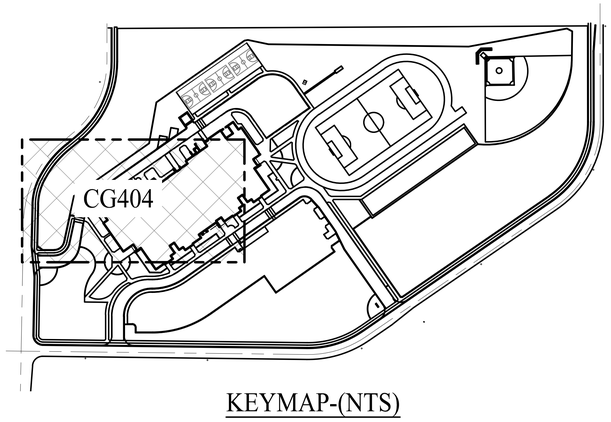

KEYMAP-(NTS)

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801.575.8600
VCBO.COM

STATE OF UTAH
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NICHOLE LEE LUTH
#9023335

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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED
GRADING PLAN

CG404

REFER TO SHEET CG402

REFER TO SHEET CG404

REFER TO SHEET CG403

REFER TO SHEET CG407

RETENTION BASIN
REFER TO HYDROLOGY SHEET CG450

PROPERTY LINE TYP.

GRADING LEGEND

MAJOR CONTOUR

MINOR CONTOUR

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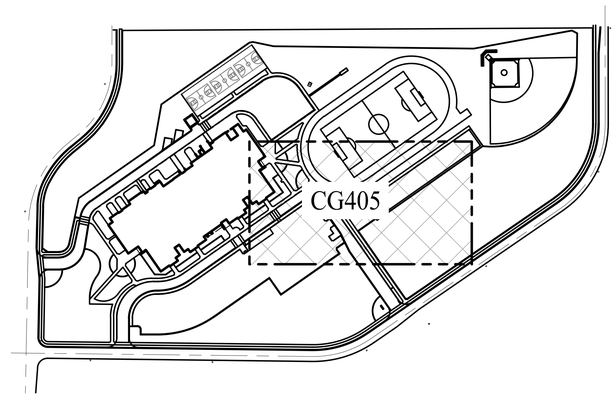

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ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

ENLARGED GRADING PLAN

CONFORMANCE SET

Blue Stakes of UTAH 811

CG405

REFER TO SHEET CG404

REFER TO SHEET CG407

BELLE ROADWAY PLAN AND PROFILE
REFER TO SHEET CG410

HARMONY WAY ROADWAY PLAN AND PROFILE
REFER TO SHEET CG420

PROPERTY LINE TYP.

PROJECT LIMIT LINE TYP.

HARMONY WAY

CIB-8
TBC:60.90
RIM:60.40
INV:58.40

CIB-9
TBC:60.50
RIM:60.00
INV:58.15

CIB-10
TBC:67.65
RIM:67.15
INV:65.15

CIB-11
TBC:63.90
RIM:63.40
INV:59.40

247 LF OF 15" HDPE S=0.50%

215 LF OF 15" HDPE S=0.50%

GRADING LEGEND

MAJOR CONTOUR

MINOR CONTOUR

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MERIDIAN
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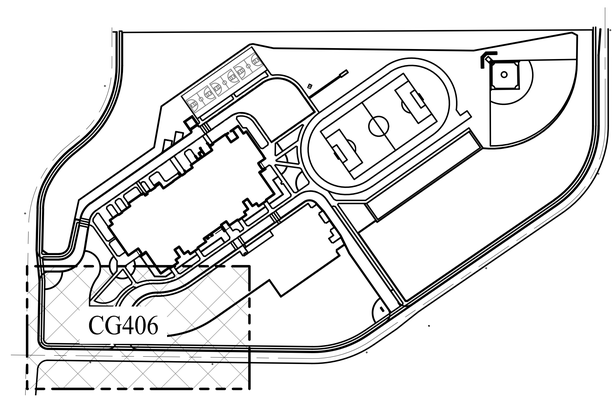
SCALE 1"=20'



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ALPINE SCHOOL DISTRICT
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CONFORMANCE SET

ENLARGED
GRADING PLAN

CG406

REFER TO SHEET CG405

REFER TO SHEET CG406

66.55 FS

66.00 FS

65.15 FS

CIB-13
TBC:64.00
RIM:63.50
INV:57.70

135 LF OF 18" HDPE S=0.50%

CIB-12
TBC:65.95
RIM:65.45
INV:58.30

18"SD

120 LF OF 18" HDPE S=0.50%

65.15 FS

66.05 TBC-HP

216 LF OF 15" HDPE S=0.50%

64.50 TBC

2.5%

24" CB-9
RIM:44.00
INV:40.70

PROPERTY LINE TYP.

RETENTION BASIN
REFER TO HYDROLOGY SHEET CG450

45.19 FS

HARMONY WAY

46.09 FS

51.50 TBC

51.35 TBC

SDCO-1
RIM:49.90
INV:40.70

24"SD

46.95 FS

46.88 FS

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CG422

47.15 FS

48.00 TBC

30 LF OF 12" HDPE S=1%

48.80 FS

48.80 FS

48.60 FS

48.60 FS

48.50 TBC

47.18 TBC/FS

47.85 TBC/FS

24" CB-8
RIM:44.00
INV:40.70

CIB-17
TBC:47.60
RIM:47.10
INV:44.10

PRECIB-2
TBC:48.25
RIM:47.75
INV:43.75

48.22 FS

48.90 FS

49.86 FS

50.75 FS

53.94 FS

52.93 FS

51.89 FS

PROPERTY LINE TYP.

15"SD

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CG421

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CG422

STREET STORM WATER RETENTION BASIN
REFER TO SHEET CG450 FOR CALCULATIONS

PROJECT LIMIT LINE TYP.

GRADING LEGEND

70 MAJOR CONTOUR

72 MINOR CONTOUR

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MERIDIAN ENGINEERING

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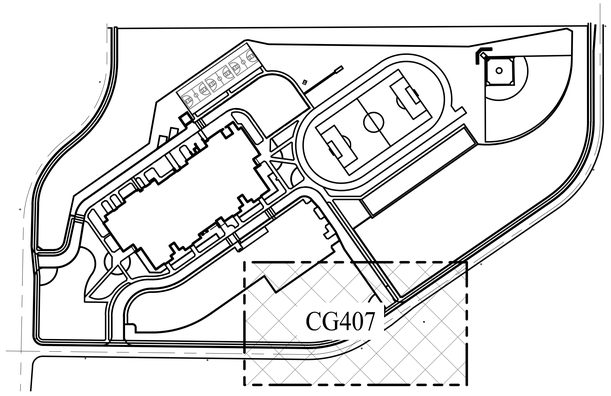

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ALPINE SCHOOL DISTRICT
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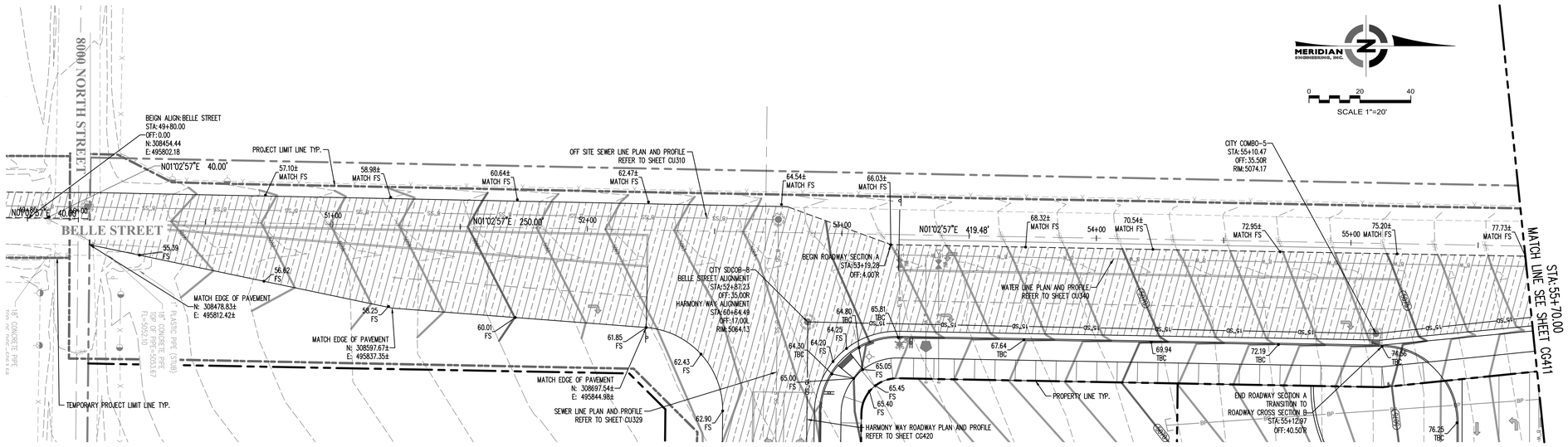
ENLARGED GRADING PLAN

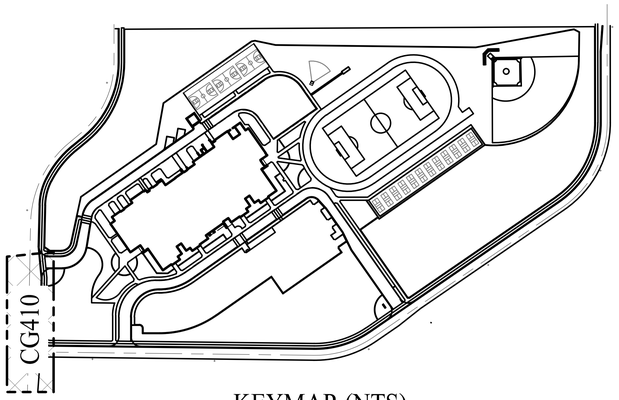
CONFORMANCE SET

CG407

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Bluestakes.org





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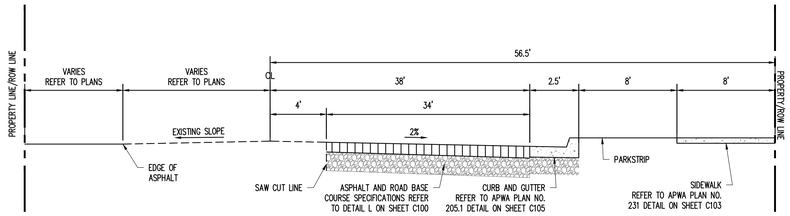
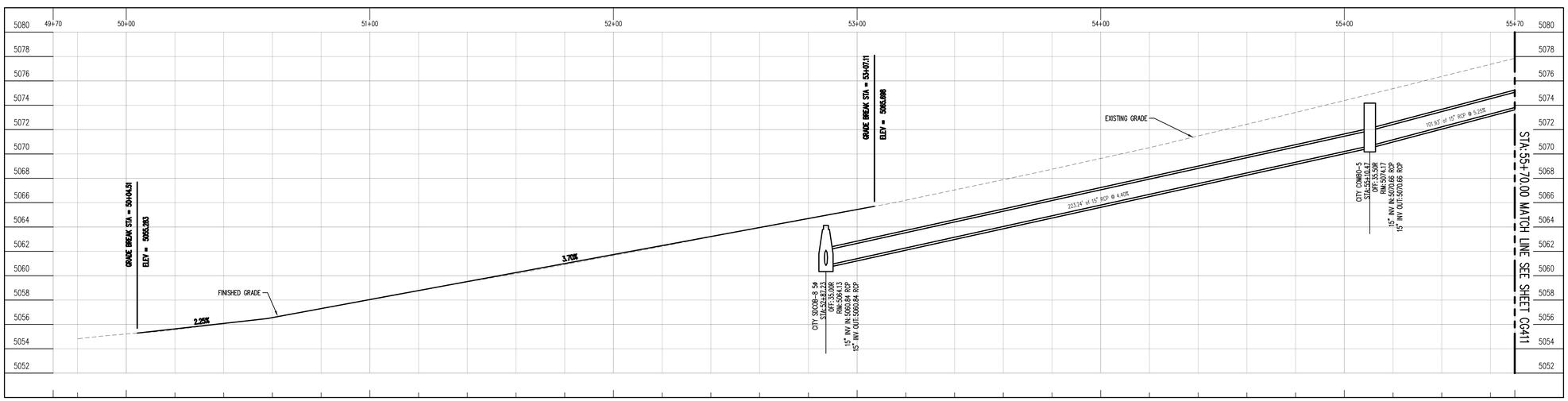


BELLE STREET PUBLIC ROADWAY TYPICAL SECTION (A)

N.T.S.



BELLE STREET ROADWAY PROFILE

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

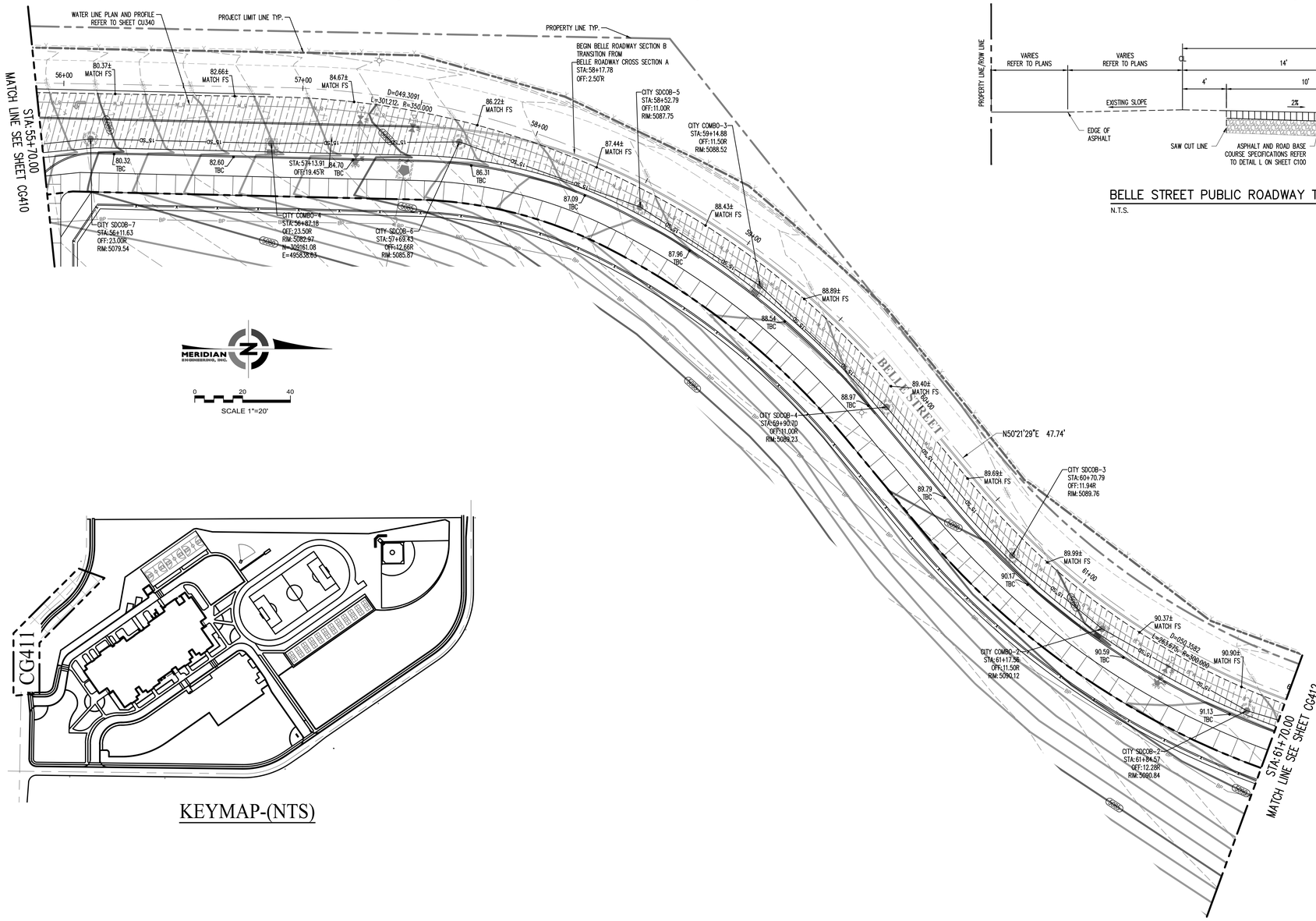
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

BELLE STREET
ROADWAY PLAN AND
PROFILE
STA: 49+70 - STA:55+70

CG410



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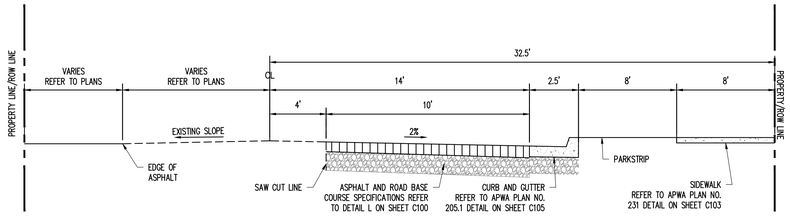
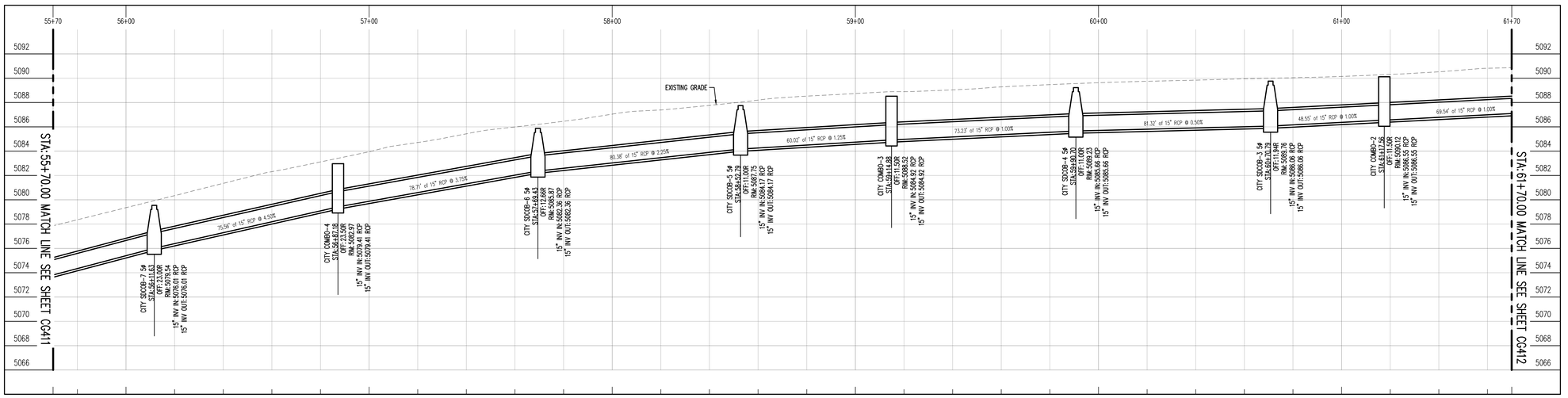


BELLE STREET PUBLIC ROADWAY TYPICAL SECTION **B**

N.T.S.



BELLE STREET ROADWAY PROFILE

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

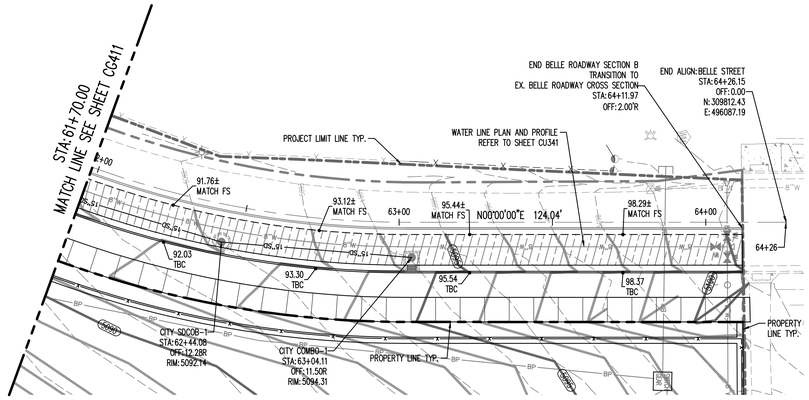
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

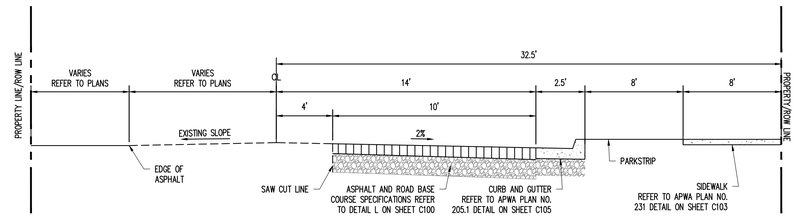
CONFORMANCE SET

BELLE STREET
ROADWAY PLAN AND PROFILE
STA:55+70 - STA:61+70

CG411

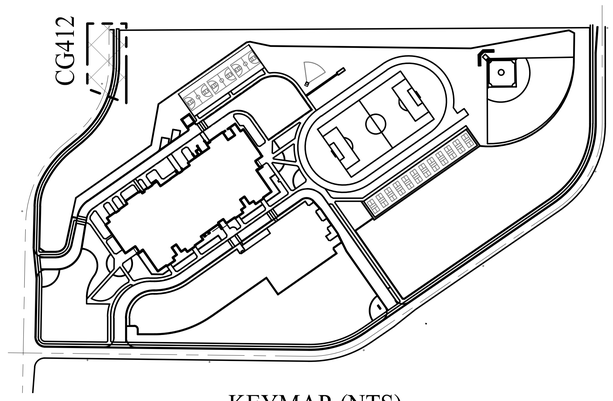
Blue Stakes of Utah 811





BELLE STREET PUBLIC ROADWAY TYPICAL SECTION B

N.T.S.



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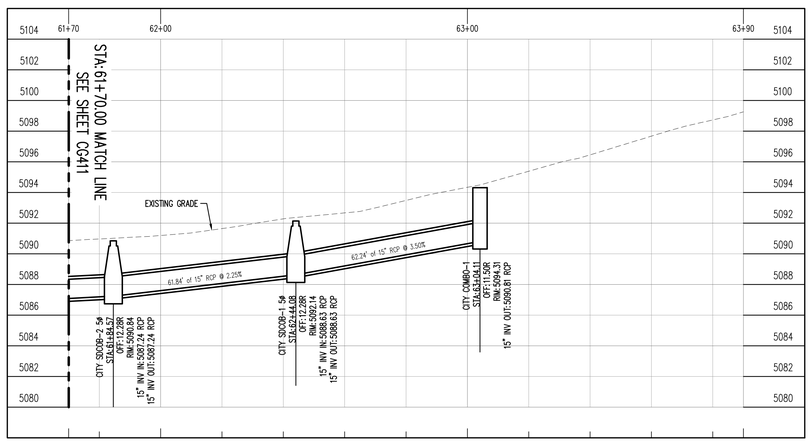


BELLE STREET ROADWAY PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

STATE OF UTAH
NICHOLE LEE LUTH
8023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of Utah 811

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

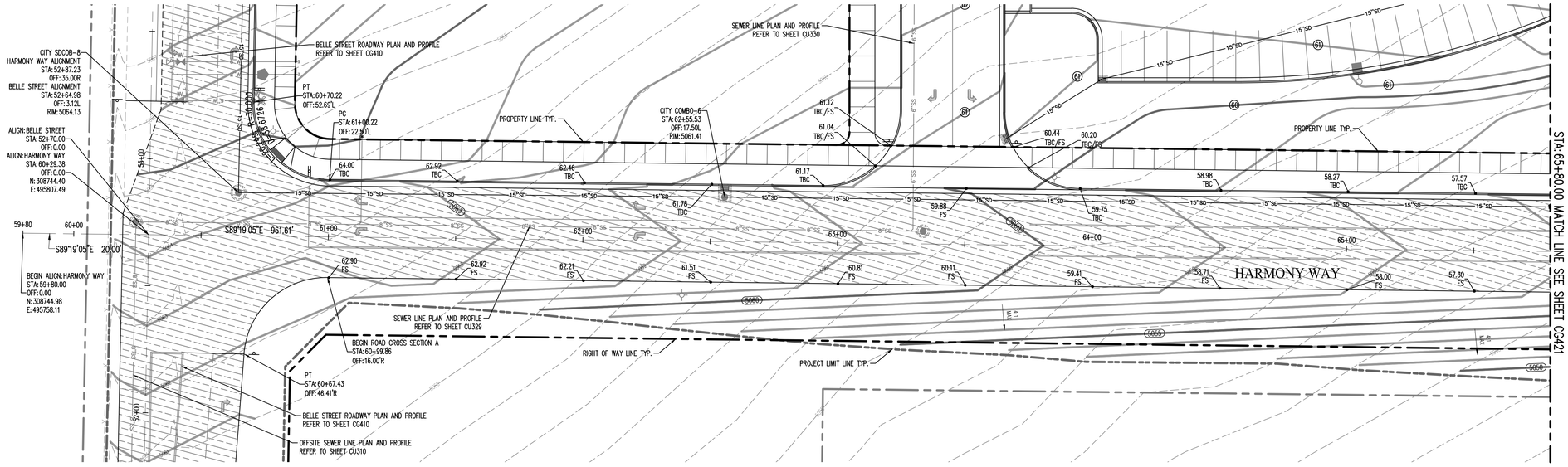
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

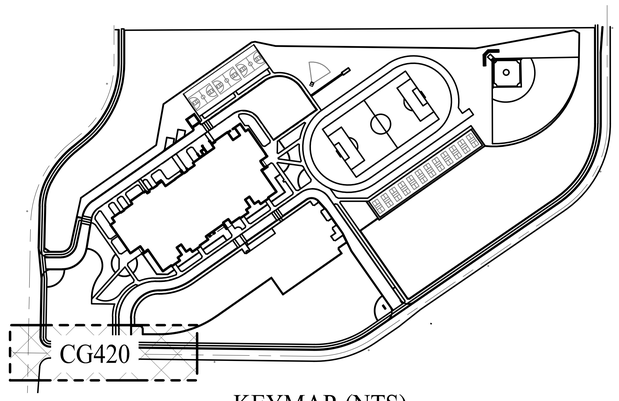
CONFORMANCE SET

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

BELLE STREET
ROADWAY PLAN AND
PROFILE
STA:61+70 - STA:63+90

CG412





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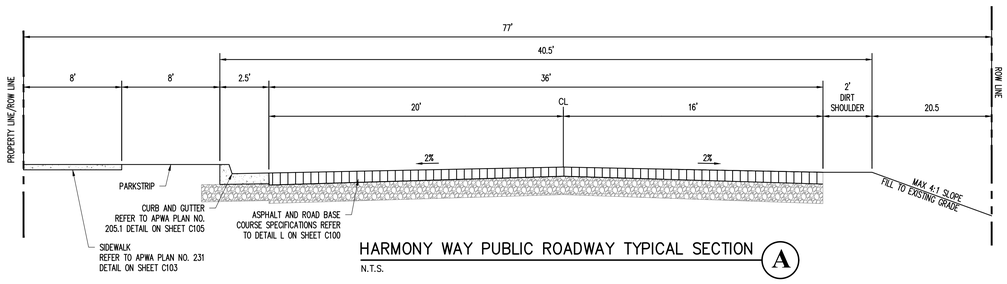
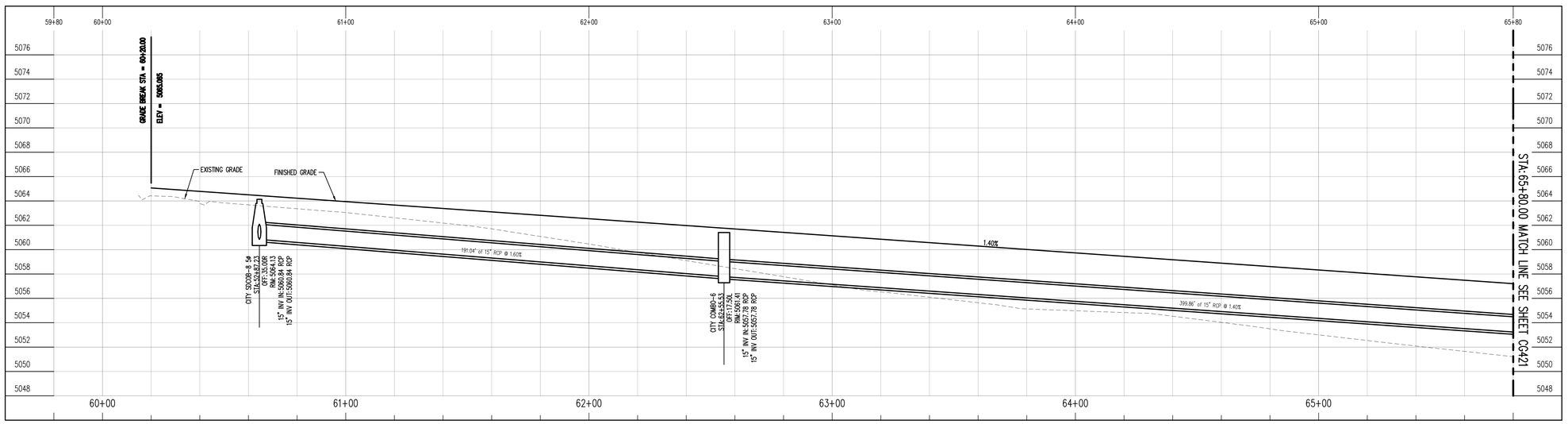


HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION (A)

N.T.S.



HARMONY WAY ROADWAY PROFILE

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
9023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

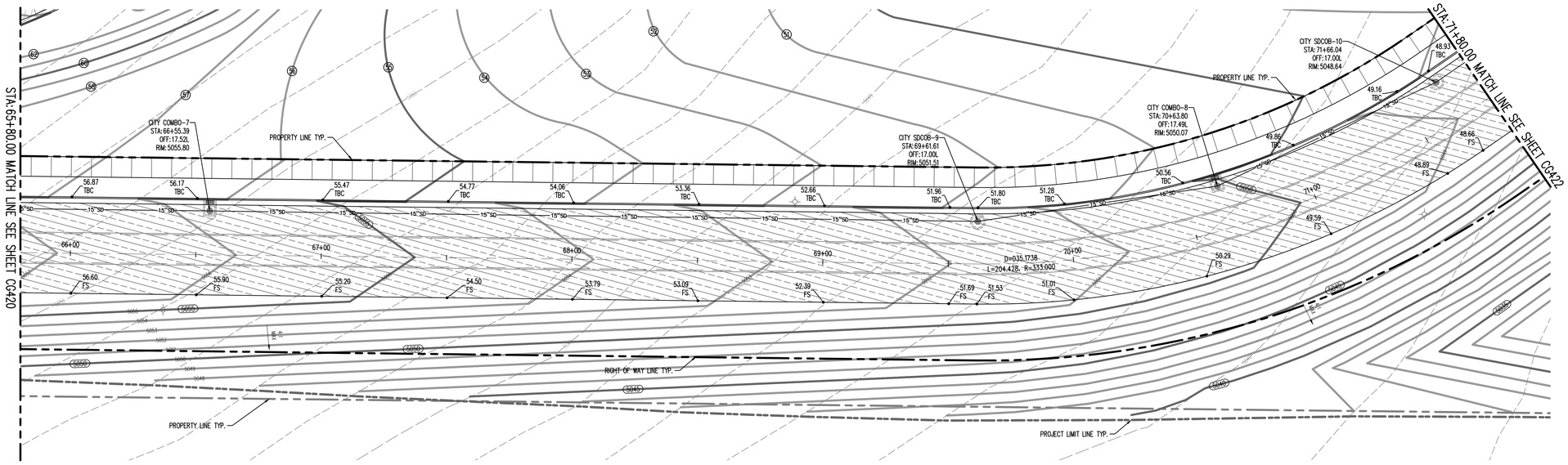
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

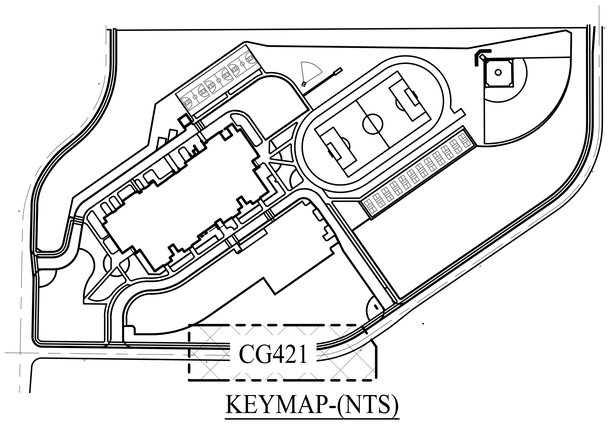
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

HARMONY WAY
ROADWAY PLAN
AND PROFILE

CG420





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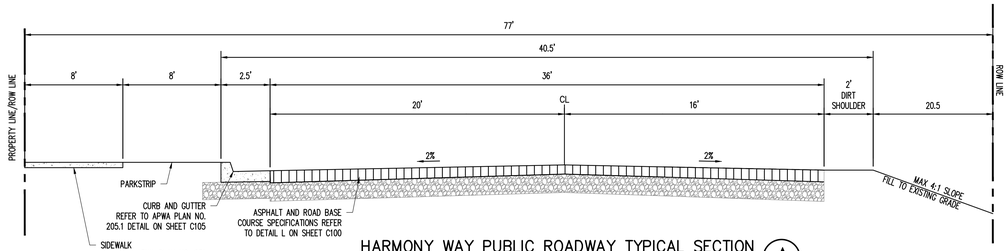
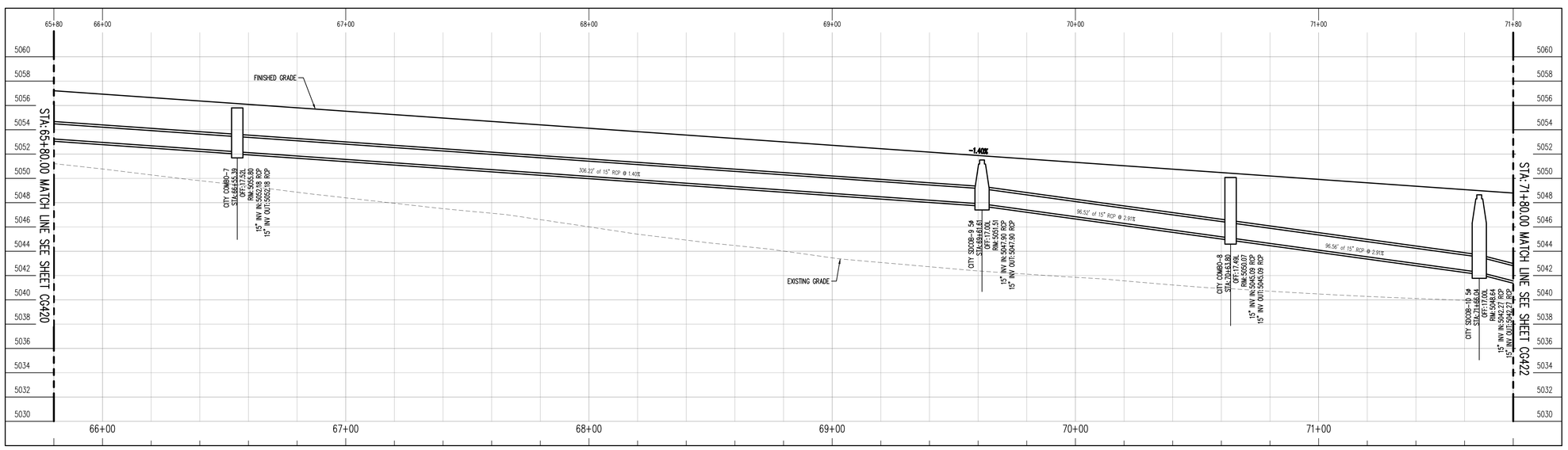


HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION (A)

N.T.S.



HARMONY WAY ROADWAY PROFILE

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
W Guthi
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

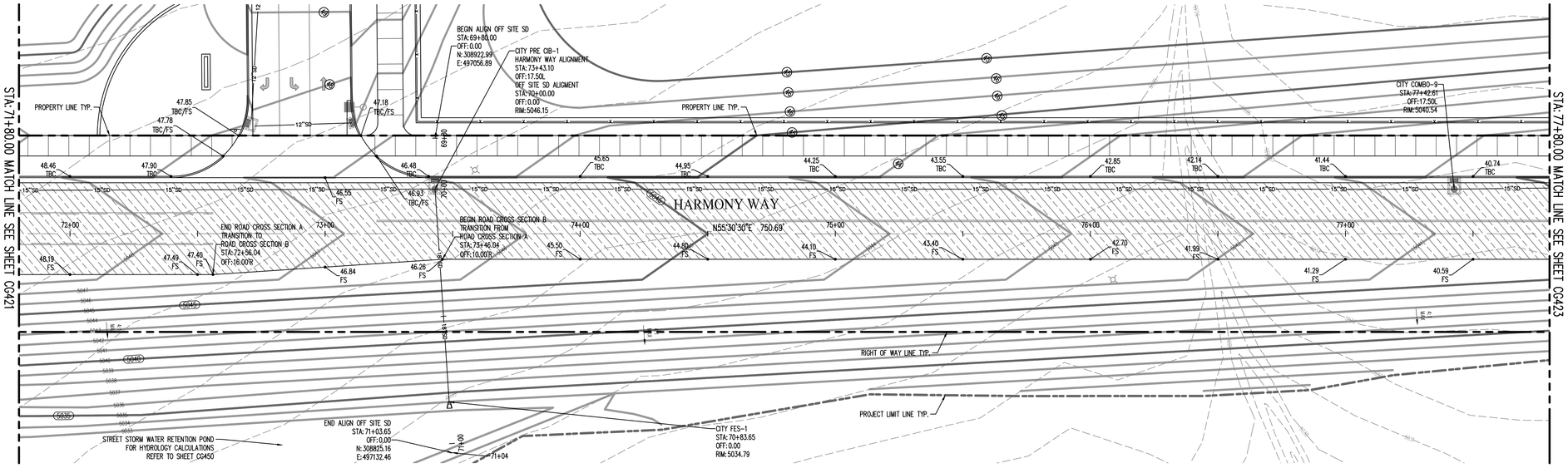
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

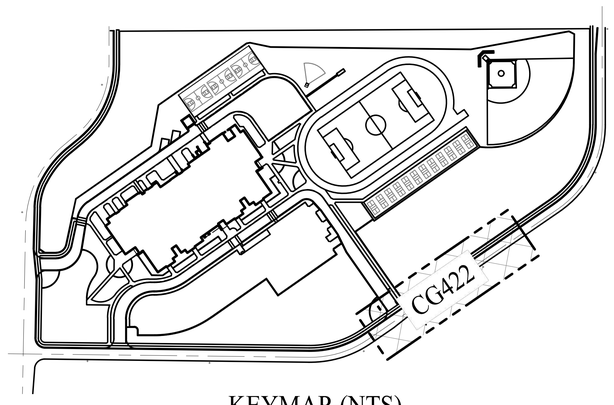
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

HARMONY WAY ROADWAY PLAN AND PROFILE

CG421





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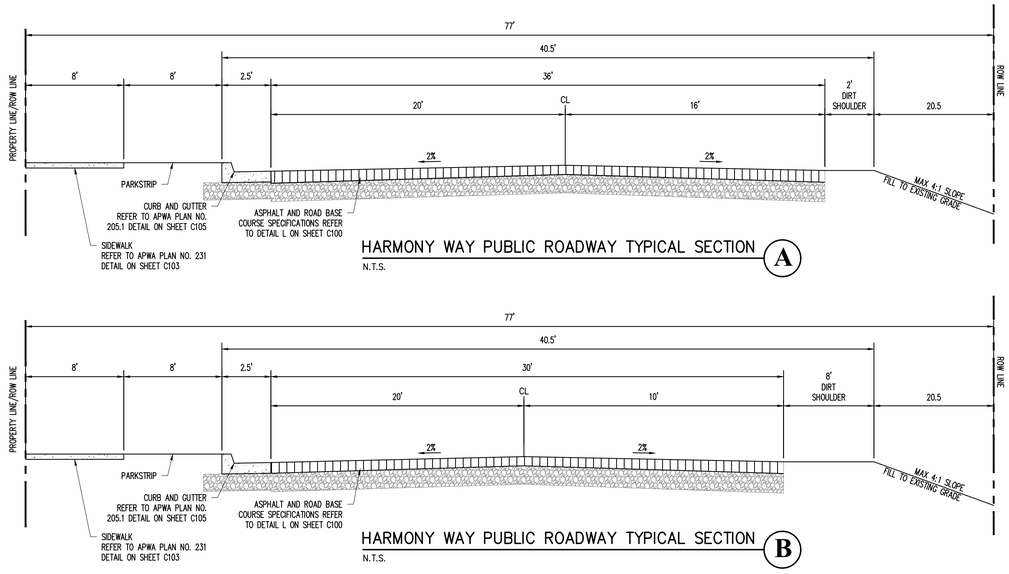
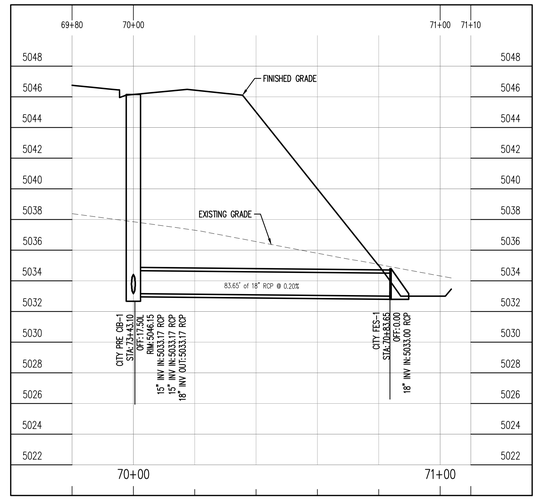


HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION **A**

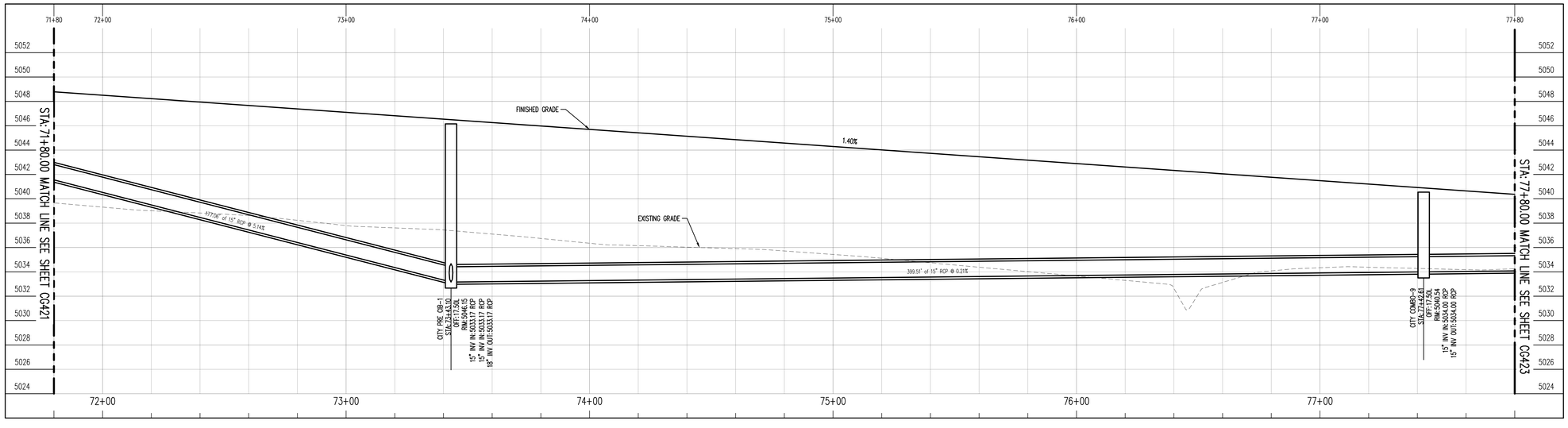
N.T.S.

HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION **B**

N.T.S.



Off Site SD ROADWAY PROFILE



HARMONY WAY ROADWAY PROFILE

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
No. 8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

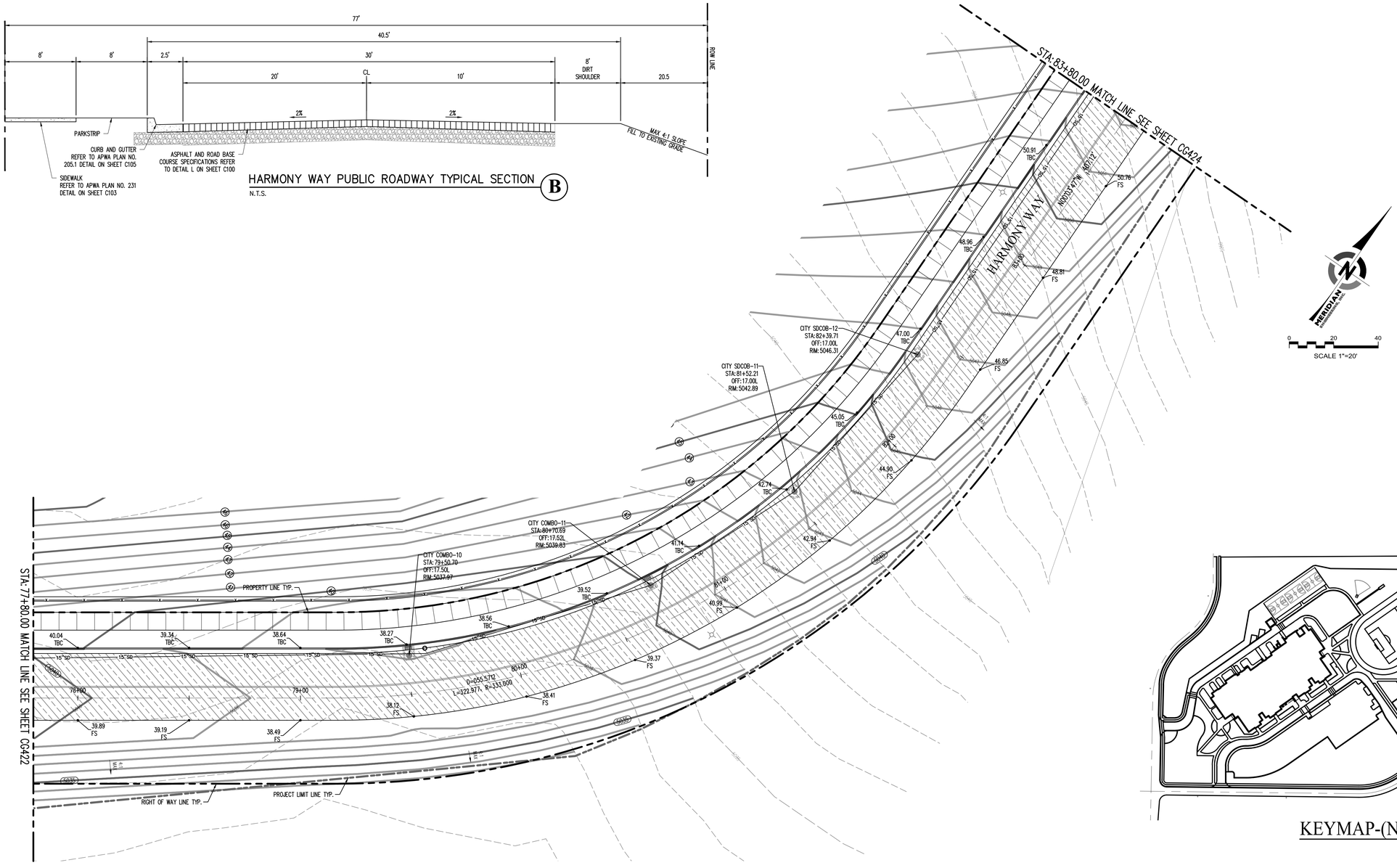
CONFORMANCE SET

HARMONY WAY
ROADWAY PLAN
AND PROFILE

CG422

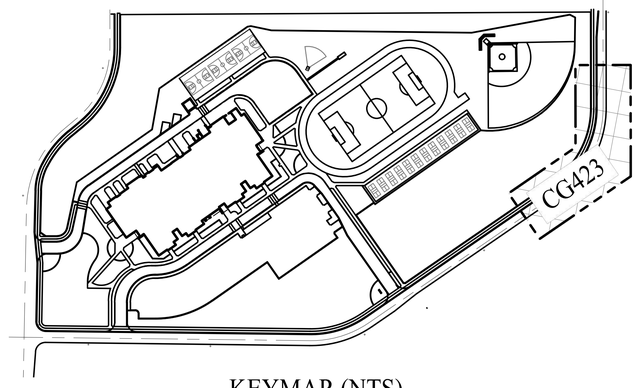
HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION **B**

N.T.S.



0 20 40

SCALE 1"=20'



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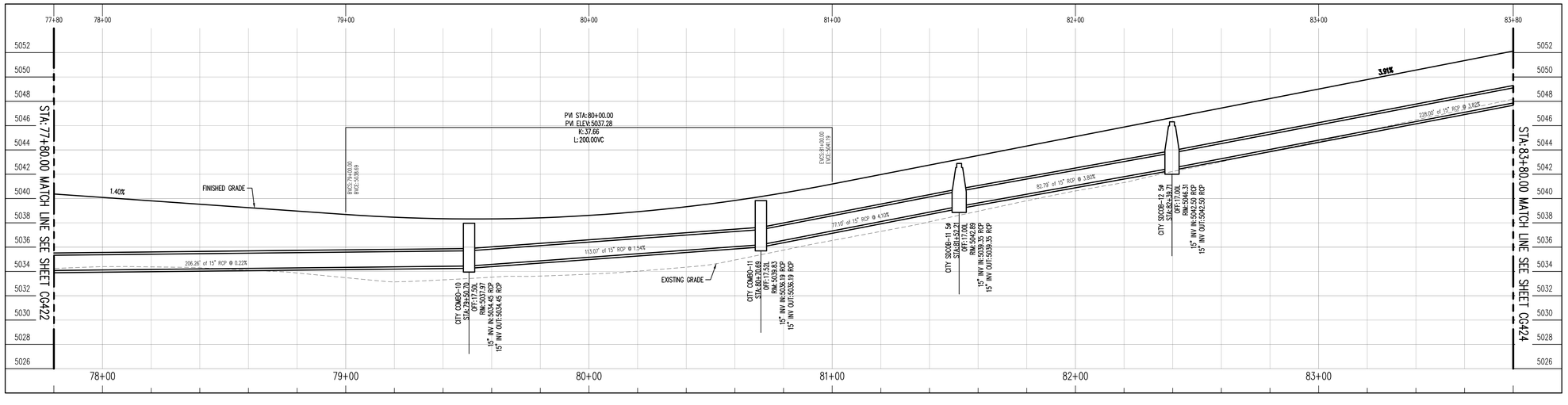


HARMONY WAY ROADWAY PROFILE

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
9023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

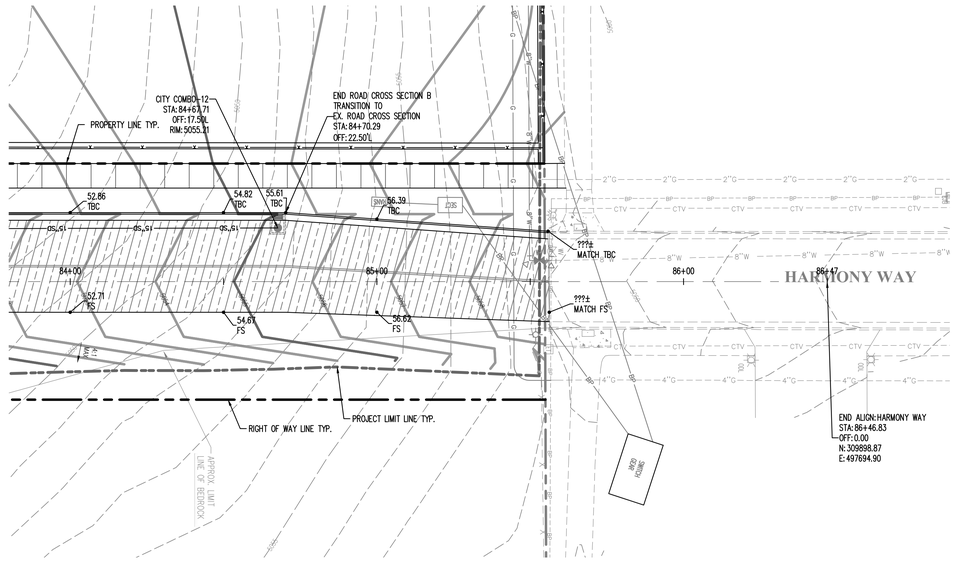
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

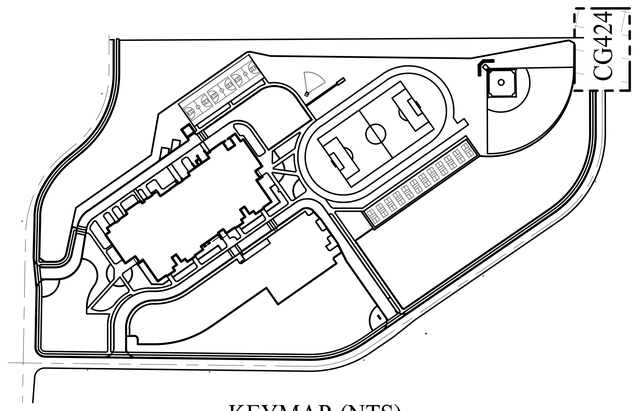
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

HARMONY WAY
ROADWAY PLAN
AND PROFILE

CG423





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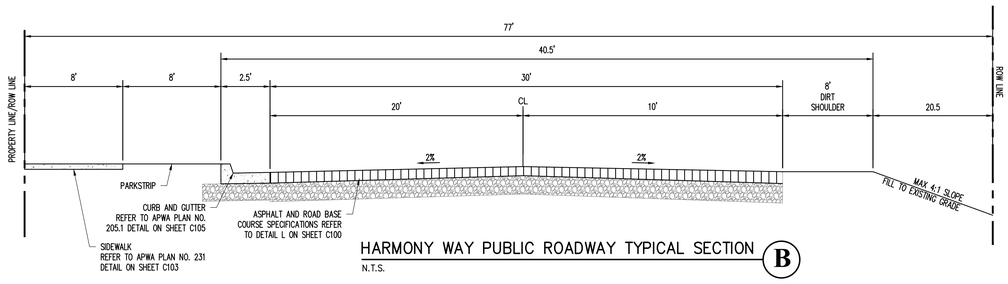
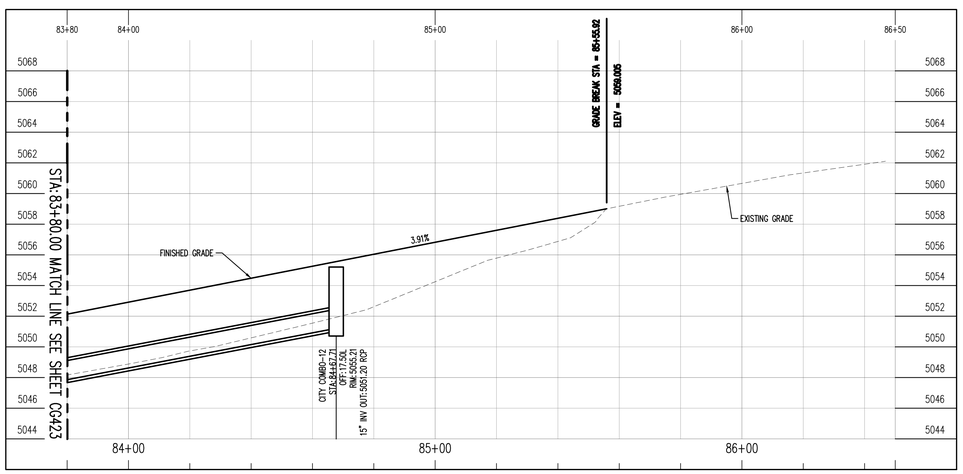


HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION **B**

N.T.S.



HARMONY WAY ROADWAY PROFILE

MERIDIAN ENGINEERING, INC

0 20 40

SCALE 1"=20'

HORIZONTAL SCALE

0 20 40

SCALE 1"=20'

VERTICAL SCALE

0 4 8

SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8600
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
No. 8023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

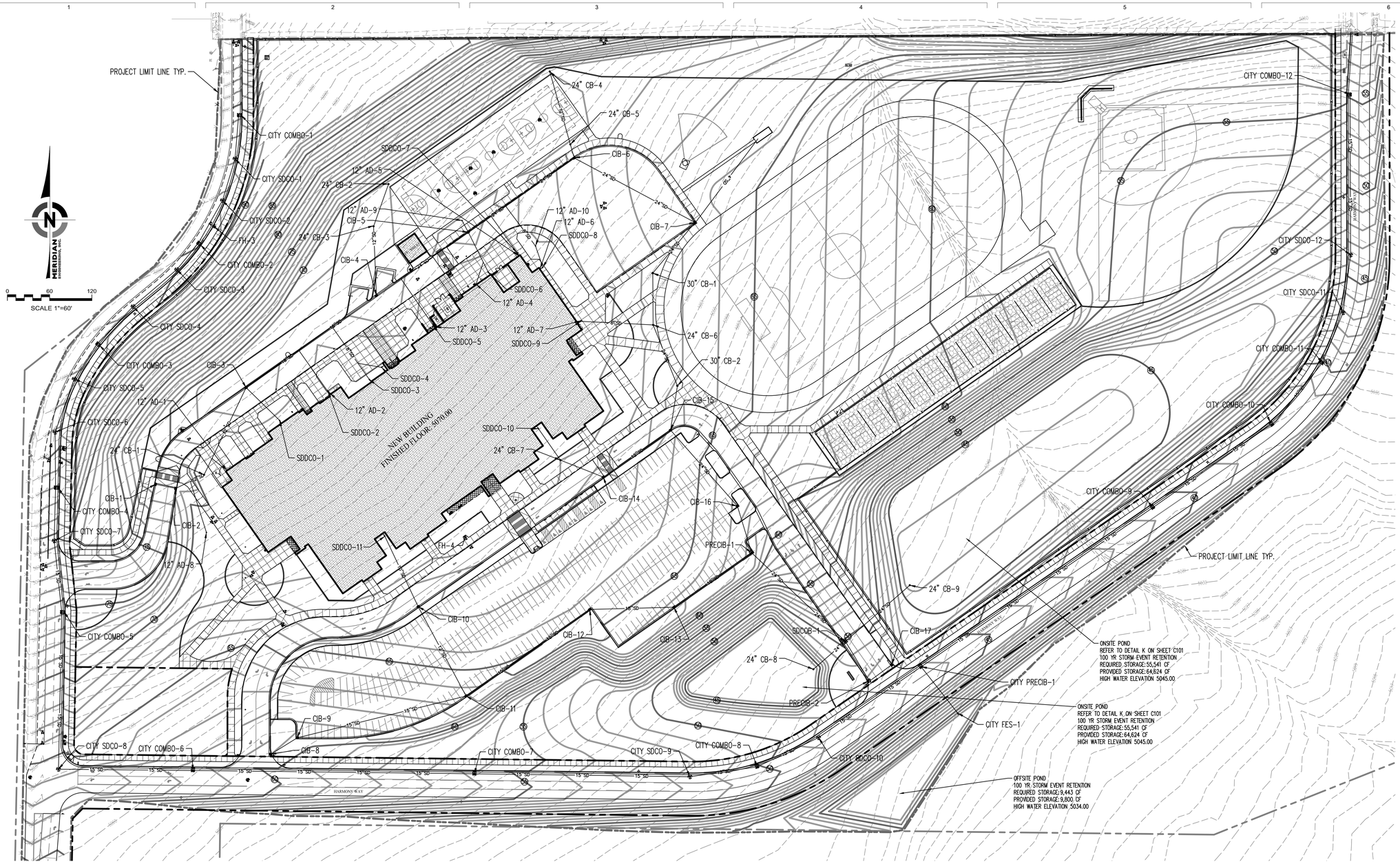
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

HARMONY WAY
ROADWAY PLAN
AND PROFILE

CG424



Date: 30-Mar-23

Drainage calculations for : *Eagle Mountain Middle School*

Onsite Pond

Location: Eagle Mountain, Utah

Allowable Release Rate

School Area	34.70 Ac.	1,511,589 SF
Infiltration Rate	10.50 cfs	3.75"/hr half of geotech rate
		120,929 Infiltration Area (SF)

Runoff Coefficients

Paved Area:	496,753 SF	C= 0.9
Landscape Area:	896,471 SF	C= 0.2
Roof Area	90,223 SF	C= 0.95
TOTAL AREA	1,483,447 SF	Weighted C 0.47

Lapsed Time Minutes	Accum. Rainfall Inches (100 yr)	"CA" Acre	Total Runoff Vol. CF	Discharge CF	Req'd Storage CF
15	0.93	16.41	55178	9446	45790
30	1.26	16.41	74437	18895	55541
60	1.56	16.41	92180	37790	54389
120	1.67	16.41	98658	75581	23077
180	1.69	16.41	99849	113371	0
360	1.75	16.41	103384	226742	0
720	1.92	16.41	113427	453484	0
1440	1.99	16.41	117583	906968	0

REQUIRED RETENSION STORAGE: 55,541 CF 100 yr Event

Lapsed Time Minutes	Accum. Rainfall Inches (10 yr)	"CA" Acre	Total Runoff Vol. CF	Discharge CF	Req'd Storage CF
15	0.46	16.41	28239	9446	18791
30	0.64	16.41	37998	18895	19091
60	0.80	16.41	47525	37790	9735
120	0.892	16.41	52996	75581	0
180	0.94	16.41	55355	113371	0
360	1.10	16.41	64982	226742	0
720	1.29	16.41	76209	453484	0
1440	1.44	16.41	85070	906968	0

REQUIRED SCHOOL SITE RETENSION STORAGE: 19,091 CF 10 yr Event

WEST Pond Volume: * Volume=(Area1+Area2)/2*(Elev1-Elev2)

		Area (SF)	Volume (CF)*
TOP	45.00	14,807	
			13,939
BOTTOM	44.00	12,970	
	Total:		13,939 CF

EAST Pond Volume: * Volume=(Area1+Area2)/2*(Elev1-Elev2)

		Area (SF)	Volume (CF)*
TOP	45.00	73,400	
			50,665
BOTTOM	44.00	27,970	
	Total:		50,665 CF

TOTAL PROVIDED RETENTION STORAGE: Total: 64,624 CF

Date: 9-Mar-23

Drainage calculations for : *Eagle Mountain Middle School*

Offsite Pond

Location: Eagle Mountain, Utah

Allowable Release Rate

Street Area	3.08 Ac.	134,078 SF
Infiltration Rate	1.26 cfs	3.75"/hr half of geotech rate
		14,461 Infiltration Area (SF)

Runoff Coefficients

Paved Area:	116,396 SF	C= 0.9
Landscape Area:	17,682 SF	C= 0.2
Roof Area	- SF	C= 0.95
TOTAL AREA	134,078 SF	Weighted C 0.81

Lapsed Time Minutes	Accum. Rainfall Inches (100 yr)	"CA" Acre	Total Runoff Vol. CF	Discharge CF	Req'd Storage CF
15	0.93	2.48	8359	1130	7229
30	1.26	2.49	11277	2260	9017
60	1.56	2.49	13962	4519	9443
120	1.67	2.49	14946	9038	5908
180	1.69	2.49	15036	13557	1479
360	1.75	2.49	15662	27114	0
720	1.92	2.49	17184	54229	0
1440	1.99	2.49	17810	108458	0

REQUIRED RETENSION STORAGE: 9,443 CF 100 yr Event

Lapsed Time Minutes	Accum. Rainfall Inches (10 yr)	"CA" Acre	Total Runoff Vol. CF	Discharge CF	Req'd Storage CF
15	0.46	2.49	4279	1130	3148
30	0.64	2.49	5755	2260	3495
60	0.80	2.49	7124	4519	2605
120	0.892	2.49	7953	9038	0
180	0.94	2.49	8382	13557	0
360	1.10	2.49	9846	27114	0
720	1.29	2.49	11545	54229	0
1440	1.44	2.49	12888	108458	0

REQUIRED SCHOOL SITE RETENSION STORAGE: 3,495 CF 10 yr Event

Pond Volume: * Volume=(Area1+Area2)/2*(Elev1-Elev2)

		Area (SF)	Volume (CF)*
TOP	34.00	11,557	
			9,600
BOTTOM	33.00	8,593	
	Total:		9,600 CF

TOTAL PROVIDED RETENTION STORAGE: Total: 9,600 CF

HYDROLOGY LEGEND

HIGH WATER LINE

NOTES:

1. SEDIMENT WILL NOT BE ALLOWED INTO RETENTION BASIN DURING CONSTRUCTION AND DURING LANDSCAPE STABILIZATION OF SOILS. CONTRACTOR WILL BE REQUIRED TO CLEAN OR REPLACE RETENTION BASINS THAT ARE NOT MAINTAINED FREE OF SEDIMENT DURING CONSTRUCTION AND DURING ESTABLISHMENT OF ALL LANDSCAPED AREAS.
2. APPROXIMATED A 100 YEAR STORM EVENT IS TO BE RETAINED ABOVE GROUND IN AREAS SHOWN IN THE PLANS ABOVE.
3. PONDS TO BE CERTIFIED PRIOR TO ACCEPTANCE PER CITY STANDARDS. AS-BUILT SURVEY OF BOTH PONDS TO BE SURVEYED BY MERIDIAN ONCE FINAL LANDSCAPING IS DONE. CONTRACTOR TO NOTIFY MERIDIAN WHEN COMPLETE FOR THE SURVEY TO BE SCHEDULED.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8600
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
9023335

REV DATE DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

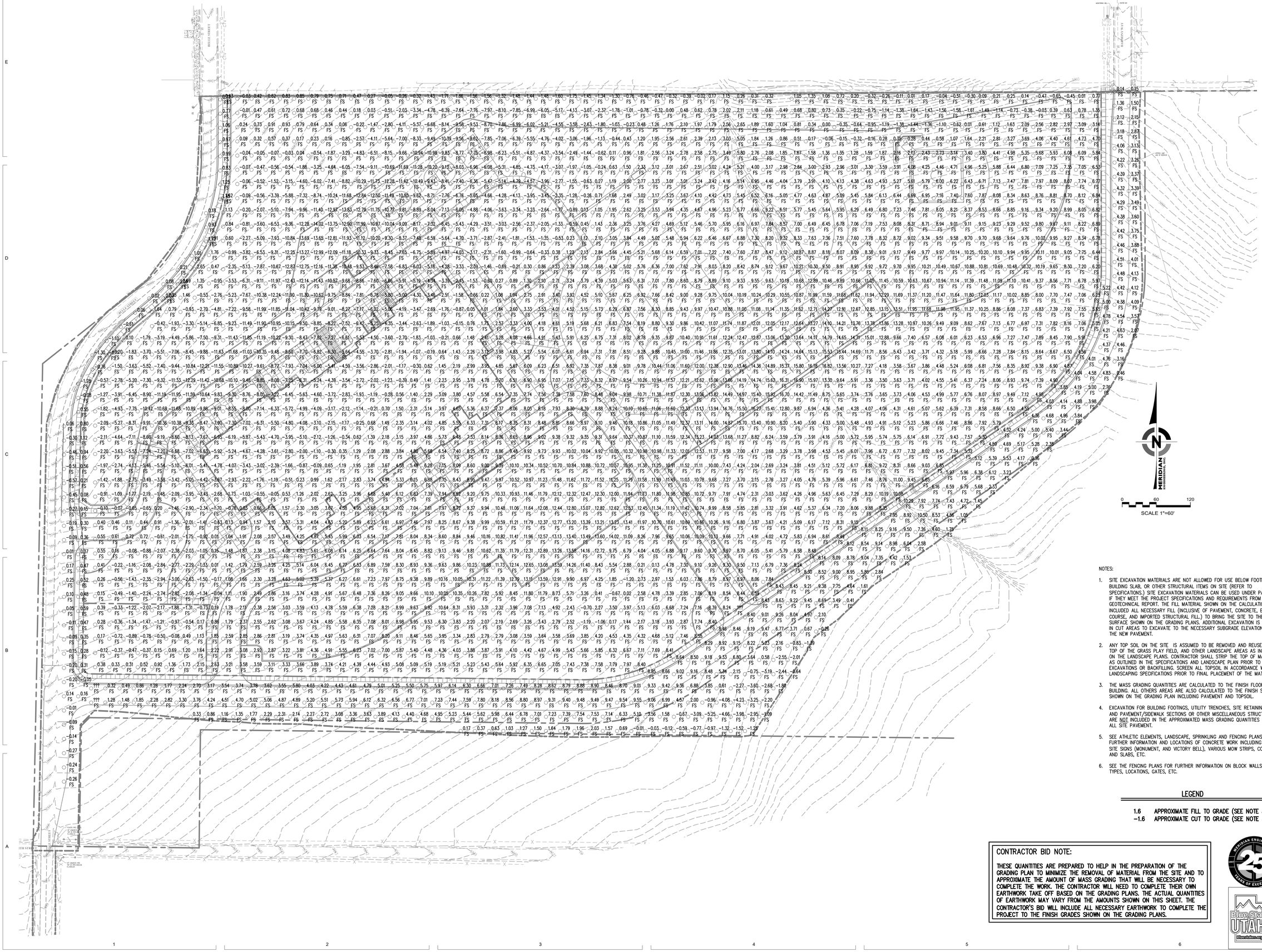
HYDROLOGY PLAN

CONFORMANCE SET

CG450

25 YEARS OF EXCELLENCE
MERIDIAN ENGINEERING

Blue Stakes of UTAH 811
Know what's below.



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NOTES:

1. SITE EXCAVATION MATERIALS ARE NOT ALLOWED FOR USE BELOW FOOTING, BUILDING SLAB, OR OTHER STRUCTURAL ITEMS ON SITE (REFER TO SPECIFICATIONS.) SITE EXCAVATION MATERIALS CAN BE USED UNDER PAVEMENTS IF THEY MEET THE PROJECT SPECIFICATIONS AND REQUIREMENTS FROM THE GEOTECHNICAL REPORT. THE FILL MATERIAL SHOWN ON THE CALCULATIONS INCLUDED ALL NECESSARY FILL (INCLUSIVE OF PAVEMENT, CONCRETE, BASE COURSE, AND IMPORTED STRUCTURAL FILL.) TO BRING THE SITE TO THE FINISH SURFACE SHOWN ON THE GRADING PLANS. ADDITIONAL EXCAVATION IS REQUIRED IN CUT AREAS TO EXCAVATE TO THE NECESSARY SUBGRADE ELEVATIONS FOR THE NEW PAVEMENT.
2. ANY TOP SOIL ON THE SITE IS ASSUMED TO BE REMOVED AND REUSED AT THE TOP OF THE GRASS PLAY FIELD, AND OTHER LANDSCAPE AREAS AS INDICATED ON THE LANDSCAPE PLANS. CONTRACTOR SHALL STRIP THE TOP OF MATERIAL AS OUTLINED IN THE SPECIFICATIONS AND LANDSCAPE PLAN PRIOR TO ANY EXCAVATIONS OR BACKFILLING. SCREEN ALL TOPSOIL IN ACCORDANCE WITH LANDSCAPING SPECIFICATIONS PRIOR TO FINAL PLACEMENT OF THE MATERIAL.
3. THE MASS GRADING QUANTITIES ARE CALCULATED TO THE FINISH FLOOR OF THE BUILDING, ALL OTHERS AREAS ARE ALSO CALCULATED TO THE FINISH SURFACE SHOWN ON THE GRADING PLAN INCLUDING PAVEMENT AND TOPSOIL.
4. EXCAVATION FOR BUILDING FOOTINGS, UTILITY TRENCHES, SITE RETAINING WALLS, AND PAVEMENT/SIDEWALK SECTIONS OR OTHER MISCELLANEOUS STRUCTURES ARE NOT INCLUDED IN THE APPROXIMATED MASS GRADING QUANTITIES UNDER ALL SITE PAVEMENT.
5. SEE ATHLETIC ELEMENTS, LANDSCAPE, SPRINKLING AND FENCING PLANS FOR FURTHER INFORMATION AND LOCATIONS OF CONCRETE WORK INCLUDING LARGE SITE SIGNS (MONUMENT, AND VICTORY BELL), VARIOUS MOW STRIPS, COLLARS AND SLABS, ETC.
6. SEE THE FENCING PLANS FOR FURTHER INFORMATION ON BLOCK WALLS, FENCING TYPES, LOCATIONS, GATES, ETC.

LEGEND

1.6 APPROXIMATE FILL TO GRADE (SEE NOTE 3)
-1.6 APPROXIMATE CUT TO GRADE (SEE NOTE 3)

CONTRACTOR BID NOTE:

THESE QUANTITIES ARE PREPARED TO HELP IN THE PREPARATION OF THE GRADING PLAN TO MINIMIZE THE REMOVAL OF MATERIAL FROM THE SITE AND TO APPROXIMATE THE AMOUNT OF MASS GRADING THAT WILL BE NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR WILL NEED TO COMPLETE THEIR OWN EARTHWORK TAKE OFF BASED ON THE GRADING PLANS. THE ACTUAL QUANTITIES OF EARTHWORK MAY VARY FROM THE AMOUNTS SHOWN ON THIS SHEET. THE CONTRACTOR'S BID WILL INCLUDE ALL NECESSARY EARTHWORK TO COMPLETE THE PROJECT TO THE FINISH GRADES SHOWN ON THE GRADING PLANS.

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Statewide

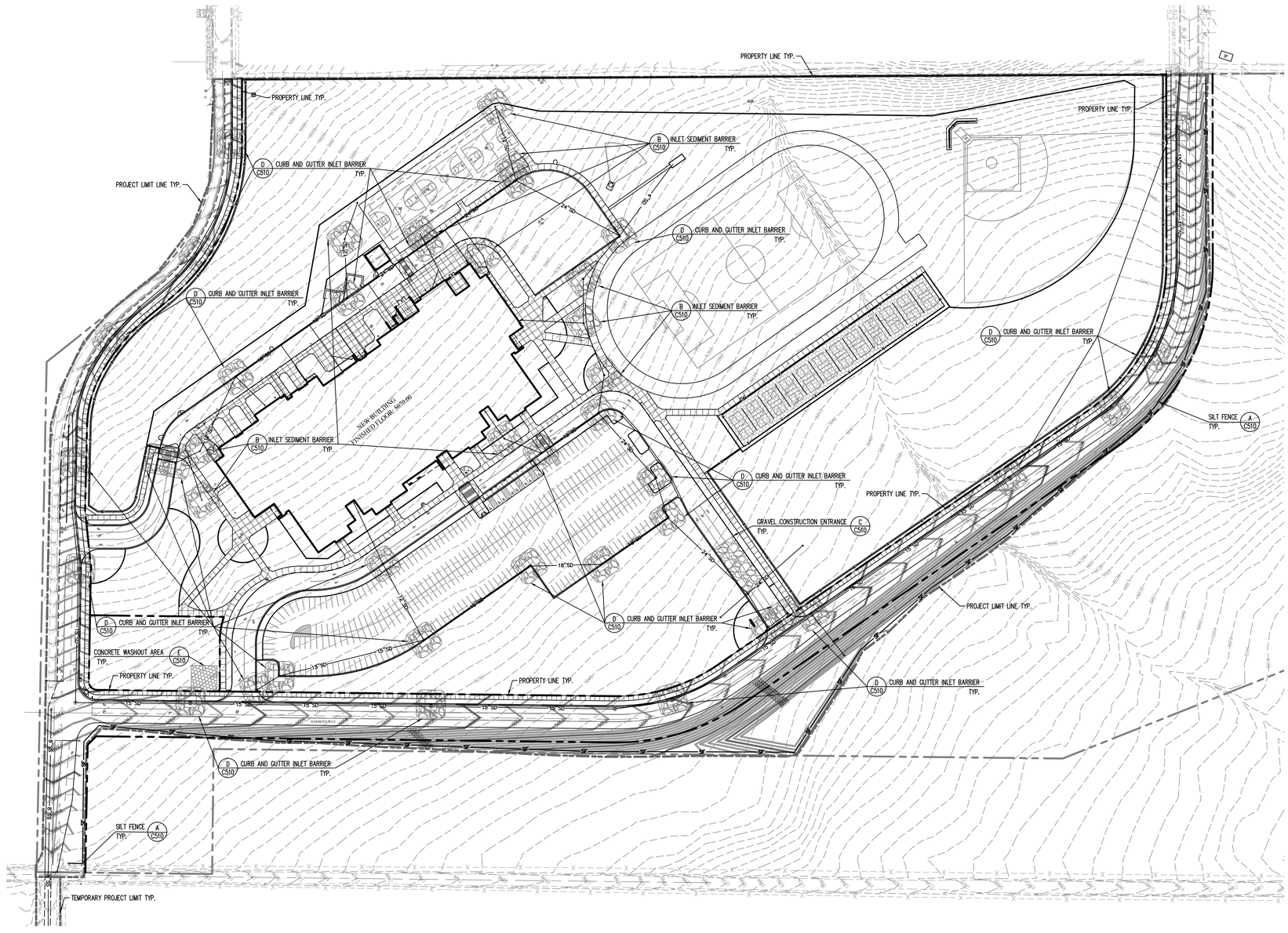
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CUT FILL PLAN

CG460



NOTES:

1) THERE ARE ABOUT 42.0 ACRES WITHIN THE PROJECT BOUNDARY THAT WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.

SEQUENCE OF CONSTRUCTION ACTIVITIES:

1) FIELD MARK LIMIT OF DISTURBANCE FOR APPROVAL BY EAGLE MOUNTAIN CITY AND OBTAIN A STORM WATER MANAGEMENT PERMIT AS NEEDED BY EAGLE MOUNTAIN CITY.

2) INSTALL SILT FENCE AND/OR ENVIRONMENTAL FENCE AROUND PERIMETER OF PROJECT AS INDICATED ON THIS PLAN SHEET.

3) INSTALL SEDIMENT CONTROL MEASURES INDICATED IN ALL EXISTING STORM DRAIN INLETS ADJACENT TO THE CONSTRUCTION SITE.

4) CONTRACTOR WILL BEGIN DEMOLITION, GRADING, EXCAVATION, AND CONSTRUCTING UTILITY SITE IMPROVEMENTS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONSTRUCT SEDIMENT PROTECTION AT ALL NEW INLETS.

5) AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WILL BE STABILIZED WITH SOD IN LANDSCAPED AREAS AND PAVEMENT IN PARKING AND DRIVEWAY AREAS. SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVATES TO BE COMPLETED WITHIN 21 DAYS OF FINISHING AN AREA TO THE FINAL LINES AND GRADES INDICATED ON THE GRADING PLAN.

6) UPON LANDSCAPE ESTABLISHMENT, REMOVE TEMPORARY MEASURE & CLEAN STORM DRAIN SYSTEM PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS AND DISCHARGE:

1) THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.15. THE NEW RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.39 FOR THE NEW IMPROVEMENTS.

2) RUNOFF WILL BE COLLECTED ON SITE AND RETAINED IN AN ABOVE GROUND RETENTION PONDS.

POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES:

1) THE OWNER WILL SUBMIT POST CONSTRUCTION BEST MANAGEMENT PRACTICES TO EAGLE MOUNTAIN CITY.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1) SEE C510 FOR STORM WATER POLLUTION CONTROL NOTES AND GENERAL PRACTICES.

2) ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.

3) CONTRACTOR SHALL BE REQUIRED TO KEEP RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

0 80 160
SCALE 1"=80'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8600
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
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DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

EROSION CONTROL PLAN

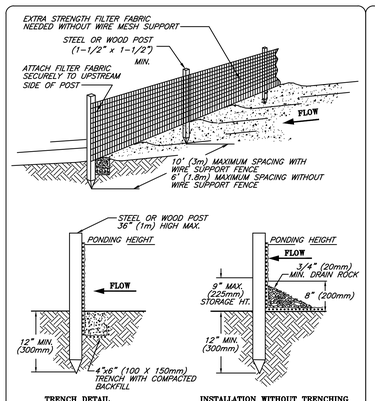
C500

SILT FENCES, INSTALLATION OF SILT FENCES NOTE:

1. DIG OR TRENCH A FOUR INCH WIDE BY SIX INCH DEEP TRENCH, THE LENGTH OF THE SILT FENCE
2. ROLL OUT SILT FENCE MATERIAL ALONG THE FRONT OF THE TRENCH SUCH THAT THE STAKES WILL BE ON THE DOWNSTREAM SIDE AND THE BOTTOM FLAP LAY IN THE TRENCH.
3. STARTING AT ONE END, DRIVE THE FIRST STAKE AT LEAST 10 INCHES INTO THE GROUND. NOTE THAT THE STAKE MUST BE DRIVEN FAR ENOUGH INTO THE GROUND SO THAT 8 – 12 INCHES OF MATERIAL REMAINS IN THE GROUND.
4. AT THE NEXT STAKE, PULL THE MATERIAL TAUT BEFORE DRIVING THE SECOND STAKE INTO THE GROUND. NOTE THAT THE STAKE MUST BE DRIVEN FAR ENOUGH INTO THE GROUND SO THAT 8 – 12 INCHES OF MATERIAL REMAINS IN THE GROUND.
5. REPEAT STEP 4 UNTIL THE STAKES ARE DRIVEN INTO THE GROUND.
6. WHEN ATTACHING TWO LENGTHS OF FENCE TOGETHER, DO THE FOLLOWING:
   - 6.1 PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
   - 6.2 ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION, TO CREATE A TIGHT SEAL WITH THE FENCE MATERIAL.
   - 6.3 DRIVE BOTH POST INTO THE GROUND SO THAT 8 – 12 INCHES OF MATERIAL REMAINS IN THE GROUND.

EROSION CONTROL GENERAL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
3. ALL BEST MANAGEMENT PRACTICES AND EROSION CONTROL MEASURES ARE TO CONFORM TO THE CITY LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS.
4. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS DEPOSITED BY TRAFFIC FROM THE SITE.
5. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY AS INDIVIDUAL INLETS ARE INSTALLED.
6. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
7. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES SHALL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
10. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS ABSOLUTELY PROHIBITED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, GRAVEL BAGS, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
12. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
13. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS SHALL BE DONE IMMEDIATELY UPON DISCOVERY.
14. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE. DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.



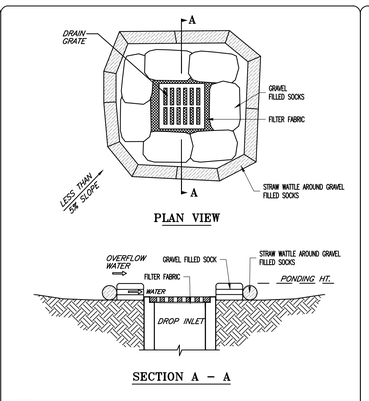
TRENCH DETAIL | INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 6" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

FILE: SILT FENCE

SILT FENCE (A)



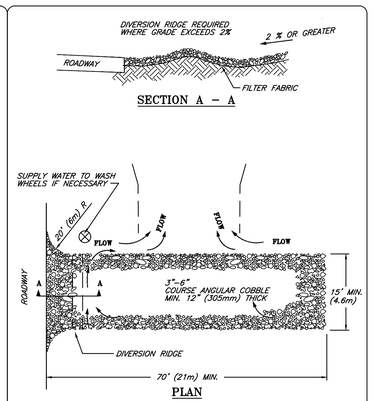
PLAN VIEW

SECTION A – A

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWN SLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWN SLOPE SIDE OF THE STRUCTURE.
4. INLET PROTECTION TO MEET OR EXCEED ASTM D8057 AS PER EAGLE MOUNTAIN CITY CODE 15.50.070

FILE: ENTRANCE

INLET SEDIMENT BARRIER (B)



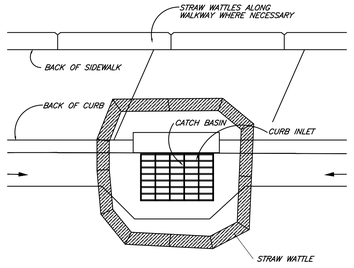
SECTION A – A

PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

FILE: N/A

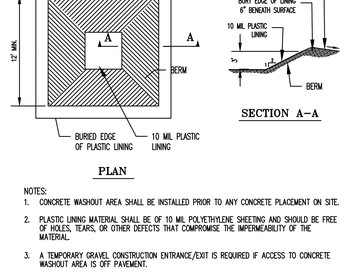
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT (C)



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWN SLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWN SLOPE SIDE OF THE STRUCTURE.
4. INLET PROTECTION TO MEET OR EXCEED ASTM D8057 AS PER EAGLE MOUNTAIN CITY CODE 15.50.070

FILE: N/A

CURB & GUTTER INLET SEDIMENT BARRIER (D)



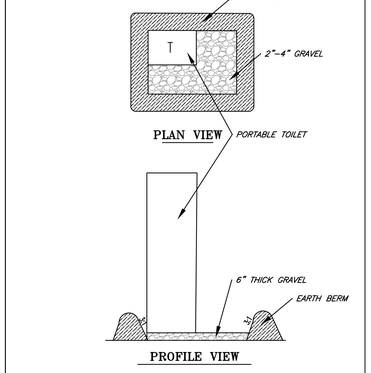
PLAN

SECTION A–A

NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. PLASTIC LINING MATERIAL SHALL BE OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
3. A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

FILE: CURB AND GUTTER

CONCRETE WASHOUT AREA (E)



PLAN VIEW

PROFILE VIEW

NOTES:
1. CONTRACTOR TO LOCATE ON SITE BASED ON TRAILER LOCATION.

PORTABLE TOILET BARRIER (F)

LIMIT OF DISTURBANCE NOTES:

1. THE LIMITS OF DISTURBANCE (L.O.D.) TO BE FIELD MARKED.
2. FIELD VERIFICATION OF AN L.O.D. BY CITY ENGINEERING.
3. PRECONSTRUCTION EROSION AND SEDIMENT CONTROL MEETING REQUIRED PRIOR TO ANY DISTURBANCE. THE REQUIRED ATTENDEES WILL BE DEVELOPER'S PROJECT MANAGER, CONSTRUCTION COMPANY'S ON SITE MANAGER.
4. MODIFICATION OF L.O.D. AS REQUIRED BY RESULTS OF PRECONSTRUCTION MEETING.
5. THE CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE CITY CERTIFYING THE L.O.D., DUST CONTROL, AND TREE PROTECTION HAS BEEN REVIEWED AND APPROVED PRIOR TO WORK BEGINNING

CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES NOTES:

1. CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS, CITY EROSION, SEDIMENT, REVEGETATION REQUIREMENTS AND THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY.
2. THE CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH THE PROJECT EARTHWORK SPECIFICATIONS AND THE EARTHWORK RECOMMENDATIONS FOUND IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS PROJECT. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN THE DOCUMENTS MENTIONED (NOTE 2) AND THE CITY'S EROSION AND SEDIMENT CONTROL REQUIREMENTS OR THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY, THE CITY'S REQUIREMENTS AND THE STATE REQUIREMENTS WILL CONTROL.
3. L.O.D. BARRIERS WILL BE PROPERLY INSTALLED PRIOR TO ANY DISTURBANCE. L.O.D. BARRIERS ARE DEFINED AS SILT FENCE AND ENVIRONMENTAL FENCE.
4. INSTALL SILT FENCE ON ALL DOWNHILL SIDE OF L.O.D. SEE DETAIL AND SILT FENCE NOTES FOR CORRECT INSTALLATION PROCEDURE.
5. ENVIRONMENTAL FENCES ARE TO BE INSTALLED ON ALL UPHILL SIDE OF L.O.D.
6. THE L.O.D. SILT FENCE BARRIERS DO NOT REPLACE OR FUNCTION AS SEDIMENTATION B.M.P.S.. ADDITIONAL SEDIMENT (BEST MANAGEMENT PRACTICES) BMPS WILL BE REQUIRED AS SHOWN ON THE PLANS OR AS REQUIRED BY THE CITY THROUGHOUT THE PROJECT AS UNFORESEEN SITUATIONS OCCUR.
7. WITHIN THE SAME WORKING DAY SOIL IS DISTURBED ALL SEDIMENT CONTROL B.M.P.S. WILL BE INSTALLED. AN EXAMPLE OF SEDIMENT CONTROL BMP IS A SILT FENCE OR A TEMPORARY SEDIMENTATION BASIN. EXISTING VEGETATION WILL NOT BE BURIED, THE METHOD OF DISPOSAL WILL BE SUBMITTED AND APPROVED BY THE CITY.
8. INSTALL ALL SEDIMENTATION BMPS AS SHOWN ON PLANS AND AS DIRECTED BY THE CITY
9. DUST CONTROL MEASURES WILL BE ON SITE AND IN WORKING ORDER WHEN SOIL IS DISTURBED. DUST CONTROL WILL BE USED 24 HOURS SEVEN DAYS PER WEEK UNTIL SOIL IS RESEEDED AND PROTECTED. WATER USED TO CONTROL DUST WILL CONTAIN CALCIUM CHLORIDE OR SIMILAR ADDITIVE. THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY DOES NOT REPLACE THE CALCIUM CHLORIDE REQUIREMENT.
10. INSTALL IMPROVEMENTS AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
11. ALL DISTURBED SOIL WILL BE MADE STABLE AS WITHIN 21 DAYS OF DISTURBANCE.
12. TEMPORARY AND PERMANENT SEDIMENT BEST MANAGEMENT PRACTICES WILL REMAIN FUNCTIONAL AT ALL TIMES THROUGH THE ENTIRE PROJECT AND UNTIL ALL DISTURBED SOIL HAS BEEN STABILIZED TO PREVENT EROSION. WRITTEN APPROVAL MUST BE OBTAINED FROM THE CITY CERTIFYING ALL DISTURBED SOIL IS STABLE BEFORE ABANDONING SEDIMENTATION BEST MANAGEMENT PRACTICES.
13. IF THE EXISTING GRADES ARE DIFFERENT THAN WHAT IS SHOWN ON THE GRADING PLAN, STOP WORK AND NOTIFY THE CITY.
14. IF THE PROJECT REQUIRES EXPORT OR IMPORT MATERIAL TO ACHIEVE A BALANCED SITE. THE CONTRACTOR IS TO KEEP OFFSITE ROADS CLEAN AT ALL TIMES. FAILURE TO KEEP STREETS CLEAN WILL RESULT IN A MANDATORY WORK STOP ORDER BEING ISSUED ON THE IMPORT/ EXPORT OPERATION.
15. THE PROJECT CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PAVED STREETS ADJACENT TO OR ABUTTING THE GRADING PROJECT CLEAN AND FREE OF DIRT, MUD, AND DEBRIS AT ALL TIMES. WHEREAS THIS IS A PUBLIC HEALTH AND SAFETY ISSUE, FAILURE TO COMPLY WILL RESULT IN A MANDATORY WORK STOP ORDER BEING ISSUED OVER THE ENTIRE PROJECT, INCLUDING COMMERCIAL AND RESIDENTIAL CONSTRUCTION PROJECTS.
16. THE CONTRACTOR WILL PROVIDE ADDITIONAL TEMPORARY EROSION CONTROL PLANS, AND PERMITS AS REQUIRED BY THE CITY, THE COUNTY AND THE STATE OF UTAH AS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
17. FAILURE TO FOLLOW THE SEQUENCE OF CONSTRUCTION SHALL RESULT IN THE ISSUANCE OF A WORK STOP ORDER BEING ISSUED.
18. CONCRETE TRUCKS TO USE PRE-ASSIGNED WASH OUT AREA. CONCRETE TRUCKS ARE NOT TO BE CLEANED OUT OR WASHED DOWN IN THE PUBLIC RIGHT-OF-WAY.
19. PORTABLE TOILETS TO BE LOCATED ADJACENT TO CONTRACTOR TRAILER. TOILETS SHALL BE MAINTAINED BY CONTRACTOR.
20. CONSTRUCTION WASTE BIN TO BE LOCATED NEAR CONTRACTOR TRAILER. ALL CONSTRUCTION WASTE TO BE PLACED IN WASTE BIN.
21. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES (BMPS) ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
22. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH
NICHOLE LEE LUTH
NO. 8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

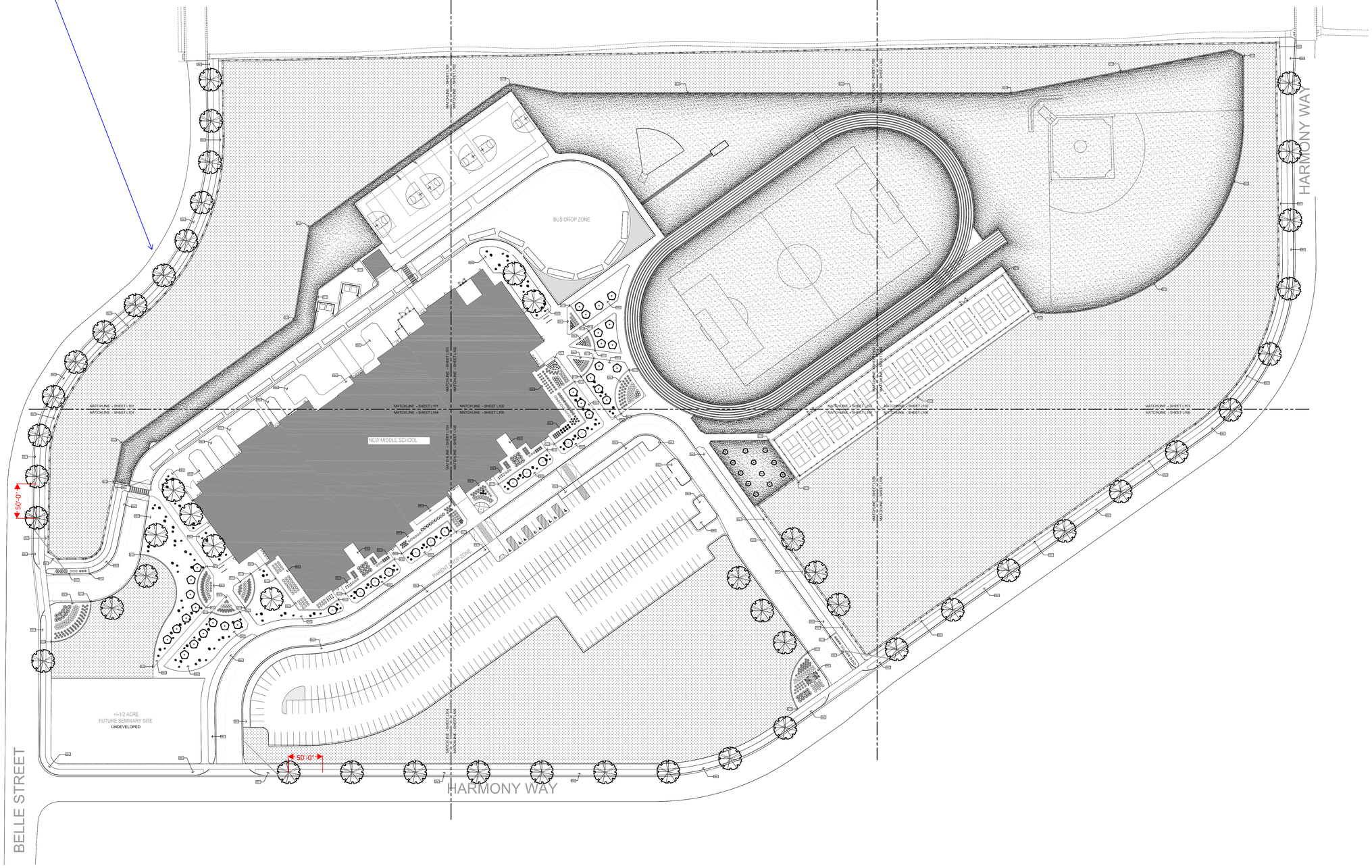
EROSION CONTROL PLAN DETAILS

C510

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Bluestakes.org

Overall with the landscape plan in general. EMC has a recommended grass/shrub/tree species list of native and drought tolerant species that would be beneficial to use. It would be great if you guys were to adopt these in your landscaping plan and partner with the City as we move away from thirsty plants to save water. Email tblack@emcity.org for this list.



60' 0' 30' 60' 120' 240'

GRAPHIC SCALE

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

VCBO ARCHITECTURE
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SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
Spencer Lyman
88-103729
5301
LICENSED LANDSCAPE ARCHITECT

5/9/2023

E. A. Lyman
Landscape Architecture
8188 South Highland Dr. - Suite D7
Sandy, Utah 84093
Telephone: 801.943.6564
E-mail: erl@ealyman.com

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	2023 JUN 27

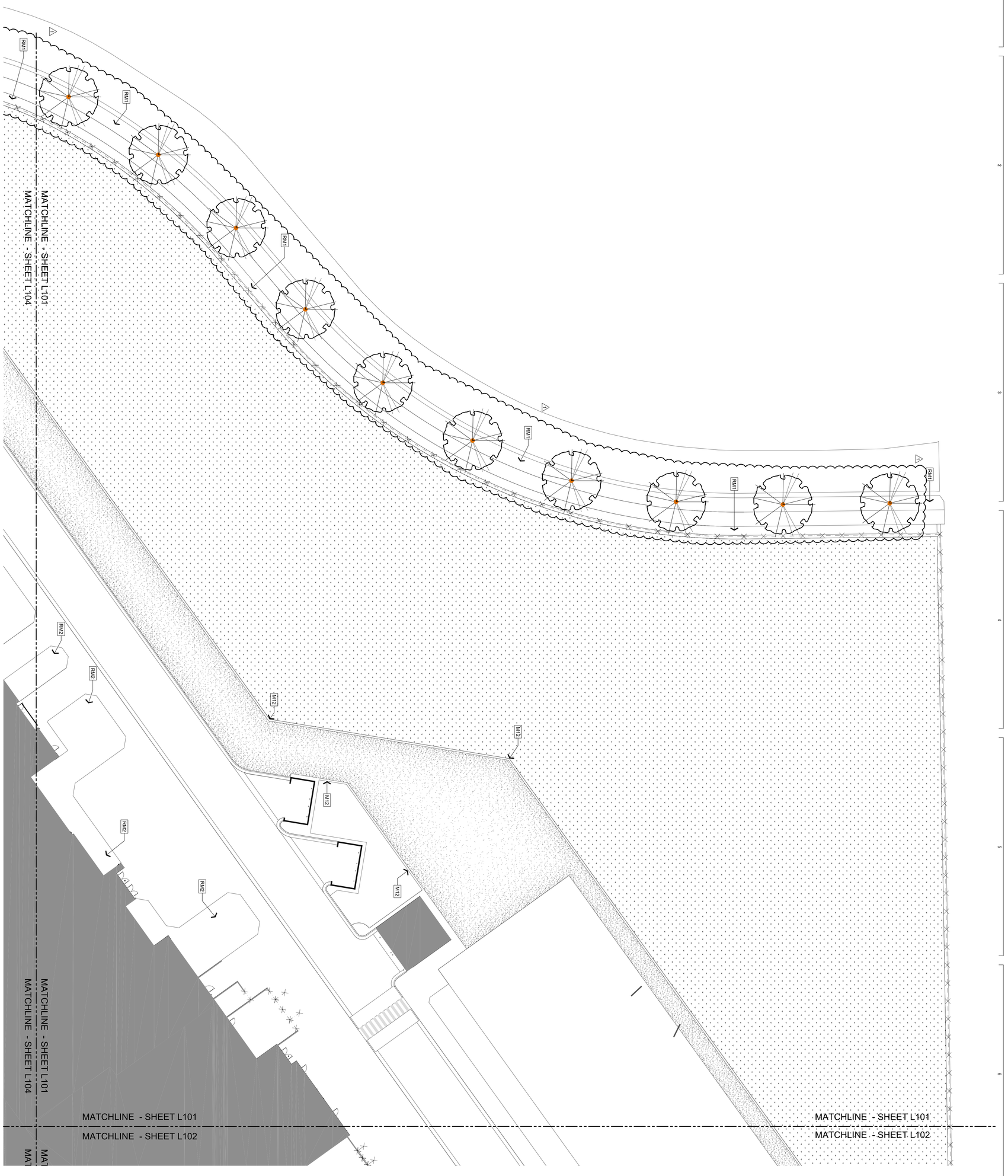
ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

OVERALL
PLANTING DETAILS

L100



ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

PLANTING PLAN

L101

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: 2023.JUN.27

REV	DATE	DESCRIPTION
1	10/26/2023	PR 003

E. A. Lyman
Landscape Architecture
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STATE OF UTAH
LICENSED
88-13729
Lyman
5301
LANDSCAPE ARCHITECT
5/19/2023

VCBO ARCHITECTURE
154 SOUTH 600 EAST
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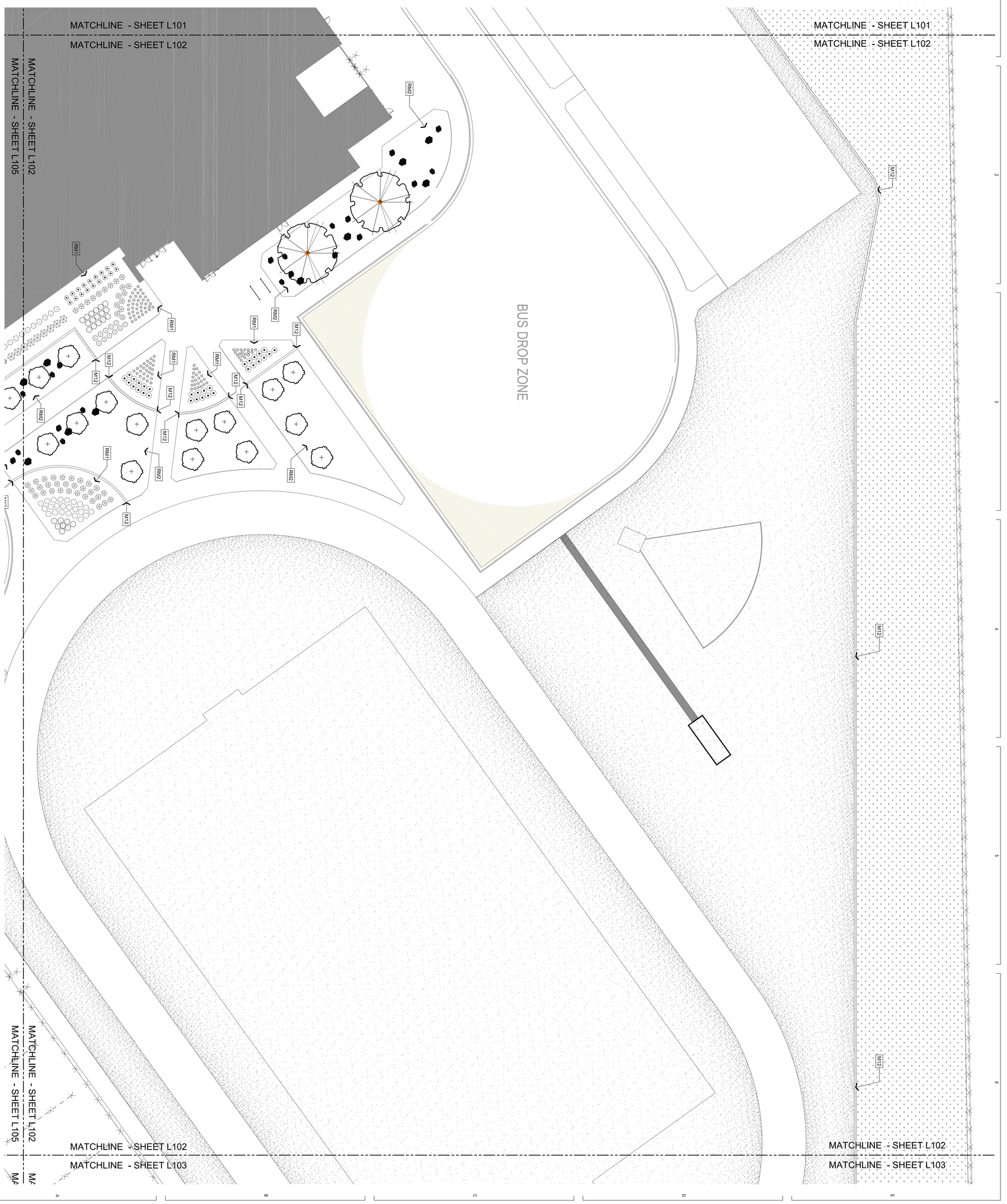
VCBO.COM



ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

PLANTING PLAN

L102

REV	DATE	DESCRIPTION
1	10/26/2023	PR 003

VCBO NUMBER: 22705
CLIENT NUMBER: 0000
DATE: 2023 JUN 27

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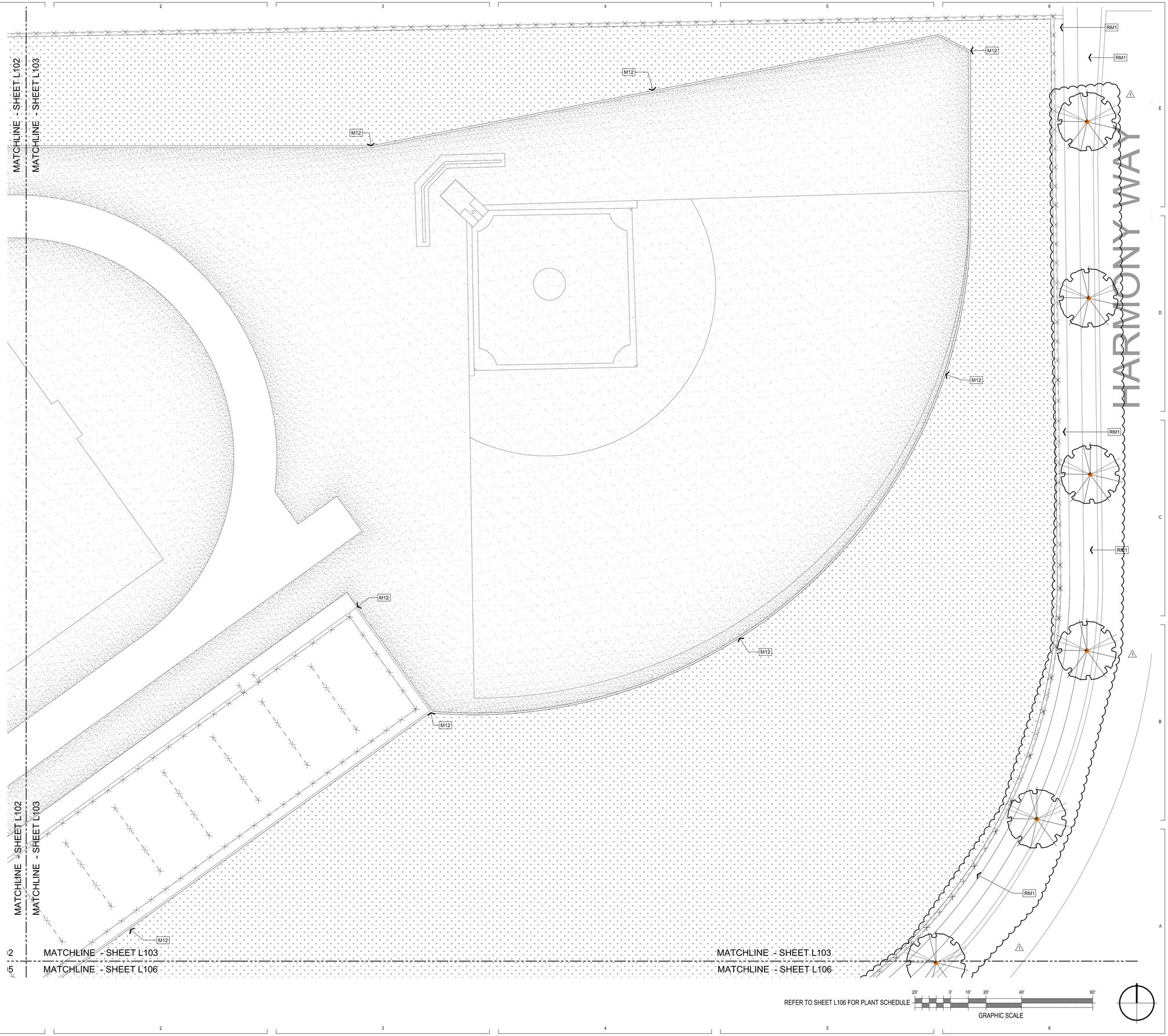
STATE OF UTAH
Lyman
88-103729
5301
LICENSED LANDSCAPE ARCHITECT
5/9/2023

VCBO ARCHITECTURE
60 EAST RIVERFRONT
SALT LAKE CITY, UT 84101
801.521.8600
VCBO.COM



VCBO ARCHITECTURE
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STATE OF UTAH
Eric A. Lyman
88-103729
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LICENSED LANDSCAPE ARCHITECT

5/9/2023

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REV	DATE	DESCRIPTION
1	10/26/2023	PR 003

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	2023 JUN 27

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

PLANTING PLAN

L103

MATCHLINE - SHEET L101
MATCHLINE - SHEET L104

MATCHLINE - SHEET L101
MATCHLINE - SHEET L104

MATCHLINE - SHEET L104
MATCHLINE - SHEET L105

NEW MIDDLE SCHOOL

PARENT DROP

+/-1/2 ACRE
FUTURE SEMINARY SITE
UNDEVELOPED

STREET

MATCHLINE - SHEET L104
MATCHLINE - SHEET L105

RM1
RM2
M12

REFER TO SHEET L106 FOR PLANT SCHEDULE

20' 0' 10' 20' 40' 80'
GRAPHIC SCALE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
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STATE OF UTAH
Eric A. Lyman
88-103729
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5/9/2023

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CLIENT NUMBER: 00000
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ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

PLANTING PLAN

L104

MATCHLINE - SHEET L102
MATCHLINE - SHEET L105
MATCHLINE - SHEET L104
MATCHLINE - SHEET L105
MATCHLINE - SHEET L102
MATCHLINE - SHEET L105
MATCHLINE - SHEET L105
MATCHLINE - SHEET L106
MATCHLINE - SHEET L104
MATCHLINE - SHEET L105
NT DROP ZONE
RM1
RM2
M12
REFER TO SHEET L106 FOR PLANT SCHEDULE
20' 0' 10' 20' 40' 80'
GRAPHIC SCALE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
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STATE OF UTAH
Eric A. Lyman
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5/9/2023

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REV	DATE	DESCRIPTION
1	10/26/2023	PR 003

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: 2023 JUN 27

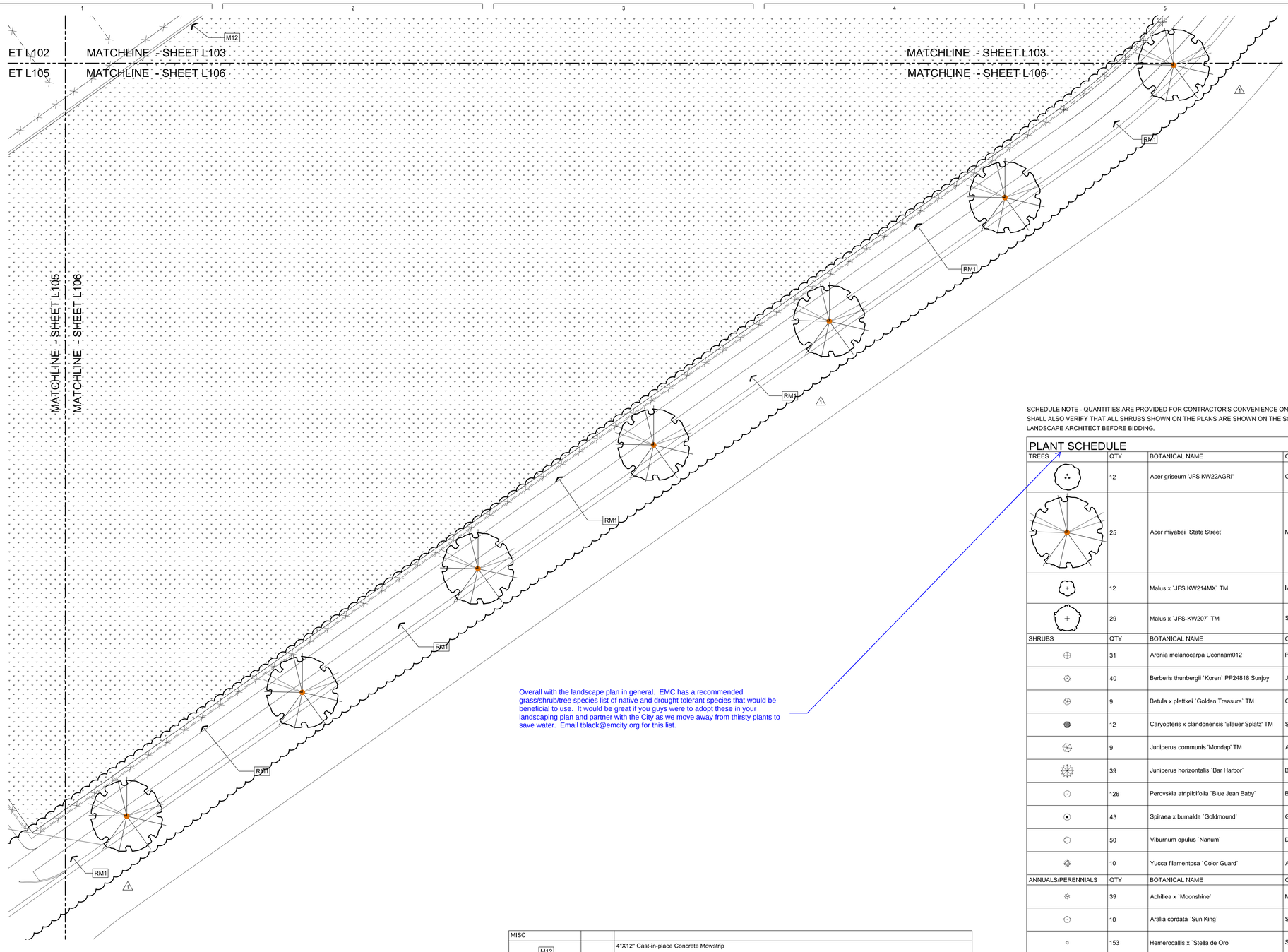
ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

PLANTING PLAN

L105



Overall with the landscape plan in general. EMC has a recommended grass/shrub/tree species list of native and drought tolerant species that would be beneficial to use. It would be great if you guys were to adopt these in your landscaping plan and partner with the City as we move away from thirsty plants to save water. Email tblack@emcity.org for this list.

SCHEDULE NOTE - QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS TO VERIFY ALL QUANTITIES. CONTRACTOR SHALL ALSO VERIFY THAT ALL SHRUBS SHOWN ON THE PLANS ARE SHOWN ON THE SCHEDULE AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE BIDDING.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	12	Acer griseum 'JFS KW22AGRI'	Copper Rocket™ Paperbark Maple	2" Cal.	B&B	
	25	Acer miyabei `State Street`	Miyabei Maple	2" Cal.	B&B	
	12	Malus x `JFS KW214MX` TM	Ivory Spear Crabapple	2" Cal.	B&B	
	29	Malus x `JFS-KW207` TM	Sparkling Sprite Crabapple	20 Gal.	Container	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	31	Aronia melanocarpa Uconnam012	PPAF Groundhug Spreading Chokecherry	5 gal.	Container	
	40	Berberis thunbergii `Koren` PP24818 Sunjoy	Japanese Greenleaf Barberry	5 gal.	Container	
	9	Betula x plettkei `Golden Treasure` TM	Cesky Gold Dwarf Birch	5 gal.	Container	
	12	Caryopteris x clandonensis 'Blauer Splatz' TM	Sapphire Surf Bluebeard	5 gal.	Container	
	9	Juniperus communis 'Mondap' TM	Alpine Carpet Common Juniper	5 gal.	Container	
	39	Juniperus horizontalis `Bar Harbor`	Bar Harbor Creeping Juniper	5 gal.	Container	
	126	Perovskia atriplicifolia `Blue Jean Baby`	Blue Jean Baby Russian Sage	1 gal.	Container	
	43	Spiraea x bumalda `Goldmound`	Gold Mound Spirea	5 gal.	Container	
	50	Viburnum opulus `Nanum`	Dwarf European Viburnum	5 gal.	Container	
	10	Yucca filamentosa `Color Guard`	Adam`s Needle	2 gal.	Container	
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	39	Achillea x `Moonshine`	Moonshine Yarrow	1 gal.	Container	
	10	Aralia cordata `Sun King`	Sun King Aralia	1 gal.	Container	
	153	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	Container	
	28	Salvia nemorosa `East Friesland`	East Friesland Perennial Sage	1 gal.	Container	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	222	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Container	
	18	Chasmanthium latifolium	Northern Sea Oats	1 gal.	Container	
	11	Festuca glauca 'Casca11' TM	Beyond Blue Fescue	1 gal.	Container	
	9	Pennisetum alopecuroides `Desert Plains`	Desert Plains Fountian Grass	1 gal.	Container	
ROSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	61	Rosa x `Meiradena` TM	Icecap Rose	5 gal.	Container	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	328,423 sf	LAWN - Kentucky Blue Grass Sod	SOD - See Specifications	Sod		

MISC		
M12		4"X12" Cast-in-place Concrete Mowstrip
RM1		Install 6" depth 4" - 6" washed Crushed Southtown (Utah Landscaping Rock). Install over DeWitt Pro-5 Weed Barrier.
RM2		Install 6" depth 4" - 6" washed Crushed Talon's Cove (Utah Landscaping Rock). Install over DeWitt Pro-5 Weed Barrier.
		2'-6" to 5' SANDSTONE COLORED boulders from Brown's Canyon Quarry. Submit Sample To Landscape Architect For Approval. 20% 2'-6" Boulders 30% 3' Boulders 30% 3'-6" Boulders 10% 4' Boulders 10% 5' Boulders Percentages are by quantity not weight
		Kentucky Bluegrass Sod - Refer to Specifications
		Upland Grass Seed Mix with Erosion Control Blanket - Refer to Specifications
NOTES:		1. See details and specifications for additional information.

20' 0' 10' 20' 40' 80'
GRAPHIC SCALE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
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STATE OF UTAH
Lyman
88-103729
5301
LICENSED LANDSCAPE ARCHITECT
5/9/2023

E. A. Lyman
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Sandy, Utah 84093
Telephone: 801.943.6564
E-mail: eric@ealyman.com

REV	DATE	DESCRIPTION
1	10/26/2023	PR 003

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: 2023 JUN 27

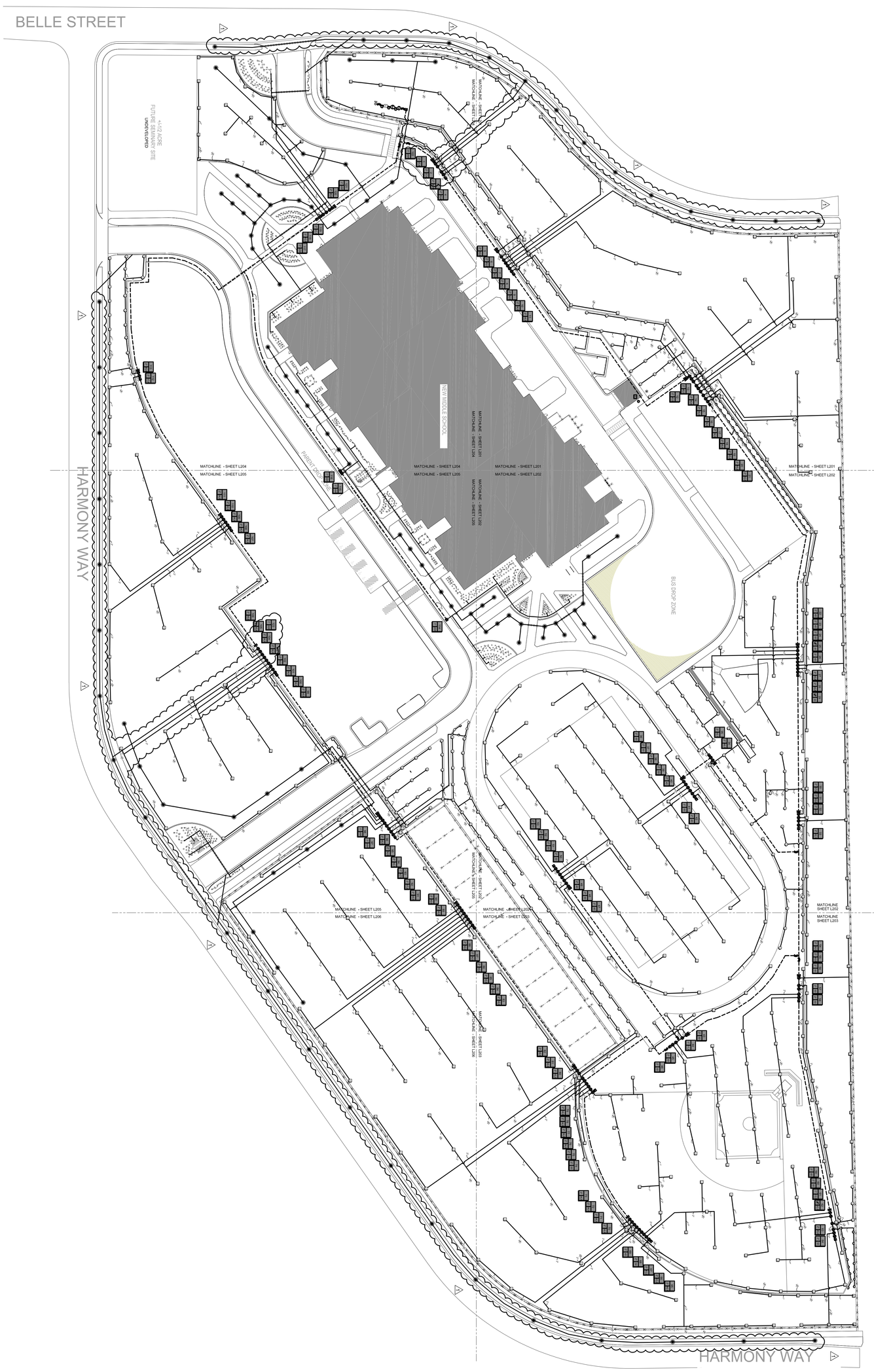
ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

PLANTING PLAN

L106



NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

IRRIGATION PLAN
L200

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: 2023.JUN.27

REV	DATE	DESCRIPTION
1	10/26/2023	PR 003

E. A. Lyman
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Sandy, Utah 84093
Telephone: 801.943.6564
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STATE OF UTAH
LICENSED
88-10279
Lyman
5301
LANDSCAPE ARCHITECT
5/9/2023

VCBO ARCHITECTURE
324 SOUTH 400 EAST
SALT LAKE CITY, UT 84111
801.521.8600
VCBO.COM

IRRIGATION_SCHEDULE

SYMBOL	BACKFLOW PREVENTERS	SIZE
BF	Wilkins 375 AST-FSC Backflow Preventer w/ wye strainer w/ Strong Box Aluminum Enclosure & Insulated Blanket- SBBC xxALI	6"

SYMBOL	CONTROLLERS	SIZE
A	WeatherTRAK Optiflow XR 2 Wire (SWM) Controller	200 Zones
W	Rain/Freeze Sensor - Rain Bird WR2-RFC	
GR	Grounding Rod - 5/8" X 8'	
SP	WeatherTRAK WT2W-LSP 2-Wire Line Surge Protector Not shown on plan. Locate per manufacturer's recommendations	

SYMBOL	EQUIPMENT	SIZE
P	Watertronics (For Reference Only - Refer to detail) Pump to be Bid as a $50,000 allowance	
	Conbraco Weld Top Valve Model 78-154-01	3/4"
	Leemco Self-restrained Gate Valve (LMV Series)	(Match Mainline)
	Leemco Angle Valve - LV212 or LV250 with Lateral Tee to match Mainline size (use LV250 on manifolds supporting a 2 1/2" lateral, use LV212 everywhere else)	2, 2 1/2"
M	WeatherTRAK Flow3 6" Flanged Hydrometer w/ WT2W FD Flow Sensor Decoder	6"
	Rain Bird PEB Control Valve w/ WeatherTRAK WT2W 2 Wire Single Station Valve Decoder	(See Valve ID Tag)
	Rain Bird 100-PESB Valve with PRB-QKCHK-100 Basket Filter w/ WeatherTRAK WT2W 2 Wire Single Station Valve Decoder Add one Rain Bird OPERIND Drip System Operation Indicator for each drip zone	1"
	Rain Bird 33DRC 3/4" Quick Coupler Valve, two piece body	3/4"

SYMBOL	MANUFACTURER/MODEL	ARC	RADIUS
10	Rain Bird 1812-SAM-PRS-U 10H	180	10'
10	Rain Bird 1812-SAM-PRS-U 10Q	90	10'
12	Rain Bird 1812-SAM-PRS-U 12H	180	12'
15	Rain Bird 1812-SAM-PRS-U 15H	180	15'
10	Rain Bird 1812-SAM-PRS-U 10 HE-V	Adj	10'

SYMBOL	MANUFACTURER/MODEL	RADIUS
25	Rain Bird 5004-SAM-R-SS-PC,FC-MPR 25	40'
30	Rain Bird 5004-SAM-R-SS-PC,FC-MPR 30	
06	Rain Bird F4-PC, FC-SS 06	44'
10	Rain Bird F4-PC, FC-SS 10	54'
18	Rain Bird F4-PC, FC-SS 18	62'

IRRIGATION DRIP

- Rain Bird XB-20PC Emitter
- Rain Bird PC-05 Emitter with Diffuser Cap
- Rain Bird XT-700 Drip Tubing
- Netafim Tree Ring - Double (New Trees) TLCVX-18 360 Degrees (See Details)

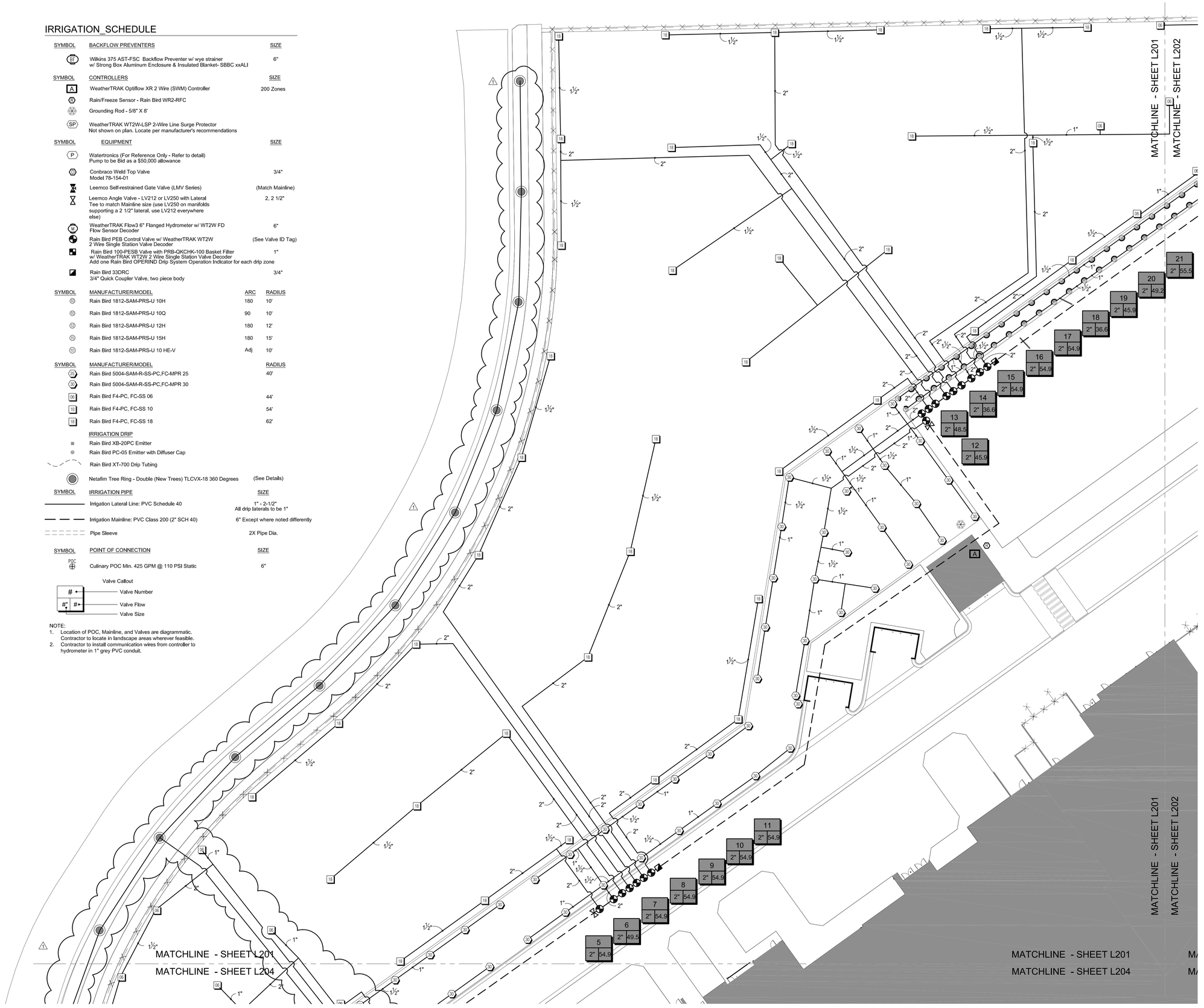
SYMBOL	IRRIGATION PIPE	SIZE
	Irrigation Lateral Line: PVC Schedule 40	1" - 2-1/2" All drip laterals to be 1"
	Irrigation Mainline: PVC Class 200 (2" SCH 40)	6" Except where noted differently
	Pipe Sleeve	2X Pipe Dia.

SYMBOL	POINT OF CONNECTION	SIZE
POC	Culinary POC Min. 425 GPM @ 110 PSI Static	6"

Valve Callout

- # — Valve Number
- #" — Valve Flow
- # — Valve Size

NOTE:
1. Location of POC, Mainline, and Valves are diagrammatic. Contractor to locate in landscape areas wherever feasible.
2. Contractor to install communication wires from controller to hydrometer in 1" grey PVC conduit.



VCBO ARCHITECTURE
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801.575.8800, VCBO.COM

STATE OF UTAH — Eric A. Lyman — 88-103729-5301 — LICENSED LANDSCAPE ARCHITECT
5/9/2023

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REV	DATE	DESCRIPTION
1	10/26/2023	PR 003

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: 2023 JUN 27

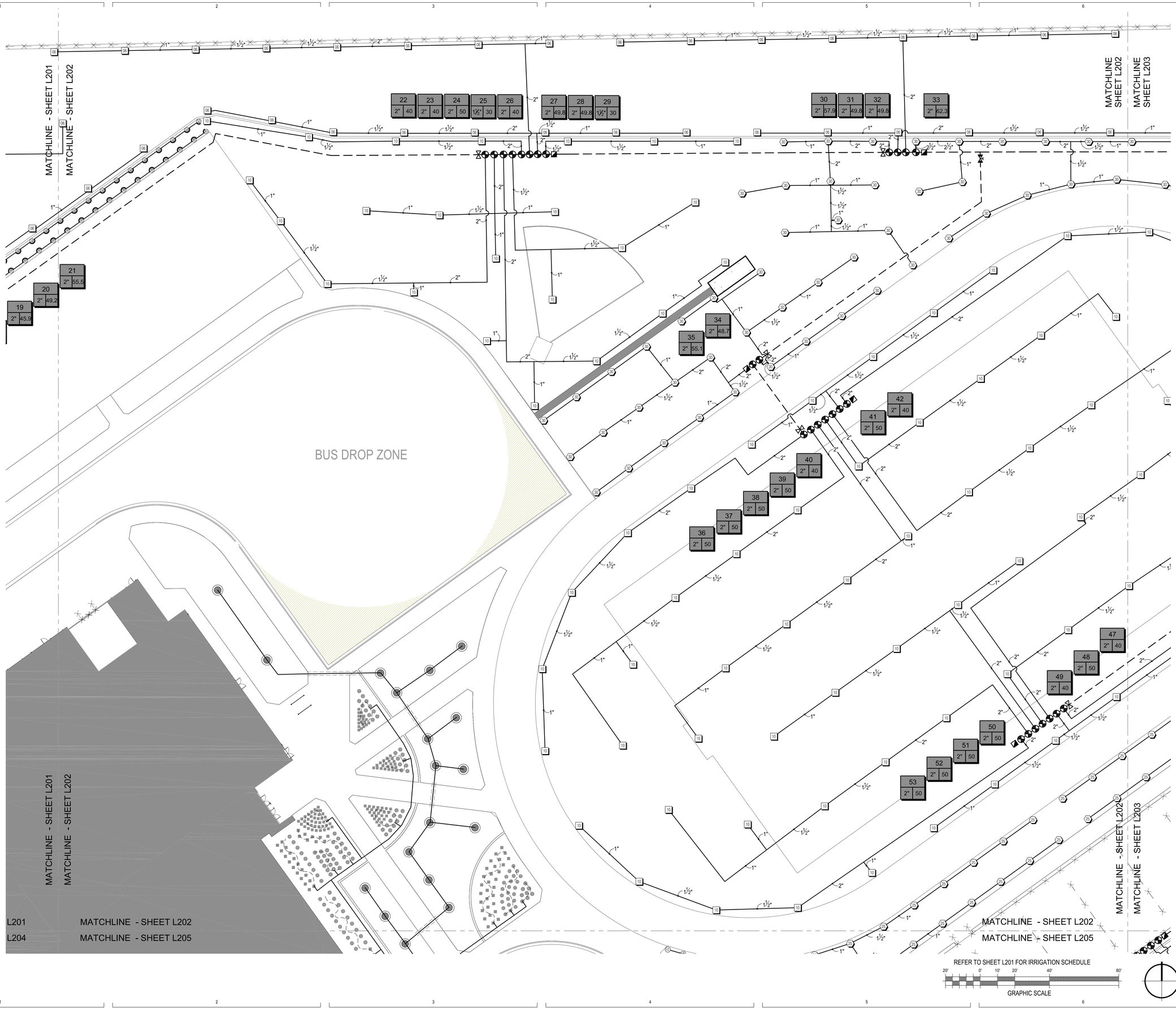
ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

IRRIGATION PLAN

L201



REFER TO SHEET L201 FOR IRRIGATION SCHEDULE

20' 0' 10' 20' 40' 80'

GRAPHIC SCALE

VCBO ARCHITECTURE
524 SOUTH 500 EAST, SALT LAKE CITY, UT 84102
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STATE OF UTAH
Eric A. Lyman
88-103729-5301
LICENSED LANDSCAPE ARCHITECT
5/9/2023

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REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
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ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

IRRIGATION PLAN

L202

MATCHLINE - SHEET L202

MATCHLINE - SHEET L203

MATCHLINE - SHEET L203

MATCHLINE - SHEET L206

MATCHLINE SHEET L202

MATCHLINE SHEET L203

HARMONY WAY

REFER TO SHEET L201 FOR IRRIGATION SCHEDULE

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

IRRIGATION PLAN

L203

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: 2023.JUN.27

REV	DATE	DESCRIPTION
1	10/26/2023	PR 003

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3301
LANDSCAPE ARCHITECT
5/9/2023

VCBO ARCHITECTURE
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SALT LAKE CITY, UT 84111
801.575.8800
VCBO.COM

MATCHLINE - SHEET L201
MATCHLINE - SHEET L204

MATCHLINE - SHEET L201
MATCHLINE - SHEET L204
MATCHLINE - SHEET L204
MATCHLINE - SHEET L205

NEW MIDDLE SCHOOL

PARENT DROP

+/-1/2 ACRE
FUTURE SEMINARY SITE
UNDEVELOPED

REET

MATCHLINE - SHEET L204
MATCHLINE - SHEET L205

1	2"	37.8
2	2"	37.8
3	2"	50.4
4	2"	50.4
122	1"	DRIP
121	1"	DRIP
120	2"	49.8
119	2"	31.1
118	2"	43.5
117	1"	DRIP
116	1"	DRIP
113	2"	45.9
112	2"	37.8
	2"	54.9

REFER TO SHEET L201 FOR IRRIGATION SCHEDULE

20' 0' 10' 20' 40' 80'
GRAPHIC SCALE

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STATE OF UTAH
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ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

IRRIGATION PLAN

L204

MATCHLINE - SHEET L202

MATCHLINE - SHEET L205

MATCHLINE - SHEET L204

MATCHLINE - SHEET L205

MATCHLINE - SHEET L202

MATCHLINE - SHEET L205

MATCHLINE - SHEET L205

MATCHLINE - SHEET L206

MATCHLINE - SHEET L204

MATCHLINE - SHEET L205

RENT DROP ZONE

89	2"	54.9
90	2"	54.9
91	2"	54.9
92	2"	57.2
93	1"	4.73
94	2"	54.3
95	2"	54.9
96	2"	54.9
97	1"	DRIP
98	1"	DRIP
99	2"	54.9
100	2"	54.9
101	2"	54.9
102	2"	54.9
103	2"	36.6
104	2"	54.9
105	2"	36.6
106	2"	54.9
107	2"	54.9
108	2"	54.9
109	2"	54.9
110	2"	42.9
111	2"	54.9
114	1"	DRIP
115	1"	DRIP
116	1"	DRIP
123	1"	DRIP

REFER TO SHEET L201 FOR IRRIGATION SCHEDULE

20' 0' 10' 20' 40' 80'

GRAPHIC SCALE

VCBO ARCHITECTURE

524 SOUTH 500 EAST, SALT LAKE CITY, UT 84102

801.575.8800, VCBO.COM

STATE OF UTAH — Eric A. Lyman — 88-103729-5301 — LICENSED LANDSCAPE ARCHITECT

5/9/2023

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REV	DATE	DESCRIPTION
1	10/26/2023	PR 003

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: 2023 JUN 27

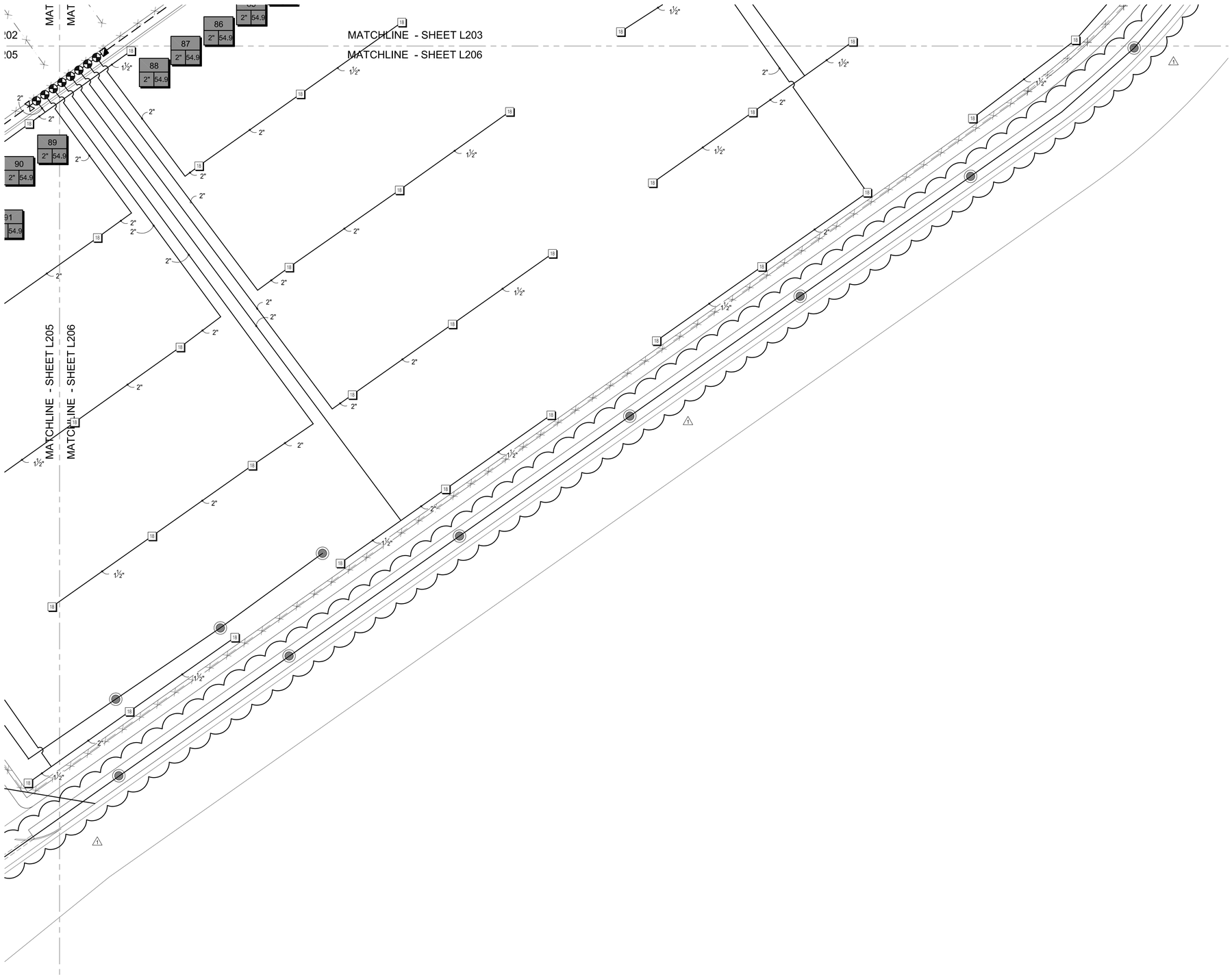
ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

IRRIGATION PLAN

L205



REFER TO SHEET L201 FOR IRRIGATION SCHEDULE

20' 0' 10' 20' 40' 80'

GRAPHIC SCALE

VCBO ARCHITECTURE
524 SOUTH 500 EAST
SALT LAKE CITY, UT 84102
801.575.8000
VCBO.COM

STATE OF UTAH
Eric A. Lyman
88-103729
5301
LICENSED LANDSCAPE ARCHITECT
5/9/2023

E. A. Lyman
Landscape Architecture
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Sandy, Utah 84093
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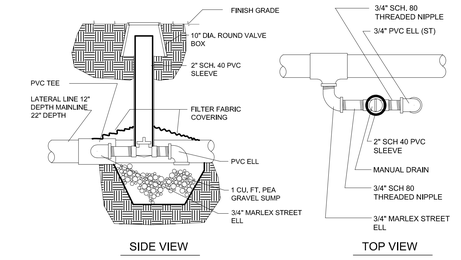
ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

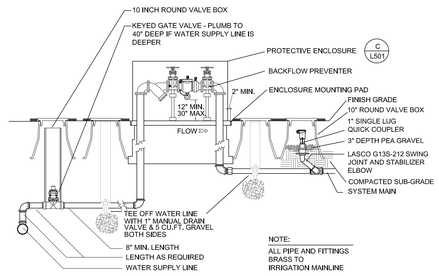
CONFORMED SET

IRRIGATION PLAN

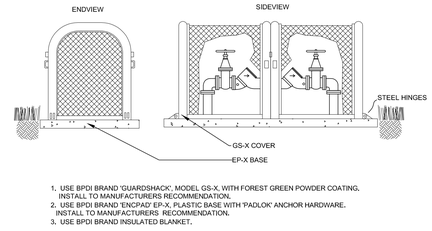
L206



A Manual Drain Valve
NO SCALE



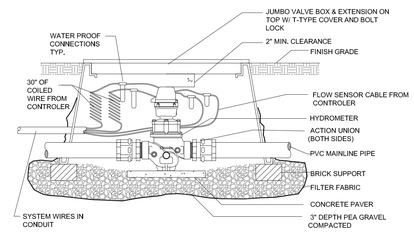
B 2 1/2" to 10" Mainline Connection
Not to Scale



1. USE BPDI BRAND 'GUARDSHACK', MODEL GS-X, WITH FOREST GREEN POWDER COATING. INSTALL TO MANUFACTURERS RECOMMENDATION.
2. USE BPDI BRAND 'ENCPAD' EP-X, PLASTIC BASE WITH 'PADLOK' ANCHOR HARDWARE. INSTALL TO MANUFACTURERS RECOMMENDATION.
3. USE BPDI BRAND INSULATED BLANKET.

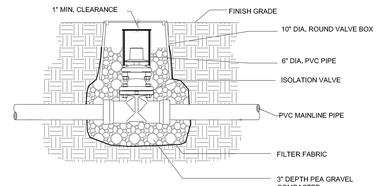
C Back Flow Preventer Enclosure
Not to Scale

NOTES:
1. CENTER ASSEMBLY INSIDE OF VALVE BOX.

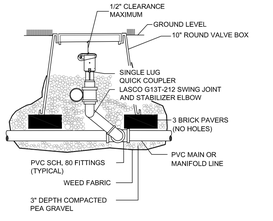


D Hydrometer
NO SCALE

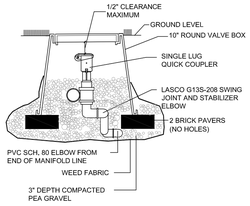
NOTE:
1. WHERE ISOLATION VALVE IS IN CLOSE PROXIMITY TO TEE OR OTHER FITTING, CONTRACTOR TO USE SPIGOT X BELL VALVE TO MECHANICALLY ATTACH THE VALVE TO THE FITTING.



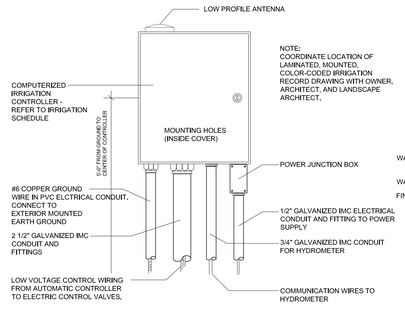
E Gate Valve for Isolation
NO SCALE



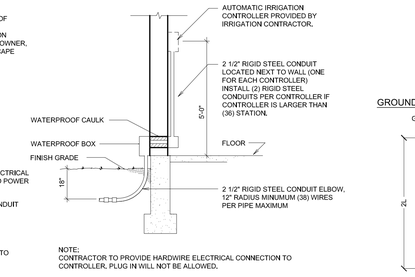
F Quick Coupler - Non Manifold
NO SCALE



G Quick Coupler - Manifold)
NO SCALE



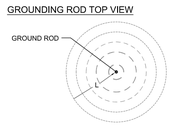
H Irrigation Controller
NO SCALE



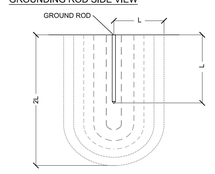
NOTE:
CONTRACTOR TO PROVIDE HARDWIRE ELECTRICAL CONNECTION TO CONTROLLER, PLUG IN WILL NOT BE ALLOWED.

J Interior Wall Mounted Controller
NO SCALE

GROUNDING ROD TOP VIEW



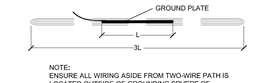
GROUNDING ROD SIDE VIEW



K Grounding Sphere of Influence
NO SCALE

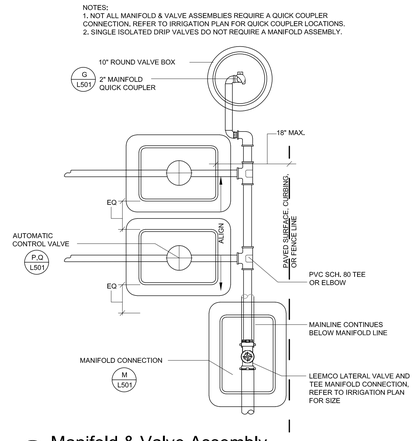
GROUNDING PLATE TOP VIEW

GROUNDING PLATE SIDE VIEW



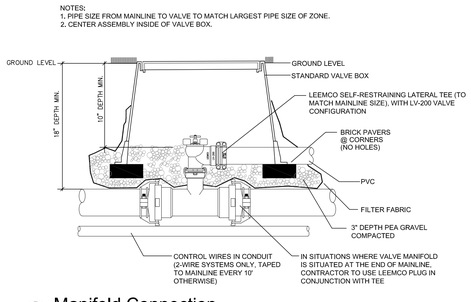
NOTE:
ENSURE ALL WIRING ASIDE FROM TWO-WIRE PATH IS LOCATED OUTSIDE OF GROUNDING SPHERE OF INFLUENCE

NOTES:
1. NOT ALL MANIFOLD & VALVE ASSEMBLIES REQUIRE A QUICK COUPLER CONNECTION, REFER TO IRRIGATION PLAN FOR QUICK COUPLER LOCATIONS.
2. SINGLE ISOLATED DRIP VALVES DO NOT REQUIRE A MANIFOLD ASSEMBLY.



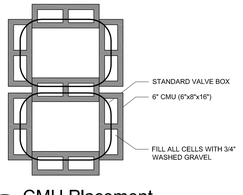
L Manifold & Valve Assembly
NO SCALE

NOTES:
1. PIPE SIZE FROM MAINLINE TO VALVE TO MATCH LARGEST PIPE SIZE OF ZONE.
2. CENTER ASSEMBLY INSIDE OF VALVE BOX.



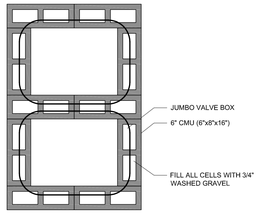
M Manifold Connection
NO SCALE

NOTE: STANDARD VALVE BOX TO REST UPON 4 CMU BLOCKS (ONE FOR EACH SIDE), VALVE BOXES LOCATED ADJACENT TO EACH OTHER MAY SHARE A CMU.

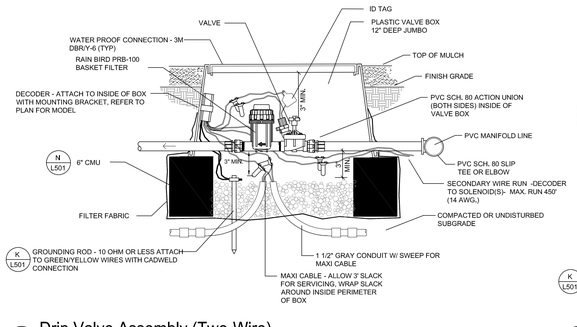


N CMU Placement
NO SCALE

NOTE: JUMBO VALVE BOX TO REST UPON 6 CMU BLOCKS (ONE FOR EACH SIDE), VALVE BOXES LOCATED ADJACENT TO EACH OTHER MAY SHARE CMU'S.

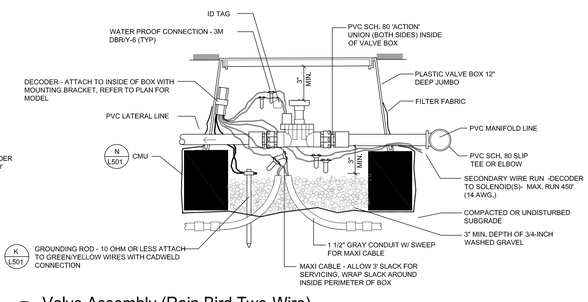


NOTE:
1. LIMIT TWO VALVES PER BOX FOR 1" VALVES, ONE VALVE PER BOX FOR ANYTHING LARGER.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX. 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. CONTRACTOR TO PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND BLOCK.
4. CENTER ASSEMBLY INSIDE OF VALVE BOX.
5. GROUNDING TO BE INSTALLED PER RAIN BIRD GUIDELINES, NOT ALL LOCATIONS REQUIRE A GROUND, REFER TO IRRIGATION PLAN FOR EXACT LOCATIONS. RAIN BIRD FD-401 AND FD-601 FIELD DECODERS COME WITH LSP-1'S BUILT-IN, FD-101, FD-102 AND FD-202 REQUIRE SEPARATE LSP-1 SURGE PROTECTION. IF DECODER GROUND WIRES ARE PRESENT, BUT NOT REQUIRED FOR LOCATION, FOLD WIRES OUT OF THE WAY (DO NOT REMOVE).



P Drip Valve Assembly (Two-Wire)
NO SCALE

NOTES:
1. LIMIT ONE VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX. 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. CONTRACTOR TO PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND BLOCK.
4. CENTER ASSEMBLY INSIDE OF VALVE BOX.
5. GROUNDING TO BE INSTALLED PER RAIN BIRD GUIDELINES, NOT ALL LOCATIONS REQUIRE A GROUND, REFER TO IRRIGATION PLAN FOR EXACT LOCATIONS. RAIN BIRD FD-401 AND FD-601 FIELD DECODERS COME WITH LSP-1'S BUILT-IN, FD-101, FD-102 AND FD-202 REQUIRE SEPARATE LSP-1 SURGE PROTECTION. IF DECODER GROUND WIRES ARE PRESENT, BUT NOT REQUIRED FOR LOCATION, FOLD WIRES OUT OF THE WAY (DO NOT REMOVE).



Q Valve Assembly (Rain Bird Two-Wire)
NO SCALE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
Eric A. Lyman
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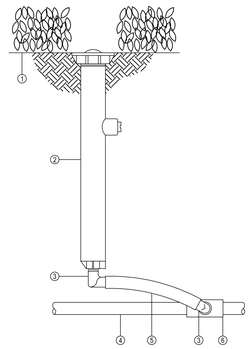
ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

IRRIGATION DETAILS

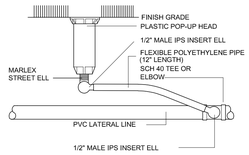
L501



1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1812-SAM WITH RAIN BIRD ROTARY NOZZLE
3. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
4. PVC LATERAL PIPE
5. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
6. PVC SCH 40 TEE OR ELL

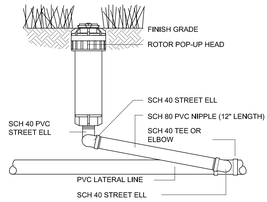
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 045-469.

A 12 Inch Pop-Up Rotor
NO SCALE



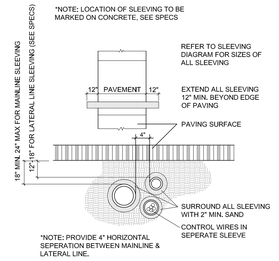
NOTE: RAINBIRD 12" SWING ASSEMBLY MAY BE USED IN LIEU OF DETAILED ASSEMBLY

B Pop-Up Spray & Rotary Head
NO SCALE

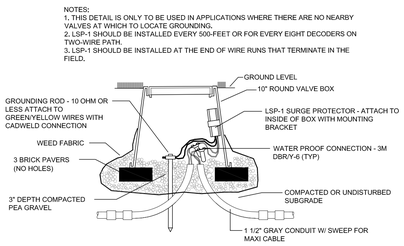


NOTE: ALL FITTINGS AND NIPPLE SIZES OF SWING JOINT COMPONENTS TO MATCH HEAD INLET SIZE.
RAINBIRD OR LASCO PRE-ASSEMBLED SWING JOINTS MAY BE USED IN LIEU OF DETAILED ASSEMBLY.

C Pop-Up Rotor Detail - 3/4" - 1" Inlet
NO SCALE



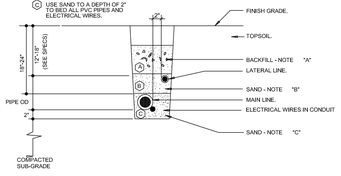
D Typical Sleeving Detail
NO SCALE



E Grounding and Two-Wire Connection
NO SCALE

NOTES:
A. USE EXCAVATED TRENCH MATERIAL NOT TO EXCEED 2" DIAMETER ROCKS.
B. IN CASES WHERE LATERAL LINE IS INSTALLED IN MAIN LINE TRENCH, USE SAND TO BACKFILL TRENCH SO THAT LATERAL LINE IS 12" BELOW FINISH GRADE.
C. USE SAND TO A DEPTH OF 2" TO BED ALL PVC PIPES AND ELECTRICAL WIRES.

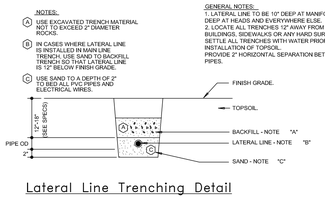
GENERAL NOTE:
LOCATE ALL TRENCHES 12" AWAY FROM ALL BUILDINGS, SIDEWALKS OR ANY HARD SURFACES. SETTLE ALL TRENCHES WITH WATER PRIOR TO INSTALLATION OF TOPSOIL. PROVIDE 2" HORIZONTAL SEPARATION BETWEEN PIPES.



Main Line Trenching Detail

NOTES:
A. USE EXCAVATED TRENCH MATERIAL NOT TO EXCEED 2" DIAMETER ROCKS.
B. IN CASES WHERE LATERAL LINE IS INSTALLED IN MAIN LINE TRENCH, USE SAND TO BACKFILL TRENCH SO THAT LATERAL LINE IS 12" BELOW FINISH GRADE.
C. USE SAND TO A DEPTH OF 2" TO BED ALL PVC PIPES AND ELECTRICAL WIRES.

GENERAL NOTES:
1. LATERAL LINE TO BE 10" DEEP AT MANIFOLD, 12" DEEP AT HEADS AND EVERYWHERE ELSE.
2. LOCATE ALL TRENCHES 12" AWAY FROM ALL BUILDINGS, SIDEWALKS OR ANY HARD SURFACES. SETTLE ALL TRENCHES WITH WATER PRIOR TO INSTALLATION OF TOPSOIL. PROVIDE 2" HORIZONTAL SEPARATION BETWEEN PIPES.



Lateral Line Trenching Detail

F Trenching Detail
NO SCALE

USE JOINT RESTRAINT CHART FOR ALL APPLICATIONS REQUIRING DUCTILE IRON FITTINGS. REFER TO SPECS.

DISTANCE CHART

REFER TO THE FOLLOWING TABLE THAT LISTS THE LENGTH (IN FEET) FOR EACH SIZE/TYPE FITTING WITHIN WHICH ALL JOINTS JUST BE RESTRAINED. ALL FITTINGS AND JOINT RESTRAINTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.

AS AN EXAMPLE, IF YOU ARE INSTALLING A 3" MAINLINE WITH A DIRECTIONAL CHANGE OF 90°, REFER TO CHART UNDER PIPE SIZE TO 3" AND UNDER BENDS 90 YOU WILL SEE THE DISTANCE OF 11'. IF THERE IS ANY JOINT (VALVE, BELL, ETC.) YOU MUST INSTALL A JOINT RESTRAINT WITHIN 11' OF THE 90° MAINLINE DIRECTIONAL CHANGE.

PIPE SIZE	BENDS					REDUCERS			DEAD END	
	11°	22°	45°	90°		1 STEP	2 STEP	3 STEP	BLIND	SERV. B.
3"	2'	3'	6'	11'		8'	10'	-	30'	15'
4"	2'	4'	9'	20'		14'	20'	31'	45'	25'
6"	3'	6'	13'	29'		30'	40'	53'	63'	40'
8"	4'	8'	15'	38'		33'	55'	63'	75'	70'
10"	5'	9'	19'	45'		36'	56'	75'	96'	90'
12"	5'	10'	21'	53'		38'	60'	83'	112'	110'

G Joint Restraint Chart
NO SCALE

INSTALLATION CHART

REFER TO THE FOLLOWING TABLE WHICH LISTS THE NUMBER OF BOLTS, SIZE, AND TORQUE FOR EACH BOLT IN REFERENCE TO THE SIZE OF PIPE WHICH IS BEING RESTRAINED.

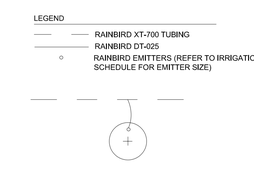
AS AN EXAMPLE, IF YOU HAVE A 3" PIPE, YOU WILL NEED 2 BOLTS THAT ARE 3/8 X 2.5" AND TIGHTEN THEM WITH A TORQUE WRENCH TO 20 FT-LBS.

PIPE SIZE	NO. BOLTS	BOLT SIZE	TORQUE FT-LBS.
3"	2	3/8"x2.5"	20
4"	2	1/2"x3"	50
6"	2	1/2"x3.5"	50
8"	4	1/2"x4"	50
10"	4	5/8"x5.5"	100
12"	4	5/8"x5.5"	100

CONTACT TONY GARNER @ (208) 631-7787, THE LEEMCO REPRESENTATIVE. FOR ALL QUESTIONS CONCERNING LEEMCO PRODUCTS. COORDINATE AN INSTALLATION CLINIC WITH TONY GARNER PRIOR TO INSTALLING THE MAINLINE.

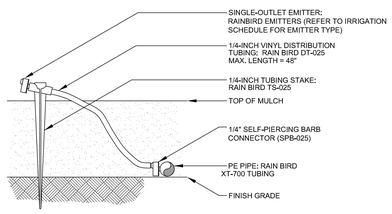
H PVC to PE Pipe Connection
NO SCALE

LEGEND
- RAINBIRD XT-700 TUBING
- RAINBIRD DT-025
- RAINBIRD EMITTERS (REFER TO IRRIGATION SCHEDULE FOR EMITTER SIZE)



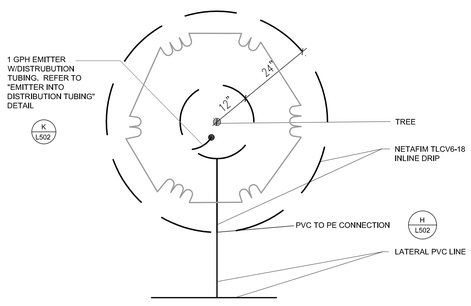
NOTE:
1. IF ON A SLOPE, LOCATE EMITTER UPHILL SIDE OF PLANT. IF NOT ON SLOPE, LOCATE EMITTER ON BUILDING OR FENCE SIDE OF PLANT.
2. EMITTER SHALL BE VISIBLE TO MAINTENANCE PERSONNEL.
3. EMITTER TO BE LOCATED 6" FROM BASE OF SHRUB AND 3" FROM BASE OF PERENNIAL.

J Shrub Drip - Plan View
NO SCALE



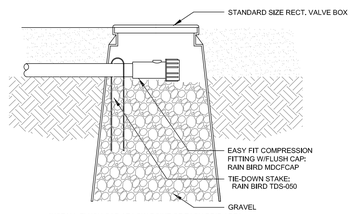
NOTE:
1. USE RAIN BIRD BUG GUN MODEL EMA-BG TO INSERT EMITTER DIRECTLY INTO XERI-TUBE TUBING.
2. INSTALL PE PIPE UNDER WEED BARRIER.
3. INSTALL PC DIFFUSER CAP WITH PC EMITTERS.

K Emitter into Distribution Tubing
NO SCALE



1. SET NETAFIM DRIP LINE ON TOP OF FINISH GRADE, STAPLE TO GROUND AND COVER WITH WEED BARRIER AND MULCH.
2. LOCATE INDICATOR EMITTER ON OUTSIDE OF OUTER DRIP RING ON EVERGREEN TREES ONLY.

L Tree Drip (New Tree) Plan View
NO SCALE



INSTALL FLUSH CAP AT LOW POINT OF EACH DRIP AREA

M Drip Flushing Cap
NO SCALE

VCBO ARCHITECTURE
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STATE OF UTAH — Eric Lyman — 88-103729 5301 — LICENSED LANDSCAPE ARCHITECT

5/9/2023

E. A. Lyman
Landscape Architecture
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REV	DATE	DESCRIPTION

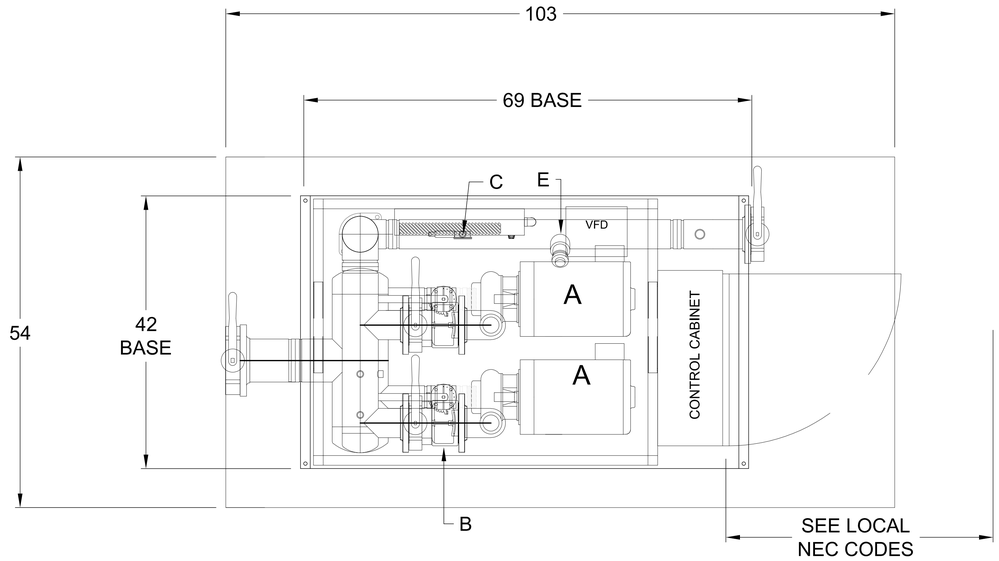
VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: 2023 JUN 27

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

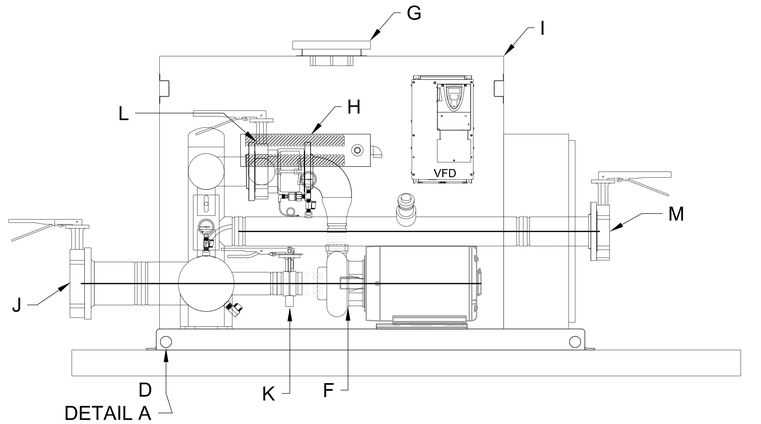
ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT
CONFORMED SET

IRRIGATION DETAILS

L502



NOTE
PUMP DETAILS SHOULD BE USED FOR REFERENCE ONLY! THE PUMP MAY OR MAY NOT BE NEEDED FOR THIS PROJECT AND MAY BE INSTALLED AT A FUTURE DATE. CONTRACTOR TO INSTALL ALL POINT OF CONNECTION COMPONENTS TO ALLOW FOR FUTURE INSTALLATION OF THE PUMP. CONTRACTOR TO PROVIDE A $50,000 ALLOWANCE FOR THE PURCHASE AND INSTALLATION OF THE PUMP. THEN OWNER MAY OR MAY NOT DESIRE PUMP INSTALLATION. IF THE OWNER DECIDES TO NOT HAVE THE PUMP INSTALLED, CONTRACTOR WILL REFUND THE FULL $50,000 AMOUNT.



H Pump Installation Detail - For Reference Only
NO SCALE

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STATE OF UTAH
Jason Lyman
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REGISTERED LANDSCAPE ARCHITECT
5/9/2023

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ALPINE SCHOOL DISTRICT
EAGLE MOUNTAIN, UT

CONFORMED SET

IRRIGATION DETAILS

L503

TABLE C

CONCRETE BLOCKING FOR CONVEX VERTICAL BENDS

DIMENSION TABLE

PIPE DIA IN.	Table Pressure PSI	Bend Angle (deg)	Concrete Volume (cy)	Cube Size (ft)	Stirrup Dia. (in)	Stirrup Emgmt. (in)	Stirrup Bar #
4"	250	11.25	0.21	1.8	5/8	17	5
		22.5	0.43	2.3			
		45	0.77	2.8			
6"	250	11.25	0.48	2.4	5/8	17	5
		22.5	0.95	3.0			
		45	1.79	3.6			
8"	250	11.25	0.86	2.9	5/8	17	5
		22.5	1.65	3.5			
		45	3.22	4.4			

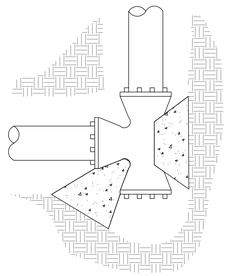
TABLE A

CONCRETE THRUST BLOCKING (HORIZONTAL)

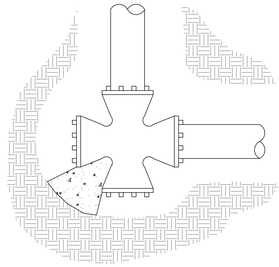
		Thrust (T) at fittings in Pounds				
		A	B	C	D	E
PIPE DIA.	Table Pressure PSI	Tee & Dead Ends	90 deg Bends	45 deg Bends	22.5 deg Bends	11.25 deg Bends
4"	250	3035	4320	2315	1215	610
6"	250	6860	9735	5215	2720	1375
8"	250	12185	17310	9265	4835	2430

TABLE B

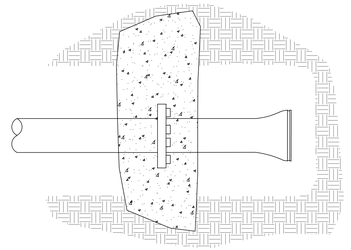
Soil Type	Soil Bearing Capacity (B) in PSF
Muck, Peat, etc.	0
Soft Clay	1800
Sand	2000
Sand and Gravel	3000
Sand and Gravel cemented with Clay	4000
Hard Shale	10,800



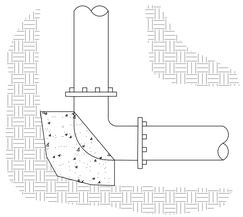
TEE



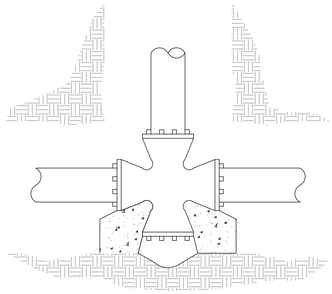
CROSS



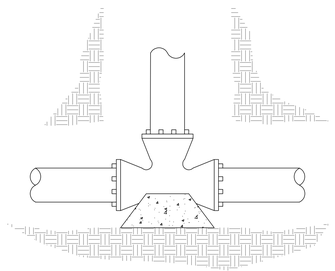
STRADDLE



BEND



CROSS



TEE

THRUST BLOCK BEARING EQUATION

NOTE: USE THE FOLLOWING PROCEDURE TO DETERMINE REQUIRED BEARING AREA.

1. Determine thrust (T) for type of fitting or joint and size of pipe from Table A.
2. Determine Design (Test) Pressure from Standard Specifications or Special Provisions.
3. Determine Table Pressure from Table A.
4. Determine Soil Bearing Capacity (B) of soil from Table B.
5. Determine required bearing area (A) in sq. ft. as follows:

$$\text{Thrust Block Bearing Area} = A = \left(\frac{T}{B}\right)\left(\frac{\text{Design (Tesst) Pressure}}{\text{Table Pressure}}\right)$$

Example: Design (Test) Pressure = 150 PSI
Pipe = 14"
Fitting = Tee
Soil = Sand

From Table A, T = 37320
From Table B, B = 2000

$$A = \left(\frac{37320}{2000}\right)\left(\frac{150}{250}\right) \approx 11.2 \text{ sq. ft.}$$

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Contractor to provide blocking adequate to withstand full test pressure
2. Pour concrete blocking against undisturbed earth.
3. All concrete shall be commercial grade concrete.
4. Wrap pipe and/or fittings with 2 layers of polyethylene film where in contact with concrete.
5. Keep concrete clear of all joints and accessories.
6. Stirrups shall be deformed galvanized cold rolled steeo AASHTO M31 (ASTM A615), Grade 60. Coat with coal tar epoxy after installation.

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ALPINE SCHOOL DISTRICT
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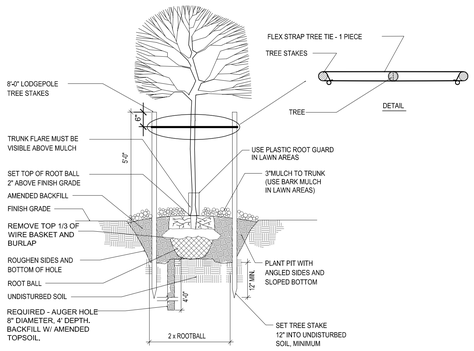
CONFORMED SET

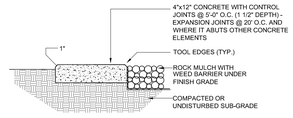
IRRIGATION DETAILS

L504

NOTES:
1. INSTALL TREE IN HOLE. ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE AND WIRE FROM TOP 1/3 OF BALL. ADD SECOND LAYER OF SOIL MIX.
2. SOIL MIX FOR ALL TREES SHALL BE 30% EXISTING SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS
3. PLACE AGRIFORM TABLETS IN EACH PLANTING BIT, BURY AT 1/3 DEPTH OF ROOT BALL. PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18" APART
4. DIAMETER OF TREE RING IN LAWN AREAS IS TO BE 4'-0".

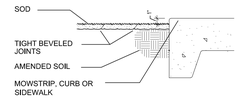


A Deciduous Tree Planting and Staking
NO SCALE



NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
3. PRECISELY FOLLOW LAYOUT AS SHOWN ON PLANTING PLAN.
4. ALL CONTROL JOINTS AND EXPANSION JOINTS TO BE MADE PERPENDICULAR TO EDGE OF CONCRETE

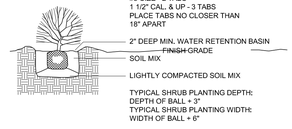
B Concrete Mowstrip
NO SCALE



C Sod Installation
NO SCALE

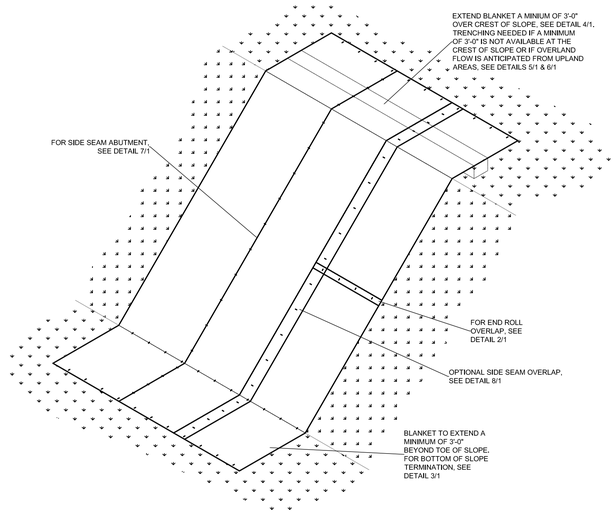
SOIL MIX FOR ALL TREES, SHRUBS AND GROUND COVER SHALL BE 30% EXISTING SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS

PLACE AGRIFORM TABS IN EACH PLANTING PIT, BURIED 1/3 DEPTH OF BALL. PLACE TABS AS FOLLOWS:
1 & #2 SIZE - 1 TAB
#5 SIZE - 2 TABS
1 1/2" CAL. & UP - 3 TABS
PLACE TABS NO CLOSER THAN 18" APART

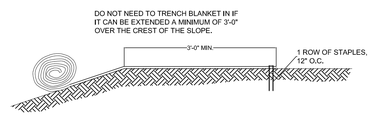


TYPICAL SHRUB PLANTING DEPTH:
DEPTH OF BALL + 3"
TYPICAL SHRUB PLANTING WIDTH:
WIDTH OF BALL + 6"

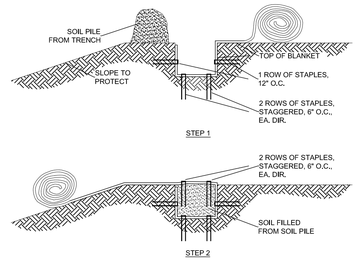
D Shrub Planting Detail
NO SCALE



E Erosion Control Fabric - Slope Detail
NO SCALE



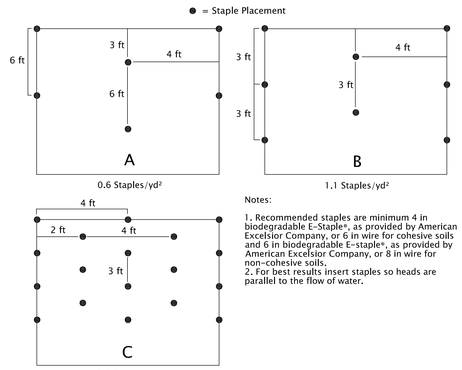
E Erosion Control Fabric - Over Slope
NO SCALE



F Erosion Control Fabric - Slope Trenching
NO SCALE

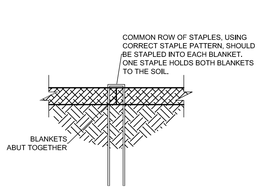
For 8 ft wide Curlex Erosion Control Blankets
Adjust horizontal staple spacing for 4 ft and 16 ft wide Curlex Erosion Control Blankets

Application	Slope		
	≤ 4H:1V	≤ 3H:1V	≤ .5H:1V
Staple Pattern	A	B	C

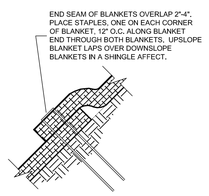


Notes:
1. Recommended staples are minimum 4 in biodegradable E-Staple+, as provided by American Excelsior Company, or 6 in wire for cohesive soils and 6 in biodegradable E-staple+, as provided by American Excelsior Company, or 8 in wire for non-cohesive soils.
2. For best results insert staples so heads are parallel to the flow of water.

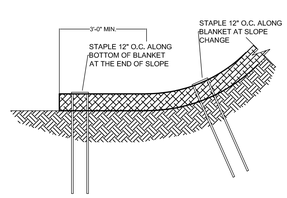
K EC Fabric - StaplePattern Guide
NO SCALE



G EC Fabric - Side Seam Staple Detail
NO SCALE



H EC Fabric - End Roll Overlap
NO SCALE



J EC Fabric - Bottom of Slope
NO SCALE

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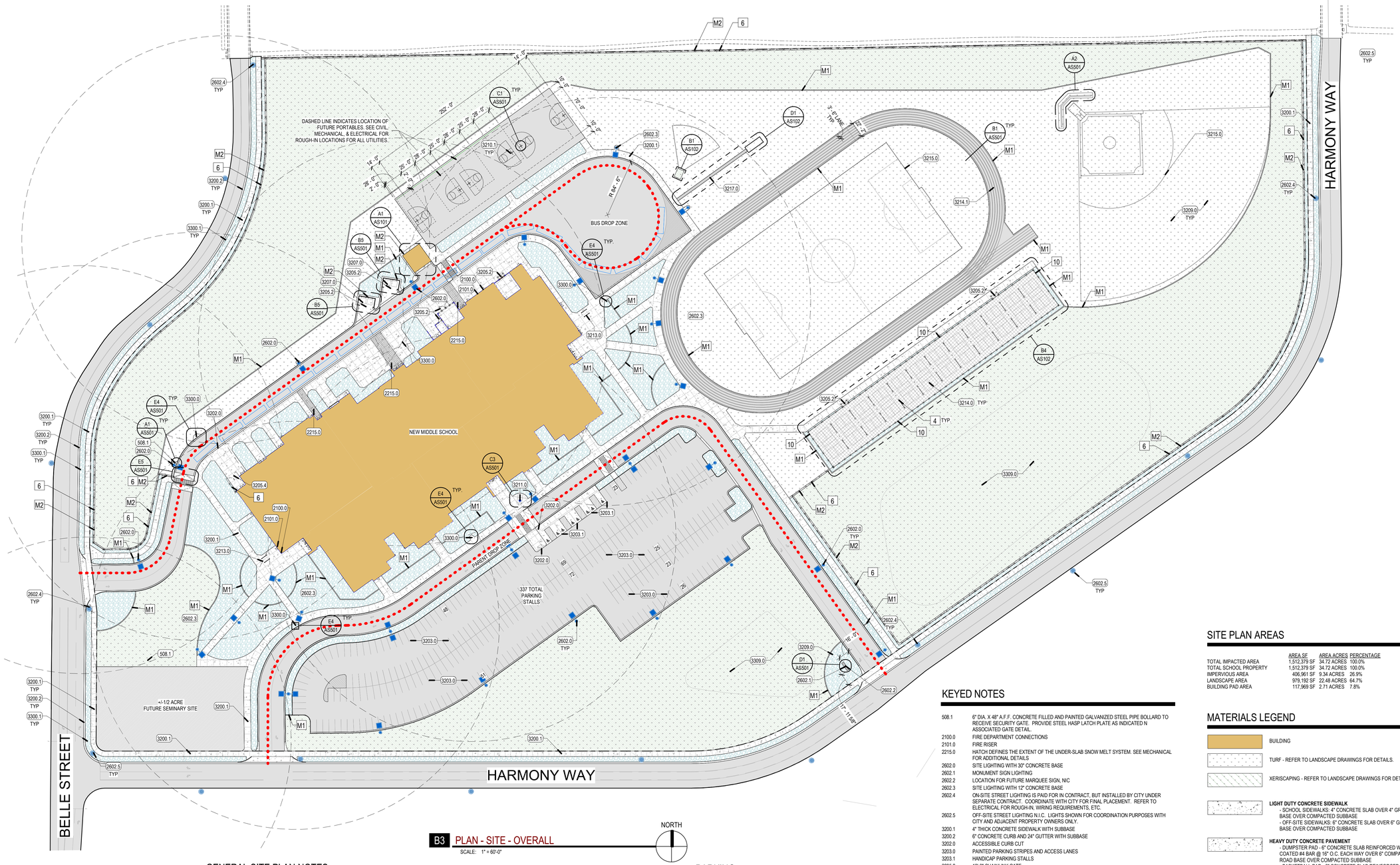
L505



B3 PLAN - SITE - OVERALL

SCALE: 1" = 60'-0"

GENERAL SITE PLAN NOTES

1. ALL HARDSCAPE TO BE 4" THICK CONCRETE ON 6" MIN. ROAD BASE, U.N.O., & ALL SIDEWALKS SHALL BE NO LESS THAN 5'-0" WIDE, U.N.O.
2. PROVIDE ANSI A117.1-2009 COMPLIANT HANDICAP ACCESSIBLE CURB CUTS WITH TRUNCATED DISK TEXTURE WHEREVER ROADWAYS (PUBLIC OR PRIVATE) INTERSECT SIDEWALKS.
3. ALL CURB AND GUTTER ON DISTRICT PROPERTY TO BE MONOLITHIC 6" DEEP SLOPED BACK CURB AND 24" DEEP GUTTER, U.N.O. ALL CURB AND GUTTER ON CITY STREETS TO BE PER CITY STANDARDS.
4. 12" CONCRETE MOW STRIP TO BE PROVIDED BETWEEN LAWN AND ROCK MULCH BEDS EXCEPT WHERE CONCRETE SIDEWALKS OR PLANTERS OCCUR, U.N.O.
5. ALL CHAIN LINK FENCING TO COMPLY W/ DETAILS A6/AS501, & B4/AS501.
6. 24" MOW STRIP TO BE PROVIDED AT ALL LAWN AREAS, U.N.O.
7. SEE CIVIL FOR SITE SIGNAGE.
8. ALL TOPSOIL SHALL BE STRIPPED, STOCKPILED, PROTECTED & QUANTIFIED PRIOR TO ANY EXCAVATION PROCEDURES TO ENSURE VIABILITY OF TOPSOIL AND AVOID ANY CONTAMINATION. GENERAL CONTRACTOR IS TO INFORM ARCHITECT PROMPTLY IN WRITING OF THE TOTAL AMOUNT OF TOPSOIL STOCKPILED, AND IF THE AMOUNT OF TOPSOIL AVAILABLE IS SUFFIECIENT FOR THE INTENDED DISTRIBUTION. STOCKPILED TOPSOIL SHALL BE SCREENED AND AMMENDED PRIOR TO DISTRIBUTION. AMMENDMENT AS PER LANDSCAPE ARCHITECT SPECIFICATION.
9. ALL STREETS, CURB, GUTTER AND SIDEWALKS SHOWN DASHED ARE EXCLUDED FROM THIS CONTRACT. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT.
10. ALL PARKING LOT LINES, ARROWS, NO-PARKING AREAS, ETC. TO BE PROVIDED UNDER THIS CONTRACT AS INDICATED ON SITE PLAN. ALL LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO APPLICATION.
11. SOCCER AND BASEBALL FIELDS SHOWN FOR REFERENCE ONLY.
12. CROSSWALKS TO BE PAINTED ASPHALT, TYP. COLOR TO BE WHITE.
13. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0", UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING. IBC 2021 SECTION 1804.4
14. FOUNDATION TO BE 6" ABOVE FINISHED GRADE UNO PER IBC 2021 SECTION 1808
15. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
16. ALL EXTERIOR SIDEWALKS, STAIRS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL STAIRS AND RAMPS TO HAVE A LANDING OF 48 INCHES LONG AT THE TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 1/4" PER FOOT. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
17. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
18. WHERE NOT SPECIFICALLY NOTED ON THE PLANS, LIGHT POLE BASE IN ALL LANDSCAPE LOCATIONS, OR BEHIND SIDEWALKS, AND LOCATED AT LEAST 48" FROM FACE OF POLE BASE TO BACK OF CURB, ARE TO BE 12" ABOVE FINISHED GRADE, AND HAVE A MINIMUM 12" WIDE CONCRETE MOW STRIP ALL AROUND. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
19. WHERE NOT SPECIFICALLY NOTED IN THE PLANS, LIGHT POLE BASE IN, OR WITHIN 48" OF THE BACK OF CURB AT ALL PAVED LOCATIONS TO BE 30" ABOVE FINISHED GRADE, AND BE PROVIDED WITH A 12" MINIMUM CONCRETE MOW STRIP ALL AROUND. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
20. COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHALL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.

PARKING

329 PARKING STALLS PROVIDED
+ 8 ACCESSIBLE STALLS PROVIDED

337 TOTAL PARKING STALLS PROVIDED

LINE TYPES LEGEND

- 4 — 4' - 0" CHAINLINK FENCE
- 6 — 6' - 0" CHAINLINK FENCE
- 10 — 10' - 0" CHAINLINK FENCE
- P — PROPERTY LINE
- M1 — 12" WIDE CONCRETE MOW STRIP
- M2 — 24" WIDE CONCRETE MOW STRIP
- CL — CONSTRUCTION LIMIT LINE

KEYED NOTES

508.1	6" DIA. X 48" A.F.F. CONCRETE FILLED AND PAINTED GALVANIZED STEEL PIPE BOLLARD TO RECEIVE SECURITY GATE. PROVIDE STEEL HASP LATCH PLATE AS INDICATED N ASSOCIATED GATE DETAIL.
2100.0	FIRE DEPARTMENT CONNECTIONS
2101.0	FIRE RISER
2215.0	HATCH DEFINES THE EXTENT OF THE UNDER-SLAB SNOW MELT SYSTEM. SEE MECHANICAL FOR ADDITIONAL DETAILS
2602.0	SITE LIGHTING WITH 30" CONCRETE BASE
2602.1	MONUMENT SIGN LIGHTING
2602.2	LOCATION FOR FUTURE MARQUEE SIGN, NIC
2602.3	SITE LIGHTING WITH 12" CONCRETE BASE
2602.4	ON-SITE STREET LIGHTING IS PAID FOR IN CONTRACT, BUT INSTALLED BY CITY UNDER SEPARATE CONTRACT. COORDINATE WITH CITY FOR FINAL PLACEMENT. REFER TO ELECTRICAL FOR ROUGH-IN, WIRING REQUIREMENTS, ETC.
2602.5	OFF-SITE STREET LIGHTING N.I.C. LIGHTS SHOWN FOR COORDINATION PURPOSES WITH CITY AND ADJACENT PROPERTY OWNERS ONLY.
3200.1	4" THICK CONCRETE SIDEWALK WITH SUBBASE
3200.2	6" CONCRETE CURB AND 24" GUTTER WITH SUBBASE
3202.0	ACCESSIBLE CURB CUT
3203.0	PAINTED PARKING STRIPES AND ACCESS LANES
3203.1	HANDICAP PARKING STALLS
3205.2	10'-0" CHAINLINK GATE
3205.4	18'-8" X 6'-0" DOUBLE LEAF CHAINLINK GATE
3207.0	DUMPSTER, NIC
3209.0	LANDSCAPING
3210.1	BASKETBALL HOOP
3211.0	35'-0" TALL FLAG POLE
3213.0	BIKE RACK LOCATION. BIKE RACKS PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
3214.0	PICKLEBALL COURTS, SEE SPECIFICATION
3214.1	6 LANE RUNNING TRACK WITH 5CM LANE LINES. 3" ASPHALT OVER 8" ROAD BASE
3215.0	FIELD GAME LINES AND LAYOUT, FOR REFERENCE ONLY
3217.0	LONG JUMP, TRIPLE JUMP, & POLE VAULT RUNWAY AND LANDING PIT. DIMENSIONS TO MEET MINIMUM REQUIREMENTS SET BY UHAA & UFSHSA.
3300.0	FIRE HYDRANT ASSEMBLY W/ CONCRETE APRON & CONC. FILLED BOLLARDS. SEE TYPICAL DETAIL FOR ADDITIONAL INFORMATION, TYP.
3300.1	FIRE HYDRANT ASSEMBLY PER CITY STANDARDS. SEE CIVIL, TYP.
3309.0	ONSITE RETENTION POND, SEE CIVIL

SITE IMPROVEMENT LEGEND

- **SCHOOL SITE IMPROVEMENTS** - INCLUDES EVERYTHING WITHIN THE PROPERTY LINE + TO THE CURB/GUTTER JUST OUTSIDE OF THE PROPERTY LINE + THE ROAD ACCESS TO THE SITE ON TRAVERSE TERRACE
- **OFF SITE IMPROVEMENTS** - INCLUDES ROAD, UTILITY, PRV STATIONS, AND RETENTION POND IMPROVEMENTS OUTSIDE OF THE SCHOOL SITE
- **CONSTRUCTION LIMITS** - AREA TO REMAIN UNDISTURBED DURING CONSTRUCTION

SITE PLAN AREAS

	AREA SF	AREA ACRES	PERCENTAGE
TOTAL IMPACTED AREA	1,512,379 SF	34.72 ACRES	100.0%
TOTAL SCHOOL PROPERTY	1,512,379 SF	34.72 ACRES	100.0%
IMPERVIOUS AREA	406,961 SF	9.34 ACRES	26.9%
LANDSCAPE AREA	979,192 SF	22.48 ACRES	64.7%
BUILDING PAD AREA	117,969 SF	2.71 ACRES	7.8%

MATERIALS LEGEND

- BUILDING
- TURF - REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- XERISCAPING - REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- **LIGHT DUTY CONCRETE SIDEWALK**
  - SCHOOL SIDEWALKS: 4" CONCRETE SLAB OVER 4" GRAVEL BASE OVER COMPACTED SUBBASE
  - OFF-SITE SIDEWALKS: 6" CONCRETE SLAB OVER 6" GRAVEL BASE OVER COMPACTED SUBBASE
- **HEAVY DUTY CONCRETE PAVEMENT**
  - DUMPSTER PAD - 6" CONCRETE SLAB REINFORCED W/ EPOXY COATED #4 BAR @ 16" O.C. EACH WAY OVER 6" COMPACTED ROAD BASE OVER COMPACTED SUBBASE
  - BASKETBALL PAD - 6" CONCRETE SLAB REINFORCED W/ EPOXY COATED #4 BAR @ 24" O.C. EACH WAY OVER 6" COMPACTED ROAD BASE OVER COMPACTED SUBBASE
  - ADA PARKING & RAISED CROSSWALKS - 6" CONCRETE SLAB OVER 8" COMPACTED ROAD BASE OVER COMPACTED SUBBASE
- **TENNIS COURT CONCRETE PAVEMENT**
  5" THICK POST TENSIONED CONCRETE SLAB OVER 6MIL VAPOR BARRIER SLIP SHEET OVER 6" COMPACTED ROAD BASE WITH TENSION CABLES EVERY 24" O.C. EACH WAY
- **ASPHALT PAVEMENT**
  -LIGHT DUTY (PARKING): 3" FLEX PAVEMENT OVER 6" COMPACTED ROAD BASE OVER 12" COMPACTED SUBBASE
  -HEAVY DUTY (DRIVES): 3" FLEX PAVEMENT OVER 10" COMPACTED ROAD BASE OVER 12" COMPACTED SUBBASE
  -CITY STREETS: 3" FLEX PAVEMENT OVER 8" COMPACTED ROAD BASE OVER 19" COMPACTED SUBBASE
- IMAGINARY LINE INDICATING FIRE ACCESS LANES
- LANDSCAPE COBBLE ROCK - 4" - 6" TYP ANGULAR - SEE LANDSCAPE SHEETS FOR DETAILS.
- SNOW MELT SYSTEM
- AREA TO REMAIN UNDISTURBED DURING CONSTRUCTION

NOTE: PAVEMENT CROSS SECTIONS ARE PROVIDED AS A MINIMUM STANDARD. COORDINATE WITH CIVIL ON FINAL ASSEMBLIES.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: 2023 JUNE 27

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
1190 E BELLE ST. & 9050 N HARMONY WAL, EAGLE MOUNTAIN, UT

CONFORMED SET

PLAN - SITE - OVERALL

AS100

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ANNOTATED PLAN NOTES

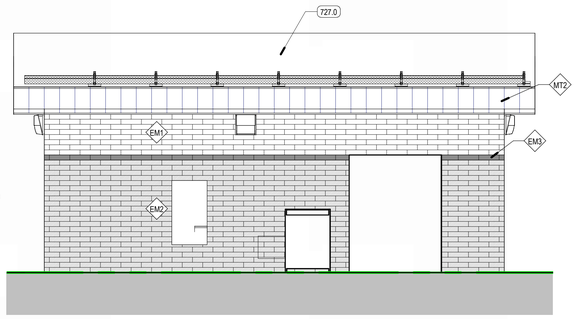
1. SEE EXTERIOR ELEVATION SHEETS FOR EXTERIOR MASONRY TYPE AND COURSING.
2. RADIUS ALL EXPOSED VERTICAL MASONRY CORNERS FROM SLAB TO BOTTOM OF MASONRY LINTEL OR IF NO LINTEL EXISTS, STOP RADIUS @ FIRST MASONRY JOINT BELOW CEILING. SEE DETAIL **C6/A521**
3. USE DOUBLE STUDS @ 48" O.C. BEHIND ALL TACKABLE WALL SURFACING. COORDINATE W/ CENTERLINE OF ROOM. TACKWALL IS TO BE INSTALLED PRIOR TO MILLWORK.
4. 5/8" CEMENTITIOUS BACKER BOARD, IN LIEU OF GYP. BD., REQUIRED BEHIND ALL WALL APPLIED TILE WAINSCOT, AND ALL FULLY TILED WALLS. SEE SPECIFICATIONS.
5. SEE DETAIL **C3/A520** FOR TYPICAL REVEAL DETAIL BETWEEN DIFFERING WALL TYPES (FOR EXAMPLE, GYP. BOARD & CMU)
6. WHERE SHOWN - ALL FURNITURE AND COMPUTERS ON PLANS SHOWN DASHED ARE FOR REFERENCE ONLY. SEE PLANS AND SPECIFICATIONS FOR ALL BASE CONTRACT FURNITURE TO BE PROVIDED.
7. ALL HOUSEKEEPING PAD DIMENSIONS SHOULD BE COORDINATED WITH ACTUAL EQUIPMENT.
8. THERMAL BATT INSULATION TO RUN FULL HEIGHT & LENGTH OF STUD WALLS UP TO DECK.
9. STUD SPACING SHALL BE 8" O.C. @ ALL RADIUSED WALLS.
10. ALL LOW PARITION WALLS TO BE BRACED INTERNALLY WITH T.S. STANCHIONS @ EACH END AND @ 5' O.C. (WALLS 7'-0" HIGH OR LESS) SEE DETAILS **B6/A520**, **A6/A520**, & **A4/A520** TYP. LOW PARTITION WALLS AT FOODS TO RECEIVE PORCELAIN TILE, TYP.
11. SEE EXPANSION SLIP JOINT, DETAILS **A2/A520**, **B2/A520** & **E2/A520**, TYP.
12. SEE FINISH SHEETS FOR FLOOR FINISH PATTERNS & TRANSITION DETAIL CALL-OUTS.

DIMENSION NOTES

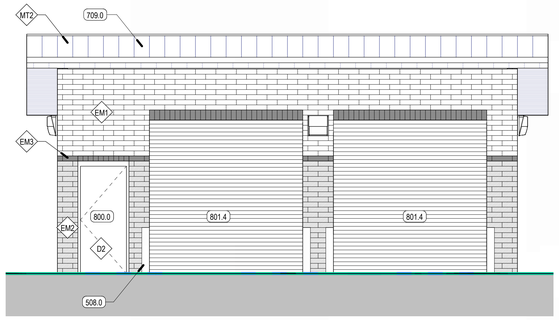
1. ALL DIMENSIONS ARE TO CENTER OF STUD WALL OR FACE OF CONCRETE, MASONRY OR ROUGH OPENING UNLESS NOTED OTHERWISE. WHERE THE END OF A WALL IS INDICATED THE DIMENSION IS TO THE FINISH SURFACE OF THE WALL END.
   - FACE OF FINISHED WALL WILL BE NOTED AS F.O.W.
   - FACE OF STUD WILL BE NOTED AS F.O.S.
2. UNLESS DIMENSIONED OTHERWISE, THE DIMENSION FROM THE BACK OF A DOOR FRAME AT STUD FRAMING CONDITIONS IS TO BE 6" TO THE FINISHED WALL CORNER.
3. EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATION SHOWN, DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES AND SPECIFICATIONS. IF DIMENSIONS ARE NOT PRESENT, THE ARCHITECT IS TO BE NOTIFIED SO THAT A CLARIFICATION CAN BE ISSUED.

KEYED NOTES

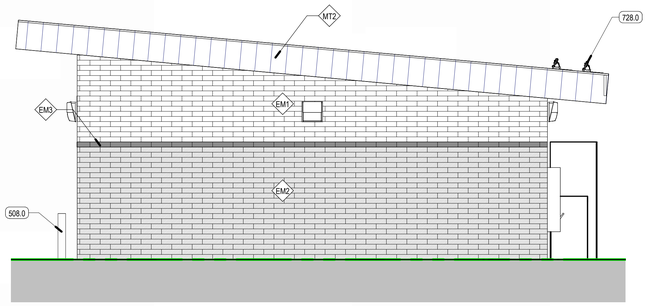
304.0	4" THICK REINFORCED CONCRETE SLAB ON GRADE
408.3	8" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK
508.0	6" DIA. X 48" A.F.F. CONCRETE FILLED AND PAINTED GALVANIZED STEEL PIPE BOLLARD
603.0	1/2" PLYWOOD SHEATHING, PRESSURE TREATED AT EXTERIOR LOCATIONS
700.2	15mm POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6", TYP. UNDERSLAB AT ALL SLAB ON GRADE LOCATIONS WITHIN THE BUILDING FOOTPRINT EXCEPT FOR AREAS WITH FLOATING WOOD FLOORS SUCH AS THE GYM & STAGE WHERE THE VAPOR RETARDER SHALL BE LOCATED ABOVE THE SLAB AND BENEATH THE FLOATING WOOD FLOOR, TYP.
709.0	PRE-FINISHED UNINSULATED EXTERIOR METAL WALL PANEL
727.0	PRE-FINISHED STANDING SEAM METAL ROOF OVER ICE AND WATER SHIELD, OVER 40/20 APA RATED OSB SHEATHING. COLOR TO MATCH METAL FASCIA
728.0	SNOW GUARDS
729.0	R38 BATT INSULATION
730.0	ICE AND WATER SHIELD
800.0	DOOR AND FRAME
801.4	DOOR, OVERHEAD COILING
909.0	5/8" GYPSUM BOARD SOFFIT, PAINTED WHERE EXPOSED
2610.0	LIGHT FIXTURE
3101.0	6" THICK FREE DRAINING GRAVEL BASE
3202.2	4" X 24" X CONT. CONCRETE MOW STRIP



D1 ELEVATION - OUTDOOR STORAGE - NORTH
SCALE: 1/4" = 1'-0"



D2 ELEVATION - OUTDOOR STORAGE - SOUTH
SCALE: 1/4" = 1'-0"



D4 ELEVATION - OUTDOOR STORAGE - EAST
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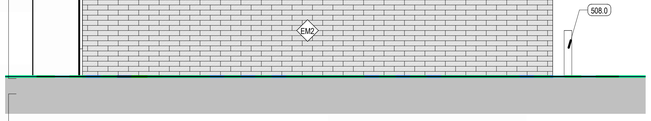
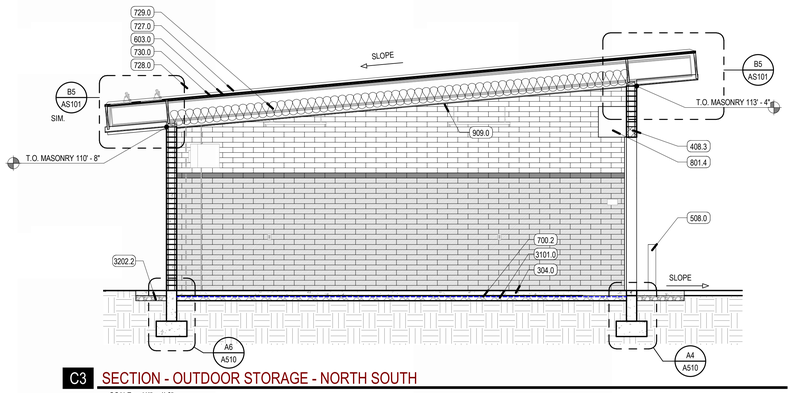
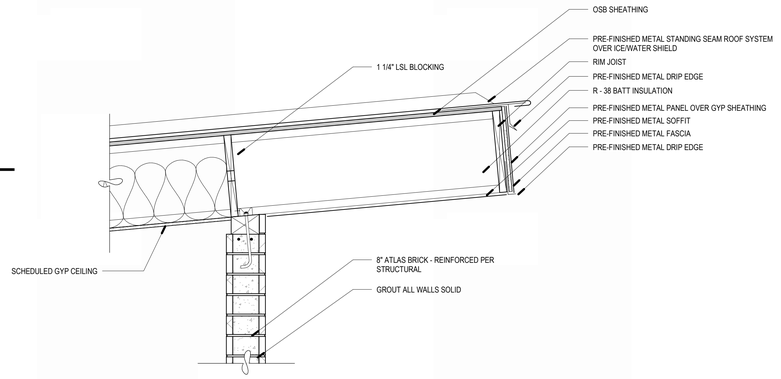


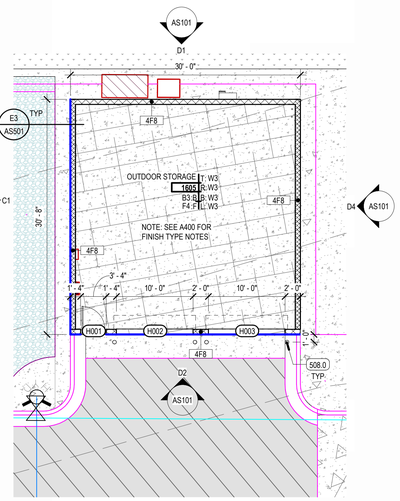
C1 ELEVATION - OUTDOOR STORAGE - WEST
SCALE: 1/4" = 1'-0"



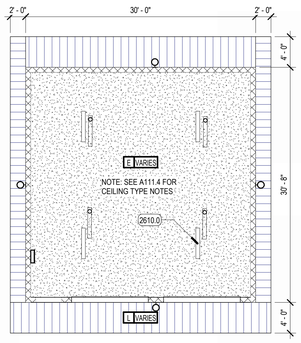
C3 SECTION - OUTDOOR STORAGE - NORTH SOUTH
SCALE: 1/4" = 1'-0"



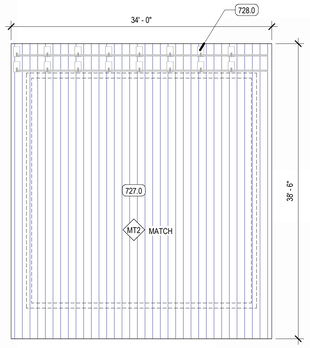
B5 EAVE DETAIL
SCALE: 1" = 1'-0"



A1 PLAN - OUTDOOR STORAGE
SCALE: 1/8" = 1'-0"



A2 PLAN - RCP - OUTDOOR STORAGE
SCALE: 1/8" = 1'-0"



A3 PLAN - ROOF - OUTDOOR STORAGE
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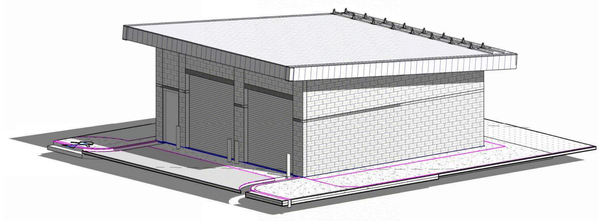


A5 OUTDOOR STORAGE - PERSPECTIVE
SCALE:

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION
17	2023.08.25	RFI 16

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: 2023 JUNE 27

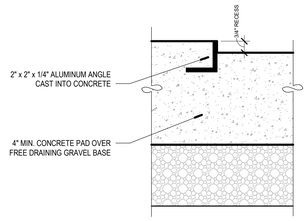
ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
1190 E BELLE ST. & 9050 N HARMONY WAL, EAGLE MOUNTAIN, UT

CONFORMED SET

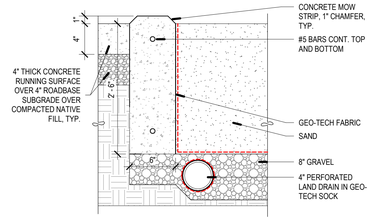
OUTDOOR STORAGE BUILDING

AS101



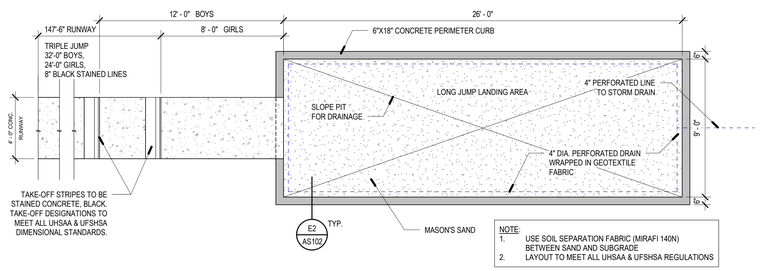
E1 RING EDGE DETAIL

SCALE: 3" = 1'-0"



E2 LONG JUMP LANDING AREA SECTION

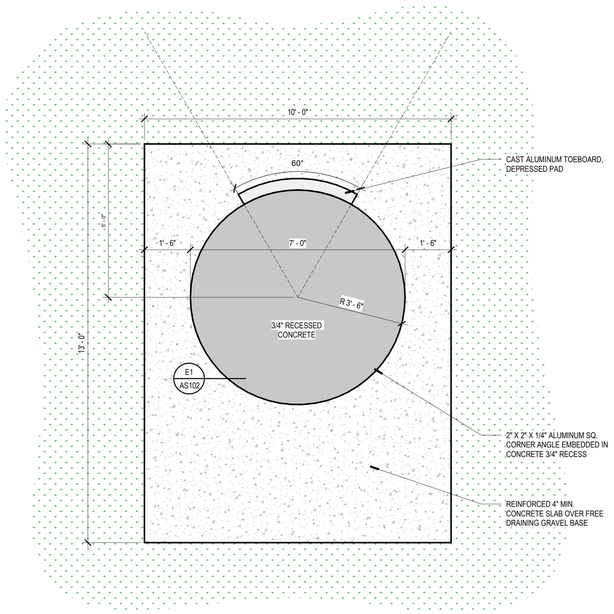
SCALE: 1 1/2" = 1'-0"



NOTE:
1. USE SOIL SEPARATION FABRIC (MIRAFI 140N) BETWEEN SAND AND SUBGRADE
2. LAYOUT TO MEET ALL UHSAA & UFSHSA REGULATIONS

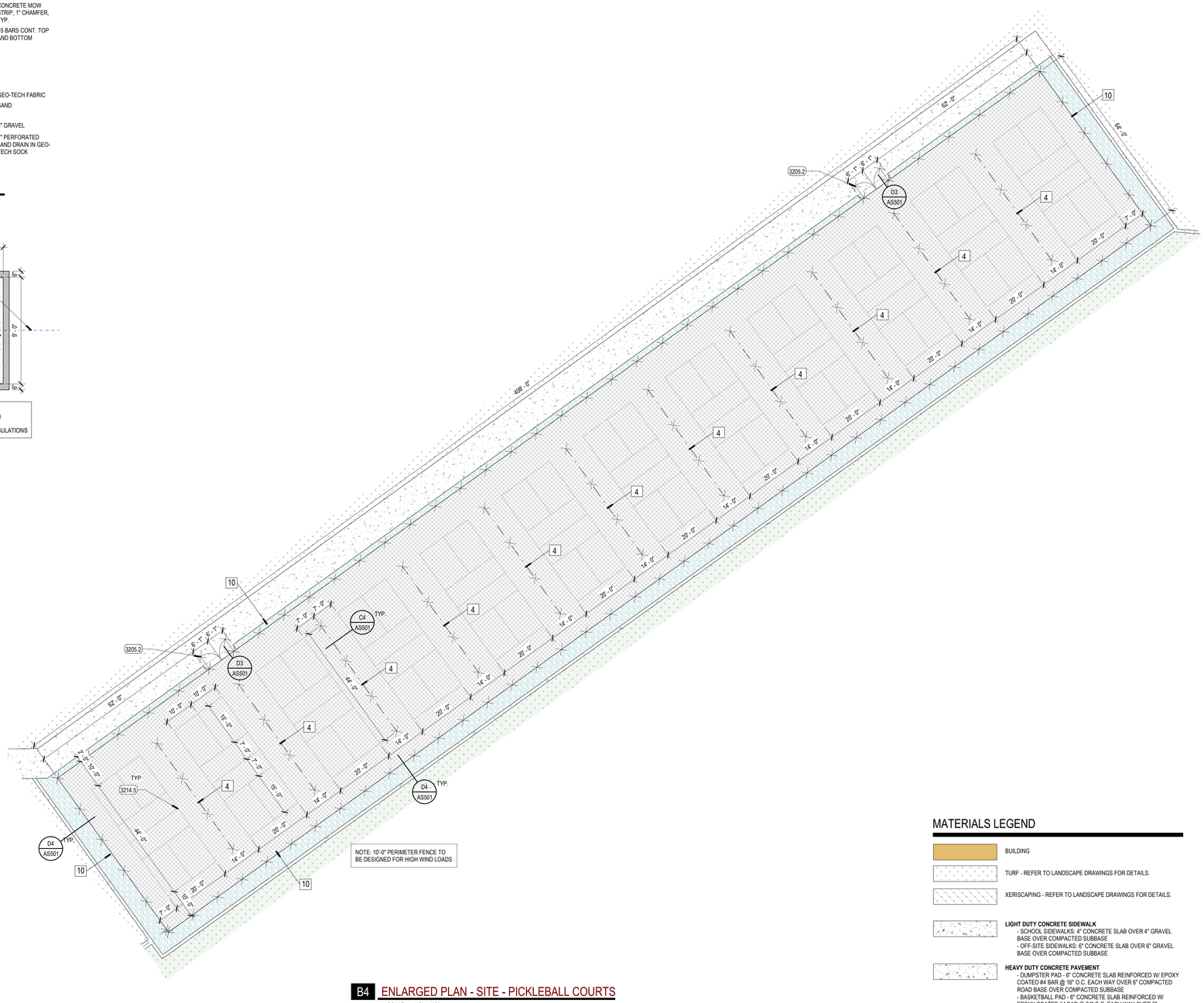
D1 LONG JUMP LANDING AREA

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



B1 SHOT PUT PAD

SCALE: 1/2" = 1'-0"



B4 ENLARGED PLAN - SITE - PICKLEBALL COURTS

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

KEYED NOTES

3205.2	10'-0" CHAINLINK GATE
3214.5	PICKLEBALL COURT NET WITH ASSOCIATED POSTS.

LINE TYPES LEGEND

4	4' - 0" CHAINLINK FENCE
6	6' - 0" CHAINLINK FENCE
10	10' - 0" CHAINLINK FENCE
P	PROPERTY LINE
M1	12" WIDE CONCRETE MOW STRIP
M2	24" WIDE CONCRETE MOW STRIP
CL	CONSTRUCTION LIMIT LINE

MATERIALS LEGEND

- BUILDING
- TURF - REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- XERISCAPING - REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- **LIGHT DUTY CONCRETE SIDEWALK**
  - SCHOOL SIDEWALKS: 4" CONCRETE SLAB OVER 4" GRAVEL BASE OVER COMPACTED SUBBASE
  - OFF-SITE SIDEWALKS: 6" CONCRETE SLAB OVER 6" GRAVEL BASE OVER COMPACTED SUBBASE
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524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
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REV	DATE	DESCRIPTION

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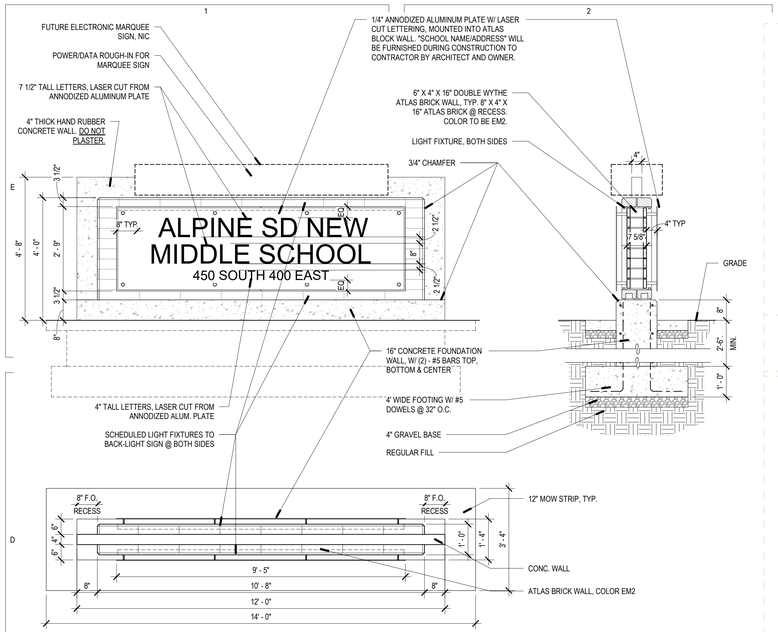
ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
1190 E BELLE ST. & 9050 N HARMONY WAL, EAGLE MOUNTAIN, UT

CONFORMED SET

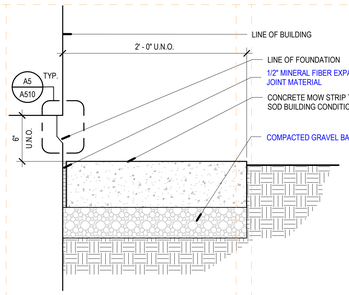
PLAN - SITE - ENLARGED PICKLEBALL

AS102



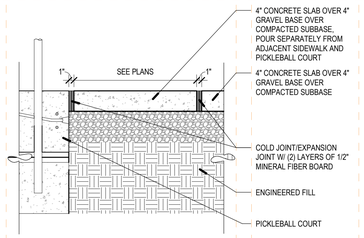
D1 SIGN 2

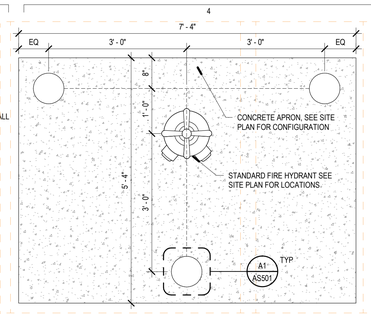
B3/ AS100 SCALE: 1/2" = 1'-0"



E3 TYP MOW STRIP

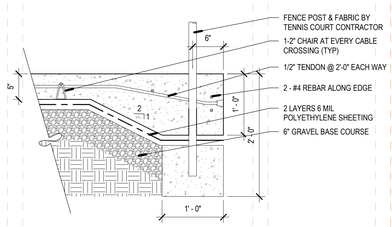
A1/ AS101 SCALE: 1 1/2" = 1'-0"

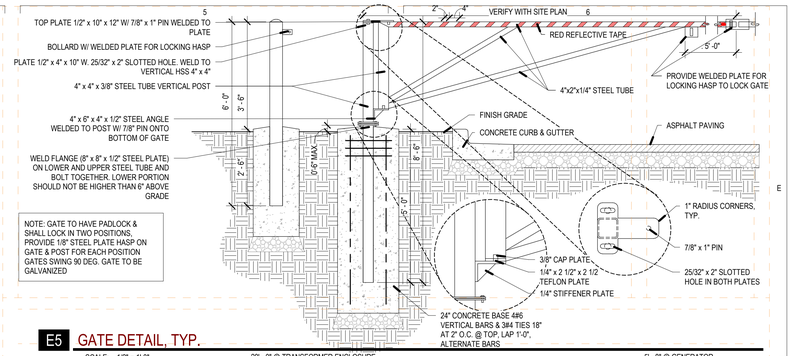




E4 FIRE HYDRANT W/ 3 BOLLARDS

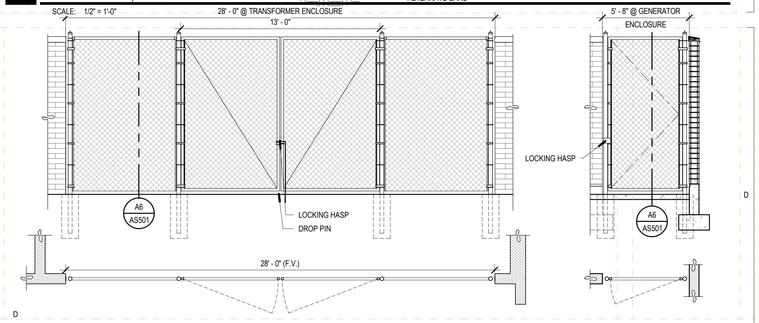
B3/ AS100 SCALE: 3/4" = 1'-0"





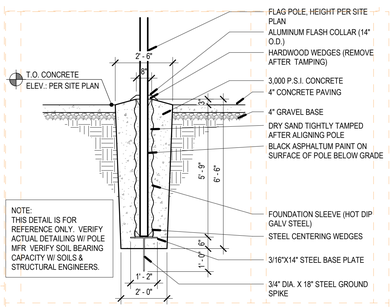
E5 GATE DETAIL, TYP.

SCALE: 1/2" = 1'-0"



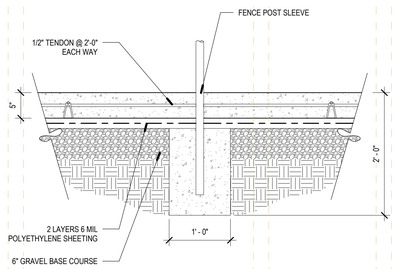
D3 PICKLEBALL COURT ENTRANCE SIDEWALK

SCALE: 1" = 1'-0"



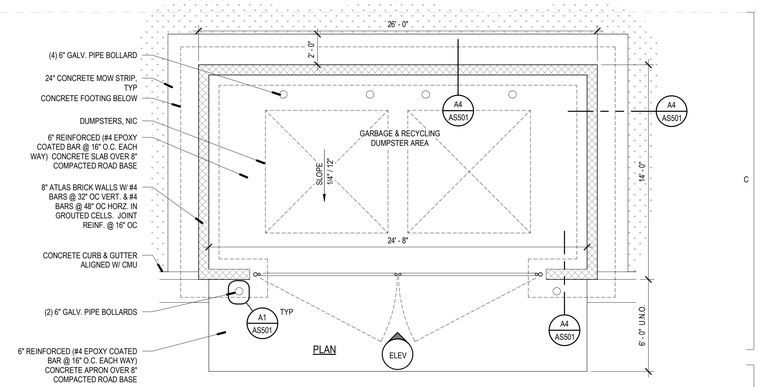
D4 PICKLEBALL COURT PERIMETER FENCE

SCALE: 1" = 1'-0"



D5 GATE DETAIL

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

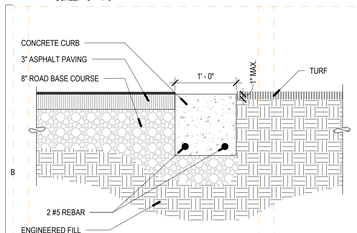


C1 BASKETBALL PIPE SLEEVE OUTDOOR

SCALE: 3" = 1'-0"

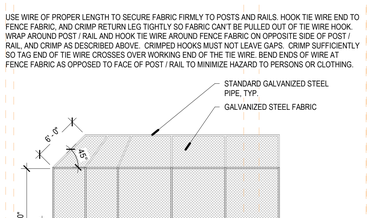
C2 LIGHT POLE

SCALE: 1/2" = 1'-0"



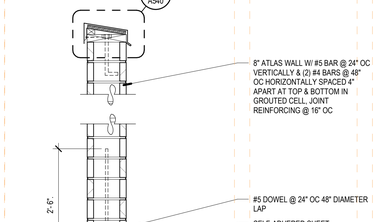
B1 CONCRETE EDGE @ TRACK

B3/ AS100 SCALE: 1" = 1'-0"



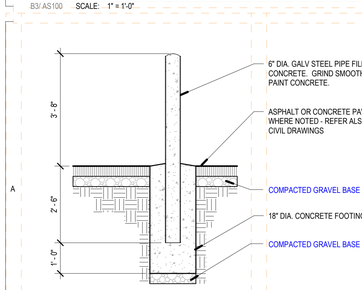
C2 CHAINLINK BACKSTOP

B3/ AS100 SCALE: 1/8" = 1'-0"



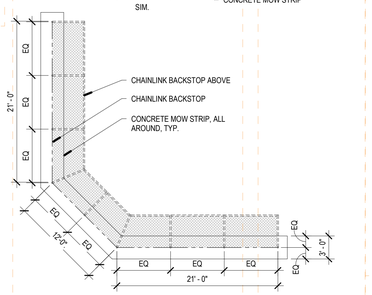
B5 TYP DUMPSTER / RECYCLING ENCLOSURE

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



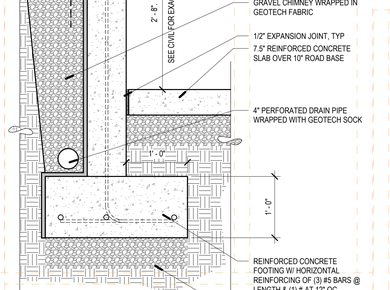
A1 PIPE BOLLARD

B4/ A115.1 SCALE: 1/2" = 1'-0"



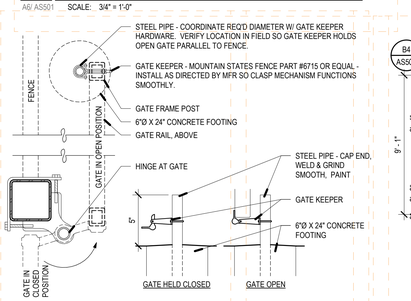
A2 CHAINLINK BACKSTOP

B3/ AS100 SCALE: 1/8" = 1'-0"



A4 CMU ENCLOSURE SECTION

B5/ AS501 SCALE: 1" = 1'-0"

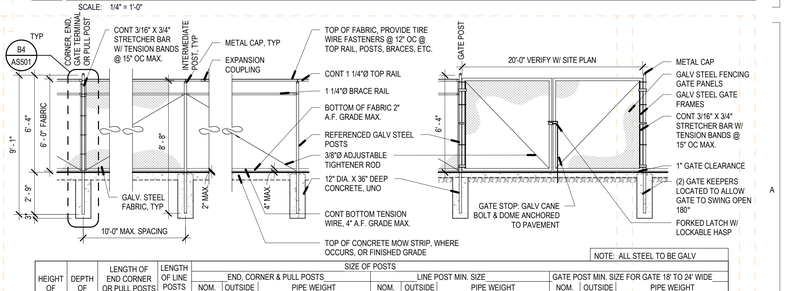


B4 CHAIN LINK FENCE

A6/ AS501 SCALE: 3/4" = 1'-0"

A5 GATE KEEPER

SCALE: 2" = 1'-0"



NOTE: ALL STEEL TO BE GALV

HEIGHT OF FABRIC	DEPTH OF POSTS	LENGTH OF END CORNER OR PULL POSTS	LENGTH OF LINE POSTS	SIZE OF POSTS											
				END, CORNER & PULL POSTS				LINE POST MIN. SIZE				GATE POST MIN. SIZE FOR GATE 18' TO 24' WIDE			
				NOM. SIZE	OUTSIDE DIA.	PIPE WEIGHT ASTM A-120	PIPE WEIGHT TRIPLE COAT	NOM. SIZE	OUTSIDE DIA.	PIPE WEIGHT ASTM A-120	PIPE WEIGHT TRIPLE COAT	NOM. SIZE	OUTSIDE DIA.	PIPE WEIGHT ASTM A-120	PIPE WEIGHT TRIPLE COAT
6'	3'	5'	8'-8"	2"	2.375"	3.65	3.11	1 1/2"	1.900"	2.72	2.23	1 1/2"	1.625"	2.72	2.23

A6 CHAIN LINK FENCE AND GATE

B4/ AS501 SCALE: 1/4" = 1'-0"

USE WIRE OF PROPER LENGTH TO SECURE FABRIC FIRMLY TO POSTS AND RAILS. HOOK TIE WIRE END TO FENCE FABRIC, AND CRIMP RETURN LEG TIGHTLY SO FABRIC CAN'T BE PULLED OUT OF TIE WIRE HOOK. WRAP AROUND POST / RAIL AND HOOK TIE WIRE AROUND FENCE FABRIC ON OPPOSITE SIDE OF POST / RAIL, AND CRIMP AS DESCRIBED ABOVE. CRIMPED HOOKS MUST NOT LEAVE GAPS. CRIMP SUFFICIENTLY SO TAG END OF TIE WIRE CROSSES OVER WORKING END OF THE TIE WIRE. BEND ENDS OF WIRE AT FENCE FABRIC AS OPPOSED TO FACE OF POST / RAIL TO MINIMIZE HAZARD TO PERSONS OR CLOTHING.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION
7	2023.06.27	RFI 002

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: 2023 JUNE 27

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
1190 E BELLE ST. & 9050 N HARMONY WAL, EAGLE MOUNTAIN, UT

CONFORMED SET

SITE DETAILS

AS501

ELECTRICAL SITE UTILITY COORDINATION

ELECTRICAL SITE UTILITY INFORMATION HAS BEEN COORDINATED WITH THE FOLLOWING UTILITY COMPANY REPRESENTATIVES. VERIFY ALL LOCATIONS, DIMENSIONS, CLEARANCES, REGULATIONS, ETC., PRIOR TO INSTALLATION. NOTIFY ENGINEER OF ANY REVISIONS REQUIRED.

POWER COMPANY	ROCKY MOUNTAIN POWER (RMP)
CONTACT	DEL EDWARDS
PHONE NO.	(801) 331-6568
EMAIL	del.edwards@rockymountainpower.net
WORK ORDER NO.	7032530
TELECO COMPANY	DIRECT COMMUNICATIONS FIBER (DCF)
CONTACT	CODY BAILEY
PHONE NO.	(801) 789-2821
EMAIL	cbailey@directcomfiber.com

SHEET KEYNOTES

E3 PROVIDE UNDERGROUND JUNCTION BOX NEAR MARQUEE SIGN. PROVIDE (1) 2" CONDUIT FROM JUNCTION BOX TO MDF B206 AND (1) 1-1/4" CONDUIT FOR INDICATED BRANCH CIRCUIT BACK TO PANELBOARD. SEPARATE CONDUITS WITHIN JUNCTION BOX AS NECESSARY. COORDINATE WITH ARCHITECTURAL DETAIL D1/AS501 FOR ADDITIONAL CONDUIT STUB-UP LOCATIONS WITHIN THE MARQUEE SIGN. LABEL CONDUITS "MARQUEE SIGN" FEED FOR FUTURE POWER AND DATA MARQUEE.

E4 COORDINATE LOCATION OF (4) 'OL' FIXTURES WITH ARCHITECTURAL MARQUEE DETAIL.

E5 EXTEND (3) 2" CONDUITS FROM CONTROLLER OUT LANDSCAPE AREA A MINIMUM OF A 10'. COORDINATE WITH IRRIGATION CONTRACTOR THE PATHWAY AND ROUGH-IN.

E6 FIELD COORDINATE EXACT LOCATION OF INTEGRAL FLAGPOLE/LIGHT, VOLTAGE REQUIREMENTS, AND TERMINATION REQUIREMENTS WITH MANUFACTURER'S SHOP DRAWINGS PRIOR TO ROUGH-IN.

E10 IRRIGATION PUMP LOCATION. VERIFY EXACT LOCATION WITH LANDSCAPE CONTRACTOR PRIOR TO ROUGH-IN. PROVIDE ROUGH-IN FOR UNDERGROUND BOX, CONDUIT (PULL-ROPE), AND CIRCUIT BREAKERS ONLY FOR BOTH THE 480V AND 120V FUTURE CONNECTIONS WITHIN THE BASE BID. IF ALLOWANCE NO. 3 IS SELECTED VERIFY IRRIGATION PUMP HORSEPOWER AND ASSOCIATED BREAKERS WITH MANUFACTURER'S SHOP DRAWINGS. PROVIDE ASSOCIATED CONDUCTORS AT THAT TIME AND ALL ADDITIONAL CONNECTIONS/INSTALLATION REQUIRED BETWEEN THE PUMPS INTEGRAL VFD AND (2) PUMP MOTORS AND 120V CONDUCTORS BETWEEN CONTROL PANEL AND INTEGRAL FAN/HEATER.

E11 PROVIDE UNDERGROUND CONCRETE JUNCTION BOX(ES) AS SHOWN. LABEL CONCRETE LID "ASD FIRE ALARM". PROVIDE CONDUITS BETWEEN BOXES AS SHOWN. LOCATE BOX ON THE CENTER LINE OF FUTURE PORTABLE LOCATION OUTLINED ON PLANS. PROVIDE (2) 2" CONDUITS FROM JUNCTION BOX TO UNDERGROUND FIRE ALARM JUNCTION BOX NEAR SHED. LABEL CONDUIT 'FIRE ALARM FEED FOR FUTURE PORTABLE'.

E12 PROVIDE UNDERGROUND CONCRETE JUNCTION BOX(ES) AS SHOWN. LABEL CONCRETE LID "ASD DATA/FIBER". PROVIDE CONDUITS BETWEEN BOXES AS SHOWN. LOCATE BOX ON THE CENTER LINE OF FUTURE PORTABLE LOCATION OUTLINED ON PLANS. PROVIDE (1) 2" CONDUITS FROM JUNCTION BOX TO UNDERGROUND DATA JUNCTION BOX NEAR SHED. LABEL CONDUIT 'DATA/INTERCOM FEED FOR FUTURE PORTABLE'.

E13 PROVIDE UNDERGROUND CONCRETE JUNCTION BOXES P1 AND P2 WITHIN LANDSCAPE AREA AS SHOWN. PROVIDE (2) 4" CONDUITS WITH PULL ROPE FROM JUNCTION BOX TO SWITCHBOARD 'SLDP'. ASSURE PLACEMENT OF CONDUIT WITHIN SWITCHGEAR ALLOWS FOR EASY FUTURE CONDUCTOR PULLS. LABEL CONDUIT 'POWER FEED FOR PORTABLES'. VERIFY LOCATION OF JUNCTION BOXES WITH OWNER PRIOR TO INSTALLATION.

SHEET KEYNOTES

E14 PROVIDE UNDERGROUND CONCRETE JUNCTION BOX WITHIN LANDSCAPE AREA AS SHOWN. LABEL CONCRETE LID "ASD FIRE ALARM". PROVIDE (2) 2.5" CONDUITS WITH PULL ROPE FROM JUNCTION BOX TO MAIN FIRE ALARM PANEL (FACP) IN 'MDF' B206. VERIFY LOCATION OF JUNCTION BOXES WITH OWNER PRIOR TO INSTALLATION. LABEL CONDUIT 'FIRE ALARM FEED FOR PORTABLES'.

E15 PROVIDE UNDERGROUND CONCRETE JUNCTION BOX WITHIN LANDSCAPE AREA AS SHOWN. LABEL CONCRETE LID "ASD FIBER/DATA". PROVIDE (2) 3" CONDUITS WITH PULL ROPE FROM JUNCTION BOX TO MAIN FIRE ALARM PANEL (FACP) IN 'MDF' B206. VERIFY LOCATION OF JUNCTION BOXES WITH OWNER PRIOR TO INSTALLATION. LABEL CONDUIT 'DATA/INTERCOM FEED FOR SATELLITES'.

E19 PROVIDE UNDERGROUND CONCRETE JUNCTION BOX(ES) AS SHOWN. LABEL CONCRETE LID "ASD ELECTRICAL". PROVIDE CONDUITS BETWEEN JUNCTION BOXES P1 AND P2 AS INDICATED. LOCATE BOX ON THE CENTER LINE OF FUTURE PORTABLE LOCATION OUTLINED ON PLANS. PROVIDE (1) 4" CONDUIT FROM EACH JUNCTION BOX TO UNDERGROUND ELECTRICAL JUNCTION BOXES P1 AND P2 NEAR SHED. LABEL CONDUIT 'POWER FEED FOR FUTURE PORTABLE'.

E20 ELECTRICAL UTILITY SERVICE FROM ROCKY MOUNTAIN POWER (RMP) HAS BEEN GENERALLY COORDINATED AND GENERAL DIRECTION GIVEN HEREIN. DIVISION 26 RESPONSIBLE FOR COMPLETELY COORDINATING THE EXACT PATHWAYS AND REQUIREMENTS WITH RMP. PROVIDE FIBERGLASS LONG RADIUS SWEEPS FOR ALL RMP CONDUITS. DIAGRAMATIC RMP PATHWAY SHOWN TO EDGE OF SITE. PATHWAY CONTINUES OFF-SITE. PROVIDE DIRECTIONAL BORING AS REQUIRED. PROVIDE ALL NEW PATHWAYS AND SECTIONALIZER ON PROJECT SITE AND CONTINUE PATH TO NEW TRANSFORMER. PROVIDE CONDUITS BETWEEN NEW RMP VAULT AND CT AS REQUIRED. VERIFY AND COORDINATE ALL ROUGH-IN, PATHWAYS, AND INSTALLATION REQUIREMENTS WITH LATEST RMP ESR AND CONTACT PERSON PROVIDED ON PLAN. ALL NEW DEVELOPMENTS WILL BE SERVICED UNDERGROUND. CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE AND INSTALL SECONDARY CONDUCTORS, TRANSFORMER PADS, AND SECONDARY BOXES. THE UNDERGROUND ELECTRICAL DISTRIBUTION LAYOUT SHALL BE COMPLETED OR APPROVED BY RMP ENGINEERING DIVISION.

E21 DIVISION 26 TO COORDINATE WITH CIVIL CONTRACTOR FOR CONDUIT PLACEMENT TO AVOID CONFLICT. VERIFY UTILITY REQUIREMENTS PRIOR TO ROUTING. REFER TO CIVIL AND UTILITY ELEVATIONS FOR ADDITIONAL REQUIREMENTS AND DETAILS.

E22 PROVIDE (2) 4" CONDUITS WITH (4) 1" SMOOTHWALL INNERDUCT EACH FROM HANDHOLE FOR DCF SERVICES. FIELD COORDINATE EXACT 'MEET-ME' POINT WITH DCF PRIOR TO ROUGH-IN. UTILIZE LONG ELBOWS AND SWEEPS FOR ALL CONDUIT TRANSITIONS. COORDINATE WITH DCF AND OWNER FOR EXACT DEMARCATION LOCATION. DEMARCATION TO BE LOCATED ON A SECTION OF THE PLYWOOD WALL BOARD. LOCATE DEDICATED 4-PLEX RECEPTACLE NEAR DCF DEMARCATION.

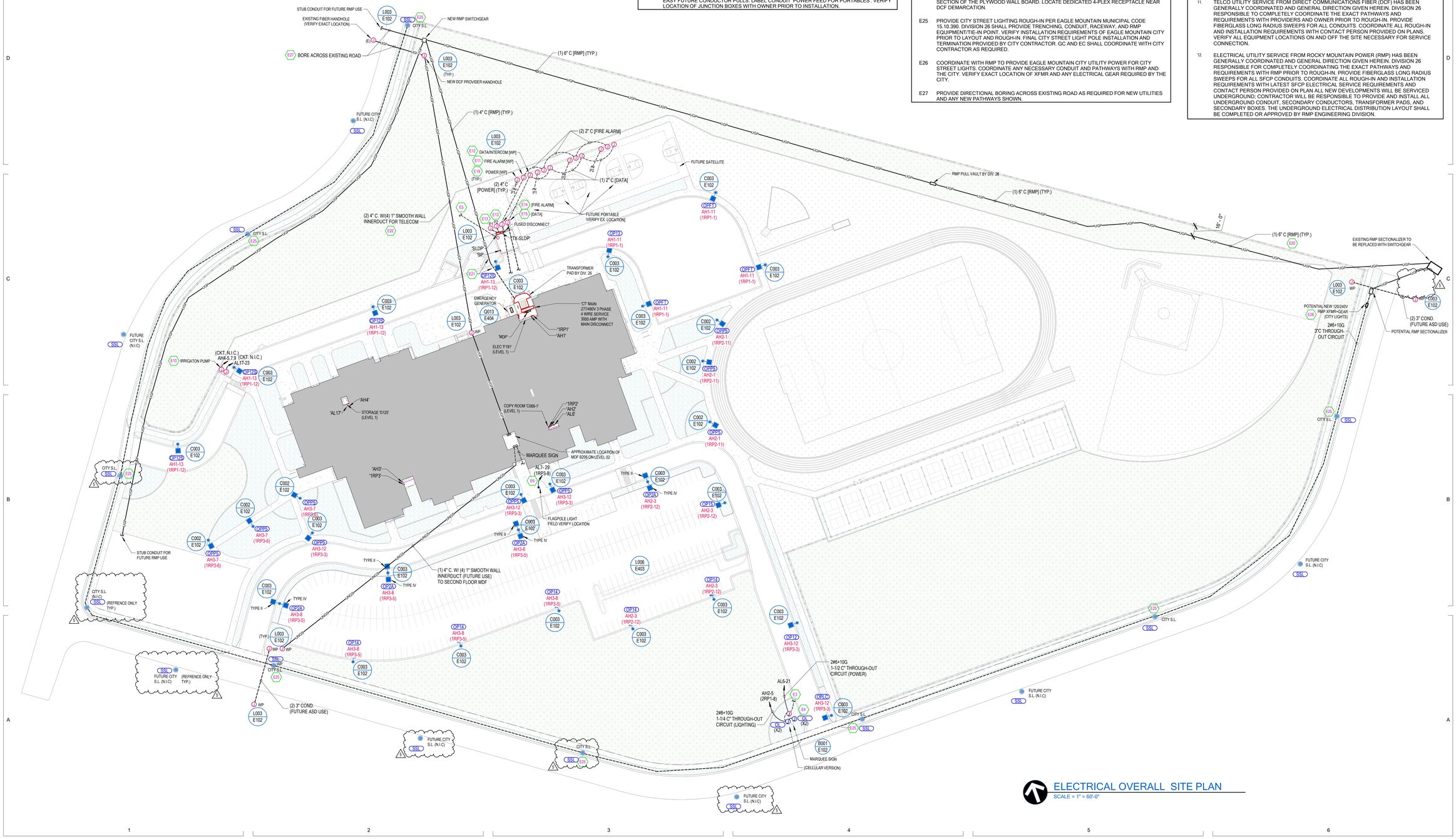
E25 PROVIDE CITY STREET LIGHTING ROUGH-IN PER EAGLE MOUNTAIN MUNICIPAL CODE 15.10.390. DIVISION 26 SHALL PROVIDE TRENCHING, CONDUIT, RACEWAY, AND RMP EQUIPMENT/TIE-IN POINT. VERIFY INSTALLATION REQUIREMENTS OF EAGLE MOUNTAIN CITY PRIOR TO LAYOUT AND ROUGH-IN. FINAL CITY STREET LIGHT POLE INSTALLATION AND TERMINATION PROVIDED BY CITY CONTRACTOR. GC AND EC SHALL COORDINATE WITH CITY CONTRACTOR AS REQUIRED.

E26 COORDINATE WITH RMP TO PROVIDE EAGLE MOUNTAIN CITY UTILITY POWER FOR CITY STREET LIGHTS. COORDINATE ANY NECESSARY CONDUIT AND PATHWAYS WITH RMP AND THE CITY. VERIFY EXACT LOCATION OF XFMR AND ANY ELECTRICAL GEAR REQUIRED BY THE CITY.

E27 PROVIDE DIRECTIONAL BORING ACROSS EXISTING ROAD AS REQUIRED FOR NEW UTILITIES AND ANY NEW PATHWAYS SHOWN.

GENERAL SHEET NOTES

1. INSPECT ALL CONDUIT(S) WITH CAMERA TO CONFIRM THAT CONDUIT(S) HAVE NOT BEEN CRUSHED OR BROKEN. CAP OPEN ENDS OF CONDUITS AND INSTALL A 200 LB. NYLON PULL CORD IN EACH EMPTY CONDUIT RUN.
2. PROVIDE PLANS, PHOTO DOCUMENTATION AND GPS COORDINATES INDICATING THE LOCATION OF ANY AND ALL CONDUITS INTENDED FOR FUTURE USE BY OWNER. SUBMIT DOCUMENTATION WITH O&Ms.
3. BIDDERS SHALL EXAMINE THE SITE AND THE COMPLETE SET OF PLANS AND SPECIFICATIONS COVERING THE ENTIRE PROJECT. THEY SHALL BECOME FULLY CONVERSANT WITH THE TYPE OF GENERAL CONSTRUCTIONS AS WELL AS ALL PERTINENT FACTS AFFECTING THE COST OF CARRYING OUT THE WORK THEY WILL CONTRACT TO PERFORM. DIVISION 26 SHALL COORDINATE PROJECT PHASING WITH GENERAL CONTRACTOR AND BID AND PERFORM RESPONSIBILITES FOR THIS PROJECT TO CONTRACT EXPECTATIONS.
4. PROVIDE HAND RUBBED FINISHES FOR ALL SITE POLES. REFER TO DIAGRAM C003/E102 FOR ADDITIONAL INFORMATION.
5. COORDINATE ELECTRICAL DEMOLITION WITH ARCHITECTURAL DRAWINGS AND GENERAL CONTRACTOR.
6. CLOSELY COORDINATE ANY REQUIRED POWER SHUTDOWNS WITH THE HEAD CUSTODIAN AND OWNER.
7. VERIFY LOCATION OF LIGHT POLES WITH THE OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
8. PROVIDE PROPERLY SIZED DISCONNECTS (NEMA 3R ENCLOSURE) ON ALL EXTERIOR OUTBUILDINGS. PROVIDE CONTRETE-ENCASED GROUNDING ELECTRODE IN 4" CONCRETE SLAB. PROVIDE A GROUNDING SYSTEM AS REQUIRED PER NEC 225.32, 250.32, AND 250.50.
9. PROVIDE SECURITY CONTACTS ON ALL EXTERIOR OUTBUILDINGS ENTRY POINTS. LABEL ALL ELECTRICAL GEAR WITH BOTH CONSTRUCTION DRAWING ROOM #S AND FINAL CONSUMER ROOM #'S.
10. EXTERIOR BUILDING MOUNTED LIGHT FIXTURES SHALL BE MOUNTED NO HIGHER THAN 20'.
11. TELCO UTILITY SERVICE FROM DIRECT COMMUNICATIONS FIBER (DCF) HAS BEEN GENERALLY COORDINATED AND GENERAL DIRECTION GIVEN HEREIN. DIVISION 26 RESPONSIBLE TO COMPLETELY COORDINATE THE EXACT PATHWAYS AND REQUIREMENTS WITH PROVIDERS AND OWNER PRIOR TO ROUGH-IN. PROVIDE FIBERGLASS LONG RADIUS SWEEPS FOR ALL CONDUITS. COORDINATE ALL ROUGH-IN AND INSTALLATION REQUIREMENTS WITH CONTACT PERSON PROVIDED ON PLANS. VERIFY ALL EQUIPMENT LOCATIONS ON AND OFF THE SITE NECESSARY FOR SERVICE CONNECTION.
12. ELECTRICAL UTILITY SERVICE FROM ROCKY MOUNTAIN POWER (RMP) HAS BEEN GENERALLY COORDINATED AND GENERAL DIRECTION GIVEN HEREIN. DIVISION 26 RESPONSIBLE FOR COMPLETELY COORDINATING THE EXACT PATHWAYS AND REQUIREMENTS WITH RMP PRIOR TO ROUGH-IN. PROVIDE FIBERGLASS LONG RADIUS SWEEPS FOR ALL SFCP CONDUITS. COORDINATE ALL ROUGH-IN AND INSTALLATION REQUIREMENTS WITH LATEST SFCP ELECTRICAL SERVICE REQUIREMENTS AND CONTACT PERSON PROVIDED ON PLAN ALL NEW DEVELOPMENTS WILL BE SERVICED UNDERGROUND; CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL UNDERGROUND CONDUIT, SECONDARY CONDUCTORS, TRANSFORMER PADS, AND SECONDARY BOXES. THE UNDERGROUND ELECTRICAL DISTRIBUTION LAYOUT SHALL BE COMPLETED OR APPROVED BY RMP ENGINEERING DIVISION.



ELECTRICAL OVERALL SITE PLAN

SCALE = 1" = 60'-0"

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

BNA CONSULTING
4225 Lake Park Blvd, Suite 275
West Valley City, UT 84120
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www.bnaconsulting.com
SALT LAKE · SE GEORGE

REV	DATE	DESCRIPTION
4	06/15/2023	POST-BID ADDENDUM 5
5	09/05/2023	PR 02.1
6	08/17/2023	PR 03

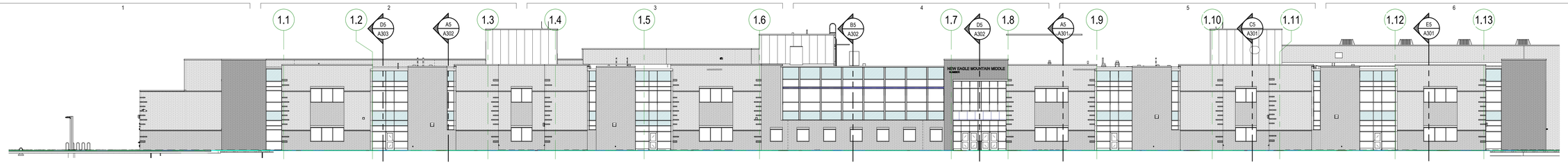
VCBO NUMBER: 22705
CLIENT NUMBER: 23031
DATE: 2023 JUNE, 27

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUTOFF ROAD, EAGLE MOUNTAIN, UT
CONFORMED SET

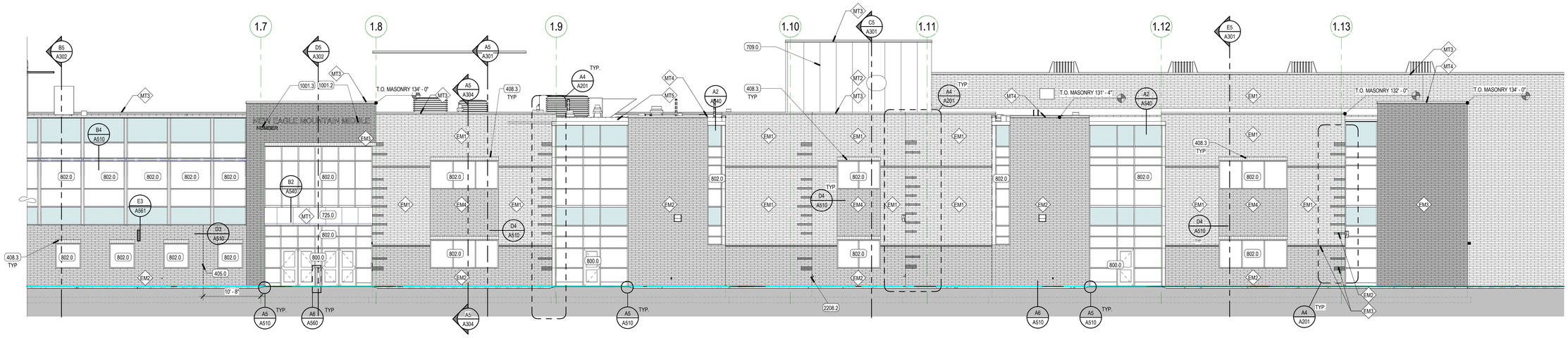
ELECTRICAL SITE PLAN

E101



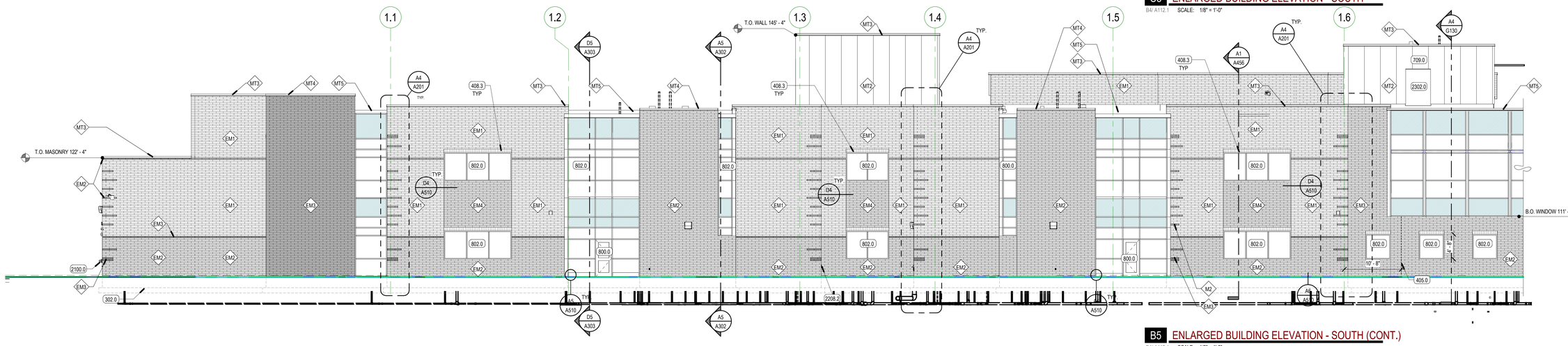
E5 OVERALL BUILDING ELEVATION - SOUTH VIEW

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



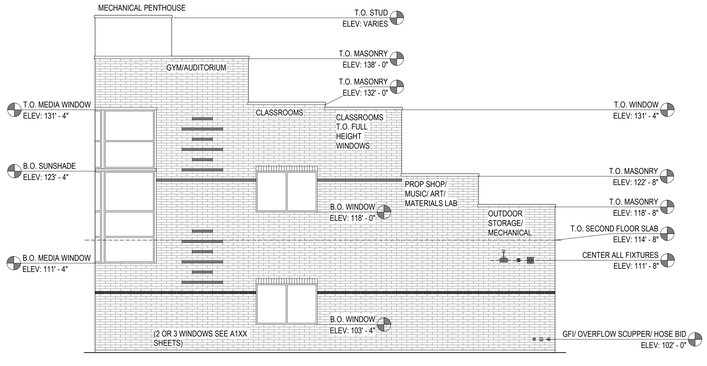
C5 ENLARGED BUILDING ELEVATION - SOUTH

B4/ A112.1 SCALE: 1/8" = 1'-0"



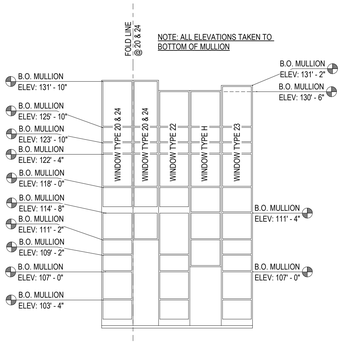
B5 ENLARGED BUILDING ELEVATION - SOUTH (CONT.)

B4/ A112.1 SCALE: 1/8" = 1'-0"



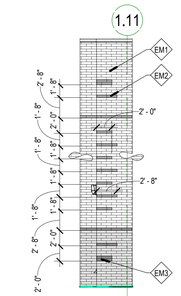
A1 VERTICAL CONTROL ELEVATION

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



A3 VERT. CONTROL ELEV. - STOREFRONT

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



A4 ACCENT BAND LAYOUT

B5/ A201 SCALE: 1/8" = 1'-0"

KEYED NOTES

302.0	REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
405.0	MASONRY CONTROL JOINT WITH CONTINUOUS NEOPRENE "TEE" GASKET, TYP.
408.3	8" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK
709.0	PRE-FINISHED UNINSULATED EXTERIOR METAL WALL PANEL
725.0	PRE-FINISHED ALUMINUM COMPOSITE METAL (ACM) WALL PANEL SYSTEM WITH DRY JOINTS
800.0	DOOR AND FRAME
802.0	STOREFRONT SYSTEM
1001.2	SIGNAGE, 12" TALL CAST ALUMINUM LETTERING
1001.3	SIGNAGE, 8" TALL CAST ALUMINUM LETTERING
2100.0	FIRE DEPARTMENT CONNECTIONS
2208.2	DRAIN, OVERFLOW OUTLET
2302.0	FACTORY PRE-FINISHED MECHANICAL LOUVER AND TRIM KIT. COLOR TO MATCH ADJACENT WALL FINISHES FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS, AS SELECTED BY THE ARCHITECT, TYP.

KEY PLAN

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH — STEVEN BREWSTER — 7067969 — LICENSED ARCHITECT

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: 2023 MAY 08

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

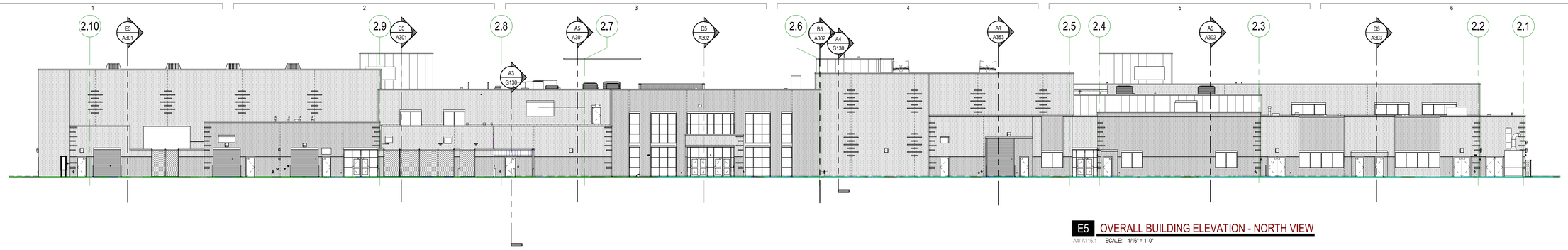
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUTOFF ROAD, EAGLE MOUNTAIN, UT

CONSTRUCTION BID SET

EXTERIOR ELEVATIONS

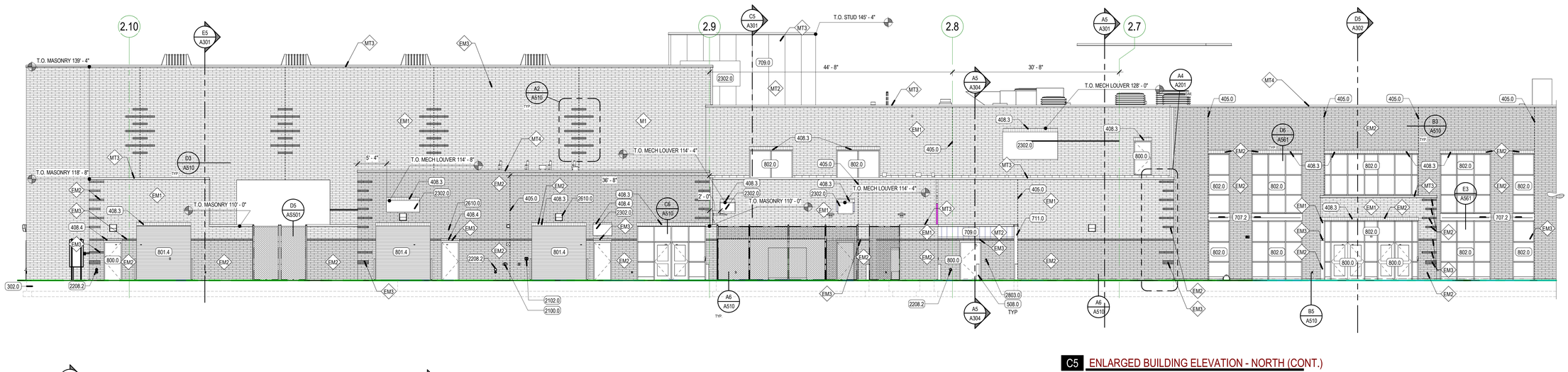
A201

A201.DWG



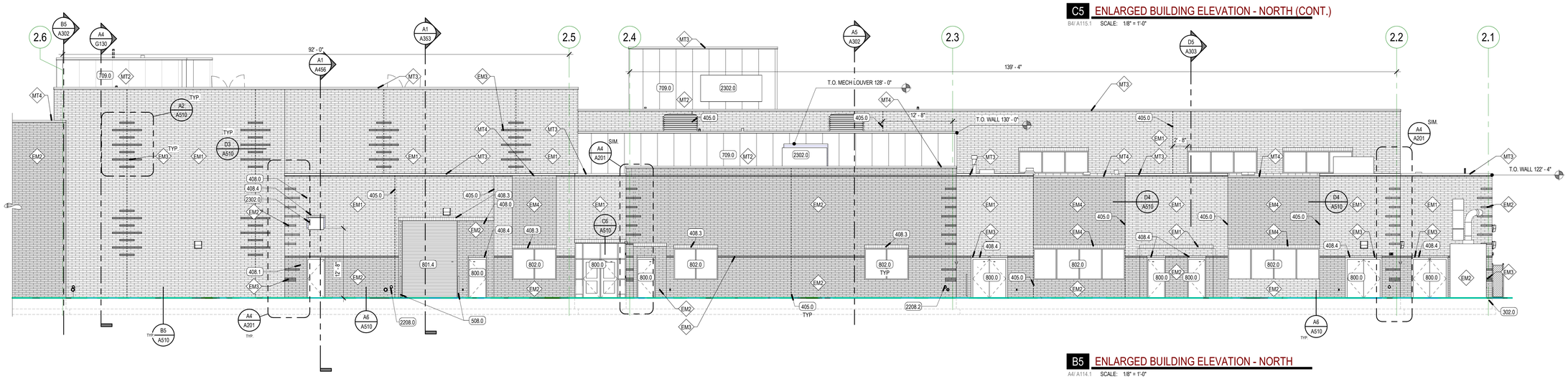
E5 OVERALL BUILDING ELEVATION - NORTH VIEW

A4/ A116.1 SCALE: 1/16" = 1'-0"



C5 ENLARGED BUILDING ELEVATION - NORTH (CONT.)

B4/ A115.1 SCALE: 1/8" = 1'-0"



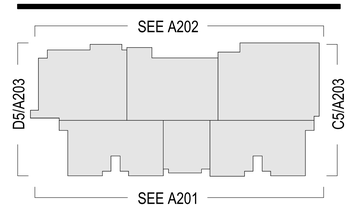
B5 ENLARGED BUILDING ELEVATION - NORTH

A4/ A114.1 SCALE: 1/8" = 1'-0"

KEYED NOTES

302.0	REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
405.0	MASONRY CONTROL JOINT WITH CONTINUOUS NEOPRENE "TEE" GASKET, TYP.
408.0	4"x8"x16" ATLAS BRICK
408.1	4"x8"x16" ATLAS BRICK ACCENT BAND, COLOR M3
408.3	8" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK
408.4	4" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK
508.0	6" DIA. X 48" A.F.F. CONCRETE FILLED AND PAINTED GALVANIZED STEEL PIPE BOLLARD
707.2	PRE-FINISHED CONT. METAL FLASHING
709.0	PRE-FINISHED UNINSULATED EXTERIOR METAL WALL PANEL
711.0	OVERFLOW SCUPPER
800.0	DOOR AND FRAME
801.4	DOOR, OVERHEAD COILING
802.0	STOREFRONT SYSTEM
2100.0	FIRE DEPARTMENT CONNECTIONS
2102.0	RECESSED KNOX BOX
2208.0	DRAIN, FLOOR
2208.2	DRAIN, OVERFLOW OUTLET
2302.0	FACTORY PRE-FINISHED MECHANICAL LOUVER AND TRIM KIT. COLOR TO MATCH ADJACENT WALL FINISHES FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS, AS SELECTED BY THE ARCHITECT, TYP.
2610.0	LIGHT FIXTURE
2803.0	SECURITY ACCESS CARD READER

KEY PLAN



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801.575.8800
VCBO.COM

STATE OF UTAH — STEVEN BREWINGTON — 7067969 — LICENSED ARCHITECT

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	2023 MAY 08

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

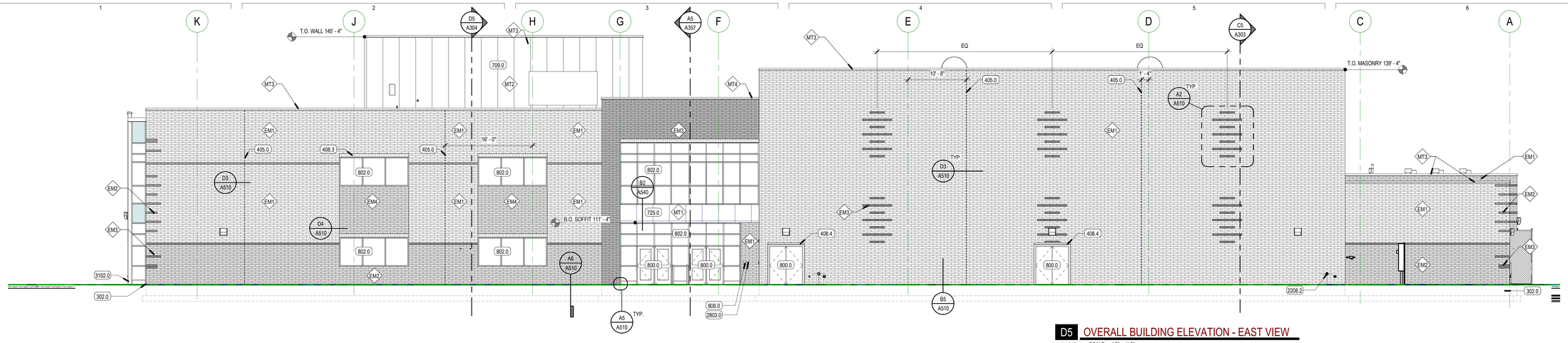
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUTOFF ROAD, EAGLE MOUNTAIN, UT

CONSTRUCTION BID SET

EXTERIOR ELEVATIONS

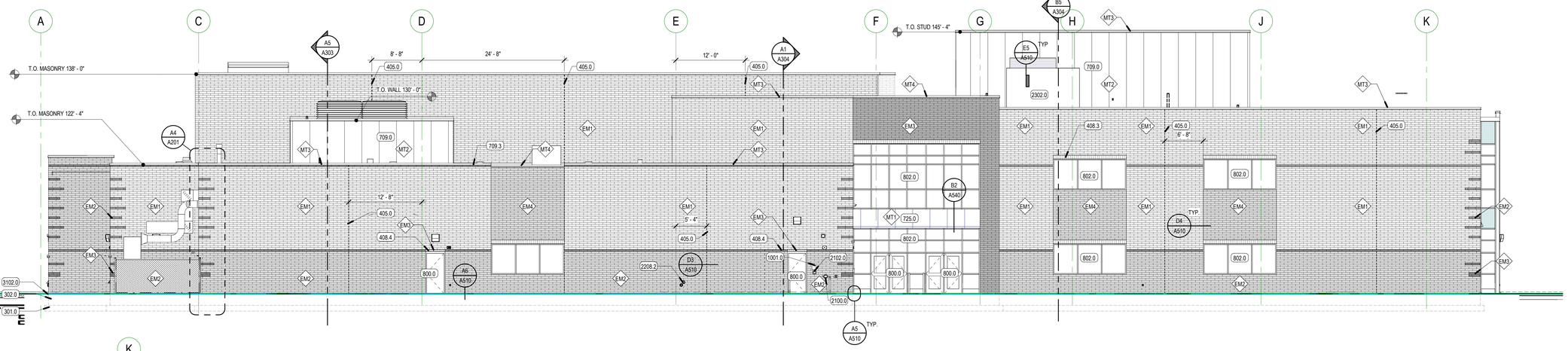
A202

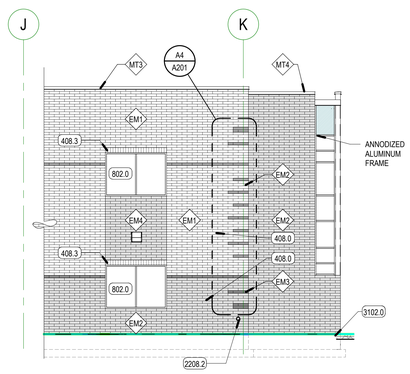
A202_2305_R.DGN



D5 OVERALL BUILDING ELEVATION - EAST VIEW

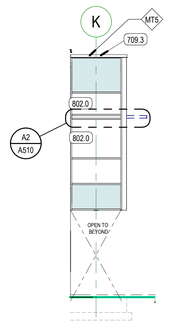
A4/ A116.1 SCALE: 1/8" = 1'-0"





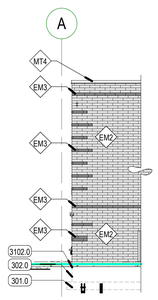
B1 EXTERIOR ELEVATION

A4/ A113.1 SCALE: 1/8" = 1'-0"



B2 EXTERIOR ELEVATION

B4/ A112.1 SCALE: 1/8" = 1'-0"



B3 EXTERIOR ELEVATION

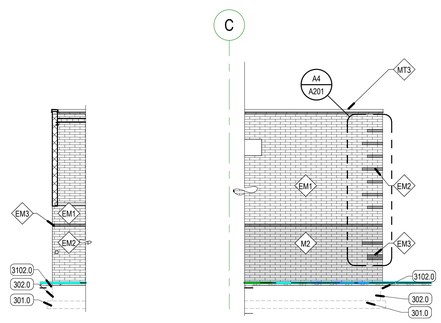
A4/ A114.1 SCALE: 1/8" = 1'-0"

C5 OVERALL BUILDING ELEVATION - WEST VIEW

A4/ A114.1 SCALE: 1/8" = 1'-0"

KEYED NOTES

301.0	REINFORCED CONCRETE FOOTING
302.0	REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
405.0	MASONRY CONTROL JOINT WITH CONTINUOUS NEOPRENE "TEE" GASKET, TYP.
408.0	4"x8"x16" ATLAS BRICK
408.3	8" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK
408.4	4" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK
504.0	METAL ROOF ACCESS LADDER, PAINTED
709.0	PRE-FINISHED UNINSULATED EXTERIOR METAL WALL PANEL
709.3	PRE-FINISHED CONT. METAL CAP AND CLEAT OVER (2) 2X PRE-TREATED NAILERS
711.2	PRE-FINISHED METAL DOWNSPOUT
725.0	PRE-FINISHED ALUMINUM COMPOSITE METAL (ACM) WALL PANEL SYSTEM WITH DRY JOINTS
800.0	DOOR AND FRAME
802.0	STOREFRONT SYSTEM
808.0	ADA DOOR ACTUATOR
1001.0	SIGNAGE, SEE SCHEDULE
2100.0	FIRE DEPARTMENT CONNECTIONS
2102.0	RECESSED KNOX BOX
2208.2	DRAIN, OVERFLOW OUTLET
2302.0	FACTORY PRE-FINISHED MECHANICAL LOUVER AND TRIM KIT. COLOR TO MATCH ADJACENT WALL FINISHES FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS, AS SELECTED BY THE ARCHITECT, TYP.
2803.0	SECURITY ACCESS CARD READER
3102.0	FINISH GRADE

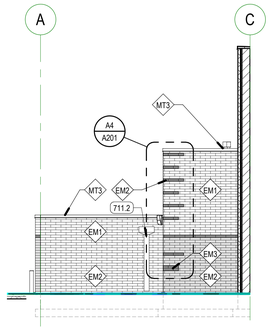


A1 EXTERIOR ELEVATION

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

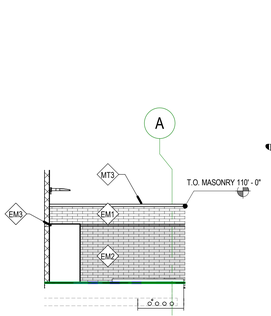
A2 EXTERIOR ELEVATION

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



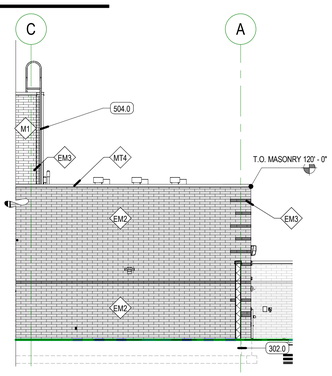
A3 EXTERIOR ELEVATION

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



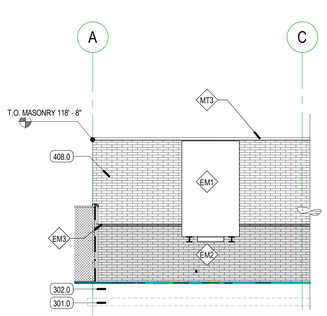
A4 EXTERIOR ELEVATION

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



A5 EXTERIOR ELEVATION

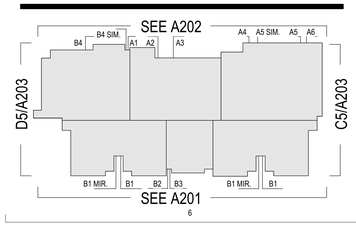
SCALE: 1/8" = 1'-0"



A6 EXTERIOR ELEVATION

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

KEY PLAN



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STATE OF UTAH
SHANE BREWERTON
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LICENSED ARCHITECT

REV	DATE	DESCRIPTION

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ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUTOFF ROAD, EAGLE MOUNTAIN, UT

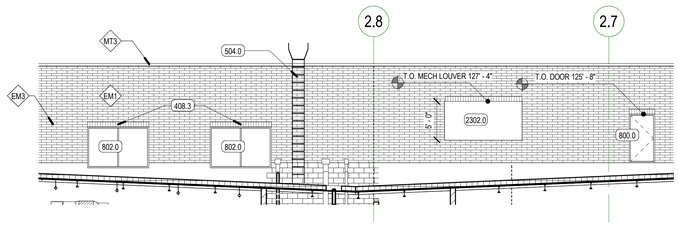
CONSTRUCTION BID SET

EXTERIOR ELEVATIONS

A203

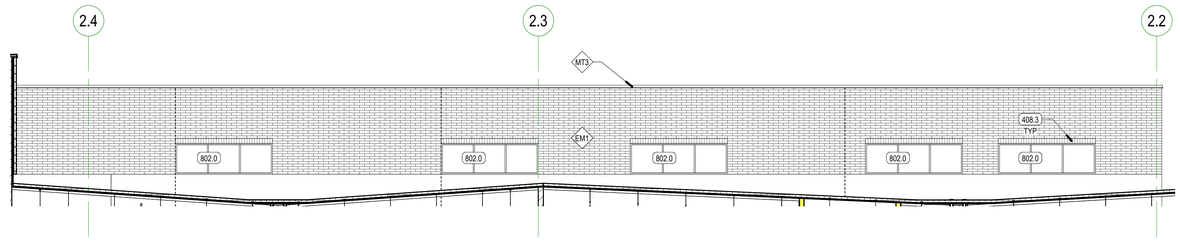
KEYED NOTES

408.3	8" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK
504.0	METAL ROOF ACCESS LADDER, PAINTED
705.0	PVC SINGLE-PLY MEMBRANE ROOFING SYSTEM WITH 1A-90 & SH CLASSIFICATIONS, ALL OTHERS TO SUBMIT FOR PRIOR APPROVAL. INCLUDE DEALL VERTICAL MEMBRANE SURFACES AT STEPPED WALLS, CURBS, ETC. TO BE 12" MINIMUM FROM LOWER ROOF MEMBRANE TO TERMINATION BAR OR CURB, TYP. COORDINATE WITH ARCHITECT ANY CONDITIONS THAT VARY FROM THIS REQUIREMENT PRIOR TO INSTALLATION OF ROOFING SYSTEM, TYP.
709.0	PRE-FINISHED UNINSULATED EXTERIOR METAL WALL PANEL
711.2	PRE-FINISHED METAL DOWNSPOUT
800.0	DOOR AND FRAME
802.0	STOREFRONT SYSTEM
2302.0	FACTORY PRE-FINISHED MECHANICAL LOUVER AND TRIM KIT. COLOR TO MATCH ADJACENT WALL FINISHES FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS, AS SELECTED BY THE ARCHITECT, TYP.



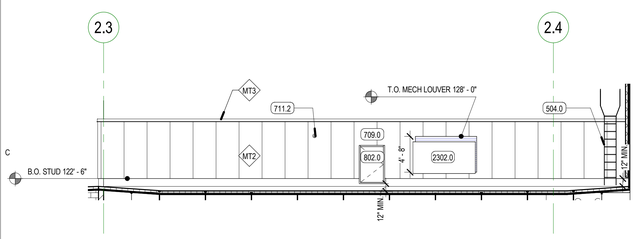
D1 MECHANICAL

B4/ A125.1 SCALE: 1/8" = 1'-0"



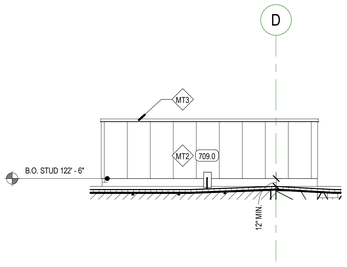
D3 EXTERIOR BUILDING ELEVATION - AREA 24 - NORTH

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



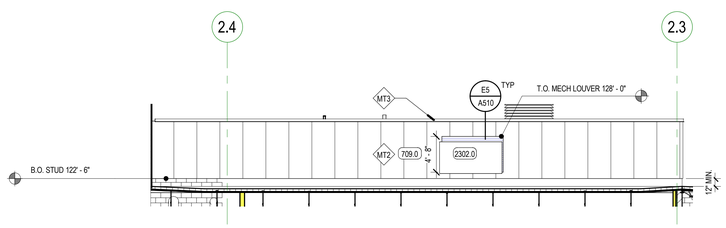
C1 MECHANICAL

A4/ A124.1 SCALE: 1/8" = 1'-0"



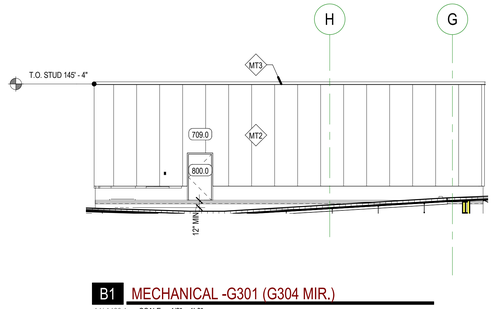
C3 MECHANICAL

A4/ A124.1 SCALE: 1/8" = 1'-0"



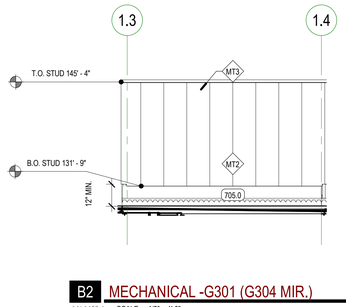
C4 MECHANICAL

A4/ A124.1 SCALE: 1/8" = 1'-0"



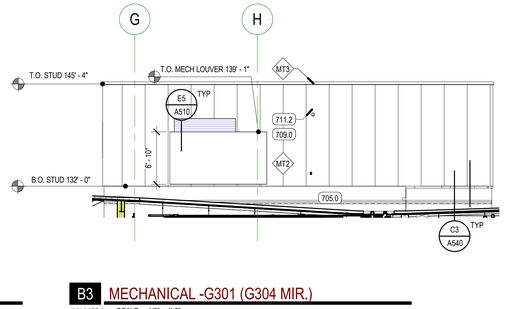
B1 MECHANICAL -G301 (G304 MIR.)

A1/ A130.1 SCALE: 1/8" = 1'-0"



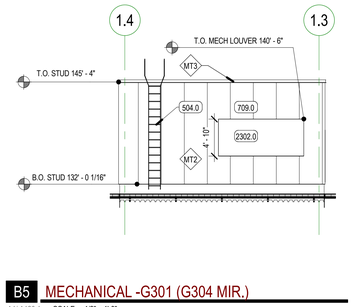
B2 MECHANICAL -G301 (G304 MIR.)

A1/ A130.1 SCALE: 1/8" = 1'-0"



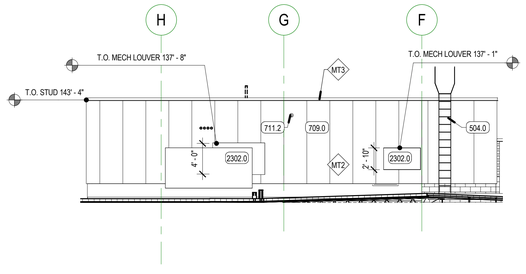
B3 MECHANICAL -G301 (G304 MIR.)

A1/ A130.1 SCALE: 1/8" = 1'-0"



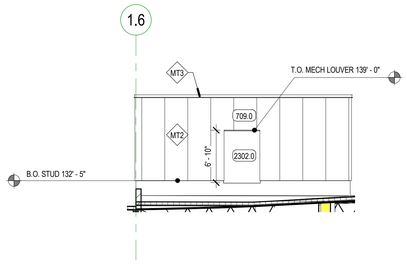
B5 MECHANICAL -G301 (G304 MIR.)

A1/ A130.1 SCALE: 1/8" = 1'-0"



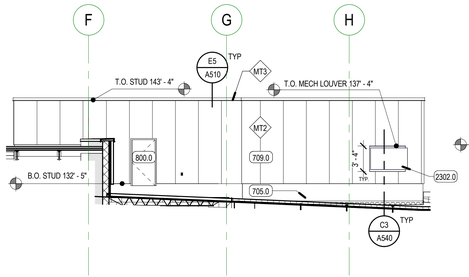
A1 MECHANICAL

A3/ A130.1 SCALE: 1/8" = 1'-0"



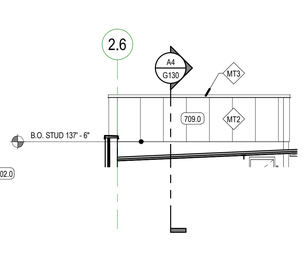
A2 MECHANICAL

A3/ A130.1 SCALE: 1/8" = 1'-0"



A3 MECHANICAL

A3/ A130.1 SCALE: 1/8" = 1'-0"



A5 MECHANICAL

A3/ A130.1 SCALE: 1/8" = 1'-0"

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ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUTOFF ROAD, EAGLE MOUNTAIN, UT

CONSTRUCTION BID SET

EXTERIOR ELEVATIONS

A204

State of Utah

Department of Veterans & Military Affairs

Spencer J. Cox
Governor

Deidre M. Henderson
Lieutenant Governor

Gary R. Harter
Executive Director

Cory Pearson
Deputy Director, Veterans Affairs

Brian Garrett
Deputy Director, Military Affairs

Jeff Hanson
Deputy Director, Homes and Cemeteries

13 November 2023

David Stroud
Senior Planner
Eagle Mountain, Utah
dstroud@emcity.org

Dear Mr. Stroud,

The Utah Department of Veterans and Military Affairs (UDVMA) received your request on 09 November 2023 for determination on a parcel within 5000 feet of Camp Willaims to ensure the land use is compatible with military operations pursuant to Title 10-9a-5-537. The Alpine School District Middle School and LDS Seminary Building (case #2302) has been evaluated by our Installation Resiliency Program Manager. With the concurrence of Camp Williams and the project site being in accord with the Compatible Use Plan, it is determined that proposed land use **is compatible** with the military mission of Camp Williams.

We appreciate the City of Eagle Mountain's compliance with the statute and continued support for our military. Please feel free to contact me at gharter@utah.gov or Tyler B. Smith, Installation Resiliency Program Manager at tbsmith1@utah.gov with any questions.

Respectfully,

Gary Harter
Executive Director
Utah Department of Veterans and Military Affairs

RE: Case #2302

550 Foothill Drive ● Salt Lake City, UT 84113
(801) 326-2372 ● Fax: (801) 326-2369 ● veterans.utah.gov

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**
TITLE:	SITE PLAN - Lakeview Church Meetinghouse at 9634 N. Duggan Drive
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Chad Spencer, EA Architecture

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Agricultural/Rural Density Two	Residential	4.78	North Benches

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud, Senior Planner

RECOMMENDATION:
Staff recommends City Council approve the Site Plan for the Lakeview Church Meetinghouse.

BACKGROUND:
Chad Spencer with EA Architects requests the City Council review and approve the Lakeview LDS Church site plan. The lot is platted as Lot 208 of Arrival Plat 2, Phase B, containing 4.78 acres. The Church has owned the property since 2019. Surrounding uses are single-family residences. *Religious or Cultural Meeting Halls* are Special Uses in a residential zone. The site plan contains the main building, storage building, and a pavilion.

ITEMS FOR CONSIDERATION:
A point of discussion needs to be lighting underneath the pavilion. EMMC requires lighting to be fully shielded and cutoff while being directed downward. Drop down lenses are "*unacceptable/discouraged*". Eight lights are to be mounted underneath and follow the angle of the roof pitch with control by a 30-minute timer. These lights are a temporary use but not a specified exemption. Use will be limited as such that the lights will be off a considerably longer time than in use. The two closest homes to the pavilion are 150-250 feet away. The pavilion will also sit at a higher elevation than the homes.

REQUIRED FINDINGS:

As a Special Use, *Religious or Cultural Meeting Halls* are to meet the following use-specific standards in addition to the general standards regarding lighting, parking, landscaping, etc.

17.75.052 Religious or Cultural Meeting Hall. Main structure height shall not exceed 35 feet. Non-habitable ancillary structures such as steeples or other similar structures that are generally located on the roof of a religious or cultural meeting hall may extend to a maximum overall height of 70 feet.

The proposed site plan meets all EMMC site development standards with exception to the pavilion lighting as discussed above.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends approval 4-0 to the City Council regarding the site plan of the Lakeview LDS church.

ATTACHMENTS:

Lakeview Church Site

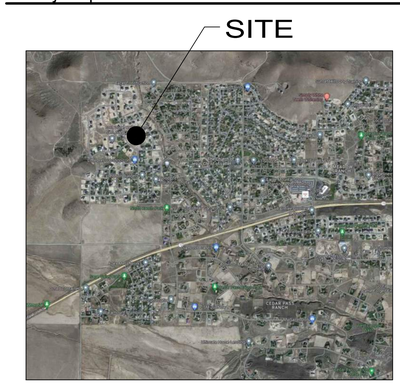
Lakeview Church Lighting

A New Meetinghouse for:

Lakeview &
Eagle Mountain UT Cedar Pass Stake

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

Vicinity Map



DRAWING INDEX

General
- G101 Cover Sheet

Site Development
- 1 of 1 Survey
- C101 Context Site Plan
- C201 Grading and Drainage Plan
- C202 Utility Plan
- C203 Erosion Control Plan
- C204 Cultec Details
- C205 General Notes
- C206 On-Site Wastewater System Design
- C301 Electrical Site Plan
- C302 Electrical Site Illumination Plan
- C303 Electrical Site Plan Details
- C401 Architectural Site Plan
- C411 Enlarged Architectural Site Plans
- C412 Enlarged Architectural Site Plans
- C501 Site Details
- C502 Site Details
- C503 Site Details
- C504 Site Details
- C511 Stair Sections
- C512 Stair Sections
- C811 Pavilion Plans Views
- C812 Pavilion Plan Views
- C813 Pavilion Section and Detail Views
- C814 Pavilion Roof Views and Details
- ST101 Storage Building

Landscaping
- LS101 Landscape Plan
- LS102 Landscape Legends
- LS201 Irrigation Plan
- LS202 Irrigation Legend and Notes
- LS301 Landscape Details
- LS401 Irrigation Details
- LS402 Irrigation Details

Architectural
- A201 Building Elevations
- A202 Building Elevations
- A201 Colored Building Elevations
- A202 Colored Building Elevations

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

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Lakeview &
Eagle Mountain UT Cedar Pass Stake
Parcel: 34-620-0208
634 North Duggan Drive
Eagle Mountain, Utah

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

Revisions

Mark	Date	Description
1	10/18/23	City Comments

Project Number
23-76

Plan Series
Heritage 23-2

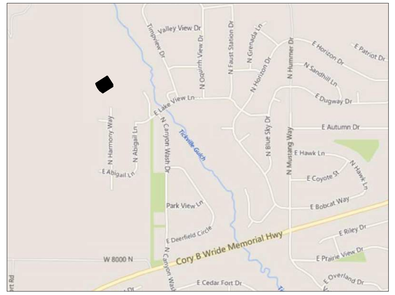
Property Number
501-2693-22010101

Date
September 4, 2023

Sheet Title
COVER SHEET

Sheet
G101

ALTA / NSPS LAND TITLE SURVEY
9634 NORTH DUGGAN DRIVE
EAGLE MOUNTAIN, UTAH 84005



VICINITY MAP
NO SCALE

12|12
13|13 NORTH QUARTER CORNER SECTION 13, T5S, R2W, SLB&M (CALCULATED MONUMENT POSITION)

File Number: 95071-KP
Effective Date: April 24, 2018 at 7:30AM

To: Cottonwood Title Insurance Agency, Inc.
First American Title Insurance Company
Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, and a Utah corporation sole
Belle Street Investments, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 5, 8, 11, and 13 of the Table A thereof. The field work was completed on August 29, 2017.

Legal Description

Lot 208 in the ARRIVAL PHASE "B", PLAT 2 SUBDIVISION, being more particularly described as follows:

A parcel of land located in the Northwest quarter of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point North 00°11'34" East along the section line, 3455.99 feet and North 89°48'26" West 550.44 feet from the South quarter corner of said Section 13 and running thence South 57°30'27" West 435.38 feet to a point of curvature; thence 120.93 feet along the arc of a 475.00 foot radius curve to the right through a central angle of 14°35'13" (long chord bears North 52°36'11" West 120.60 feet); thence North 45°18'34" West 21.55 feet to a point of curvature; thence 227.66 feet along the arc of a 475.00 foot radius curve to the right through a central angle of 27°27'39" (long chord bears North 31°34'45" West 225.49 feet); thence North 17°50'55" West 53.41 feet; thence North 57°30'27" East 495.43 feet; thence South 32°29'33" East 354.17 feet; thence South 04°07'45" East 65.03 feet to the point of beginning.

SCHEDULE B – SECTION 2

13. Easement in favor of J.D. Hindley for a right of way and incidental purposes, by instrument recorded September 18, 1922, as Entry No. 6070, in Book 220, at Page 72.

Survey Findings: Said Easement does not effect the property.

14. Right-of-Way as contained in that certain "Correction" Quit-Claim Deed, dated February 9, 1982 and recorded March 10, 1982 as Entry No. 5917 in Book 1968 at Page 858.

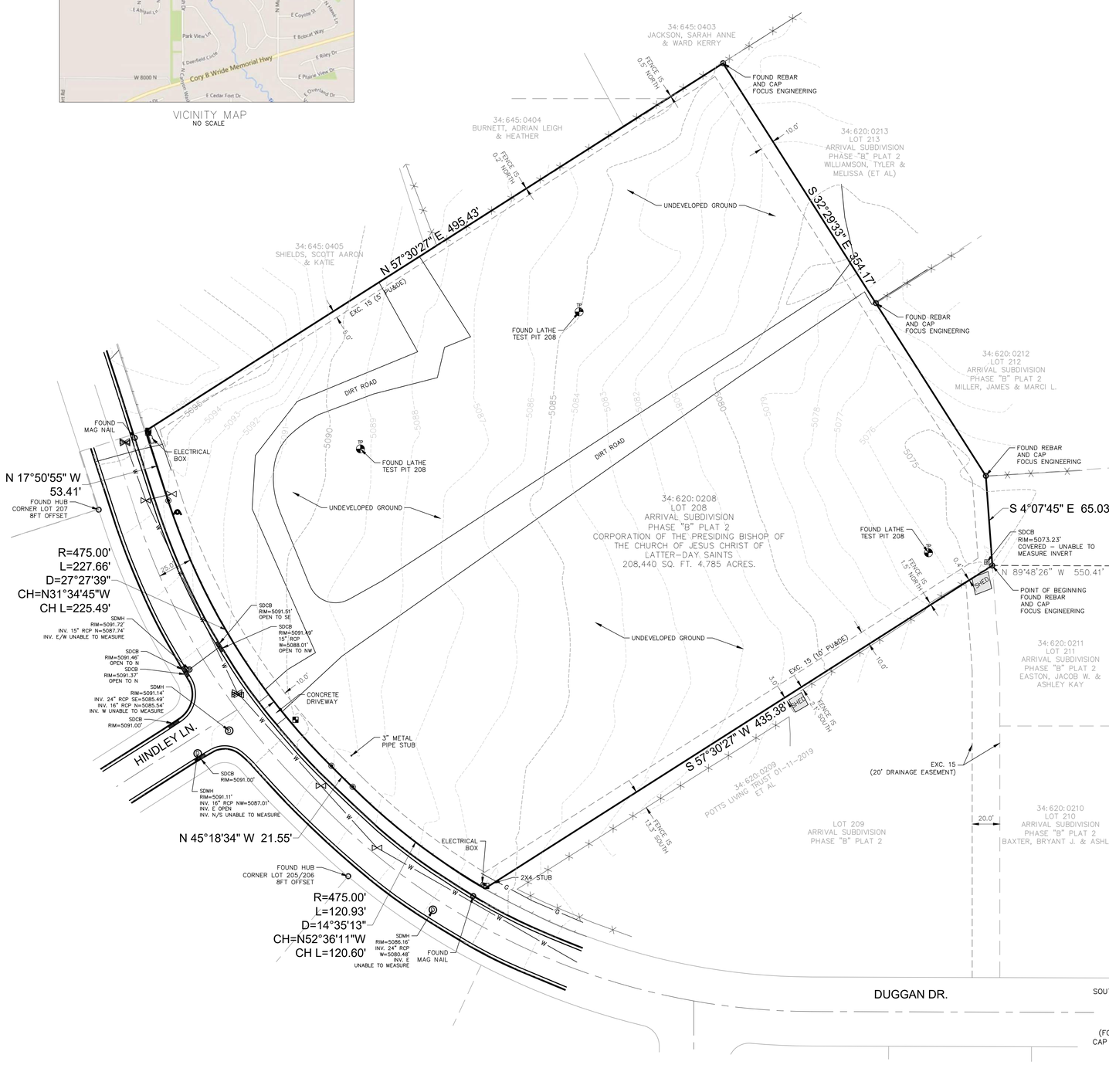
Survey Findings: Said Right-of-way does not effect the property.

15. Easements, notes and restrictions as shown on the proposed plat for Arrival Subdivision Phase "B", Plat 2.

Survey Findings: A 5 foot public utility and drainage easement runs along the northwest side and a 10 foot public utility and drainage easement runs along the northeast, southeast and southwest side from the plat. A 20' Drainage easement located south of the property from the plat are shown. These items effect the property.

Notes:

1. The basis of bearing is South 89°17'12" East between the found brass cap monuments at the South Quarter Corner and the Southeast Corner of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian. The survey control was established with GPS from the Utah State Plane Central USF NAD83 system and was then projected to a local ground system for this survey.
2. The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.
3. This does not represent a title search by the surveyor. Title information was provided by others for the subject property.
4. The location of underground utilities as shown hereon are base on above ground structures and blue stake locations. Additional maps were acquired from utility GIS and mapping departments for verification. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.
5. The property contains 208,440 square feet or 4.785 acres.
6. The purported address for the site is 9634 North Duggan Drive, Eagle Mountain, UT 84005.
7. The property has access to Duggan Drive.



LEGEND

- Boundary Line
- Public Utility Easement
- Adjoiner Line
- Dirt Road
- Section Line
- Test Pit
- Property Corner
- Found Property Corner
- Section Corner
- Quarter Section Corner

GRAPHIC SCALE
40 0 20 40 80
1" (INCH) = 40 ' (FEET)

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

No.	DATE	REVISIONS	BY

DRAWN BY: JRF
SURVEY DATE: 5/05/23

PROFESSIONAL LAND SURVEYOR
No. 5152762
5/10/23
NATHAN B. WEBER
STATE OF UTAH

DIAMOND
LAND SURVEYING
Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & A.C.S.M. Surveys
6981 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5008 Fax (801) 266-5032
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ALTA/NSPS LAND TITLE SURVEY
9634 NORTH DUGGAN DRIVE
EAGLE MOUNTAIN, UTAH 84005

BHD

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DATE PLOTTED 5/10/23

JOB No. 17-146

SHEET 1 OF 1

CONTEXT SITE PLAN

SCALE: 1" = 40'-0"

NORTH

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

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:

Lakeview & Eagle Mountain UT Cedar Pass Stake

Parcel: 34-620-0208
634 North Duggan Drive
Eagle Mountain, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions			
Mark	Date	Description	
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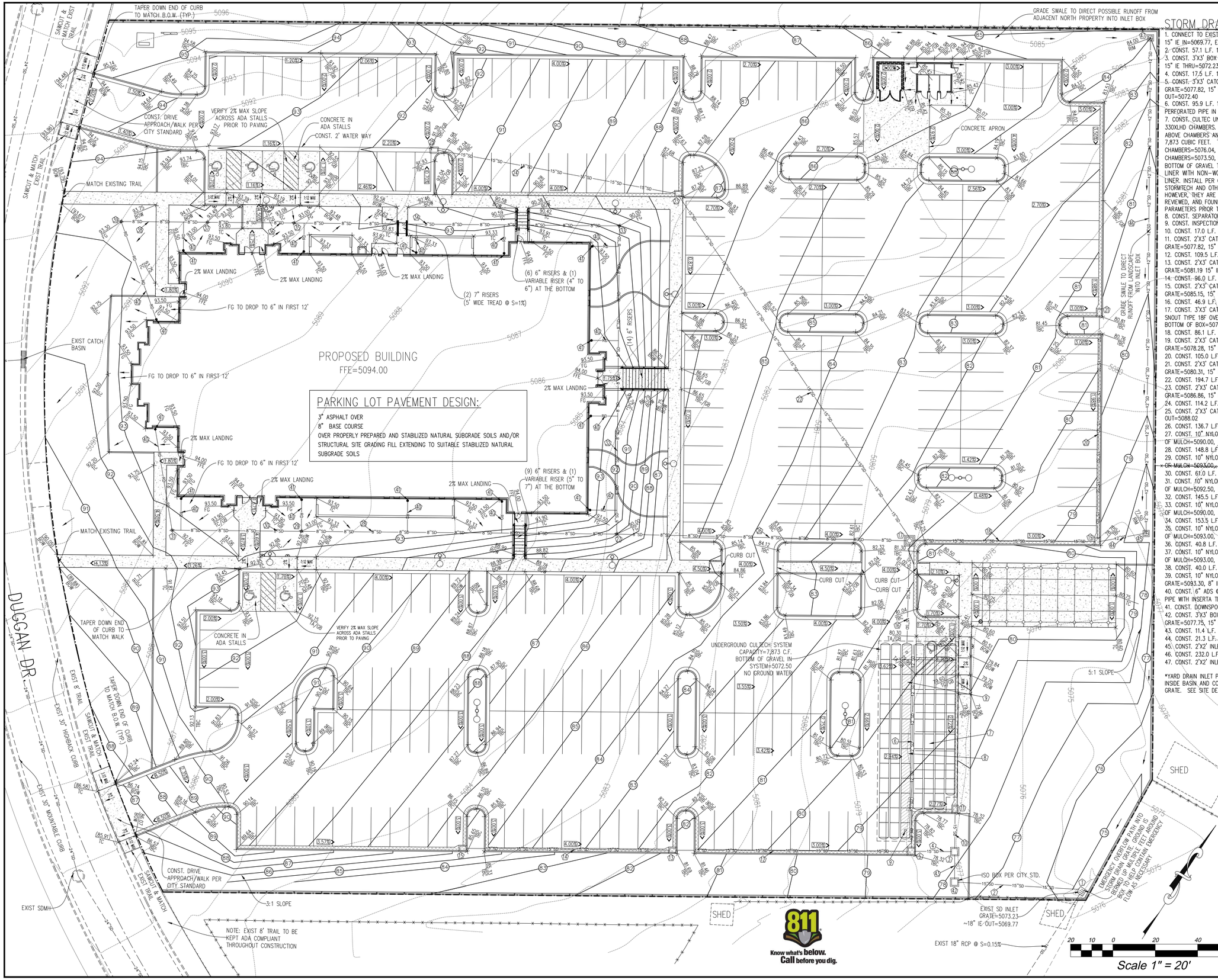
CONTEXT SITE PLAN

Sheet

C101



STORM DRAIN KEYED NOTES

1. CONNECT TO EXIST STORM DRAIN BOX, EXIST RIM=5073.23, PROPOSED 15" IE IN=5069.77, EXIST 18" IE OUT=5069.77
2. CONST. 57.1 L.F. 15" ADS HP STORM PIPE @ S=3.6%
3. CONST. 3'X3' BOX W/ SNOUT TYPE 18F OVER OUTLET, GRATE=5078.10, 15" IE THRU=5072.23, BOTTOM OF BOX=5069.10
4. CONST. 17.5 L.F. 15" ADS HP STORM PIPE @ S=1.0%
5. CONST. 3'X3' CATCH BASIN (NO FACE INLET), TBC=5078.32, GRATE=5077.82, 15" IE IN(SW)=5074.32, 12" IE IN=5072.40, 15" IE OUT=5072.40
6. CONST. 95.9 L.F. 12" PERFORATED ADS PIPE @ S=0.1%, WRAP PERFORATED PIPE IN FABRIC, CAP 12" PIPE, FL=4572.50
7. CONST. CULTEC UNDERGROUND STORAGE SYSTEM WITH (82) RECHARGER 330XLHD CHAMBERS. INSTALL 9" OF STONE BETWEEN CHAMBERS, 6" ABOVE CHAMBERS AND 12" OF STONE UNDER SYSTEM. SYSTEM STORES 7,873 CUBIC FEET. TOP OF GRAVEL=5076.54, TOP OF CHAMBERS=5076.04, 15" IE INTO CHAMBERS=5073.54, BOTTOM OF CHAMBERS=5073.50, BOTTOM OF GRAVEL=5072.50 TO 5072.40 (SLOPE BOTTOM OF GRAVEL TOWARD PERFORATED PIPE), INSTALL 30 MIL PVC LINER WITH NON-WOVEN GEOTEXTILE FABRIC ON BOTH SIDES OF LINER. INSTALL PER CULTEC STANDARD DETAILS AND SPECIFICATIONS. STORMTECH AND OTHER STORM WATER CHAMBERS ARE ALLOWED; HOWEVER, THEY ARE TO BE SUBMITTED TO EXCEL ENGINEERING TO BE REVIEWED, AND FOUND TO COMPLY WITH ALL PERTINENT DESIGN PARAMETERS PRIOR TO APPROVAL AND INSTALLATION.
8. CONST. SEPARATOR ROW
9. CONST. INSPECTION PORT
10. CONST. 17.0 L.F. 15" ADS HP STORM PIPE @ S=13.8%
11. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5078.32, GRATE=5077.82, 15" IE OUT=5074.57
12. CONST. 109.5 L.F. 15" ADS HP STORM PIPE @ S=3.3%
13. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5081.69, GRATE=5081.19 15" IE THRU=5077.94
14. CONST. 96.0 L.F. 15" ADS HP STORM PIPE @ S=4.1%
15. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5085.65, GRATE=5085.15, 15" IE OUT=5081.90
16. CONST. 46.9 L.F. 15" ADS HP STORM PIPE @ S=2.3%
17. CONST. 3'X3' CATCH BASIN W/2' DIAMETER SOLID ACCESS LID AND W/ SNOUT TYPE 18F OVER OUTLET, RIM=5081.13, 15" IE THRU=5074.60, BOTTOM OF BOX=5071.48
18. CONST. 86.1 L.F. 15" ADS HP STORM PIPE @ S=0.5%
19. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5078.78, GRATE=5078.28, 15" IE THRU=5075.03, 12" IE IN=5075.03
20. CONST. 105.0 L.F. 15" ADS HP STORM PIPE @ S=1.9%
21. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5080.81, GRATE=5080.31, 15" IE OUT=5077.06
22. CONST. 194.7 L.F. 15" ADS HP STORM PIPE @ S=6.2%
23. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5087.36, GRATE=5086.86, 15" IE OUT=5083.61
24. CONST. 114.2 L.F. 15" ADS HP STORM PIPE @ S=3.9%
25. CONST. 2'X3' CATCH BASIN (NO FACE INLET), GRATE=5091.27, 15" IE OUT=5088.02
26. CONST. 136.7 L.F. 8" ADS N-12 PIPE @ S=5.6%
27. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5090.00, BASE OF GRATE=5089.75, 8" IE THRU=5085.75.
28. CONST. 148.8 L.F. 8" ADS N-12 PIPE @ S=1.8%
29. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5093.00, BASE OF GRATE=5092.75, 8" IE THRU=5089.47.
30. CONST. 61.0 L.F. 8" ADS N-12 PIPE @ S=1.0%
31. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5092.50, BASE OF GRATE=5092.25, 8" IE OUT=5090.08.
32. CONST. 145.5 L.F. 8" ADS N-12 PIPE @ S=1.0%
33. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5090.00, BASE OF GRATE=5089.75, 8" IE THRU=5087.21.
34. CONST. 153.5 L.F. 8" ADS N-12 PIPE @ S=1.9%
35. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5093.00, BASE OF GRATE=5092.75, 8" IE THRU=5090.19.
36. CONST. 40.8 L.F. 8" ADS N-12 PIPE @ S=1.0%
37. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5093.00, BASE OF GRATE=5092.75, 8" IE THRU=5090.60.
38. CONST. 40.0 L.F. 8" ADS N-12 PIPE @ S=1.0%
39. CONST. 10" NYLOPLAST DRAIN BASIN WITH STD. GRATE, GRATE=5093.30, 8" IE OUT=5091.00.
40. CONST. 6" ADS @ S=1% MIN. CONNECT TO DRAIN BASIN OR INTO PIPE WITH INSERTA TEE (SEE PLAN VIEW)
41. CONST. DOWNSPOUT COLLECTION BOX, SEE DETAIL K/C513
42. CONST. 3'X3' BOX W/ 8.5" ORIFICE PLATE OVER NORTHEAST OUTLET, GRATE=5077.75, 15" IE THRU=5071.82, BOTTOM OF BOX=5070.82
43. CONST. 11.4 L.F. 15" ADS HP STORM PIPE @ S=3.6%
44. CONST. 21.3 L.F. 12" ADS @ S=1.0%
45. CONST. 2'X2' INLET BOX, GRATE=5077.50, 12" IE THRU=5075.24
46. CONST. 232.0 L.F. 12" ADS @ S=2.5%
47. CONST. 2'X2' INLET BOX, GRATE=5084.00, 12" IE OUT=5081.00

*YARD DRAIN INLET PROTECTION NOTE: INSTALL FLEXSTORM INSERT INSIDE BASIN AND COVER BASIN WITH LANDSCAPE FABRIC PLACED UNDER GRATE. SEE SITE DETAILS.

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
LIP	LIP OF CURB
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
0.00%	DIRECTION OF DRAINAGE
(00.00)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
4808	EXISTING CONTOUR
90	PROPOSED CONTOUR
90	STORM DRAIN KEYED NOTE
	CARRY CURB (HATCHED)

BENCH MARK

SOUTH 1/4 CORNER OF SECTION 13, T5S, R2W, SLB&M (TOP OF BRASS CAP) BENCHMARK ELEV=5004.42

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

Stamp

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
10/18/23

A New Meetinghouse for:

Lakeview & Eagle Mountain UT Cedar Pass Stake

Parcel: 34-620:0208
634 North Duggan Drive
Eagle Mountain, Utah

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

Revisions			
Mark	Date	Description	
1	10/18/23	City Comments	

Project Number	23-76
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Property Number	501-2693-22010101
Date	September 4, 2023

Sheet Title: GRADING & DRAINAGE PLAN

Sheet: C201

EXIST SDMH
EXIST COMM BOX
PROPOSED TRANSFORMER LOCATION
EXIST 6" CUL. STUB TO BE ABANDONED & CAPPED AT THE MAIN
EXIST POWER BOX
EXIST GAS LINE
EXIST 8" CUL. STUB
NOTE: EXIST 8' TRAIL TO BE KEPT ADA COMPLIANT THROUGHOUT CONSTRUCTION
CONST. 2" WATER METER VAULT
INSTALL 22.5° BEND
STUB 1.5" SERVICE FOR LANDSCAPE
EXIST FIRE HYDRANT
CONST. 8" FIRE LINE (BLUE-BRUTE C-900 PVC)
CONST. 2" WATER SERVICE (POLY PIPE)
INSTALL 6" GATE VALVE
INSTALL 90° BEND
INSTALL FIRE HYDRANT & VALVE
CONST. 6" FIRE LINE (BLUE-BRUTE C-900 PVC)
EXIST 6' HIGH VINYL FENCE
EXIST 6' HIGH BRICK FENCE
EXIST 5' P.U.E.
FIRE TRUCK RADII (28'/48')
EXIST 10' P.U.E.
CULINARY TO CROSS UNDER STORM DRAIN
COTG
EXIST 10' P.U.E.
INSTALL KNOX BOX BY RISER ROOM DOOR (SEE ARCHITECT PLANS)
FDC
INSTALL ALARM PANEL AT ENTRANCE NEXT TO LOCKBOX
CONST. FIRE LINE CONNECTION TO FLOOR FLANGE BY UTILITIES CONTRACTOR. INSTALL (1) PIECE RISER IN BUILDING (SEE FIRE SPRINKLER PLANS)
EXIST COMBO BOX
EXIST CATCH BASIN
EXIST CATCH BASIN
PROPOSED BUILDING
FFE=5094.00
STORM DRAIN NOTE:
SEE SHEET C201 FOR STORM DRAIN KEY NOTES & DESIGN
SEE GSH "ON-SITE WASTEWATER SYSTEM DESIGN" FOR SEWER DESIGN
3/4" SERVICE FOR PAVILION WATER FOUNTAIN TO COME FROM BUILDING
EXIST 10' P.U.E.
EXIST 6' HIGH VINYL FENCE
REPLACEMENT DEEP WALL TRENCH
EXIST SDMH
EXIST COMBO BOX
EXIST CATCH BASIN
DLEY LN.
DUGGAN DR.
FIELD LOCATE & CONNECT TO EXIST GAS LINE
PROPOSED GAS LINE
EXIST 8" CUL. STUB W/ BLOW OFF
EXIST 8' TRAIL
EXIST FIRE HYDRANT
CONST. 6" FIRE LINE (BLUE-BRUTE C-900 PVC)
18" MIN. SEPARATION BETWEEN SEWER & WATER. 6" CUL. FL=5081.4 4" SL FL=5079.4
INSTALL FIRE HYDRANT & VALVE
FIRE TRUCK RADII (28'/48')
UNDERGROUND CULTECH SYSTEM CAPACITY=7,873 C.F. BOTTOM OF GRAVEL IN SYSTEM=5072.50 NO GROUND WATER
PRIMARY DEEP WALL TRENCH
DETENTION SYSTEM HAS LINER TO PREVENT INFILTRATION SO IT DOES NOT AFFECT SEPTIC FIELD
PRIMARY DEEP WALL TRENCH
SEE GSH "ON-SITE WASTEWATER SYSTEM DESIGN" FOR SEWER DESIGN
SHED
NOTE: EXIST 8' TRAIL TO BE KEPT ADA COMPLIANT THROUGHOUT CONSTRUCTION
EXIST ELEC BOX
EXIST COMM BOX
EXIST GAS LINE
EXIST SDMH
EXIST 6' HIGH WOOD RAIL FENCE
SHED
EXIST 6' HIGH METAL RAIL FENCE
EXIST 10' P.U.E.
STORM DRAIN CROSSES UNDER SEWER, CLEARANCE=~21"
EXIST 4' HIGH METAL RAIL FENCE
ISO BOX PER CITY STD.
EXIST SD INLET GRATE=5073.23 ~18" IE OUT=5069.77
EXIST 20' DRAINAGE EASEMENT
EXIST 18" RCP @ S=0.15%
SHED
EXIST 6' HIGH VINYL FENCE
REPLACEMENT DEEP WALL TRENCH

20 10 0 20 40 60
Scale 1" = 20'

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

BENCH MARK

SOUTH 1/4 CORNER OF SECTION 13, T5S, R2W, SLB&M (TOP OF BRASS CAP) BENCHMARK ELEV=5004.42

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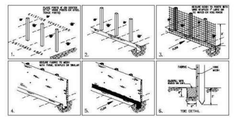
Sheet Title
UTILITY PLAN

Sheet
C202

BMP: Silt Fence — SF



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

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

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

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

Maintenance:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

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

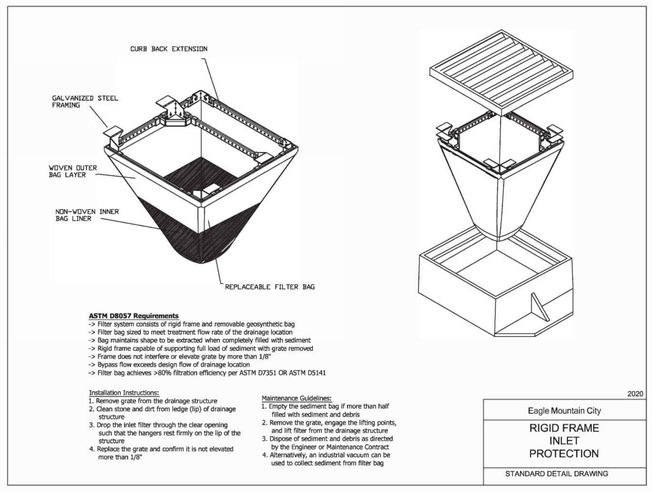
Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low



ASTM D8057 Requirements
-> Filter system consists of rigid frame and removable geosynthetic bag
-> Filter bag sized to meet treatment flow rate of the drainage location
-> Bag maintains shape to be extracted when completely filled with sediment
-> Rigid frame capable of supporting full load of sediment with grate removed
-> Frame does not interfere or elevate grate by more than 1/8"
-> Bypass flow exceeds design flow of drainage location
-> Filter bag achieves >80% filtration efficiency per ASTM D7351 OR ASTM D5141

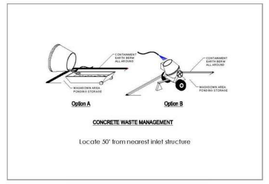
Installation Instructions:
1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
4. Replace the grate and confirm it is not elevated more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

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

2020

Eagle Mountain City
RIGID FRAME INLET PROTECTION
STANDARD DETAIL DRAWING

BMP: Concrete Waste Management — CWM (Construction)



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

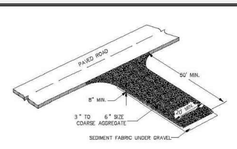
Application:
This technique is applicable to all types of sites.

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

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

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

BMP: Stabilized Construction Entrance and Wash Area — SCEWA



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT

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

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

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

Limitations:
No limitations.

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

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

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

INSTALL CONSTRUCTION ENTRANCE PER BMP SCEWA

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

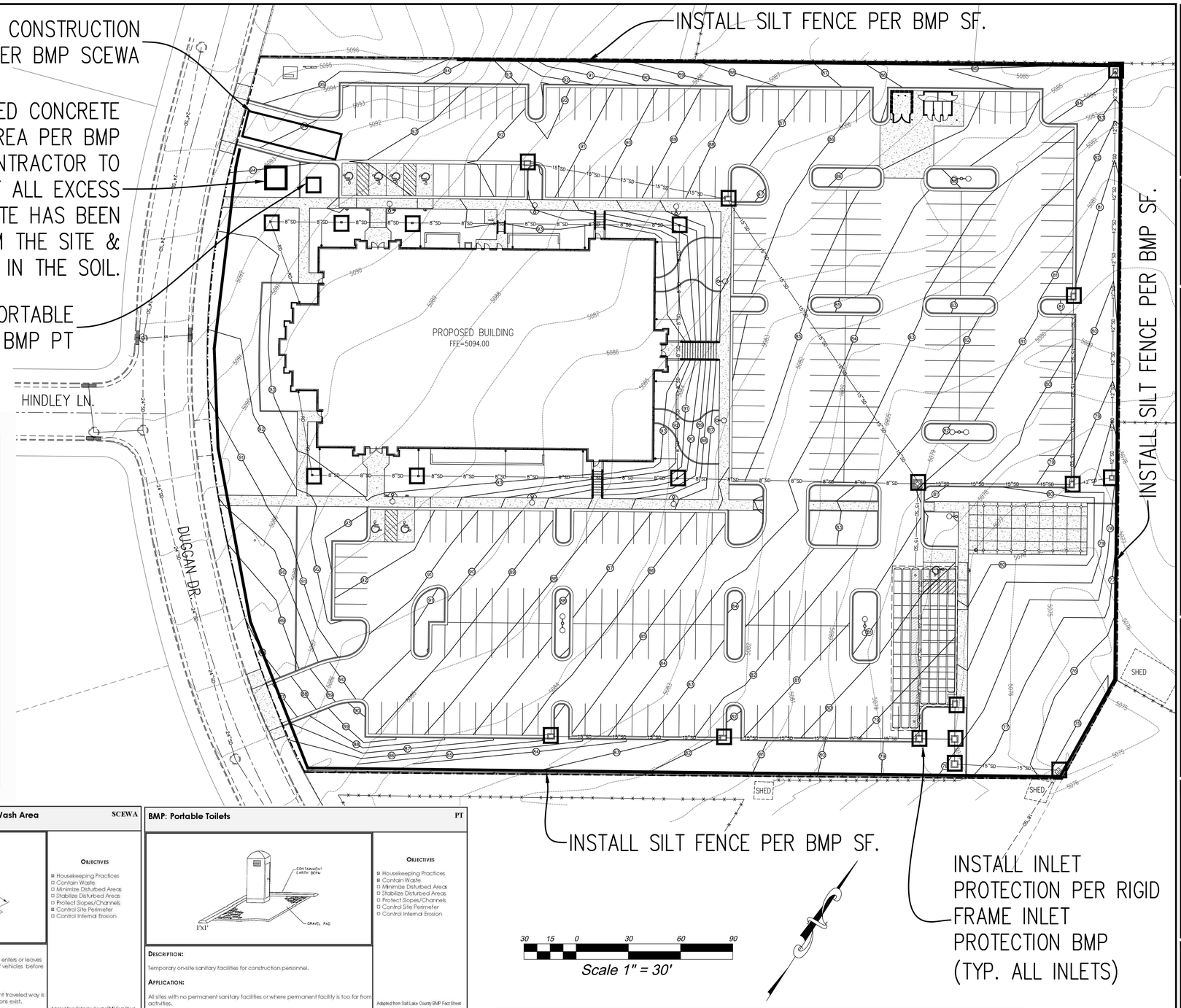
INSTALL PORTABLE TOILET PER BMP PT

INSTALL SILT FENCE PER BMP SF.

INSTALL SILT FENCE PER BMP SF.

INSTALL SILT FENCE PER BMP SF.

INSTALL INLET PROTECTION PER RIGID FRAME INLET PROTECTION BMP (TYP. ALL INLETS)



30 15 0 30 60 90

Scale 1" = 30'

EROSION CONTROL NOTES:

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

Know what's below. Call before you dig.

BENCH MARK

SOUTH 1/4 CORNER OF SECTION 13, T5S, R2W, SLB&M (TOP OF BRASS CAP) BENCHMARK ELEV=5004.42

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-9272 fax 801-553-9273

Stamp

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

A New Meetinghouse for:
Lakeview &
Eagle Mountain UT Cedar Pass Stake
Parcel: 34-820:0208
634 North Duggan Drive
Eagle Mountain, Utah

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

Revisions			
Mark	Date	Description	
1	10/18/23	City Comments	

Project Number 23-76
Plan Series Heritage 23-2
Property Number 501-2693-22010101
Date September 4, 2023

Sheet Title
EROSION CONTROL PLAN

Sheet
C203

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS

GENERAL
CULTEC RECHARGER 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS
1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT, USA. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 330XLHD SHALL BE 30.5 INCHES (775 mm) TALL, 52 INCHES (1321 mm) WIDE AND 8.5 FEET (2.59 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 330XLHD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 24 INCHES (600 mm) HDPE.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS OF EACH SIDE PORTAL SHALL BE 10.5 INCHES (267 mm) HIGH BY 11.5 INCHES (292 mm) WIDE. MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 11.75 INCHES (298 mm).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 330XLHD CHAMBER SHALL BE 7.459 FT³ / FT (0.693 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 330XLHD SHALL BE 52.213 FT³ / UNIT (1.478 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 330XLHD CHAMBER SHALL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNITS CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 330XLRHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 330XLSHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
17. THE RECHARGER 330XLIHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
18. THE RECHARGER 330XLEHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 330XLHD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. THE CHAMBER SHALL HAVE A 6 INCH (152 mm) DIAMETER RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
24. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 83-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
25. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE SPECIFICATIONS OF NSAI IRISH AGREEMENT BOARD CERTIFICATE FOR CULTEC ATTENUATION AND INFILTRATION.
26. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m)
27. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 330XLHD STORMWATER CHAMBERS.

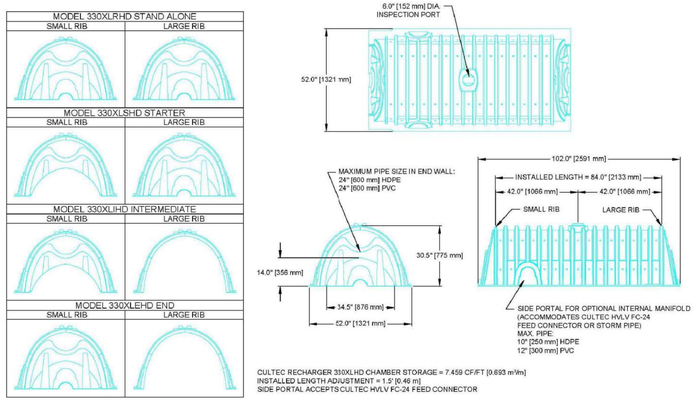
CHAMBER PARAMETERS
1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE
CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

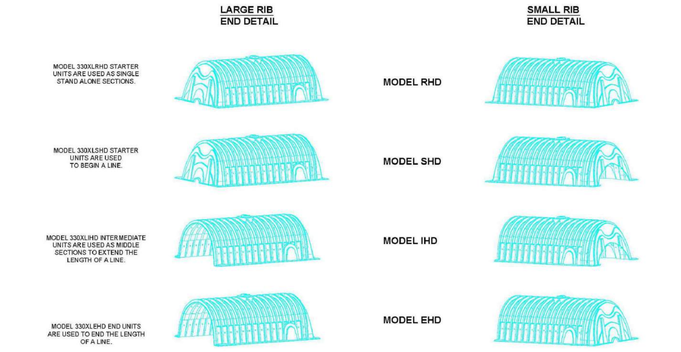
GEOTEXTILE PARAMETERS
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

CULTEC NO. 4800™ WOVEN GEOTEXTILE
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

GEOTEXTILE PARAMETERS
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

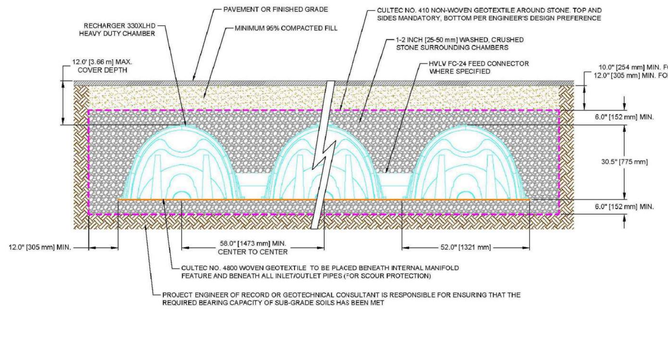


CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.5' [0.46 m]
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR



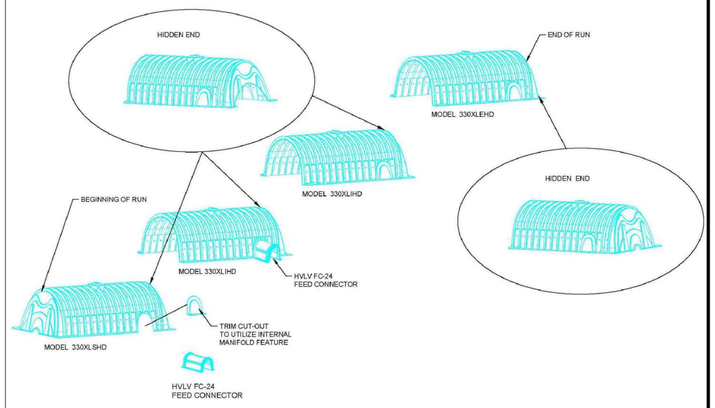
330XLHD 2.0

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



330XLHD 3.0

CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION

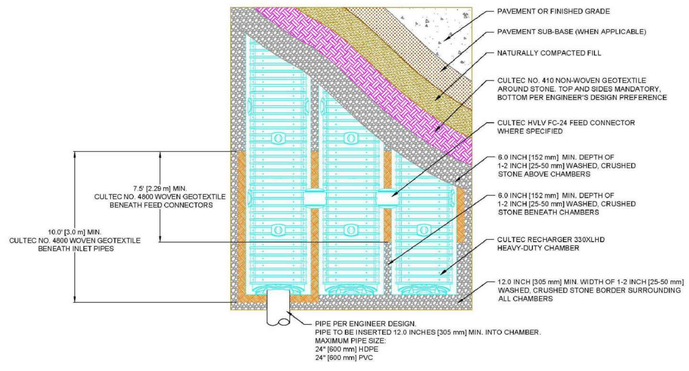


330XLHD 1.0

GENERAL NOTES

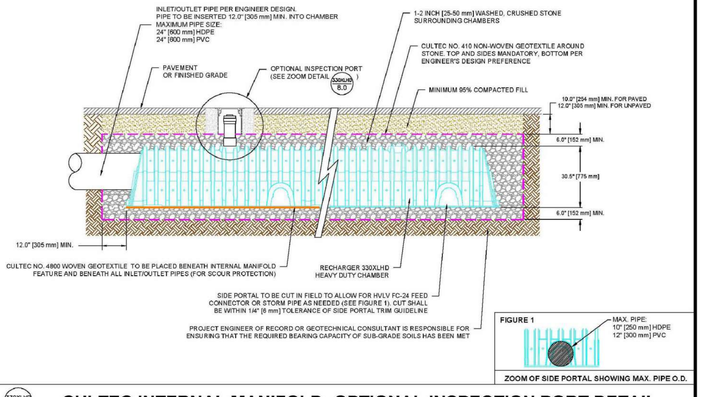
330XLHD 4.0

CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION



330XLHD 5.0

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK

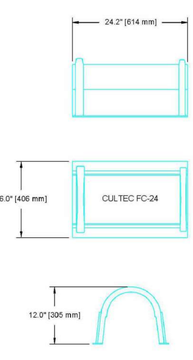


330XLHD 6.0

CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW

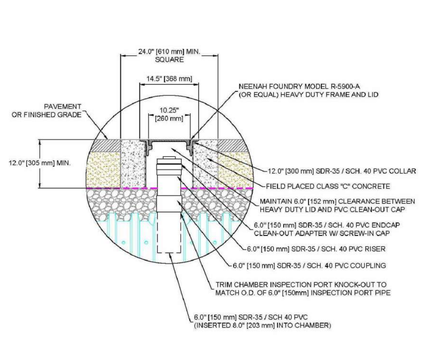
330XLHD 7.0

CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW



330XLHD 8.0

OPTIONAL INSPECTION PORT- ZOOM DETAIL



330XLHD 9.0

CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL

CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

RECHARGER 330XLHD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

PROJECT NO:		DATE:	2019
DESIGNED BY:	CULTEC, INC	CHECKED BY:	TECH
SCALE:	N.T.S.	SHEET NO:	1 OF 1

* LINE BOTTOM & SIDES OF GRAVEL BED W/ NON-REINFORCED 30 mil PVC LINER.
* FOR ALL SEALING OF OVERLAPS OF PVC LINER, ALLOW 24-HR FOR LINER TO CURE PRIOR TO PLACING ANY ROCK OVER LINER PER MANUFACTURERS SPECIFICATIONS.

* SEE KEYED NOTES ON C201 FOR CULTEC SYSTEM DESIGN.

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

Stamp
REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

A New Meetinghouse for:
Lakeview &
Eagle Mountain UT Cedar Pass Stake
Parcel: 34-620:1028
634 North Duggan Drive
Eagle Mountain, Utah

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

Revisions			
Mark	Date	Description	
1	10/18/23	City Comments	

Project Number
23-76
Plan Series
Heritage 23-2
Property Number
501-2693-22010101
Date
September 4, 2023

Sheet Title
CULTEC DETAILS

Sheet
C204

Eagle Mountain City General Notes for construction drawings:

SEWER–

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

WATER–

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

STORM DRAIN–

- Bedding: 3/4" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
- ADS: all ADS pipe to be "HP" brand.
- Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
- Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of 3/4" gravel required under manholes/boxes.

ROAD SECTION–

- Proof rolls: proof roll required on all sections of road: i.e. sub–grade, sub–base, and curb base and road base
- Curb stakes required for sub–grade inspection and string line required for sub–base and road base inspection.
- UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
- Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be 1/2" down from asphalt edge and concrete to be ¼" to 3/8" down from asphalt edge.

Know what's below. Call before you dig.

BENCH MARK

SOUTH 1/4 CORNER OF SECTION 13, T5S, R2W, SLB&M (TOP OF BRASS CAP) BENCHMARK ELEV=5004.42

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

Stamp

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

A New Meetinghouse for:
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Parcel: 34-820:0208
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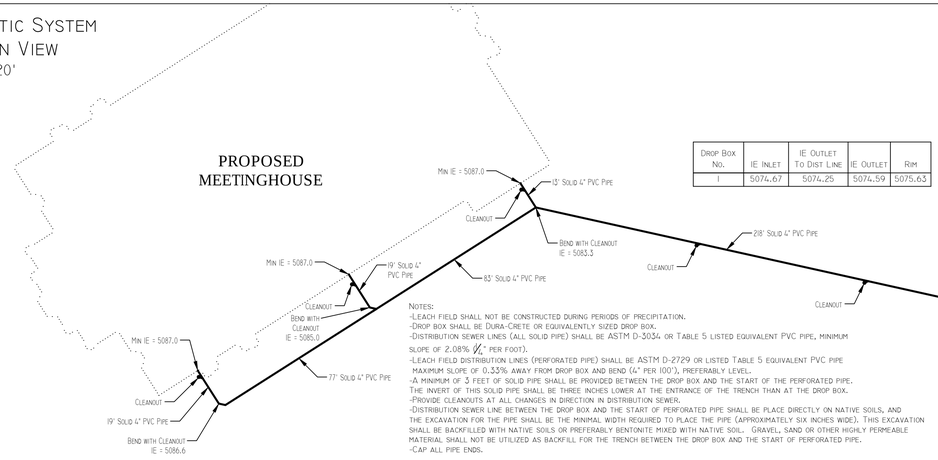
Sheet Title
GENERAL NOTES

Sheet
C205

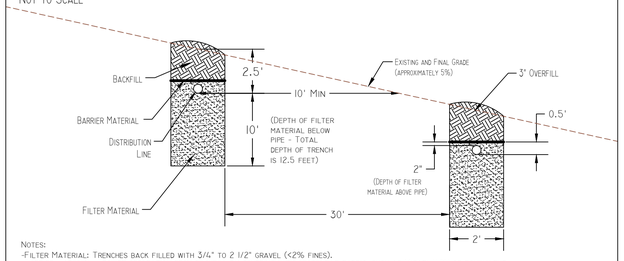
Septic System Plan View
1" = 20'



Drop Box No.	IE Inlet	IE Outlet To Dist Line	IE Outlet	Rim
1	5074.67	5074.25	5074.59	5075.63

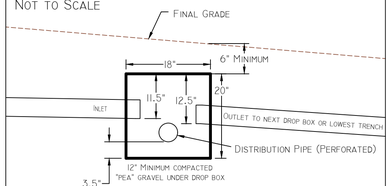
Notes:
- Leach field shall not be constructed during periods of precipitation.
- Drop box shall be Dura-Crete or equivalently sized drop box.
- Distribution sewer lines (all solid pipe) shall be ASTM D-3034 or Table 5 listed equivalent PVC pipe, minimum slope of 2.08% (¼" per foot).
- Leach field distribution lines (perforated pipe) shall be ASTM D-2729 or listed Table 5 equivalent PVC pipe maximum slope of 0.33% away from drop box and bend (4" per 100'), preferably level.
- A minimum of 5 feet of solid pipe shall be provided between the drop box and the start of the perforated pipe. The invert of this solid pipe shall be three inches lower at the entrance of the trench than at the drop box.
- Provide cleanouts at all changes in direction in distribution sewer.
- Distribution sewer line between the drop box and the start of perforated pipe shall be place directly on native soils, and the excavation for the pipe shall be the minimal width required to place the pipe (approximately six inches wide). This excavation shall be backfilled with native soils or preferably bentonite mixed with native soil. Gravel, sand or other highly permeable material shall not be utilized as backfill for the trench between the drop box and the start of perforated pipe.
- Cap all pipe ends.

Primary Deep Wall Trench Detail
Not to Scale



Notes:
- Filter Materials: Trenches back filled with 3/4" to 2 1/2" gravel (<2% fines).
- Barrier Material: Provide separation from backfill by covering with geotextile fabric, such as Mirafi 140N or equivalent.
- Distribution Line: 4" diameter PVC (ASTM D-2729 or Table 5 listed equivalent) with 1/4"-1/2" holes every 6" @ 5 and 7 o'clock placed with maximum slope of 0.33% away from drop box and bend (4" per 100'), preferably level.
- Backfill: Any material not containing significant amounts of deleterious material and with maximum particle size of 2".
- The health department requires that all trenches to be entered for inspection that are greater than five feet deep must be appropriately benched, braced, etc. according to OSHA regulations.

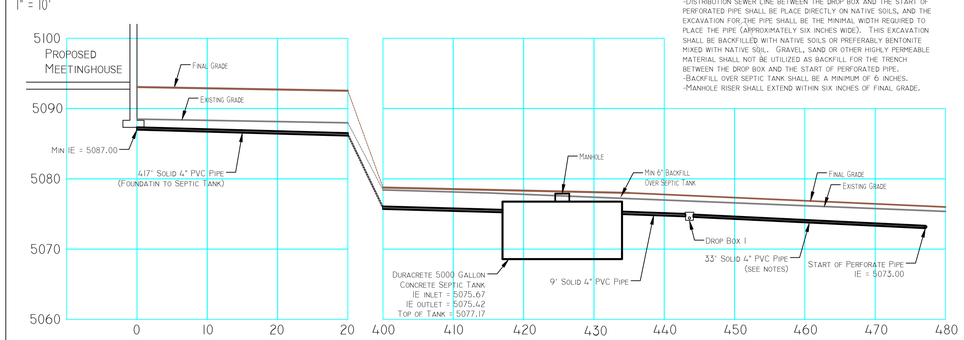
Drop Box Detail
Not to Scale



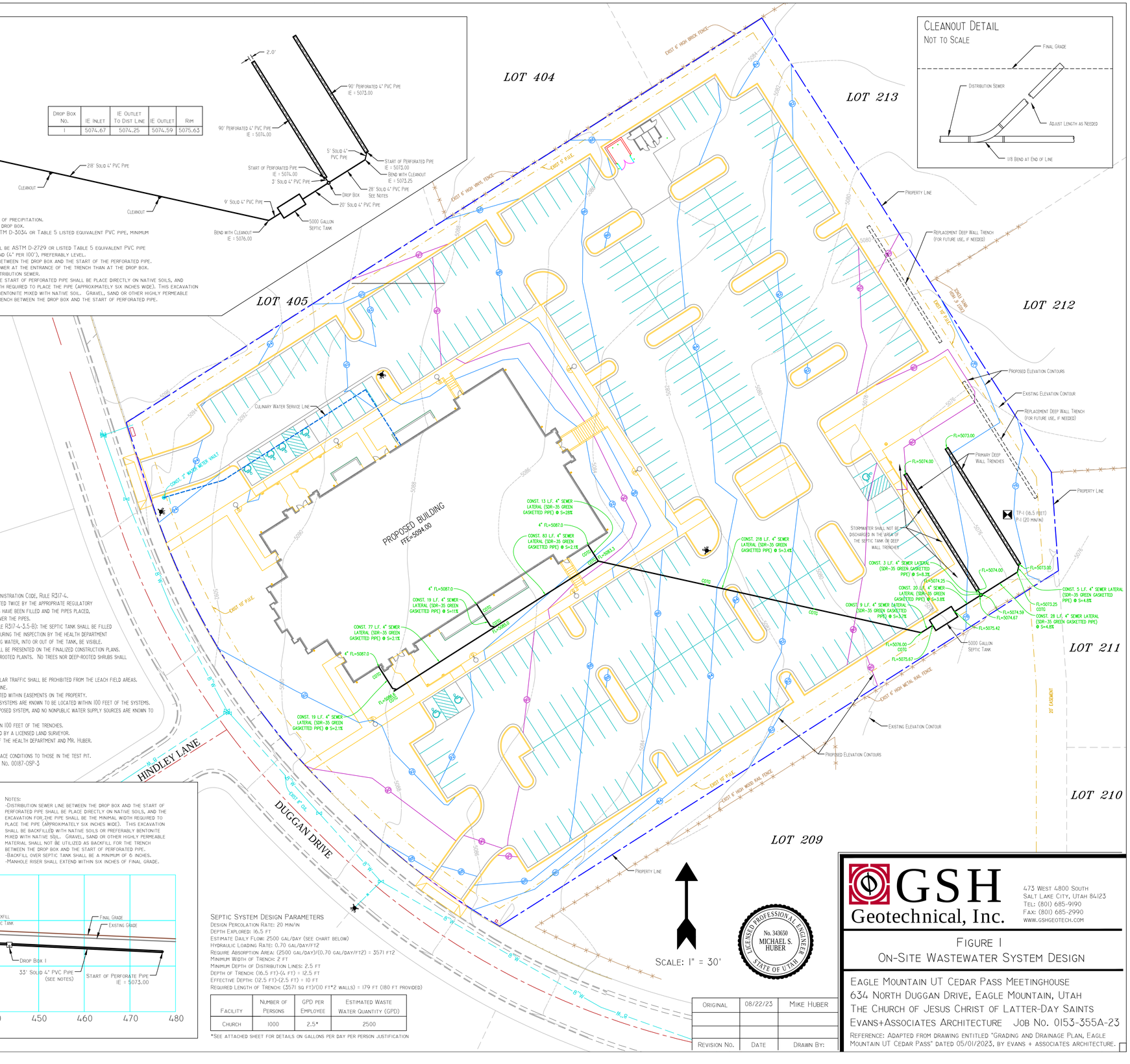
Drop Box Notes:
- The inlet and outlet of the drop box shall be sealed weather tight to the sidewalls.
- The drop box shall be provided with a means of access.
- The top shall be adequate to prevent entrance of water, dirt or other foreign material.
- Any unused holes shall be completely sealed.
- Backfill over drop box shall be a minimum of six inches.

Notes:
- All system components must comply and be installed according to Utah Administration Code, Rule R317-4.
- After installation and before backfilling, the entire system must be inspected twice by the appropriate regulatory authority: the first following excavation and the second after the trenches have been filled and the pipes placed, but prior to any backfill, filter material or barrier material being placed over the pipes.
- The septic tank shall be tested for water tightness before backfilling (Rule R317-4-3.5-B): the septic tank shall be filled 24 hours before the inspection to allow stabilization of the water level. During the inspection by the health department there shall be no change in the water level for 30 minutes. Nor shall moving water, into or out of the tank, be visible.
- The location of the septic tank, distribution sewer, deep-wall trenches shall be presented on the finalized construction plans.
- The leach field areas shall be landscaped with grasses and other shallow-rooted plants. No trees nor deep-rooted shrubs shall be placed within five feet of the trenches.
- Runoff shall be diverted away from the leach field and septic tank areas.
- No structures or pavements shall be placed over the leach field and vehicular traffic shall be prohibited from the leach field areas.
- The lot is not located within a Zone 2 Drinking Water Source Protection Zone.
- Information provided by the survey indicates that the systems are not located within easements on the property.
- No streams, ditches, wells or other water features that would affect the systems are known to be located within 100 feet of the systems.
- No public water supply sources are known to be within 1500 feet of the proposed system, and no nonpublic water supply sources are known to be within 200 feet of the proposed system.
- No known new or existing foundation or subsurface drains are located within 100 feet of the trenches.
- The location of the septic system as presented shall be located in the field by a licensed land surveyor.
- No changes shall be made to the septic design without the prior approval of the health department and Mr. Huber.
- Test pit locations are approximate.
- The soils in the area of the trenches are projected to have similar subsurface conditions to those in the test pit.
- Design by Michael S. Huber, P.E., Onsite Wastewater Certification Level III, No. 00187-OSP-3

Septic System Profile
1" = 10'



Notes:
- Distribution sewer line between the drop box and the start of perforated pipe shall be place directly on native soils, and the excavation for the pipe shall be the minimal width required to place the pipe (approximately six inches wide). This excavation shall be backfilled with native soils or preferably bentonite mixed with native soil. Gravel, sand or other highly permeable material shall not be utilized as backfill for the trench between the drop box and the start of perforated pipe.
- Backfill over septic tank shall be a minimum of 6 inches.
- Manhole riser shall extend within six inches of final grade.



Septic System Design Parameters
Design Percolation Rate: 20 min/in
Depth Explored: 16.5 ft
Estimate Daily Flow: 2500 gal/day (see chart below)
Hydraulic Loading Rate: 0.70 gal/day/ft2
Require Absorption Area: (2500 gal/day)/(0.70 gal/day/ft2) = 3571 ft2
Minimum Width of Trench: 2 ft
Minimum Depth of Distribution Lines: 2.5 ft
Depth of Trench: (16.5 ft)-(4 ft) = 12.5 ft
Effective Depths: (12.5 ft)-(2.5 ft) = 10 ft
Required Length of Trench: (3571 sq ft)/(10 ft*2 walls) = 179 ft (180 ft provided)

Facility	Number of Persons	GPD per Employee	Estimated Waste Water Quantity (GPD)
Church	1000	2.5*	2500

*See attached sheet for details on gallons per day per person justification

Original	08/22/23	Mike Huber
Revision No.	Date	Drawn By:

Licensed Professional Engineer — No. 343650 — Michael S. Huber — State of Utah

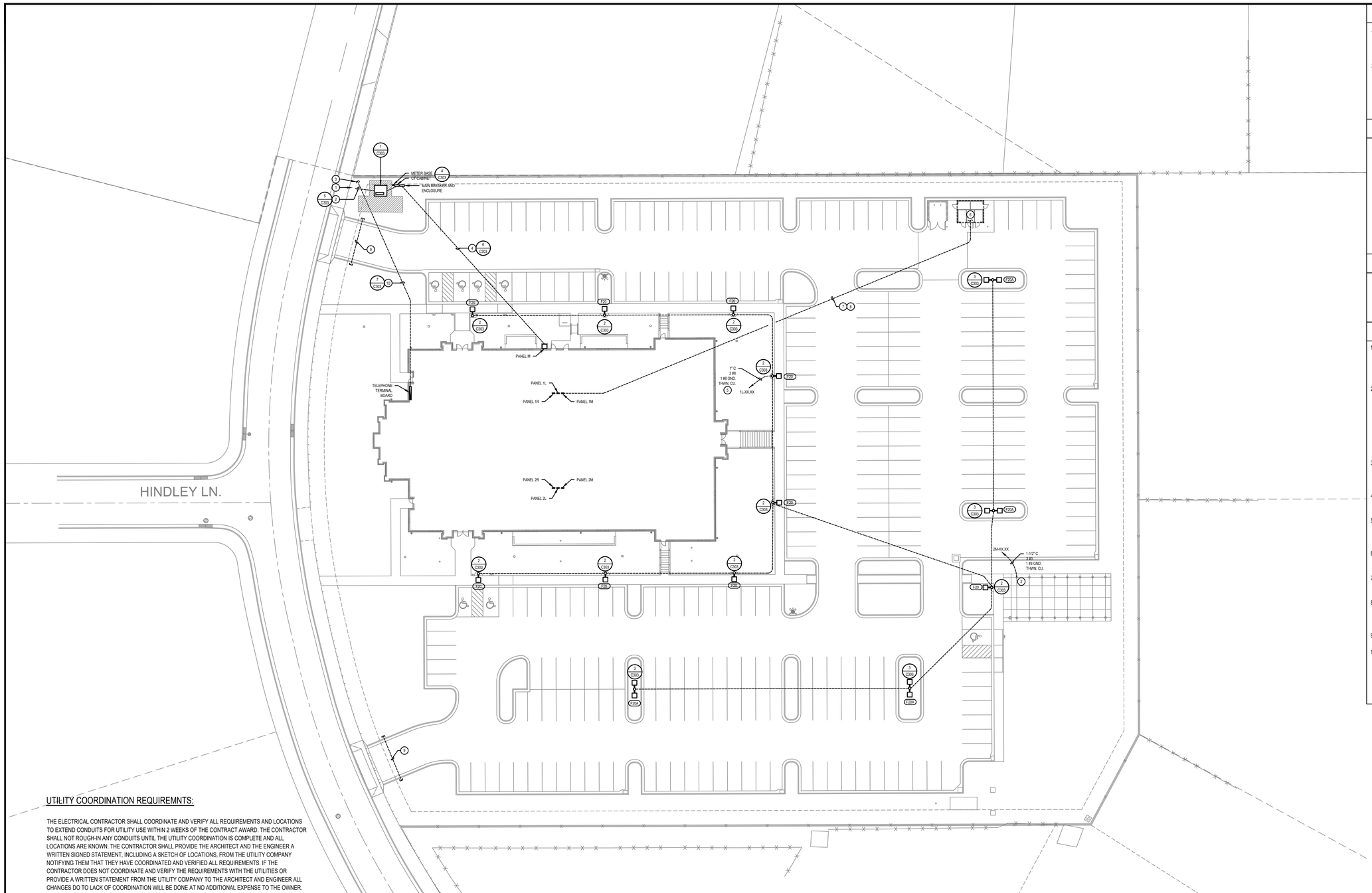
GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123
Tel: (801) 685-9190
Fax: (801) 685-2990
www.gshgeotech.com

Figure 1
On-Site Wastewater System Design

Eagle Mountain UT Cedar Pass Meetinghouse
634 North Duggan Drive, Eagle Mountain, Utah
The Church of Jesus Christ of Latter-Day Saints
Evans+Associates Architecture Job No. 0153-355A-23

Reference: Adapted from drawing entitled "Grading and Drainage Plan, Eagle Mountain UT Cedar Pass" dated 05/01/2023, by Evans + Associates Architecture.

Cleanout Detail
Not to Scale



UTILITY COORDINATION REQUIREMNTS:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL REQUIREMENTS AND LOCATIONS TO EXTEND CONDUITS FOR UTILITY USE WITHIN 2 WEEKS OF THE CONTRACT AWARD. THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND THE ENGINEER A WRITTEN SIGNED STATEMENT, INCLUDING A SKETCH OF LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS. IF THE CONTRACTOR DOES NOT COORDINATE AND VERIFY THE REQUIREMENTS WITH THE UTILITIES OR PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER ALL CHANGES DO TO LACK OF COORDINATION WILL BE DONE AT NO ADDITIONAL EXPENSE TO THE OWNER.

THE ELECTRICAL CONTRACTOR SHALL ORGANIZE A PRE-CONSTRUCTION MEETING INCLUDING THE UTILITY AND GENERAL CONTRACTOR TO COORDINATE AND VERIFY ALL REQUIREMENTS. WITHIN 2 WEEKS OF THE CONTRACT AWARD. COORDINATION ITEMS INCLUDE BUT ARE NOT LIMITED TO:

- GENERAL UTILITY REQUIREMENTS AND DIVISION OF SCOPE OF WORK
- CONDUIT AND TRENCHING REQUIREMENTS
- CONDUIT ROUTING
- UTILITY EQUIPMENT PADS AND SUB-BASE REQUIREMENTS
- UTILITY CLEARANCE REQUIREMENTS
- EQUIPMENT SCREEN WALLS, EQUIPMENT ENCLOSURES, AND EQUIPMENT YARDS
- COORDINATION WITH OTHER UTILITIES OR EXISTING CONDITIONS
- AVAILABLE FAULT CURRENT CALCULATIONS (POWER UTILITY ONLY)
- UTILITY REQUIRED SITE OBSERVATIONS
- SCHEDULING OF UTILITY INSTALLATIONS

THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS, EQUIPMENT PADS, OR SIMILAR ITEMS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL THE LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND ENGINEER A WRITTEN, SIGNED STATEMENT, INCLUDING A SKETCH OF EQUIPMENT AND CONDUIT LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS WITH THE UTILITIES AND PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER, ALL CHANGES DUE TO LACK OF COORDINATION WILL BE PROVIDED AT NO ADDITIONAL EXPENSE TO THE OWNER.

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

ROCKY MOUNTAIN POWER REPRESENTATIVE:
DEL EDWARDS
801.331.6568

DIRECT COMMUNICATIONS REPRESENTATIVE:
JEREMY NIELSON
801.789.2833

ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

GENERAL NOTES

1. ALL CONDUITS THAT ARE ROUGHED-IN UNDER THE SLAB SHALL BE PLACED UNDER THE VAPOR BARRIER.
2. ALL BELOW GRADE CONDUITS AND LIGHT POLE CONDUITS SHALL BE PLACED BELOW THE GRAVEL BASE. DO NOT INSTALL CONDUIT ON TOP OF GRAVEL, DIRECTLY BELOW THE SIDEWALK / BUILDING SLAB OR WITHIN THE GRAVEL BASE.

UTILITY REQUIREMENTS

1. BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SHEET C303 FOR TYPICAL TRENCHING REQUIREMENTS.
2. VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER, AND DIRECT COMMUNICATIONS REQUIREMENTS.
3. INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER AND DIRECT COMMUNICATIONS.

EXTERIOR LIGHITNG CONTROLS

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

KEYED NOTES (#)

1. EXISTING ROCKY MOUNTAIN POWER GROUND SLEEVE. COORDINATE ALL REQUIREMENTS WITH ROCKY MOUNTAIN POWER PRIOR TO ANY WORK BEING DONE.
2. PROVIDE ALL REQUIRED CONDUIT, BRANCH CIRCUITS, LIGHT FIXTURES, RECEPTACLES, LOCKABLE NON-FUSED, NEMA 3R, 30A, 2 POLE DISCONNECT AND LIGHTING CONTROLS FOR PAVILION. REFER TO THE PAVILION DRAWINGS FOR LOCATIONS, QUANTITIES AND OTHER REQUIREMENTS. SEE E604 FOR FIXTURE REQUIREMENTS.
3. EXISTING CENTURYLINK PEDESTAL. COORDINATE ALL WORK WITH CENTURYLINK PRIOR TO ANY WORK BEING DONE.
4. REFER TO SINGLE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR REQUIREMENTS.
5. ROUTE THROUGH LIGHTING CONTROL PANEL. SEE DIAGRAM ON SHEET E607 FOR ADDITIONAL INFORMATION.
6. REFER TO ELECTRICAL DRAWINGS FOR STORAGE BUILDING ELECTRICAL REQUIREMENTS.
7. EXTEND ONE (1) 1-1/2" CONDUIT WITH BRANCH CIRCUIT C1-XX.XX TO FEED STORAGE BUILDING.
8. SEAL CONDUITS AS REQUIRED SO WATER DOES NOT RUN BACK INTO THE BUILDING FROM THE STORAGE BUILDING.
9. TWO (2) 4" CONDUIT SLEEVES.
10. EXTEND ONE (1) 4" CONDUITS WITH TRUE TAPES FROM THE TELEPHONE TERMINAL BOARD TO THE LOCATION SHOWN. UTILIZE LONG SWEEP ELBOWS. COORDINATE EXACT STUB LOCATION AND ALL REQUIREMENTS WITH DIRECT COMMUNICATIONS PRIOR TO ANY ROUGH-IN.

ENVISION ENGINEERING
240 East Morris Ave. Suite 200
South Salt Lake City, UT 84115
P (801) 534-1130
P (801) 534-1080
www.envisioneng.com
ENV: 2023-107.00

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

Stamp

REGISTERED PROFESSIONAL ENGINEER
DAVID P. WHITTON
No.264307
STATE OF UTAH

A New Meetinghouse for:
Lakeview &
Eagle Mountain UT Cedar Pass Stake
Parcel: 34-620-0208
634 North Duggan Drive
Eagle Mountain, Utah

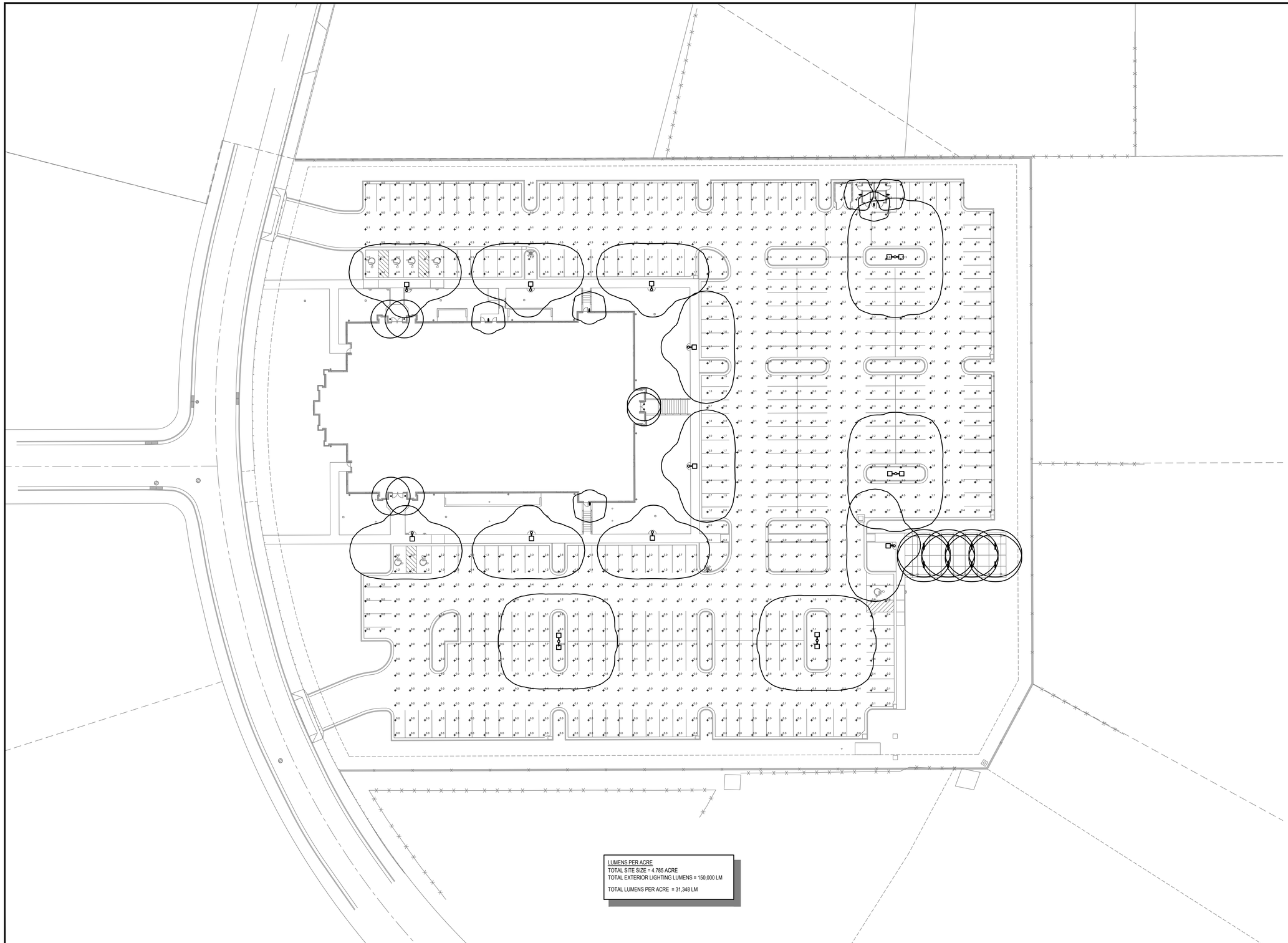
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions			
Mark	Date	Description	
1	10/18/23	City Comments	

Project Number
23-76
Plan Series
Heritage 23-2
Property Number
501-2693-22010101
Date
September 4, 2023

Sheet Title
ELECTRICAL SITE PLAN

Sheet
C301



LUMENS PER ACRE
TOTAL SITE SIZE = 4.785 ACRE
TOTAL EXTERIOR LIGHTING LUMENS = 150,000 LM

TOTAL LUMENS PER ACRE = 31,348 LM

ELECTRICAL SITE ILLUMINATION PLAN

SCALE: 1" = 20'-0"

NORTH

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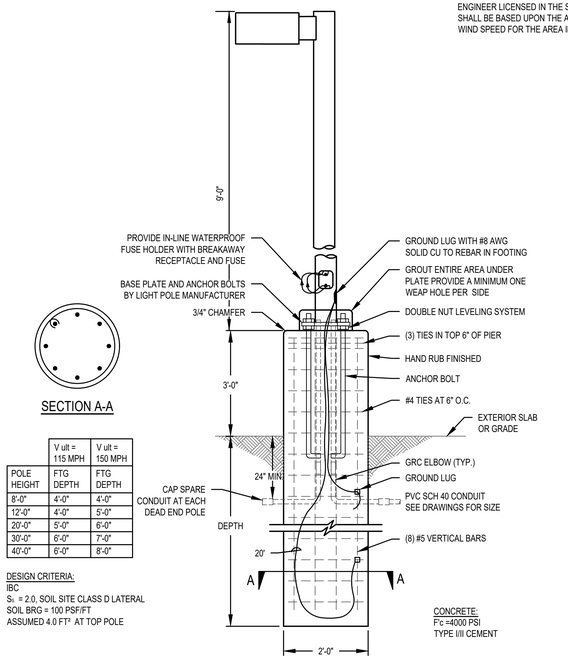
Sheet Title
ELECTRICAL SITE ILLUMINATION PLAN

Sheet
C302

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



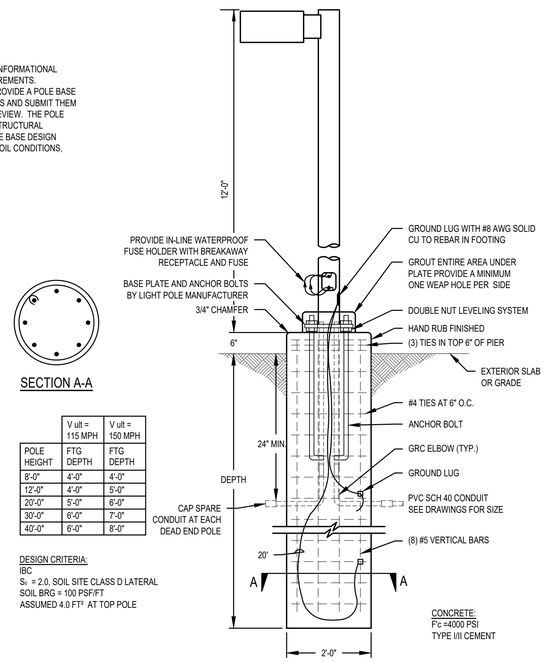
SECTION A-A

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

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

CONCRETE:
F'c =4000 PSI
TYPE I/II CEMENT

3 BOLTED LIGHT POLE BASE DETAIL - PARKING AREA
SCALE: NONE



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30'-0"	6'-0"	7'-0"
40'-0"	6'-0"	8'-0"

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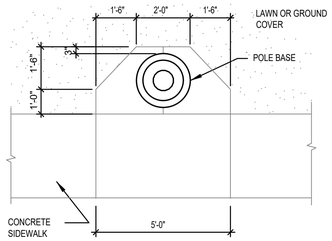
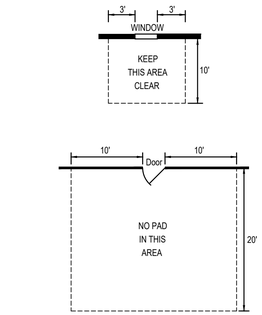
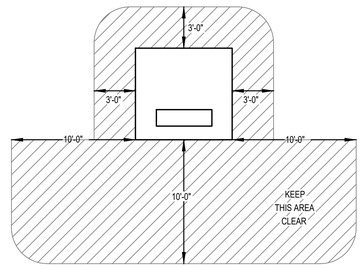
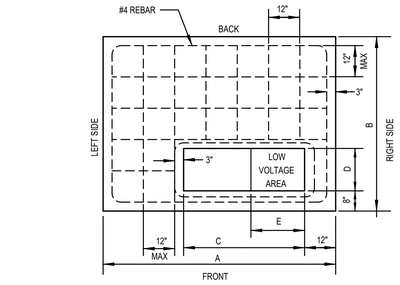


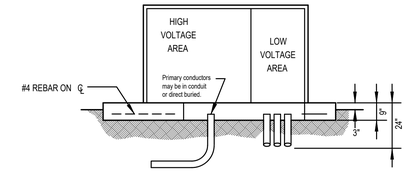
PLAN VIEW
REFER TO ARCHITECTURAL SITE PLAN FOR EXACT LOCATIONS

2 TYPICAL POLE BASE DETAIL
SCALE: NONE









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

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

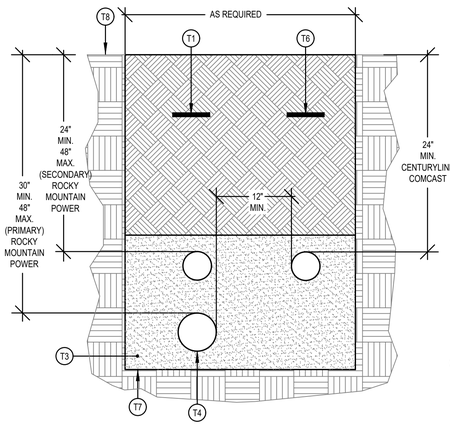
1 ROCKY MOUNTAIN POWER TRANSFORMER PAD DETAIL
SCALE: NONE

TRENCHING KEYED NOTES: (T#)

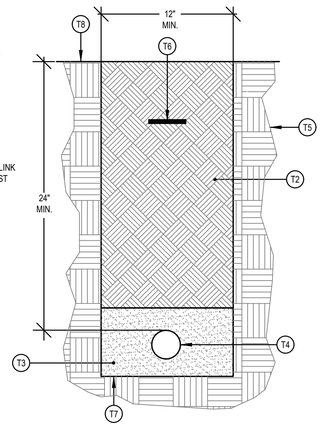
1. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
2. CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
3. BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP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

TRENCHING GENERAL NOTES:

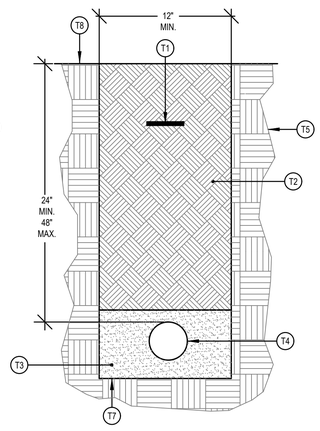
1. PROVIDE PULL 1/4" NYLON ROPES IN ALL CONDUITS.
2. HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
3. ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
4. REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR MANUAL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



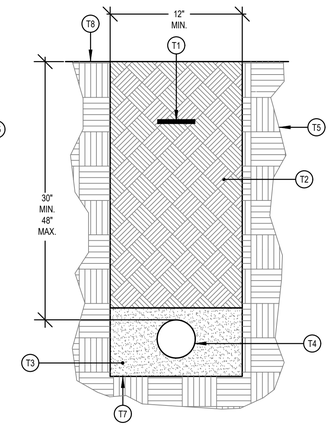
8 TRENCH DETAIL - JOINT USE
SCALE: NONE ROCKY MOUNTAIN POWER / DIRECT COMMUNICATIONS (JOINT USE)



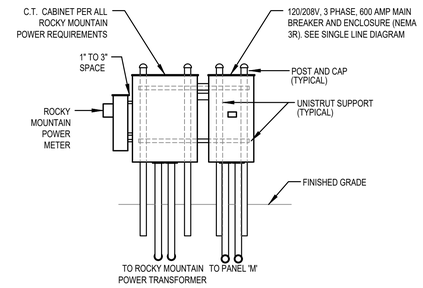
7 TRENCH DETAIL
SCALE: NONE DIRECT COMMUNICATIONS



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



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



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

ENVISION ENGINEERING
240 East Morris Ave. Suite 200
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p (801) 534-1130
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ENV: 2023-107.00

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
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Stamp
LICENSED PROFESSIONAL ENGINEER
DAVID P. WHITTON
No.264307
STATE OF UTAH

A New Meetinghouse for:
Lakeview &
Eagle Mountain UT Cedar Pass Stake
Parcel: 34:620:0208
634 North Duggan Drive
Eagle Mountain, Utah

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

Revisions	Mark	Date	Description
	1	10/18/23	City Comments

Project Number 23-76
Plan Series Heritage 23-2
Property Number 501-2693-22010101
Date September 4, 2023

Sheet Title
ELECTRICAL SITE PLAN DETAILS

Sheet
C303

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

GENERAL NOTES

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

KEYED NOTES

1. EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION
2. EXISTING STORM DRAIN MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
3. EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
4. EXISTING ASPHALT TRAIL TO REMAIN; PROTECT DURING CONSTRUCTION; TRAIL MUST REMAIN ACCESSIBLE DURING DURATION OF PROJECT
5. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
6. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
7. EXISTING ASPHALT ROAD TO REMAIN; PROTECT DURING CONSTRUCTION
8. ASPHALT PAVEMENT; SEE A/CS02
9. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
10. PROPERTY LINE
11. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
12. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
13. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
14. 6'-0" TALL SOLID VINYL FENCE WITH CONCRETE MOW STRIP; SEE J/C504
15. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
16. CONCRETE WALK; SEE A/C501
17. TRANSFORMER; SEE ELECTRICAL
18. METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
19. STORM DRAIN CATCH BASIN; SEE C201 AND C503
20. STORM DRAIN BOX; SEE C201
21. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
22. EXISTING COMMUNICATIONS EQUIPMENT; PROTECT DURING CONSTRUCTION
23. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
24. SEPTIC TANK, SEE UTILITY PLAN
25. CLEAN OUT TO GRADE; SEE C203 AND K/C502
26. 4'-0" TALL SOLID VINYL FENCE WITH CONCRETE MOW STRIP; SEE J/C504 SIMILAR

SITE INFORMATION

TOTAL PARCEL AREA: 208,440 sf / 4.785 AC

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

IMPERVIOUS AREAS (ON-SITE)
- WALKS, PADS, APRONS: 12,573 sf
- CURB AND GUTTER (LF): 3,718 lf
- ASPHALT: 92,175 sf

LANDSCAPE AREA: 70,616 sf

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

TOTAL PARKING SPACES PROVIDED
- REGULAR: 272
- ACCESSIBLE: 4
- VAN ACCESSIBLE: 3
- TOTAL SPACES PROVIDED: 279

evans + associates architecture
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fax 801-553-8273

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LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

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Parcel: 34:620:0208
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Project Number
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Heritage 23-2

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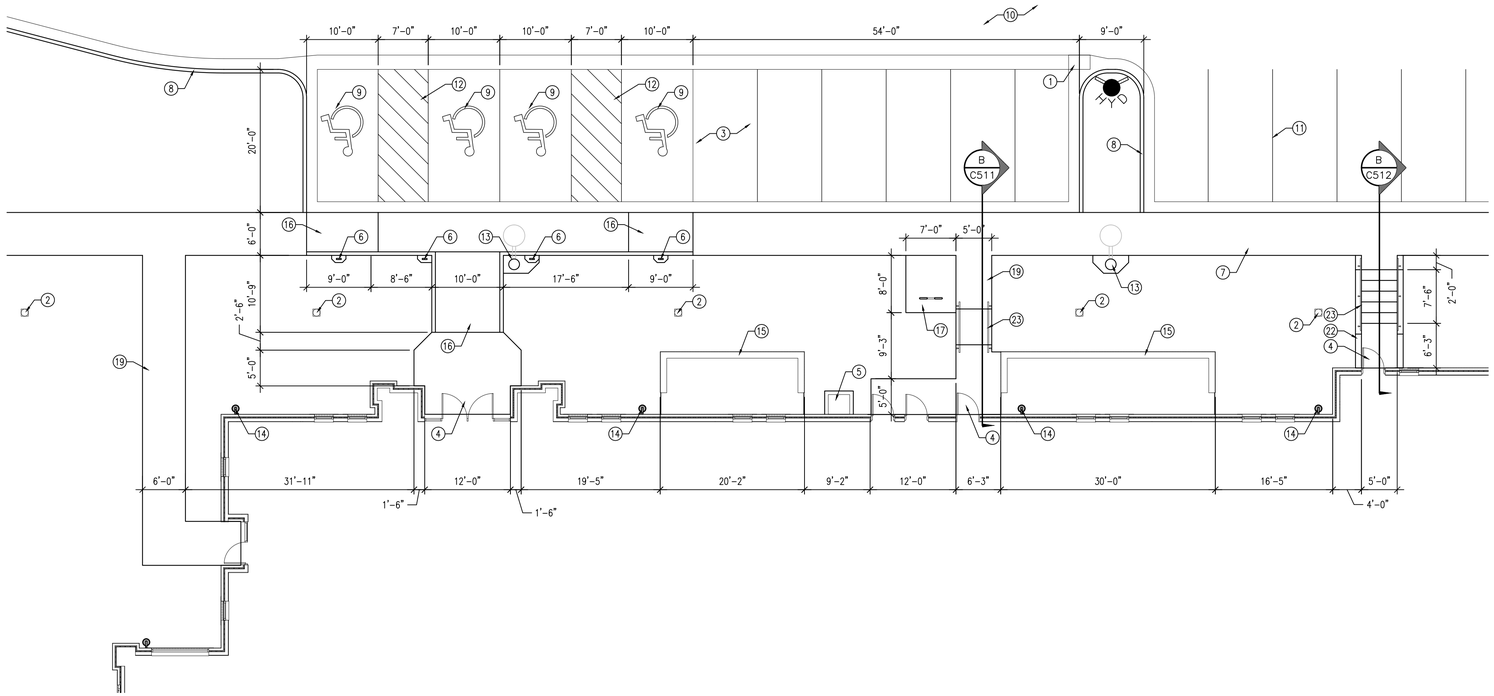
Date
September 4, 2023

Sheet Title
ARCHITECTURAL SITE PLAN

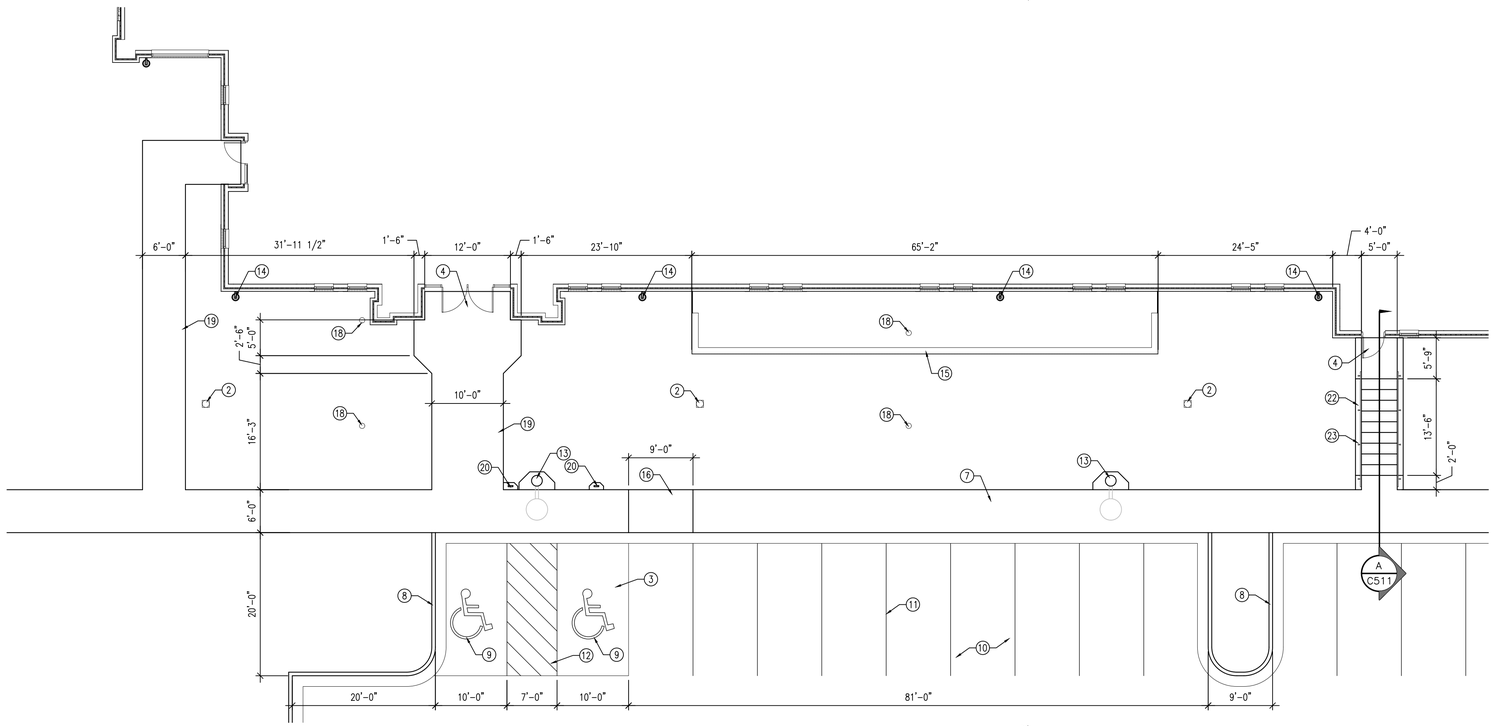
Sheet
C401



1 ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

NORTH



2 ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

NORTH

GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

KEYED NOTES

1. STORM DRAIN CATCH BASIN; SEE C201 AND C503
2. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
3. CONCRETE PAVEMENT; SEE D/C502
4. CONCRETE ENTRY; TYPICAL; SEE H/C501
5. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
6. ACCESSIBLE STALL SIGNAGE; SEE B/C502
7. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
8. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
9. PAINTED ACCESSIBLE SIGN
10. ASPHALT PAVEMENT; SEE A/C502
11. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
12. PAINTED ACCESSIBLE AISLE
13. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
14. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
15. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
16. CONCRETE ACCESSIBLE RAMP; K/C501
17. BIKE RACK WITH CONCRETE PAD; SEE J/C502
18. CLEAN OUT TO GRADE; SEE C203 AND K/C502
19. CONCRETE WALK; SEE A/C501
20. VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
21. OMITTED
22. 10" CONCRETE MOW STRIP; TYPICAL BOTH SIDES
23. 1 1/2" STAINLESS STEEL HANDRAIL; TYPICAL BOTH SIDES

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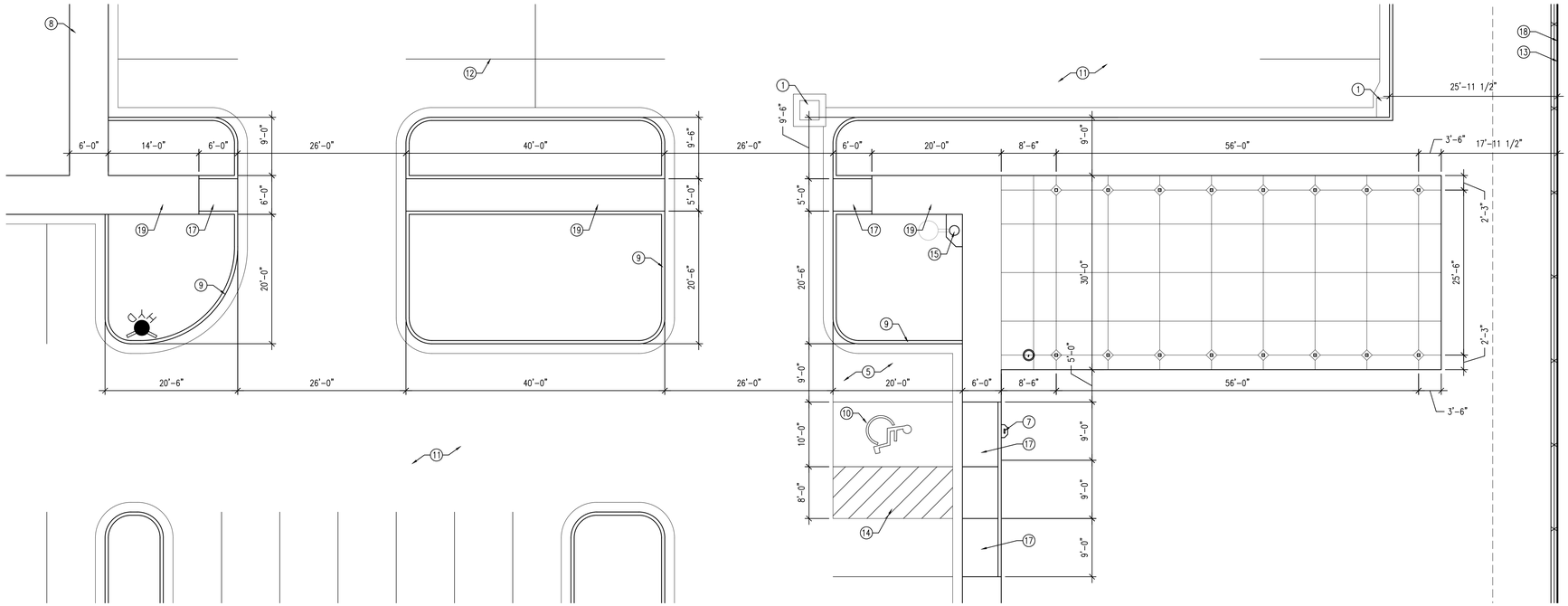
Sheet Title

ENLARGED ARCHITECTURAL SITE PLANS

Sheet

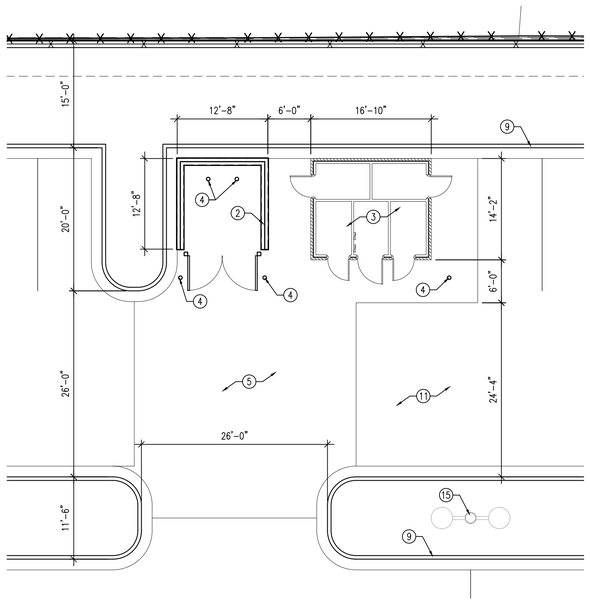
C411



1 ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

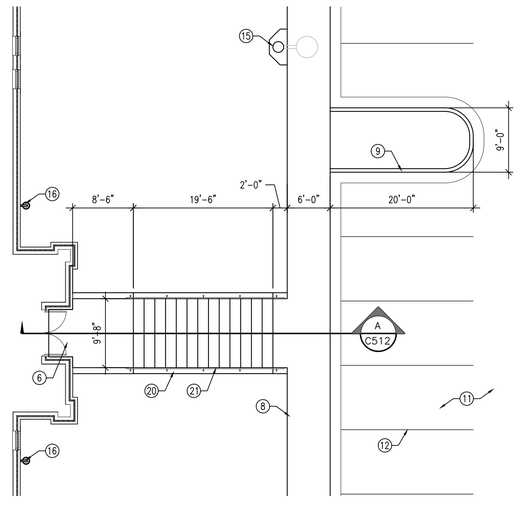
NORTH



2 ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

NORTH



3 ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

NORTH

GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

KEYED NOTES

1. STORM DRAIN CATCH BASIN; SEE C201 AND C503
2. DUMPSTER ENCLOSURE; SEE A/C504, B/C504 AND C/C504
3. STORAGE BUILDING; SEE C811
4. BOLLARD; SEE C/C502
5. CONCRETE PAVEMENT; SEE D/C502
6. CONCRETE ENTRY; TYPICAL; SEE H/C501
7. ACCESSIBLE STALL SIGNAGE; SEE B/C502
8. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
9. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
10. PAINTED ACCESSIBLE SIGN
11. ASPHALT PAVEMENT; SEE A/C502
12. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
13. PROPERTY LINE
14. PAINTED ACCESSIBLE AISLE
15. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
16. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
17. CONCRETE ACCESSIBLE RAMP; K/C501
18. 6'-0" TALL SOLID VINYL FENCE WITH CONCRETE MOW STRIP; SEE G/C502
19. CONCRETE WALK; SEE A/C501
20. 10" CONCRETE MOW STRIP; TYPICAL BOTH SIDES
21. 1 1/2" STAINLESS STEEL HANDRAIL; TYPICAL BOTH SIDES

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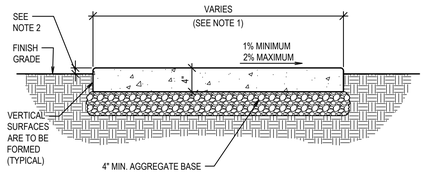
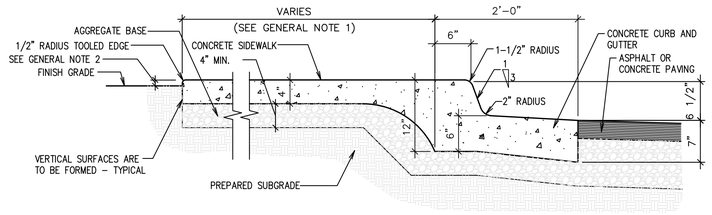
Sheet Title
ENLARGED ARCHITECTURAL SITE PLANS

Sheet
C412

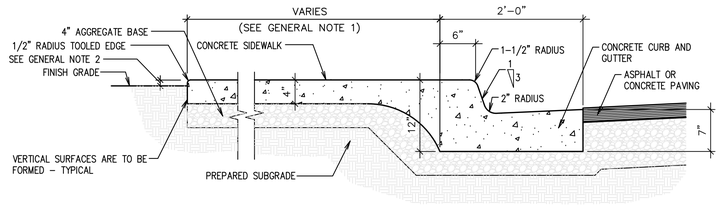


A SIDEWALK DETAIL

SCALE: N.T.S.



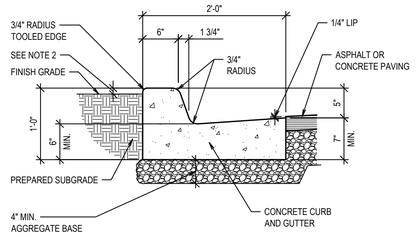
ON SITE WHEN WATER DRAINS AWAY FROM CURB



ON SITE WHEN WATER DRAINS TOWARD CURB

B INTEGRAL SIDEWALK, CURB AND GUTTER

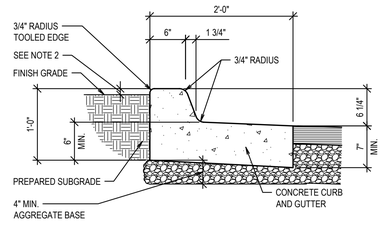
SCALE: N.T.S.



FOR USE WHERE WATER DRAINS TOWARD CURB

C CURB AND GUTTER - IN FLOW

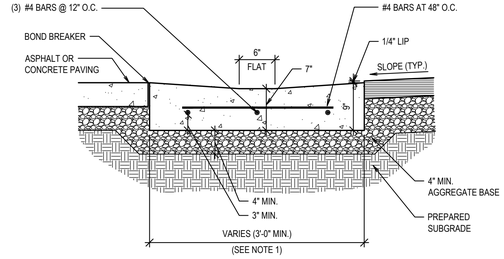
SCALE: N.T.S.



FOR USE WHERE WATER DRAINS AWAY FROM CURB

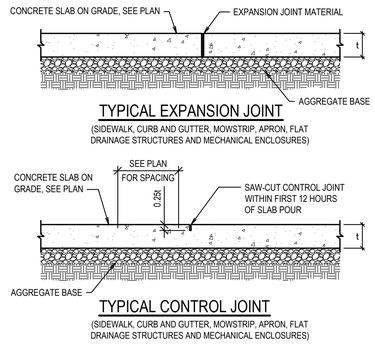
D CURB AND GUTTER - OUT FLOW

SCALE: N.T.S.



E CONCRETE WATERWAY - FLAT DRAINAGE STRUCTURE

SCALE: N.T.S.



TYPICAL EXPANSION JOINT

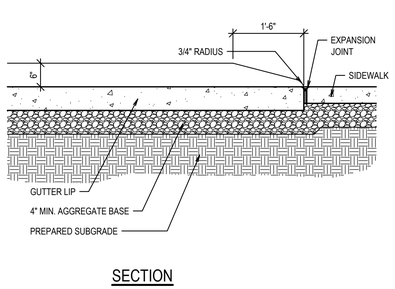
(SIDEWALK, CURB AND GUTTER, MOWSTRIP, APRON, FLAT DRAINAGE STRUCTURES AND MECHANICAL ENCLOSURES)

TYPICAL CONTROL JOINT

(SIDEWALK, CURB AND GUTTER, MOWSTRIP, APRON, FLAT DRAINAGE STRUCTURES AND MECHANICAL ENCLOSURES)

F EXPANSION AND CONTROL JOINT

SCALE: N.T.S.



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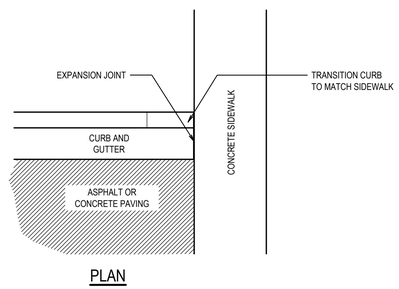
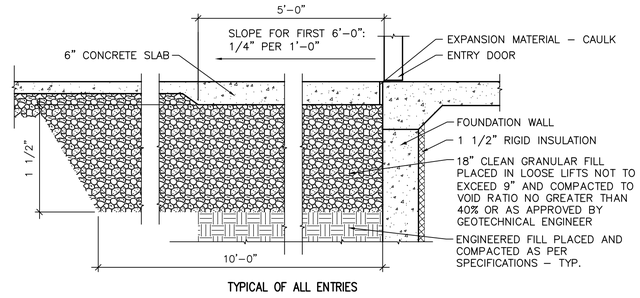


PLAN

G CURB TRANSITION

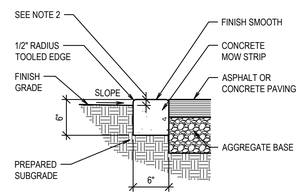
SCALE: N.T.S.



TYPICAL OF ALL ENTRIES

H ENTRY DETAIL

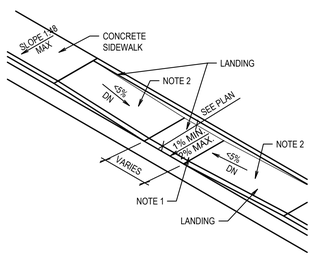
SCALE: N.T.S.



LAWN AREAS

J MOW STRIP

SCALE: N.T.S.



NOTES:

1. UNLESS REQUIRED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION, USE A LIGHT BROOM FINISH ON RAMPS AND LANDINGS TO MATCH THE FINISHES ON THE SIDEWALKS.
2. 5% (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.
3. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
4. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
5. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5%), ALTHOUGH CODE ALLOWS A 1V/12H (8.33%) SLOPE.

K ACCESSIBLE SLOPED WALK DETAILS

SCALE: N.T.S.

GENERAL NOTES

1. SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
2. 1" PRIOR TO SEEDING, 2" PRIOR TO SODDING AND 4" IN PROPERTY AREAS.
3. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
4. EXTERIOR CONCRETE : USE 4,500 PSI. MIN. IF EXPOSED TO FREEZE-THAW CYCLES AND/OR DE-ICER SALTS. USE 3,000 PSI MIN. OTHERWISE EXCEPT USE 4000 PSI AT CONCRETE PAVING.
5. CONTRACTOR TO INSTALL EXPANSION AND CONTROL JOINTS AS REQUIRED PER THE SPECIFICATIONS.
6. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION.
7. ALL REINFORCING BARS ARE TO BE EPOXY COATED, IN CONCRETE CURBS, GUTTERS, SIDEWALKS, PAVING, BASINS.

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LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:

Lakeview & Eagle Mountain UT Cedar Pass Stake

Parcel: 34-620:0208
634 North Duggan Drive
Eagle Mountain, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions			
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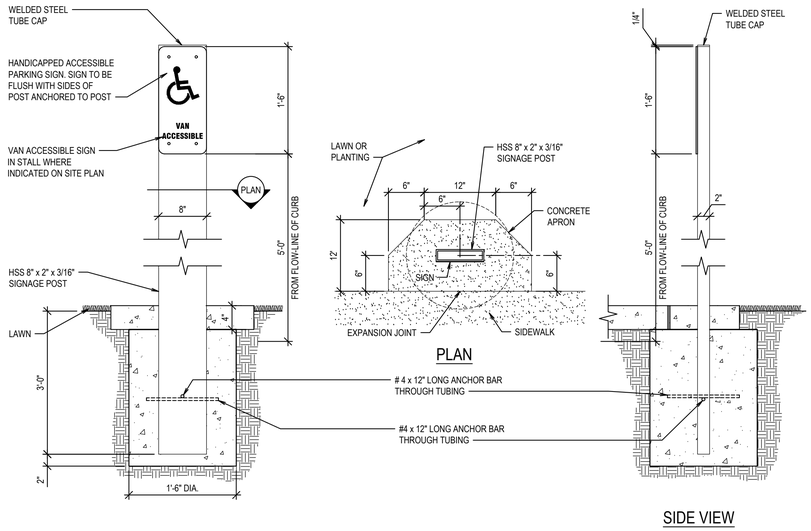
Project Number	23-76
Plan Series	Heritage 23-2
Property Number	501-2693-22010101
Date	September 4, 2023

Sheet Title: SITE DETAILS

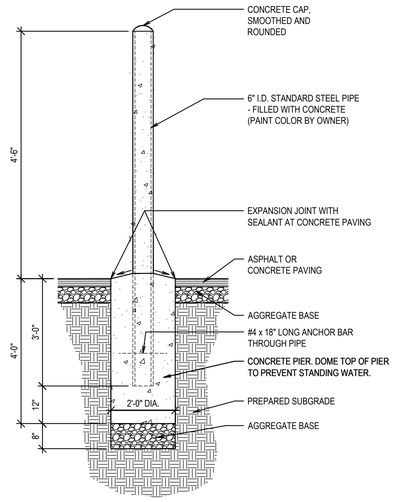
Sheet: C501



B ACCESSIBLE STALL SIGN (TRAFFIC SIGNAGE)

SCALE: N.T.S.

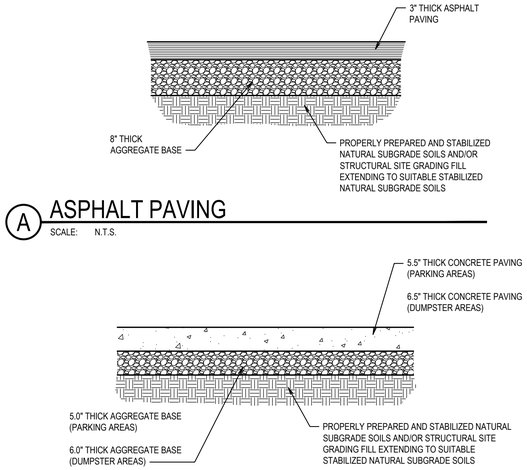
STEEL PER DIVISION 05
INSTALL PER DIVISION 03



C CONCRETE BOLLARD

SCALE: N.T.S.

STEEL PER DIVISION 05
INSTALL PER DIVISION 03

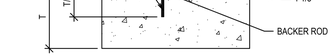


A ASPHALT PAVING

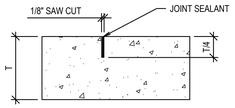
SCALE: N.T.S.

D CONCRETE PAVING

SCALE: N.T.S.



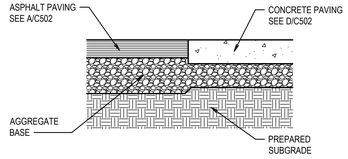
TYPE A CONTROL JOINT IN CONCRETE PAVING



TYPE B CONTROL JOINT IN CONCRETE PAVING

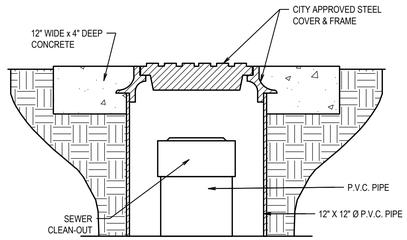
E CONCRETE PAVING JOINT DETAILS

SCALE: N.T.S.



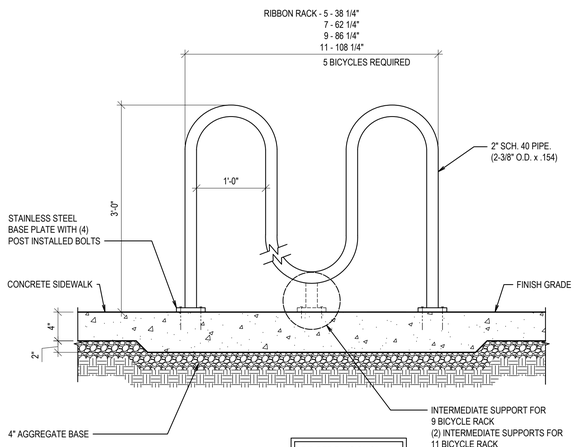
JOIN BETWEEN ASPHALT AND CONCRETE PAVING

SCALE: N.T.S.



H SEWER CLEAN-OUT

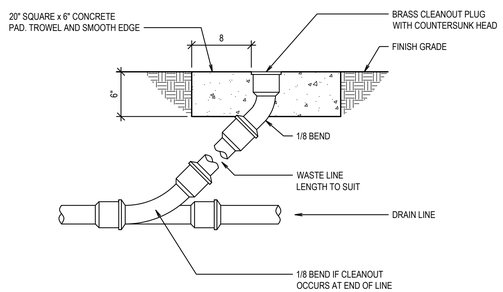
SCALE: N.T.S.



BID PER DIVISION 05
INSTALL PER DIVISION 03

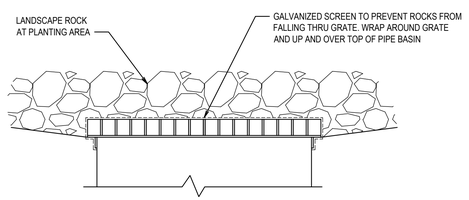
J BICYCLE RACK DETAIL

SCALE: N.T.S.



K CLEAN-OUT

SCALE: N.T.S.



L AREA DRAIN SCREEN AT ROCK MULCH

SCALE: N.T.S. NOTE : (DIAMETER OF BASIN DETERMINED BY NUMBER OF PIPES IN AND OUT)

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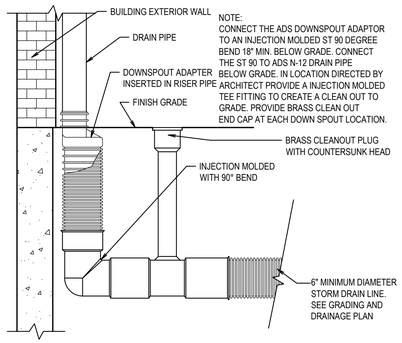
Sheet Title
SITE DETAILS

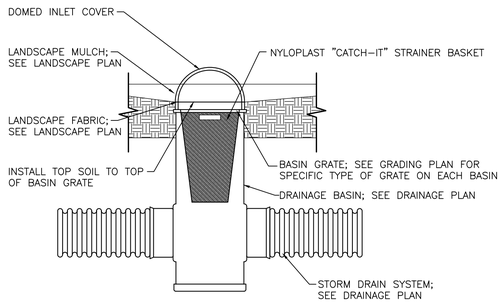
Sheet
C502



NOTE:
CONNECT THE ADS DOWNSPOUT ADAPTOR TO AN INJECTION MOLDED ST 90 DEGREE BEND 18" MIN. BELOW GRADE. CONNECT THE ST 90 TO ADS N-12 DRAIN PIPE BELOW GRADE. IN LOCATION DIRECTED BY ARCHITECT PROVIDE A INJECTION MOLDED TEE FITTING TO CREATE A CLEAN OUT TO GRADE. PROVIDE BRASS CLEAN OUT END CAP AT EACH DOWN SPOUT LOCATION.

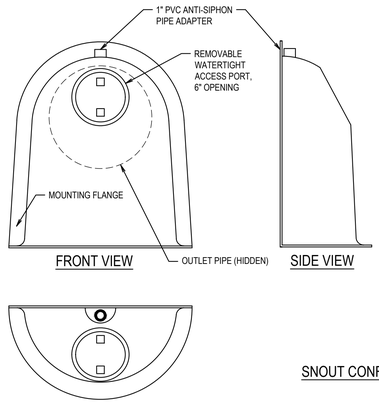
A ROOF DRAIN CONNECTION

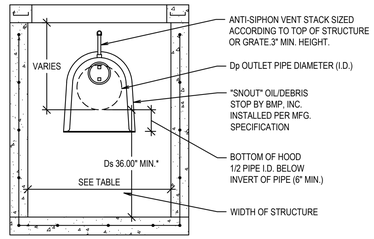
SCALE: N.T.S.



B AREA NYLOPLAST DRAIN BOX

SCALE: N.T.S.





SNOUT CONFIGURATION

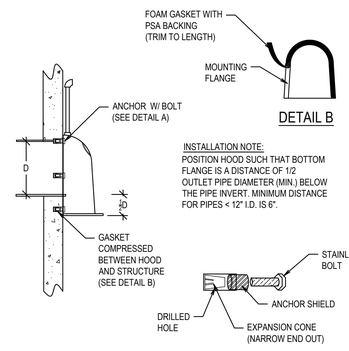
SIZING EXAMPLES:

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

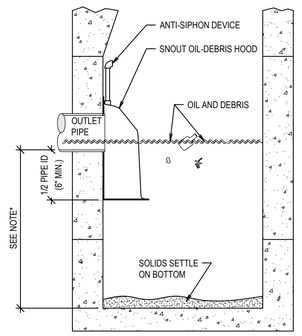
NOTE: USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

SPECIFICATIONS:

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



INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

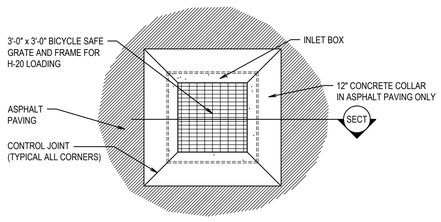


NOTE:
SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIA. OUTLET.
FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3 X's DIAM.

TYPICAL INSTALLATION

US Patent # 6126817

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



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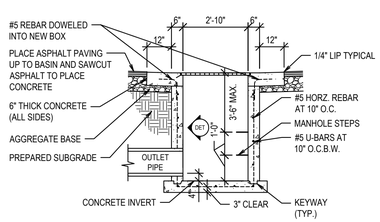
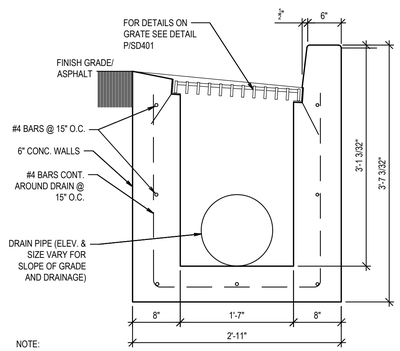


SECTION

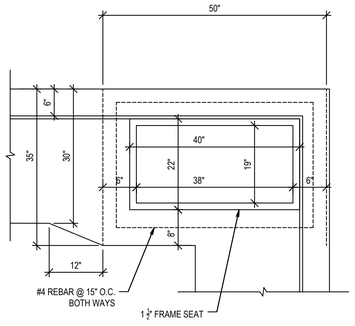
NOTES:
1. GRATE AND FRAMES SHALL BE HOT-DIPPED GALVANIZED.
2. DOWEL LAPS SHALL BE 24".
3. COAT ALL METAL PARTS WITH ASPHALTUM PAINT.

C INLET BOX IN ASPHALT WITH 12" CONCRETE COLLAR

SCALE: N.T.S.



NOTE:
PRECAST CURB INLET BOXES MAY BE USED INSTEAD OF CAST IN PLACE



D SNOUT OIL-WATER DEBRIS SEPARATOR

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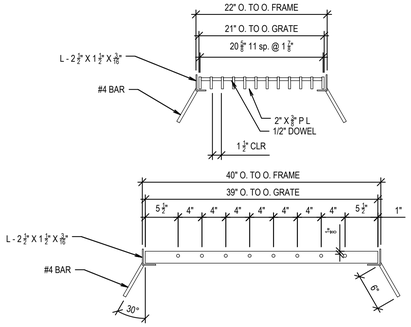

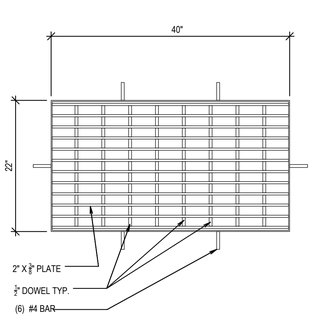

E STORM GRATE AND DRAIN DETAILS

SCALE: N.T.S.

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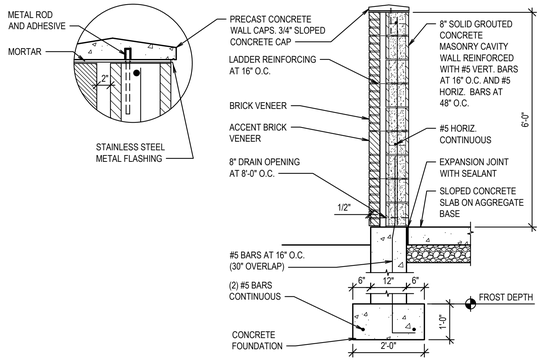
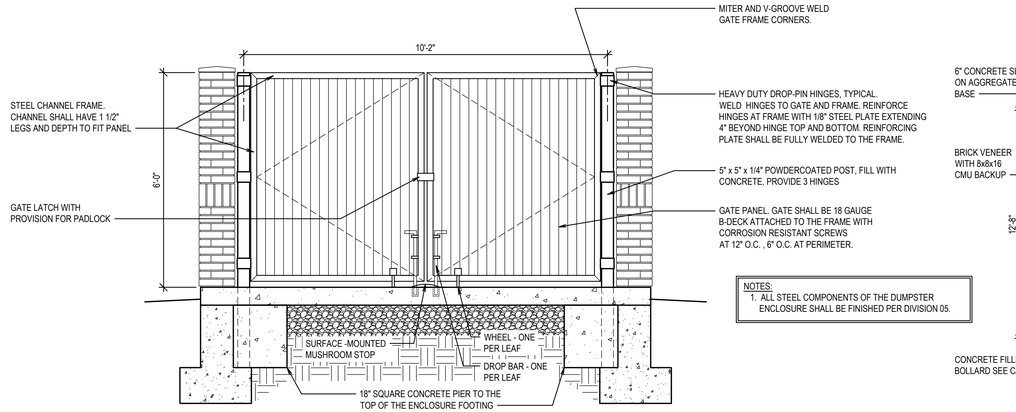


A MASONRY WALL DUMPSTER ENCLOSURE

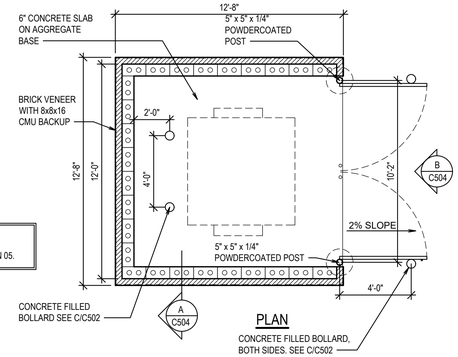
SCALE: N.T.S.



NOTES:
1. ALL STEEL COMPONENTS OF THE DUMPSTER ENCLOSURE SHALL BE FINISHED PER DIVISION 05.

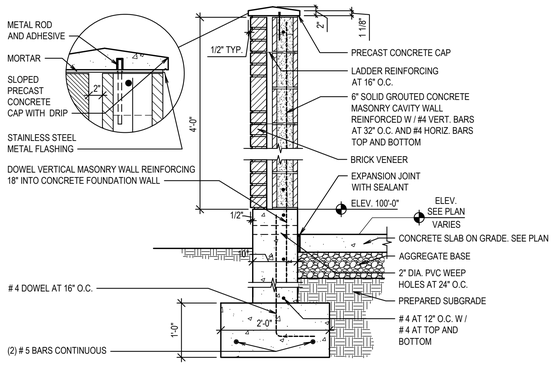
B MASONRY WALL DUMPSTER GATE

SCALE: N.T.S.



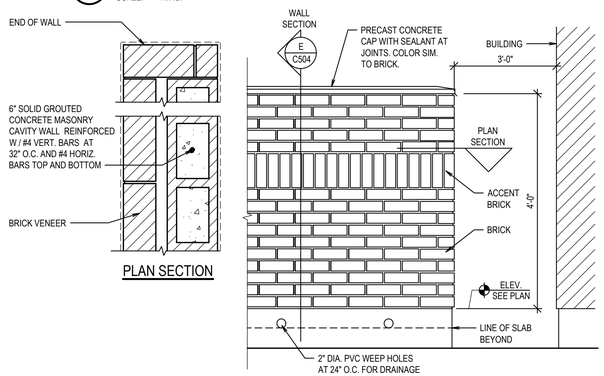
C MASONRY WALL DUMPSTER ENCLOSURE

SCALE: N.T.S.



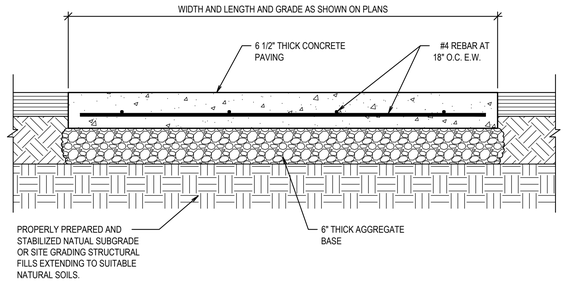
E MASONRY WALL MECHANICAL ENCLOSURE

SCALE: N.T.S.



F MASONRY WALL MECH. ENCLOSURE ELEV.

SCALE: N.T.S.



G DUMPSTER PAD SECTION

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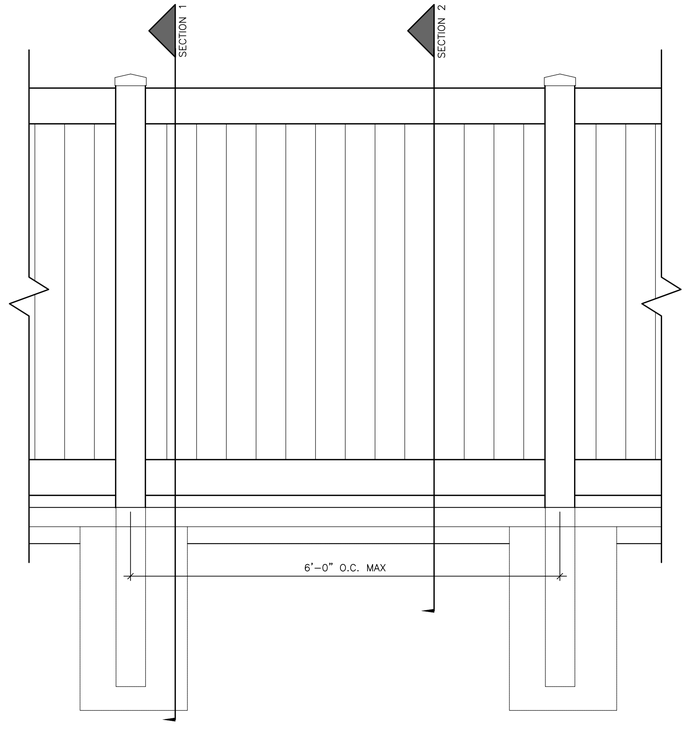
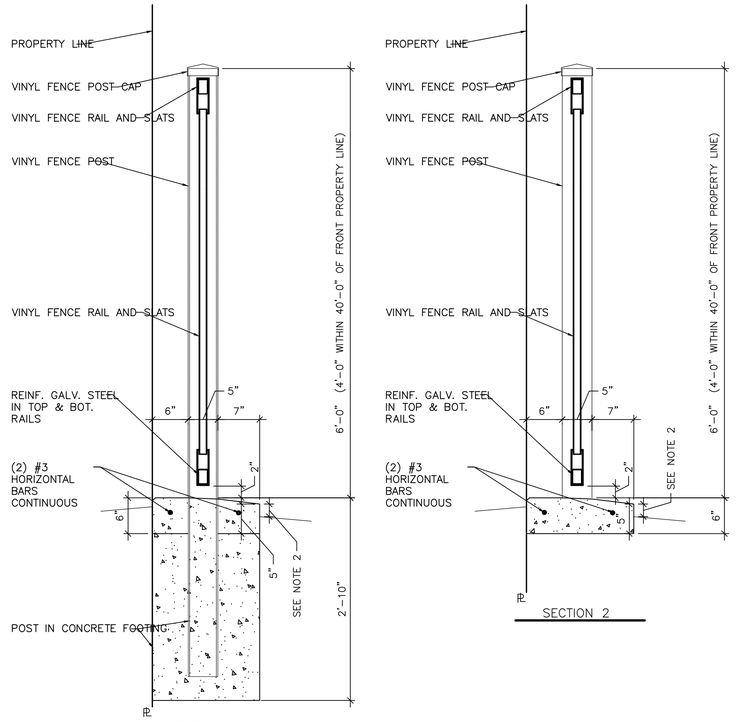


J FENCE

1" = 1'-0"



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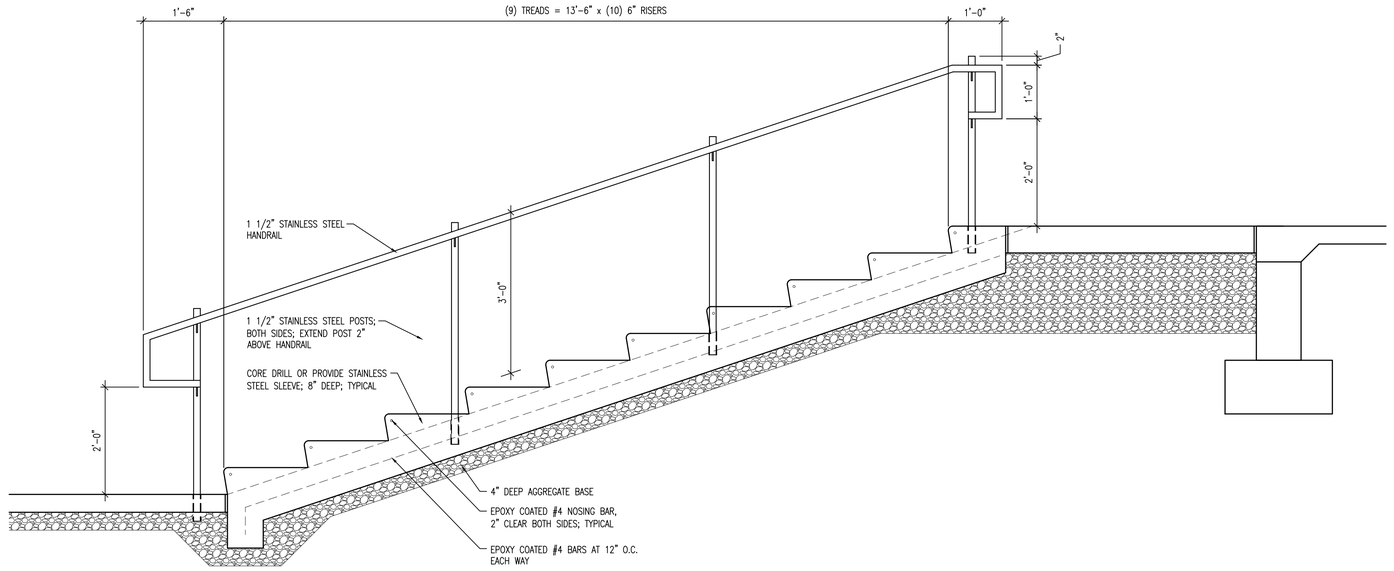
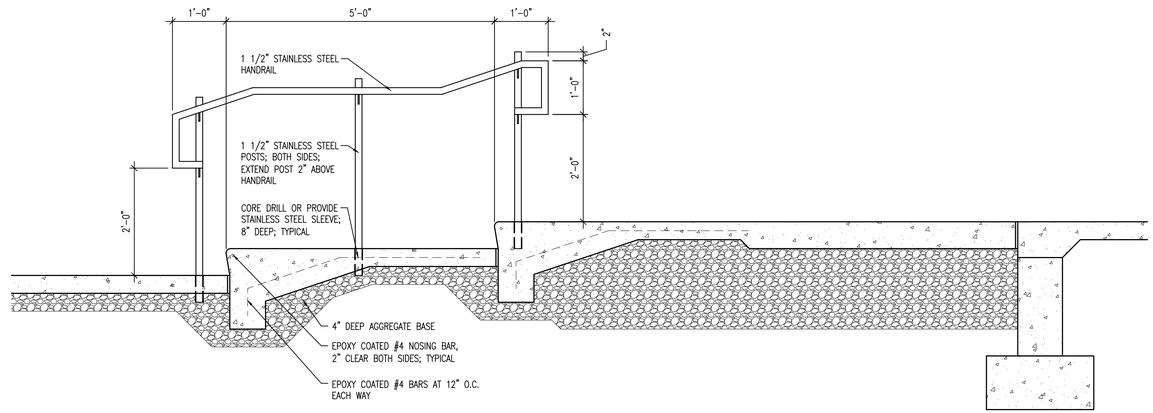


A STAIR SECTION

SCALE: 3/4" = 1'-0"



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SCALE: 3/4" = 1'-0"

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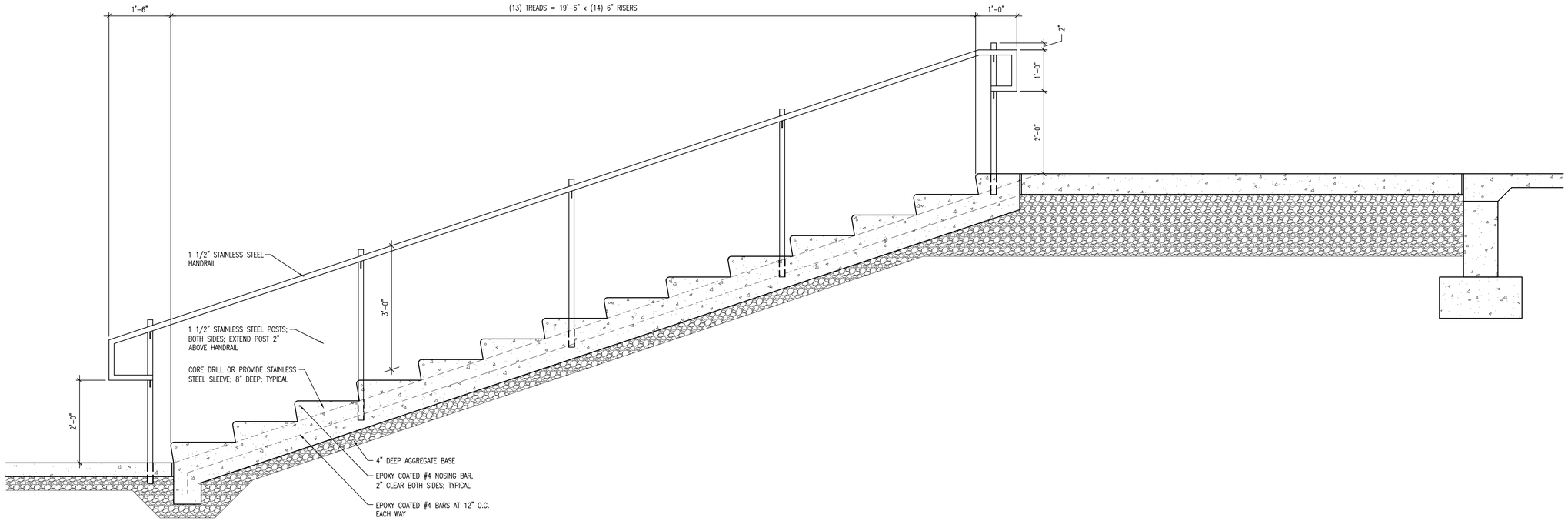
STAIR SECTIONS

Sheet
C511



A STAIR SECTION

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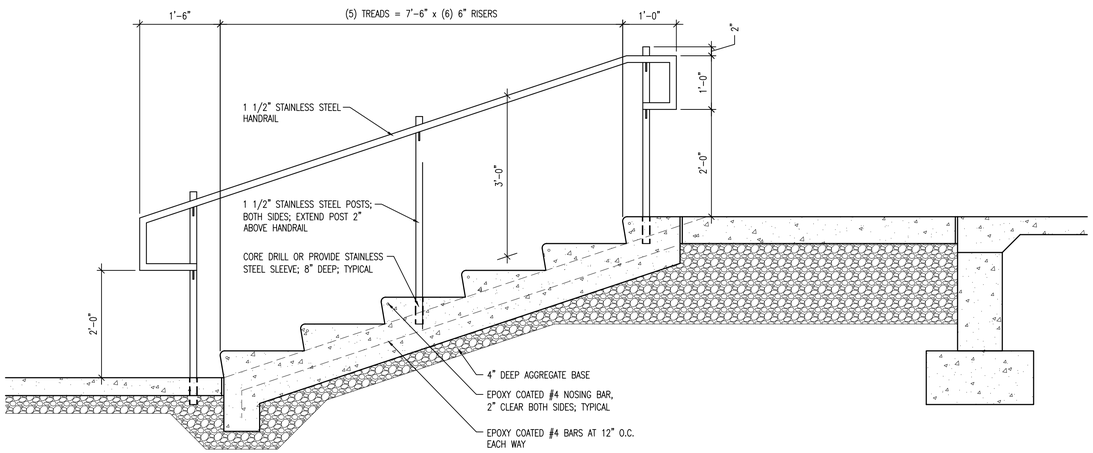


B STAIR SECTION

SCALE: 3/4" = 1'-0"

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

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:

Eagle Mountain UT Cedar Pass Stake

Lakeview &

Parcel: 34:620:I0208
634 North Duggan Drive
Eagle Mountain, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions			
Mark	Date	Description	
1	10/18/23	City Comments	

Project Number
23-76

Plan Series
Heritage 23-2

Property Number
501-2693-22010101

Date
September 4, 2023

Sheet Title

STAIR SECTIONS

Sheet

C512

DESIGN CRITERIA:

1. 2021 INTERNATIONAL BUILDING CODE WITH STATEWIDE AMENDMENTS
2. TYPE OF CONSTRUCTION: TYPE V–B.
3. BUILDING USE: ASSEMBLY A–3
4. BUILDING OCCUPANCY CATEGORY: II
5. BUILDING HEIGHT: PER PLANS
6. BUILDING VOLUME: 19,800 CU. FT.
7. NO. OF OCCUPANTS: 120
8. ROOF DEAD LOAD – 11 PSF PLUS FRAMING WEIGHT
   a. SHINGLES AND FELT: 3.5 PSF
   a. DIAPHRAGM SHEATHING: 2.3 PSF
   b. WOOD DECK: 4.0 PSF
   c. MISCELLANEOUS: 1.2 PSF
9. ROOF LIVE LOAD – 20 PSF
10. SNOW LOAD
    a. Pg: 41 PSF (GROUND SNOW LOAD)
    b. Pf = 0.7 * Pg * Ce * Ct * Is = 31 PSF (ROOF SNOW LOAD)
       1) Ce: 0.9
       2) Ct: 1.2
       3) Is: 1.0
       4) BUILDING ELEVATION: 5114 3FT
    c. Ps = Pf Cs
       1) Cs: 1.0 FOR A 4:12 PITCH
       2) Ps: 31 PSF
11. WIND LOAD (ULTIMATE)
    a. V3s: 102 MPH
    b. EXPOSURE: C
    c. W: 1.00
12. SEISMIC LOAD (ULTIMATE)
    a. Ie: 1.00
    b. Ss: 0.94
    c. S1: 0.3
    d. Sds: 0.76
    e. Sd1: 0.63
    f. Ωo: 1.25
    g. Cd: 2.5
    h. SITE CLASS: D
    i. SEISMIC DESIGN CATEGORY: DE (D-DEFAULT)
    j. R: 1.25 (CANTILEVERED STEEL COLUMNS)
    k. EQUIVALENT LATERAL FORCE PROCEDURE
    l. Cs = 0.61
13. ALLOWABLE SOIL BEARING PRESSURE:
    a. 2500 PSF
    b. ALLOWABLE FOUNDATION AND LATERAL PRESSURE = 100 PSF/FT BELOW NATURAL GRADE (TABLE 1806.2 OF 2021 IBC). SEE SOILS REPORT
    c. USE CONSTRAINED CONDITIONS FOR CONCRETE PIERS

THE PAVILION, PICNIC TABLES, BIKE RACKS, TRASH RECEPTACLES AND DRINKING FOUNTAINS, ARE ORDERED THROUGH THE CHURCH PURCHASING DEPARTMENT. PLEASE CONTACT THE PROJECT MANAGER TO RESOLVE AND COORDINATE ORDERING DETAILS AND MATERIAL RESPONSIBILITIES. KITS #1 AND #3 USE ASPHALT SHINGLES. KITS #2 AND #4 USE METAL PANELS.

PAVILION CONSTRUCTION SEQUENCE NOTES:

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

SITE PREPARATION:

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

UTILITIES: (BY OTHERS)

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

SPECIFICATIONS:

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

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

CONCRETE:

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

STRUCTURAL STEEL:

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

WOOD:

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

ROOF SYSTEM

1. 50 YEAR ASPHALT SHINGLE by OWENS CORNING WITH A LIFETIME WARRANTY
2. PROFILE NOMINAL SIZE: 13"x 39 3/8"
3. EXPOSURE: 5 5/8"
4. COLOR AS PER OWNER FROM MANUFACTURERS STANDARD COLOR SELECTION.
5. INSTALL PER MANUFACTURER'S INSTRUCTIONS
6. PROVIDE EDGE AND TERMINATION DETAIL COMPONENTS AS REQUIRED TO OBTAIN MANUFACTURER'S WARRANTY.

STAIN:

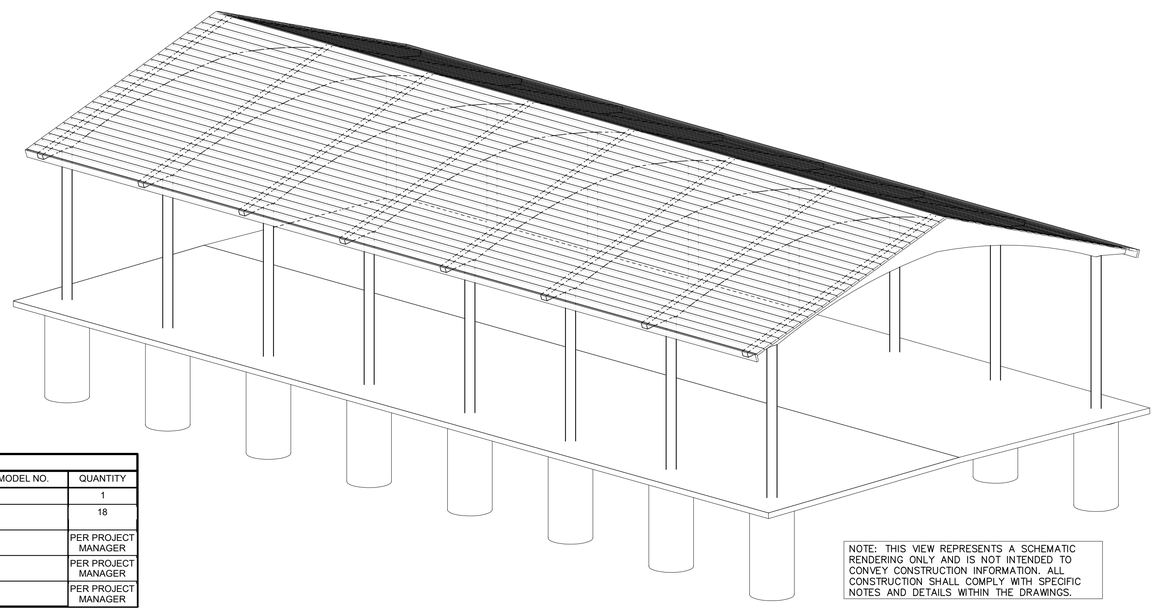
1. BEAMS, DECK, AND FASCIA SHALL BE FACTORY STAINED WITH "OLYMPIC" SEMI–TRANSPARENT STAIN. BEAMS AND FASCIA TO BE STAINED NO. 708 WALNUT, DECK TO BE STAINED NO. 911 CAPE COD GRAY OR AS SELECTED BY OWNER.

ELASTOMERIC JOINT SEALANTS:

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

PLUMBING AND ELECTRICAL: (BY OTHERS)

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



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

OWNER PROVIDED EQUIPMENT LIST			
ITEM	MANUFACTURER	MODEL NO.	QUANTITY
PAVILION KIT			1
8' WELDED FRAME PICNIC TABLE			18
DRINKING FOUNTAIN			PER PROJECT MANAGER
BIKE RACK			PER PROJECT MANAGER
TRASH RECEPTACLES			PER PROJECT MANAGER

Supplier:

SMITH STEELWORKS

PROFESSIONAL ENGINEER
DOUGLAS M. FARLEY
No.318831
09/22/2023
STATE OF UTAH

30'x60' Glulam Pavilion
Kit 1 Option A

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

Mark	Date (m/d/y)	Description

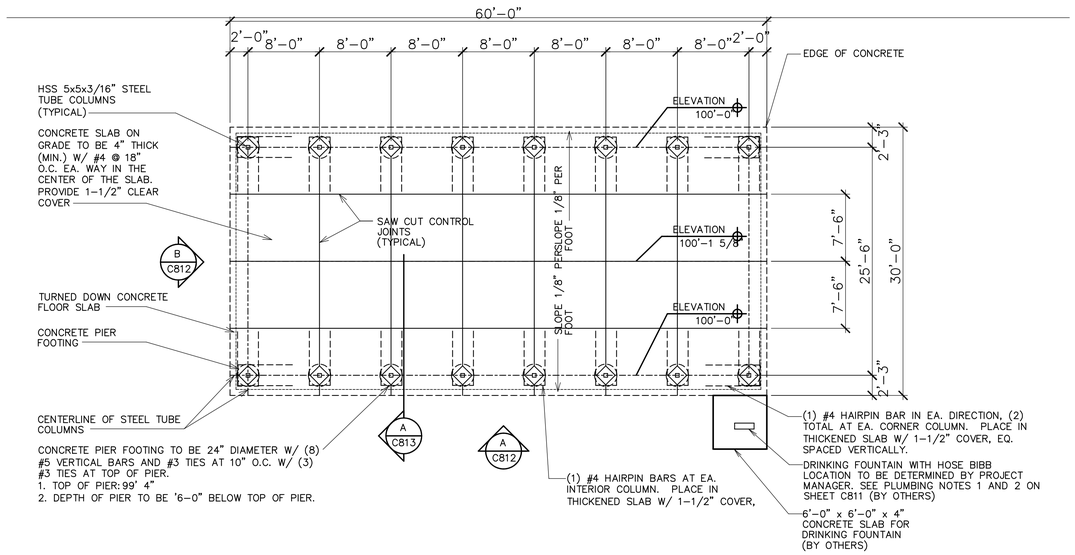
Project Number:

Plan Series:

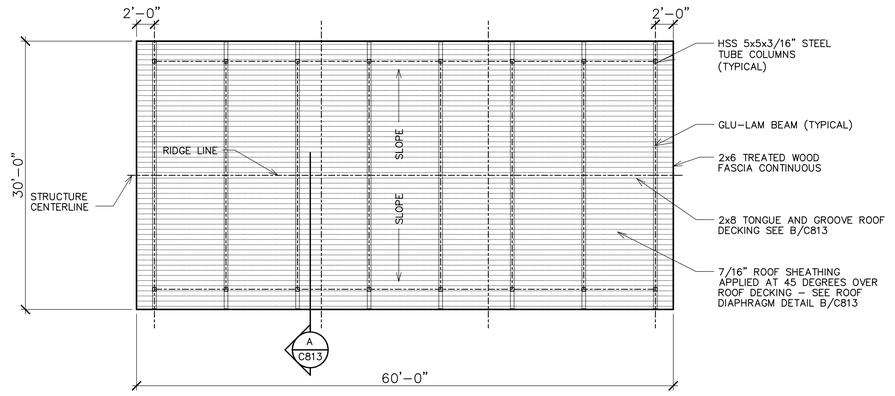
Property Number:

Sheet Title:
PLAN VIEWS

Sheet:
C811



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



2 ROOF FRAMING PLAN
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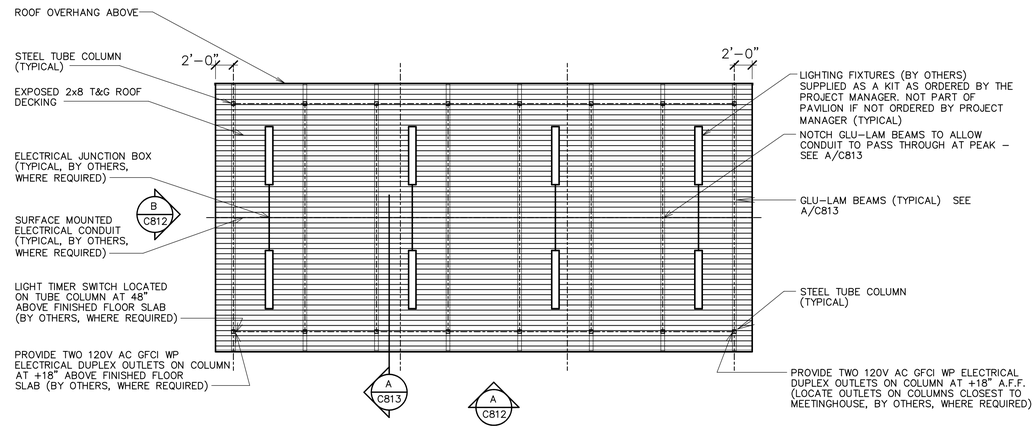

3 REFLECTED CEILING PLAN
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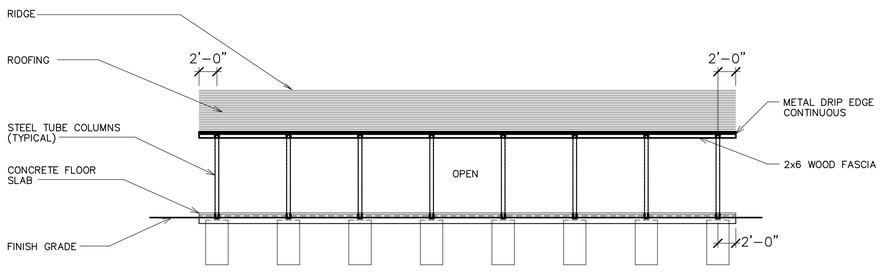

A SIDE ELEVATION
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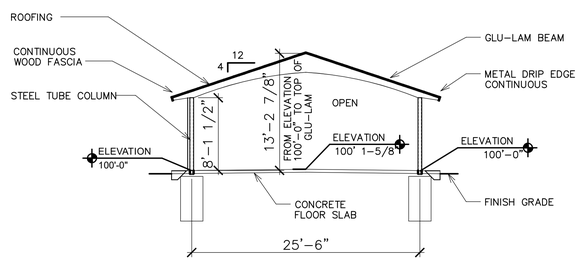

B END ELEVATION
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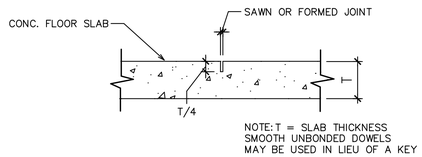


4 CONTROL JOINT DETAIL
SCALE: 1 1/2" = 1'-0"

Supplier:
SMITH STEELWORKS

Stamp:
PROFESSIONAL ENGINEER
DOUGLAS M. FARLEY
No.318831
09/22/2023
STATE OF UTAH

30'x60' Glulam Pavilion
Kit 1 Option A

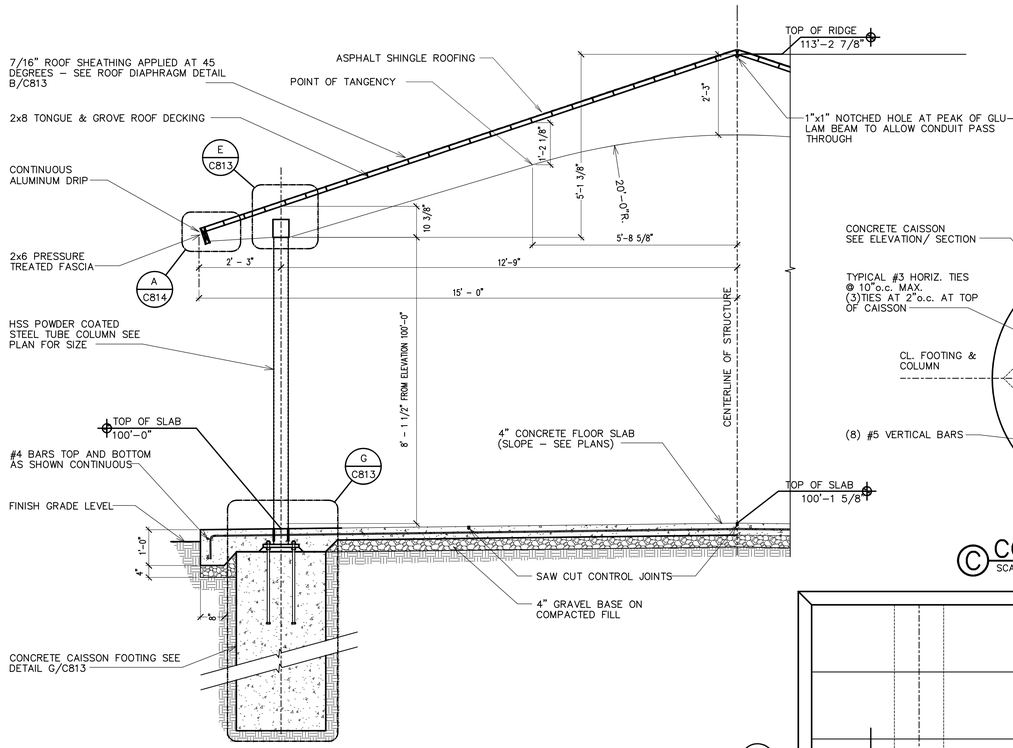
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (DMY)	Description

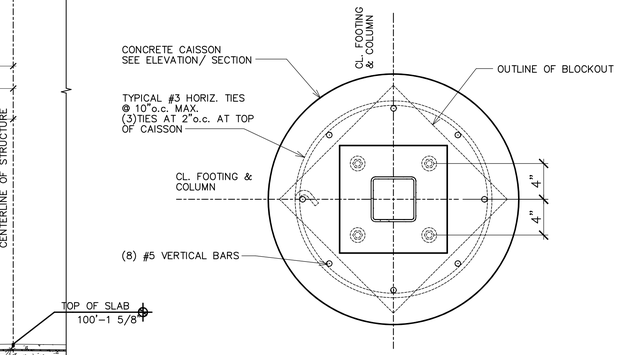
Project Number:
Plan Series:
Property Number:

Sheet Title:
PLAN VIEWS

Sheet:
C812



A SECTION
SCALE: 1/2" = 1'-0"



C COLUMN DETAIL
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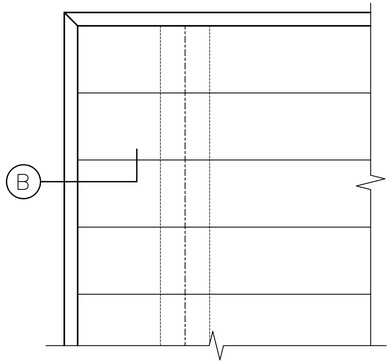
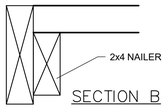
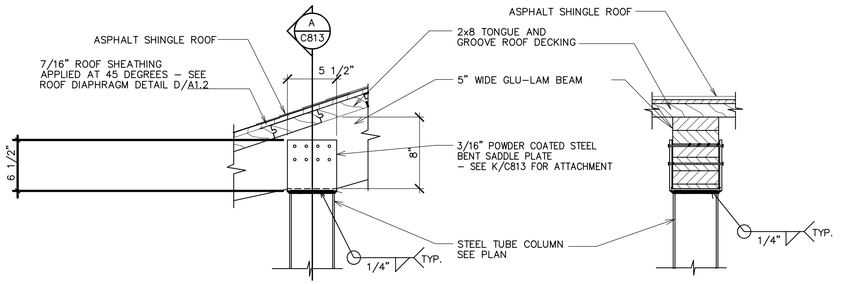




SECTION B

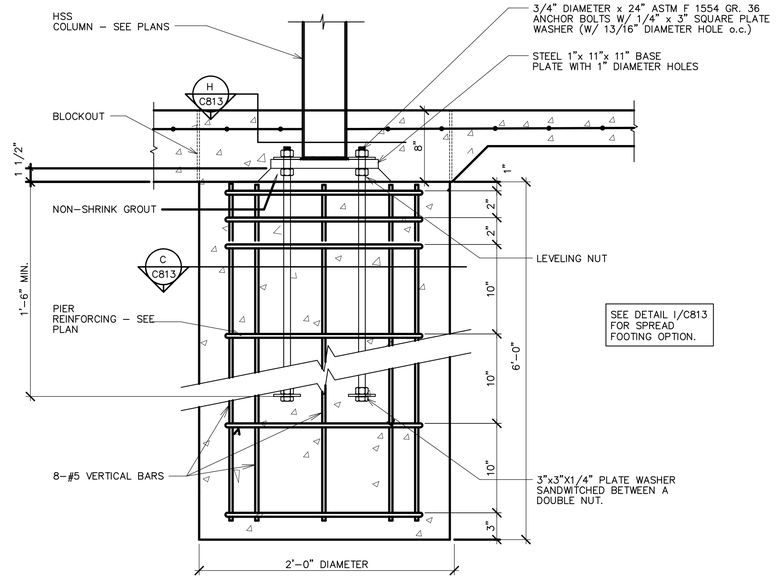
MITER ENDS OF FASCIA AT CORNERS. BUTT FASCIA ONLY AT BEAM ENDS. FASTEN FASCIA TO BEAMS W/ (3) 10d NAILS AT EACH JUNCTION AND TO DECK @ 12"o.c. (SIDES) AND 6 3/4" o.c. (ENDS)

D DECK PLAN AT CORNERS
SCALE: 1 1/2" = 1'-0"

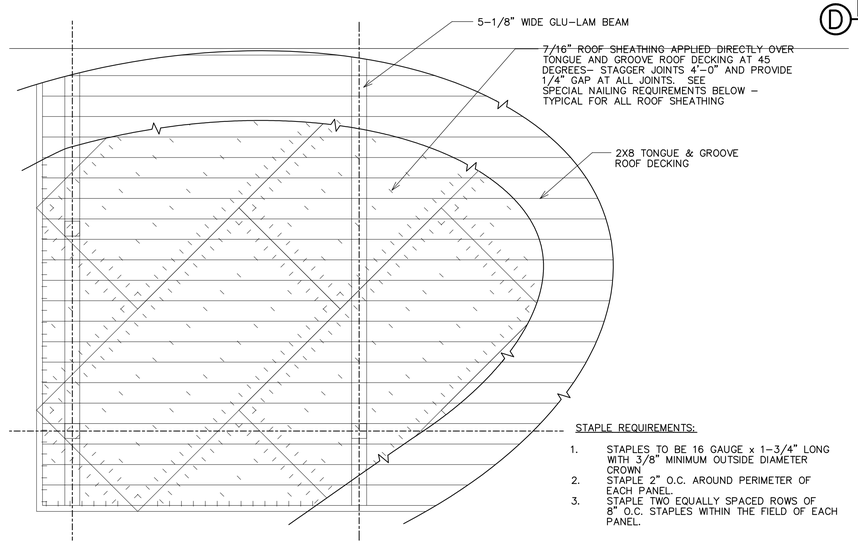


E CONNECTION
SCALE: 1 1/2" = 1'-0"

F CONNECTION
SCALE: 1 1/2" = 1'-0"



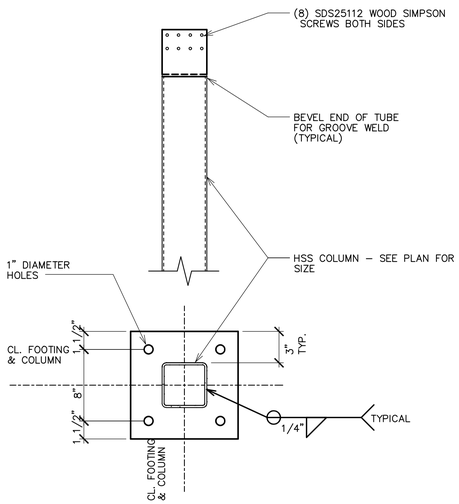
G CAISON FOOTING
SCALE: 1/2" = 1'-0"



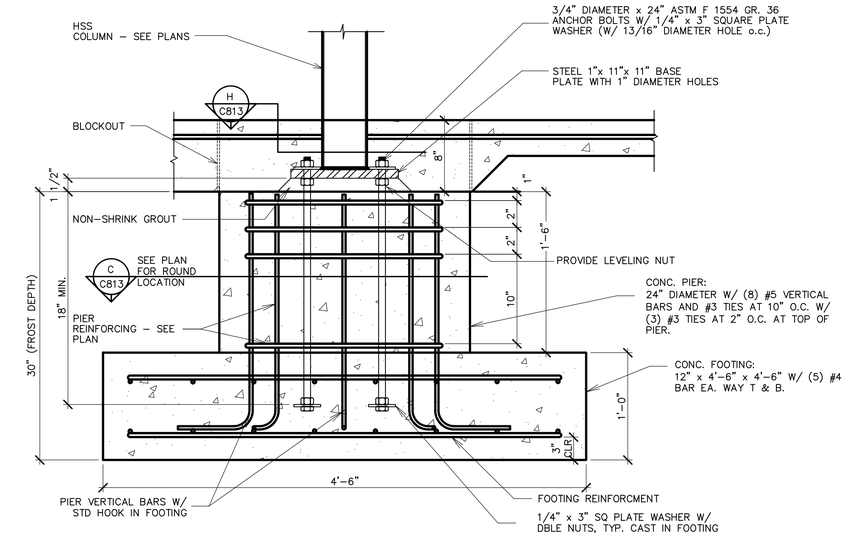
STAPLE REQUIREMENTS:

1. STAPLES TO BE 16 GAUGE x 1-3/4" LONG WITH 3/8" MINIMUM OUTSIDE DIAMETER CROWN
2. STAPLE 2" O.C. AROUND PERIMETER OF EACH PANEL.
3. STAPLE TWO EQUALLY SPACED ROWS OF 8" O.C. STAPLES WITHIN THE FIELD OF EACH PANEL.

B ROOF DIAPHRAGM DETAIL
SCALE: NONE



H COLUMN DETAIL
SCALE: 1/2" = 1'-0"



I COLUMN DETAIL
SCALE: 1 1/2" = 1'-0"

Supplier:

SMITH STEELWORKS

Stamp:

PROFESSIONAL STRUCTURAL ENGINEER
DOUGLAS M. FARLEY
No.318831
09/22/2023
STATE OF UTAH

30'x60' Glulam Pavilian
Kit 1 Option A

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

Mark	Date (DAY)	Description

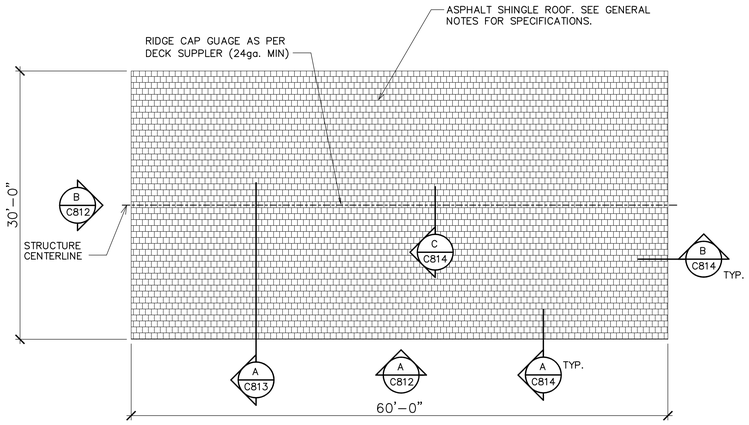
Project Number:

Plan Series:

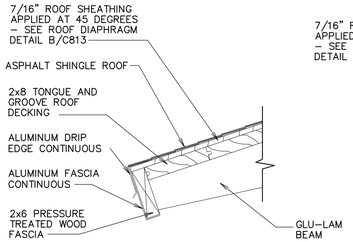
Property Number:

Sheet Title:
SECTION AND DETAIL VIEWS

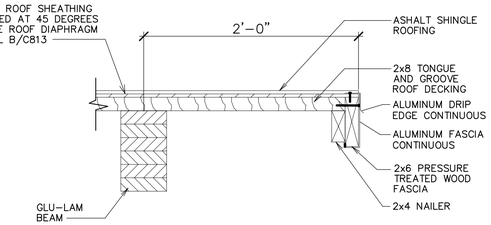
Sheet:
C813



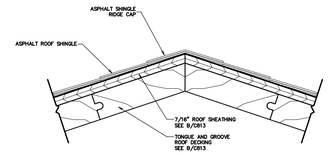
1 ROOF PLAN
SCALE: 1/8" = 1'-0"



A FASCIA DETAIL
SCALE: 1 1/2" = 1'-0"



B RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



C RIDGE CAP DETAIL
SCALE: 3" = 1'-0"

Supplier:

SMITH STEELWORKS

Stamp:

PROFESSIONAL STRUCTURAL ENGINEER
DOUGLAS M. FARLEY
No.318831
09/22/2023
STATE OF UTAH

30'x60' Glulam Pavilian
Kit 1 Option A

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

Mark	Date (DD/MM/YY)	Description

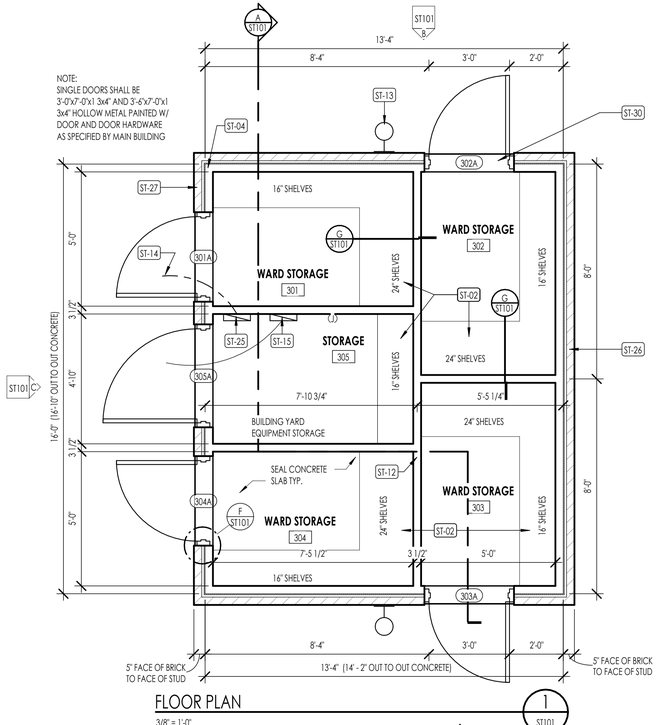
Project Number:

Plan Series:

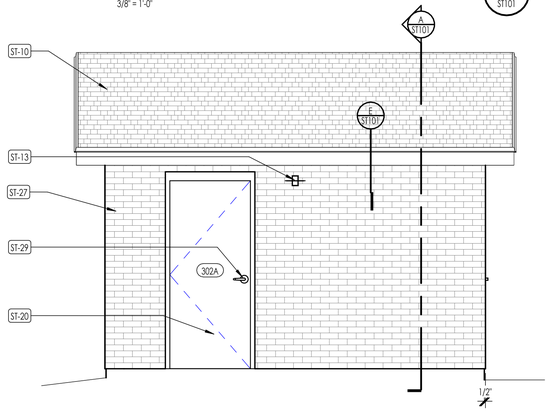
Property Number:

Sheet Title:
ROOF VIEWS AND DETAILS

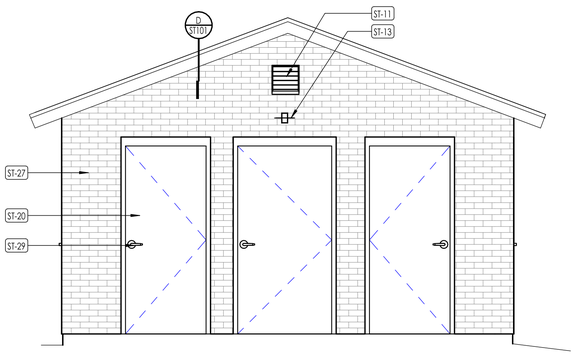
Sheet:
C814



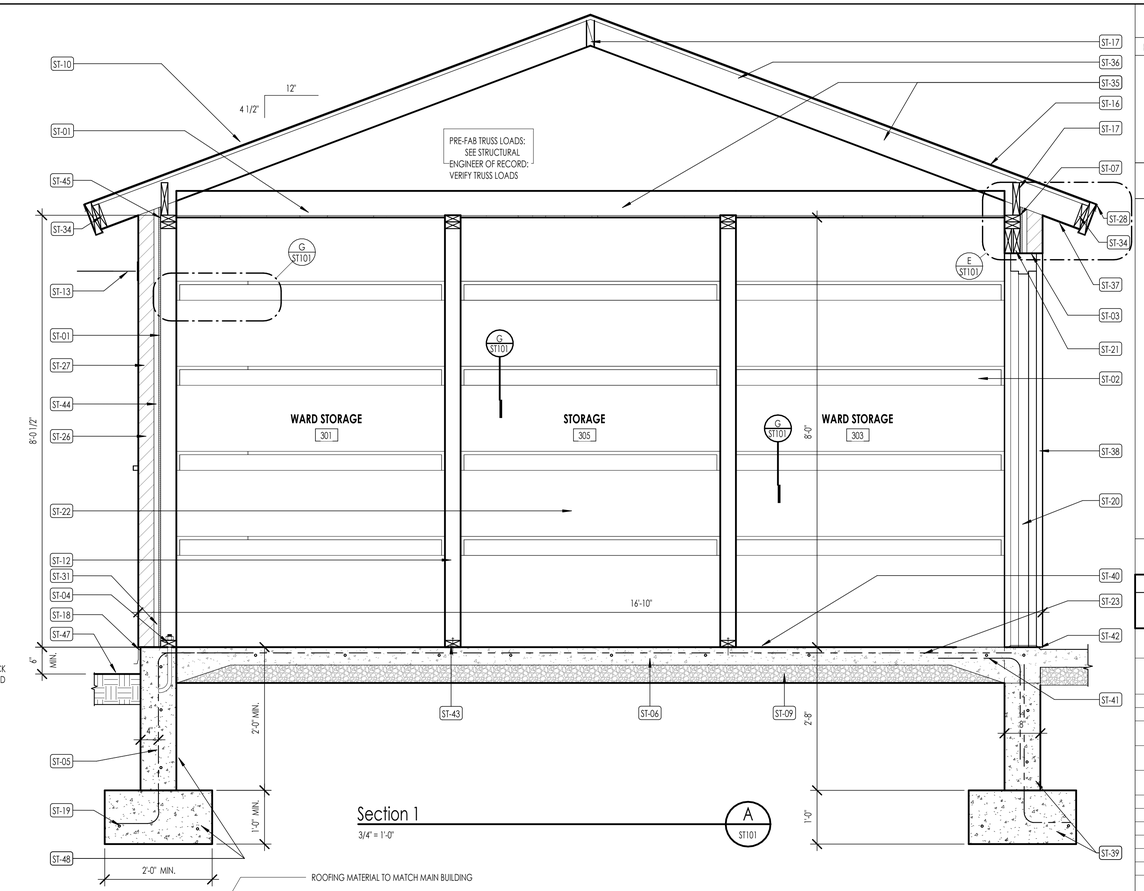
FLOOR PLAN
3/8" = 1'-0"
1 ST101



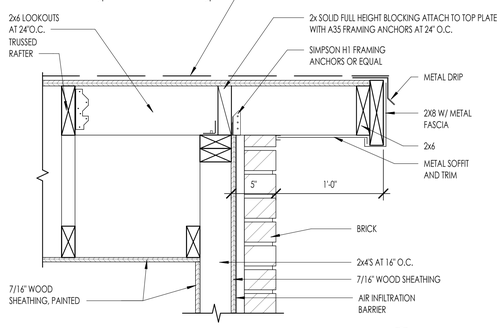
NORTH ELEVATION
3/8" = 1'-0"
B ST101



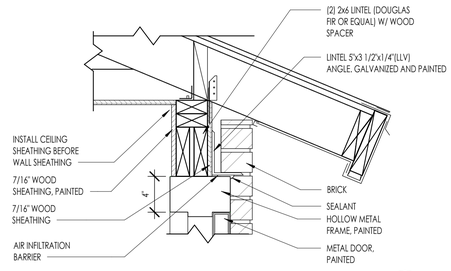
WEST ELEVATION
3/8" = 1'-0"
C ST101



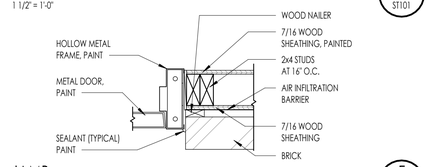
Section 1
3/4" = 1'-0"
A ST101



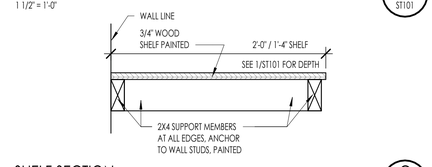
EAVE
1 1/2" = 1'-0"
D ST101



HEAD
1 1/2" = 1'-0"
E ST101



JAMB
1 1/2" = 1'-0"
F ST101



SHELF SECTION
1 1/2" = 1'-0"
G ST101

DOOR SCHEDULE

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

FLOOR PLAN LEGEND

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

FLOOR PLAN GENERAL NOTES

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

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

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

CODE REVIEW

Allowable height, stories, and area (Table 504.3, 504.4, 506.2) - VB, Not Sprinklered

Occupancy	Height (ft)	Story	Area (sf)
S-1	40	1	9,000

Actual height, stories and area

Occupancy	Height (ft)	Story	Area (sf)
S-1	11'- 9"	1	214

Table 1004.1.2 Maximum Floor Area Allowances Per Occupant

Occupant Load: 214/300 = 0.71 = 1 occupant

Building is unconditioned - no heating or cooling

Revision Schedule

#	Description	Date

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

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Lakeview &

634 North Duggan Drive
Eagle Mountain, Utah

Project Number: 23-76

Property Number: 501-2693-22010101

September 4, 2023

Storage Building

ST101

CLEAR VIEW TRIANGLES

6" CONCRETE MOW CURB, TYP.
SEE DETAILS.

TURF

6" CONCRETE MOW CURB, TYP.
SEE DETAILS.

TURF

6" CONCRETE MOW CURB, TYP.
SEE DETAILS.

6" CONCRETE MOW CURB, TYP.
SEE DETAILS.

TURF

6" CONCRETE MOW CURB, TYP.
SEE DETAILS.

CLEAR VIEW TRIANGLES

6" CONCRETE MOW CURB, TYP.
SEE DETAILS.

TURF

TURF

CALL BEFORE YOU DIG!
IT'S THE LAW!
BLUE STAKES 1 800 662 4111

N

20' 0 20' 40' 60'

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

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

Stamp

STATE OF UTAH
DARREN G. WILSON
NO. 356187
LICENSED LANDSCAPE ARCHITECT

A New Meetinghouse for:
Lakeview & Eagle Mountain UT Cedar Pass Stake

Parcel: 34-620-0208
654 North Diagan Drive
Eagle Mountain, Utah

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

Revisions

Mark	Date	Description

Project Number
23-76

Plan Series
Heritage 23-2

Property Number
501-2693-22010101

Date
August 4, 2023

Sheet Title

LANDSCAPE PLAN

Sheet

LS101

DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	EAGLE MOUNTAIN CITY
WATER AVAILABILITY	CULINARY WATER
SOIL TYPE	NA
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	NA
LAWN AREA	30.6% OF TOTAL LANDSCAPE (21,602 SQ. FT.)*
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM

LANDSCAPE DATA

TOTAL SITE AREA	208,805 SQ.FT.		4.79 ACRES
TOTAL LANDSCAPE AREA	70,616 SQ.FT.		33.8%
SHRUBS/GROUNDCOVER	49,014 SQ.FT.		69.4%
LAWN AREA	21,602 SQ.FT		30.6%
TREES ON SITE	84	TOTAL REQ'D = 10	PROVIDED = 84
		DECIDUOUS REQ'D = NA	PROVIDED = 73
		EVERGREEN REQ'D = NA	PROVIDED = 11
		SHRUBS REQ'D = NA	PROVIDED = 706
		DROUGHT TOLERANT REQ'D = 50%	
		DROUGHT TOLERANT PROVIDED = (88%)	
ADDITIONAL INFO	NA		

NOTES:

1. IMPORTED, SCREENED TOP SOIL TO BE IMPLEMENTED IN ALL NEW PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 5" IN ALL LAWN AREAS.
2. ALL PLANT MATERIAL TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM WITH A SMART CONTROLLER AND A RAIN/FREEZE SENSOR.
3. LAWN TO BE A KENTUCKY BLUEGRASS BLEND (MIN. 3 VARIETIES) AND BE IMPLEMENTED AS SOD.
4. 6" DEEP x 6" WIDE POURED-IN-PLACE FLAT CONCRETE CURBING TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS SHOWN ON PLAN.
5. ROCK MULCH 'A' TO BE A $\frac{3}{4}$"-1" SIZE 'SOUTHTOWN' CRUSHED STONE FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT AT A 3" DEPTH OVER WEED BARRIER FABRIC.
6. ROCK MULCH 'B' TO BE A 3"-6" SIZE 'SOUTHTOWN' COBBLE FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT ON SLOPES WHERE SHOWN AT AN 8" AVERAGE DEPTH OVER WEED BARRIER FABRIC.
7. BARK MULCH TO BE SHREDDED PINE OR FIR AND BE IMPLEMENTED AT A 3" DEPTH IN AREAS INDICATED ON PLANS. PLACE WEED BARRIER UNDER BARK MULCH (IN BARK MULCH AREAS).
8. ROCKAND BARK MULCH TO BE CLEAN AND FREE OF DIRT AND DEBRIS, PLACED AT A UNIFORM DEPTH, AND RAKED SMOOTH.
9. DEWITT 5.0 OZ. LANDSCAPE FABRIC TO BE IMPLEMENTED IN ALL BEDS TO RECEIVE ROCK MULCHES PRIOR TO MULCH INSTALLATION. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
10. TREES IN LAWN AREAS TO HAVE A 36" DIAMETER GRASS FREE RING AROUND THE TRUNK AND A 2" DEPTH OF SHREDDED BARK MULCH IMPLEMENTED.
11. NO LANDSCAPING OR OTHER OBSTRUCTION IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE IMPLEMENTED IN CLEAR VIEW TRIANGLES.
12. MATERIAL QUANTITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.

INERT MATERIAL

ROCK MULCH 'A' - $\frac{3}{4}$"-1" 'SOUTHTOWN' CRUSHED STONE

ROCK MULCH 'B' - 3"-6" 'SOUTHTOWN' COBBLE ROCK

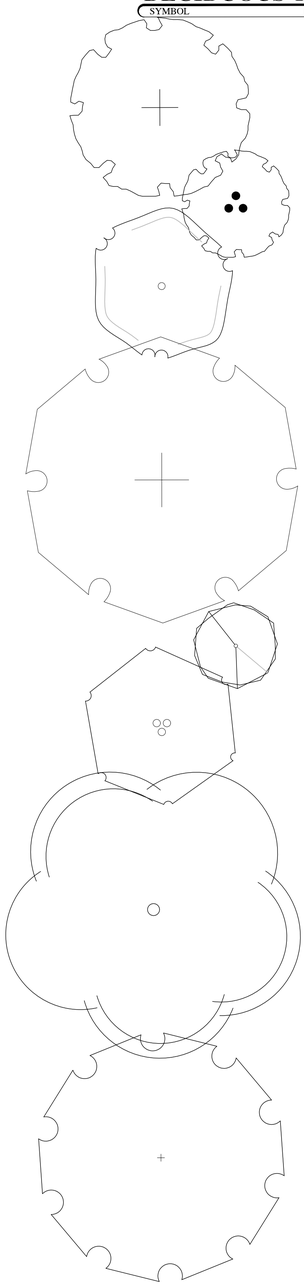
SHREDDED BARK MULCH

DECORATIVE BOULDERS - 2'-4' "MCGUIRE" BOULDERS

TURF MATERIAL

KENTUCKY BLUEGRASS, 3 VARIETY MINIMUM.
INSTALL PER SOD LAYING NOTES

DECIDUOUS TREE LEGEND



SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE H X W
	ACER PLAT. X TRUNCATUM 'KEITHSFORM'* NORWEIGAN SUNSET MAPLE	5	2" CAL.	40' X 25'
	ACER TATARICUM 'GARANN'* HOT WINGS TATARIAN MAPLE	9	2" CAL.	25' X 15'
	AMELANCHIER X GRANDIFLORA ' AUTUMN BRILLIANCE'* AUTUMN BRILLIANCE SERVICEBERRY TREE	5	2" CAL.	25' X 20'
	CELTIS OCCIDENTALIS 'CHICAGOLAND'* CHICAGOLAND COMMON HACKBERRY	3	2" CAL.	50' X 40'
	CELTIS OCCIDENTALIS 'JFS-KSUT'* PRAIRIE SENTINEL HACKBERRY	26	2" CAL.	40' X 12'
	MAACKIA AMURENSIS 'JFS-SCHIECTEL1'* MAACNIFICENT MAACKIA	4	2" CAL.	30' X 20'
	SOPHORA JAPONICA 'REGENT'* REGENT JAPANESE PAGODA TREE	3	2" CAL.	50' X 40'
	ZELKOVA SERRATA 'GREEN VASE'* GREEN VASE ZELKOVA	18	2" CAL.	50' X 35'

CONIFER EVERGREEN LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE H X W
	PINUS NIGRA * AUSTRIAN PINE	12	8' TALL	50' X 30'

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE H X W
	HEMEROCALLIS X 'ROSY RETURNS'* ROSY RETURNS DAYLILY	66	1 GAL.	2' X 2'
	HEMEROCALLIS X 'BUTTERED POPCORN'* BUTTERED POPCORN DAYLILY	40	1 GAL.	3' X 1.5'

GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE H X W
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'* FEATHER REED GRASS	6	1 GAL.	5' X 3'
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'* SAPPHIRE BLUE OAT GRASS	33	1 GAL.	2' X 2'

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE H X W
	BUDDLEIA DAVIDII 'TOBUD1212' TM * BUZZ HOT RASPBERRY BUTTERFLY BUSH	4	2 GAL.	4' X 4'
	BUDDLEIA X 'BLUE KNIGHT' * BLUE KNIGHT BUTTERFLY BUSH	38	2 GAL.	4' X 6'
	CERCOCARPUS INTRICATUS* LITTLELEAF MOUNTAIN MAHOGANY	31	5 GAL.	8' X 5'
	CORNUS ALBA 'JEFRED' LITTLE REBEL TATARIAN DOGWOOD	27	5 GAL.	4' X 4'
	HESPERALOE PARVIFLORA 'MSWNPERMA'* DESERT DUSK RED YUCCA	6	5 GAL.	3' X 3'
	HIBISCUS SYRIACUS 'ANTONG TWO' LIL' KIM ROSE OF SHARON	10	5 GAL.	4' X 4'
	JUNIPERUS COMMUNIS 'GREEN CARPET'* GREEN CARPET JUNIPER	42	5 GAL.	1' X 6'
	PHYSOCARPUS OPULIFOLIUS 'HOOG1016'* LITTLE ANGEL NINEBARK	30	5 GAL.	3' X 2'
	PINUS MUGO 'SLOWMOUND'* SLOWMOUND DWARF MUGO PINE	14	5 GAL.	3' X 3'
	PRUNUS BESSEYI 'PAWNEE BUTTES'* PAWNEE BUTTES SAND CHERRY	41	5 GAL.	2' X 6'
	RHUS AROMATICA 'GROW LOW'* GROW LOW SUMAC	70	5 GAL.	3' X 8'
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	42	5 GAL.	3' X 3'
	RIBES AUREUM* GOLDEN CURRANT	55	5 GAL.	7' X 6'
R	ROSA 'MEIDILAND RED' MEIDILAND RED ROSE	16	5 GAL.	2' X 5'
W	ROSA 'CHEW DELIGHT'* RINGO DOUBLE PINK BICOLOR SHRUB ROSE	33	5 GAL.	3' X 4'
	POTENTILLA FRUTICOSA 'HACHDON'* BELLA SOL POTENTILLA	16	5 GAL.	3' X 3'
	SORBARIA SORBIFOLIA 'SEM'* DWARF ASHLEAF SPIREA	12	5 GAL.	4' X 4'
	SYMPHORICARPOS X CHENAULTII 'HANCOCK'* HANCOCK CORALBERRY (LOW-SPREADING)	74	5 GAL.	2' X 8'

* INDICATES WATER-WISE PLANTS

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

evans + associates architecture
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STATE OF UTAH
DARREN G. WILSON
NO. 356187
LICENSED LANDSCAPE ARCHITECT

A New Meetinghouse for:
Lakeview &
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Parcel: 34:620:0208
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Project for:
THE CHURCH OF
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Mark	Date	Description

Project Number
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Sheet Title
LANDSCAPE LEGEND

Sheet
LS102

1.5" CULINARY WATER STOP AND WASTE VALVE BY GENERAL CONTRACTOR. ALL OTHER COMPONENTS DOWNSTREAM BY LANDSCAPE CONTRACTOR.

SEE DETAILS & SPECIFICATIONS

SLEEVE UNDER ALL HARDSCAPE AREAS, TYP. SLEEVES FOR WIRING IS NOT SHOWN.

MAINLINE COMPONENTS SHOWN HERE FOR CLARITY.

MAINLINE SHOWN IN SIDEWALK FOR CLARITY. INSTALL IN LANDSCAPE AREA, TYP.

SLEEVE FOR IRRIGATION CONTROL WIRING AND GROUNDING WIRE

IRRIGATION CONTROLLER. POWER BY OTHERS.

SLEEVE UNDER ALL HARDSCAPE AREAS, TYP. SLEEVES FOR WIRING IS NOT SHOWN.

VALVE FOR ROTORS/SPRAYS FOR LAWN AREAS, TYP.

SLEEVE UNDER ALL HARDSCAPE AREAS, TYP. SLEEVES FOR WIRING IS NOT SHOWN.

MAINLINE SHOWN IN SIDEWALK FOR CLARITY. INSTALL IN LANDSCAPE AREA, TYP.

1	1.0"	7.1	50
2	1.0"	DRIP	40
3	1.0"	DRIP	40
4	1.5"	29.3	50
5	1.5"	28.6	50
6	1.5"	24.5	50
7	1.0"	DRIP	40
8	1.0"	DRIP	40
9	1.5"	27.4	50
10	1.5"	30.8	50
11	1.5"	29.2	50
12	1.0"	DRIP	40
13	1.0"	DRIP	40

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

20' 0 20' 40' 60'

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

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Sheet Title
IRRIGATION PLAN

Sheet
LS201

IRRIGATION LEGEND

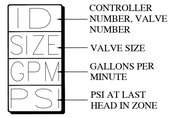
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	GPM T	GPM H	GPM TT	GPM TQ	GPM F	DRIP GPH	DETAILS	REMARKS
●	RAINBIRD XB-20PC	FULL	--	30	--	--	--	--	--	--	2.0	19, 20	SEE DRIP EMITTER LEGEND
(20)	DRIPLINE: NETAFIM TLCV-09-12	FULL	--	30	--	--	--	--	--	--	.9/12"	17, 20	BELOW FOR ADDITIONAL
◔	RAINBIRD R-VAN14 SD-04	H,F	8'	30	.26	--	.52	--	--	1.05	--	13-15	INFORMATION.
◔◔◔	RAINBIRD R-VAN18 SD-04	Q,H,F	10'	30	.39	--	.79	--	--	1.58	--	13-15	ADJUST ARC AS NEEDED
◔◔	RAINBIRD R-VAN24 SD-04	Q,H	12'	30	.65	--	1.3	--	--	2.6	--	13-15	VAN OR HE-VAN NOZZLES AS NEEDED TO KEEP
(25)	RAIN BIRD 5004-PL-R-SS W/25 SERIES NOZZLES	Q,T,H,F	25'	45	1.00	1.38	1.98	--	--	3.82	--	13-15	
(30)	RAIN BIRD 5004-PL-R-SS W/30 SERIES NOZZLES	Q,T,H,F	30'	45	1.40	1.85	2.96	--	--	5.78	--	13-15	WATER OFF SIDEWALK, ASPHALT AND BUILDING.
A	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-18-CWM)											2-3	COORDINATE LOCATION WITH OWNER
◉	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC											7	IN 10" RND. VALVE BOX
B	1.5" WILKINS 375B RPZ BACKFLOW PREVENTER (IN GUARDSHACK ENCLOSURE)											5	CONNECT TO POWER & DRAIN
◉	REMOTE CONTROL VALVE: RAINBIRD PEB AUTOMATIC CONTROL VALVE; SIZE PER PLAN											11	JUMBO VALVE BOX
⊕	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS (FOR SHRUBS)											11	JUMBO VALVE BOX
⊕	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS (FOR TREES)											11	JUMBO VALVE BOX
⋈	1.5" STOP AND WASTE TO BE INSTALLED BY GENERAL CONTRACTOR. SEE CIVIL DRAWINGS.											1	BY GENERAL CONTRACTOR
⋈	1.5" ISOLATION VALVE/SHUT-OFF VALVE.											1	REFERENCE DETAILS
H	1.5" HYDROMETER: NETAFIM LHM15TG1-MEL (WITH PE-393 FLOW SENSOR CABLE)											10	REFERENCE DETAILS
⋈	DRAIN VALVE: GRACO WELD TOP											6	REFERENCE DETAILS
▬ ▬	MAINLINE: 1.5" SCH 40 PVC OR OTHERWISE NOTED.											8-9	REFERENCE DETAILS
———	LATERAL LINE FOR ROTORS AND/OR SPRAYS: SCHEDULE 40 PVC											8-9	REFERENCE DETAILS
– – –	DRIP LATERAL LINE FOR TREES (SIZE AS REQUIRED)											8-9	REFERENCE DETAILS
– · – · –	DRIP LATERAL LINE FOR SHRUBS (SIZE AS REQUIRED)											8-9	REFERENCE DETAILS
	SCH. 40 PVC SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.											8-9	REFERENCE DETAILS
NOT SHOWN	WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.												REFERENCE DETAILS
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND WIRE.												REFERENCE DETAILS

DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	XB-20 (2 GPH)
SHRUBS	1	XB-20 (2 GPH)
TREES (PLUS NETAFIM AS REQ)	1	XB-10 (1 GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.

VALVE ID TAG



IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR IS RESPONSIBLE TO ENSURE SYSTEM DRAINS PROPERLY. INSTALL MANUAL DRAINS AS NECESSARY. NO AUTO DRAINS WILL BE ALLOWED. SEE DETAILS AND SPECS FOR SPECIFICS.
5. CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
6. INSTALL RAINBIRD QUICK COUPLERS PER PLAN.
7. CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH 110% HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
8. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
9. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
10. MAIN LINE SHALL BE 1.5" (UNLESS OTHERWISE DIRECTED). MAINLINE AROUND PROPERTY PERIMTER (BETWEEN VALVES 10 & 22) SHALL BE 1-1/2". LATERAL LINES SHALL BE NO SMALLER THAN 1" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1" PIPE MAX. 13GPM, 1-1/2" PIPE MAX. 30GPM. DO NOT USE $\frac{3}{4}$" OR 1-1/4" PVC PIPE. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
11. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES. ALL MAINLINES AND LATERAL LINES TO BE SCH. 40 PVC.
12. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. VALVE BOXES IN PLANTER AREAS SHALL BE TAN OR BROWN IN COLOR. VALVE BOXES IN LAWN AREAS SHALL BE GREEN IN COLOR. VALVE BOXES SHALL BE CAPABLE OF BEING BOLTED CLOSED AFTER INSTALLATION.
13. LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE AND VALVES AT 100 PSI FOR LEAKS PRIOR TO BACKFILLING.
14. ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
15. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
16. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
17. INSTALL ALL HEADS 1" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
18. DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
19. CONTRACTOR TO INSTALL NETAFIM CV TECHLINE (TLCV6-1201) AS DRIP LOOPS AROUND TREES. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
20. POWER TO CONTROLLER AND AUTO-FILTER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
21. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE FILTER PER MANUFACTURER SPECS. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
22. INSTALL AUTOMATIC FILTER IN LOCKING STRONGBOX METAL CABINET.
23. 2" IRRIGATION STUB AND STOP & WASTE VALVE SHALL BE INSTALLED BY GENERAL CONTRACTOR.
24. INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI.
25. NO BLUE GLUE ALLOWED FOR ANY PVC WELD CONNECTIONS. CONNECTIONS TO BE GLUED WITH GREY CEMENT AND PURPLE PRIMER PER MANUFACTURERS SPECIFICATIONS.
26. IRRIGATION CONTROL WIRE SHALL BE AS FOLLOWS: WHITE WIRE FOR COMMON, RED WIRE FOR HOT AND BLUE WIRE FOR SPARE. PROVIDE A MINIMUM OF (1) SPARE WIRE FOR EVERY (5) REMOTE CONTROL VALVES IN THE SYSTEM. SPARE WIRES SHALL BE "HOME RUN" TO THE IRRIGATION CONTROLLER AND LABELED AS "SPARE WIRE" ON BOTH ENDS. ALL CONTROL WIRES SHALL BE SOLID COPPER 14 GAUGE, SINGLE STRAND WIRE. DO NOT USE MULTI-STRAND WIRE.
27. ASSUME FLOW RATE OF SPRINKLER SYSTEM TO NOT EXCEED 50 GPM.

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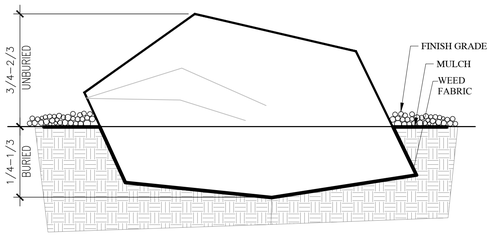
IRRIGATION LEGEND AND NOTES

Sheet
LS202



1 BOULDER PLACEMENT DETAIL

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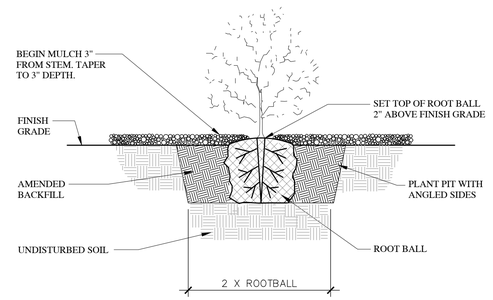
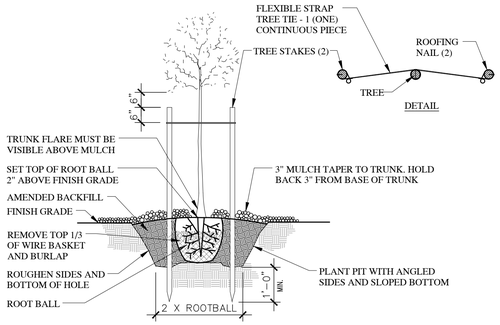


2 SHRUB PLANTING

SCALE: NTS

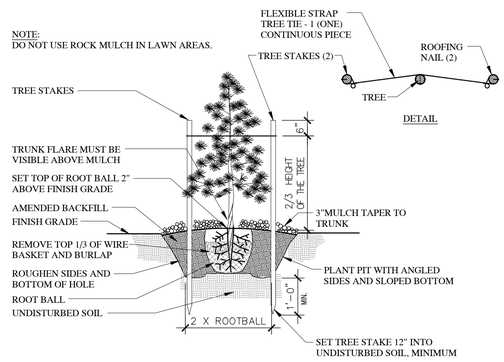
NOTE:
DO NOT USE ROCK MULCH IN LAWN AREAS.



3 TREE PLANTING AND STAKING

SCALE: NTS

NOTE:
DO NOT USE ROCK MULCH IN LAWN AREAS.



4 CONIFER PLANTING AND STAKING

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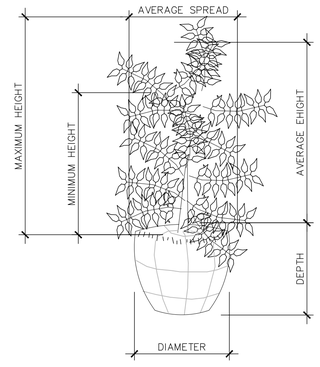
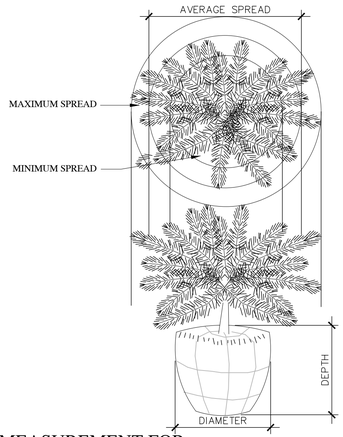


TYPICAL MEASUREMENT FOR
BROAD UPRIGHT TYPE PLANTS

5

SCALE: NTS



TYPICAL MEASUREMENT FOR
PROSTRATE TYPE PLANTS

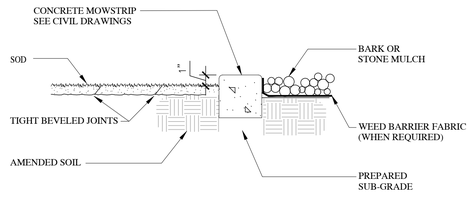
6

SCALE: NTS

7 SOD INSTALLATION

SCALE: NTS

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



8 CONCRETE MOWSTRIP

SCALE: NTS

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DETAILS

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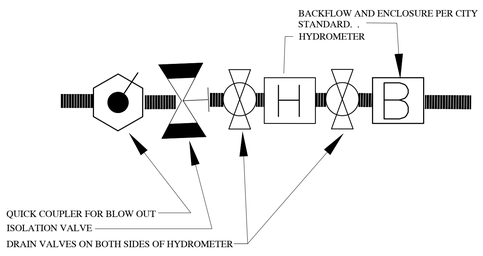
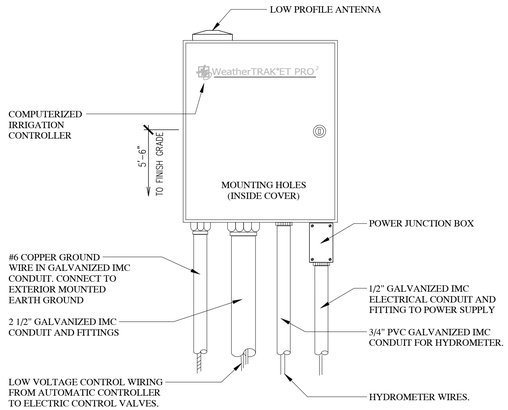
LS301

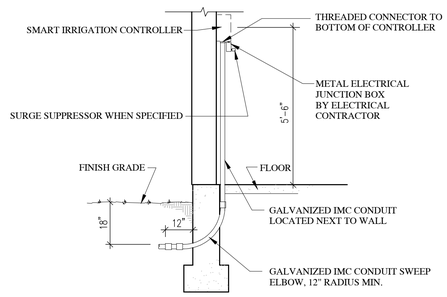
NOTE:
INSTALL ISOLATION VALVE AFTER THE HYDROMETER AND BEFORE THE QUICK COUPLER. THE HYDROMETER IS TO BE DRAINED MANUALLY.



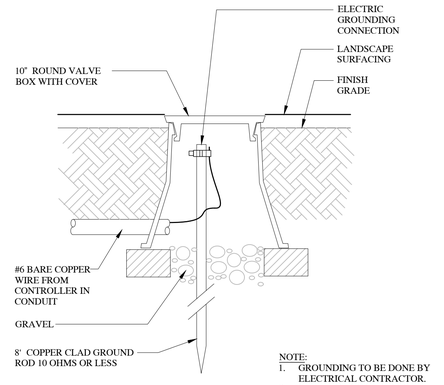
1 POC W/ BACKFLOW PREV. SCHEMATIC LAYOUT
SCALE: NTS



2 SMART CONTROLLER - WEATHER TRAK
SCALE: NTS

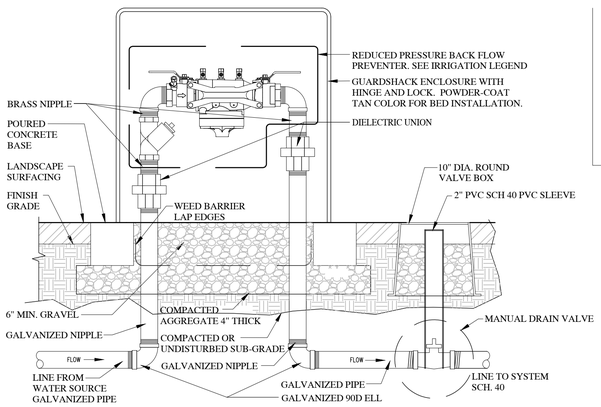


3 IRRIGATION CONTROLLER - INTERIOR MOUNT
SCALE: NTS

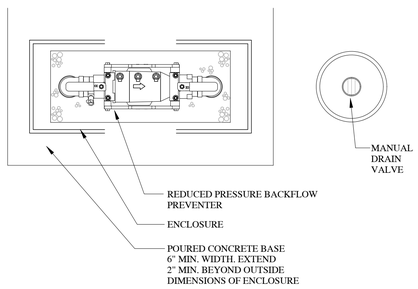


NOTE:
1. GROUNDING TO BE DONE BY ELECTRICAL CONTRACTOR.
2. SEE ELECTRICAL PLANS.

4 LIGHTNING GROUNDING ROD
SCALE: NTS



SIDE VIEW



TOP VIEW

5 REDUCED PRESSURE BACKFLOW PREVENTER
SCALE: NTS

SIDE VIEW

NOTE:
- DRAIN INTO CENTER OF GRAVEL SUMP
- USE AT EVERY LOW SPOT ON MAINLINE

TOP VIEW

6 MAINLINE MANUAL DRAIN VALVE
SCALE: NTS

SIDE VIEW

TOP VIEW

7 QUICK COUPLING VALVE
SCALE: NTS

8 TRENCH SECTION - CONVENTIONAL WIRE SYS.
SCALE: NTS

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

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

Stamp
STATE OF UTAH
DARREN G. WILSON
NO. 356187
LICENSED LANDSCAPE ARCHITECT

A New Meetinghouse for:
Lakeview &
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Parcel: 34:620:0208
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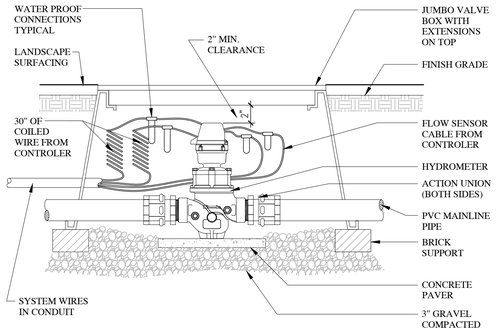
Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

Project Number
23-76
Plan Series
Heritage 23-2
Property Number
501-2693-22010101
Date
August 4, 2023

Sheet Title
IRRIGATION DETAILS

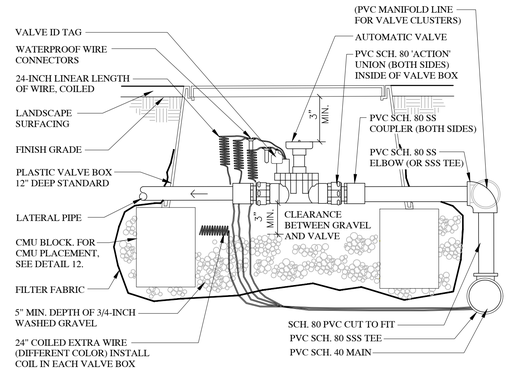
Sheet
LS401



10 HYDROMETER

SCALE: NTS

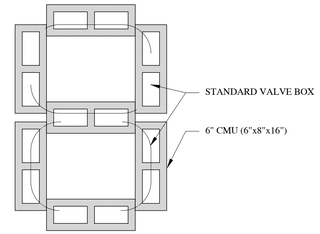
NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.



11 AUTOMATIC VALVE - CONVENTIONAL WIRE

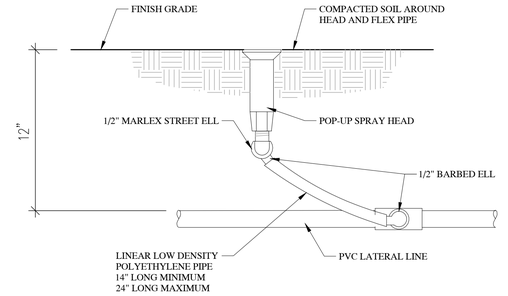
SCALE: NTS

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



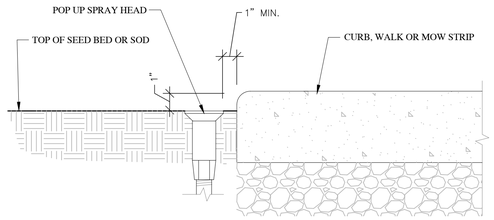
12 CMU PLACEMENT

SCALE: NTS



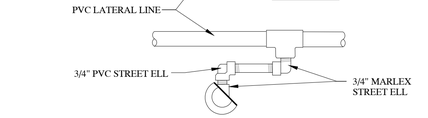
13 SPRAY AND ROTARY HEAD ASSEMBLY

SCALE: NTS



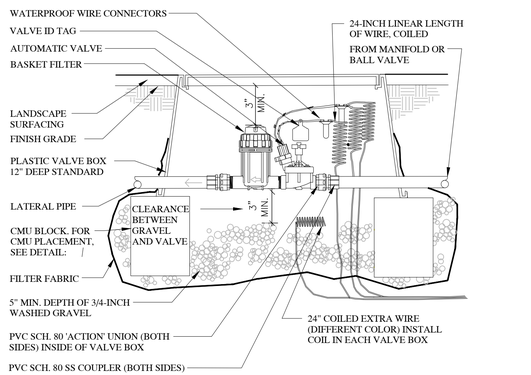
14 SPRAY HEAD OR ROTOR NEXT TO CURB / WALK

SCALE: NTS



15 ROTOR POP-UP HEAD

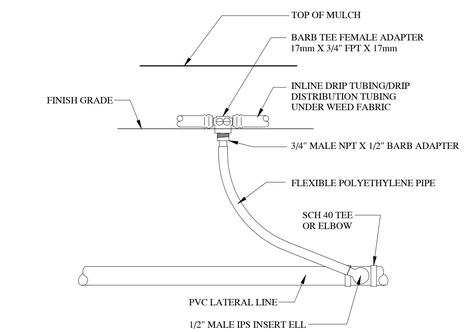
SCALE: NTS



16 DRIP VALVE SECTION - CONVENTIONAL WIRE

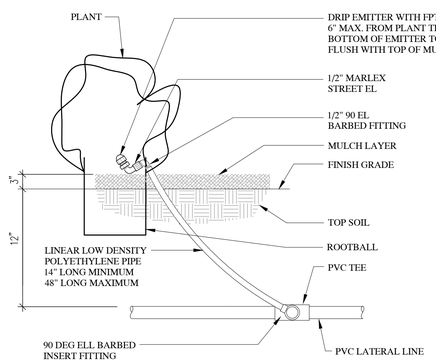
SCALE: NTS

NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN CONDUIT AND CMU BLOCK.



18 PVC TO BE PIPE CONNECTION

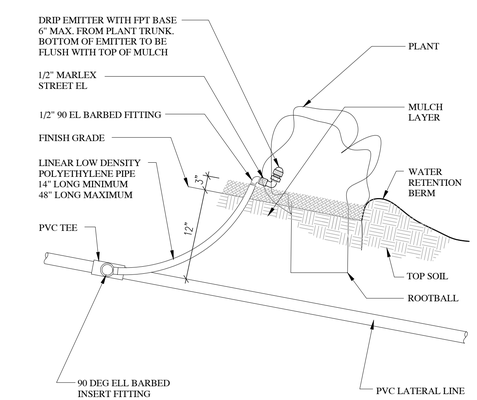
SCALE: NTS



NOTE: LOCATE EMITTER ON BLDG OR FENCE SIDE OF PLANT.

19 DRIP EMITTER INSTALLATION

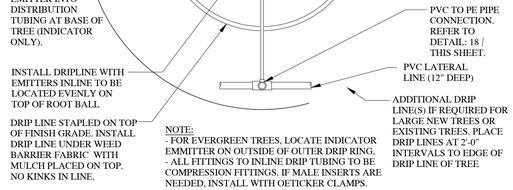
SCALE: NTS



NOTE: ON SLOPES,LOCATE EMITTER ON THE UPHILL SIDE OF PLANT OR TREE.

20 DRIP EMITTER - INSTALLATION ON SLOPE

SCALE: NTS



NOTE:
- FOR EVERGREEN TREES, LOCATE INDICATOR EMMITTER ON OUTSIDE OF OUTER DRIP RING.
- ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.

17 TREE DRIP - PLAN VIEW (PLANTER AREAS)

SCALE: NTS

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

Stamp

STATE OF UTAH
DARREN G. WILSON
NO. 356187
LICENSED LANDSCAPE ARCHITECT

A New Meetinghouse for:

Lakeview & Eagle Mountain UT Cedar Pass Stake

Parcel: 34-620-0208
634 North Duggan Drive
Eagle Mountain, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

Project Number
23-76

Plan Series
Heritage 23-2

Property Number
501-2693-22010101

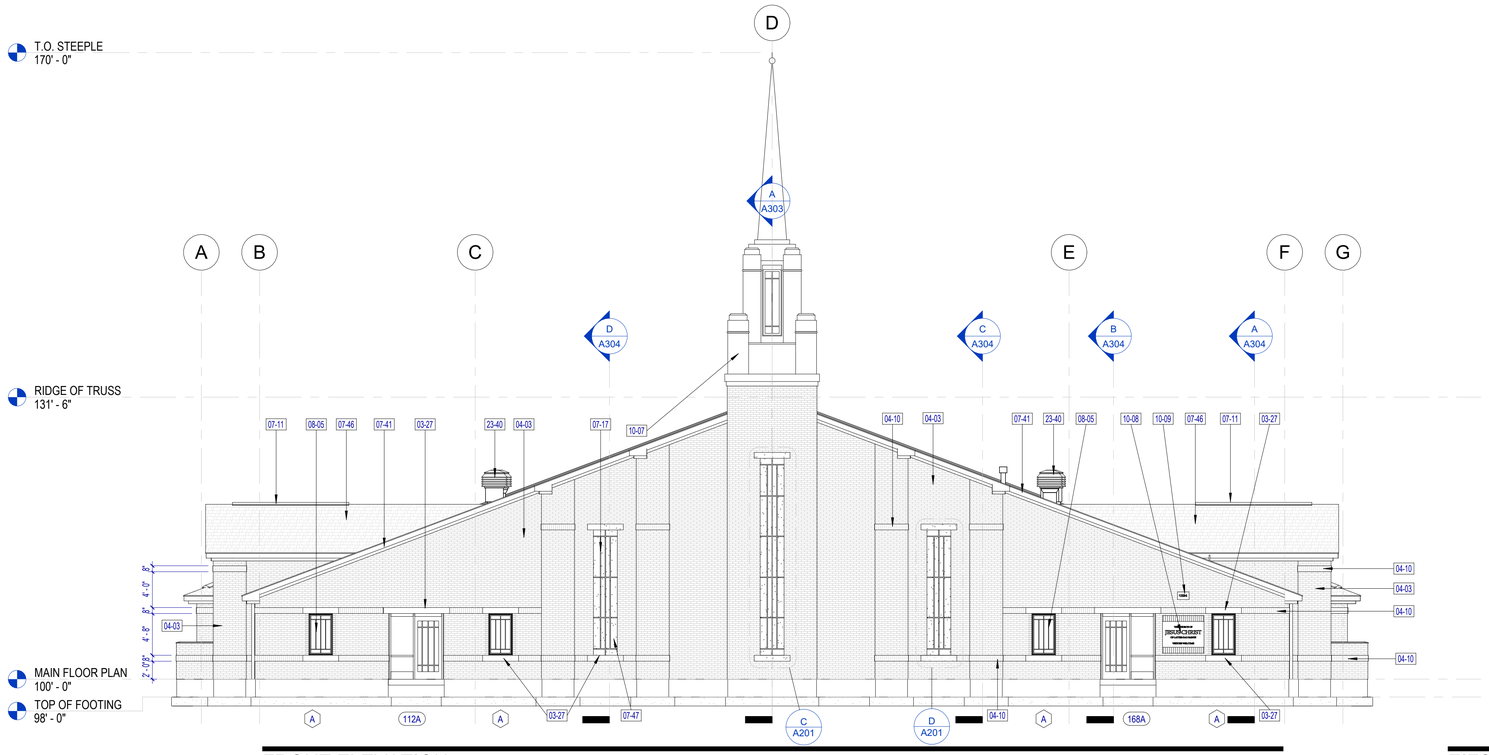
Date
August 4, 2023

Sheet Title

IRRIGATION DETAILS

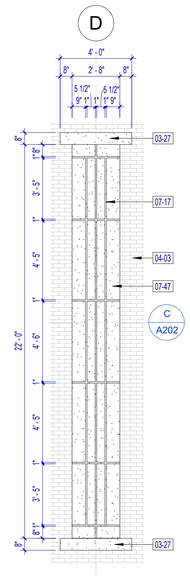
Sheet

LS402



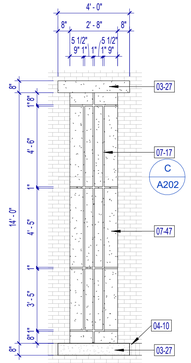
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

A



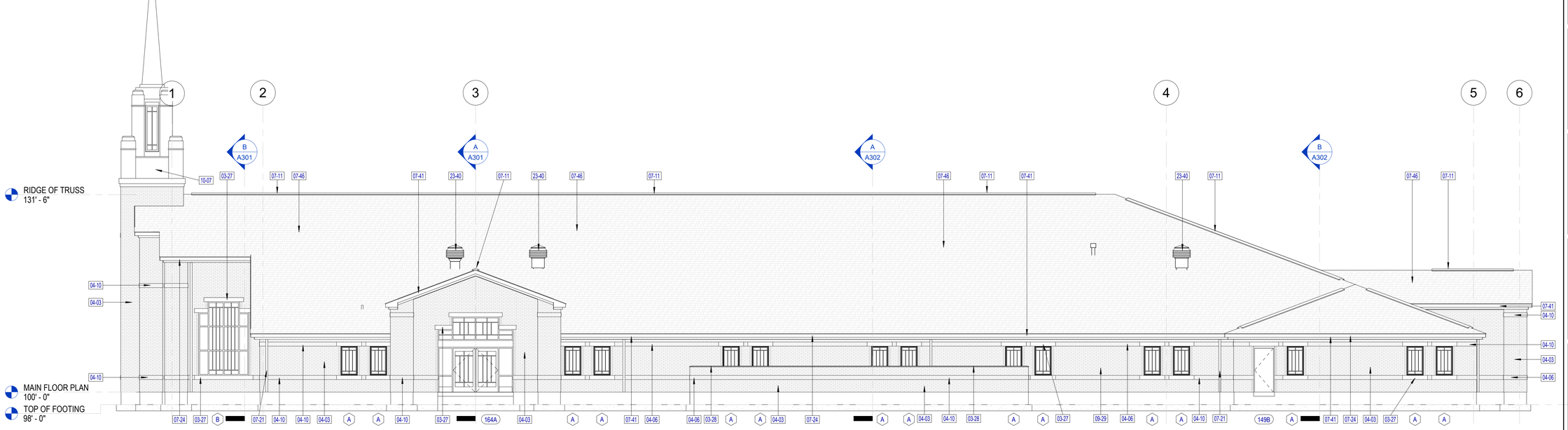
EIFS DETAIL
SCALE: 1/4" = 1'-0"

C



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

D



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

B

General Notes

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

Keyed Notes

03-27	PRECAST ARCHITECTURAL CONCRETE; SEE DETAILS
03-28	PRECAST ARCHITECTURAL CONCRETE CAP; SEE DETAILS
04-03	BRICK VENEER MASONRY; RUNNING BOND; SEE DETAILS
04-06	ACCENT BRICK VENEER MASONRY
04-10	ACCENT BRICK VENEER MASONRY; SOLDIER COURSE; SEE DETAILS
07-11	ALUMINUM RIDGE VENT; SEE B,E,F/A122
07-17	WATER-MANAGED EIFS ARCHITECTURAL SCORING JOINT; SEE DETAILS
07-21	ALUMINUM ROOF DOWNSPOUT; SEE DETAILS
07-24	ALUMINUM GUTTERS AND DOWNSOPUTS; SEE DETAILS
07-41	ALUMINUM SHEET METAL FASCIA, FLASHING & TRIM, SEE A&D/A122
07-46	COMPOSITE ASPHALT SHINGLES, SEE DETAILS & SPECIFICATIONS
07-47	WATER-MANAGED EIFS EXTERIOR WALL FINISH SYSTEM, SEE DETAILS & SPECIFICATIONS
08-05	VINYL FRAMED FIXED WINDOW, SEE DOOR AND WINDOW SCHEDULES AND DETAILS
09-29	5/8" GYPSUM BOARD
10-07	ALUMINUM STEEPLE; SEE ELEVATIONS, ENLARGED PLANS, SECTIONS AND DETAILS
10-08	STONE MEETINGHOUSE SIGN; SEE D&E/A203
10-09	BUILDING ADDRESS SIGN; SEE F&G/A203
23-40	HVAC PENTHOUSE; SEE MECHANICAL

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Draper, Utah 84020

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

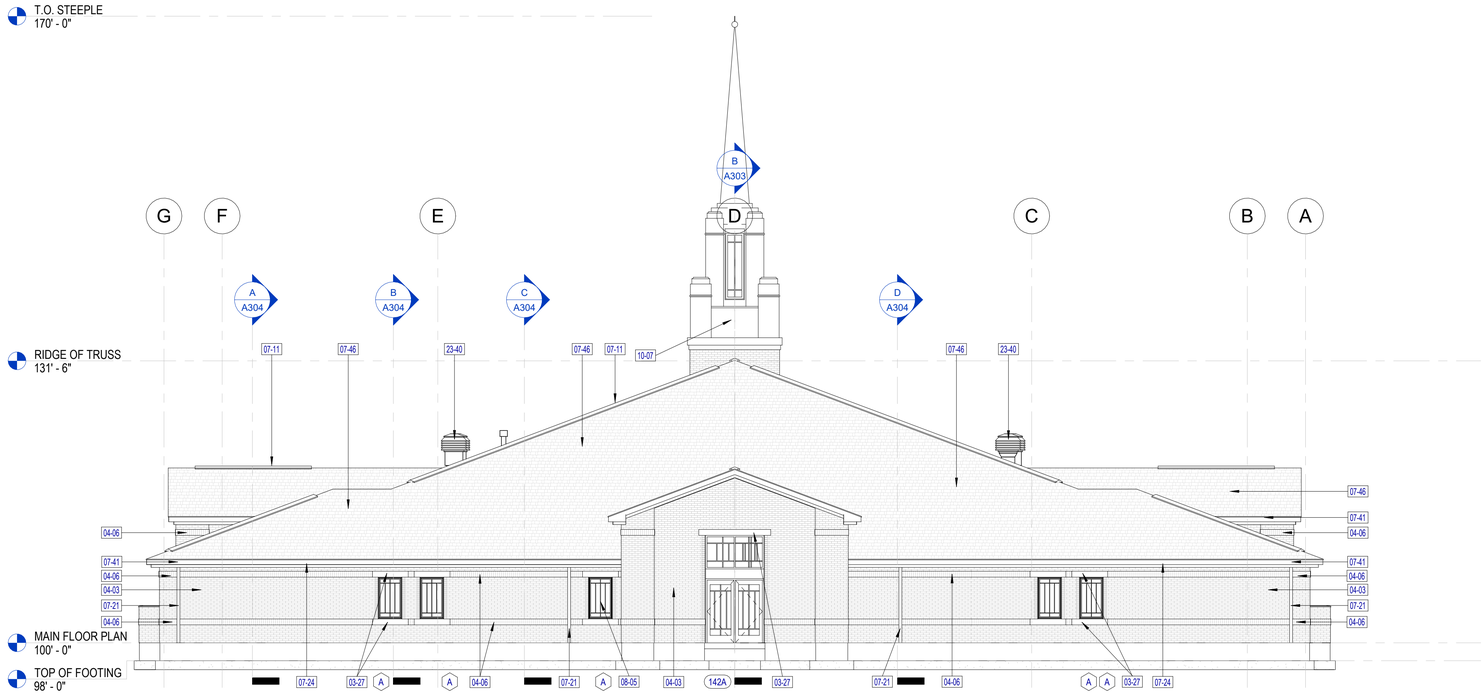
A New Meetinghouse for

Lakeview &
Eagle Mountain UT
Cedar Pass Stake

Parcel: 34:620:0208
634 North Duggan Drive
Eagle Mountain, Utah

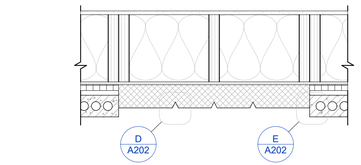
Project Number:	23-76
Property Number:	501-2693-22010101
November 22, 2023	
Exterior Elevations	

A201



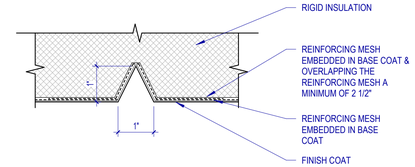
REAR ELEVATION

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



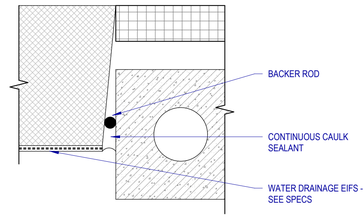
EIFS - SECTION

SCALE: 1" = 1'-0" **C**



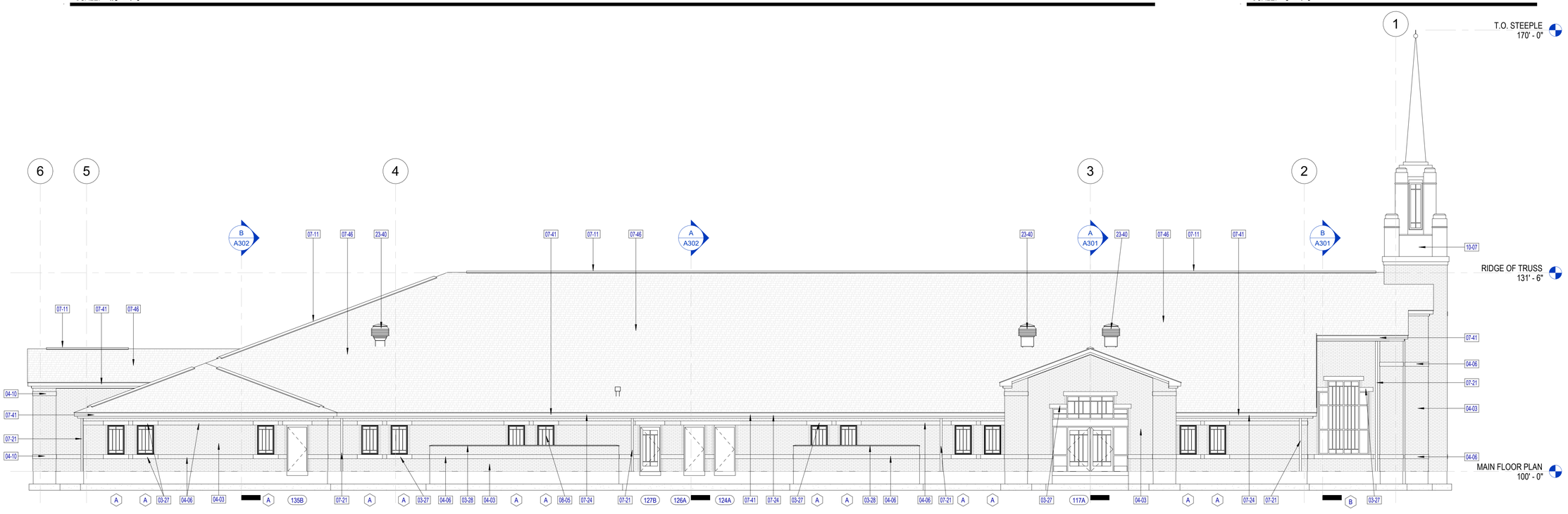
EIFS - ENLARGED REVEAL DETAIL

SCALE: 6" = 1'-0" **D**



EIFS - ENLARGED EDGE DETAIL

SCALE: 6" = 1'-0" **E**



LEFT ELEVATION

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

General Notes

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

Keyed Notes

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23-40	HVAC PENTHOUSE; SEE MECHANICAL

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

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634 North Duggan Drive
Eagle Mountain, Utah

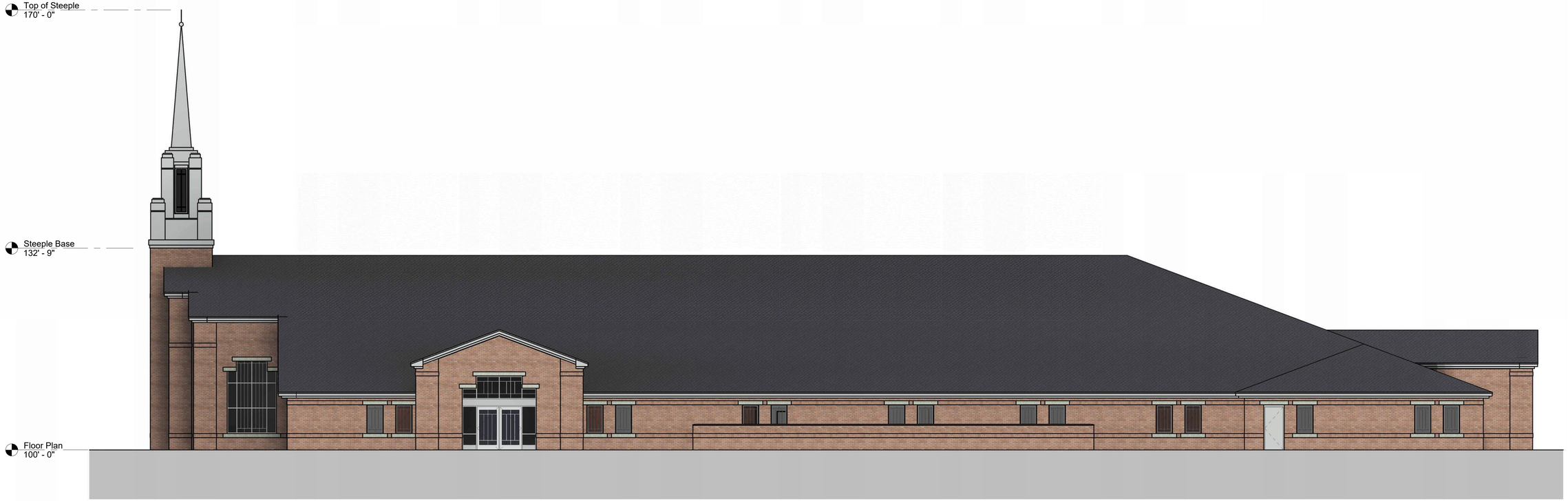
Project Number:	23-76
Property Number:	501-2693-22010101
November 22, 2023	
Exterior Elevations	

A202

West Elevation

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

1



South Elevation

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

2

Exterior Materials

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

East Elevation
Brick Veneer: 1,104 sf / 86.5%
Precast Concrete: 32 sf / 2.5%
Openings: 140 sf / 11.0%

South Elevation
Brick Veneer: 1,957 sf / 78.5%
Precast Concrete: 101 sf / 4.1%
Openings: 435 sf / 17.4%

West Elevation
Brick Veneer: 2,277 sf / 92.5%
Precast Concrete: 47 sf / 1.9%
Openings: 138 sf / 5.6%

Total
Brick Veneer: 7,250 sf / 83.1%
Precast Concrete: 279 sf / 3.2%
Openings: 1,196 sf / 13.7%

Revision Schedule

#	Description	Date

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

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

A New Building for

Eagle Mountain
UT Cedar Pass

9634 North Duggan Drive
Eagle Mountain, Utah

Project Number: 23-76

Property Number: 501-2393-22010101

May 1, 2023

Exterior Elevations

A201

East Elevation

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

1

North Elevation

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

2

Exterior Materials

North Elevation

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

East Elevation

Brick Veneer:	1,104 sf / 86.5%
Precast Concrete:	32 sf / 2.5%
Openings:	140 sf / 11.0%

South Elevation

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#	Description	Date

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

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

A New Building for

Eagle Mountain
UT Cedar Pass

9634 North Duggan Drive
Eagle Mountain, Utah

Project Number:	23-76
Property Number:	501-2393-22010101

May 1, 2023

Exterior Elevations

A202

RSX1 LED
Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

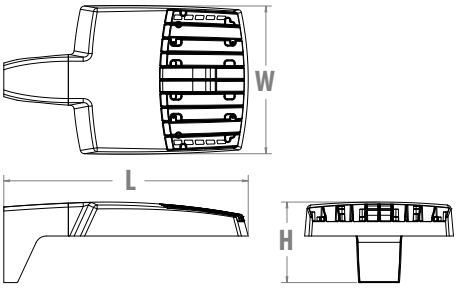
EPA (ft²@0°): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

Weight (SPA mount): 22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [2]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [3]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [4]	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6]
			R4S Type 4 Short	120 [3] 277 [5]	WBA Wall bracket [1]
			R5 Type 5 Wide [1]	208 [3] 347 [5]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short [1]	240 [3] 480 [5]	AASP Adjustable tilt arm square pole mounting [6]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [6]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [6]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PER7	Seven-wire twist-lock receptacle only (no controls) [9,10,11]
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [9, 12, 13, 14]
BAA	Buy America(n) Act Compliant
CCE	Coastal Construction [15]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [16]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

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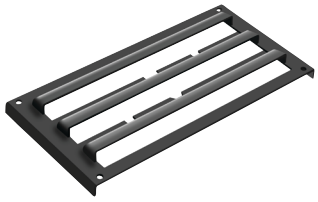
Ordering Information

Accessories
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares hield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [17]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [17]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [17]
DSHORT SBK U	Shorting cap [17]

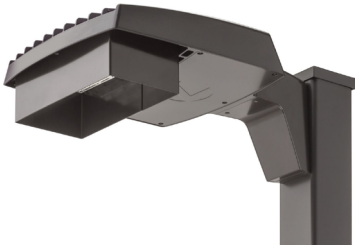
NOTES
1. Any Type 5 distribution, is not available with WBA.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Requires MVOLT or 347V.
9. Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10. Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12. Must be ordered with PIRHN.
13. Requires MVOLT or HVOLT.
14. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15. CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
16. Must be ordered with fixture for factory pre-drilling.
17. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield

External Glare Shield

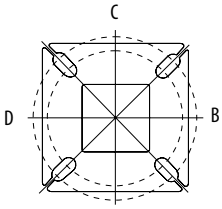


External 360 Full Visor

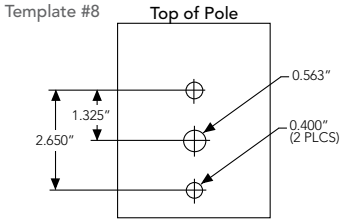
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

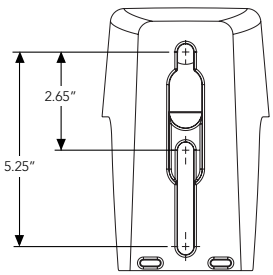
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

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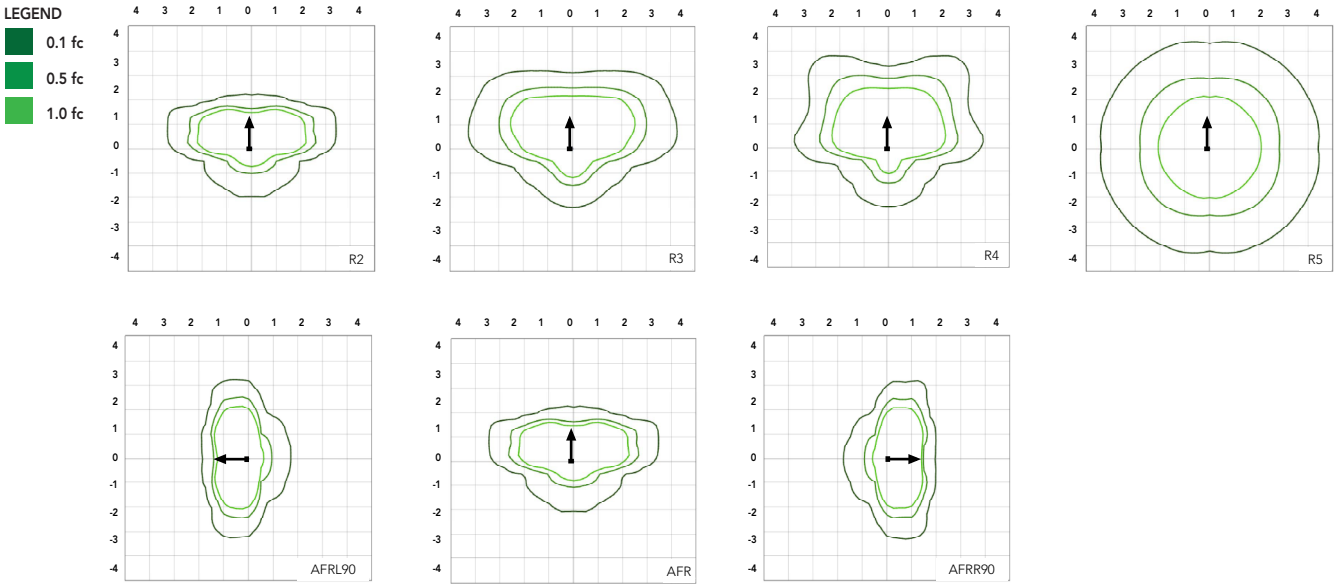
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

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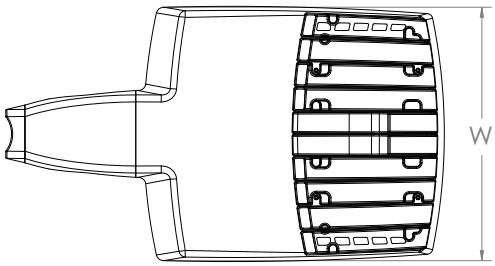
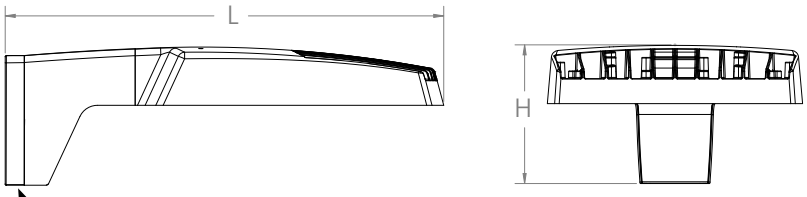
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)

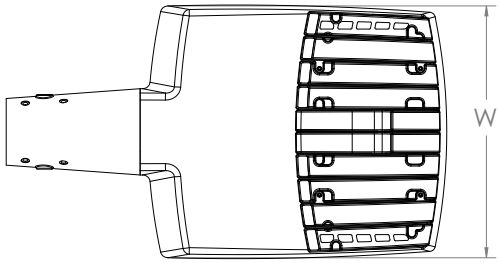


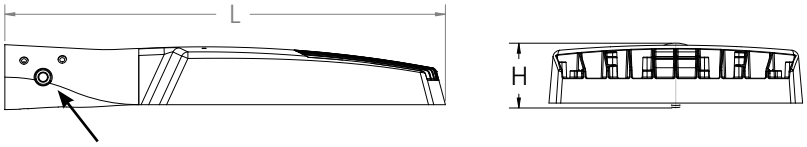


Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

RSX1 with Mast Arm Adapter (MA)

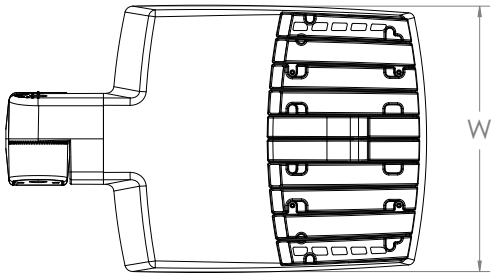


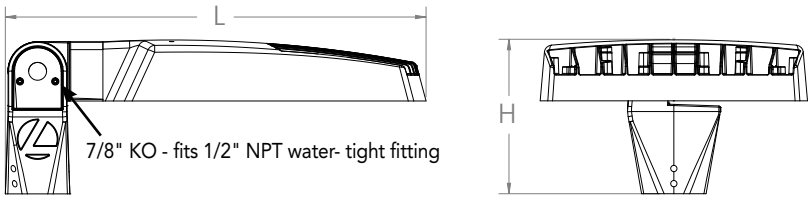


7/16" locking thru bolt/nut provided

Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX1 with Adjustable Slipfitter (IS)





7/8" KO - fits 1/2" NPT water- tight fitting

Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

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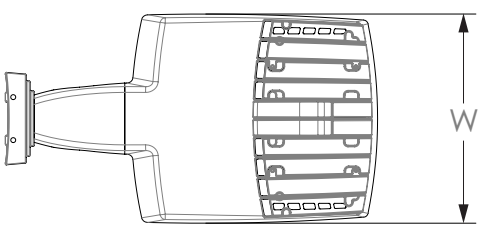
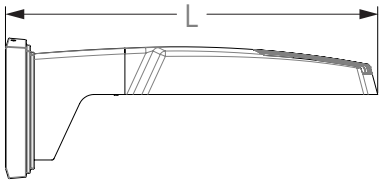
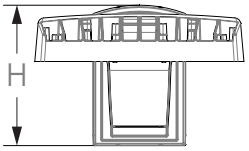
Dimensions

RSX1 with Wall Bracket (WBA)

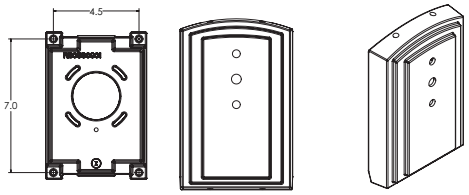




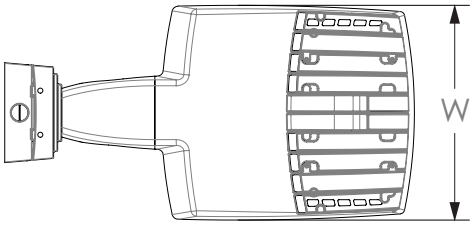


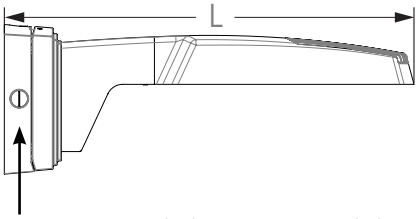
Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

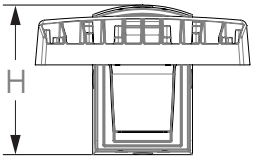


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



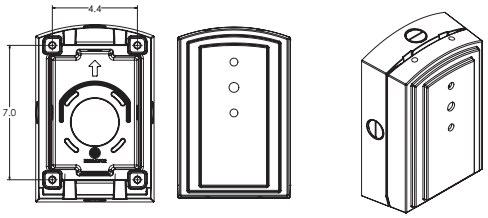


3/4" NPT taps with plugs - Qty (4) provided



Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



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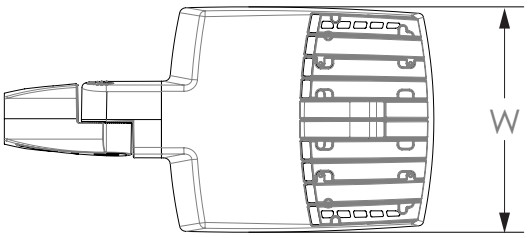
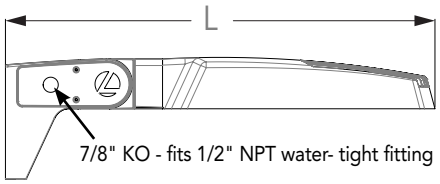
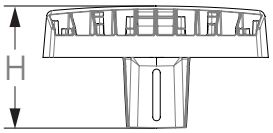
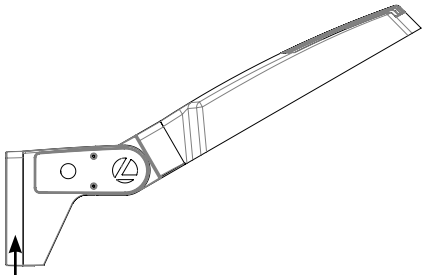
Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

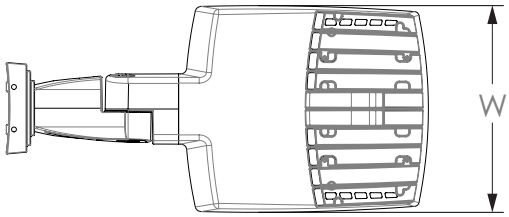
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

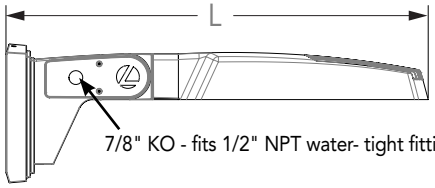
Notes

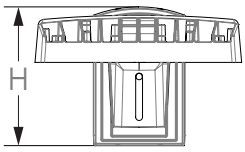
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

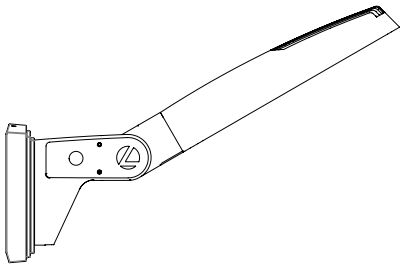
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



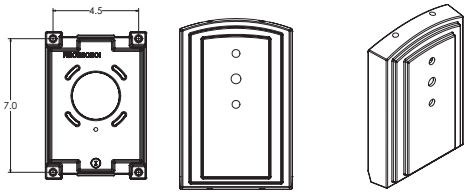






Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



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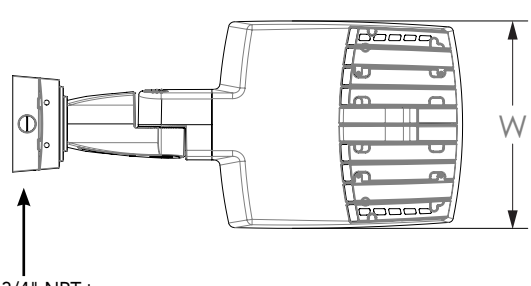
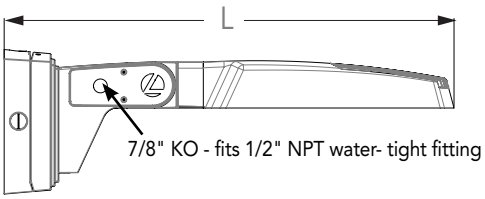
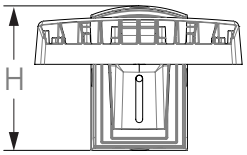
Dimensions

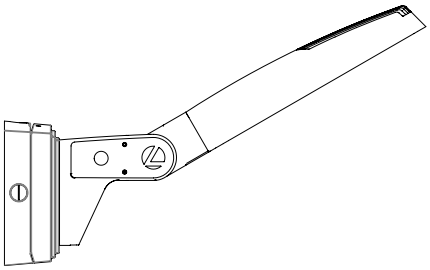
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)





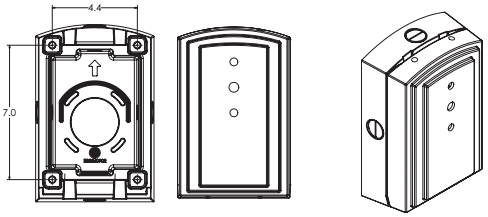


3/4" NPT taps
with plugs - Qty (4)
provided

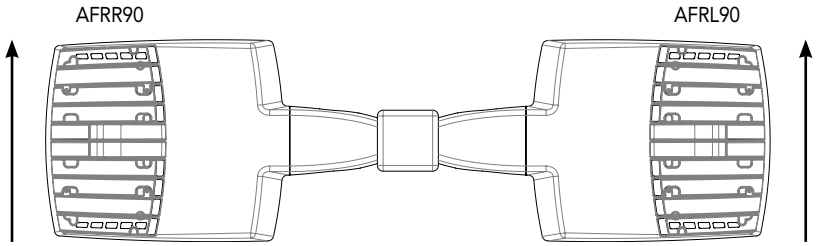


Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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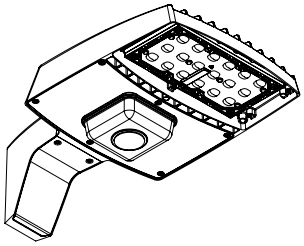
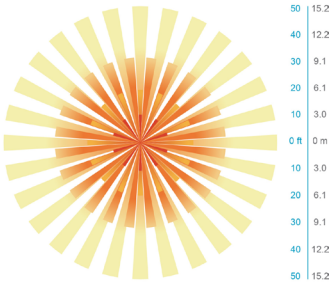
nLight Control - Sensor Coverage and Settings

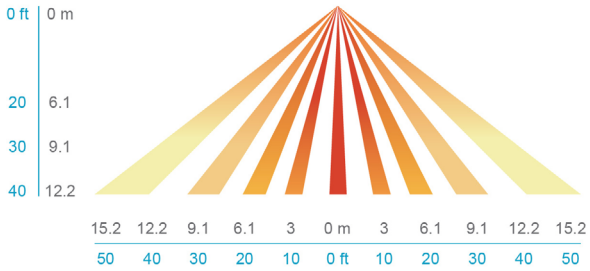
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

COASTAL CONSTRUCTION (CCE)
ptional corrosion resistant construction is engineered with added corrosion rotection in materials and/or pre-treatment of base material under superŸurable paint. Provides additional corrosion protection for applications nearÜoastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with cribe rating of 10. Additional lead-times apply.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

BUY AMERICAN ACT
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Inverted available with WLU option only.

WSQ LED

Architectural Wall Sconce

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

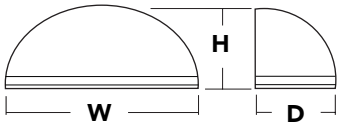
Luminaire

Height: 9-3/8″ *(23.8 cm)*

Width: 18″ *(45.7 cm)*

Depth: 9″ *(22.8 cm)*

Weight: 17 lbs *(7.7 kg)*

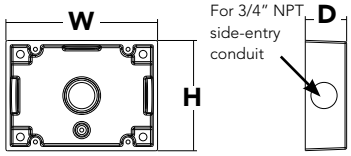


Optional Back Box (BBW)

Height: 4″ *(10.2 cm)*

Width: 5-1/2″ *(14.0 cm)*

Depth: 1-1/2″ *(3.8 cm)*



Introduction

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSQ LED is ideal for replacing existing 50 – 250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WSQ LED P2 40K SR3 MVOLT DDBTXD

WSQ LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish *(required)*
WSQ LED	P1 P2 P3 P4	30K 40K 50K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT [1] 120 208 240 277 347 480	**Shipped included** (blank) Surface mount **Shipped separately** [2] BBW Surface-mounted back box	**Shipped installed** PE Photoelectric cell, button type [2,3] SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C) [5] E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C) [5] WLU Wet location door for up orientation [6] PIR Motion/ambient light sensor [7] DS Dual switching [8] SPD Separate Surge Protection [9] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

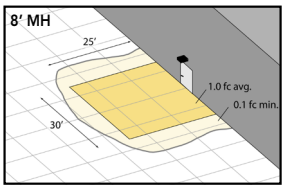
The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

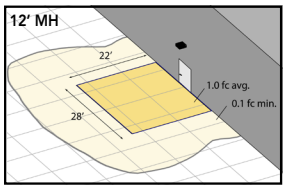
All E20WC & E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.

WSR P1 LED 40K SR4 MVOLT E20WC
10′ x 10′ Gridlines
8′ and 12′ Mounting Height





NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Not available with 480V option.
3. PE option is voltage specific.
4. Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options,
5. Not available with 347V or 480V. Not available with WLU.
6. WLU not available with PIR, E20WC or E10WH.
7. When ordering PIR, "PE" will be automatically added to the order line for "dim to off" capability. See PIR Table for default settings.
8. Only available with P3 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with E20WC, E10WH, WLU, SF, or DF. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
9. See electrical section on page 2 for more details.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT[1])	Dist. Type	30K (3000K, 70CRI)		40K (4000K, 70CRI)		50K (5000K, 70CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	20W	SR2	2,111	108	2,251	115	2,305	118
		SR3	2,104	108	2,244	115	2,298	117
		SR4	2,053	105	2,189	112	2,242	115
P2	29W	SR2	2,943	101	3,139	108	3,214	110
		SR3	2,934	101	3,129	107	3,204	110
		SR4	2,863	98	3,053	105	3,126	107
P3	40W	SR2	4,500	114	4,799	122	4,913	125
		SR3	4,486	114	4,784	122	4,898	125
		SR4	4,377	111	4,667	119	4,779	122
P4	61W	SR2	6,159	102	6,567	108	6,724	111
		SR3	6,139	101	6,547	108	6,703	110
		SR4	5,991	99	6,388	105	6,541	108

Motion/Ambient Sensor Default Settings						
	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
*PIR USES SFOD 7						

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Normalized Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MRW LED P4** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000	L90
Lumen Maintenance Factor	1	0.96	0.95	0.92	>60000

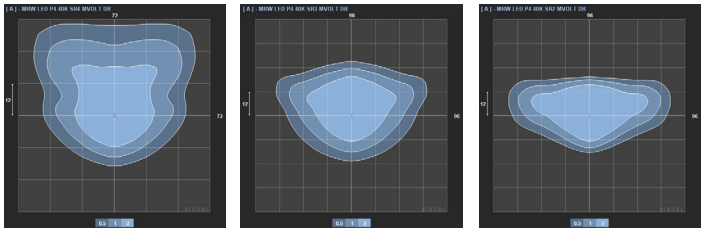
Electrical Load

Power Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	20W	0.17	0.10	0.09	0.08	0.06	0.05
P2	29W	0.26	0.15	0.13	0.12	0.09	0.07
P3	40W	0.37	0.21	0.18	0.16	0.13	0.09
P4	61W	0.59	0.33	0.18	0.25	0.19	0.14

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WSQ LED homepage.

Isofootcandle plots for the WSQ LED P4 40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WSQ LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WSQ LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 8 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. and a minimum 6 KV surge protection.When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN ACT

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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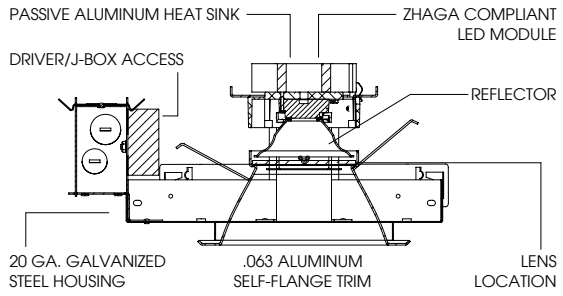
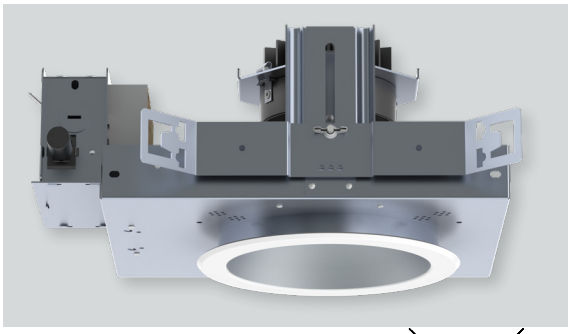
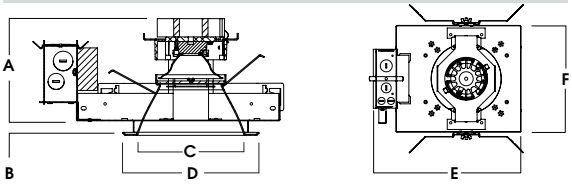
8" ROUND DOWNLIGHT
XT SERIES / 5000 LUMENS MAX

recessed fixtures







A	B	C	D	E	F
10L-20L: 6.2 30L-50L: 7.2	.625 15.2 mm	8.0 203.2 mm	9.5 241.3 mm	14.0 355.6 mm	12.0 304.8 mm

RDFO8XT - TRIM FLANGE / NON-IC RATED

APPLICATION

Versatile 8" Round aperture recessed LED downlight with a wide range of lumens and optical controls.

FEATURES

Two-stage optical system for smooth light distribution and focus control. Quick change LED module with interchangeable optics for job site adjustment and fixture maintenance. Shallow plenum design. Tool-less driver and j-box access. Posi-lock trim retention torsion springs.

TRIM FINISH

A variety of architectural powdercoat and anodized finishes are available. Matte White flange is standard.

ELECTRONICS

LED system features Xicato LED module with proprietary phosphor technology that provides consistent, stable color with CCT control of +/- 100K over life of the light engine. Base CRI is 83 with 2-step MacAdam Ellipse binning. High CRI is 98 with 1x2-step MacAdam Ellipse binning. Variety of electronic 120V/277V and dimming drivers.

CONSTRUCTION

Housing/frame constructed of #20 ga. galvanized steel to resist corrosion. Self-Flanged one piece trim spun from 0.063" thick high purity aluminum and finished to specification.

CODE COMPLIANCE

BAA Compliant. Non-IC rated. ETL certified to meet US and Canadian standards. Suitable for dry or damp locations. Optional Wet location. Manufactured and tested to UL standards No. 1598/8750.

WATTAGE / LUMENS DATA		
PART NUMBER	SOURCE LUMENS[1]	SYSTEM WATTS
RDFO8XT10L	1000	11.1
RDFO8XT13L	1300	15.0
RDFO8XT20L	2000	23.7
RDFO8XT30L	3000	34.6
RDFO8XT40L	4000	39.9
RDFO8XT50L	5000	54.0

SERIES	LUMENS[1]	CCT	OPTICS	DRIVER / DIMMING / VOLTAGE[3]	OPTIONS[6]
RDFO8XT	83 CRI **10L** 1000 Lm **13L** 1300 Lm **20L** 2000 Lm **30L** 3000 Lm **40L** 4000 Lm **50L** 5000 Lm 98 CRI **10L** 1000 Lm **13L** 1300 Lm **20L** 2000 Lm **30L** 3000 Lm	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K **27KH** 2700K **30HK** 3000K **35HK** 3500K **40HK** 4000K	**XN**[2] 10° **ND** 27° **MD** 45° **WD** 50° **XW** 55°	**E_** Electronic Driver **DS10_** 10% 0-10V **DO10_** 1% 0-10V **DS2W1** 1%, ELV/MLV, 120V **DLTE1**[4] 1% Lutron® 2-Wire Forward Phase, 120V **DL3E_**[4] 1% Lutron® EcoSystem®, Fade **EL10_** 1%, eldoLED **ED01_** 0.1%, eldoLED **DALI_** DALI Control **DMXS_**[5] DMX Standard Configuration **DMXC_**[5] DMX Non-Standard Custom **1** 120V **2** 277V	**BH27**[7] 27" Solid Bars **H12** 12" - 24" Expandable Bars **H06** 6" - 12" Expandable Bars **CB24** 24" C-Channel Bars **EM** Integral Emergency Battery **FS** Fusing **EB** Black Housing **CR** Corrosion Resistant **PR**[8] Deep Ceiling Extension **GR** Goof Ring **AMB** Anti Microbial Finish

TRIM	FINISH	TRIM OPTIONS[12]
RD8FXT[9]	**SG**[10] Semi-Diffuse **HZ** Haze Full Diffuse **MW** Matte White **MB** Matte Black **PT** Platinum Silver **OB** Oil Rubbed Bronze **CH** Charcoal **AC** Anodic Champagne **AS** Anodic Sapphire **AM** Anodic Malachite **SN** Sun Gold **CO** Copper Metallic **GH** Graphite **AMB** Anti Microbial Finish **CC**[11] Custom Color	**SOX**[13] Micro Prism Solite™ Lens **GLX**[14] Clear Glass Lens **PGX** Prismatic Glass Lens **FGX** Frosted Glass Lens **SOW** Micro Prism Solite™ Lens Wet Location **GLW** Clear Glass Lens Wet Location **PGW** Prismatic Glass Lens Wet Location **FGW** Frosted Glass Lens Wet Location **PF**[15] Polished Flange

EXAMPLE: RDFO8XT13L35KMDE1BH27/RD8FXTSGSOX

NOTES:
1 Nominal Source Lumens at any CCT **2** XN 13L Max at 83 and 98 CRI **3** Contact Factory for Additional Options **4** 50L Not Available with Lutron Drivers **5** Contact Factory **6** See Product Options Page for Details **7** Standard Bar Hangers **8** Contact Factory **9** "F" Indicates Self-Flange Trim, Matte White Standard **10** Standard Finish **11** Contact Factory for Special Finishes **12** Contact factory for Special Lens/Louvers **13** Standard Lens for MD, WD, XW **14** Standard Lens for XN and ND **15** Flange and Reflector Same Finish

SPECTRUM LIGHTING INC.

PROJECT:

TYPE:

5 YEAR WARRANTY

MADE IN THE USA

Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

LITHONIA LIGHTING®

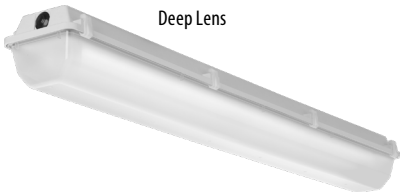
Catalog Number	
Notes	
Type	

Low-Profile Enclosed and Gasketed Industrial

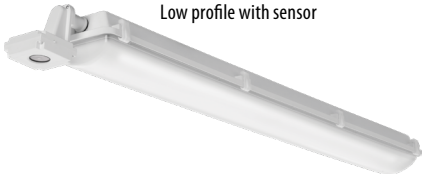
FEM LED

SURFACE/ SUSPENDED/WALL MOUNT

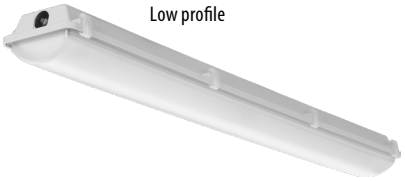
Deep Lens



Low profile with sensor



Low profile



FEATURES & SPECIFICATIONS

INTENDED USE — A general purpose and energy-efficient surface-mounted or suspended LED fixture, suitable for wet, damp and/or cold locations. For vapor-tight demanding environments where moisture or dust is a concern and where relatively low fixture mounting heights and wide fixture spacing are common. Not for use or installation in direct outdoor sunlight. Must be installed under canopy or covered ceiling. For direct sunlight installations, please refer to the FEX product family. Typical applications include industrial facilities, parking garages, retail malls, multi-purpose rooms, garden centers, and food processing. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. Click here for Acrylic-Polycarbonate Compatibility table for suitable use.**

Certain airborne contaminants may adversely affect the functioning of LEDs and other electronic components, depending on various factors such as concentrations of the contaminants, ventilation, and temperature at the end-user location. Click here for a list of substances that may not be suitable for interaction with LEDs and other electronic components.

CONSTRUCTION — One-piece 5VA fiberglass housing with integral perimeter channel utilizing continuous poured-in-place NEMA 4X gasket. Approved for through wiring. Captive polymeric latches are standard. Stainless steel latches (#316) available as an option for food processing or more demanding applications.

Power connection is easily accomplished through pre-drilled holes.

OPTICS — Injection molded, acrylic lens (.080" thick) provides high impact-resistance comparable to 100% DR. A UV stabilized polycarbonate diffuser is available (.080" thick) in clear or frosted for additional impact strength where vandal protection is desired.

Expected service life of 60,000 hours at 80% lumen maintenance (L80); predicted life of more than 100,000 hours.

ELECTRICAL — Utilizes high-efficiency LEDs mounted to core circuit boards. High-efficiency drivers operate 120-277 (MVOLT) and 347-480 (HVOLT) offered with 0-10 volt dimming, dims to 10%. Standard Luminaire Surge Protection Level: 6kV/3kA Surge Rated per ANSI C82.77-5-2015.

INSTALLATION — A pair of stainless steel surface mount brackets (SMB) are included (unless another mounting option is chosen) allowing for surface (ceiling) or suspension mount applications using included bail with aircraft cable or chain. Optional pair of dual pendant mount brackets (DPMB) are available for surface (ceiling) or suspension mount applications using either 3/8" threaded rod or included bail with aircraft cable or chain. Optional pair of angle mounting brackets (ANGBKT) for horizontal wall mount applications.

LISTINGS — CSA Certified to UL and C-UL Standards. Suitable for wet location. IP65, IP66, IP67 rated. NSF Splash Zone 2 and Non-Food Zone rated. NEMA 4X rated. Sensors maintain IP65 and IP66 only. See chart on page 5 for Ambient Temperatures.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
FEM L48 4000LM LPAFL MD MVOLT GZ10 40K 80CRI	**FEM L48 4L MVOLT**
FEM L48 4000LM LPAFL MD MVOLT GZ10 50K 80CRI	**FEM L48 4L MVOLT 5K**

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

FEM LED Low-Profile Enclosed and Gasketed

A+ Capable options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: FEM L48 4000LM IMAFL WD MVOLT GZ10 40K 80CRI

Series	Length	Nominal Lumens	Diffuser	Distribution	Voltage	Driver	Color temperature	CRI
FEM	L24 24" ‡	2000LM 2,000 lumens 3000LM 3,000 lumens 4000LM 4,000 lumens 6000LM 6,000 lumens	IMAFL Acrylic, lineal ribbed frosted lens IMACD Acrylic, clear deep lens IMAFD Acrylic, deep frosted lens LPAFL Acrylic, low profile frosted lens LPACL Acrylic, low profile clear lens LPPCL Polycarbonate, low profile clear lens LPPFL Polycarbonate, low profile frosted lens	MD Medium WD Wide PGD Parking garage	MVOLT 120-277V HVOLT 347-480V ‡ 120 120V 277 277V 347 347V 480 480V	GZ10 0 - 10V dimming	30K 3000K 35K 3500K 40K 4000K 50K 5000K	80CRI 80 CRI 90CRI 90 CRI
	L48 48" ‡	3000LM 3,000 lumens 4000LM 4,000 lumens 6000LM 6,000 lumens 8000LM 8,000 lumens 10000LM 10,000 lumens 12000LM 12,000 lumens						
	L96 96" ‡	9000LM 9,000 lumens 12000LM 12,000 lumens 15000LM 15,000 lumens 18000LM 18,000 lumens 20000LM 20,000 lumens 24000LM 24,000 lumens						

Options

Emergency:

E10WMCP	EM Self-diagnostics battery pack, MVOLT, 10W, Constant Power Certified in the California Title 20 Modernized Appliance Efficiency Database (MAEDBS) ‡
BE6WCP	Cold Weather EM battery pack, 120/277V, 6W, Constant Power Certified in the California Title 20 Modernized Appliance Efficiency Database (MAEDBS) ‡
BGTD	Generator transfer device

Other Options:

ANGBKT	Angle bracket shipped with fixture ‡
BAA	Buy America(n) Act Compliant
DPMB	Dual pendant mounting bracket ‡
SPD	Surge protection device, additional 10kV/6kA
STSL	Stainless steel latches
TRS	Tamper Resistant Torx® T10 screws
WLF	Wet location fitting (two outboard, top (L24 - 20 inches off-center, L48 - 48 inches off-center, L96 - 95.7 inches off-center) ‡
WLFEND	Wet location fitting (one end) ‡
WLFEND2	Wet location fitting (both ends) ‡
WLFPMP	Wet location pendant monopoint ‡

Cord Sets: ‡

CPSB16YWLBH	Brad Harrsion Mini-Change® cordset with straight blade plug, 16 gauge, 3 conductors, 6ft, yellow ‡
CPSB16YWL12FTBH	Brad Harrsion Mini-Change® cordset with straight blade plug, 16 gauge, 3 conductors, 12ft, yellow ‡
CRSB16YWLBH	Brad Harrison Mini-Change® receptacle ‡
CNP16WWL	Cord only (no plug), 16 gauge, 3 conductors, white, 6ft, wet location ‡
CNP16WWL12FT	Cord only (no plug), 16 gauge, 3 conductors, white, 6ft, wet location ‡
CNP164CWWL	Cord only (no plug), 16 gauge, 4 conductors, white, 6ft, wet location (for use when unswitched circuit is required for battery pack) ‡

Individual Controls: ‡

SBOR10	360° Low mount sensor, (8-15' mounting heights), outdoor PIR, ON/OFF occupancy (LINK) (formerly MSI10NWL)
SBOR10 HL 3V	360° Low mount sensor, (8-15' mounting heights), outdoor PIR, occupancy controlled dimming (bi-level) (LINK) (formerly MSI102L3VWL)
SBOR10 P	360° Low mount sensor, (8-15' mounting heights), outdoor PIR, ON/OFF photocell (LINK) (formerly MSI10NWL DSCNWL)

nLight Wireless: ‡

NLTAIR2 RSBOR10	nLight® Air Generation 2 enabled, 360° low mount sensor, (8-15' heights) (LINK)
NLTAIR2 RIO	nLight® Air Generation 2 enabled, fixture embedded network interface, 0-10V dimming output (LINK)

NOTE: ‡ indicates option chosen has ordering restrictions. Please reference ordering restrictions chart, page 3. Options are sorted alphanumerically.

Accessories: *Order as separate catalog number.*

MHCH 36	3 foot (36 inches) jack chain (pair)
MHHK120	10 foot (120 inches) single leg air craft cable (ships as pair)
MHHK120SS	10 foot (120 inches) single leg air craft cable, stainless steel (ships as pair)
RK1 T10BIT W/PIN U	Hex-base driver bit, Torx TX10, for tamper resistant screws with center reject pin
FEMDPMB	Dual pendant mounting bracket (ships as a pair) ‡
FEMANGBKT	Angle bracket (ships as pair) ‡
FEMSMB	Surface mount bracket (ships as pair) ‡

See Accessories and ordering restrictions on next page.

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‡ Option Value Ordering Restrictions	
Option value	**Restriction**
ANGBKT, FEMANGBKT	For horizontal wall mount applications. If mounted in an upward orientation, fixture will be damp location listed only.
BE6WCP	Utilizes Bodine BSL36 Cold-Pak emergency driver. Not available with L24 length. Order with CNP164CWWL when unswitched hot is required for battery. Not available with 347V, 480V, HVOLT.
CNP16WWL, CNP16WWL12FT	Not available with BE6WCP or E10WMCP.
CNP164CWWL	Available with BE6WCP or E10WMCP only. **Not NEMA4X rated**.
Cord Sets	**Not NEMA4X rated**.
CPSB16YWLBH, CPSB16YWL12FTBH	Not available with BE6WCP or E10WMCP.
CRSB16YWLBH	Not available with BE6WCP or E10WMCP.
E10WMCP	Utilizes Power Sentry, PS1055MCP battery pack. Order with CNP164CWWL when unswitched hot is required for battery. Not available with 347V,480V,HVOLT.
DPMB, FEMDPMB	For surface (ceiling) or suspension mount applications using either 3/8" threaded rod or included bail with aircraft cable or chain.
FEMSMB	Ships standard with fixture (unless another mounting option is chosen). For surface (ceiling) or suspension mount applications using included bail with aircraft cable or chain.
HVOLT	When ordered with L24, available with 6000LM only. When ordered with L48, not available with 3000LM or 4000LM.
Individual Controls	**Not NEMA4X rated. IP65 and IP66 rated.**
L24	Not available with BE6WCP.
L48	Not available with WLFPMP.
L96	Not available with WLFPMP
nLight® Wireless	**Not NEMA4X rated. IP65 and IP66 rated.**
WLF	If cord is ordered, cord will exit from the end of the fixture. **Not NEMA4X rated**.
WLFEND	If cord is ordered, cord will exit from the end of the fixture. **Not NEMA4X rated**. Available with cord or sensor option. Choose only one.
WLFEND2	Not available with sensor or cord options. **Not NEMA4X rated**.
WLFPMP	Available only with L24. **Not NEMA4X rated.**

MOUNTING OPTIONS

DPMB Option or FEMDPMB Accessory

Material: 304 Stainless Steel

pictured less bail wire

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OPERATIONAL DATA (80 CRI*, MD**, MVOLT***)

Length	Package	Input Wattage	CCT	Frosted Lens' Lumens (LPW)				Clear Lens' Lumens (LPW)		
				IMAFL	IMAFD	LPAFL	LPPFL	IMACD	LPACL	LPPCL
L24	2000LM	13.4	30K	1962 (147)	2083 (156)	2076 (155)	1861 (139)	2112 (158)	2105 (158)	1890 (142)
			35K	2002 (150)	2126 (159)	2118 (159)	1899 (142)	2155 (161)	2147 (161)	1929 (144)
			40K	2099 (157)	2228 (167)	2220 (166)	1991 (149)	2259 (169)	2251 (169)	2022 (151)
			50K	2122 (159)	2252 (169)	2244 (168)	2013 (151)	2284 (171)	2276 (170)	2044 (153)
	3000LM	19.9	30K	2869 (144)	3046 (153)	3035 (153)	2721 (137)	3088 (155)	3077 (155)	2764 (139)
			35K	2927 (147)	3108 (156)	3096 (156)	2777 (140)	3151 (158)	3139 (158)	2820 (142)
			40K	3069 (154)	3258 (164)	3246 (163)	2911 (146)	3303 (166)	3291 (166)	2956 (149)
			50K	3102 (156)	3293 (166)	3281 (165)	2942 (148)	3339 (168)	3327 (167)	2988 (150)
	4000LM	26.0	30K	3676 (142)	3903 (150)	3889 (150)	3487 (134)	3957 (152)	3943 (152)	3541 (136)
			35K	3751 (145)	3982 (153)	3968 (153)	3558 (137)	4037 (156)	4023 (155)	3613 (139)
			40K	3932 (152)	4174 (161)	4159 (160)	3730 (144)	4232 (163)	4217 (162)	3788 (146)
			50K	3975 (153)	4219 (163)	4204 (162)	3770 (145)	4278 (165)	4263 (164)	3829 (148)
	6000LM	39.2	30K	5287 (135)	5613 (143)	5593 (143)	5015 (128)	5691 (145)	5671 (145)	5093 (130)
			35K	5395 (138)	5727 (146)	5707 (145)	5117 (130)	5806 (148)	5786 (147)	5196 (132)
			40K	5655 (144)	6004 (153)	5982 (153)	5364 (137)	6087 (155)	6065 (155)	5447 (139)
			50K	5717 (146)	6069 (155)	6047 (154)	5422 (138)	6153 (157)	6131 (156)	5506 (140)
L48	3000LM	18.0	30K	2689 (149)	2855 (158)	2844 (158)	2551 (141)	2894 (160)	2884 (160)	2590 (144)
			35K	2743 (152)	2912 (161)	2902 (161)	2602 (144)	2953 (164)	2942 (163)	2643 (146)
			40K	2876 (159)	3053 (169)	3042 (169)	2728 (151)	3095 (172)	3084 (171)	2770 (154)
			50K	2907 (161)	3086 (171)	3075 (170)	2758 (153)	3129 (173)	3118 (173)	2800 (155)
	4000LM	23.8	30K	3543 (149)	3762 (158)	3748 (157)	3361 (141)	3814 (160)	3800 (160)	3413 (143)
			35K	3615 (152)	3838 (161)	3824 (161)	3429 (144)	3891 (163)	3877 (163)	3482 (146)
			40K	3790 (159)	4023 (169)	4009 (168)	3595 (151)	4079 (171)	4064 (171)	3650 (153)
			50K	3831 (161)	4067 (171)	4052 (170)	3634 (153)	4123 (173)	4109 (173)	3690 (155)
	6000LM	37.8	30K	5284 (140)	5609 (149)	5589 (148)	5012 (133)	5687 (151)	5667 (150)	5090 (135)
			35K	5391 (143)	5723 (152)	5703 (151)	5114 (135)	5802 (154)	5782 (153)	5193 (138)
			40K	5651 (150)	6000 (159)	5978 (158)	5361 (142)	6083 (161)	6061 (161)	5444 (144)
			50K	5713 (151)	6065 (161)	6043 (160)	5419 (144)	6149 (163)	6127 (162)	5503 (146)
	8000LM	50.5	30K	6952 (138)	7380 (146)	7354 (146)	6594 (131)	7482 (148)	7456 (148)	6696 (133)
			35K	7093 (141)	7530 (149)	7503 (149)	6728 (133)	7634 (151)	7607 (151)	6832 (135)
			40K	7435 (147)	7894 (156)	7865 (156)	7053 (140)	8003 (159)	7975 (158)	7162 (142)
			50K	7516 (149)	7979 (158)	7950 (158)	7129 (141)	8090 (160)	8061 (160)	7240 (144)
	10000LM	62.0	30K	8646 (140)	9179 (148)	9146 (148)	8201 (132)	9306 (150)	9273 (150)	8328 (134)
			35K	8822 (142)	9365 (151)	9332 (151)	8368 (135)	9495 (153)	9461 (153)	8497 (137)
			40K	9248 (149)	9817 (158)	9782 (158)	8772 (142)	9953 (161)	9918 (160)	8908 (144)
			50K	9348 (151)	9924 (160)	9888 (160)	8867 (143)	10061 (162)	10026 (162)	9004 (145)
	12000LM	75.0	30K	10406 (139)	11047 (147)	11007 (147)	9871 (132)	11200 (149)	11160 (149)	10024 (134)
			35K	10617 (141)	11271 (150)	11231 (150)	10071 (134)	11427 (152)	11387 (152)	10227 (136)
			40K	11130 (148)	11816 (157)	11773 (157)	10557 (141)	11979 (160)	11937 (159)	10721 (143)
			50K	11251 (150)	11944 (159)	11901 (159)	10672 (142)	12109 (161)	12066 (161)	10837 (144)
L96	9000LM	53.4	30K	7962 (149)	8452 (158)	8422 (158)	7552 (141)	8570 (160)	8539 (160)	7669 (144)
			35K	8124 (152)	8624 (161)	8593 (161)	7706 (144)	8743 (164)	8713 (163)	7825 (146)
			40K	8516 (159)	9040 (169)	9008 (169)	8078 (151)	9166 (172)	9133 (171)	8203 (154)
			50K	8608 (161)	9138 (171)	9106 (170)	8165 (153)	9265 (173)	9232 (173)	8292 (155)
	12000LM	75.5	30K	10570 (140)	11221 (149)	11181 (148)	10026 (133)	11377 (151)	11337 (150)	10182 (135)
			35K	10785 (143)	11449 (152)	11408 (151)	10230 (135)	11608 (154)	11567 (153)	10388 (138)
			40K	11306 (150)	12002 (159)	11959 (158)	10724 (142)	12168 (161)	12125 (161)	10890 (144)
			50K	11428 (151)	12132 (161)	12089 (160)	10840 (144)	12300 (163)	12257 (162)	11008 (146)
	15000LM	94.3	30K	13399 (142)	14225 (151)	14174 (150)	12710 (135)	14422 (153)	14371 (152)	12907 (137)
			35K	13671 (145)	14513 (154)	14461 (153)	12968 (138)	14714 (156)	14662 (156)	13169 (140)
			40K	14331 (152)	15214 (161)	15160 (161)	13594 (144)	15425 (164)	15370 (163)	13805 (146)
			50K	14487 (154)	15379 (163)	15324 (163)	13741 (146)	15592 (165)	15537 (165)	13954 (148)
	18000LM	103.4	30K	15901 (154)	16881 (163)	16820 (163)	15083 (146)	17114 (165)	17054 (165)	15317 (148)
			35K	16224 (157)	17223 (167)	17161 (166)	15389 (149)	17462 (169)	17400 (168)	15627 (151)
			40K	17007 (164)	18055 (175)	17990 (174)	16132 (156)	18305 (177)	18240 (176)	16382 (158)
			50K	17192 (166)	18251 (176)	18185 (176)	16307 (158)	18503 (179)	18438 (178)	16560 (160)
	20000LM	125.5	30K	17549 (140)	18630 (148)	18564 (148)	16646 (133)	18888 (150)	18822 (150)	16904 (135)
			35K	17906 (143)	19008 (151)	18940 (151)	16984 (135)	19272 (154)	19204 (153)	17247 (137)
			40K	18770 (150)	19927 (159)	19855 (158)	17804 (142)	20202 (161)	20131 (160)	18080 (144)
			50K	18974 (151)	20143 (160)	20070 (160)	17997 (143)	20421 (163)	20349 (162)	18276 (146)
	24000LM	149.5	30K	21142 (141)	22445 (150)	22364 (150)	20055 (134)	22756 (152)	22675 (152)	20365 (136)
			35K	21571 (144)	22900 (153)	22818 (153)	20461 (137)	23217 (155)	23135 (155)	20779 (139)
			40K	22613 (151)	24006 (161)	23920 (160)	21450 (143)	24339 (163)	24253 (162)	21782 (146)
			50K	22858 (153)	24266 (162)	24179 (162)	21682 (145)	24602 (165)	24516 (164)	22018 (147)

* For 90CRI, reduce lumen output by 17.1%
** For WD reduce output by 4.7%, PGD reduce output by 5.4%
*** For HVOLT use scale factor in HVOLT SCALE FACTOR TABLE

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CSA LISTED AMBIENT RATING*

		Standard** (surface)"	Standard** (suspended)"	E10WMCP (surface)	E10WMCP (suspended)	BE6WCP (surface)	BE6WCP (suspended)
L24	2000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
	3000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
	4000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
	6000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
L48	3000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
	4000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
	6000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
	8000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
	10000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
	12000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
L96	9000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
	12000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
	15000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
	18000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
	20000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C
	24000LM	35°C	50°C	5°C - 25°C	5°C - 35°C	-20°C - 25°C	-20°C - 35°C

*Minimum Ambient is -30°C unless noted.
**All options not specifically listed in this table are considered standard

HVOLT SCALE FACTOR

	Factor
2000LM	0.814
3000LM	0.814
4000LM	0.814
6000LM	0.835
8000LM	0.845
9000LM	0.850
10000LM	0.850
12000LM	0.845
15000LM	0.860
18000LM	0.880
20000LM	0.845
24000LM	0.865

CONFIGURATION WEIGHTS

	Standard	w/ Sensor	w/ Battery
L24	8	9	9
L48	11	12	12
L96	23	24	24

NUMBER OF BOARDS AND DRIVERS

Lumen package	Fixture length	Number of boards	Number of drivers
2000LM	L24	1	1
3000LM		1	1
4000LM		1	1
6000LM		1	1
3000LM	L48	2	1
4000LM		2	1
6000LM		2	1
8000LM		2	1
10000LM		2	1
12000LM		2	1
9000LM	L96	4	1
12000LM		4	2
15000LM		4	2
18000LM		4	2
20000LM		4	2
24000LM		4	2

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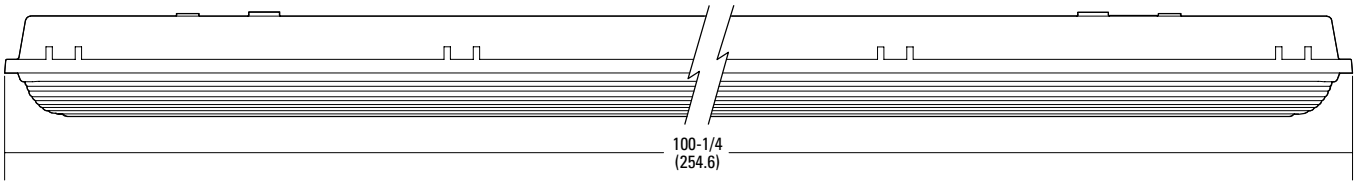
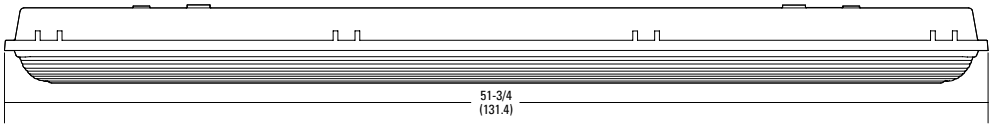
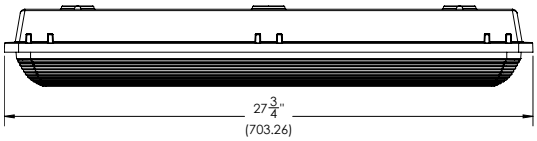
DIMENSIONS

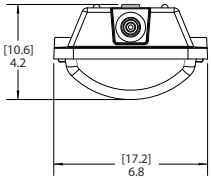
Specifications subject to change without notice.
All dimensions are inches (centimeters) unless otherwise indicated.

Weight (may vary with options or accessories)
FEM L48: 11.9 lbs (5.397kg)
FEM L96: 24.3 lbs (11.022kg)

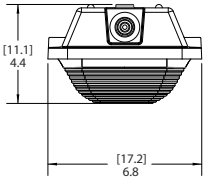




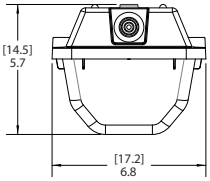




Diffuser Type:
LPAFL
LPACL
LPPFL
LPPCL



Diffuser Type:
IMAFL



Diffuser Type:
IMAFD
IMACD

PHOTOMETRICS

See www.lithonia.com for photometry reports.

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	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**
TITLE:	SITE PLAN - Marketplace at Eagle Mountain Town Center Medical at 4317 N. Pony Express Parkway
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Rick Peterson, Fort Street Partners

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Community Commercial	Commercial Community	1.69	Town Center

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud, Senior Planner

RECOMMENDATION:
Staff recommends the City Council approve the Site Plan for Marketplace at Eagle Mountain Town Center Medical.

BACKGROUND:
This request is for site plan approval of a commercial building to locate medical office uses. The subject property is platted as Lot 1 of The Marketplace at Eagle Mountain Phase 2 Amended Subdivision and contains 1.69 acres. Zoning of the property is Commercial Community (CC) and follows the standards of the CC zone unless otherwise permitted in the Development Agreement of the Marketplace at Eagle Mountain Town Center. The use as *Office (medical, health care, professional)* is classified as a permitted use in the CC zone.

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

A. **Use of Property:** The entire parcel is to be built, landscaped, or paved, thus the proposal complies with 17.100.050.A.

B. **Screening Requirements:** The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it complies with 17.100.050.B.

C. **Access Requirements:** The building is accessed via an internal roadway. The width of the access is 28' which complies with 17.100.050.C.

D. **Off-Street Truck Loading Space:** This use does not require the frequent distribution of materials via truck and therefore does not provide off-street truck loading space.

E. **Utilities:** All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.

F. **Grading and Drainage:** The applicant has provided grading and draining plans that have been reviewed by the City Engineer.

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

17.72.030.A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. **The building is located along a private internal roadway with the property line as the centerline of the roadway. Pedestrian access and landscaping is provided from the internal roadway.**

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

17.72.030.B requires surface parking to be located to the rear or side of the building and that parking should not be located between any commercial building and the street. **All parking is located internal or to the side of the lot.**

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

17.72.040.A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. **The proposed building elevations vary from approved/built elevations with elements unique to each user. It is the opinion of staff that the elevations largely comply with code and are in harmony with approved existing building architecture.**

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

17.72.040.C states: "the primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." **The proposed building has multiple roof planes and heights.**

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

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

17.72.040.F.2 states: "All commercial buildings shall avoid large

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

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

Parking:
Table 17.55.120(c), Required Parking by Land Use, requires Office and Professional to have one stall per 300 square feet of area which is then 83 stalls; **109 are provided**.

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

REQUIRED FINDINGS:
This site plan approval is based upon compliance with City Code requirements and the Marketplace at Eagle Mountain Development Agreement. The approval criteria of a Site Plan can be found in EMMC 17.100.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends approval 5-0 to the City Council regarding the proposed Marketplace at Eagle Mountain Town Center Medical site plan.

ATTACHMENTS:

Marketplace Medical Civil
Marketplace Medical Architecture
Marketplace Medical Landscaping
Marketplace Medical Electrical

CTrusty 11/16/23 No Comment
DDeVoogd/UFA 11/17/2023 - No Comments
S. Lehmitz reviewed 11/17/2023 - No Comments
DPayne 11/17/2023- No Comment
D Stroud 11.17.23 no comments

M BAHR 11-28-23
NO COMMENT

MARKETPLACE MEDICAL CENTER

SITE CONSTRUCTION DRAWINGS

LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH

Planning, David Stroud, 801-789-6615 dstroud@emcity.org
Engineering, Chris Trusty, 801-789-6671, ctrusty@emcity.org
Public Works, Mack Straw, 801-789-6678, mstraw@emcity.org
Parks, Brad Hickman, 801-789-6664 bhickman@emcity.org
Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org
Streets, Zac Hilton, 801-789-6684 zhilton@emcity.org

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER
1. PIPE BEDDING: 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
4. SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
5. LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2x4 PAINTED GREEN. B) ALL LATERALS MUST BE IN GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
6. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

WATER
1. VALVES: A) VALVES MUST BE FLANGED TO TEE'S (FITTINGS). B) VALVES 12" OR LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES AND 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAINS AND LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT THE TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
4. SERVICES & FITTINGS: SERVICES AND FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM TOP OF SETTER TO TOP OF LID. 21" INSIDE DIAMETER CAN HDPE.
6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. WATER CAN: THE WATER CAN FOR 3/4" AND 1" SERVICES WILL NEED TO BE A 21" TALL MINIMUM AND INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
8. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
9. LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP, STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WTH A 2x4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN AND EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE AND POST) AND GIS (SHOT IN) BEFORE BACKFILL.
12. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
13. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
14. WATER MAIN LINE: NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN
1. BEDDING: 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE AND 12" ABOVE PIPE (MINIMUM).
2. ADS: ALL ADS PIPE TO BE "HP" BRAND.
3. COLLARS: COLLARS TO BE 1'x1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE AND POST COLLAR POUR.
4. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION:
1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS AND TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

PROJECT BASIS OF BEARING AND BENCHMARK

PROJECT BASIS OF BEARING:
THE PROJECT BASIS OF BEARING IS SOUTH 00°27'12" WEST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

PROJECT BENCHMARK:
THE PROJECT BENCHMARK IS A FOUND REBAR AND CAP AT THE SOUTHWEST CORNER OF THE PROJECT, HAVING AN ELEVATION OF 4739.47'.

PROJECT TOPOGRAPHY: THE PROJECT WAS DESIGNED WITH CONVENTIONAL TOPOGRAPHY, SURVEYED ON MARCH AND APRIL 2023.

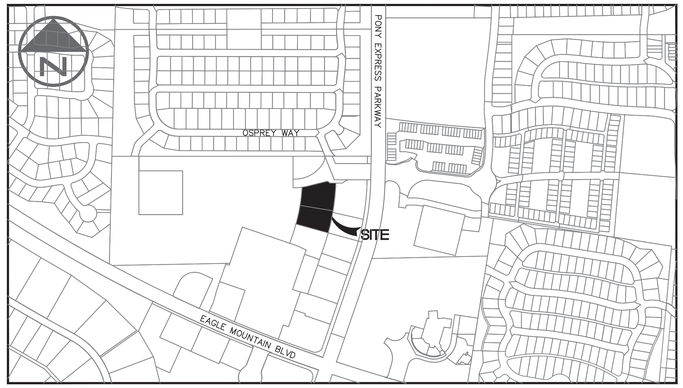
SHEET INDEX

C101	COVER SHEET
1 OF 1	RECORD OF SURVEY
1 OF 1	AMENDED SUBDIVISION PLAT
C201	CIVIL SITE AND UTILITY PLAN
C202	GRADING AND DRAINAGE PLAN
C203	EROSION CONTROL PLAN
C204	CONSTRUCTION DETAILS

OWNER / DEVELOPER

FORT STREET PARTNERS
PO BOX 9088
SALT LAKE CITY, UT 84109

VICINITY MAP



CONTEXT PLAN

SCALE= 1"=80'

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

Blue Stakes of UTAH 811 Bluestakes.org

G:\DATA\23032 Eagle Mountain Medical\dwg\23032 Fort St Eagle Mountain Medical.dwg
PLOT DATE: Nov 02, 2023

NO.	REVISION	DATE
2	EAGLE MOUNTAIN CITY COMMENT	11/2/23
1	EAGLE MOUNTAIN CITY COMMENT	10/2/23

PROJECT INFORMATION

MARKETPLACE MEDICAL CENTER

COVER SHEET

4317 NORTH PONY EXPRESS PKWY
EAGLE MOUNTAIN CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23032

LICENSED PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/02/2023
STATE OF UTAH
ENGINEER'S STAMP

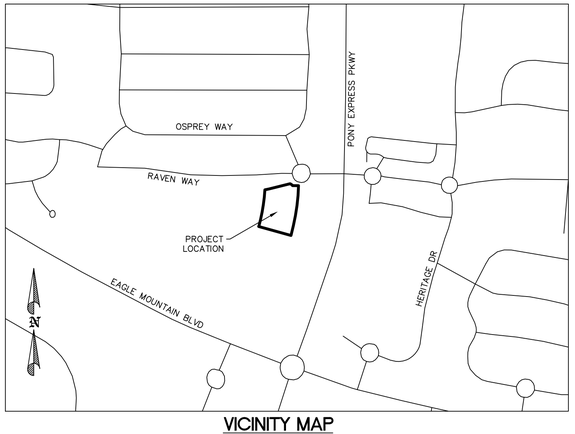
DATE 8/7/23

SCALE NONE

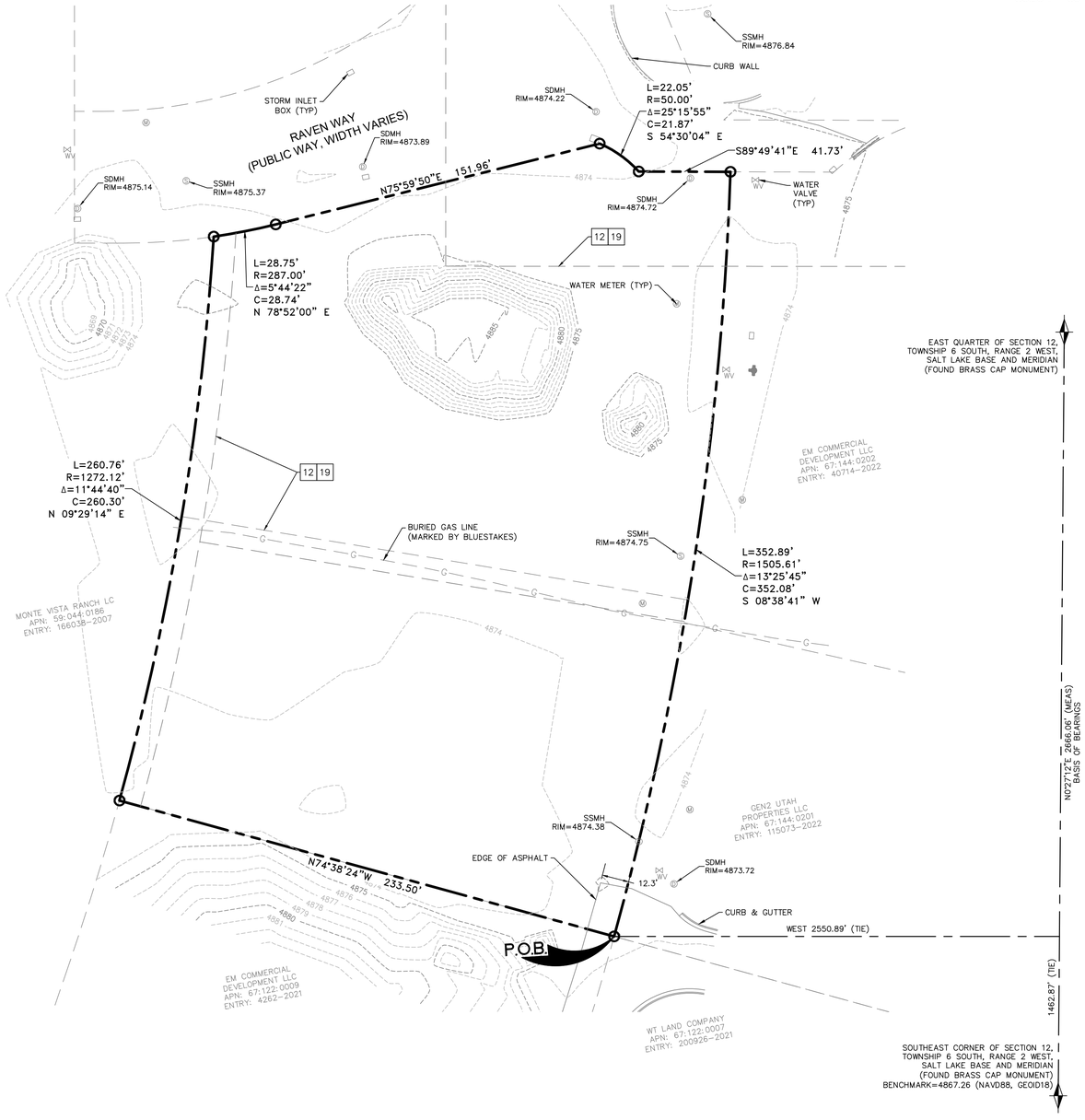
SHEET C101

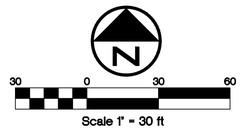
EM COMMERCIAL DEVELOPMENT PROPERTY

LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
SCALE: 1" = 500'
EAGLE MOUNTAIN, UTAH





SURVEYOR'S CERTIFICATE:

TO: CREST COMMERCIAL MANAGEMENT, LLC DBA FORT STREET PARTNERS AND/OR ASSIGNS; STEWART TITLE GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 8, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 7, 2023.

BOUNDARY DESCRIPTION

PARCEL 1:
LOT 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

PARCEL 1A:
A NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS SET FORTH IN 'DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER'; RECORDED ON JULY 27, 2021 AS ENTRY NO. 130929:2021 OF OFFICIAL RECORDS.

PARCEL 2:
LOT 203, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

PARCEL 2A:
A NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL 2 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS SET FORTH IN 'DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER'; RECORDED ON JULY 27, 2021 AS ENTRY NO. 130929:2021 OF OFFICIAL RECORDS.

AS-SURVEYED AGGREGATE DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°27'12" EAST BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 12, SAID TRACT BEING ALL OF LOTS 203 AND 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 18306, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°27'12" EAST ALONG THE SECTION LINE A DISTNACE OF 1,462.87 FEET AND WEST 2,550.89 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 203, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 18306, AND RUNNING THENCE NORTH 74°38'24" WEST ALONG THE SOUTH LINE OF SAID LOT 203 A DISTANCE OF 233.50 FEET TO THE POINT OF A 1,272.12 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 203; THENCE ALONG SAID CURVE A DISTANCE OF 260.76 FEET THROUGH A CENTRAL ANGLE OF 11°44'40" (CHORD BEARS NORTH 09°29'14" EAST 260.30 FEET) RO THE NORTHWEST CORNER OF LOT 204 OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT THE FOLLOWING FOUR (4) COURSES, 1) ALONG A 287.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 28.75 FEET THROUGH A CENTRAL ANGLE OF 05°44'22" (CHORD BEARS NORTH 78°52'00" EAST 28.74 FEET), 2) NORTH 75°59'50" EAST 151.96 FEET TO THE POINT OF A 50.00 FEET RADIUS NON-TANGENT CURVE TO THE RIGHT, 3) ALONG SAID CURVE A DISTANCE OF 22.05 FEET THROUGH A CENTRAL ANGLE OF 25°15'55" (CHORD BEARS SOUTH 54°30'04" EAST 21.87 FEET), 4) SOUTH 89°49'41" EAST 41.73 FEET TO THE POINT OF A 1,505.61 FEET RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 204; THENCE ALONG SAID CURVE A DISTANCE OF 352.89 FEET THROUGH A CENTRAL ANGLE OF 13°25'45" (CHORD BEARS SOUTH 08°38'41" WEST 352.08 FEET) TO THE POINT OF BEGINNING.

CONTAINS 73,671 SQUARE FEET OR 1.691 ACRES, MORE OR LESS.

GENERAL NOTES

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 23469477, ISSUED ON MARCH 1, 2023.
2. THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 18306.
3. OTHER DOCUMENTS AS SHOWN ON THIS MAP

(2) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

(3) EXCEPTIONS FROM THE ABOVE REFERENCED TITLE REPORT IN SCHEDULE B, PART 2 HAVE BEEN ADDRESSED AS FOLLOWS:

1–11 NOT ADDRESSED BY THIS SURVEY.

12 EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF SAID SUBDIVISION.
SURVEY NOTES: AS SHOWN HEREON.

13–16 NOT ADDRESSED BY THIS SURVEY.

17 COMMUNICATIONS EASEMENT AGREEMENT BY AND BETWEEN MONTE VISTA RANCH L.C., A UTAH LIMITED LIABILITY COMPANY ("FOUNDER"), EAGLE MOUNTAIN PROPERTIES COMMUNITIES MASTER ASSOCIATION, INC., UTAH NON-PROFIT CORPORATION (THE "MASTER ASSOCIATION"), CEDAR VALLEY-WHITE RANCH, L.C., A UTAH LIMITED LIABILITY COMPANY ("CVWR"), MVR MANAGEMENT, LLC, A UTAH LIMITED LIABILITY COMPANY ("MVR"), ZJT MANAGEMENT LLC, A UTAH LIMITED LIABILITY COMPANY ("ZJT"), TI MORTGAGE COMPANY, A UTAH CORPORATION ("TI"), LAKE MOUNTAIN DEVELOPMENT LLC, A UTAH LIMITED LIABILITY COMPANY ("LAKE MTN.") AND FIRSTDIGITAL TELECOM, LLC, A UTAH LIMITED LIABILITY COMPANY RECORDED AUGUST 15, 2018 AS ENTRY NO. 77533:2018 OF OFFICIAL RECORDS.
SURVEY NOTES: THIS EASEMENT IS BLANKET IN NATURE.

18 NOT ADDRESSED BY THIS SURVEY.

19 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 SUBDIVISION PLAT RECORDED APRIL 26, 2022 AS ENTRY NO. 51337:2022 AND MAP FILING NO. 18306.
SURVEY NOTES: AS SHOWN HEREON.

20 CHANGE OF ADDRESS AFFIDAVIT RECORDED APRIL 29, 2022 AS ENTRY NO. 53574:2022 OF OFFICIAL RECORDS.
SURVEY NOTES: ADDRESSES NOTED ON THIS SURVEY REFLECT THE LATEST COUNTY ADDRESSING.

21–23 NOT ADDRESSED BY THIS SURVEY.

(4) AT THE TIME OF THIS SURVEY, THE PROPERTY HAD BEEN SUBJECT TO RECENT EARTHMOVING WORK. HOWEVER, NO BUILDINGS WERE OBSERVED.

(5) VERTICAL RELIEF SHOWN ON THIS MAP WAS OBTAINED WITH CONVENTIONAL GROUND SURVEY USING GPS METHODS. THE DATUM USED IS NAVD88 UTILIZING GEOID18. THE BENCHMARK FOR THIS SURVEY IS NOTED ON THE MAP.

(6) THE AS-SURVEYED AGGREGATE DESCRIPTION WAS PREPARED FOR THE PURPOSE OF DESCRIBING THE LAND ON A FUTURE AMENDED SUBDIVISION PLAT, WHICH WILL COMBINE THE TWO SURVEYED LOTS INTO A SINGLE LOT.

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

LEGEND

SECTION LINE
FOUND SECTION CORNER
SET 5/8 REBAR AND CAP (WILDING ENGINEERING) (BOUNDARY LINE)
ADJACENT PROPERTY / ROW LINE

PLOT DATE: May 02, 2023

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

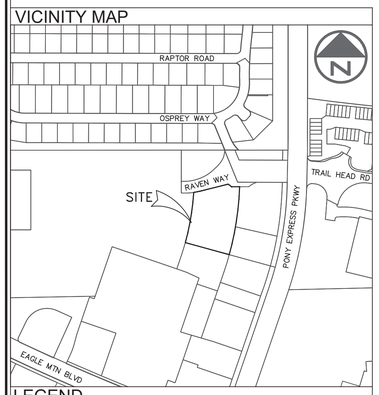
DRAWING TITLE: ALTA/NSPS LAND TITLE SURVEY
PROJECT NAME: FORT STREET PARTNERS
LOCATION: 4317N/4289N PONY EXPRESS PKWY
DRAWN: KMD
CHECKED: KMD
PROJECT ID: 23032
EAGLE MOUNTAIN, UTAH
COUNTY: UTAH
DATE: 5/2/2023
SCALE: 1" = 30'
SHEET: 1 OF 1

THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 AMENDED

AMENDING & VACATING LOTS 203 AND 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2

LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

RBallif 11/16/23 no comments



LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- BOUNDARY LINE
- PUBLIC UTILITY EASEMENT
- ADJACENT PROPERTY / ROW LINE

DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIED 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

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS_____DAY OF_____, 20____.

BY-_____

TITLE-_____

ROCKY MOUNTAIN POWER

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 RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 10-9a-603 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 EASEMENT, 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 APPLICATION TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
   (4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER _____ DATE _____

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Bluffdale, Utah 84065
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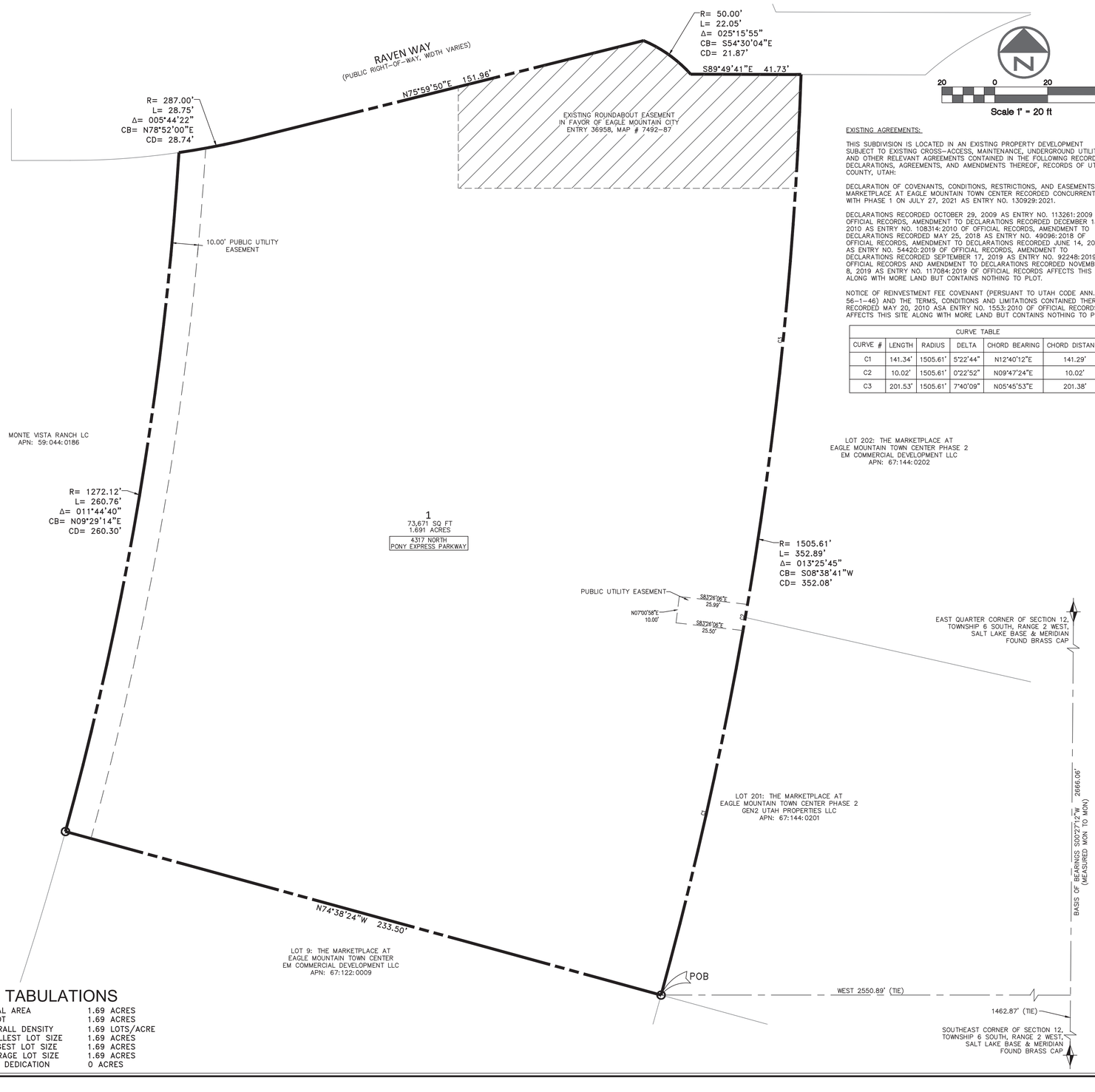


EXISTING AGREEMENTS:

THIS SUBDIVISION IS LOCATED IN AN EXISTING PROPERTY DEVELOPMENT SUBJECT TO EXISTING CROSS-ACCESS, MAINTENANCE, UNDERGROUND UTILITIES, AND OTHER RELEVANT AGREEMENTS CONTAINED IN THE FOLLOWING RECORDED DECLARATIONS, AGREEMENTS, AND AMENDMENTS THEREOF, RECORDS OF UTAH COUNTY, UTAH:

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER RECORDED CONCURRENT WITH PHASE 1 ON JULY 27, 2021 AS ENTRY NO. 130929:2021.

DECLARATIONS RECORDED OCTOBER 29, 2009 AS ENTRY NO. 113261:2009 OF OFFICIAL RECORDS, AMENDMENT TO DECLARATIONS RECORDED DECEMBER 13, 2010 AS ENTRY NO. 108314:2010 OF OFFICIAL RECORDS, AMENDMENT TO DECLARATIONS RECORDED MAY 25, 2018 AS ENTRY NO. 49096:2018 OF OFFICIAL RECORDS, AMENDMENT TO DECLARATIONS RECORDED JUNE 14, 2019 AS ENTRY NO. 54420:2019 OF OFFICIAL RECORDS, AMENDMENT TO DECLARATIONS RECORDED SEPTEMBER 17, 2019 AS ENTRY NO. 92248:2019 OF OFFICIAL RECORDS AND AMENDMENT TO DECLARATIONS RECORDED NOVEMBER 8, 2019 AS ENTRY NO. 117084:2019 OF OFFICIAL RECORDS AFFECTS THIS SITE ALONG WITH MORE LAND BUT CONTAINS NOTHING TO PLOT.

NOTICE OF REINVESTMENT FEE COVENANT (PERSUANT TO UTAH CODE ANN. 56-1-46) AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED MAY 20, 2010 ASA ENTRY NO. 1553:2010 OF OFFICIAL RECORDS AFFECTS THIS SITE ALONG WITH MORE LAND BUT CONTAINS NOTHING TO PLOT.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	141.34'	1505.61'	5°22'44"	N12°40'12"E	141.29'
C2	10.02'	1505.61'	0°22'52"	N09°47'24"E	10.02'
C3	201.53'	1505.61'	7°40'09"	N05°45'53"E	201.38'

TABULATIONS

TOTAL AREA	1.69 ACRES
1 LOT	1.69 ACRES
OVERALL DENSITY	1.69 LOTS/ACRE
SMALLEST LOT SIZE	1.69 ACRES
LARGEST LOT SIZE	1.69 ACRES
AVERAGE LOT SIZE	1.69 ACRES
ROW DEDICATION	0 ACRES

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 AMENDED
AMENDING LOTS 203 AND 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2

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

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°27'12" EAST BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 12, SAID TRACT BEING ALL OF LOTS 203 AND 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 18306, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°27'12" EAST ALONG THE SECTION LINE A DISTNACE OF 1,462.87 FEET AND WEST 2,550.89 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 203, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 18306, AND RUNNING THENCE NORTH 74°38'24" WEST ALONG THE SOUTH LINE OF SAID LOT 203 A DISTANCE OF 233.50 FEET TO THE POINT OF A 1,272.12 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 203; THENCE ALONG SAID CURVE A DISTANCE OF 260.76 FEET THROUGH A CENTRAL ANGLE OF 11°44'40" (CHORD BEARS NORTH 09°29'14" EAST 260.30 FEET) TO THE NORTHWEST CORNER OF LOT 204 OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT THE FOLLOWING FOUR (4) COURSES, 1) ALONG A 287.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 28.75 FEET THROUGH A CENTRAL ANGLE OF 05°44'22" (CHORD BEARS NORTH 78°52'00" EAST 28.74 FEET), 2) NORTH 75°59'50" EAST 151.96 FEET TO THE POINT OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, 3) ALONG SAID CURVE A DISTANCE OF 22.05 FEET THROUGH A CENTRAL ANGLE OF 25°15'55" (CHORD BEARS SOUTH 54°30'04" EAST 21.87 FEET), 4) SOUTH 89°49'41" EAST 41.73 FEET TO THE POINT OF A 1,505.61 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 204; THENCE ALONG SAID CURVE A DISTANCE OF 352.89 FEET THROUGH A CENTRAL ANGLE OF 13°25'45" (CHORD BEARS SOUTH 08°38'41" WEST 352.08 FEET) TO THE POINT OF BEGINNING.

CONTAINS 73,671 SQUARE FEET OR 1.691 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 00°27'12" WEST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN HEREON.

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 203 AND 204 AS PLATTED IN THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 (ON FILE WITH THE UTAH COUNTY RECORDER AS MAP # 18306) INTO ONE SINGULAR LOT.
2. THE EXISTING PUBLIC UTILITY EASEMENT ALONG THE NORTH LOT LINE OF LOT 203 AS SHOWN ON THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 PLAT IS HEREBY VACATED WITH THE RECORDATION OF THIS PLAT.

OWNER'S DEDICATION

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

AUTHORIZED SIGNATURE(S) _____ AUTHORIZED SIGNATURE(S) _____

LLC ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THIS _____ DAY OF _____,A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT S(HE) IS A [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

WITNESS MY HAND OFFICIAL SEAL.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

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

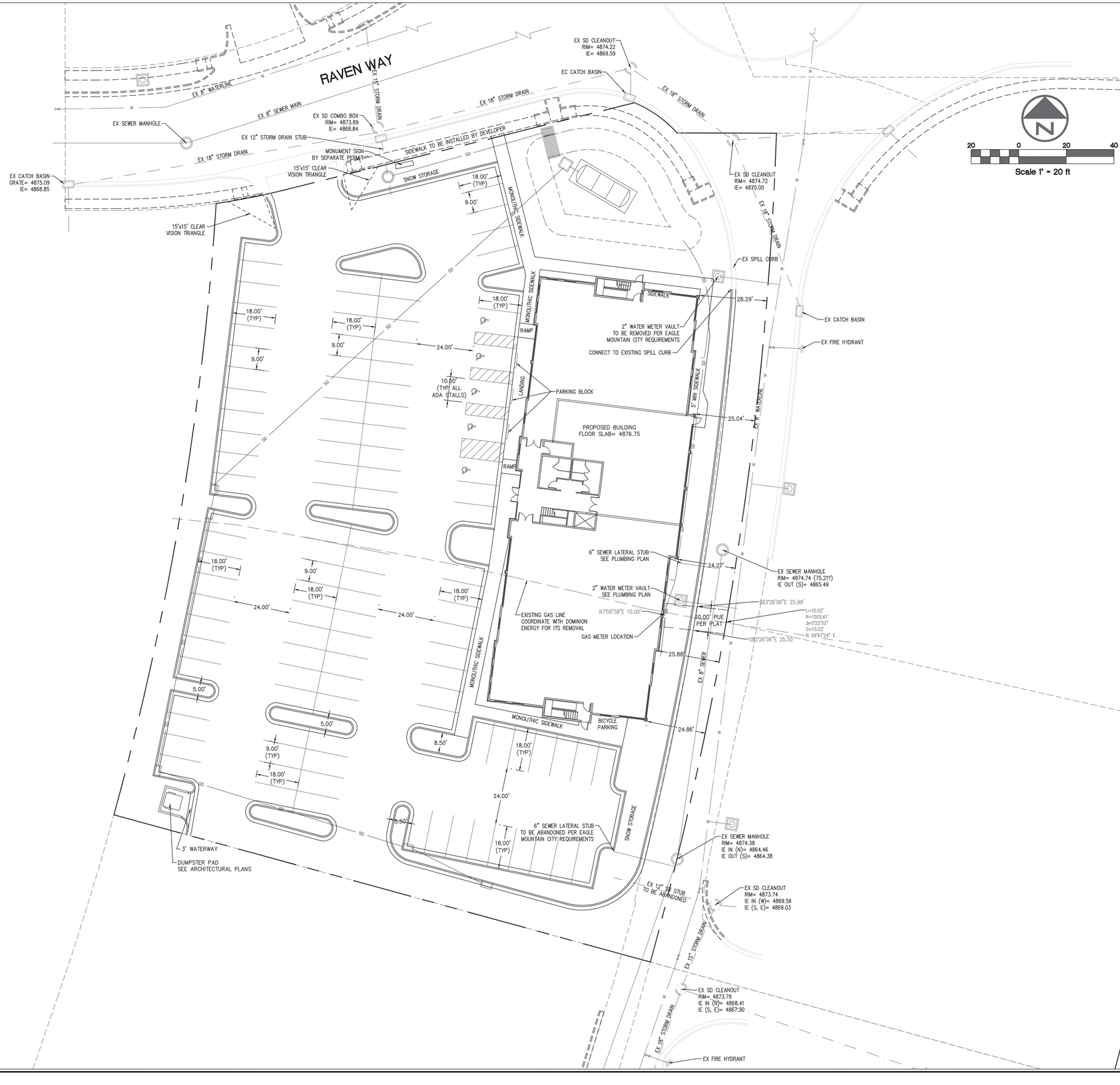
APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER (SEE SEAL BELOW) _____ APPROVED BY CITY RECORDER (SEE SEAL BELOW) _____

THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 AMENDED
AMENDING & VACATING LOTS 203 AND 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2

LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
KAGAN M. DIXON No. 9061091 08/01/2023			



WILDING
ENGINEERING
14721 South Heritage Crest Way
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801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE EAGLE MOUNTAIN CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
2. TABULATION TABLE:

TOTAL ACREAGE:	1.69 ACRES (73,671 SF)
IMPERVIOUS AREA:	1.34 ACRES (58,648 SF)
BUILDING:	12,580 SF
CONCRETE/ASPHALT:	46,068 SF
PERVIOUS AREA:	0.35 ACRES (15,023 SF) (34.5%)
PARKING SPACES REQD:	83 (1/300 SF, 24,655 SF TOTAL)
PARKING SPACES SHOWN:	109 W/ 5 ADA STALLS

3. ADA PARKING STALLS SHALL INCLUDE STANDARD PARKING STALL SIGNAGE MOUNTED 50" ABOVE THE PARKING SURFACE. SIGNS MAY BE MOUNTED ON THE BUILDING EXTERIOR OR ON A SIGN POST IN FRONT OF THE PARKING STALL.
4. THE ON-SITE STORM DRAIN SYSTEM IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNERS OF THIS PROPERTY.
5. THIS SITE HAS BEEN DESIGNED TO MEET THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. CONTRACTOR TO VERIFY ADHERENCE AS THE PROJECT IS CONSTRUCTED.
6. EXISTING UTILITIES MUST BE USED OR ABANDONED.

Blue Stakes of UTAH811 Bluestakes.org

G:\DATA\23032 Eagle Mountain Medical\dwg\23032 Fort St Eagle Mountain Medical.dwg
PLOT DATE: Nov 02, 2023

NO.	REVISION	DATE
2	EAGLE MOUNTAIN CITY COMMENT	11/2/23
1	EAGLE MOUNTAIN CITY COMMENT	10/2/23

PROJECT INFORMATION

MARKETPLACE MEDICAL CENTER

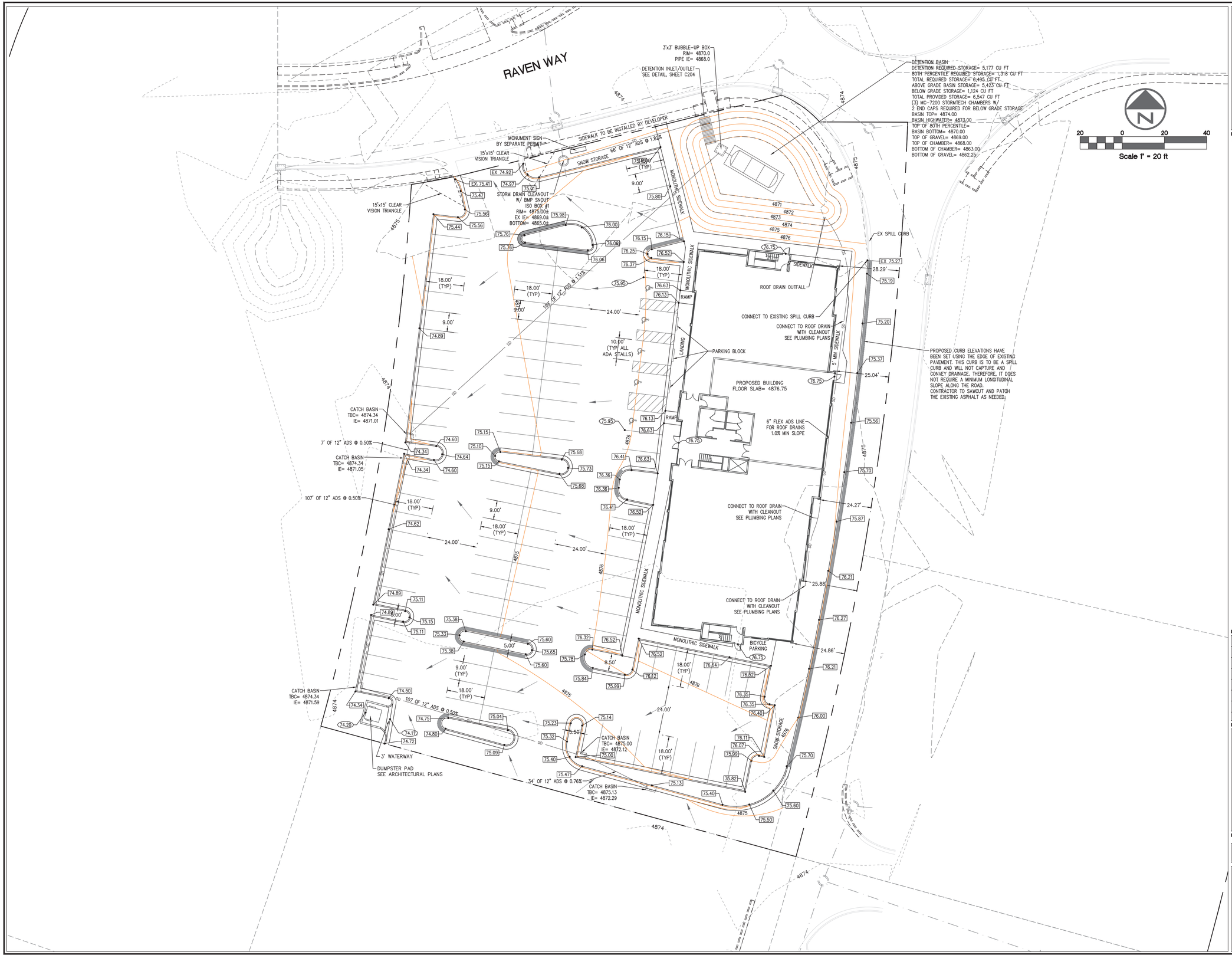
CIVIL SITE & UTILITY PLAN

4317 NORTH PONY EXPRESS PKWY
EAGLE MOUNTAIN CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23032

LICENSED PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/02/2023
STATE OF UTAH
ENGINEER'S STAMP

DATE: 8/7/23
SCALE: 1" = 20'
SHEET: C201



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. CONTRACTOR TO PROVIDE A SMOOTH TRANSITION BETWEEN CATCH CURBS AND SPILL CURBS AND ENSURE THAT DRAINAGE CAN FLOW OUT OF THE CURBS AT THESE TRANSITIONS PER THE SITE DRAINAGE FLOW ARROWS.
2. THE ON-SITE STORM DRAIN SYSTEM IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNERS OF THIS PROPERTY.

LEGEND

- DRAINAGE FLOW DIRECTION
- TOP OF CONCRETE/ASPHALT (84.44)
- TOP BACK OF CURB (84.90) / EXPOSED RETAINING WALL HEIGHT (4)
- 2' HIGHBACK CATCH CURB
- 2' HIGHBACK SPILL CURB
- EXISTING INDEX CONTOUR (10')
- EXISTING CONTOUR (2')
- PROPOSED CONTOUR (2')

Blue Stakes of UTAH 811 Bluestakes.org

NO.	REVISION	DATE
2	EAGLE MOUNTAIN CITY COMMENT	11/2/23
1	EAGLE MOUNTAIN CITY COMMENT	10/2/23

PROJECT INFORMATION

MARKETPLACE MEDICAL CENTER

GRADING & DRAINAGE PLAN

4317 NORTH PONY EXPRESS PKWY
EAGLE MOUNTAIN CITY, UTAH

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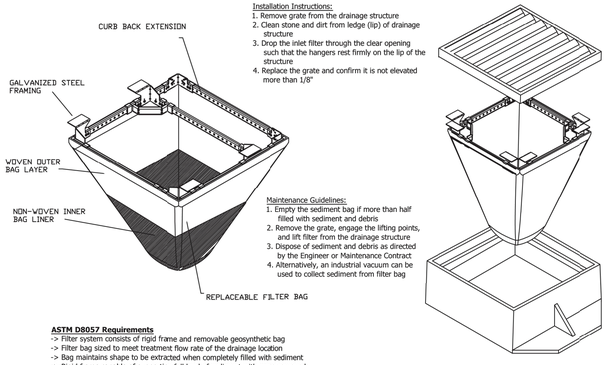
LICENSED PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/02/2023
STATE OF UTAH
ENGINEER'S STAMP

DATE: 8/7/23
SCALE: 1" = 20'
SHEET: C202

G:\DATA\23032 Eagle Mountain Medical\dwg\23032 Fort St Eagle Mountain Medical.dwg
PLOT DATE: Nov 02, 2023

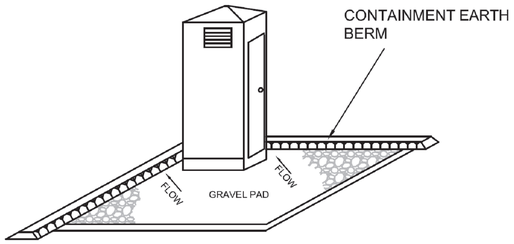


Installation Instructions:
1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
4. Replace the grate and confirm it is not elevated more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

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

ASTM D8057 Requirements
-> Filter system consists of rigid frame and removable geosynthetic bag
-> Filter bag sized to meet treatment flow rate of the drainage location
-> Bag maintains shape to be extracted when completely filled with sediment
-> Rigid frame capable of supporting full load of sediment with graze removed
-> Frame does not interfere or elevate grate by more than 1/8"
-> Bypass flow exceeds design flow of drainage location
-> Filter bag achieves >80% filtration efficiency per ASTM D7351 OR ASTM D5141

INLET PROTECTION
NOT TO SCALE

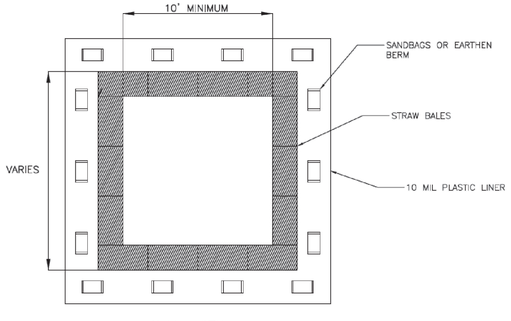


NOTES:
1. PORTABLE TOILET TO BE PLACED A MINIMUM OF 10 FEET BEHIND CURB.

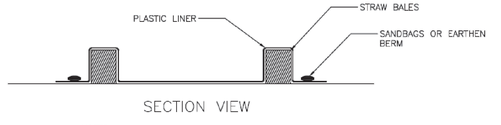
PORTABLE TOILET
NOT TO SCALE

NOTES:
1. WASHOUT CONTAINMENT SHALL BE INSTALLED FOR DURATION OF CONCRETE WORK AND RETAIN CONCRETE AND OTHER WASHOUT LIQUIDS UNTIL EVAPORATION OR REMOVAL BY PUMP.
2. CONTAINMENT SHALL BE SIZED FOR EXPECTED WASHOUT VOLUMES.
3. AVOID PLACING NEAR STORM DRAINS, STREAMS, SINKHOLES, OUTFALLS OR OTHER LOW AREAS WHERE WATER PONDS OR FLOWS.
4. OTHER APPROVED LEAK-PROOF CONTAINMENT IS ACCEPTABLE.
5. TRAPS SHALL BE ROUTINELY MAINTAINED AT 75% CAPACITY AND REPLACED AS NECESSARY TO PERFORM.
6. THE WASHOUT PIT SHALL BE COVERED BEFORE PREDICTED RAIN EVENTS TO PREVENT OVERFLOW.
7. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

SIGNAGE



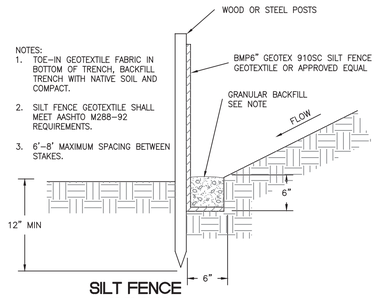
PLAN VIEW



SECTION VIEW

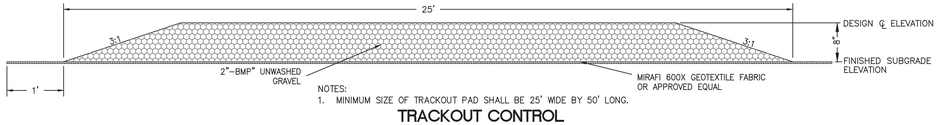
NOTES:
1. ECO-PAN OR APPROVED EQUIVALENT MAY BE SUBSTITUTED.

CONCRETE WASHOUT
NOT TO SCALE



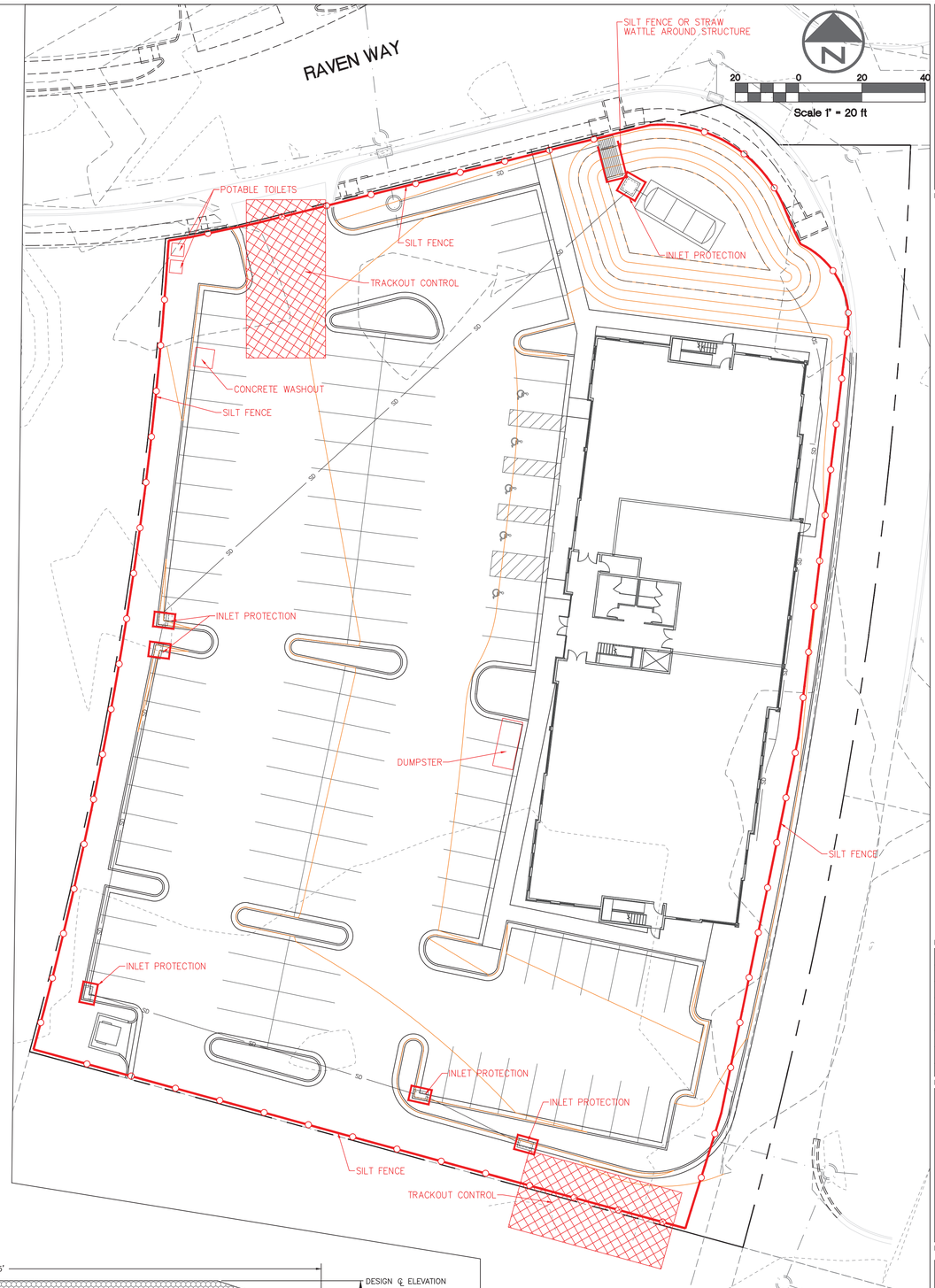
NOTES:
1. TOE-IN GEOTEXTILE FABRIC IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH NATIVE SOIL AND COMPACT.
2. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
3. 6'-8' MAXIMUM SPACING BETWEEN STAKES.

SILT FENCE
NOT TO SCALE



NOTES:
1. MINIMUM SIZE OF TRACKOUT PAD SHALL BE 25' WIDE BY 50' LONG.

TRACKOUT CONTROL
NOT TO SCALE



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DRAWING NOTES:
1. ALL STORM WATER, DIRT, MUD, AND DEBRIS SHALL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS COMPLETE.
2. STORM DRAIN INLET PROTECTION SHALL BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM THE SITE DURING CONSTRUCTION.
3. THE STREET, TOP OF CURB, AND GUTTER WILL BE INSPECTED AND CLEANED (INCLUDING SWEEPING WITH A BROOM IF NECESSARY) OF ALL MUD, DIRT, AND DEBRIS AT THE END OF EVERY DAY.
4. IN ADDITION TO SILT FENCING, A BERM AND/OR SWALE MAY BE REQUIRED ALONG THE DOWNSTREAM PROPERTY LINES TO PREVENT STORM WATER FROM FLOWING ONTO ADJACENT PROPERTIES.

LEGEND
EXISTING INDEX CONTOUR (10')
EXISTING CONTOUR (2')
PROPOSED CONTOUR (2')

Blue Stakes of UTAH 811 Bluestakes.org

G:\DATA\23032 Eagle Mountain Medical\dwg\23032 Fort St Eagle Mountain Medical.dwg
PLOT DATE: Nov 02, 2023

NO.	REVISION	DATE
2	EAGLE MOUNTAIN CITY COMMENT	11/2/23
1	EAGLE MOUNTAIN CITY COMMENT	10/2/23

PROJECT INFORMATION

MARKETPLACE MEDICAL CENTER

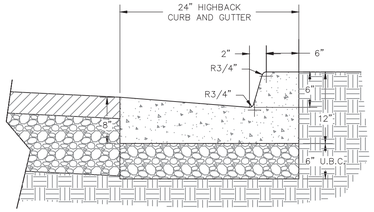
EROSION CONTROL PLAN

4317 NORTH PONY EXPRESS PKWY
EAGLE MOUNTAIN CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23032

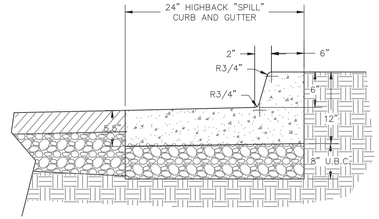
LICENSED PROFESSIONAL ENGINEER
No. 525175
MIKE E. CARLTON
11/02/2023
STATE OF UTAH
ENGINEER'S STAMP

DATE 8/7/23
SCALE 1" = 20'
SHEET C203



CURB AND GUTTER NOTES:
1. UNTREATED BASE COURSE (U.B.C): COMPACT TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER.
2. CONCRETE: USE CLASS 3,000 CONCRETE.
3. EXPANSION JOINTS: PROVIDE TYPE F1 JOINT FILLER, PLACED FULL DEPTH AT 40' INTERVALS, WITH TOP SET FLUSH WITH SURFACE OF GUTTER. NO SEALANT IS REQUIRED.
4. CONTROL JOINTS: PLACE AT 10' INTERVALS.
5. CURING: USE LIQUID MEMBRANE WITH CHLORINATED RUBBER SUBSTANCE TYPE UNLESS SPECIFIED OTHERWISE.

2' HIGHBACK CATCH CURB
NOT TO SCALE



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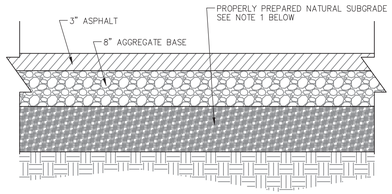
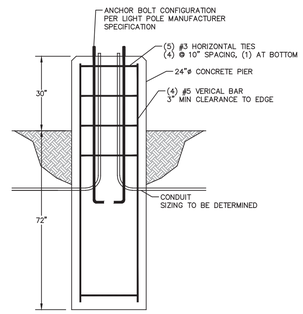
3. EXPANSION JOINTS: PROVIDE TYPE F1 JOINT FILLER, PLACED FULL DEPTH AT 40' INTERVALS, WITH TOP SET FLUSH WITH SURFACE OF GUTTER. NO SEALANT IS REQUIRED.
4. CONTROL JOINTS: PLACE AT 10' INTERVALS.
5. CURING: USE LIQUID MEMBRANE WITH CHLORINATED RUBBER SUBSTANCE TYPE UNLESS SPECIFIED OTHERWISE.

2' HIGHBACK SPILL CURB
NOT TO SCALE

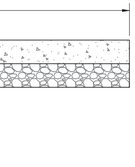


NOTES:
1. THICKNESSES SHOWN ARE FROM THE PROJECT GEOTECHNICAL REPORT BY GSH (JOB 0259-017-20) DATED JANUARY 5, 2021. CONTRACTOR TO REFERENCE THIS REPORT FOR MORE INFORMATION.
2. DUMPSTER AREA SHALL BE 8" CONCRETE OVER 12" AGGREGATE BASE OVER PROPERLY PREPARED NATURAL SUBGRADE PER THE GSH REPORT.

PARKING LOT ASPHALT SECTION
NOT TO SCALE



LIGHT POLE BASE



MONOLITHIC SIDEWALK
NOT TO SCALE

User Inputs

Chamber Model:	MC-7200
Outlet Control Structure:	No
Project Name:	
Engineer:	N/A
Project Location:	
Measurement Type:	Imperial
Required Storage Volume:	1072 cubic ft.
Stone Porosity:	40%
Stone Foundation Depth:	9 in.
Stone Above Chambers:	12 in.
Average Cover Over Chambers:	24 in.
Design Constraint Dimensions:	(20 ft. x 40 ft.)

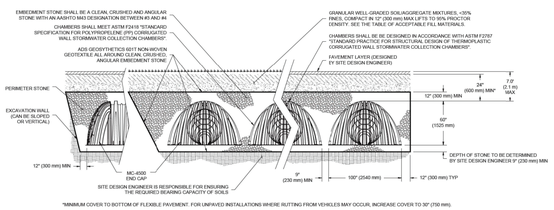
Results

System Volume and Bed Size

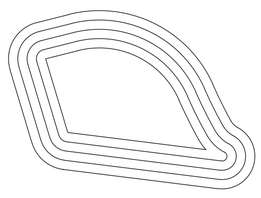
Installed Storage Volume:	1124.06 cubic ft.
Storage Volume Per Chamber:	175.90 cubic ft.
Number Of Chambers Required:	3
Number Of End Caps Required:	2
Chamber Rows:	1
Maximum Length:	27.24 ft.
Maximum Width:	10.33 ft.
Approx. Bed Size Required:	281.50 square ft.

System Components

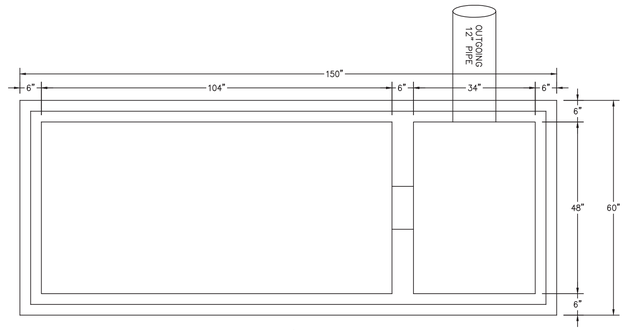
Amount Of Stone Required:	48 cubic yards
Volume Of Excavation (Not Including Fill):	71 cubic yards
Total Non-woven Geotextile Required:	143 square yards
Woven Geotextile Required (excluding Isolator Row):	0 square yards
Woven Geotextile Required (Isolator Row):	59 square yards
Total Woven Geotextile Required:	59 square yards
Impervious Liner Required:	0 square yards



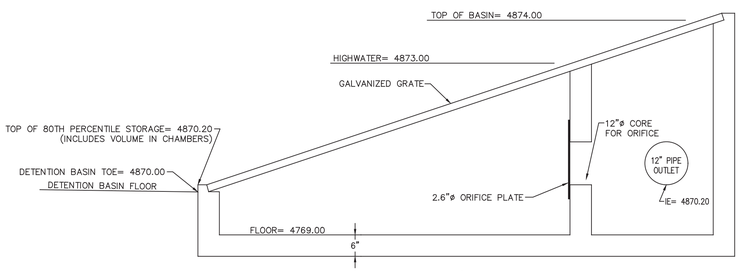
*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 30" (750 mm).



STAGE STORAGE TABLE				
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)
4,870.000	1,071.94	N/A	N/A	0.00
4,871.000	1,528.29	1.000	1300.12	1300.12
4,872.000	2,047.31	1.000	1787.80	3087.91
4,873.000	2,622.87	1.000	2335.09	5423.00
4,874.000	3,254.99	1.000	2938.93	8361.93



DETENTION BASIN INLET/OUTLET PLAN VIEW
NO SCALE



DETENTION BASIN INLET/OUTLET SECTION VIEW
NO SCALE

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DRAWING NOTES:

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G:\DATA\23032 Eagle Mountain Medical\dwg\23032 Fort St Eagle Mountain Medical.dwg
PLOT DATE: Nov 02, 2023

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2	EAGLE MOUNTAIN CITY COMMENT	11/2/23
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PROJECT INFORMATION

MARKETPLACE MEDICAL CENTER

CONSTRUCTION DETAILS

4317 NORTH PONY EXPRESS PKWY
EAGLE MOUNTAIN CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23032

LICENSED PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/02/2023
STATE OF UTAH
ENGINEER'S STAMP

DATE 8/7/23

SCALE NONE

SHEET C204

1 PA1.0 ARCHITECTURAL SITE PLAN - PRES
SCALE: 1/16" = 1'-0"

PROJECT SUMMARY

GROSS LAND AREA - LOT 203 AND 204	74,717 SF 1.72 ACRES
GROSS BUILDING FOOTPRINT	12,401 SF
PROPOSED BUILDING - OFFICE	1ST FLOOR - 12,401 SF 2ND FLOOR - 12,035 SF TOTAL - 24,436 SF
CITY CODE - PARKING SPACES REQUIRED (24,000 SF X 1/300 = 82)	82 SPACES
DEVELOPER - PARKING SPACE REQUIRED (4.5 SPACES/1000 SF = 108)	109 SPACES PROVIDED

ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS + LANDSCAPE DRAWINGS FOR SITE DETAILS.

MARKETPLACE MEDICAL CENTER

4317 N. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN UT 84005

ISSUE DATE:
OCT. 13, 2023

FAX: (801) 936-0180 150 NORTH MAIN STREET, SUITE 101, HEBER CITY, UTAH 84032 PHONE: (801) 936-1343

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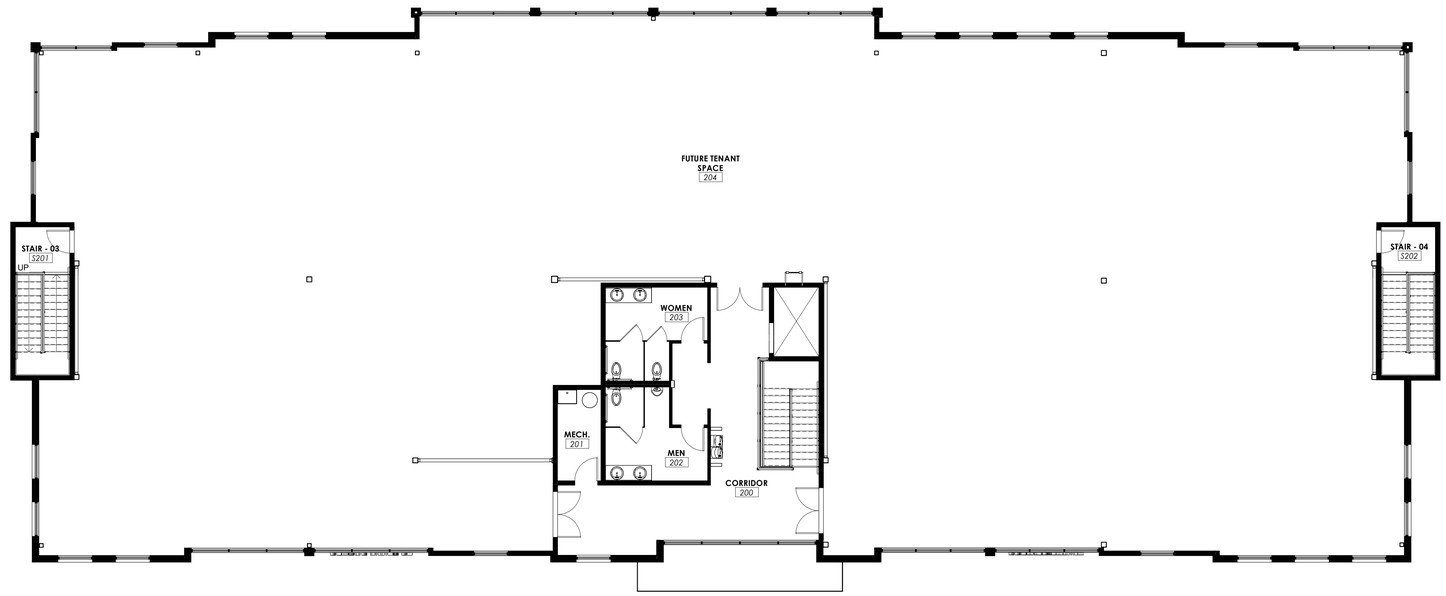
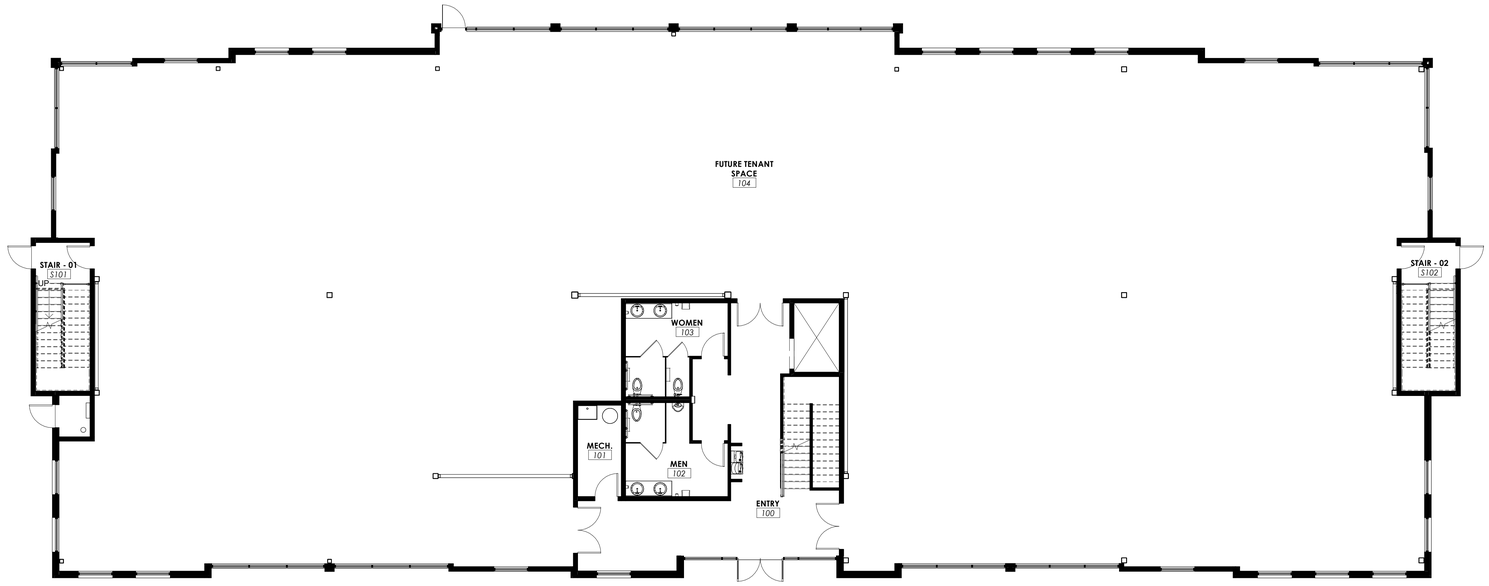


2 PA1.1 UPPER FLOOR PLAN - PRESENTATION
SCALE: 1/8" = 1'-0"



1 PA1.1 MAIN FLOOR PLAN - PRESENTATION
SCALE: 1/8" = 1'-0"

BUILDING AREA - NET / GROSS

	AREA (NET / USABLE)	AREA (GROSS)
LEVEL 1 - FLOOR PLAN		
FUTURE TENANT SPACE - 01	10683 SF	10935 SF
LEVEL 2 - FLOOR PLAN		
FUTURE TENANT SPACE - 02	10710 SF	10978 SF

MARKETPLACE MEDICAL CENTER

4317 N. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN UT 84005

ISSUE DATE:
OCT. 13, 2023

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JZW ARCHITECTS

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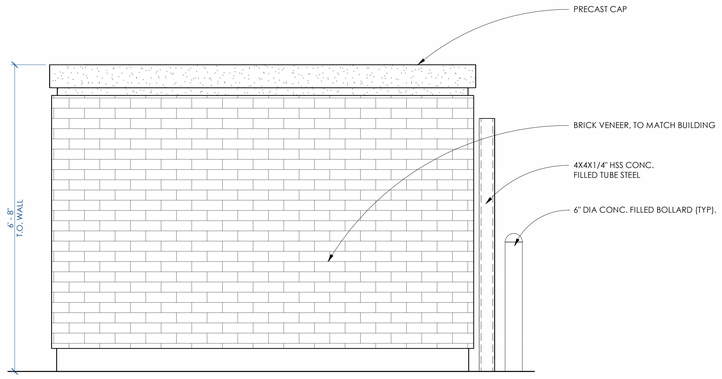
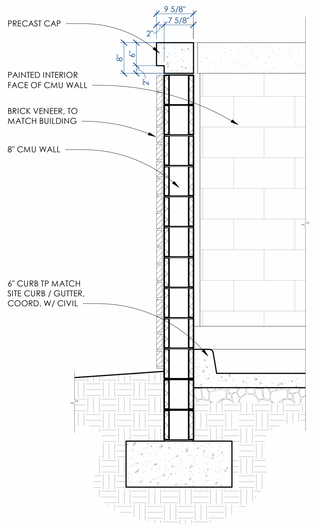
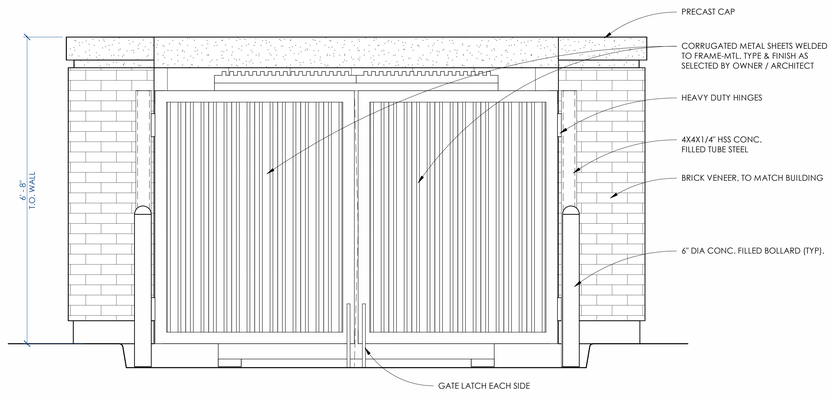
DUMPSTER DOORS



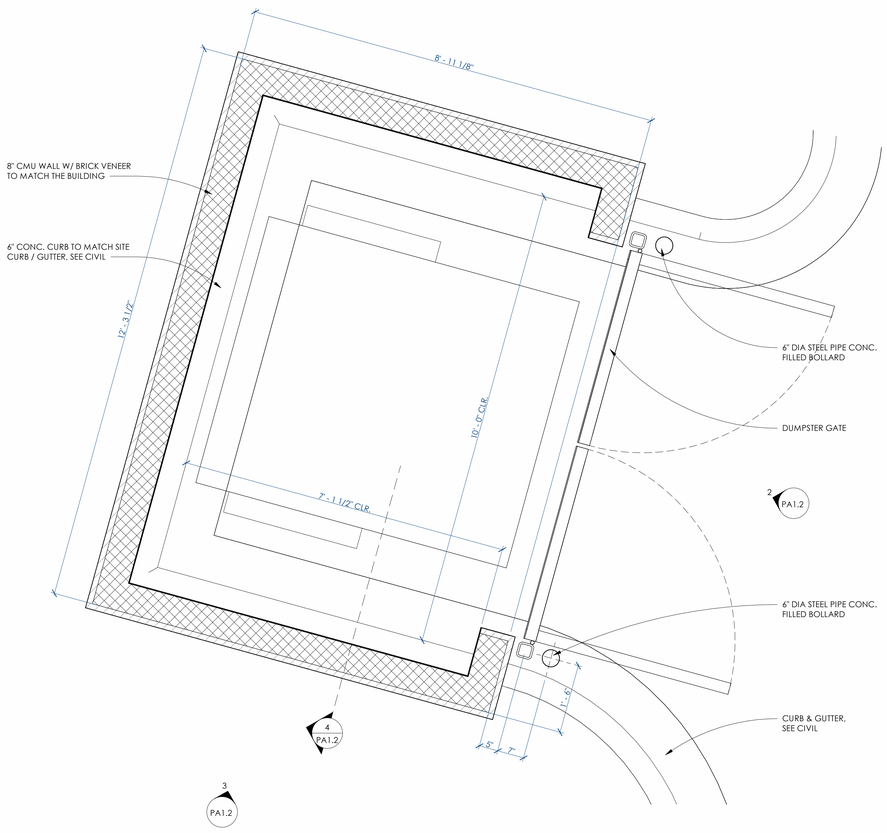
3 PA1.2 DUMPSTER ELEV. - 02
SCALE: 3/4" = 1'-0"



4 PA1.2 DUMPSTER WALL DTL.
SCALE: 3/4" = 1'-0"



2 PA1.2 DUMPSTER ELEV. - 01
SCALE: 3/4" = 1'-0"



1 PA1.2 DUMPSTER ENCLOSURE
SCALE: 3/4" = 1'-0"

MARKETPLACE MEDICAL CENTER

4317 N. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN UT 84005

ISSUE DATE:
OCT. 13, 2023

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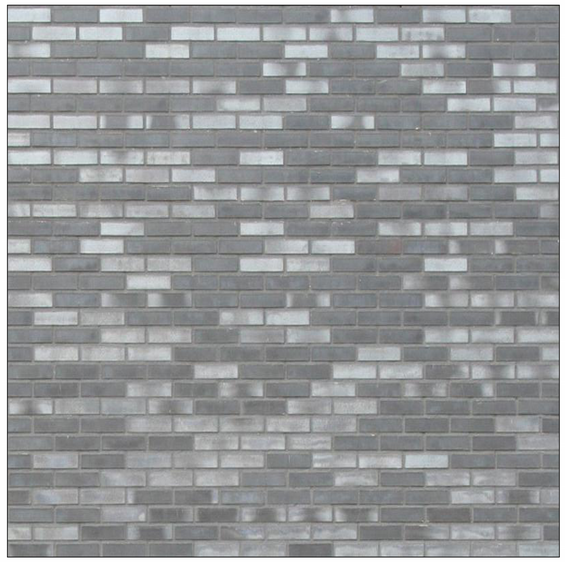
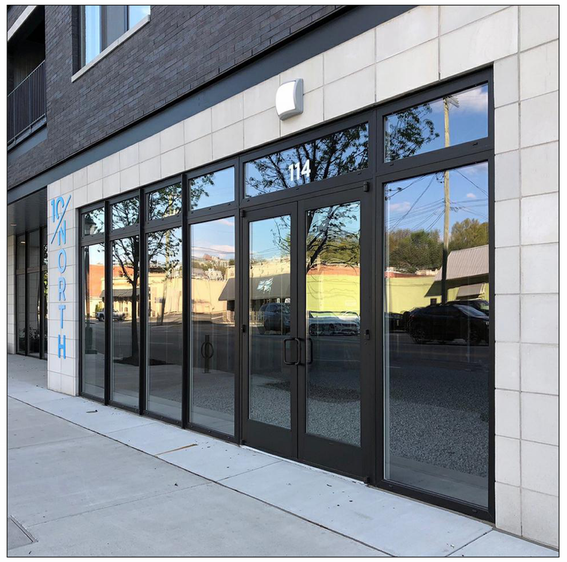
HORIZ. & VERT COMPOSITE WOOD SIDING

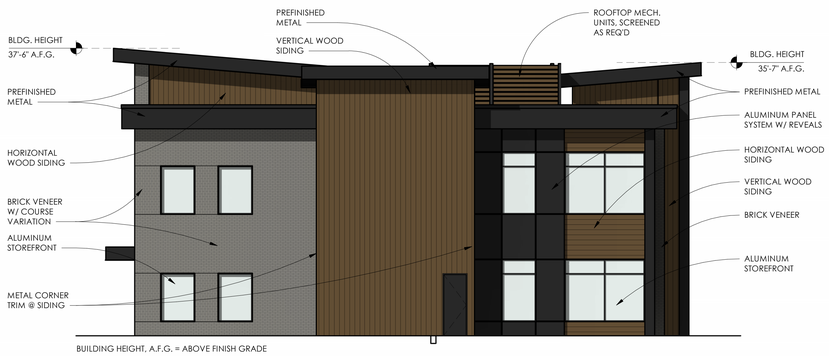


BRICK VENEER



ALUMINUM STOREFRONT

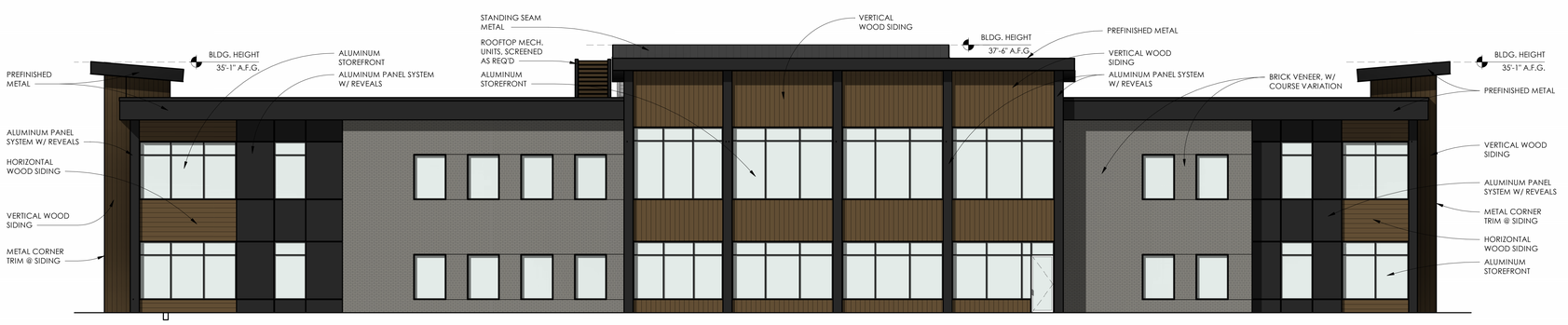
METAL PANEL SYSTEM



BUILDING HEIGHT, A.F.G. = ABOVE FINISH GRADE

4 PA2.1 RIGHT ELEVATION - PRES.

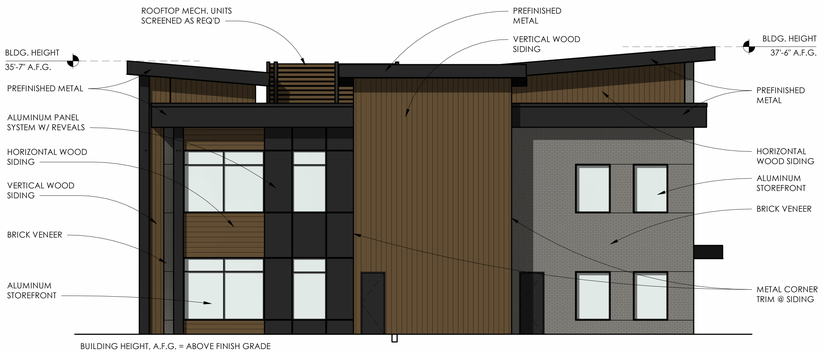
SCALE: 1/8" = 1'-0"



BUILDING HEIGHT, A.F.G. = ABOVE FINISH GRADE

2 PA2.1 BACK ELEVATION - PRES.

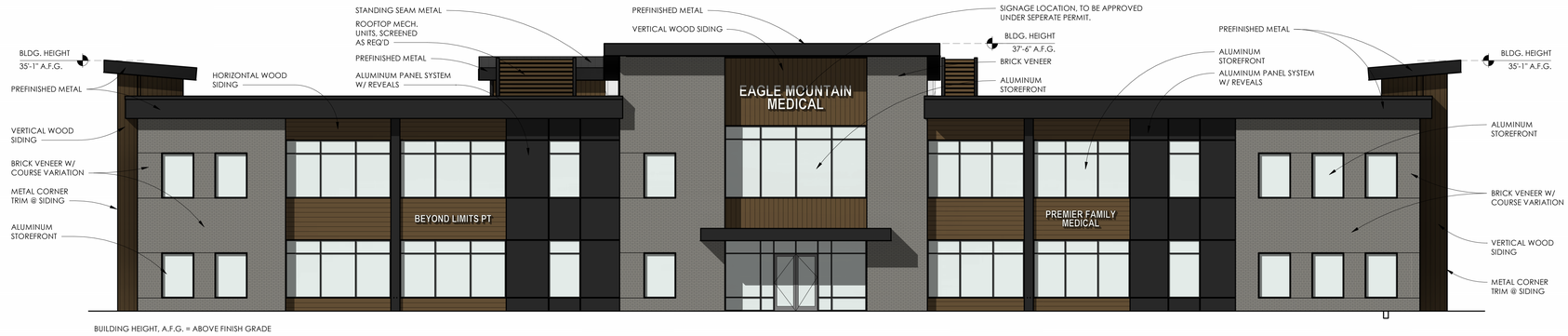
SCALE: 1/8" = 1'-0"



BUILDING HEIGHT, A.F.G. = ABOVE FINISH GRADE

3 PA2.1 LEFT ELEVATION - PRES.

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



BUILDING HEIGHT, A.F.G. = ABOVE FINISH GRADE

1 PA2.1 FRONT ELEVATION - PRES.

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

MARKETPLACE MEDICAL CENTER

4317 N. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN UT 84005

ISSUE DATE:
OCT. 13, 2023

FAX: (801) 936-0180 150 NORTH MAIN STREET, SUITE 101, HEBER CITY, UTAH 84032 PHONE: (801) 936-1343

JZW ARCHITECTS

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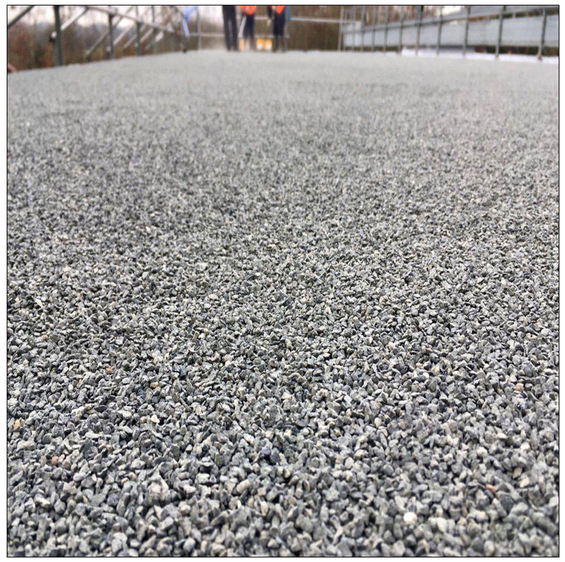
METAL TRIM - SIDING CORNERS

ENTRY CANOPY - WOOD SOFFIT



GRAVEL BALLAST - ENTRY CANOPY

STANDING SEAM METAL ROOF

MUNICIPAL CODE - ARCH FEATURES

COMMERCIAL CODE REQUIREMENTS	USED	PROPOSED FINISH EXAMPLE
REVEALS	●	METAL PANEL SYSTEM W/ REVEALS
CANOPY	●	CANOPY W/ SOFFIT TO MATCH EXT. SIDING MATERIAL
AWNINGS		
POPOUTS	●	NOTE: VARIETY OF POPOUT SIZES AND MATERIAL TRANSITIONS, SEE PERSPECTIVE ELEVATIONS
COLUMNS		
DECORATIVE TRIM AND MOLDINGS	●	OUTSIDE EDGE METAL TRIM @ SIDING
ARCHITECTURAL LIGHTING	●	EXTERIOR DOWN LIGHT, WALL WASH STYLE & TYPE
ORNAMENTAL CORNICES		
DECORATIVE MASONRY PATTERN	●	NOTE: ALTERNATING BRICK COURSE AT SIDES OF WINDOWS TO GIVE VARIETY TO BRICK FACE ELEVATIONS
DECORATIVE DOORS & WINDOWS		
EXPOSED TIMBERS		
TRELLIS STRUCTURES		

* SIGNAGE IS APPROVED UNDER A SEPERATE PERMIT.

** PER CITY REQUIREMENT, AT LEAST HALF OF THE LISTED ARCHITECTURAL FEATURES SHALL BE UTILIZED IN THE EXTERIOR DESIGN.

MARKETPLACE MEDICAL CENTER

4317 N. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN UT 84005

ISSUE DATE:
OCT. 13, 2023

FAX: (801) 936-0180 150 NORTH MAIN STREET, SUITE 101, HEBER CITY, UTAH 84032 PHONE: (801) 936-1343

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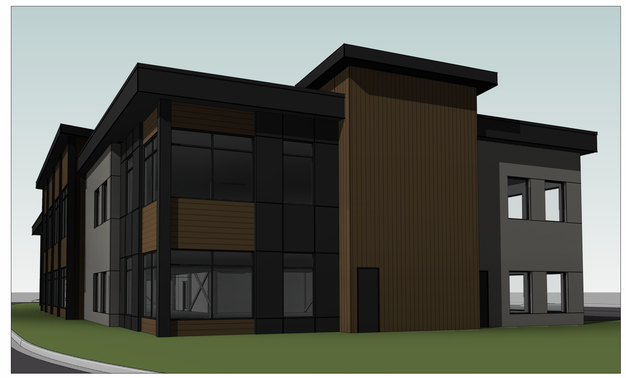
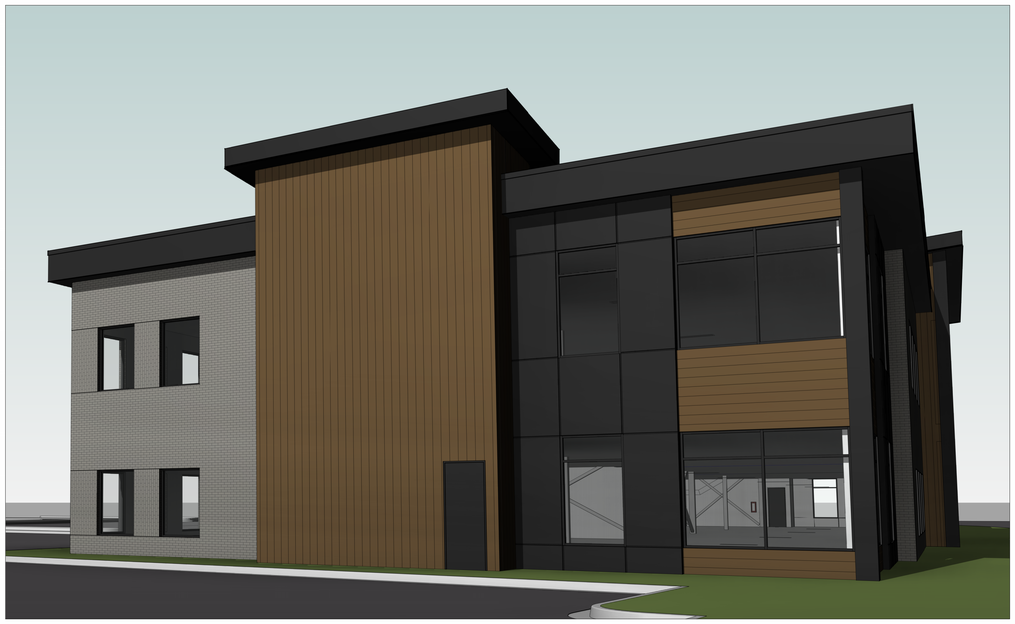
1 PA2.3 EAST ELEVATION PERSPECTIVE
SCALE:



3 PA2.3 NORTH ELEVATION PERSPECTIVE
SCALE:



4 PA2.3 SOUTH ELEVATION PERSPECTIVE
SCALE:

2 PA2.3 WEST ELEVATION PERSPECTIVE
SCALE:

MARKETPLACE MEDICAL CENTER

4317 N. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN UT 84005

ISSUE DATE:
OCT. 13, 2023

JZW ARCHITECTS

FAX: (801) 936-0180 150 NORTH MAIN STREET, SUITE 101, HEBER CITY, UTAH 84032 PHONE: (801) 936-1343

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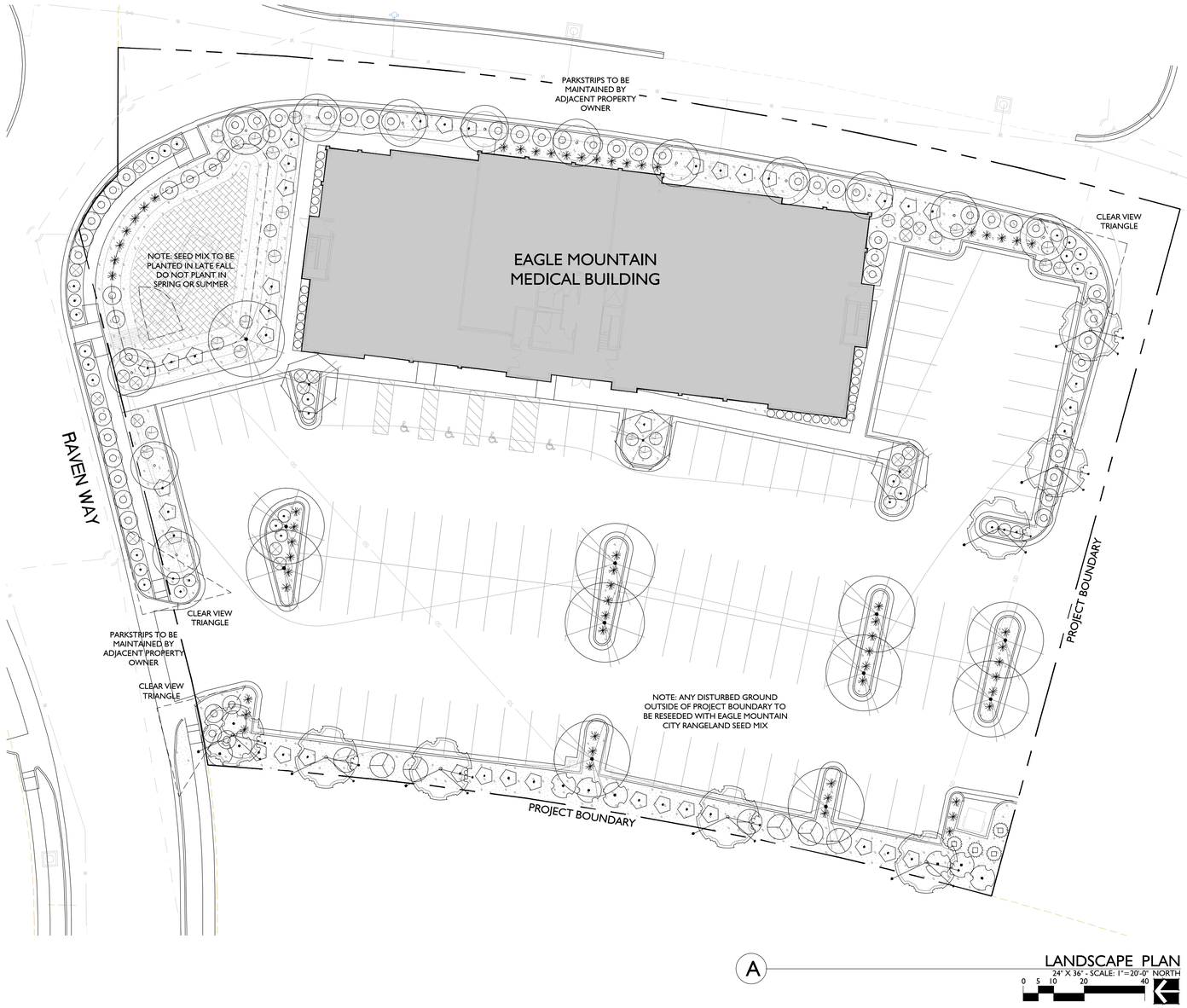

A LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE	WATER-WISE
		TREES				
	8	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL.	25'H x 20'W	YES
	3	PRUNUS VIRGINIANA 'CANADA RED'	CHOKECHERRY	2" CAL.	20'H x 20'W	YES
	13	PYRUS CALLERYANA 'JAVELIN'	FLOWERING PEAR	2" CAL.	35'H x 25'W	YES
	11	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	2" CAL.	40'H x 25'W	YES
		SHRUBS				
	32	CARYOPTERIS x CLAN. 'LONGWOOD BLUE'	BLUE MIST SPIREA	2 GAL.	3'H x 3'W	YES
	4	JUNIPERUS CHINENSIS 'BLUE POINT'	UPRIGHT CHINESE JUNIPER	2 GAL.	10'H x 3'W	YES
	57	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	2 GAL.	2'H x 6'W	YES
	10	RHUS TYPHINA 'BAILTAIGER'	SUMAC	2 GAL.	6'H x 6'W	YES
	7	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	2 GAL.	8'H x 8'W	YES
		ORNAMENTAL GRASSES				
	59	CALAMAGROSTIS x ACUT. 'KARL FOERSTER'	K. F. FEATHER GRASS	1 GAL.	3'H x 2'W	YES
	40	MISCANTHUS SINENSIS 'GRACILLIMUS'	SLENDER MAIDEN GRASS	1 GAL.	5'H x 5'W	YES
	31	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.	2'H x 2'W	YES
		PERENNIALS				
	20	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	1 GAL.	4'H x 4'W	YES
	21	PEROVSKIA ATRPLICIFOLIA	RUSSIAN SAGE	1 GAL.	4'H x 4'W	YES
		MULCH				
	13,490 S.F.	STONE MULCH, 1 1/2", CRUSHED, DARK GREY w/ DeWitt PRO 5 WEED BARRIER		3" MIN.		
	1,503 S.F.	EAGLE MOUNTAIN CITY RANGELAND SEED MIX at 20LBS./AC.		SEED		

Seed: Common Name	Seed: Scientific Name	Bulk Pounds per acre	Total Pounds 50lb bag
Wheatgrass, Siberian	*Agropyron fragile*	1.00	2
Wheatgrass, Crested	*Agropyron cristatum*	1.00	2
Bluegrass, Sandberg	*Poa secunda*	2.00	4
wheatgrass bluebunch	*Pseudoroegneria spicata*	3.00	6
Fescue, Sheep	*Festuca Ovina*	2.00	4
Sterile Triticale	*Triticum aestivum*	2.00	4
Alfalfa, falcata	medicago sativa, falcata	3.00	6
Alfalfa Ladak	*Medicago sativa*	1.00	2
Flax, Blue	*Linum perenne*	2.00	4
salad burnete	*Sanguisorba minor*	4.00	8
Russian wildrye	*Psathyrostachys junceus*	2.00	4
Yarrow, Western	*Achillea millefolium*	1.00	2
Sunflower, Annual	*Helianthus annuus*	1.00	2
		25.00	50

Note: Plants Selected from, Eagle Mountain Recommneded Plant List, "Water Conserving Plants for Salt Lake City" and Jordan Valley Conservancy District Conservation Garden Park Waterwise Plant Lists.

Note: Plants Shown on Plan at Mature Size.

LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
5. Pre-emergent herbicide shall be used prior to mulch placement.
6. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
7. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
8. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
9. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
10. Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
11. All plantings to receive a backfill mix of 1 part topsoil to 1 part native. Planting pits to be minimum 2 times the width of container or root ball and 1/2 deeper than container size except for trees which are to be min. 6" lower than root ball depth.
12. All planter beds to receive mulch as specified in the Landscape Schedule.
13. Eagle Mountain City Rangeland Seed Mix to adhere to the following:
EMC strongly recommends planting in October or November as weather permits. Seedings that don't take because they were plannted in the spring or summer will need to be replanted. Seeded areas will be inspected mid summer post planting. We recommend using a drill seeder or broadcasting seed on the area to be reseeded, if areial broadcasting, we recommend the soild be disturbed before seeding and or have a light layer of topsoil spread over the top of the seeding. Seed mix needs to be at the rate of 20lbs per acre. Seed mixes may differ from mix above BUT must include a minimun of; 4 species of grass listed above (one has to be siberian wheatgrass) 5 species of forbs (of which one has to be falcata alfalfa). Any shrubs (recommended @50/acre) must be bare root stalk or potted shrubs.

LANDSCAPE TABULATIONS

SITE AREA	73,670 S.F.
DEVELOPED LANDSCAPE AREA	14,993 S.F. - 20%
TURF GRASS	0 S.F.
WATER-WISE LANDSCAPING	5,388 S.F.
DETENTION BASIN	2,622 S.F.
XERISCAPE	6,9823 S.F.

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH · SCOTT THOMAS BLAKE · No. 10582 · REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIPTION	DATE
	11.15.2023

#	REV. DESCRIPTION	DATE

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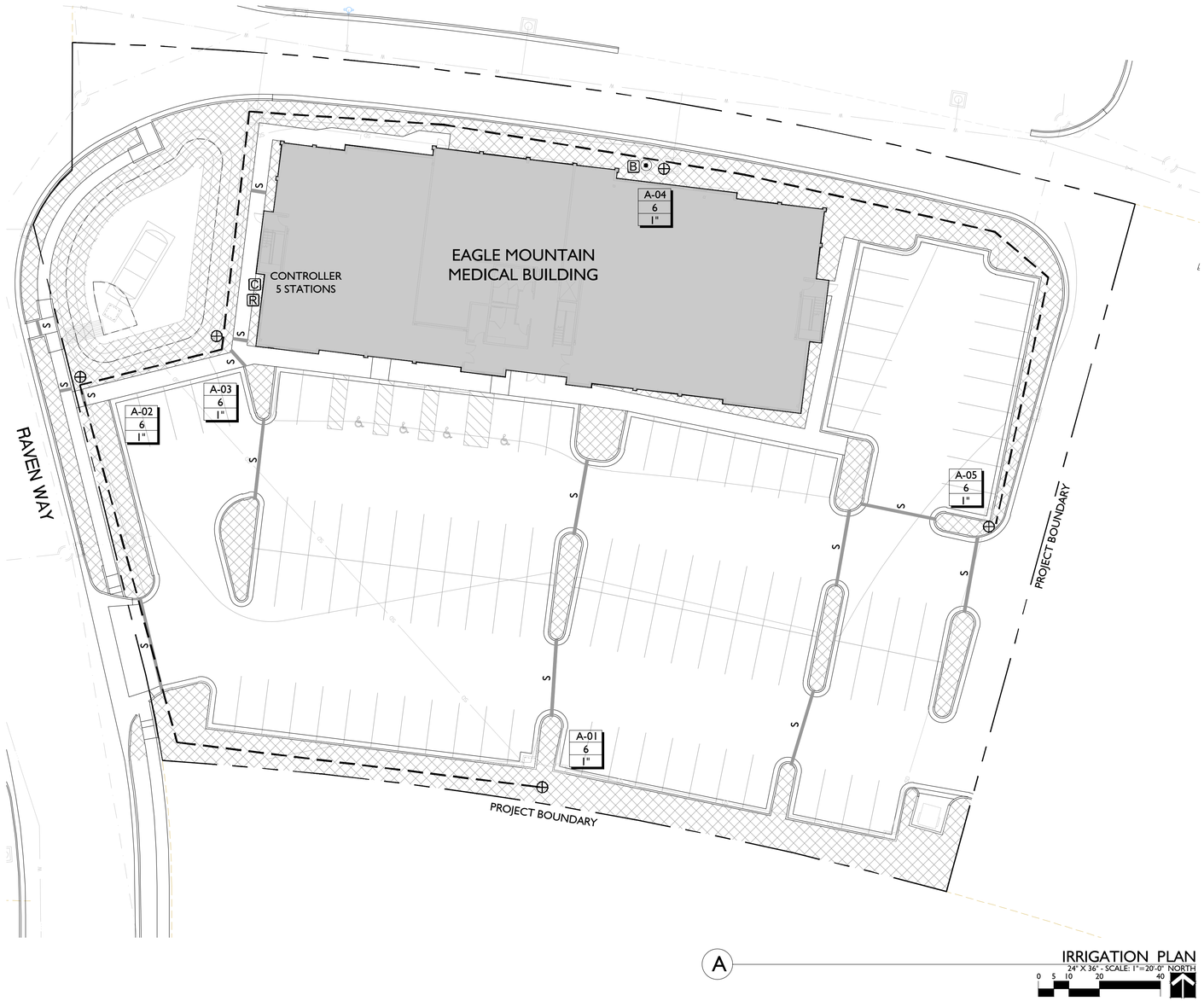
MARKETPLACE MEDICAL CENTER
4317 NORTH PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH

LANDSCAPE PLAN

L101



A IRRIGATION PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

IRRIGATION SCHEDULE

SYM.	MODEL
	Pressure Compensating Inline Emitter Tubing - Rainbird XFD-09-18-xxx
⊕	Drip Control Zone - Rainbird XCZ-100-PRBCOM
⊙	Quick Coupling Valve Assembly
B	Backflow Preventer - 1 1/2"
C	Controller - Rainbird ESP8LXME - 8 Stations
R	Rain Sensor - Rainbird - WR2
------	Lateral Pipe - Schedule 40 PVC - See Irrigation Pipe Sizing Schedule
— —	1 1/4" Sch 40 PVC Mainline
S	Irrigation Sleeving - See Plan for Locations and Details for Sizing

A-01 / 26.7 / 1 1/2" — Controller - Valve # / GPM / Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM

IRRIGATION GENERAL NOTES

1. EXACT LOCATIONS OF MAJOR IRRIGATION COMPONENTS INCLUDING MAINLINE CONNECTION, MAINLINE, CONTROLLER AND VALVES TO BE APPROVED BY PROJECT REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.
2. CONTACT LOCAL UNDERGROUD UTILITY LOCATION SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
3. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. CONTRACTOR TO BEAR FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
4. IRRIGATION MAINLINE AND OTHER COMPONENTS ARE ONLY SHOWN SCHEMATICALLY IN HARDSCAPE FOR GRAPHIC CLARITY. ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPE AREAS.
5. PLACE REMOTE CONTROL VALVES ON LOGICAL GROUPINGS AND FIELD CONDITION PERMIT.
6. QUICK COUPLE VALVES IN LANDSCAPE AREAS SHALL BE INSTALLED AS SHOWN ON PLANS. QUICK COUPLE VALVE SPACING SHALL NOT EXCEED 200 FEET TO ALLOW FOR HAND WATERING OF PLANT MATERIAL..
7. NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT IS SHOWN ON PLANS. COORDINATE LOCATION AND USAGE WITH PROJECT REPRESENTATIVE.

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW RD.
SALT LAKE CITY, UTAH 84103
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SCOTT@STBDESIGNLLC.COM

STATE OF UTAH · SCOTT THOMAS BLAKE · No. 10088 · LICENSED LANDSCAPE ARCHITECT

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4317 NORTH PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH

IRRIGATION PLAN

L201

RAVEN WAY
PROPERTY SETBACK
PROPERTY LINE
RETENTION BASIN
SEE CIVIL PLAN
SERVICE
TRANSFORMER
W/ VAULT
PROPERTY SETBACK
TO TELECOM
UTILITY
UNNAMED FUTURE ROAD
PROPERTY LINE
CONC. CURB +
GUTTER, SEE CIVIL
CONC. CURB +
GUTTER, SEE CIVIL
PROPERTY LINE
PROPERTY SETBACK
DUMPSTER
PROPERTY SETBACK
PROPERTY LINE
PL2 @ 15'
PL2 @ 15'
PL2 @ 15'
PL1 @ 15'
OW1 @ 10'
OW1 @ 10'
OW1 @ 10

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**		
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Eagle Mountain City Brand and Marketing Playbook		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

PREPARED BY:
Tyler Maffitt, Admin

PRESENTED BY:

RECOMMENDATION:
Staff recommends that the City Council adopt a Resolution of Eagle Mountain City, Utah, approving the Eagle Mountain City Brand and Marketing Playbook.

BACKGROUND:
Per City Council request, this item is being adopted to formalize the execution of the new Eagle Mountain City branding and the approaches used to communicate with key audiences.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
RES--Adopting Branding Playbook

RESOLUTION NO. R -2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH ADOPTING AN OFFICIAL EAGLE MOUNTAIN CITY BRAND AND MARKETING PLAYBOOK

WHEREAS, the Eagle Mountain City Council desires to adopt an Eagle Mountain City Brand and Marketing Playbook to focus on the Core Values of the residents of Eagle Mountain City, and

WHEREAS, the City Council finds it is in best interest of the public to adopt an Eagle Mountain City Brand and Marketing Playbook to focus on branding and marketing of Eagle Mountain's Economic Development, Organizational Engagement Performances and Residents' Quality of Life.

NOW THEREFORE, be it resolved by the City Council of Eagle Mountain City, Utah as follows:

1. The Brand and Marketing Playbook depicted on Exhibit A to this Resolution, is hereby adopted as the official Brand and Marketing Playbook of Eagle Mountain City.

2. This Resolution shall take effect upon its adoption by the City Council of Eagle Mountain City.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 16th day of January, 2024.

EAGLE MOUNTAIN CITY, UTAH

ATTEST

_____
Tom Westmoreland, Mayor

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 16th day of January 2024.

Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

EXHIBIT A

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**		
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Repealing Resolution No. 09-9 Acting Administrative Rules and Regulation for the Conduct of Meetings of the Town Council		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	NA		
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

PREPARED BY:
Fionnuala Kofoed, Recorder's Office

PRESENTED BY:
Staff

RECOMMENDATION:
Staff recommends that the City Council consider a Resolution of Eagle Mountain, Utah, Repealing Resolution No. 98-09.

BACKGROUND:
The proposed resolution repeals Resolution No. 09-98 that was adopted in 1998 and established rules and regulation to govern the administration of meetings, the conduct of the Mayor and members of the Town Council, Clerk and staff. More specifically, regarding the appointment of a Mayor Pro Tempore, the resolution states that "the Mayor shall appoint another Council Member to serve as the Mayor" in the Mayor's absence or disability.

Since then, it has been customary for the Mayor to appoint a Mayor Pro Tempore at the beginning of the year to cover in situations where the Mayor is absent and unable to carry our his or her duties.

The City Council will consider an ordinance adopting Eagle Mountain City Code, Section 2.15.120 Mayor Pro Tempore and Council Assignment. This appointment process for Mayor Pro Tempore is consistent with Utah Code.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

RES--Repealing Resolution No. 98-09 Mayor Pro Tem
EXHIBIT--R-09-1998 Conduct of Town Council Meetings

RESOLUTION NO. R- - 2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, REPEALING RESOLUTION NO. 98-09, A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE MOUNTAIN, UTAH, AND ACTING ADMINISTRATIVE RULES AND REGULATIONS FOR THE CONDUCT OF MEETING SO THE TOWN COUNCIL

WHEREAS, in 1998, the Eagle Mountain Town Council adopted Resolution No. 98-09, attached hereto as Exhibit A, establishing administrative rules and regulations for the administration of meetings, the appointment of Mayor Pro Tempore and conduct of the Mayor, Council, Clerk and Staff, and

WHEREAS, later ordinances were enacted regarding the rules of procedure for public meetings and the conduct for the Mayor and City Council and Staff, in compliance with State Statute, and

WHEREAS, Eagle Mountain City Council has determined that it is appropriate and desires to repeal Resolution No. 98-09, specifically regarding the appointment process for Mayor Pro Tempore.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah as follows:

1. Resolution No. 98-90 is repealed in its entirety.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 16th day of January, 2024.

EAGLE MOUNTAIN CITY

_____

ATTEST: Tom Westmoreland, Mayor

_____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 16th day of January, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

EXHIBIT A

Town of Eagle Mountain, Utah

RESOLUTION NO. 09-98

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE MOUNTAIN, UTAH AND ACTING ADMINISTRATIVE RULES AND REGULATIONS FOR THE CONDUCT OF MEETINGS OF THE TOWN COUNCIL

The Town Council of the Town of Eagle Mountain, Utah finds that it is necessary and in the public interest to define rules and deadlines for the submission of matters to be considered by the Town Council in Town Council meetings and to provide specific procedures and clarification concerning the conduct of meetings of the Town Council.

NOW THEREFORE, be it resolved by the Town Council of the Town Eagle Mountain, Utah as follows:

The following rules and regulations govern the administration of meetings of the Town Council of the Town of Eagle Mountain and to the extent not inconsistent with the provisions of the Utah Municipal Code, shall govern and define the conduct of the Mayor, members of the Town Council, the Town Clerk and other Town staff engaged in preparing notices and agenda under the Utah Open and Public Meetings Act and otherwise providing services for the Town in matters under consideration by the Town Council.

A. ORGANIZATION

1. Mayor will be the Chair and Mayor ProTem the Vice Chair.

2. The Mayor will preside at all meetings of the Council and shall provide general direction for the meetings.

3. Duties of the Mayor

   a. To call the Council to order on the day and hour scheduled and proceed with the orders of business.

   b. To announce the business before the Council in the order in which it is to be acted upon.

   c. To receive and submit in the proper manner, all motions and propositions presented by the members of the Council.

d. To put to vote all questions which are properly moved, or necessarily arise in the course of proceedings and to announce the results of motions.

e. To inform the Council, when necessary, on any point of order or practice. In the course of discharge of this duty, the Mayor shall have the right to call upon legal counsel for advice.

f. To authenticate by signature, when necessary, or when directed by the Council, all of the acts, findings and orders, and proceedings of the Council.

g. To maintain order at the meetings.

h. To move the agenda along, hold down redundancy by limiting time allowed for comments if necessary, set guidelines for public input, and reference handouts and procedures during meetings.

i. Recognize speakers and Council members prior to receiving comments and presentations.

4. Mayor ProTem: In the event of the absence or the disability of the Mayor, the Mayor shall appoint another Council member to serve as the Mayor until the Mayor returns. In such event, the Mayor ProTem shall have all the powers to perform the functions and duties assigned to the Mayor.

5. Secretary: The Town Clerk or appointee shall serve as secretary to the City Council.

6. Secretary's Duties:

a. To post public notices of regular and special Town Council meetings consisting of a Quorum, 24 hours prior to the meeting.

b. To attend every session of the Town Council to record roll, to read any communications, resolutions or other papers which may be ordered to be read by the Mayor and to receive and bring to attention of the Town Council all messages and other communications.

c. To keep the minutes of the proceedings of the Town Council and to record them.

d. To keep and maintain an permanent record file of all documents and papers pertaining to the work of the Town Council.

e. To ensure Town Council receive materials pertinent to regularly scheduled meetings three days prior to meetings.

B. RIGHTS AND DUTIES OF MEMBERS

7. Meeting Attendance: Every member of the Council shall attend the sessions of the Town Council unless duly excused or unless unable to attend because of extenuating circumstances. Any member desiring to be excused shall notify the secretary at least 72 hours in advance of the meeting. The secretary shall inform the Mayor of the excused absences.

8. Explaining the Vote: After the vote is taken any member of the Council desiring to explain his/her vote shall be allowed an opportunity to do so, but there is no requirement to do so.

9. Not to Vote Unless Present: No member of the Council shall be permitted to vote on any question unless the member shall be present when the vote on any question is taken and when the result is announced. No member shall give his/her proxy to any other person.

10. Place: All meetings of the Council shall be held at such place as the Council may designate. A meeting having been convened at the place designated, may be adjourned by the Council to any other place within the Town of Eagle Mountain for the sole purpose of investigating some particular matter of business which may be more conveniently investigated at such other place, or may be adjourned to any other room more convenient for conducting the business of the Council, so long as the proper notice of the meeting location is posted for the general public.

11. Regular Meetings-Time for Notice: Regular meetings of the Council shall be held every 2nd and 4th Tuesday of the month at 7:00 p.m. At the discretion of the Mayor, field trips or work sessions may be held at various times.

12. Special Meetings: The Town Clerk shall give such notice of the time and purpose of every special meeting as directed in the Utah Open and Public Meetings Act ("UO&PMA"). Such notice may also be given by the United States Mail, directed to the member of the Council to be notified and mailed no less than five days prior to the time fixed for such meetings. It is specifically provided, however, that any member may, in writing waive prior notice of the meeting.

13. Meetings, Matter Considered: Subject to compliance with the UO&PMA, other business items pertaining to the affairs of the Town of Eagle Mountain and falling within the authority and jurisdiction of the Council may be considered and acted upon at any regular meeting of the Council.

14. Quorum: Three members of the Council shall constitute a quorum for the transaction of business. Any member disqualified because of a conflict of interest shall not be considered when determining whether a quorum is constituted. Members abstaining from a vote, however, shall count toward consideration of a quorum. Except as

otherwise specifically provided in these rules, a majority vote of the Council members or a full quorum of 3 shall be required to transact any business before the Council.

15. Ratification of Actions Due to Lack of Quorum: No actions shall be taken in the absence of a quorum.

C. PROCEDURE — ORDER OF BUSINESS

16. Order of business. The order of business shall be:

    a. Roll taken by secretary

    b. Approval of minutes

    c. Consideration of Agenda items

    d. Other business at the discretion of the Mayor

17. Field Trips: On those occasions when site inspections are deemed advisable, field trips shall be held prior to the Council meeting, the time of the field trips to be posted on the agenda. The public shall be allowed at the sites of the field trip but encouraged to present their case at the Council meeting, not during the field trip. Field trips shall be for the purpose of gathering information, not for discussing decisions. Written minutes and a summary of the discussions on the field trip for each subject considered shall be taken.

18. Agenda for Meetings: The Town Clerk, with the assistance of the Mayor, shall prepare a written agenda for the meeting as far in advance as possible and shall place such agenda in the hands of each member of the Council prior to the commencement of the meeting. Such agenda and all related materials shall be available for members of the Council and staff by Monday 5:00 p.m. at the Town office.

19. Agenda Deadline: Requests for Town Council consideration must be properly presented to the Clerk a minimum of ten (10) days prior to the date requested for Town Council consideration, except for consent items which can be placed on the agenda no later than posting of the agenda, or items deemed to be of a special or emergency nature by the Mayor and a council member — or two council members.

20. Staff Report: Major issues presented to the Town Council for consideration shall be accompanied by a staff or council report detailing the overview, background, analysis and staff recommendation(s) which shall include findings of fact and conditions for approval. Reports shall address the petitioner's request and how it fits within the guidelines of the ordinances and the applicable laws. Reports shall be concise while allowing for adequate coverage of the subject matter and shall be made available to anyone requesting a copy of the report. Copies of reports and other pertinent

materials shall be made available to the Town Council five days prior to regularly scheduled meetings.

21. Submission of Written Materials: Applicants or interested parties should submit five (5) sets of written materials prior to the agendaed meeting to allow the Town Council adequate time to review the materials.

22. Notification of Public Hearings: Notices of all items scheduled for the Town Council informal hearings shall be mailed to the appropriate parties within 14 days of the Town Council meeting. Anyone wishing to receive notice of Town Council meeting agendas, copies of minutes and/or staff reports may be placed on the regular mailing list by contacting the Town Clerk. All Notifications shall be consistent with the Early Notification Ordinance.

D. PROCEDURE — ORDER AND DECORUM

23. Order of Consideration of Items: The following procedure will normally be observed; however, it may be rearranged by the Mayor for individual items if necessary for the expeditious conduct of business:

    a. Item introduction by Mayor.

    b. Petitioner/Developer presentation of proposal.

    c. Opening of the public portion of hearings.

    d. Community presentation/response.

    e. Opponents/Proponents comments.

    f. Public hearing closed.

    g. City Council discussion and vote. The discussion is closed to staff, the petitioner and public unless the City Council requests additional information of the staff. Mayor outlines possible actions: approval, denial, continuation or approval with conditions. If additional information is required, the public portion of the meetings may be reopened by a majority vote.

E. PROCEDURE — MOTIONS

24. Making motions: Any Town Council member, but the Mayor, may make or second a motion. Motions should state findings for approval or denial within the motion:

    a. Motions should state findings at the beginning of the motion followed by the recommendation to the appropriate body, if any, and should be concluded with the conditions of approval. The motion may refer to

staff report for the detail of the findings of fact and conditions for approval if the author of the motions finds them acceptable.

b. The staff summary should be sufficient in detail to assist the Council in stating findings.

c. Motions may be repeated for clarification following discussion and prior to the vote at the request of any Member.

d. Town Council members may request legal advice from the City Attorney in the preparation, discussion and deliberation of motions.

25. Second Required: Each motion of the Council must be seconded except for motions to amend a motion and motions to adjourn the meeting.

26. Withdrawing a Motion: After a motion is stated, the motion shall be in the possession of the Council but may be withdrawn by the author of the motion prior to the vote. Withdrawal of a second is not necessary.

27. Motion to Table: A motion to table an agenda item for further study should be accompanied by specific reasons for continuing the matter and whenever possible, a specific date to rehear the matter should be scheduled.

28. Amending Motions: When a motion is pending before the Council, any member may suggest an amendment without a second, at any time prior to the Mayor putting the motion to a vote. The amendment must be accepted by the author and the second of the motion in order for it to amend the stated motion. The author and the second may choose not to accept the amendment.

29. Amending Amendments to Motions: An Amendment to a motion may be amended, no second required, at any time prior to the Mayor putting the motion to a vote. The amendment to the amendment must be accepted by the author and the second of the motion in order for it to amend the stated motion. The author and the second may choose not to accept the additional amendment.

30. Substitute Motions: A substitute motion, which shall replace the original, motion may be made prior to a vote on the original motion.

31. To Rescind a Motion: A motion to rescind or make void the results of a prior motion may take place when the applicant and other persons directly affected by the motion have not materially changed their position in reliance on the Council's action on the motion.

32. To Reconsider a Motion: to recall a previous motion for further evaluation and/or action, a motion for reconsideration may be made by a Member who voted with the

majority. The motion to reconsider must pass with a majority vote. If it is determined that the motion should stand as previously approved, no formal vote is necessary. If the former motion is to be amended or made void, the motion shall be put to a formal vote of the Council. Motions to reconsider a previous motion must take place during the same meeting the motion was made or when the minutes containing that particular item are approved.

33. Motion to Open and Close Informal Hearings: A motion shall be made to open and close the public portion of each informal hearing prior to City Council discussion and vote on the matter.

34. Motion to Recess: A motion shall be made to break for a specific purpose while also stipulating a specific time to reconvene the meeting. The time to reconvene must be during the same day as the meeting in which the motion to recess was made.

35. Motion to Adjourn: A motion to adjourn the meeting shall be made at the end of each City Council meeting, No second is required to motion to adjourn.

F. PROCEDURES — DEBATE

36. Interruptions and Questions: No member of the Council shall interrupt or question another member in debate without obtaining the Council's consent, and to obtain such consent, shall first address the Mayor.

G. PROCEDURES — VOTING

37. Changing a Vote: No member shall be permitted to change his/her vote after the decision is announced by the Mayor.

38. Tie Votes: Tie votes shall be broken by the Mayor.

39. Abstention: Any member abstaining from a vote may remain seated at the table and participate in the discussion. Reasons for abstention must be stated at the time of the abstention and such reason shall not be considered a conflict of interest.

H. PROCEDURES — SUSPENSION OF RULES

40. Suspension or alteration of rules: No procedural rules of the Council shall be altered, amended, suspended or rescinded without the vote of a majority of all members of the Council.

I. AMENDMENT OF RULES OF PROCEDURE

41. These rules of the procedure may be amended at any meeting of the Council held after not less than fourteen (14) days written noticed of the proposal to amend the rules, upon an majority vote of all the members of the City Council.

42. The public shall have the opportunity to review and respond to the Rules of Procedure prior to the adoption of the City Council.

J. RECORDING RULES

43. These rules and all subsequent amendments shall be recorded by the Town Clerk and copies shall be furnished to each member of the Council.

ADOPTED by the Town Council of the Town of Eagle Mountain, Utah, this 26TH day of MAY, 1998.

Town of Eagle Mountain, Utah

Mayor

ATTEST

Janet B. Valentine

Clerk

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, approving a Rezone for City Center Commercial Phase A, Plat 1 from Commercial C-1 to Commercial Community
ITEM TYPE:	Rezone
FISCAL IMPACT:	N/A
APPLICANT:	Ben Nielsen

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Community Commercial	Commercial C-1	0.96 Acres	City Center Commercial

PUBLIC HEARING:
Yes

PREPARED BY:
Steven Lehmitz, Planning

PRESENTED BY:
Steven Lehmitz

RECOMMENDATION:
Staff recommends the City Council approve an Ordinance of Eagle Mountain, Utah, approving the Rezone for City Center Commercial Phase A, Plat 1 from Commercial C-1 to Commercial Community.

BACKGROUND:
The Eagle Mountain Properties MDA initially zoned this property Commercial C-1 in 1997. It has since been platted and a portion of City Center Commercial Phase A Plat 1 Lot 1 has been developed. The owners of Lot 1 are seeking to subdivide the lot, creating an additional lot for commercial use. The rezone request is for the proposed lot being created, changing it to Commercial Community, one of our current commercial zones.

ITEMS FOR CONSIDERATION:
EMMC 17.35.020(B) states, "Commercial Community (CC). This zone provides areas of commercial retail, office, and services, located near transportation hubs and major intersections and designed to buffer neighboring residential areas. Developments should incorporate coordinated circulation, architecture, and landscaping, and a balance of uses oriented to local residents and passing motorists. This zone is generally appropriate within some areas designated as Community Commercial on the city's future land use

map, but may also be considered for approval in other areas at the discretion of the approval authority, depending on the surrounding land uses, adjacency to transportation hubs or major intersections, and potential impacts to neighboring land uses."

EMMC 17.90.060 contains the criteria for approval of a rezone. These are included below, along with some commentary related to this application.

A. **Compliance with General Plan.** The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map, and comply with the policies and provisions of the city general plan.

- The proposed rezone area is shown on the Future Land Use Map as Community Commercial. The proposal for Commercial Community as the new zone designation fits within the Community Commercial General Plan Category.

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

- Currently the property is zoned for commercial development and this request simply rezones it to a current commercial zoning designation. As this property is adjacent to residential lots, improvements will be required to alleviate buffering concerns. There is already a screening wall installed along most of the shared border, and that will be required to be completed during site development. The city also holds a 10' public trail easement along that property line. Rezoning to Commercial Community will also establish current setback standards for the site, particularly adjacent to residential property.

C. **City Services.** The proposed uses can be accommodated with public services and will not overburden the city's service capacity.

- The city's service capacity won't be overburdened by this request.

D. **Traffic Generation.** Traffic generation by the proposed uses is

within capabilities of streets serving the property.

- The proposition of an additional commercial lot won't significantly increase traffic generation.

E. **Property Values.** The proposed uses are not expected to have a significant negative impact on surrounding property values.

- The proposition of an additional commercial lot won't have a significant negative impact on surrounding property values. Considering that the City Center Commercial development is already zoned for commercial use and how the lots have been subdivided in the past, this is a predictable update.

REQUIRED FINDINGS:

A rezone is a legislative decision and is considered valid if reasonably debatable and not illegal. The criteria for approval for a rezone are listed in EMMC 17.90.060.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Planning Commission recommended approval (5-0) of the City Center Commercial Phase A, Plat 1 rezone application.

ATTACHMENTS:

ORD--City Center Commercial - Rezone
Proposed Rezone Map
Vicinity Maps
City Center Commercial Phase A Plat 1
Proposed Amended Plat

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, REZONING CERTAIN LANDS KNOWN AS CITY CENTER COMMERCIAL PHASE A, PLAT 1 FROM COMMERCIAL C-1 TO COMMERCIAL COMMUNITY.

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to rezone certain lands known as City Center Commercial Phase A, Plat 1 from Commercial C-1 to Commercial Community, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve the rezone of certain lands known as City Center Commercial Phase A, Plat 1 from Commercial C-1 to Commercial Community, as set forth in Exhibit A.

2. The lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 16th day of January 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 16th day of January 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

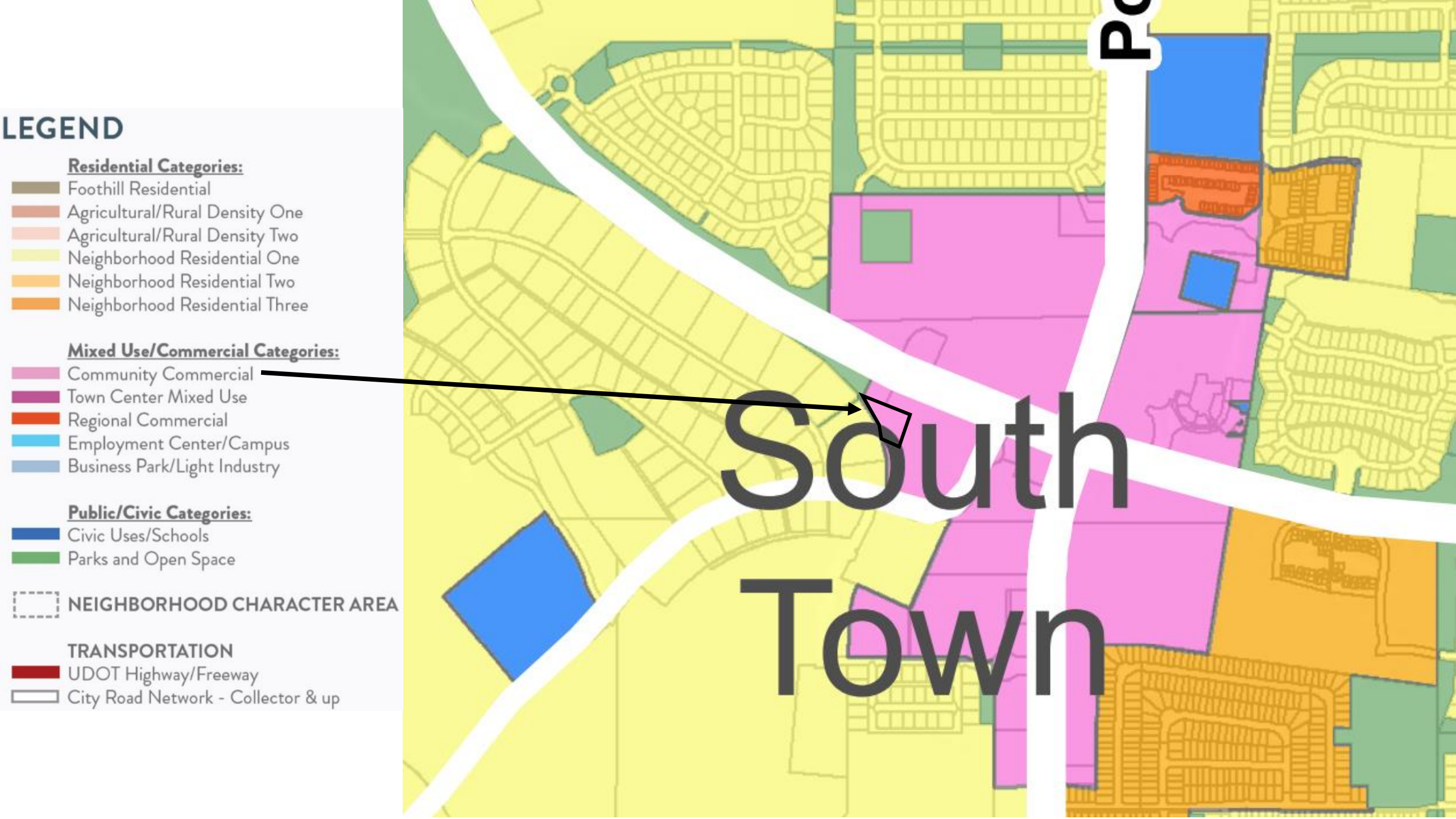
Fionnuala B. Kofoed, MMC
City Recorder

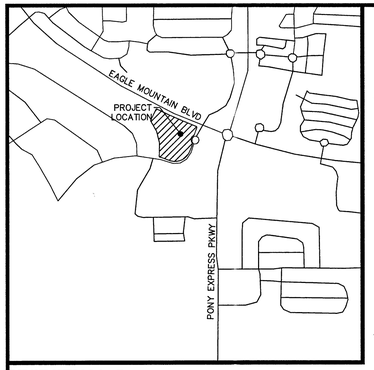
Posted on _____ by _____ .

Exhibit A

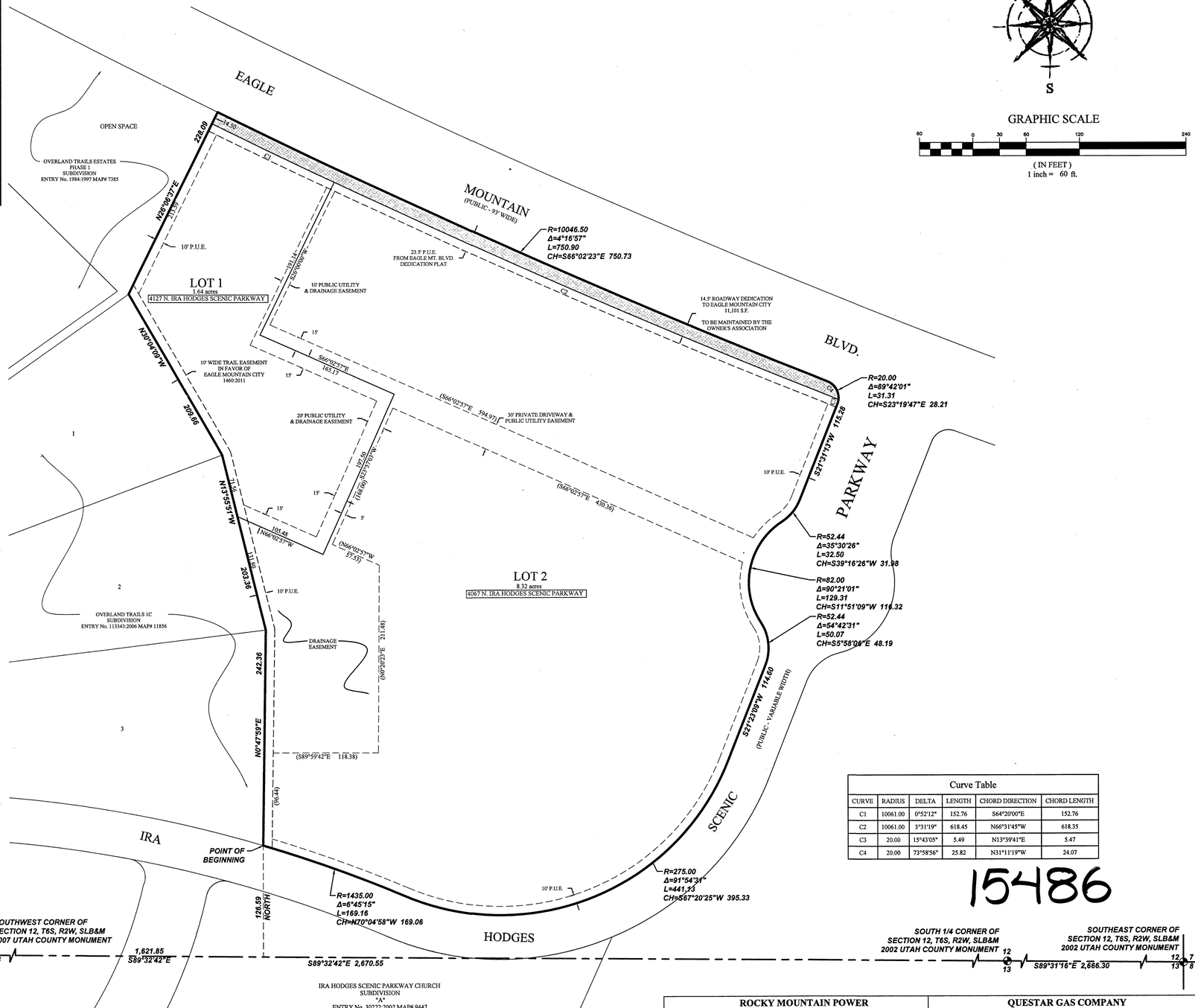
0.96 acre
Proposed rezone from
Commercial C-1 to
Commercial Community
48:227:0064
48:227:0001
48:359:0001
48:359:0002
48:359:0003
65:509:0001
65:519:0005
65:519:0004
65:519:0007
67:183:0001
67:122:0001
59:044:0505
65:579:000
299.67 ft N45-19-58W 299.67 ft
317.49 ft
325.96 ft
N64-39-39E 325.96 ft
N30-04-08W 209.66 ft
209.66 ft
71.56 ft
334.90 ft S69-23-57W 334.90 ft
124.75 ft
224.31 ft N21-44-24W 224.31 ft
110.42 ft
124.13 ft
335.32 ft N82-58-39E 335.32 ft
S82-58-39W 335.32 ft
84.53 ft
242.37 ft
203.36 ft 131.8 ft
105.48 ft
165.17 ft
73.93 ft
197.5 ft
152.76 ft
233.11 ft S65-25-54E 233.11 ft
213.53 ft S66-42-12E 213.53 ft
213.5 ft N66-02-54W 213.5 ft
188.51 ft
175.95 ft
190.55 ft
159.01 ft
158 ft
231.08 ft N18-56-36E 231
189.72 ft
76.84 ft
45.08 ft
51.81 ft
71.52 ft
206.25 ft
182.29 ft
90.46 ft
S65-06-11E 206.25 ft
214.34 ft
116.32 ft
114.6 ft

0.96 acre


LEGEND
Residential Categories:
Foothill Residential
Agricultural/Rural Density One
Agricultural/Rural Density Two
Neighborhood Residential One
Neighborhood Residential Two
Neighborhood Residential Three
Mixed Use/Commercial Categories:
Community Commercial
Town Center Mixed Use
Regional Commercial
Employment Center/Campus
Business Park/Light Industry
Public/Civic Categories:
Civic Uses/Schools
Parks and Open Space
NEIGHBORHOOD CHARACTER AREA
TRANSPORTATION
UDOT Highway/Freeway
City Road Network - Collector & up
South Town



VICINITY MAP
N.T.S



N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	10061.00	0°52'12"	152.76	S64°20'00"E	152.76
C2	10061.00	3°31'19"	618.45	N66°31'45"W	618.35
C3	20.00	15°43'05"	5.49	N13°39'41"E	5.47
C4	20.00	73°58'56"	25.82	N31°11'19"W	24.07

15486

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

Dennis P. Carlisle — June 9, 2016

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

DATE

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at the southeast corner of Lot 3, OVERLAND TRAILS 1C Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder located S89°32'42"E along the Section line 1,621.85 feet and North 126.59 feet from the Southwest Corner of Section 12, T6S, R2W, S.L.B.& M.; thence along said plat the following 3 (three) courses and distances: N0°47'59"E 242.36 feet; thence N13°55'51"W 203.36 feet; thence N30°04'09"W 209.66 feet to the southeasterly line of OVERLAND TRAILS ESTATES Phase 1 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N26°06'37"E along said plat 228.09 feet to the southerly right-of-way line of Eagle Mountain Boulevard; thence Southeasterly along the arc of a 10,046.50 foot radius non-tangent curve (radius bears: N26°06'05"E) 750.90 feet through a central angle of 4°16'57" (chord: S66°02'23"E 750.73 feet) to a point of reverse curvature on the northwesterly line of Ira Hodges Scenic Drive; thence along said roadway the following 8 (eight) courses and distances: thence along the arc of a 20.00 foot radius curve to the right 31.31 feet through a central angle of 89°42'01" (chord: S23°19'47"E 28.21 feet); thence S21°31'13"W 115.28 feet; thence along the arc of a 52.44 foot radius curve to the right 32.50 feet through a central angle of 35°30'26" (chord: S39°16'26"W 31.98 feet) to a point of reverse curvature; thence along the arc of an 82.00 foot radius curve to the left 129.31 feet through a central angle of 90°21'01" (chord: S11°51'09"W 116.32 feet) to a point of reverse curvature; thence along the arc of a 52.44 foot radius curve to the right 50.07 feet through a central angle of 54°42'31" (chord: S5°58'06"E 48.19 feet); thence S21°23'09"W 114.60 feet; thence along the arc of a 275.00 foot radius curve to the right 441.13 feet through a central angle of 91°54'31" (chord: S67°20'25"W 395.33 feet) to a point of reverse curvature; thence along the arc of a 1,435.00 foot radius curve to the left 169.16 feet through a central angle of 6°45'15" (chord: N70°04'58"W 169.06 feet) to the point of beginning.

Contains: 10.22+/- acres

OWNER'S DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)

TJ MORTGAGE COMPANY — Manager
WESTATES COMMERCIAL PROPERTY LLC — Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

ON THE 15 DAY OF June A.D. 20 16 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Ivy Tornow, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Westates Commercial Property L.L.C. A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 1/7/2020
NOTARY PUBLIC
RESIDING IN Utah COUNTY
MY COMMISSION No. #686717
FIONNUALA B. KOFOED
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

ON THE 1 DAY OF August A.D. 20 16 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AN FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, T. Henry Walden, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF TJ Mortgage Company A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 1/7/2020
NOTARY PUBLIC
RESIDING IN Utah COUNTY
MY COMMISSION No. #686717
FIONNUALA B. KOFOED
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 27 DAY OF March, 2017.

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PHASE "A", PLAT 1
CITY CENTER COMMERCIAL
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

ENT 35161:2017 Map # 15486
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Apr 11 2:56 pm FEE 32.00 BY MG
RECORDED FOR EAGLE MOUNTAIN CITY

SCALE: 1"=60' 2017, April 12

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 172675 DENNIS A. CARLISLE 6-9-16 STATE OF UTAH	NOTARY PUBLIC STATE OF UTAH COMMISSION # 686717 COMM. EXP. 01-07-2020	LICENSED PROFESSIONAL ENGINEER No. 251262 CHRISTOPHER TODD TRUSTY 5-16-16 STATE OF UTAH	

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

NOTES:

#5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS.

P.U.E. = PUBLIC UTILITY EASEMENT

ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT OF WAY ARE PRIVATE UTILITIES

SITE TABULATIONS

TOTAL # OF LOTS:	2 LOTS
TOTAL ACREAGE:	10.22 ACRES
TOTAL ACREAGE IN LOTS:	9.96 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	4.98 ACRES OR 216,929 SQFT.
LARGEST LOT SIZE:	8.32 ACRES
SMALLEST LOT SIZE:	1.64 ACRES
OVERALL DENSITY:	0.20 UNITS/ACRE

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 — 5-13-16 DATE

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement 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 — 6/13/16 DATE

QUESTAR GAS COMPANY

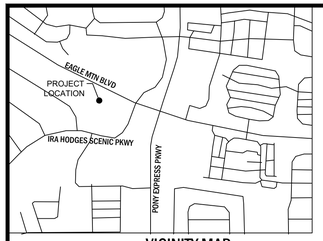
Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, 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 Questar's Right-of-way department at 1-800-366-8532.

Approved this 13 day of June, 2016 Questar Gas Company

By Beverly Edridge

Title Re-Const Specialist

Sec. 12-6 2W To 03B



VICINITY MAP

SITE TABULATIONS

PROJECT ACREAGE: 1.64 ACRES
TOTAL ACREAGE IN LOTS: 1.64 ACRES
TOTAL NUMBER OF LOTS: 2
TOTAL ACREAGE OF OPEN SPACE: 0.00 ACRES
TOTAL ACREAGE OF IMPROVED OPEN SPACE: 0.00 ACRES
AVERAGE LOT SIZE: 35,648 S.F.
LARGEST LOT SIZE: 41,740 S.F.
SMALLEST LOT SIZE: 29,556 S.F.
OVERALL DENSITY: 1.22 UNITS/ACRE

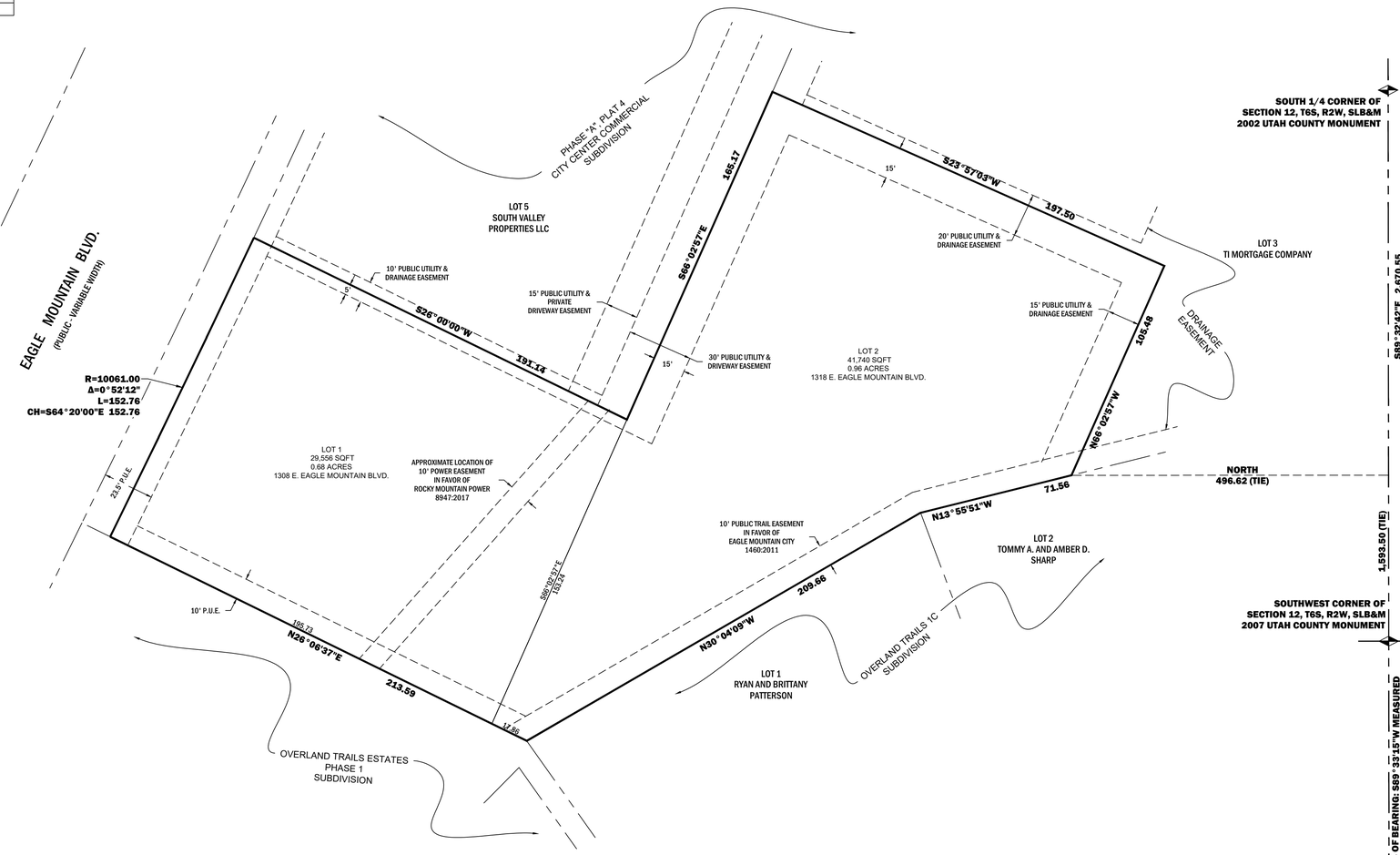
LEGEND

SECTION MONUMENT

SECTION LINE
BOUNDARY LINE
PROPOSED LOT LINE
EASEMENT LINE
EXISTING LOT LINE

SCALE 1"=30'

30 0 30 60



SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this plat, and that this plat is true and correct.

PRELIMINARY FOR REVIEW ONLY

Spencer W. Llewelyn
Professional Land Surveyor
License No. 10516507

Date

BOUNDARY DESCRIPTION

ALL OF LOT 1, PHASE "A", PLAT 1, CITY CENTER COMMERCIAL SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1, PHASE "A", PLAT 1, CITY CENTER COMMERCIAL SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE UTAH COUNTY RECORDER'S OFFICE, SAID CORNER BEING LOCATED S89°32'42"E ALONG THE SECTION LINE AND NORTH 496.62 FEET FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N13°55'51"W 71.56 FEET; THENCE N30°04'09"W 209.66 FEET; THENCE N26°06'37"E 213.59 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 10061.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 152.76 FEET THROUGH A CENTRAL ANGLE OF 0°52'12" (CHORD: S64°20'00"E 152.76 FEET); THENCE S26°00'00"W 191.14 FEET; THENCE S66°02'57"E 165.17 FEET; THENCE S23°57'03"W 197.50 FEET; THENCE N66°02'57"W 105.48 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.64+/- ACRES
2 LOTS

OWNER'S DEDICATION

I/WE THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THIS 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 WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF _____, A.D. 20___.

LAKE MOUNTAIN - EAGLE MOUNTAIN PROPERTIES LLC

BY:_____

ITS:_____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
SS.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____. _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE/THEY ARE THE _____ OF LAKE MOUNTAIN - EAGLE MOUNTAIN PROPERTIES LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE/THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY

MY COMMISSION NO. _____

PRINTED FULL NAME OF NOTARY

ACCEPTANCE OF LEGISLATIVE BODY

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

APPROVED BY MAYOR

ATTEST: _____
CITY RECORDER (SEE SEAL BELOW)

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

PHASE "A", PLAT 6
CITY CENTER COMMERCIAL
SUBDIVISION

(INCLUDES THE PARTIAL VACATION AND AMENDMENT OF LOT 1, CITY CENTER COMMERCIAL, PHASE "A", PLAT 1)
SW1/4 OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY,UTAH

SURVEYOR'S STAMP	CITY ENGINEER'S STAMP	CITY RECORDER'S STAMP	UTAH COUNTY RECORDER'S STAMP

COMCAST

_____ APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. _____ DOES NOT WARRANT THE LOCATION OF ANY PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT MODIFY, AFFECT, OR WAIVE ANY RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY OR UNDER ANY EASEMENTS, RIGHTS-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PROVISION OF TELECOMMUNICATIONS SERVICES OR THE TERMS OF SUCH SERVICES.

APPROVED THIS _____ DAY OF _____, 20____.

BY:_____

TITLE:_____

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY OTHER TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FUTHER INFORMATION CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____.

BY:_____

TITLE:_____

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYES 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 § 10-9a-603 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 FACILITIES, OR
   (4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER DATE

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 COMMUNICATION CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS DATE

OWNER:
LAKE MOUNTAIN - EAGLE MOUNTAIN PROPERTIES LLC
SURVEYOR:
..\Record Data\logo_white_background.jpg
1079 W. COYOTE GULCH WAY BLUFFDALE, UT 84065 801-654-8391

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**

TITLE:	MOTION/PUBLIC HEARING - A Motion approving the City Center Commercial Phase A, Plat 1, Lot 1 Recorded Plat Amendment		
ITEM TYPE:	Recorded Plat Amendment		
FISCAL IMPACT:	N/A		
APPLICANT:	Ben Nielsen		
GENERAL PLAN DESIGNATION Community Commercial	**CURRENT ZONE** Commercial C-1	**ACREAGE** 1.64 Acres	**COMMUNITY** City Center Commercial

PUBLIC HEARING:
Yes

PREPARED BY:
Steven Lehmitz, Planning

PRESENTED BY:
Steven Lehmitz

RECOMMENDATION:
Staff recommends the City Council approve the City Center Commercial Phase A, Plat 1, Lot 1 Recorded Plat Amendment.

BACKGROUND:
City Center Commercial Phase A Plat 1 was recorded in 2017. Lot 2 of that plat has been subdivided a couple of times to create smaller commercial lots that have since been developed. The owners of Lot 1 are seeking to do the same and divide the lot, creating another commercial lot. Along with this application there is a rezone request to change the newly created lot to a current commercial zone.

ITEMS FOR CONSIDERATION:
The recorded plat amendment application could be considered with the Commercial Development Standards found in EMMC 17.35.040 in mind. The proposed lot would have a unique shape. Setbacks would have to be adhered to and could dictate the size of building being constructed and the uses able to function there. Site Plan approval will still be required before development.

EMMC 16.55.030(A)(1) requires a petition to be submitted that states the purpose of the proposed amended plat and contains the signatures of those property owners on the plat that consent to the petition. Staff didn't require the applicant to submit this as the owners of City Center Commercial Phase A Plat 1 Lot 1 are the sole owners on the

plat as Lot 2 was vacated from the plat.

REQUIRED FINDINGS:

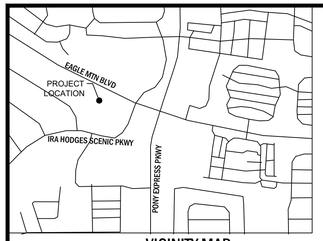
The approval process for a recorded plat amendment is described in EMMC 16.55.040.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Planning Commission recommended approval (5-0) of the City Center Commercial Phase A, Plat 1 recorded plat amendment application.

ATTACHMENTS:

Proposed Amended Plat



VICINITY MAP

SITE TABULATIONS

PROJECT ACREAGE: 1.64 ACRES
TOTAL ACREAGE IN LOTS: 1.64 ACRES
TOTAL NUMBER OF LOTS: 2
TOTAL ACREAGE OF OPEN SPACE: 0.00 ACRES
TOTAL ACREAGE OF IMPROVED OPEN SPACE: 0.00 ACRES
AVERAGE LOT SIZE: 35,648 S.F.
LARGEST LOT SIZE: 41,740 S.F.
SMALLEST LOT SIZE: 29,556 S.F.
OVERALL DENSITY: 1.22 UNITS/ACRE

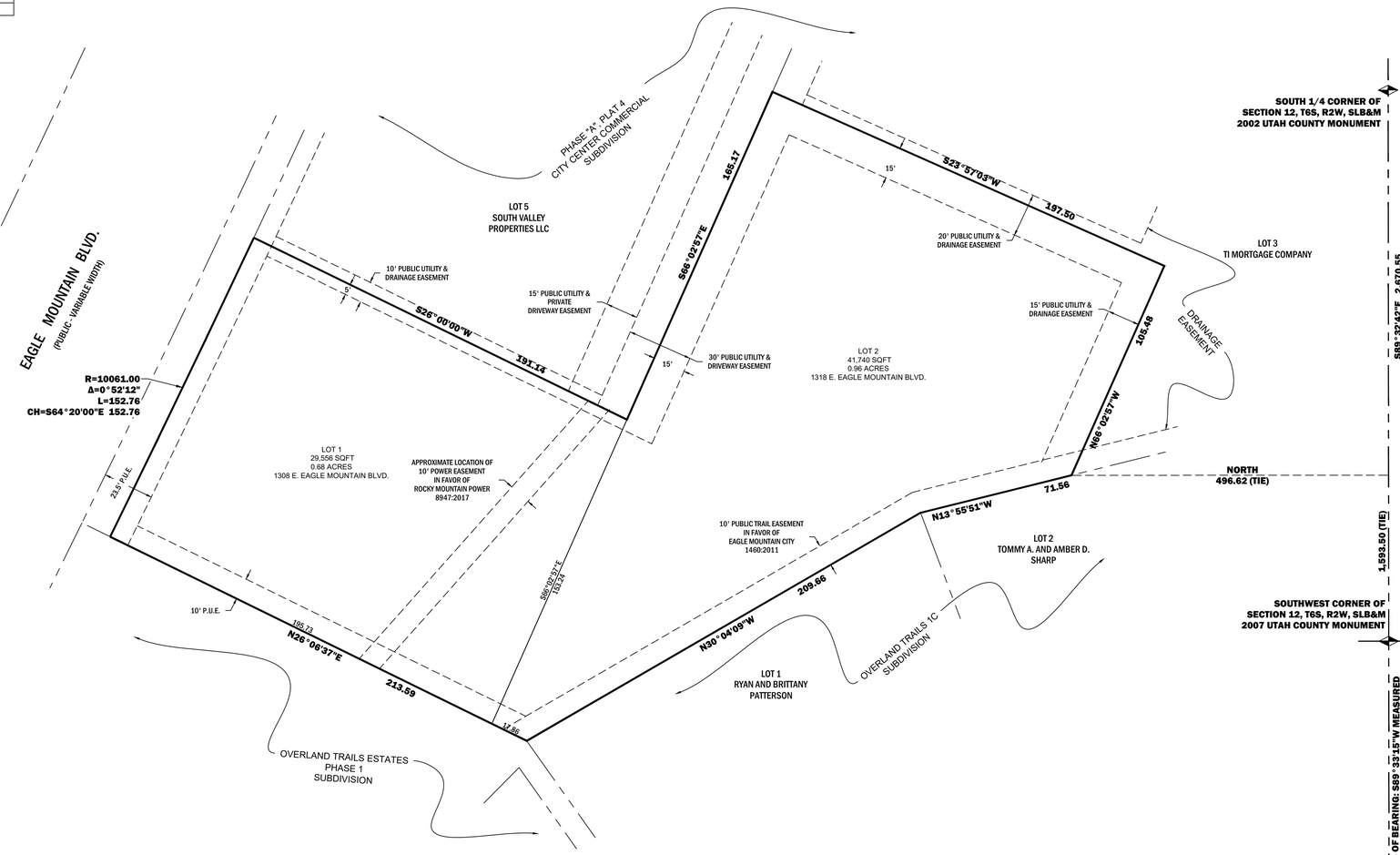
LEGEND

SECTION MONUMENT

SECTION LINE
BOUNDARY LINE
PROPOSED LOT LINE
EASEMENT LINE
EXISTING LOT LINE

SCALE 1"=30'

30 0 30 60



SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this plat, and that this plat is true and correct.

PRELIMINARY FOR REVIEW ONLY

Spencer W. Llewelyn
Professional Land Surveyor
License No. 10516507

Date

BOUNDARY DESCRIPTION

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CONTAINS 1.64+/- ACRES
2 LOTS

OWNER'S DEDICATION

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IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF _____, A.D. 20___.

LAKE MOUNTAIN - EAGLE MOUNTAIN PROPERTIES LLC

BY:_____

ITS:_____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
SS.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____. _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE/THEY ARE THE _____ OF LAKE MOUNTAIN - EAGLE MOUNTAIN PROPERTIES LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE/THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY

MY COMMISSION NO. _____

PRINTED FULL NAME OF NOTARY

ACCEPTANCE OF LEGISLATIVE BODY

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

APPROVED BY MAYOR

ATTEST: _____
CITY RECORDER (SEE SEAL BELOW)

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

PHASE "A", PLAT 6
CITY CENTER COMMERCIAL
SUBDIVISION

(INCLUDES THE PARTIAL VACATION AND AMENDMENT OF LOT 1, CITY CENTER COMMERCIAL, PHASE "A", PLAT 1)
SW1/4 OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY,UTAH

SURVEYOR'S STAMP	CITY ENGINEER'S STAMP	CITY RECORDER'S STAMP	UTAH COUNTY RECORDER'S STAMP

COMCAST

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APPROVED THIS _____ DAY OF _____, 20____.

BY:_____

TITLE:_____

DOMINION ENERGY UTAH

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QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____.

BY:_____

TITLE:_____

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYES TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
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   (1) A RECORDED EASEMENT OR RIGHT OF WAY
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES, OR
   (4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER DATE

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 COMMUNICATION CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS DATE

OWNER:
LAKE MOUNTAIN - EAGLE MOUNTAIN PROPERTIES LLC
SURVEYOR:
..\Record Data\logo_white_background.jpg
1079 W. COYOTE GULCH WAY BLUFFDALE, UT 84065 801-654-8391

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Section 17.70.030 Accessory Dwelling Unit Standards
ITEM TYPE:	Ordinance
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
N/A	N/A	N/A	City-wide

PUBLIC HEARING:
Yes

PREPARED BY:
Brandon Larsen, Planning

PRESENTED BY:
Brandon Larsen

RECOMMENDATION:
Staff recommends the City Council approve an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Section 17.10.030, regarding accessory dwelling unit standards.

BACKGROUND:
This amendment is proposed to address Utah Code changes as per Senate Bill (SB) 174 (2023) related to circumstances under which a garage may be included in the definition of an internal accessory dwelling unit. As per SB174, Section 10-9a-530, Utah Code Annotated, has been amended to more explicitly allow for an internal accessory dwelling unit (ADU) in a garage of a detached, single-family dwelling (SFD). This amendment is proposed to eliminate uncertainty in the Eagle Mountain Municipal Code (EMMC), particularly Section 17.70.30, as to what portions of a SFD may be used as an ADU. Language that could be interpreted to suggest ADUs are only allowed in the basement or addition of a SFD is proposed to be stricken. Further, this amendment also ensures two (2) two enclosed parking spaces for SFDs with an ADU in a garage.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501. Ordinance enactment is a legislative process and left to the discretion of the City Council.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends (3-1) the City Council approve the proposed amendments to EMMC Section 17.10.030 regarding accessory dwelling unit standards.

ATTACHMENTS:

ORD - Accessory Dwelling Unit Standards
Accessory Dwelling Units, Garages and Parking

ORDINANCE NO. O- -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE 17.70.030 ACCESSORY DWELLING UNIT STANDARDS

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend the Eagle Mountain Municipal Code 17.70.030 Accessory Dwelling Unit Standards as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City:

1. The City Council finds that all required notices have been given and that a public hearing has been conducted, public comment received and considered and that the Council may consider an amendment to the Eagle Mountain Municipal Code 17.70.030 Accessory Dwelling Unit Standards.

2. The amendment described in Exhibit A is hereby approved.

2. This Ordinance shall be effective upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 16th day of January 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on the 16th day of January, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

17.70.030 Accessory dwelling unit standards.

Proposed accessory dwelling units must be in compliance with the following criteria to ensure that health and safety considerations are addressed and that the residential characteristics of neighborhoods are preserved. Accessory dwelling units are to be clearly incidental and secondary to the primary residential use of the property. The approval criteria include:

A. Number of Accessory Dwelling Units. A maximum of one accessory dwelling unit is allowed on a residential lot, whether it is in an owner-occupied single-family dwelling, or in a detached accessory structure associated with a single-family dwelling.

B. Occupancy and Owner Occupation. The owner(s) of the residence shall live in the dwelling in which the ADU was created (either in the primary unit or in the ADU), except for bona fide temporary absences. The occupants of the ADU shall be related to each other by blood, marriage, or adoption; or consist of no more than two unrelated individuals living as a single housekeeping unit. The occupants of the ADU shall not sublease a portion of the unit to other individuals. The following are not considered accessory dwelling unit uses and do not fall under the regulation of this chapter: occupation by a live-in maid, in-home nurse, nanny or any other person or persons who are provided a place to live as part of their employment with, or services they provide to, the owner/resident of the dwelling; or while a family member is called up for military service, etc.; and any occupation by individuals related by blood or marriage.

C. Code Compliance. The accessory dwelling unit shall conform to all applicable standards in the International Fire Code and International Residential Code.

D. Location and Type. Accessory dwelling units may be allowed within or attached to the main single-family residential dwelling ~~(basement or addition)~~, over the garage (attached or detached), or in a detached accessory structure (cottage home, casita, guest house), where permitted by EMMC 17.25.030.

1. ADU – Basement. An accessory dwelling unit in a basement must have a separate exterior entrance located on either the side or the rear of the building. An internal connection to the primary dwelling is not required.

2. ADU – Attached. Accessory dwelling units attached to the primary dwelling as an addition shall meet all minimum setback standards required for the primary dwelling, as found in EMMC 17.25.040. Attached ADUs must have a separate entrance located on the side or in the rear of the building. An internal connection to the primary dwelling is not required.

3. ADU – Detached.

a. Maximum Height. Maximum height of accessory dwelling units located above a garage is 35 feet. Standalone units may not exceed two stories and 35 feet in height.

b. Size. The living space of a detached accessory dwelling unit must be a minimum of 400 square feet, up to a maximum of 1,200 square feet. Detached accessory dwelling units may not have more than two bedrooms and must be permanently connected to utilities, attached to a site-built permanent foundation which complies with building code, and must comply with all other applicable standards of this chapter. A building permit and inspections are required for construction of the foundation and installation of the structure and connection to utilities.

c. Setbacks. Detached accessory dwelling units must meet the same front, side, and rear yard setbacks as the primary dwelling and be located at least six feet from the primary dwelling.

d. Street Frontage. The lot must have a minimum street frontage of 70 feet to receive approval for a detached accessory dwelling unit. A smaller-frontage lot may be approved if, at the discretion of the approval authority, the lot configuration is unique and/or the primary dwelling unit is unique in size or location on the lot, and the impacts to neighbors and the street are substantially similar to those on a 70-foot-wide lot.

E. Exterior Appearance. The accessory dwelling unit shall be incorporated into the residence so that, to the degree reasonably feasible, the appearance of the building remains that of a single-family residence. All entrances to accessory dwelling units shall be located on the side or in the rear of the building. The architectural style, building materials, and colors of detached ADUs shall be compatible and consistent with the architectural style, materials, and color of the primary dwelling unit. If the ADU is above a detached garage, the architectural style, building materials, and colors of the ADU must match those of the garage.

F. Utilities. Detached accessory dwelling units may have separate utility meters, and all municipal utilities shall be in the property owner's name and the property owner shall be responsible for payment of all municipal utilities.

G. Parking. Off-street parking for one vehicle~~, in addition to parking for two vehicles otherwise required for a residence in this title,~~ shall be available for use by the tenants of the accessory dwelling unit~~s~~. Driveway ~~(tandem)~~ parking in front of a garage does not qualify, unless the accessory dwelling unit is located within such garage, in which case the required parking for the primary dwelling within an enclosed garage, as required within Chapter 17.55, shall be provided elsewhere on the property. All parking shall be on a hard surface (concrete, asphalt, etc.). Occupants may not park on the street along the frontage of a neighboring property.

H. Address. The principal dwelling and the accessory dwelling unit shall have the same address number but shall refer to the accessory dwelling unit as unit “B.” The address must be located in a visible location on the street frontage side of the home.

I. Short-Term Rental Prohibited. Accessory dwelling units may not be rented for a period of less than 30 consecutive days. [Ord. O-33-2023 § 2 (Exh. A); Ord. O-17-2023 § 2 (Exh. A); Ord. O-41-2021 § 1 (Exh. A)].

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 16.20.050 Approval Process
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud, Senior Planner

RECOMMENDATION:
Staff recommends that the City Council approve an Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 16.20.050 Approval Process.

BACKGROUND:
Recent state code changes require time limits regarding review of certain subdivision preliminary plats. State code requires a 15-day turnaround for the initial review of single-family, two-family, or townhome preliminary plats. Eagle Mountain policy is more stringent than state code and staff complete the initial review within 10 days.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends (4-0) the City Council approve the proposed amendments to EMMC Section 16.20.050 regarding timelines of preliminary review of single-family, two-family and townhomes plats.

ATTACHMENTS:

ORD - Approval Process

EMMC 16.20.050 Approval Process

ORDINANCE NO. O- -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE 16.20.050 APPROVAL PROCESS

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend the Eagle Mountain Municipal Code 16.20.050 Approval Process as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City:

1. The City Council finds that all required notices have been given and that a public hearing has been conducted, public comment received and considered and that the Council may consider an amendment to the Eagle Mountain Municipal Code 16.20.50 Approval Process.

2. The amendment described in Exhibit A is hereby approved.

2. This Ordinance shall be effective upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 16th day of January 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on the 16th day of January, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

16.20.050 Approval Process

Upon completion of the master development plan or rezoning of property, the developer shall file a completed preliminary plat application, which includes a proposed preliminary plat, all required supporting materials and the required application fee at least 28 calendar days before the planning commission meeting at which a hearing on the application is requested.

A. Complete Application. The planning director shall determine whether the application is complete within seven calendar days after its filing. The planning director shall notify the developer of additional materials that are required within one week of the submittal date.

B. Development Review Committee (DRC) Review. The application shall be scheduled for the next available development review committee (DRC) meeting, and the submitted materials provided to city staff, consultants, or agencies for their review. Review time shall comply with the requirements of state code §10-9a, as amended. Once the DRC recommends that the project is ready for the planning commission's review, the planning director shall schedule the project for the next available meeting. The DRC includes the department head or assigned representative from each of the following departments or groups: attorney, building, energy, engineering, fire, parks, planning, public works.

C. Staff Report. The planning director shall prepare, or contract with appropriate professionals for the preparation of, a written report that explains how, in the professional opinion of the planning director or the contractors, the proposed development complies, or fails to comply, with state statutes, this title or other city ordinances. Upon completion, but not less than four working days before the scheduled hearing, a draft report shall be transmitted to the developer and to the planning commission. These reports will also be placed on file for public review with the application materials. In the event that the city contracts with professionals for assistance, the costs of report preparation shall be added to the application fee required for preliminary plats.

D. Public Hearing. The planning director shall cause all property owners within 600 feet of the boundaries of the proposed application area (including a minimum of at least 25 adjacent property owners and affected entities, if there be any) to be notified by first class mail of the time and place of the public hearing at least 10 days prior to the planning commission meeting. A copy of the public notice of the hearing shall also be posted in three public places (including the city offices) within the city at least 10 days prior to the hearing.

E. Planning Commission Approval. If the proposed development complies with all applicable development requirements and utility standards for the site, is in the public interest and is fully consistent with any applicable master development plan and development agreement previously approved by the city, and the submission is complete in all respects, the planning commission shall take action on the proposed development application as allowed by this title. The planning commission may recommend approval, approval with conditions, disapproval based upon findings of facts, or table the application and request further information to resolve any issues or questions prior to approval.

F. City Council Approval. The city council shall review the application, consider the planning commission's recommendations, and take action on the proposed development application. The council may approve, approve with conditions, disapprove based upon findings of facts, or table the application and request further information to resolve any issues or questions prior to approval.

G. Additional Development Processes. Granting of preliminary plat approval by the planning commission (or city council, as applicable) shall not constitute final acceptance of the subdivision by the planning commission or city council, nor shall approval of the preliminary plat relieve the subdivider of the responsibility to comply with all required conditions, ordinances, requirements or policies in order to meet all city standards. [Ord. O-07-2014 (Exh. A); Ord. O-16-2010 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(2) § 4.5)].

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, amending Eagle Mountain municipal Code Section 17.35.030 Land Use Table and 17.55.120 Tables
ITEM TYPE:	Ordinance
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
Yes

PREPARED BY:
Evan Berrett, Admin

PRESENTED BY:
Evan Berrett

RECOMMENDATION:
Staff recommends the City Council approve an Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 17.35.030 Land Use Table and 17.55.120 Table.

BACKGROUND:
Eagle Mountain City staff finds great value in attracting hotel developers and operators to our city to benefit our local economy. As staff have communicated with hotel developers and operators, we have found that two particular codes are potentially problematic for hotel development in our city. Staff has found that our height restrictions on hotels would benefit from some minor adjustment to enable hotel developers to plan hotel products that would be successful in the City. Particularly, modern hotels generally seek between 3-4 stories, but 4-story hotels can potentially exceed our 50-foot limit by 5-10 feet.

Our parking requirements have also been found to be excessive. Most cities, including Lehi, Payson, Spanish Fork, Pleasant Grove, Tooele, and others require only 1 stall per sleeping unit, whereas Eagle Mountain requires 1 stall per bed which can greatly increase the parking requirements if many of the units have two queen beds or a similar format.

ITEMS FOR CONSIDERATION:

Some notes regarding the requirement for spaces to accommodate motorhomes:

- We don't anticipate many if any motorhomes to actually park at hotels. The extra-long spaces are more likely to be taken up by vehicles with towed trailers which is the the target group staff was requested to try and accommodate. However, trailer sizes can vary widely, and depending on how they are hooked up and what is loaded, maneuverability can vary widely as well. Using a Class A motorhome as a standard promotes long enough spaces and an accommodation for vehicles that may have a wide turn radius.
- The stalls are not required in Commercial Regional because it's much more likely in the Commercial Regional zone that there would be adequate potential for shared parking from nearby regional businesses with larger parking lots.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends (4-1) the City Council approve the proposed amendments to EMMC Section 17.35.030 Land Use Table and 17.55.120 Tables, regarding hotel height and parking.

ATTACHMENTS:

ORD - Land Use Tables

Hotel Code Change Staff Report

ORDINANCE NO. O- -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE 17.35.030 LAND USE TABLE AND 17.55.120 TABLES

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend the Eagle Mountain Municipal Codes 17.35.030 Land Use Table and 17.55.120 Tables as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City:

1. The City Council finds that all required notices have been given and that a public hearing has been conducted, public comment received and considered and that the Council may consider an amendment to the Eagle Mountain Municipal Code 17.35.030 Land Use Table and 17.55.120 Tables.

2. The amendment described in Exhibit A is hereby approved.

2. This Ordinance shall be effective upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 16th day of January 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on the 16th day of January, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

1650 E. STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

DEPARTMENT OF
ECONOMIC DEVELOPMENT

TO: Planning Commission
FROM: Evan Berrett, Economic Development Director
DATE: 11/14/2023
SUBJECT: STAFF REPORT – CODE CHANGES RELATED TO HOTEL DEVELOPMENTS

Eagle Mountain City staff finds great value in attracting hotel developers and operators to our city to benefit our local economy. As staff have communicated with hotel developers and operators, we have found that two particular codes are potentially problematic for hotel development in our city.

Staff has found that our height restrictions on hotels would benefit from some minor adjustment to enable hotel developers to plan hotel products that would be successful in the City. Particularly, modern hotels generally seek between 3-4 stories, but 4-story hotels can potentially exceed our 50-foot limit by 5-10 feet. The proposed code change gives some ability to allow heights to exceed 50-feet, but only to enable no more than 4-story hotels.

Our parking requirements have also been found to be excessive. Most cities, including Lehi, Payson, Spanish Fork, Pleasant Grove, Tooele, and others require only 1 stall per sleeping unit, whereas Eagle Mountain requires 1 stall per bed which can greatly increase the parking requirements if many of the units have two queen beds or a similar format. The proposed code revises parking requirements to be more in-line with other cities while also requiring parking for employees and accommodating an anticipated increase in tourism in the Cedar Valley. As a note for the parking requirements, the justification for requiring spaces to accommodate motorhomes only in zones other than Commercial Regional is due to the likelihood that development in Commercial Regional zones is more likely to produce adequate shared parking potential to accommodate those vehicles.

Staff believe these code changes would increase the likelihood of seeing hotels develop in Eagle Mountain and recommends approval.

17.35.030 Land use table.

This land use table contains the various land uses that are permitted, special, and prohibited uses in the commercial zones. Uses that are not listed in this table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters.)

S = Special (Special uses are permitted uses that must also comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use.)

BLANK = Prohibited

Land Use Table			
LAND USE	**ZONING DISTRICT**		
	Commercial Neighborhood (CN)	**Commercial Community (CC)**	**Commercial Regional (CR)**
RESIDENTIAL USES			
Assisted Living Facility (12+ residents)		S	
Assisted Living Facility (up to 12 residents)	P	P	
Bed and Breakfast	P	P	
Caretaker/Security Guard Dwelling Unit			
Residential Juvenile Group Home; Residential Facility for Persons with a Disability; Residential Rehabilitation and Treatment Facility		S	
Skilled Nursing Facility; Transitional Care Facility		P	
CIVIC/INSTITUTIONAL			
Cultural and Entertainment Uses (theaters, museums, galleries, libraries, performing arts studios, movies, etc.)		P	P
Schools (Public/Charter/Private)	S	S	
Public/Civic Buildings and Facilities (city owned)	P	P	P

Land Use Table			
LAND USE	**ZONING DISTRICT**		
	Commercial Neighborhood (CN)	**Commercial Community (CC)**	**Commercial Regional (CR)**
Public Parks, Plazas, Trails, and Open Space	P	P	P
Religious or Cultural Meeting Halls	P	P	P
Sports Facilities/Arenas/Fields (indoor)		P	P
Transit Stop (bus, light-rail)	P	P	P
COMMUNICATION AND UTILITIES			
Communication Facilities and Towers	S[5]	S[5]	S[5]
Electrical Substations and Power Transmission Lines		S[5]	S[5]
Public and Private (with franchise agreement) Utility Underground Lines, Utility Buildings, and Other Above Ground Structures	S[5]	S[5]	S[5]
Public and Private Utility Equipment and Inventory Storage, Fenced or Enclosed	S[5]	S[5]	S[5]
COMMERCIAL/NONRESIDENTIAL USES			
Adult Group Care Facility (nonresidential)		P	
Animal Care Service		S[5]	S[5]
Athletic Instruction, Including Dance, Gymnastics, Martial Arts, etc.	P	P	P
Automobile Gas/Service Stations	S	S	S
Automobile Sales and/or Minor Service		S	S
Automobile Service and Repair (minor)		P	P
Automobile Service and Repair (including auto body)		P	P
Banks and Credit Unions	P	P	P
Brewery (ancillary to a restaurant)		P	P
Car Wash		P	P
Car Wash (ancillary to a gas/service station)	S[5]	P	P
Check Cashing and Deferred Deposit Lenders[3]			S[5]

Land Use Table			
LAND USE	**ZONING DISTRICT**		
	Commercial Neighborhood (CN)	**Commercial Community (CC)**	**Commercial Regional (CR)**
Child Day Care Center or Preschool	P	P	P
Construction and Equipment Sales/Rental			P
Convenience Store; Corner Market	P	P	P
Dialysis Center		P	P
Fitness Center	P	P	P
Flex Office/Retail/Warehouse			P
Grocery Store, Small/Neighborhood (generally < 30,000 sq. ft.)	P	P	P
Grocery Store, Medium/Community (generally 30,000 – 75,000 sq. ft.)		P	P
Grocery Store, Large/Regional (generally > 75,000 sq. ft.)			P
Hospital			P
Hotel[4]		P	P
Indoor Shooting Range		S	S
Laundry Services (no on-site dry cleaning)	P	P	P
Mortuary		P	P
Office (medical, health care, professional)	P	P	P
Outdoor Sales and Display (including storage of materials, products, and equipment incidental to an allowed use)	S[5]	S[5]	S[5]
Parking Garage		S[5]	P
Pawn Shop			P
Pharmacy (retail)	P	P	P
Plant and Tree Nursery/Garden Center (with outside display; min. 1 acre lot)	S[5]	P	P
Plasma, Blood Collection			P
Race Tracks for Go-Carts, ATVs, and Other Motorized Sports Recreational Facilities			S[5]

Land Use Table			
LAND USE	**ZONING DISTRICT**		
	Commercial Neighborhood (CN)	**Commercial Community (CC)**	**Commercial Regional (CR)**
Reception/Conference/Meeting Center	S[5]	S[5]	S[5]
Recreation (indoor)		P	P
Recreational Vehicle Sales/Rentals		P	P
Restaurant or Bakery	P	P	P
Retail Sales, General[1]		P	P
Retail Sales, Neighborhood (generally < 5,000 sq. ft.)[2]	P	P	P
Retail Sales, Regional (generally > 55,000 sq. ft.)			P
Salon (hair, nails, etc.)	P	P	P
State Liquor Store		P	P
Temporary Sales (Christmas tree lots, farmers market or fruit/vegetable stands, fireworks, food trucks, snow cones, etc.)	S[5]	S[5]	S[5]
Tobacco Specialty Business		S[5]	S[5]

[1] Includes arts and crafts sales, body art facility, electronic media rental and sales, hardware and home improvement, pet store, and uses deemed similar or appropriate by the city.

[2] Includes bookstore, copy center or postal center, floral sales, ice cream or dessert shop, and uses deemed similar or appropriate by the city.

[3] Check cashing and deferred deposit lenders include any business that must register in accordance with Section 7-23-101 et seq., Utah Code Annotated.

[4] Hotels offering extended stay must include a mix of extended stay and standard rooms (maximum 70 percent extended stay). Hotels may be permitted up to 60' high to achieve a maximum of four stories, whichever is less. Height is measured according to the same standards as found in 17.35.040.

[5] These special uses are considered prohibited until special use standards specific to these uses are approved and included in Chapter 17.75 EMMC.

[Ord. O-04-2022 § 2 (Exh. A); Ord. O-12-2020 § 2 (Exh. A); Ord. O-06-2020 § 2 (Exh. A)].

17.55.120 Tables.

Table 17.55.120(a) Dimensions for Parking Stalls and Aisles

Parking Angle	Stall Width	Stall Length	Aisle Width*	Aisle Width**
Parallel	9'	18'	N/A	12'
45	9'	18'	25'	14'
60	9'	18'	25'	18'
90	9'	18'	24'	24'

* Two-way traffic only

** One-way traffic only

Table 17.55.120(b) ADA Parking Requirements

Total Parking Stalls in Lot	Minimum Handicapped Accessible Stalls
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 999	2% of total stalls
Over 1,000	20 stalls plus 1 stall for every 100 stalls thereof over 1,000

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
RESIDENTIAL USES	
Single-Family Dwellings	2 stalls per dwelling unit enclosed in garages
Two-Family Dwellings	2 stalls per dwelling unit with 1 space per unit to be within a fully enclosed garage
Townhouses	2 stalls per dwelling unit (not in tandem configuration) plus 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage
Condominiums/Apartments	2 stalls per dwelling unit plus 1 guest parking space per 3 dwelling units
PUD or Cluster Home Development	2 stalls per dwelling unit enclosed in garages plus 1 guest parking space per 3 dwelling units
Residential Care Facilities for Elderly Persons	1 stall per 4 beds plus 1 for each employee during regular hours
Residential Facility for Persons with a Disability (Group Home)	1 stall per patient bed
PUBLIC/CIVIC USES	
Churches	1 stall per 20 sq. ft. in main assembly room
Parks and Playgrounds	To be determined by the planning director and planning commission (see city parks and open space master plan)
NONRESIDENTIAL/OTHER USES	
Agriculture/Farm Industry	To be determined by the planning commission
Automotive Service Stations	1 stall per 500 sq. ft. of gross finished floor area plus 2 stalls per service bay
Child Day Care Center/Preschool*	1 stall per staff member plus 1 stall per 10 children
Convenience Store	1 stall per 200 sq. ft. of gross floor area
Grocery Store and Deli	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Health/Fitness Club	1 stall per 150 sq. ft. of gross floor area
Hotel, Motel, Bed and Breakfast	1 stall per ~~bed~~ sleeping unit plus 1 stall for each employee on duty, and 1 stall for every 200 sqft. of banquet/meeting rooms or restaurant space within the building. 2 additional stalls able to accommodate class A motorhomes are required in commercial zones other than Commercial Regional.

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
Laundry	1 stall per 250 sq. ft. of gross floor area
Light Manufacturing	1 stall per person employed on highest employee shift
Lumber and Hardware	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Meeting/Reception Rooms	1 stall per 250 sq. ft. of gross floor area
Office and Professional	1 stall per 300 sq. ft. of gross floor area
Other Business	1 stall per 300 sq. ft. of gross floor area
Printing and Publishing	1 stall per person employed on highest employee shift
Retail Establishment	Minimum = 1 stall for each 300 sq. ft. of gross floor area for buildings; Maximum = 1 stall for each 200 sq. ft. of gross floor area for buildings
Restaurants	1 stall per 250 sq. ft. of gross floor area
Restaurants (Fast Food/Drive-Thru)	1 stall per 125 sq. ft. of gross floor area
Research and Development	1 stall per 300 sq. ft. of gross floor area
Self-Storage	To be determined by the planning commission
Shopping Centers	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Warehouse and Distribution	1 stall per 2,000 sq. ft. for first 20,000 sq. ft. of gross floor area plus 1 stall per 4,000 sq. ft. of gross floor area thereafter

* Not required of day care/preschool operated from a residence with a home business license.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Section 16.35.130(a) Residential Water Rights Requirements		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	N/A		
APPLICANT:	City-initiated		
GENERAL PLAN DESIGNATION N/A	**CURRENT ZONE** N/A	**ACREAGE** N/A	**COMMUNITY** N/A

PUBLIC HEARING:
Yes

PREPARED BY:
Chris Trusty, Engineering

PRESENTED BY:
Chris Trusty

RECOMMENDATION:
Staff recommends the City Council approve an ordinance amending Eagle Mountain Municipal Code 16.35.130(a) Table, Residential Water Right Requirements.

BACKGROUND:
With recently adopted changes to City code that include reduced landscape requirements for front and side yards, this subsequent City code amendment is proposed to reduce water required for development to reflect the decreased landscape requirements. The recommended water right requirements are based on 70% of the total landscaped portion of the lot being planted with sod with the remaining 30% being planted with xeriscape or other drought tolerant landscaping that conforms to city code. An adjustment is also being made to the per acre water requirement for outdoor use to account for watering inefficiencies. The per acre water requirement will go from 2.5 acre-feet per irrigable acre to 3.2 acre-feet per irrigable acre while the actual acreage per lot goes down.

Based on recent evaluations of a random sampling of existing city residents, the indoor requirements will be reduced from 0.53 to 0.34 acre-feet to reflect a more accurate use that the city has seen on the system. Many cities including Saratoga Springs, Payson, Springville and Salem currently require 0.3 acre-feet for indoor use; however, City staff recommendation is to still require slightly more to ensure

adequate water rights are provided to the City and to provide water for regional park facilities.

These changes will reduce the per lot water required to be dedicated to the city at plat recordation.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:
Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501. Ordinance enactment is a legislative process and left to the discretion of the City Council.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends (4-0) the City Council approve the proposed amendments to EMMC Table 16.35.130(a), regarding residential water rights requirements.

ATTACHMENTS:

ORD - Residential Water Rights Requirement
Table 16.35 Residential Water Right Requirements

ORDINANCE NO. O- -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE 16.35.130(a) RESIDENTIAL WATER RIGHTS REQUIREMENTS

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend the Eagle Mountain Municipal Code 16.35.130(A) Residential Water Rights Requirements as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City:

1. The City Council finds that all required notices have been given and that a public hearing has been conducted, public comment received and considered and that the Council may consider an amendment to the Eagle Mountain Municipal Code 16.35.130(a) Residential Water Rights Requirement.

2. The amendment described in Exhibit A is hereby approved.

2. This Ordinance shall be effective upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 16th day of January 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on the 16th day of January, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

16.35.130 Tables.

Table 16.35.130(a) Residential Water Right Requirements

Lot Sizes in Square Feet	Per Lot Irrigable Acreage	Outdoor Water Requirements	Indoor Water Requirements	Total Water Right Per Lot Requirements
Less than 5,000	0.05	~~0.12~~ 0.14	~~0.53~~ 0.34	~~0.65~~ 0.48
5,001 to 7,000	0.08	~~0.20~~ 0.23	~~0.53~~ 0.34	~~0.73~~ 0.57
7,001 to 9,000	0.13	~~0.33~~ 0.36	~~0.53~~ 0.34	~~0.86~~ 0.70
9,001 to 11,000	~~0.17~~ 0.18	~~0.43~~ 0.48	~~0.53~~ 0.34	~~0.96~~ 0.82
11,001 to 14,500	~~0.25~~ 0.23	~~0.63~~ 0.62	~~0.53~~ 0.34	~~1.16~~ 0.96
Multifamily/PUD		~~2.5~~ 3.2 acre-feet per irrigable acre of turf; 0.75 acre feet per irrigable acre of xeriscape	~~0.383~~ 0.272	

Residential lots which exceed 14,501 square feet are required to dedicate water rights calculated on a case-by-case basis after a review of the proposed use by the city engineer.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**
TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 2.08, Form of Government and Section 2.15.120 Mayor Pro Tempore and Council Assignments
ITEM TYPE:	Ordinance
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Fionnuala Kofoed, Recorder's Office

PRESENTED BY:
Eagle Mountain City Council

RECOMMENDATION:
Staff recommends that the City Council considers an Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain City Code Chapter 2.08, Form of Government and Section 2.15.120 Mayor Pro Tempore and Council Assignments.

BACKGROUND:
The proposed code was submitted and requested for consideration by Council Members Rich Wood and Brett Wright.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
ORD--EMMC 2.08 Form of Government
EXHIBIT--EMMC 2.08 and 2.15.120

ORDINANCE NO. O- -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, ENACTING EAGLE MOUNTIAN CITY CODE CHAPTER 2.08 FORM OF GOVERNMENT AND SECTION 2.15.120 MAYOR PRO TEMPORE AND COUNCIL ASSIGNMENTS

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to enact Eagle Mountain Municipal Code, Chapter 2.08 FORM OF GOVERNMENT and Section 2.15.120 Mayor Pro Tempore and Council Assignments, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider the enactment of Eagle Mountain Municipal Code Chapter 2.08 FORM OF GOVERNMENT and Section 2.15.120 Mayor Pro Tempore and Council Assignments.

2. The proposed code described in Exhibit A is hereby approved.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City on the 16th day of January 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 16th day of December 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter 2.08
FORM OF GOVERNMENT

Sections:
2.08.010. Form of Government.
2.08.020. Legislative Powers.
2.08.030. Council Administration.
2.08.040. Executive Powers.
2.08.050. Staff Powers.
2.08.060. Adoption of Policies.

2.08.010. Form of Government.
Eagle Mountain City adopts the six member council form of government. The powers of municipal government in Eagle Mountain are vested in the city council consisting of six members, one of which is the mayor. All legislative, executive, and administrative powers are held by the six member city council.

2.08.020. Legislative Powers.
The city council shall exercise its legislative powers through ordinance.

2.08.030. Council Administration.
No one member of the city council or the mayor shall make decisions for the city council nor shall any member of the city council, knowingly or otherwise, give the perception to an organization or individual citizen that they represent the full body of the city council without the city council's vote and approval in an open and public meeting.

2.08.040. Executive Powers.
A. Except as otherwise provided for in the Eagle Mountain Municipal Code, the executive powers of the mayor shall be in accordance with the municipal code (see EMMC 2.10.010). The mayor's executive powers, duties, and functions are limited to those found in the Eagle Mountain Municipal Code, Eagle Mountain City policies and procedures, and resolutions adopted by the city council.

B. The mayor shall take care that the laws of Eagle Mountain City are faithfully executed. The mayor shall not veto or prevent the execution of an ordinance, policy, resolution, or request by the majority vote of the body of the city council, by verbal or written communication, action, inaction, implication, or intimidation of staff.

2.08.050. Staff Powers.
City staff of Eagle Mountain shall follow the Eagle Mountain Municipal Code, resolutions adopted by the city council, and all policies found in the policies and procedures manual. Staff shall not enter into or renew a contract or agreement, except as allowed by the municipal code or as directed by city council after a vote in an open and public meeting. Staff shall not give the perception to an organization or individual citizen that they represent the full body of the council without the city council's vote and approval in an open and public meeting.

2.08.060. Adoption of Policies.
No new policies, code, ordinance, or resolution shall be created or enacted by mayor or staff without written request and then consent of the majority vote of city council in an open and public meeting.

Chapter 2.15
CITY COUNCIL

Sections:
2.15.120. Mayor Pro Tempore and Council Assignments.

2.15.120. Mayor Pro Tempore and Council Assignments.
On an annual basis, but at least on or before the second city council meeting in January, the city council shall meet and:

A. Elect a mayor pro tempore from the body of elected city council members and;

B. Discuss and make all assignments to each city council member and the mayor that promote and enhance necessary representation and support for the citizens of the city.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JANUARY 16, 2024**
TITLE:	Legislative Priorities List
ITEM TYPE:	Discussion
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Cliff Strachan, Admin

PRESENTED BY:
Cliff Strachan, Director of Legislative Affairs

RECOMMENDATION:

BACKGROUND:
EMMC 2.15.100 establishes a legislative priorities list to clarify by adoption or amendment the authorized ongoing priorities of the city council and to provide direction to the city administrator in prioritizing the day-to-day activities of the director of legislative affairs. The list is provided for information and discussion. The city council may make changes to the list of priorities via majority vote. The attached list includes a description of the issues prioritized, prioritization, status designation, and comments or updates concerning the item.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
Legislative Priorities List

Legislative Priorities List

Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted	Assigned	Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardsh	Service Enhancement
2023.001	11	**City Hall Land Acquisition**	Need to prioritize land acquisition for future civic uses, of different types.	**High Priority**	**Schedule**	**Long Horizon**	<2035		Related to the Facilities Master Plan project.	5/16/2023	Jerome		X		X		
2023.048	12	**Residential Development Standards**	17.25.040 Residential Development Standards: Footnote #7 requires the average lot size be calculated across the preliminary plat. A change is needed such that when a plat is amended, the average lot size needs be based on the amended plat, not the original plat.	**High Priority**	**Do**	**In Progress**	2/28/2024	1/16/2024	The item received a recommendation from PC on 11/14/2023 and will come to the Council in February.	11/7/2023	Draper				X		
2023.037	12	**MIHP re Transfer of Development Rights**	Create a program to transfer development rights for moderate income housing.	**Secondary Priority**	**Schedule**	**In Progress**	7/1/2024	1/16/2024	Per MIHP 9.4, Strategy 4. Adopted as a strategy for the MIHP 1/3/2023. Working on drafting the code.	8/15/2023	Draper						
2023.047	13	**Standard background for online meetings**	Create a standard background for use in public, teams, and zoom meetings.	**Secondary Priority**	**Delegate**	**In Progress**	1/31/2024	1/16/2024	Branding changes necessitates a new background.	10/3/2023	Maffitt						
2023.007	14	**Annual Council Training**	Code to establish yearly training of Council by DOLA; to include duties, responsibilities, and authorities granted to the council by the state; LUDMA, OPMA, Ethics, etc.	**Secondary Priority**	**Schedule**	**Completed**	1/2/2024	1/2/2024	State code requires annual training for OPMA - on January 2 agenda; an orientation manual for council members was presented and new council orientation on December 6.	5/16/2023	Strachan						
2023.035	14	**MIHP re Mortgage Assistance Program**	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	**Secondary Priority**	**Schedule**	**Not Started**		12/5/2023	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP 1/3/2023.	1/3/2023	Strachan						
2023.038	16	**MIHP re Planned uses for RDA housing allocation funds**	Create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.	**Secondary Priority**	**Schedule**	**Not Started**	12/31/2024	11/28/2023	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. LRB provided an inadequate report and after meeting with Staff is now on the right track to produce a plan in line with Council desires.	8/15/2023	Berrett				X		
2023.018	21	**Transportation Funding**	Work with MAG/UDOT/Lehi/Saratoga etc. to promote EMC's transportation funding needs. Specifically, the overpass for Mountain View Corridor and SR73, future funding for Hidden Valley Road.	**High Priority**	**Schedule**	**Long Horizon**	<2030	1/2/2024	This is relevant per EMMC 2.19.030.G. Address needed UDOT projects. Overpass project is located in Saratoga Springs. Mayor Westmoreland and Paul Jerome addressed these concerns with UDOT and received a high priority recommendation from UDOT. Do elected official quarterly meetings with our regional partners; next 1/30/2024.	5/16/2023	Mumford		X		X		
2023.013	21	**City-wide Trail Network Plan**	Do a trail network plan separate from the bike and pedestrian plan; address power line corridor preservation. Connect trail along wash.	**Secondary Priority**	**Schedule**	**Long Horizon**	6/30/2024	10/17/2023	At the 10/17/23 meeting, staff presented the Council with a timeline leading to the drafting and approval of an Off-Street Trails Master Plan.	5/16/2023	Mumford		X				X
2023.039	21	**MIHP re Adopt Land Use ordinance re 10% moderate income housing dedication**	Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing.	**Secondary Priority**	**Schedule**	**Not Started**	12/31/2024	11/7/2023	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023.	1/3/2023	Mumford				X		
2023.036	21	**MIHP re Impact fees for ADUs**	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.	**Secondary Priority**	**Schedule**	**In Progress**	12/31/2023	1/16/2024	Per MIHP 9.4, Strategy 3; also requires annual report. Adopted as a strategy for the MIHP 1/3/2023. Staff sent a memo to the Council in December.	8/15/2023	Mumford						
2023.029	21	**Master Plan Process**	How can the City Council be involved?	**Proposed**	-	-			Write a memo; also relates to EMMC 2.19.030.J.		Mumford				X		
2023.031	21	**Dashboard of city data and demographics**	Provide a dashboard showing data and demographics, for example, permits, population, etc.	**Proposed**	-	-		9/19/2023	New Community Development Software, OpenGov, will help us with our reporting and dashboards. May require ESRI ARCMap and other software to work together to visibly display data, if desired.		Mumford				X		

Legislative Priorities List

Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted	Assigned	Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardsh	Service Enhancement
2023.031	21	**Dashboard of city data and demographics**	Provide a dashboard showing data and demographics, for example, permits, population, etc.	**Proposed**	-	-		9/19/2023	New Community Development Software, OpenGov, will help us with our reporting and dashboards. May require ESRI ARCMap and other software to work together to visibly display data, if desired.		Mumford				X		
2023.045	21	**Review business licensing with a view to approving or denying licenses based on parking or other code constraints.**	The goal is to ensure that businesses seeking licensing are compliant with other code sections.	**Proposed**	-	-					Mumford						X
2023.050	21	**City-sponsored Waterwise Landscaping Program**	Create a grants program to support residents who wish to install waterwise landscaping instead of grass.	**Proposed**	-	-					Mumford				X		
2023.002	22	**Zoning Map Update**	Update the city's zoning map(s).	**High Priority**	**Do**	**In Progress**	2/20/2024	1/16/2024	The Planning Commission recommended approval of the zoning map, while allowing for staff to make minor edits to colors, labels, boundaries, etc. Staff is presenting the map for Council discussion 1/16/2024.	5/16/2023	Larsen		X	X			
2023.003	22	**Development Code**	The Utah Legislature passed several bills in 2023 that necessitate changes to the city's code. SB174, HB364, HB406, HB265, and SB118 all affect the city's development codes. SB199 makes certain land use laws not referrable but no changes are needed to the code.	**High Priority**	**Do**	**In Progress**	1/16/2024	1/16/2024	Some relevant ordinance changes were approved on 9/19/2023. Remaining items requiring legislative changes by 2/1/2024 are on the agenda for 1/16/2024.	5/16/2023	Larsen			X			
2023.044	22	**A review of Conditional Uses in Zoning Code leading to reclassification based on defined specifications.**	The goal is to eliminate conditional uses in Commercial Storage, Agriculture, and Industrial zones by adopting defined specifications for such uses. See EMMC 17.38.040, 17.40.020, and 17.40.040, for conditional uses listed in each zone.	**High Priority**	**Do**	**In Progress**	3/31/2024	1/16/2024	Agriculture and Industrial have been to PC, coming to Council in March. Pushing to get Commercial Storage to PC in February and then to CC.	9/19/2023	Larsen			X			
2023.024	22	**Neighborhood Residential 1 - Lot Size Distribution**	Redo residential zoning to specify housing unit mix. Within the Neighborhood Residential 1 Future Land Use Category there are 3 zones with various lot sizes, developers can propose all smaller size; wants a variety in each development by # of units, not by acreage.	**High Priority**	**Do**	**In Progress**	3/31/2024	1/16/2024	This code amendment has been drafted and is going to PC in February.	5/16/2023	Larsen			X			
2023.005	22	**Establish discontinued zoning ordinances**	Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.	**Secondary Priority**	**Do**	**In Progress**	3/31/2024	1/16/2024	Drafted, staff is vetting. Intending to send to PC in February.	5/16/2023	Larsen			X			
2023.004	22	**Fencing Code**	Council has made a lot of exceptions and wants to be very clear about fencing standards. See also 16.35.090.	**Secondary Priority**	**Do**	**In Progress**	3/31/2024	1/16/2024	PC has recommended draft code changes which will be coming to CC in February.	8/15/2023	Larsen			X			

Legislative Priorities List

Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted	Assigned	Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardsh	Service Enhancement
2023.003	22	**General Plan Land Use Map Update**	Schedule joint meeting with CC and PC to consider the updates. Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1). It is time to look at it and see what needs to be updated, if any. Used to be tiered system…as long as developer met certain (amenities?) requirements, they could have maximum densities. We have 25,000 units vested.	**Secondary Priority**	**Schedule**	**Not Started**	2/29/2024	1/16/2024	Staff is working on a timeline for updating the General Plan and the land use map will be included early in that process.	5/16/2023	Larsen		X		X		
2023.004	22	**MDP/MDA Amendment Proposals**	Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be appropriate for EMMC 16.10.090).	**Secondary Priority**	**Schedule**	**Not Started**	12/31/2023	9/19/2023	We haven't yet begun this as other higher priority items have taken precedence. Will begin research and discussion on this topic following completion of the higher priorities.	5/16/2023	Larsen				X		
2023.006	22	**Wildlife Overlay Zone**	Facilitate bringing forward a presentation soon.	**Secondary Priority**	**Schedule**	**In Progress**	3/31/2024	1/16/2024	PC recommended approval of the proposal - 1/9/2024; Expected at CC in February.	5/16/2023	Larsen					X	
2023.015	22	**Zone Transition Code**	Review Zone Transition Code (17.60.160).	**Secondary Priority**	**Schedule**	**Not Started**	2/29/2024	9/19/2023	This has been assigned to a planner and the research/drafting process is beginning.	5/16/2023	Larsen				X		
2023.025	22	**Powerline Corridor Development**	We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc., benefit the city.	**Secondary Priority**	**Schedule**	**Not Started**	3/31/2024	9/19/2023	Will map all City properties and designate each property with an appropriate designation, along with criteria for which designations could be developed (to what extent), which ones could be improved with trails and/or landscaping, and which ones could be disposed of (sold). This will be a late fall / early winter project.	8/15/2023	Larsen				X		
2023.048	22	**Parking and storage**	Consider a code to enable parking garages based on counting as two parking spaces.	**Secondary Priority**	**Schedule**	**Not Started**		1/16/2024	Staff believes that the Legislature is addressing this issue again. Will research.	10/3/2023	Larsen				X		
2023.028	22	**Full Build Out Scenarios**	Part of the GP process. Given current zoning, what are the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?	**Proposed**	-	-		5/16/2023	This could be part of the general plan update and we could use a consultant on that.		Larsen Trusty		X				
2023.016	22	**Staff Report for Development Projects**	Wants a staff report before unofficial council feedback. Developments - need more information before meeting with developers. Suggest having the staff report (even the one before the PC) before such meetings. Its hard to meet with the developer without useful information (#units, setbacks, etc.). SM - perhaps a summary of the project, a memo etc.	**Proposed**	-	-		9/19/2023	This is a process issue. Planners don't always know developers are already talking to councilors. It may be possible to provide the staff report to the PC to the Council. Could also provide a memo or "heads up" email of some sort to the Council if requested.		Larsen						
2023.026	22	**Visitor Parking in Code**	Visitor parking proximity in multi-family housing. Wants parking close to units, not all grouped in one area. It requires a code amendment.	**Proposed**	-	-		9/19/2023	This is on hold while we work on higher priority code amendments. Will pursue as those are approved/completed.		Larsen				X		
2023.009	23	**Facilities Master Plan**	Create or update the Facilities Master Plan. Include civic buildings in the plan. Other comments include: Is there a deed restriction that prevents the cemetery from growing…Pony Express Park. Need to have a financial plan to accomplish.	**High Priority**	**Do**	**In Progress**	6/30/2024	1/16/2024	Staff is striving to have it done in time to facilitate budget preparation. Because of additional work items requested, working on an extension to get completion before end of FY.	5/16/2023	Weber DelaPena		X		X		X
2023.032	24	**Irrigation pipe requirements**	Currently, we don't require it everywhere. EMMC 15.40 authorizes where city can supply water within 3 years. All 3 phases of the plan would cost >$70M.	**High Priority**	**Do**	**In Progress**	6/30/2024	1/16/2024	RFP was awarded and a report will be completed by spring 2024. Report will include proposed upgrades to the system and where it can be implemented.	5/16/2023	Trusty		X			X	
2023.011a	24	**Airport Road**	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	**High Priority**	**Do**	**In Progress**	12/31/2024	1/16/2024	Airport Road currently is set as one phase; drawings are in 95% review stage with possible realignment of the north access; ROW acquisition is progress, in the appraisal phase.	5/16/2023	Trusty		X		X		
2023.011b	24	**Mid Valley Road**	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	**High Priority**	**Schedule**	**On Hold**	12/31/2025	1/16/2024	Extension to Eagle Mountain Blvd plans are ready but ROW issues are delaying the project. Completion estimate is pushed a year.	5/16/2023	Trusty		X		X		

Legislative Priorities List

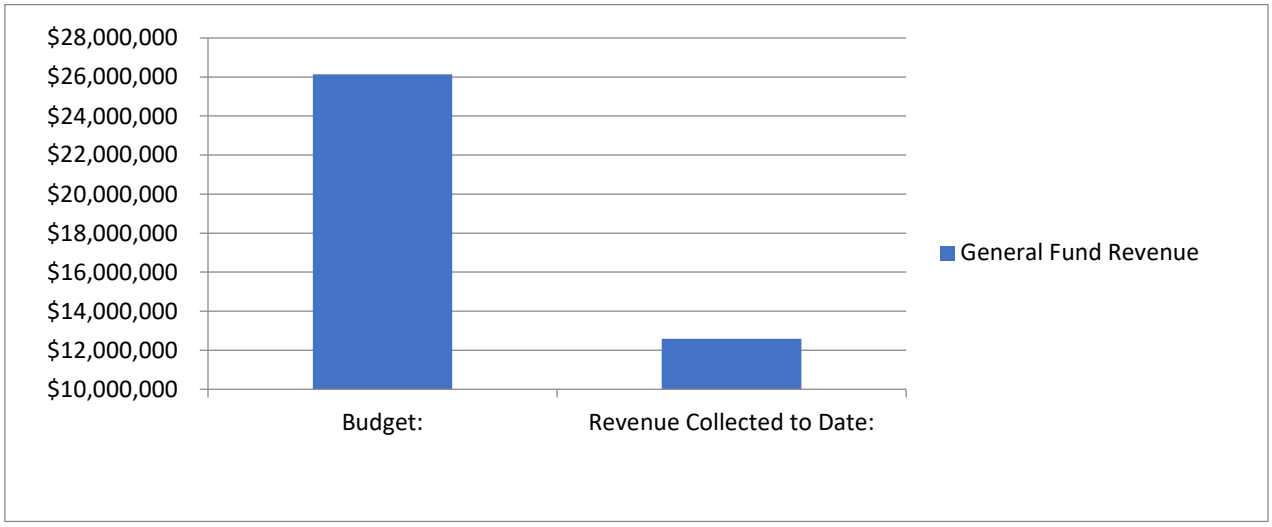
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted	Assigned	Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardsh	Service Enhancement
2023.043	24	**Adjust Transportation Master Plan to designate MidValley as an expressway**	Extend it via the future Hidden Valley Road as an expressway as a expedited way in/out of the city. Bring forward earlier the MAG project priority. The Hidden Valley Road project from East Expressway (aka Airport Road) eastward to Redwood Road is unfunded but included in consideration for Phase 3 covering 2043-2050.	**Secondary Priority**	**Do**	**In Progress**	12/5/2023	1/16/2024	Included in MAG's TIP process (under consideration). This funding should now be included in the tracking of item 23.018, Transportation Funding.	8/15/2023	Trusty		X		X		
2023.041	24	**Shared Parking**	17.55.100 Add traffic engineer's data into the city code to determine what is the right amount of shared parking; and for the Council to become the land use authority rather than the PC.	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2024	8/1/2023	The council wants clarity to the parking code and become the land use authority.	8/15/2023	Trusty		X				
2023.023	24	**Water Plan (Residential)**	Establish a water plan based on residential density. Need to get a water element into the GP. ULCT conference showed some water usages based on residents; how much less used when apartments instead of having 1/4 acre lots. Higher density may use more water than 1/4 acre lots. Balance density with road needs and water use.	**Secondary Priority**	**Schedule**	**Not Started**	2022-2025	1/16/2024	Staff agrees that this needs to be looked at, in the context of multiple scenarios.	5/16/2023	Trusty Larsen		X		X	X	
2023.049	24	**Water Study for Commercial Development**	Determine how much water is needed for future commercial development; establish a policy to reserve sufficient water for commercial purposes. (See also 23.023 Water Plan.)	**Proposed**	-	-					Trusty Larsen		X		X	X	
2023.019	31	**Advise and Consent**	Coordinate with city boards, committees, and commissions.	**Proposed**	-	-		1/16/2024	Currently there are empty positions. See what the EMMC directs. What is the status now? There is one PC vacancy, 2 still to fill on the cemetery.		Kofoed						
2023.033	32	**Capital Asset Management Plan**	Incorporate into our planning and budget process, financing etc. Do impact fees sufficiently cover state mandates like ADUs?	**Secondary Priority**	**Schedule**	**Not Started**	12/31/2024	9/19/2023	This idea came up in discussion and would help every department that has capital assets. Staff are looking into asset management software tools.	5/16/2023	Ruesch		X		X		
2023.042	41	**Safe Routes for Schools as a Calendar Item**	Bring forward each year a staff report on safe routes for school including completing infrastructure projects before school commences.	**Secondary Priority**	**Schedule**	**In Progress**	5/31/2024	8/15/2023	Put this on the calendar by May 31 each year. Note: A proposed bill at the Legislature would require School Districts to provide its safe routes proposals each year and require cities to provide a written response within 60 days indicating projects affecting those routes and any mitigation thereof.	8/15/2023	Hickman Kofoed Hilton						
2023.008	41	**Rodeo Feasibility Study**	Coordinate a feasibility study to consider relocating the rodeo.	**Secondary Priority**	**Schedule**	**Not Started**		1/16/2024	The rodeo facility is not included in the Facilities Master Plan. A study for relocating would be done separately.	5/16/2023	Hickman				X		X
2023.012	41	**City Food Orchard**	Suggests planting wild fruit trees in the city. Mayor supports? Put property to use for community benefit…use city resources to beautify and create a commodity for community use.	**Proposed**	-	-					Hickman					X	

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*
Through November 2023

GENERAL FUND

General Fund Revenues

Budget:	$	26,131,704
Revenue Collected to Date:	$	12,583,275
Percent of Total Budget Collected:		48%
Percent of Year Completed:		42%



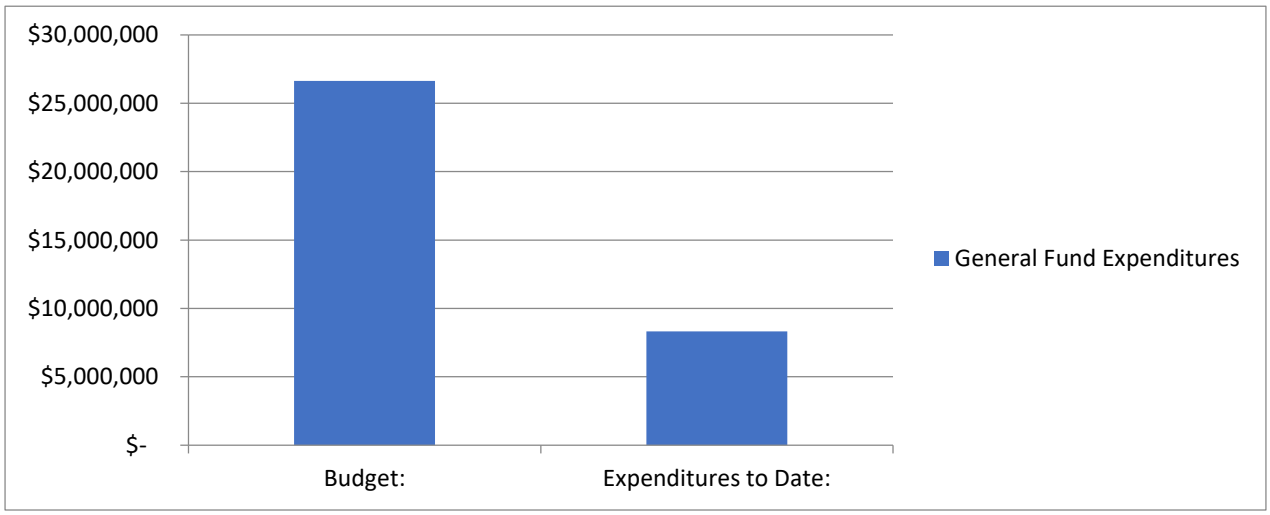
Revenue Analysis

Revenue Sources	Budget	To Date	% Collected
Taxes	$ 17,721,658	$ 7,054,637	39.81%
Licenses	$ 30,000	$ 12,588	41.96%
Planning Building & Eng Fees	$ 2,634,608	$ 2,661,740	101.03%
Intergovernmental Revenue	$ 2,347,000	$ 952,231	40.57%
Charges for Services	$ 235,000	$ 133,980	57.01%
Recreation	$ 127,400	$ 118,882	93.31%
Utility Revenue	$ -	$ 80,965	0.00%
Fines & Forfeitures	$ 13,500	$ 7,857	58.20%
Miscellaneous Revenues	$ 183,500	$ 119,111	64.91%
Interfund Transactions	$ 2,129,038	$ 874,483	41.07%
Special Revenues & Resources	$ 710,000	$ 566,800	79.83%

Note: Development related revenue coming in stronger than projected.

General Fund Expenditures

Budget:	$	26,637,482
Expenditures to Date:	$	8,316,245
Percent of Total Budget Expended:		31%
Percent of Year Completed:		42%



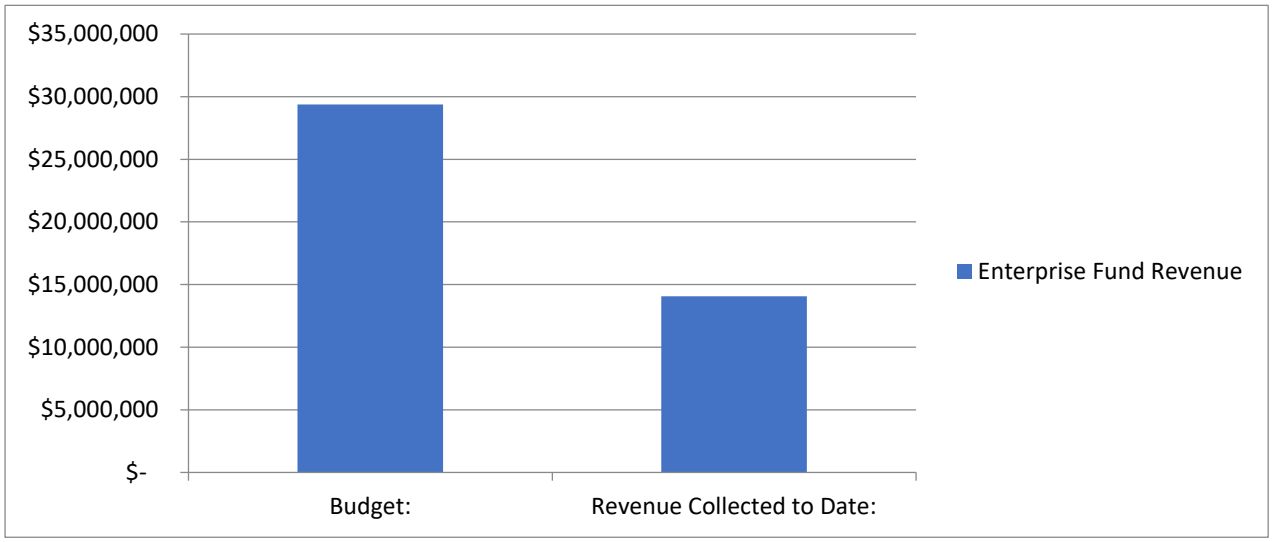
Expense Analysis

		Budget	To Date	% Expended	% Yr. Completed
11	General Government	$ 4,571,354	$ 1,587,107	35%	42%
18	Community Services	$ 2,541,832	$ 726,750	29%	42%
19	Non-Departmental	$ 2,417,159	$ 1,276,116	53%	42%
21	Public Safety	$ 6,695,094	$ 1,109,650	17%	42%
32	Planning & Zoning	$ 1,272,535	$ 430,889	34%	42%
33	Building Inspections	$ 1,737,304	$ 671,258	39%	42%
41	Public Works	$ 6,757,335	$ 2,514,475	37%	42%
61	Interfund Transfers	$ 644,869	$ -	0%	42%

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	29,373,802
Revenue Collected to Date:	$	14,053,317
Percent of Total Budget Collected:		48%
Percent of Year Completed:		42%



Revenue Analysis

		Budget	To Date	% Received	% Yr. Completed
51	Water Fund	$ 17,037,005	$ 8,549,632	50%	42%
52	Sewer Fund	$ 8,362,585	$ 3,748,509	45%	42%
57	Solid Waste Fund	$ 2,495,762	$ 1,112,945	45%	42%
59	Storm Drain Fund	$ 1,478,450	$ 642,231	43%	42%

Fund 51 - Water Fund: First quarter water sales always higher due to watering season

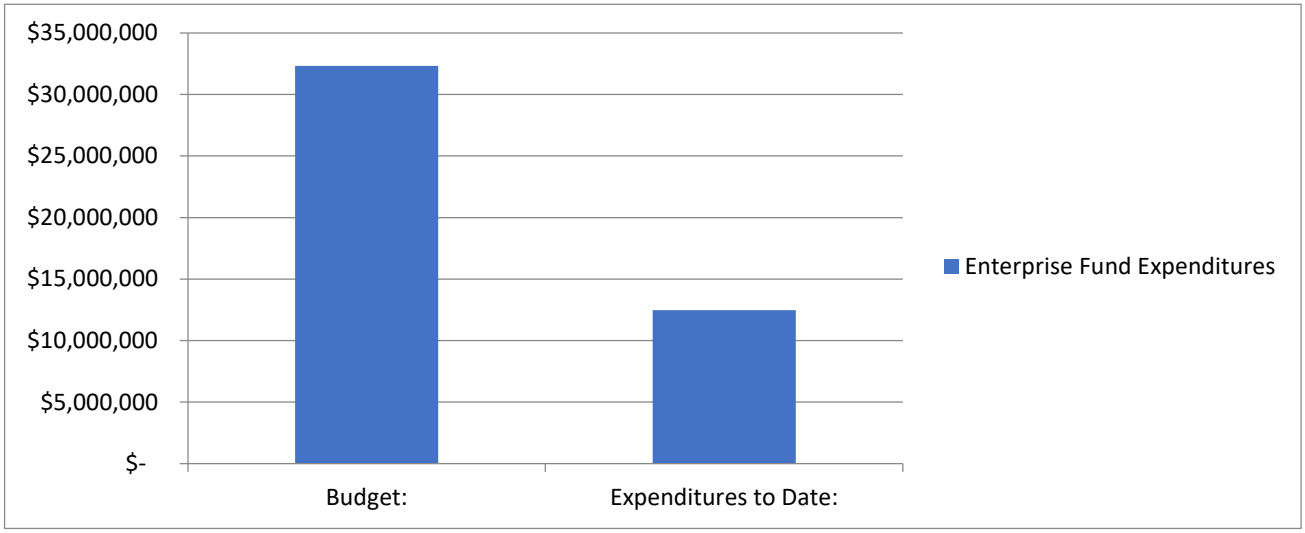
Fund 52 - Wastewater Fund:

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget:	$	32,333,838
Expenditures to Date:	$	12,471,862
Percent of Total Budget Expended:		39%
Percent of Year Completed:		42%



Expense Analysis

		Budget	To Date	% Expended	% Yr. Completed
51	Water Fund	$ 18,187,005	$ 9,174,834	50%	42%
52	Sewer Fund	$ 10,172,621	$ 2,114,470	21%	42%
57	Solid Waste Fund	$ 2,495,762	$ 877,189	35%	42%
59	Storm Drain Fund	$ 1,478,450	$ 305,369	21%	42%

Note:
The Water Fund had a $5.3M payment to Central Utah Water Conservancy District for payment of Development Fees that took place in Ju

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Committed Balance - restricted to pay reimbursement agreements, and budgeted expenses
Available Balance - amount in the fund that is available for future projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 11/30/2023	Committed Balance	Available Balance	Projected Available Balance by 6/30/2024**
11 - Water Impact Fee Fund	$23,183,909	$21,356,789	$1,827,120	$3,886,078
12 - Wastewater Impact Fee Fund	$2,439,004	$2,104,016	$334,987	$1,274,176
15 - Parks/Trails Impact Fee Fund	$6,546,263	$5,121,508	$1,424,756	$3,597,615
16- Public Safety Impact Fee Fund	$108,473	$0	$108,473	$138,613
17 -Stormwater Impact Fee Fund	$3,590,102	$2,507,556	$1,082,547	$1,420,731
18 -Transportation Impact Fee Fund	$1,305,435	$4,808,417	($3,502,983)	($2,792,252)

****Available balance + the average of the future facilities impact fee collected and projected out.**

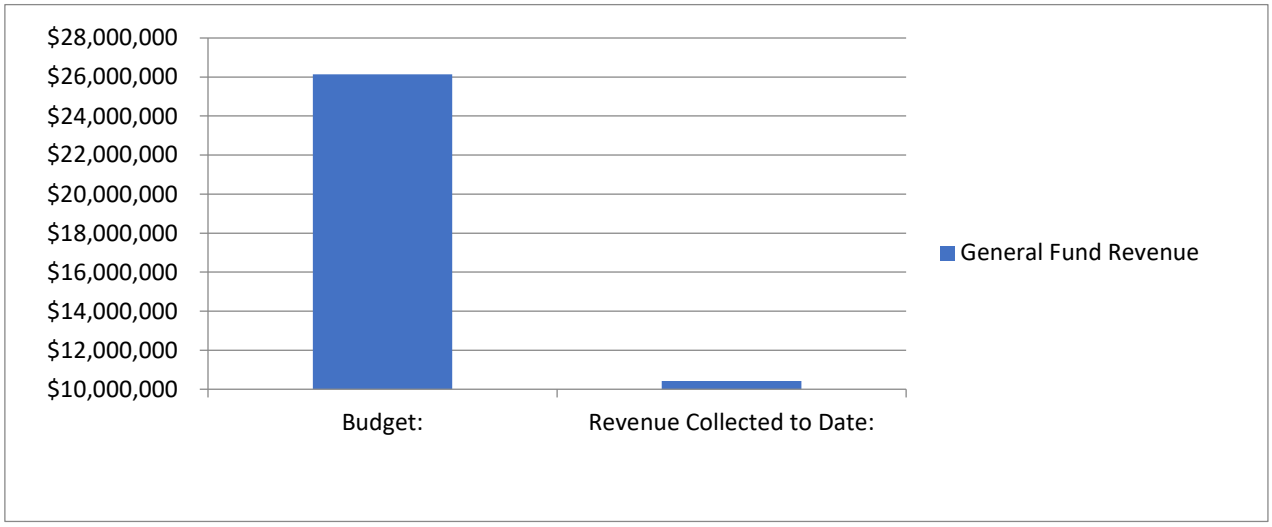
***Unaudited figures - adjusting entries will be done throughout the fiscal year.**

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*
Through October 2023

GENERAL FUND

General Fund Revenues

Budget:	$	26,131,704
Revenue Collected to Date:	$	10,416,795
Percent of Total Budget Collected:		40%
Percent of Year Completed:		33%



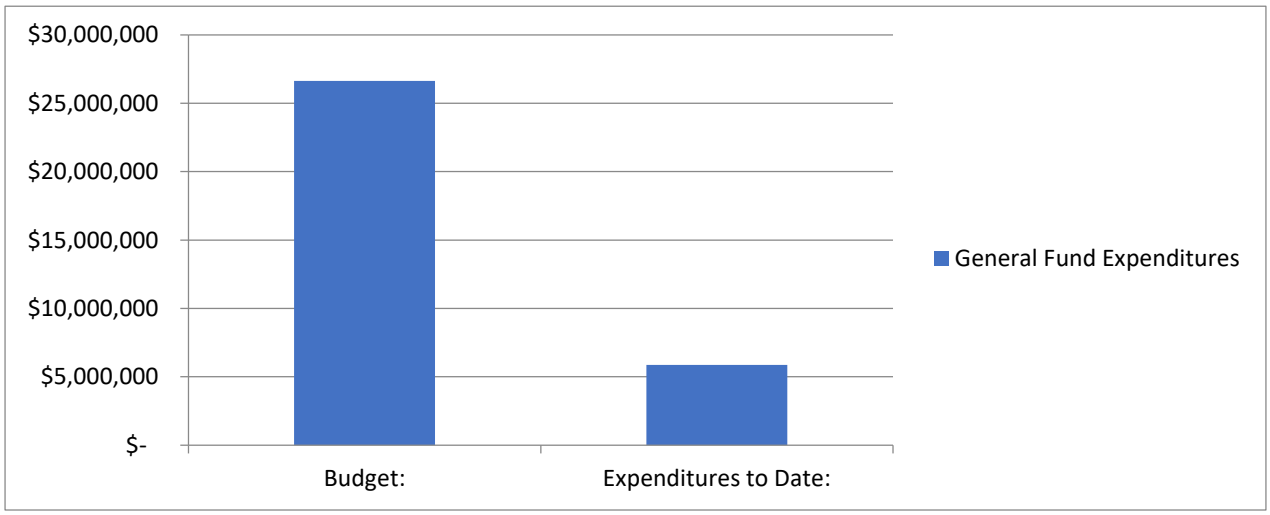
Revenue Analysis

Revenue Sources	Budget	To Date	% Collected
Taxes	$ 17,721,658	$ 5,649,488	31.88%
Licenses	$ 30,000	$ 10,704	35.68%
Planning Building & Eng Fees	$ 2,634,608	$ 2,195,925	83.35%
Intergovernmental Revenue	$ 2,347,000	$ 948,481	40.41%
Charges for Services	$ 235,000	$ 130,890	55.70%
Recreation	$ 127,400	$ 93,942	73.74%
Utility Revenue	$ -	$ 62,735	0.00%
Fines & Forfeitures	$ 13,500	$ 6,135	45.45%
Miscellaneous Revenues	$ 183,500	$ 109,818	59.85%
Interfund Transactions	$ 2,129,038	$ 699,587	32.86%
Special Revenues & Resources	$ 710,000	$ 509,090	71.70%

Note: Development related revenue coming in stronger than projected.

General Fund Expenditures

Budget:	$	26,637,482
Expenditures to Date:	$	5,871,571
Percent of Total Budget Expended:		22%
Percent of Year Completed:		33%



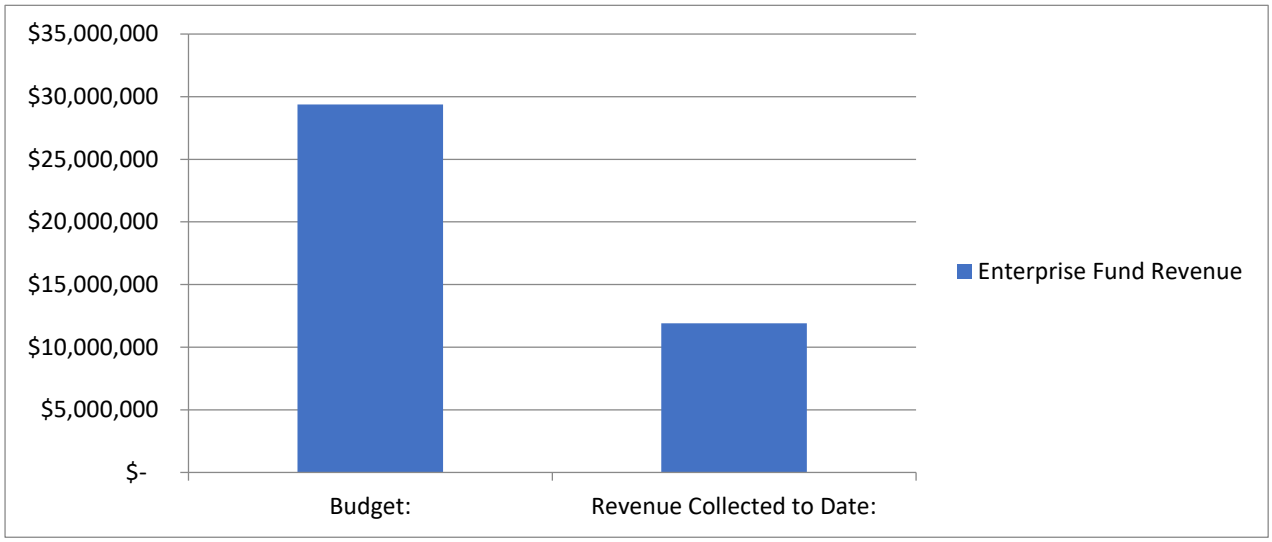
Expense Analysis

		Budget	To Date	% Expended	% Yr. Completed
11	General Government	$ 4,571,354	$ 1,265,530	28%	33%
18	Community Services	$ 2,541,832	$ 605,418	24%	33%
19	Non-Departmental	$ 2,417,159	$ 965,564	40%	33%
21	Public Safety	$ 6,695,094	$ 175,012	3%	33%
32	Planning & Zoning	$ 1,272,535	$ 340,535	27%	33%
33	Building Inspections	$ 1,737,304	$ 576,594	33%	33%
41	Public Works	$ 6,757,335	$ 1,942,918	29%	33%
61	Interfund Transfers	$ 644,869	$ -	0%	33%

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	29,373,802
Revenue Collected to Date:	$	11,908,164
Percent of Total Budget Collected:		41%
Percent of Year Completed:		33%



Revenue Analysis

		Budget	To Date	% Received	% Yr. Completed
51	Water Fund	$ 17,037,005	$ 7,522,436	44%	33%
52	Sewer Fund	$ 8,362,585	$ 2,988,053	36%	33%
57	Solid Waste Fund	$ 2,495,762	$ 887,103	36%	33%
59	Storm Drain Fund	$ 1,478,450	$ 510,572	35%	33%

Fund 51 - Water Fund: First quarter water sales always higher due to watering season

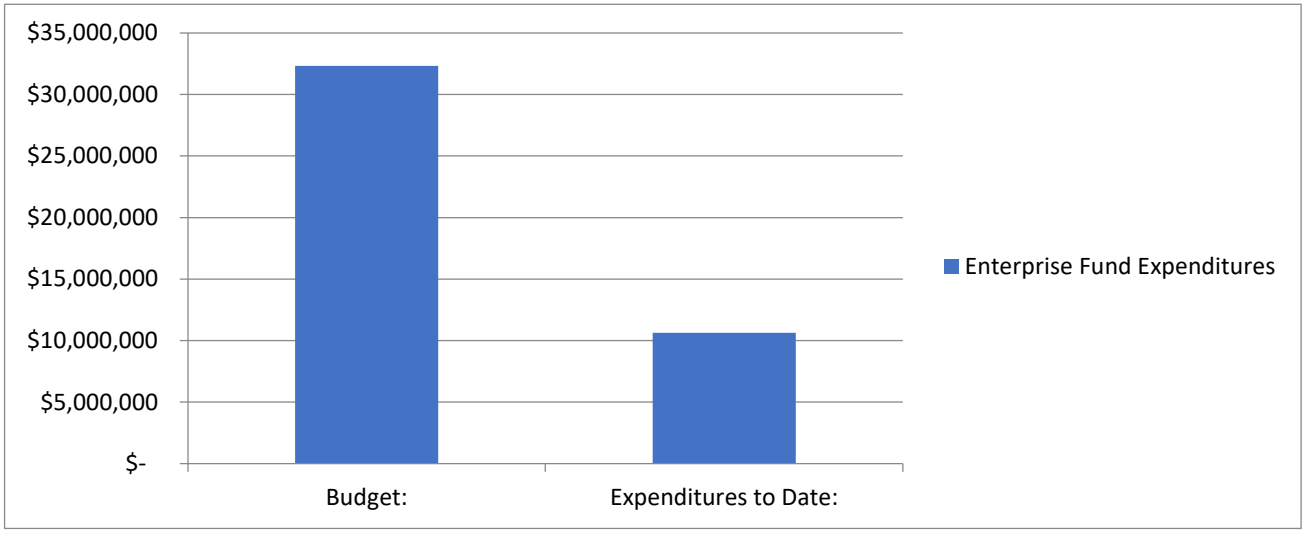
Fund 52 - Wastewater Fund:

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget:	$	32,333,838
Expenditures to Date:	$	10,630,670
Percent of Total Budget Expended:		33%
Percent of Year Completed:		33%



Expense Analysis

		Budget	To Date	% Expended	% Yr. Completed
51	Water Fund	$ 18,187,005	$ 8,366,132	46%	33%
52	Sewer Fund	$ 10,172,621	$ 1,367,975	13%	33%
57	Solid Waste Fund	$ 2,495,762	$ 651,531	26%	33%
59	Storm Drain Fund	$ 1,478,450	$ 245,032	17%	33%

Note:
The Water Fund had a $5.3M payment to Central Utah Water Conservancy District for payment of Development Fees that took place in Ju

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
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Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 10/31/2023	Committed Balance	Available Balance	Projected Available Balance by 6/30/2024**
11 - Water Impact Fee Fund	$23,215,777	$21,514,285	$1,701,493	$3,720,425
12 - Wastewater Impact Fee Fund	$2,370,933	$1,732,358	$638,575	$1,528,218
15 - Parks/Trails Impact Fee Fund	$7,086,788	$5,917,272	$1,169,515	$3,511,335
16- Public Safety Impact Fee Fund	$105,827	$0	$105,827	$143,592
17 -Stormwater Impact Fee Fund	$3,551,794	$2,500,300	$1,051,494	$1,339,356
18 -Transportation Impact Fee Fund	$2,039,596	$5,621,045	($3,581,450)	($2,732,940)

****Available balance + the average of the future facilities impact fee collected and projected out.**

***Unaudited figures - adjusting entries will be done throughout the fiscal year.**