



EAGLE MOUNTAIN CITY COUNCIL MEETING

January 4, 2022, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

3:00 P.M. MAYORAL AND CITY COUNCIL OATH OF OFFICE - CITY COUNCIL CHAMBERS

Oath of Office for Mayor Tom Westmoreland and City Council Members Donna Burnham and Brett Wright.

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 UPDATE - City Administrator Items
- 1.B DISCUSSION - Landlord Licensing
EMMC 5.30 Rental Dwelling Business Licensing - Proposed
- 1.C UPDATE - Upcoming Planning Items
Eagle Quest East
Eagle Ridge
Triumph
- 1.D DISCUSSION - Lone Tree 3
Lone Tree F - Proposed Preliminary Plat
Circle 5 Ranch Plans
Lone Tree 3 - Revised Concept Plan

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 discussing reasonably imminent litigation, 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 Cemetery Advisory Board

1. Steve Conger - 4-year Term
2. Corbin Wade - 4-year Term

9.B Library Advisory Board

1. Angelina Arnold - 3-year Term
2. Sally Blaser - 3-year Term
3. Shelly Way - 3-year Term

9.C Planning Commission

1. Jason Allen - Completing the Term through December 2022

9.D Senior Citizens Advisory Board

1. Joye Roberts - 4-year Term

CONSENT AGENDA

10. AGREEMENTS

10.A [Direct Communications Franchise Agreement](#)
[Franchise Agreement](#)

10.B [Lumen Franchise Agreement](#)
[Franchise Agreement](#)

11. BOND RELEASES

11.A [Brandon Park Phase A, Plat 14 - Into Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)

- 11.B SilverLake Plat 29 - Into Warranty
Bond Release Letter
Recorded Plat

12. MINUTES

- 12.A December 7, 2021 - Regular City Council Meeting
December 7, 2021 City Council Minutes - DRAFT

13. PRELIMINARY PLATS & SITE PLANS

- 13.A SITE PLAN - Antelope Meadows Pool and Clubhouse
Elevations
Landscape and Site Plans
- 13.B SITE PLAN - Atlas Tower - Sunset Flats
Site Location
Narrative
Site Plan
Silo Tower
- 13.C MASTER SITE PLAN - Ranches Crossing
Alternative Plan (No Road)
Ranches Crossing - Master Site Plan
Traffic Impact Study
Concept Plan
- 13.D SITE PLAN - Salt City Fitness
Elevations
Elevation Rendering
Landscaping
Civil Plans

14. RESOLUTIONS

- 14.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting Voter Participation Areas.
RES--Adopting Voter Participation Areas
EXHIBIT - Voter Participation Areas
- 14.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Supporting the Utah Broadband Access Grant Application to Construct a Fiber Optic Network in White Hills to Provide Expanded Access to High-Speed Broadband Internet Access Service to Eagle Mountain City Residents and Businesses.
RES--Affirming Support of Broadband Service Expansion

SCHEDULED ITEMS

15. ORDINANCES/PUBLIC HEARINGS

- 15.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits Regarding Monument Signs.

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The proposed amendment to Municipal Code will allow for taller monument and combined monument signs.

ORD--EMMC 17.80 Sign Regulations and Sign Permits - Monument Signs

Applicant Proposed Changes

Draft Sign Elevations

Applicants Supporting Materials

- 15.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits Regarding Flagpole Heights.

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The proposed amendment to Municipal Code will addresses maximum flagpole heights in Eagle Mountain.

ORD--EMMC 17.80 Sign Regulations and Sign Permits - Flagpole Heights

Flagpole Changes - Proposed

- 15.C ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.75 Standards for Special Uses, 17.20 Agriculture Zone, 17.35 Commercial Zone, 17.37 Business Park Zone, 17.40 Industrial Zone, and 17.23 Open Space Zones, Relating to Indoor and Outdoor Shooting Ranges.

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The proposed ordinance has been drafted to allow for both indoor and outdoor shooting ranges in the City as special uses in appropriate areas.

ORD--EMMC Relating to Shooting Ranges

Draft Indoor & Outdoor Shooting Range Ordinances

- 15.D ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 6.10 Animal Zone Regulations.

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The item is being presented again to the Council to confirm that the original ordinance was adopted as intended.

ORD--EMMC 6.10 Animal Zoning Regulations

EMMC 6.10 Animal Zoning Regulations - Redlines

16. MOTION

16.A MOTION - Request for Waiver of Streetlight Requirements in the Deer Haven Development

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* Eagle Mountain Municipal Code Chapter 15.10.390 requires streetlights to be installed on residential streets at a minimum spacing of 250 feet and a maximum spacing of 350 feet with alternating sides. Chapter 16.30.080 allows subdivisions under Agricultural, RA1, RA2, RD1, RD2, or FR zone designations to request waivers to requirements to install curbs, gutters, sidewalks, water and sewer utilities and streetlights. Deer Haven is zoned Agriculture and RD1, under this designation, the applicant is requesting a waiver to the requirement to install streetlights.

17. CITY COUNCIL/MAYOR'S BUSINESS

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

18. 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.

19. COMMUNICATION ITEMS

19.A Upcoming Agenda Items CI--Upcoming Agenda Items

20. 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 30th day of December, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE:	DISCUSSION - Landlord Licensing		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Evan Berrett, Admin

PRESENTED BY:

Evan Berrett

RECOMMENDATION:

Eagle Mountain City staff desired to identify a different approach that would seek to incentivize participation rather than punish non-participation. Knowing that even with incentives, some landlords would still not participate, we also sought a solution to respond to rental properties that are exceedingly non-compliant. The resulting program combines incentive-based licensing with performance-based licensing in what we call a hybrid incentive model.

Incentive Component

All landlords would be required to be licensed except for owners of temporary rentals (such as AirBnBs and VRBOs) and owners who are renting to immediate family. Licenses must be renewed every two years in January. If a landlord's license remains unexpired, they become eligible to receive a set of incentives that support their activities as a landlord and improve the relationship between the city and the landlord. If a landlord also completed a good landlord training program, the landlord would gain access to additional incentives. Should a landlord's license expire, those incentives are no longer accessible. No fees will be required of landlords for their license. Staff anticipates that with strong participation, the resulting improvements in rental property management in the city will save the City enough money needed to cover any costs related to administering this program.

Performance Component

Should a property exceed a certain number of code enforcement violations or require a certain number of law enforcement visits, the landlord license will be suspended for three months and the landlord would be prohibited from renting the property to new tenants until landlords have completed actions necessary to remove the suspension. The current tenants may remain. The landlord would be required to pay a one-time \$150 administrative fee to cover the costs of assisting the landlord with meeting the requirements of the suspension status. Suspension requirements will include completing a mitigation plan which is composed of voluntary inspections as needed and a monthly service log recording improvements to the property and relationship with the tenants. Should the property continue to experience violations, the suspension would start over and the landlord or property owner may be subject to additional fines related to the code enforcement violations, potentially resulting in required appearances before the administrative law judge.

Conclusion

The proposed program has been presented to Neighborhood Improvement Officers, Steve Mumford (Assistant City Administrator & Community Development Director), and to Jeremy Cook (City Attorney). All believe the approach is reasonable and enforceable. The only remaining element that is outstanding is determining the appropriate department to manage the license renewals. We hope to determine this, including the tool(s) that will be used within the next two months. It is anticipated that licensing would be required beginning March 1, 2022, with notifications and information being sent out to known rental property owners a month prior.

It is our hope that by taking this different approach to landlord licensing that we will improve the relationship between the city and landlords and change the approach from reactive monitoring supported by penalties to proactive support supported by rewards. The draft code has been written in such a way as to ensure the performance components are enforceable but the incentive components can be quickly modified based on observed effectiveness of the program.

Staff would appreciate your feedback with this approach so that any final changes can be made prior to returning for final approval from

City Council. See next page for draft code

BACKGROUND:

Eagle Mountain's growth has included the addition of many rental properties in the City. In contrast to most other cities of a similar population, Eagle Mountain has far fewer professionally managed apartments or other similar rental units. A study conducted by the City of Orem fairly recently found that most code enforcement and criminal issues that come from rental units, are from single family residential units including detached, ADU, and townhome-type units. These units were also the most likely to have problems with utility billing including failing to pay final bills when tenants move away.

Following extensive research including interviews with other cities and more, staff determined that the best means of solving these issues was to improve the City's ability to communicate with landlords. Analysis of the rental properties we could identify at this time found that of the over 500 separate rental property owners, 27% lived outside of Utah and only 29% of those in Utah live in Eagle Mountain. Communication with those landlords has been very challenging for Utility Billing and Neighborhood Improvement staff which has led to difficulty resolving several issues with rental properties.

A recent major change to utility billing account ownership passed by City Council made it possible for the City to get contact information for all landlords. Having this information will greatly improve the City's ability to work with landlords to resolve issues before they result in fines, collections, etc.

Feedback from past presentations to City Council on this matter made it clear that the Council is concerned with the quality of rental properties in the City. Furthermore, although having any contact information is better than nothing, a concern remains regarding having up-to-date information and whether rental properties are being operated legally. Staff sought out ways to make additional improvements and determined that a rental dwelling business license would be an appropriate solution.

Utah is often given praise in various guidebooks, news articles, or other literature due to how its cities handle landlord licensing. Most cities in Utah require a license for all landlords. Landlords need only

to complete an application and pay a fee that is calculated using a disproportionate impact study. Utah state law requires that when such fees exist, a means of reducing that fee through good landlord education programs must also exist. Eagle Mountain could certainly follow this same model. However, following interviews with other cities, and conversation with Council, we determined that this approach was not favorable.

Licensing staff from the cities of Ogden and West Jordan which disclosed that managing such license programs are very burdensome for staff, requiring a significant amount of time tracking down landlords to collect fees. Additionally, staff of each city had heard from landlords that were disgruntled by the idea that the fees they are paying are going towards the costs of resolving issues with those that weren't. The cities mentioned that about 80% of landlords were actively licensed, but the 20% of those that weren't licensed were the ones they had a hard time working with. Essentially, the license was creating more work for staff and good landlords, and not resolving issues for the non-compliant landlords.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[EMMC 5.30 Rental Dwelling Business Licensing - Proposed](#)

Rental Dwelling Business Licensing

5.30.05 PURPOSE

5.30.10 DEFINITIONS

5.30.15 RENTAL DWELLING BUSINESS LICENSE REQUIRED

5.30.25 LICENSE AMENDMENT

5.30.30 ISSUANCE OF LICENSE

5.30.35 RENEWAL OF LICENSE

5.30.40. LICENSE DENIAL, SUSPENSION, OR REVOCATION.

5.30.45. NON-TRANSFERABILITY

5.30.50: EFFECTIVE DATE

5.30.60 VIOLATIONS

5.30.05 Purpose

The purpose of this section is to:

- A. Ensure that all rental dwellings are established legally.
- B. Provide contact information for each rental dwelling owner to necessary City staff to allow issues to be resolved expeditiously and provide opportunity for city staff to proactively support rental dwelling owners.
- C. Encourage owners and managers of rental dwellings in the City to be proactive in preventing and resolving nuisances at rental dwellings that they own or manage.

5.30.10 Definitions

In addition to the definitions set forth in section 5.05.010, the following words and phrases used in this section shall have the meaning set forth herein:

“Owner” means the person(s) or entity(ies) listed as the owner of record in the records of the Utah County Recorder.

“Owner Occupied” means: (1) a rental dwelling that is the primary residence of a person who owns fifty percent (50%) or more of the rental dwelling, and resides at the rental dwelling for at least 9 months of the calendar year.; or (2) a rental dwelling that is owned by a family trust created for the primary purpose of estate planning, and is the primary residence of one or more trustors or beneficiaries of the trust, who reside at the rental dwelling for at least 9 months of the calendar year

“Rental Dwelling” means a building or portion of a building that is used or designated for use as a residence by one or more persons and is either:

- A. Available to be rented, loaned, leased, or hired out for a period of one month or longer; or
- B. Arranged, designed, or built to be rented, loaned, leased, or hired out for a period of one month or longer.

5.30.15 Rental Dwelling Business License Required

- A. It is unlawful for any person, as owner, lessee, or agent thereof to keep, conduct, operate or maintain a rental dwelling within Eagle Mountain City, or cause or permit the same to be done, without a valid rental dwelling business license.
- B. An owner of multiple rental dwellings or multiple buildings containing rental dwellings is not required to obtain more than one rental dwelling business license for the operation and maintenance of such rental dwellings.
- C. A rental dwelling business license shall not be required for a rental dwelling that has an existing business license under a different rental category (such as a business license to operate a hotel, or group home, or short-term rental).
- D. A rental dwelling business license shall not be required where a dwelling is owner occupied and the owner rents to only one or more persons who are all related to the owner as a spouse, parent, child, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent, or great-grandchild.
- E. A rental dwelling license shall not be required for a dwelling unit which is ordinarily owner occupied but is rented for a period of less than one (1) year because:
 - 1. The owner is placed in a hospital or other similar facility, or
 - 2. The owner has a bona fide, temporary absence for activities such as temporary job assignments, sabbaticals, or voluntary service.

5.30.20 License Application

- A. An application for a rental dwelling business license shall be on form provided by Eagle Mountain City and include the following information:
 - 1. The address and type of each rental dwelling that is owned, operated, or maintained by the applicant in Eagle Mountain City.
 - 2. The name, address, email address, and telephone number of each of the following: the applicant, the owner(s), and the manager(s) (if any) of all the rental dwellings included in subsection A.1 above.
 - 3. For any out of state owner, the designation of a legal representative and agent residing in the state of Utah who is authorized by the owner to receive and/or accept service of process with respect to the rental dwellings covered by the application, and the name, address, email address, and telephone number of such representative.
 - 4. The signature of the owner or manager of the rental dwelling(s) certifying, to the best of the owner's or manager's knowledge or belief, that the use and occupancy of the rental dwelling(s) conforms to applicable ordinances and that the owner or manager agrees to comply with applicable Eagle Mountain City ordinances with respect to the rental dwellings covered by the application.

5.30.25 License Amendment

- A. Any licensee who acquires additional rental dwellings after licensure but before renewal shall amend the license to add the rental dwellings to the license within thirty (30) days of acquisition.
- B. Any licensee who experiences a change in mailing address, phone number, electronic mail address, or change in property management shall amend the license to reflect the new information within thirty (30) days of the change.

5.30.30 Issuance of License

- A. A rental dwelling business license shall be issued to an applicant if all of the following are met:
 - A. An application has been submitted, reviewed, and found to be satisfactorily completed.
 - B. All rental dwellings included in the application are in compliance with all applicable zoning ordinances and requirements.
 - C. The applicant has complied with all other requirements of this section.

5.30.35 Renewal of License

- A. A rental dwelling business license shall be renewed by the owner or authorized legal representative every two (2) years in January. If a first-time rental dwelling business license is issued in a month other than January, the first renewal will be required the second January following the initial license issuance. Licenses must be renewed within thirty (30) day of January 1st of each year.

5.30.40. License Denial, Suspension, or Revocation.

- A. An application for a rental dwelling business license may be denied or revoked for any of the following reasons:
 - 1. The applicant does not meet the qualifications for a license as provided in this Article or other applicable City ordinances.
 - 2. False or incomplete information included in the application.
 - 3. Inaction or refusal to complete requirements of mitigation plan per 5.30.40-B to end a license suspension.
 - 4. Nonpayment of any administrative fines that have been imposed for administrative citations issued to the owner(s), manager(s) or occupants of any rental dwelling covered by the license for violation(s) of the Eagle Mountain Municipal Code.
- B. A rental dwelling business license may be suspended pending a return to compliance for any of the following reasons:
 - 1. Receipt of three (3) or more administrative citations at any one property in a 30-day period;
 - 2. An administrative citation has not been corrected for more than ninety (90) days.
 - 3. Three (3) or more dispatched law enforcement visits to any one owned rental dwelling in a 30-day period.
- C. A property owner with a suspended rental dwelling business license may not rent to new tenants until the suspension is removed.
- D. Suspension of a rental dwelling business license shall not be removed for ninety (90) days following the date of issuance of the third administrative citation or law enforcement visit or until all required remedial actions are completed per the terms of the suspension as required by Eagle Mountain City staff, whichever is sooner. The suspension will continue for another ninety (90) days following the initial suspension period if the following is not satisfied.
 - a. An administrative fee of \$150 is paid to Eagle Mountain City.
 - b. Scheduled inspections by Eagle Mountain City are completed as required by Eagle Mountain City staff.
 - c. A mitigation plan is created and carried out per the direction of Eagle Mountain City staff.
 - d. No properties owned by the licensee and used as rental dwellings receive three administrative citations or dispatched law enforcement visits within the ninety (90) days.

- E. Property owners may not receive rental dwelling management incentives from Eagle Mountain City while their license is expired, suspended, or revoked.

5.30.45. Non-transferability

- A. A rental dwelling license is not transferable. Any owner holding a license shall give written or emailed notice within thirty (30) days to the business license official after having transferred or otherwise disposed of legal or equitable control of any rental dwelling. Such notice of transferred interest shall include the name, address, and information regarding the person(s) or entity succeeding to the ownership or control thereof. The new owner shall obtain a rental dwelling license as required by this section.

5.30.50: Effective Date

- A. The provisions of this chapter shall take effect on March 1, 2022.

5.30.55 Appeals

- A. The denial, suspension or revocation of a rental dwelling license may be appealed to the administrative law judge appointed pursuant to Title 4 of the Eagle Mountain Municipal Code. A hearing shall be held regarding such appeal and a decision regarding the appeal shall be made by the administrative law judge in accordance with the procedures established under Title 4 of the Eagle Mountain Municipal Code

5.30.60 Violations

- A. Any person violating any of the provisions of this section shall be guilty of a class B misdemeanor and a fine in the amount of \$50 for each day of violation for renting a property without a valid rental dwelling business license.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE:	UPDATE - Upcoming Planning Items		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

The following applications have recently been considered by the Planning Commission and are planned to be on the January 18th City Council agenda:

- Eagle Quest East - Master Development Plan, Preliminary Plat, Rezone, and General Plan Amendment
- Eagle Ridge - General Plan Amendment, Rezone, and Preliminary Plat
- Triumph - General Plan Amendment Rezone, Master Development Plan, and Preliminary Plat
- RTI Overlay Zone - Development Code Amendment

ITEMS FOR CONSIDERATION:

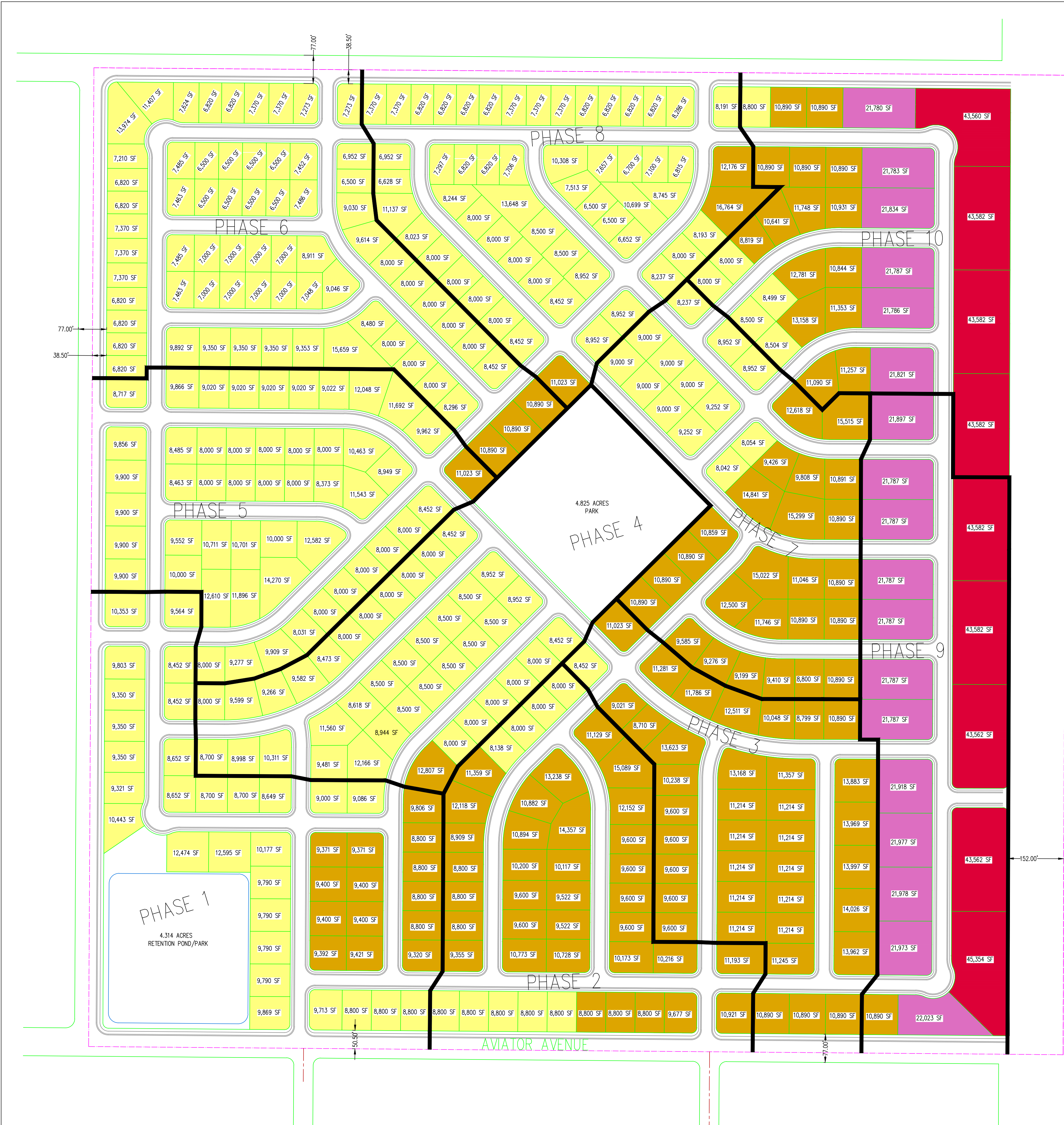
REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Eagle Quest East](#)

Eagle Ridge
Triumph

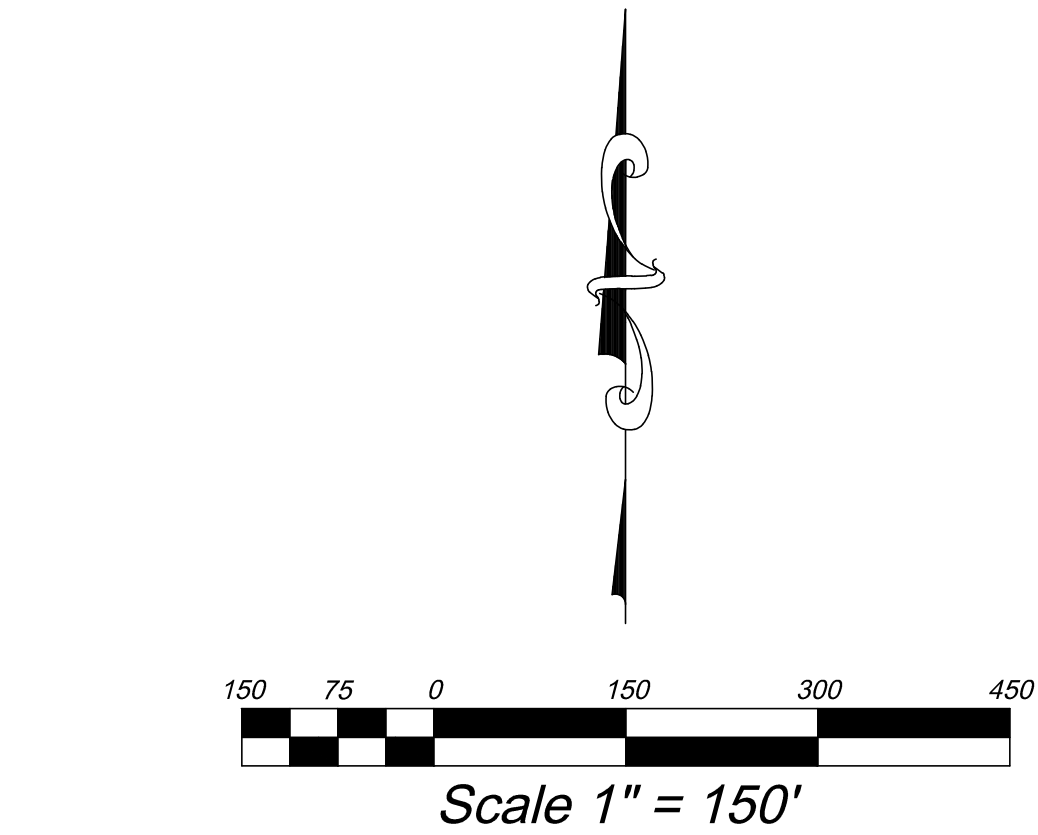


TABULATIONS			
TOTAL ACREAGE OF OVERALL PROJECT:	163.211 ACRES	=	100%
IMPROVED OPEN SPACE AREA:	9.1396 ACRES	=	5.6%
ROADWAY AREA:	51.05 ACRES	=	31.3%
RD1 ZONE LOT AREA: (43,772 S.F. LOT AVERAGE)	9.044 ACRES	=	5.5%
R1 ZONE LOT AREA: (21,849 S.F. LOT AVERAGE)	9.028 ACRES	=	5.5%
R2 ZONE LOT AREA: (10,932 S.F. LOT AVERAGE)	33.630 ACRES	=	20.6%
R3 ZONE LOT AREA: (8,500 S.F. LOT AVERAGE)	51.3187 ACRES	=	31.4%

PARK TABULATIONS	
263 LOTS (1,000 S.F./LOT)	
134 LOTS (900 S.F./LOT)	
18 LOTS (750 S.F./LOT)	
TOTAL REQUIRED PARK AREA = 397,100 S.F. = 9.12 ACRES	
TOTAL PROVIDED PARK AREA = 398,123 S.F. = 9.14 ACRES	

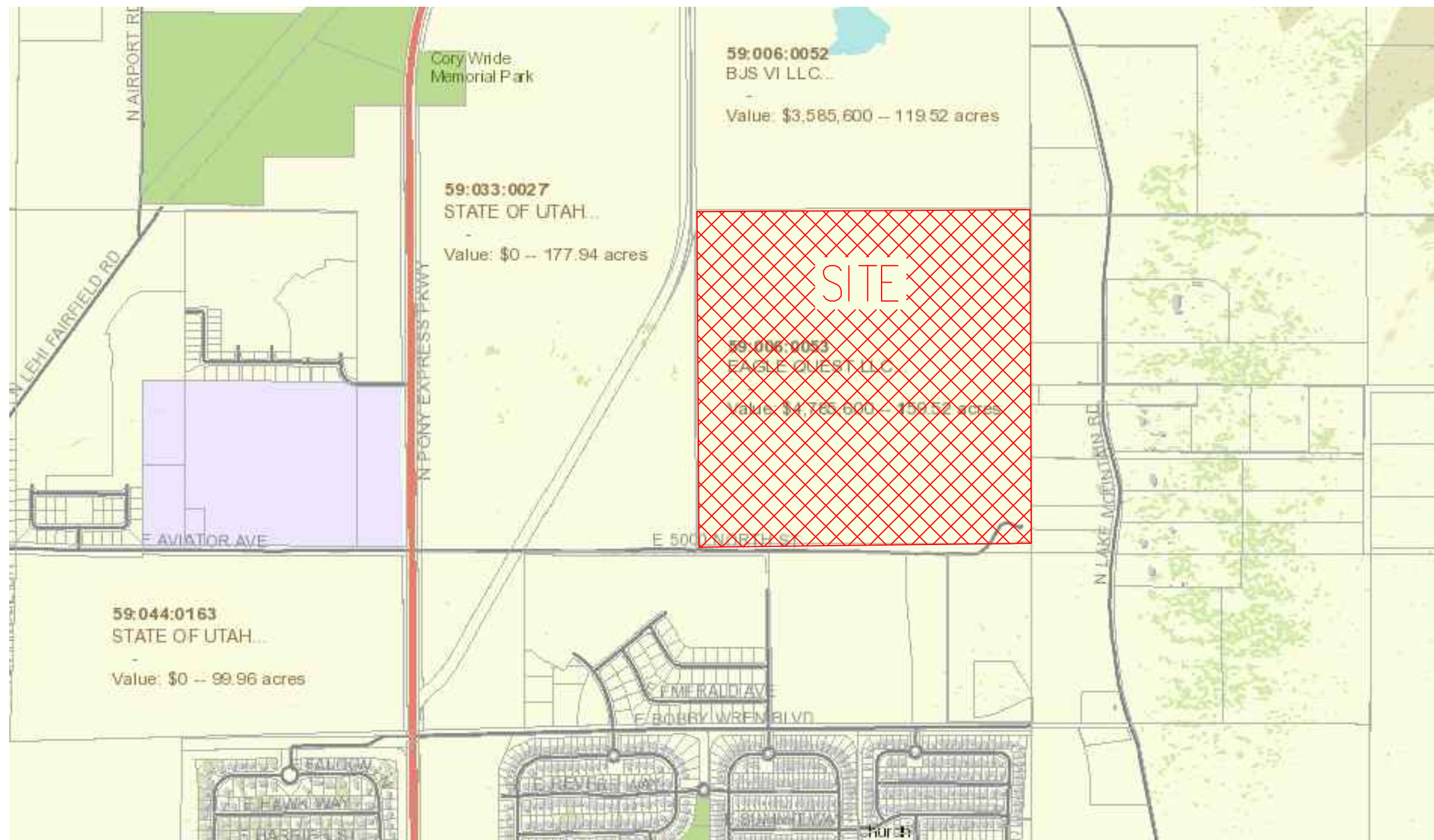
LOT NUMBER PER ZONE	
RD1 LOTS =	9
R1 LOTS =	18
R2 LOTS =	134
R3 LOTS =	263
TOTAL LOTS =	424
AVERAGE LOT AREA FOR TOTAL PROJECT =	10,584 S.F.

ZONING LEGEND	
RD1	
R1	
R2	
R3	



SETBACK NOTE
SETBACKS VARY BY LOT SIZE. THE SETBACK EXHIBIT WILL BE PROVIDED AS PART OF THE PRELIMINARY AND FINAL PLAT DESIGN PLANS.

FENCING NOTE
COLLECTOR/ARTERIAL ROAD FENCING IS REQUIRED ON ALL LOTS AROUND THE ENTIRE PERIMETER SINCE THEY ALL BACK AGAINST A COLLECTOR OR ARTERIAL ROAD.



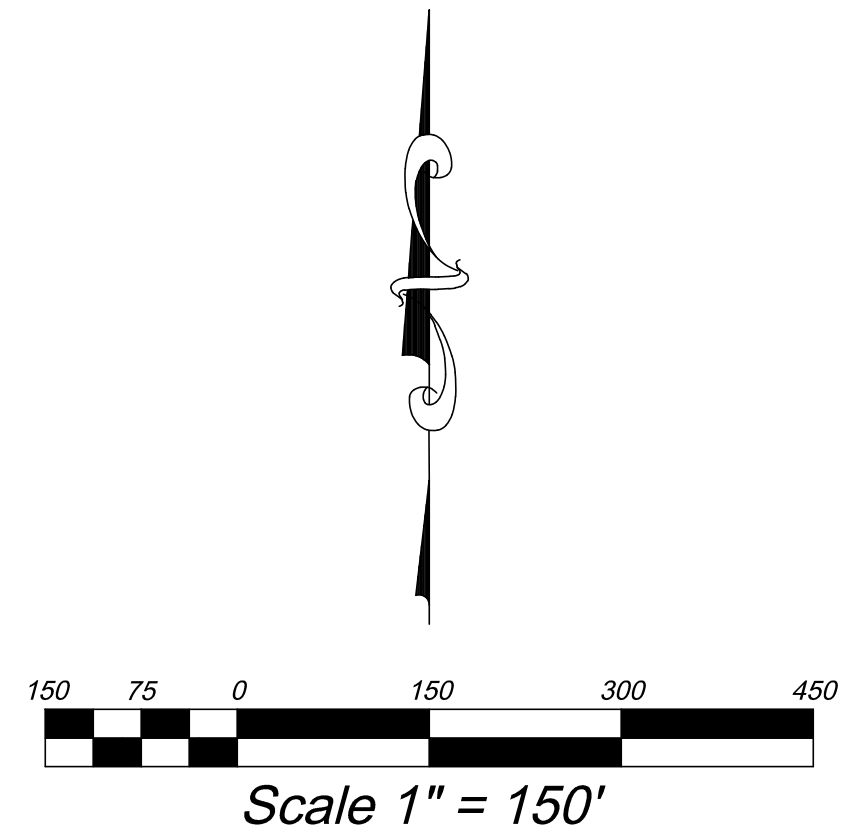
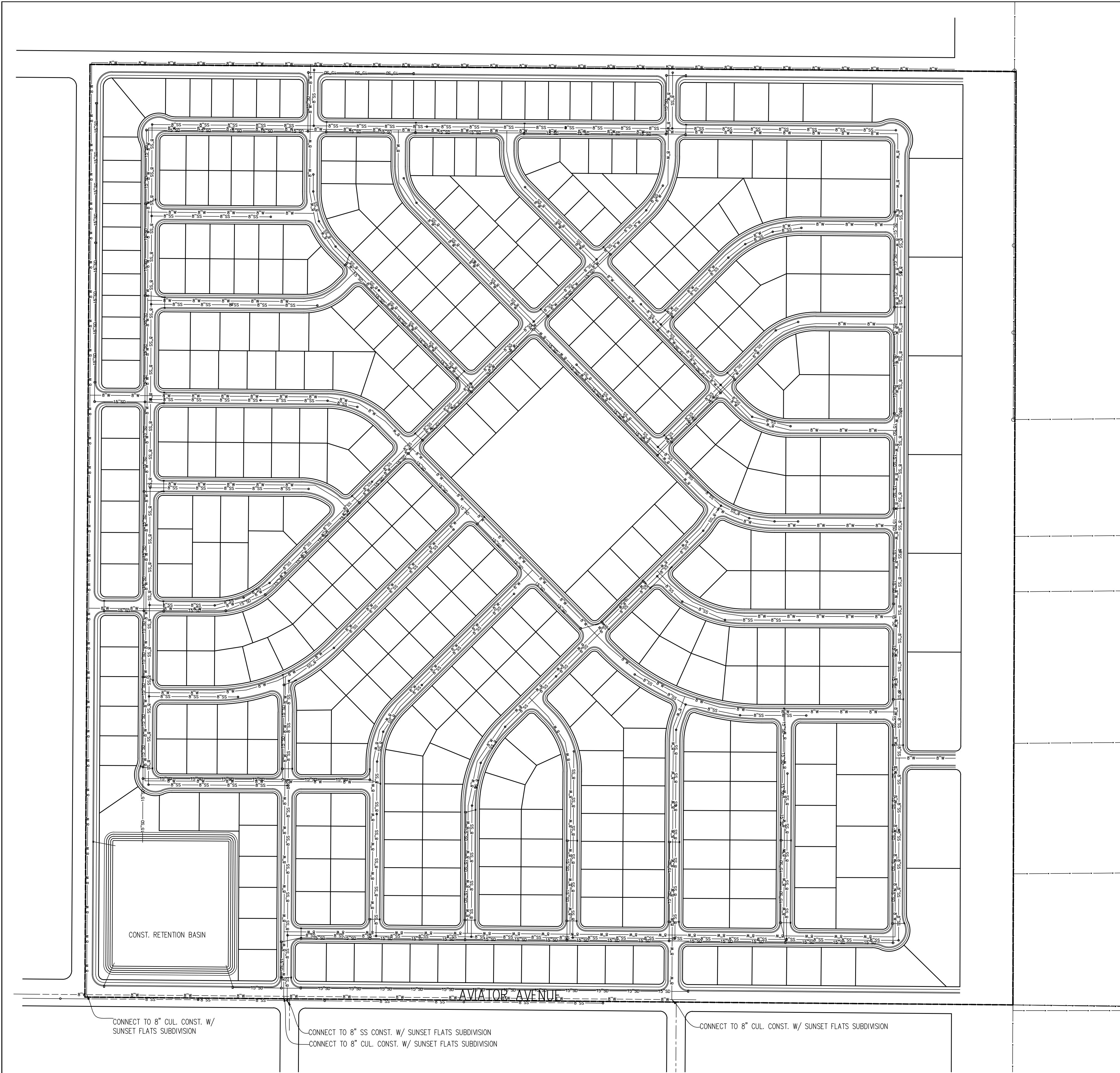
VICINITY MAP

REVISIONS		
Rev.	Date	Description
1	11/30/21	REVISED PER DRC REVIEW COMMENTS

Developer/Property Owner: KURT OSTLER
Phone: 801-971-2596

EXCELSIOR
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excecivil.com

EAGLE QUEST		UTAH
EAGLE MOUNTAIN		
Drawn by: D.W.P.	LAND USE, CONCEPT SITE & PHASING PLAN	Scale: 1"=150'
Designed by: D.W.P.		Date: 11/03/21
Checked by: D.W.P.		C1



WATER MODELING NOTE:
WITH THE PRELIMINARY PLAN APPLICATION, A WATER MODEL WILL BE PREPARED TO SHOW SUFFICIENT FLOWS AND PRESSURES. THE WATER LINE IS TO BE LOOPED WITH A MINIMUM OF TWO POINTS OF CONNECTION.

UTILITY NOTE:
FIRE HYDRANTS, VALVES, ETC. WILL BE INCLUDED WITH PRELIMINARY PLAN.

STREET LIGHT NOTE:
STREET LIGHTS ARE REQUIRED EVERY 250'-350' ALTERNATING SIDES AND AT EVERY INTERSECTION AND CURVE. STREET LIGHTS WILL BE INCLUDED WITH THE PRELIMINARY PLAN.

REVISIONS		
Rev.	Date	Description
1	11/30/21	REVISED PER DRC REVIEW COMMENTS

Developer/Property Owner: KURT OSTLER

Phone: 801-971-2596



David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

EAGLE QUEST

EAGLE MOUNTAIN

UTAH

Drawn by:
D.W.P.

Designed by:
D.W.P.

Checked by:
D.W.P.

CONCEPT UTILITY PLAN

Scale:
1"=150'

Date:
11/03/21

C2

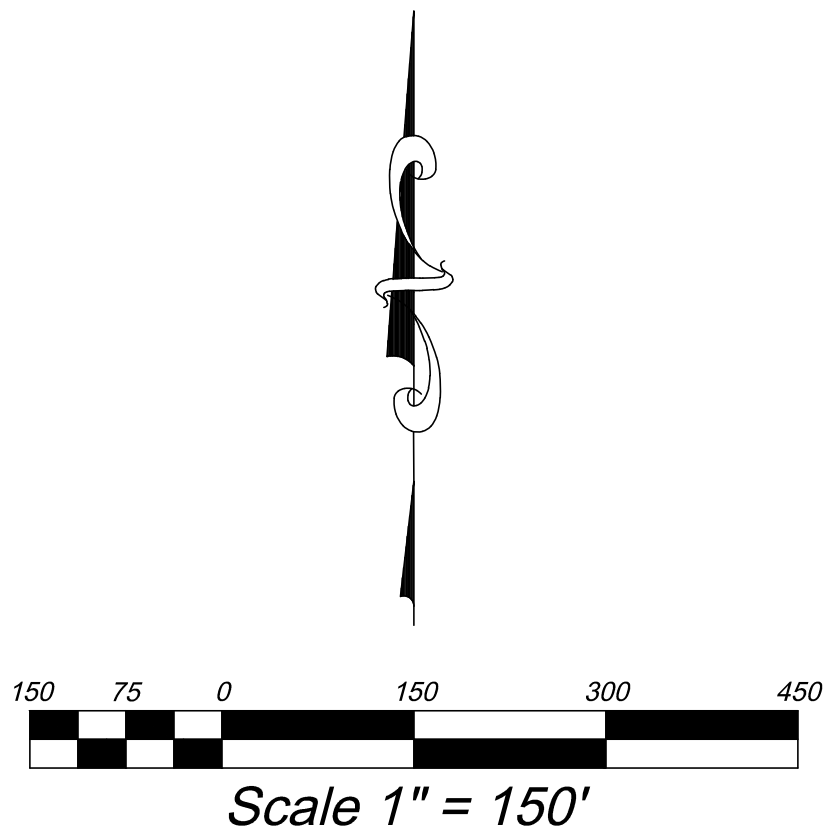
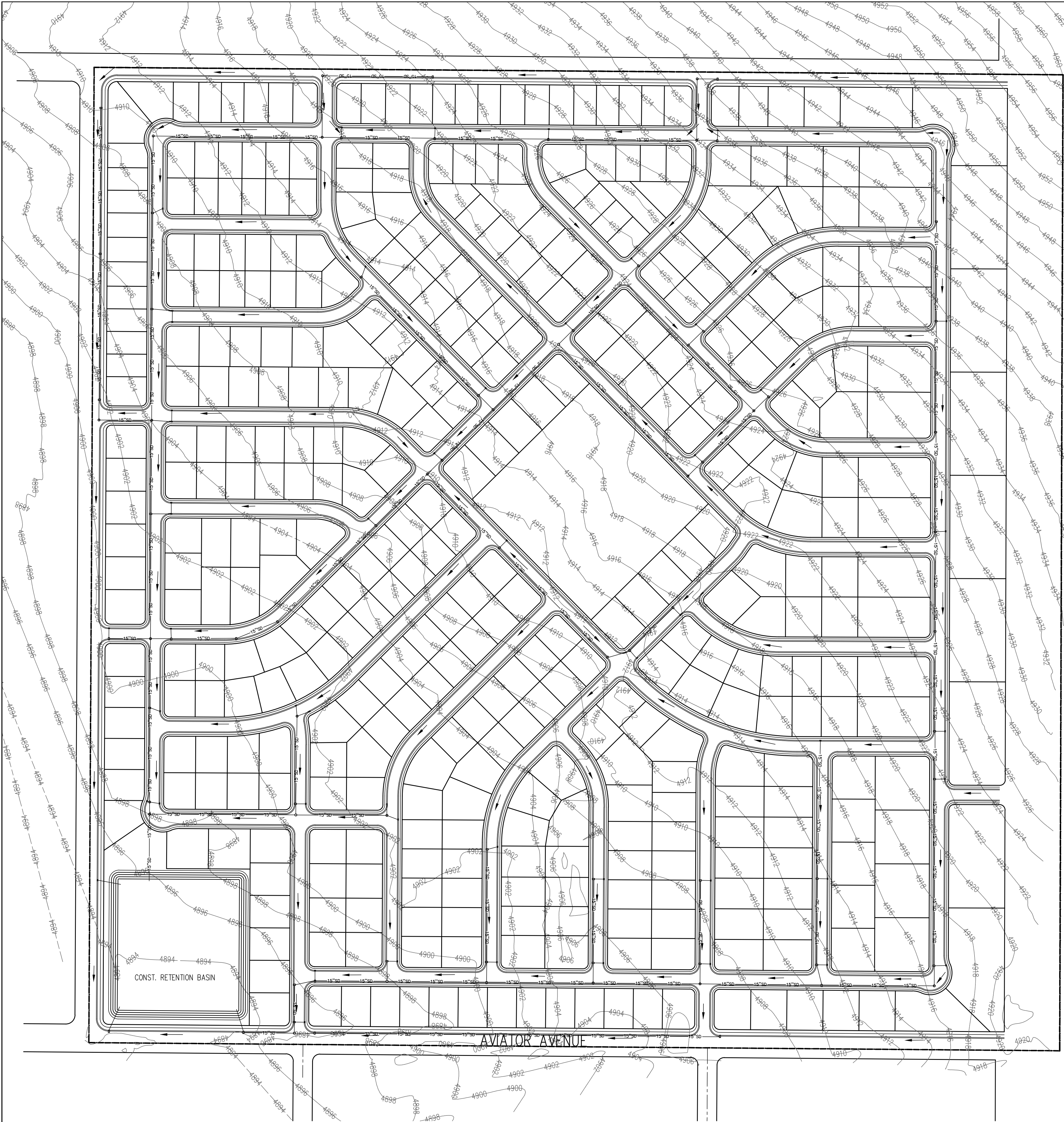
CONST. RETENTION BASIN

AVIATOR AVENUE

CONNECT TO 8" CUL. CONST. W/
SUNSET FLATS SUBDIVISION

CONNECT TO 8" SS CONST. W/ SUNSET FLATS SUBDIVISION
CONNECT TO 8" CUL. CONST. W/ SUNSET FLATS SUBDIVISION

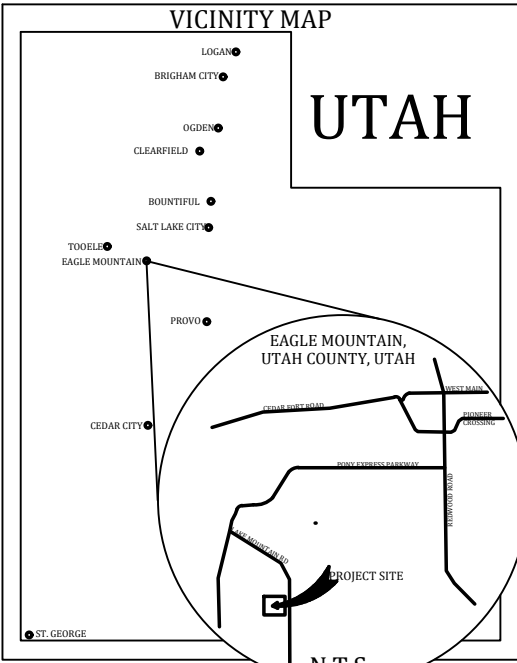
CONNECT TO 8" CUL. CONST. W/ SUNSET FLATS SUBDIVISION



- EROSION CONTROL NOTES:
1. EACH PHASE OF CONSTRUCTION WILL ADHERE TO THE FOLLOWING EROSION CONTROL PRACTICES
 2. CONSTRUCT A SILT FENCE AROUND PERIMETER OF DOWNSTREAM PORTIONS OF EACH PHASE.
 3. INSTALL A CONSTRUCTION ENTRANCE FOR EACH PHASE.
 4. CONSTRUCT STORM DRAIN FACILITIES AND INSTALL INLET PROTECTION AFTER INSTALLATION.
 5. IMPLEMENT DUST CONTROL MEASURES FOR EACH PHASE.
 6. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.

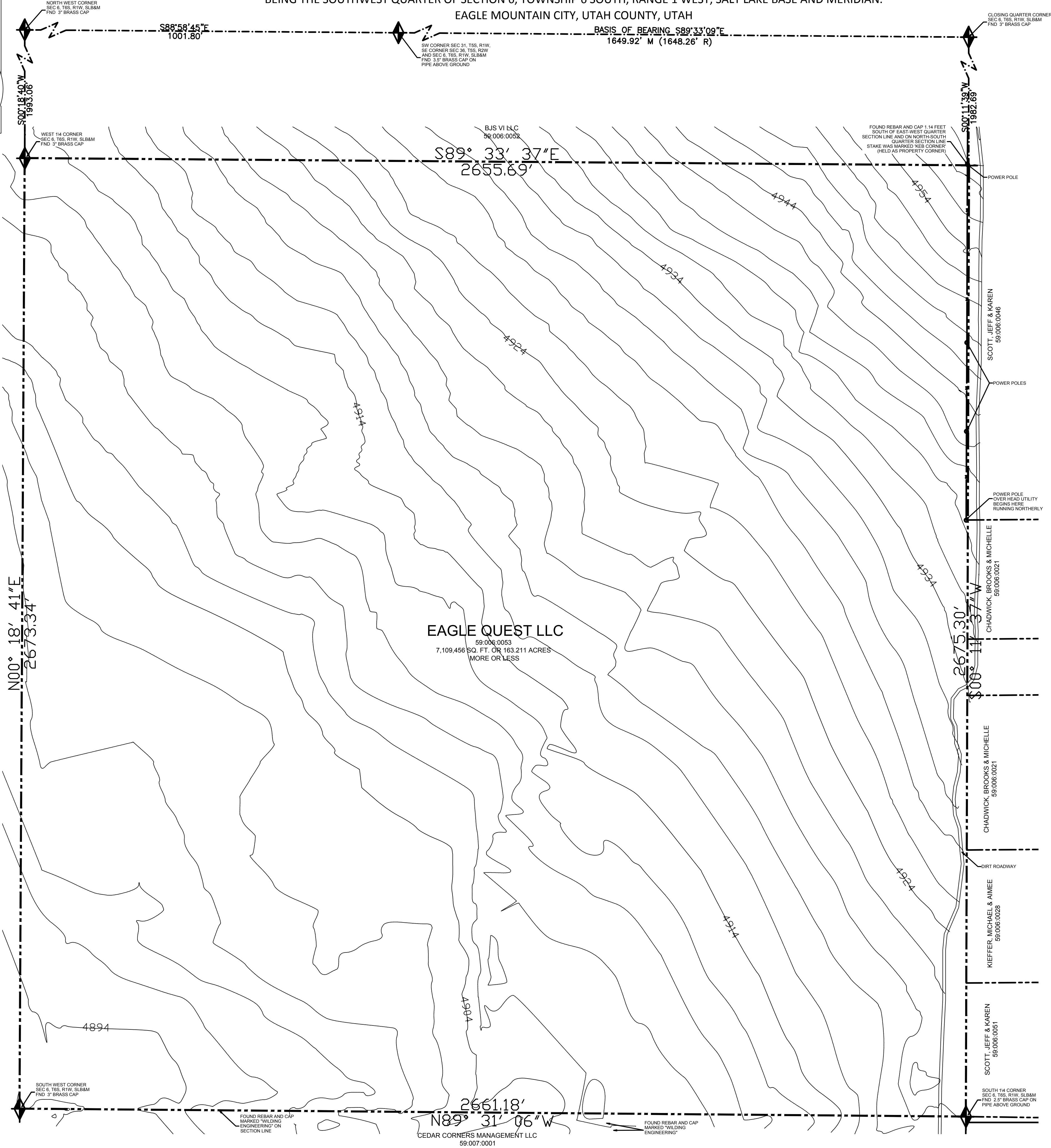
REVISIONS		
Rev.	Date	Description
1	11/30/21	REVISED PER DRC REVIEW COMMENTS

Developer/Property Owner: KURT OSTLER Phone: 801-971-2596		EAGLE QUEST	
 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com		EAGLE MOUNTAIN	UTAH
Drawn by: D.W.P.	CONCEPT GRADING, DRAINAGE & EROSION PLAN	Scale: 1"=150'	
Designed by: D.W.P.		Date: 11/03/21	
Checked by: D.W.P.		C3	



BOUNDARY AND TOPOGRAPHY SURVEY

BEING THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, MATTHEW STONES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 7176711 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT UNDER THE AUTHORITY OF THE OWNERS HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND AS DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

12-12-2018
DATE



MATTHEW C STONES, PLS
NO. 7176711

ORIGINAL BOUNDARY DESCRIPTION

COMMENCING SOUTH 1972.08 FEET FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 2640.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6, THENCE SOUTH 2632.08 FEET, THENCE WEST 2640.00 FEET TO THE WEST LINE OF SAID SECTION 6, THENCE NORTH 2632.08 FEET TO THE POINT OF BEGINNING.

AS SURVEYED BOUNDARY DESCRIPTION

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°33'37" EAST 2655.69 FEET TO THE SOUTH EAST CORNER OF THE PARCEL KNOWN AS 59:006:0052 IN THE UTAH COUNTY RECORDER OFFICE AND MARKED WITH A REBAR AND CAP MARKED "KEB CORNER"; THENCE SOUTH 00°11'37" WEST 2675.30 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 89°31'06" WEST 2661.18 FEET TO THE SOUTH WEST CORNER OF SAID SECTION 6; THENCE NORTH 00°18'41" EAST WEST 2673.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,109,456 SQ. FT. OR 163.211 ACRES MORE OR LESS.

SURVEYOR NARRATIVE

IT IS THE INTENT OF THIS SURVEY TO OBTAIN TOPOGRAPHICAL AND BOUNDARY INFORMATION FOR CONCEPTUAL DESIGN AND PLANNING. THE BASIS OF BEARING IS SOUTH 89°33'09" EAST ALONG THE NORTH SECTION LINE OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BETWEEN FOUND MONUMENTS REPRESENTING THE SOUTH WEST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND THE NORTH QUARTER CORNER OF SAID SECTION 6. THE BOUNDARY IS DETERMINED BY HOLDING THE FOUND SECTION CORNERS OF SAID SECTION 6. THE NORTH EAST CORNER WAS DETERMINED TO BY A FOUND REBAR AND CAP WITH A LATHE THAT MARKED "KEB CORNER". THE REBAR COINCIDES WITH THE CALL FOR THE CORNER ACCORDING TO SURVEYS ON FILE IN THE UTAH COUNTY SURVEYOR OFFICE.

THE CONTOUR INTERVAL IS 2'

DOCUMENTS USED

SURVEYS AS RECORDED IN THE UTAH COUNTY SURVEYOR OFFICE:
97-207; 98-247; 00-114; 01-427; 02-260; 04-295; 07-420; 07-422; 07-427; 07-433; 07-434; 15-195; 16-128
DEEDS AS RECORDED IN THE UTAH COUNTY RECORDER OFFICE:
ENTRY NUMBER: 1352-2014 A PLAT
ENTRY NUMBER: 131957-2008 RESOLUTION
ENTRY NUMBER: 56210-2004 AFFIDAVIT
ENTRY NUMBER: 101064-2000 AFFIDAVIT OF CORRECTION
ENTRY NUMBER: 101062-2000 WD
ENTRY NUMBER: 96181-2000 WD
ENTRY NUMBER: 70434-2000 SUBORDINATION AGREEMENT
ENTRY NUMBER: 64356-2000 DOR
ENTRY NUMBER: 51699-2000 WD
ENTRY NUMBER: 51698-2000 WD
ENTRY NUMBER: 41630-2017 WD
ENTRY NUMBER: 14631-2016 DOR
ENTRY NUMBER: 141428-2002 WD
ENTRY NUMBER: 1578-2001 WD
ENTRY NUMBER: 66446-2009 SWD
ENTRY NUMBER: 81031-2008 WD
ENTRY NUMBER: 131995-2006 WD
ENTRY NUMBER: 54745-2006 WD
ENTRY NUMBER: 19071-2005 PATENT NO. 19679

LEGEND:

BOUNDARY	---
MAJOR CONTOUR	---
OVERHEAD POWER	---
ROAD WAYS	---
OTHER PROPERTIES	---
MONUMENT LINE	---
FOUND MONUMENT	---



150 0 150 300
scale 1" = 150' feet

REVISIONS:

EAGLE QUEST, LLC

6616 WEST 10780 NORTH
HIGHLAND, UTAH 84003

avenue CONSULTANTS

Avenue Consultants, Inc.
6675 South Redwood Road, Suite 101
Taylorsville, UT 84123

801-207-7660
www.avenueconsultants.com

BOUNDARY AND TOPOGRAPHY

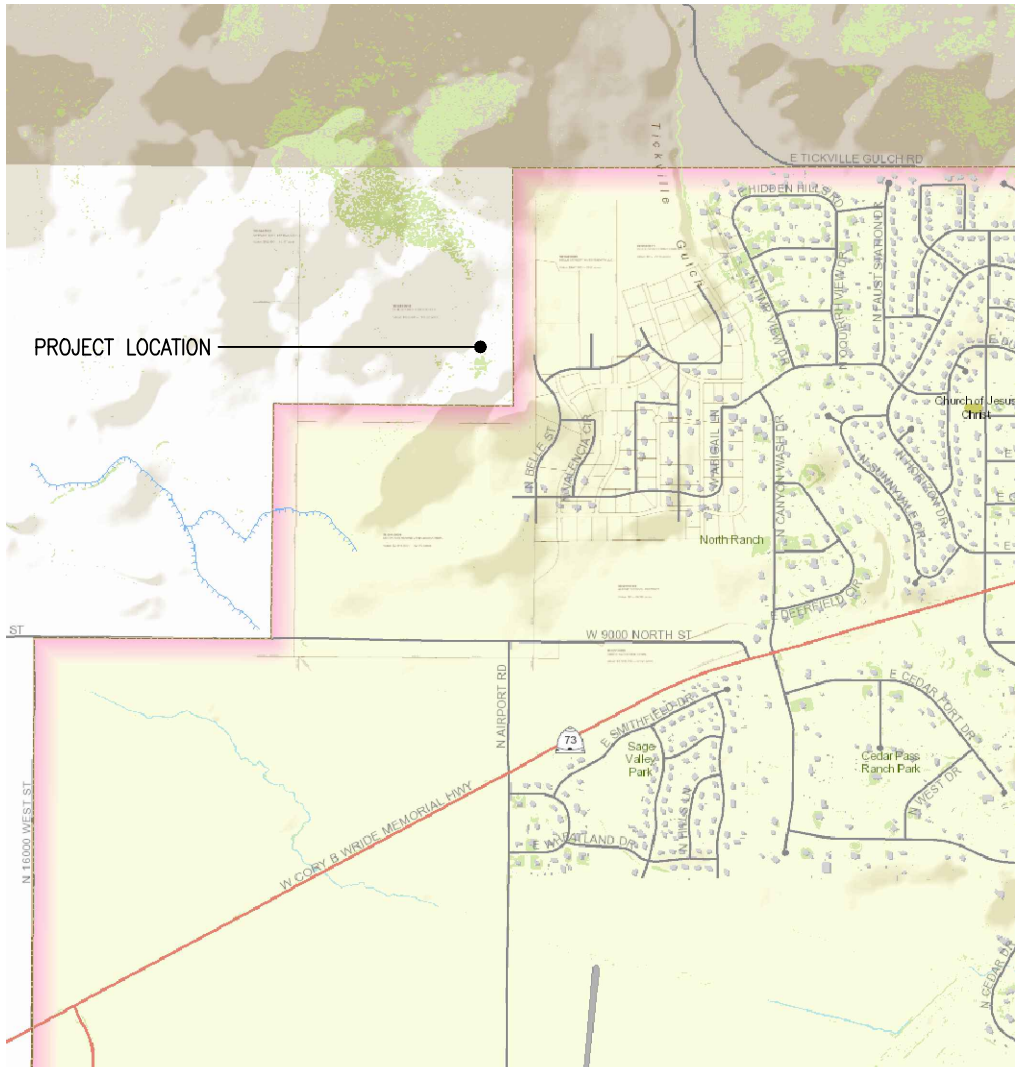
BEING THE SOUTH WEST QUARTER
OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN

Drawn by	MCS
Detailer	CJC
Checker	MCS

SUBSET NO.

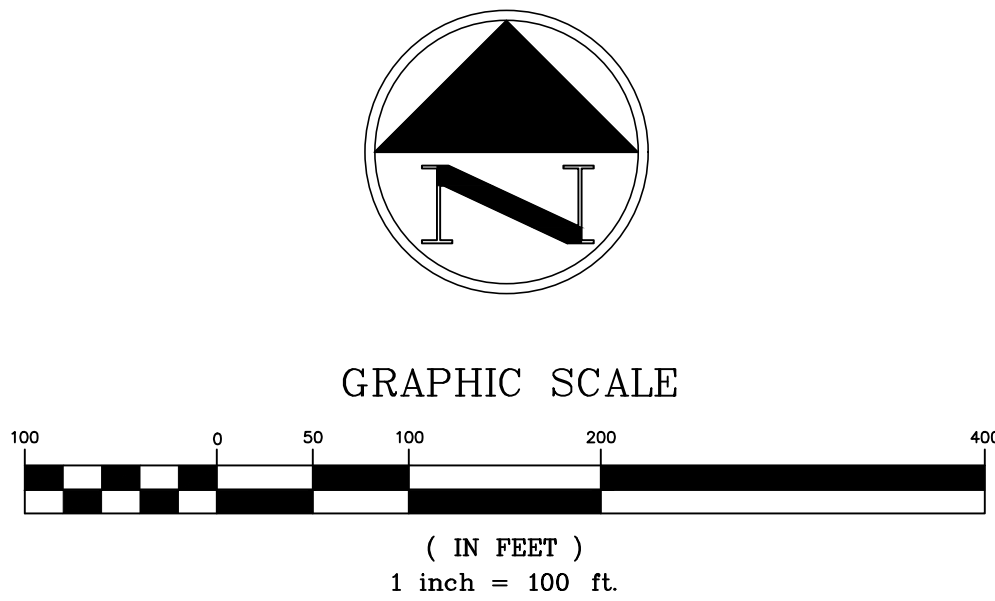
SHEET NO.
1 of 1

SHIRLEY BUTTERFIELD, LTD
PARCEL ID No. 58-044-0011
163.2 ACRES (TOTAL INCLUDING PROPOSED 20 LOTS)



NOTES

1. PARCEL DATA WAS OBTAINED FROM THE UTAH AGRC WEBSITE.
2. PARCEL OWNER INFORMATION WAS OBTAINED FROM THE ONLINE UTAH COUNTY PARCEL MAP.
3. THE LOT LAYOUT FOR ARRIVAL SUBDIVISION IS PER DRAWINGS PREPARED BY FOCUS ENGINEERING.
4. TOTAL AREA UTILIZED FOR THIS 17 LOT PROJECT IS 22.049 ACRES.
5. BENCH DRAINS TO BE PROVIDED ALONG UPHILL SIDE OF LOTS TO DIRECT FLOW DOWN LOT LINES.
6. THE DRAINAGE CHANNEL UPHILL OF LOTS 1 THROUGH 3 WILL BE ADJUSTED TO FLOW ALONG THE EAST SIDE OF LOT 3. A DETAILED ANALYSIS WILL BE DONE AT A LATER DATE AND THE DRAINAGE MAY NEED TO FLOW THROUGH EITHER LOT 1 OR LOT 2, DEPENDING ON TOPOGRAPHY.
7. LOTS 12 THROUGH 16 WILL BE REQUIRED TO RETAIN WATER ON THEIR LOT.
8. LOT 17 MAY DISCHARGE INTO THE DETENTION BASIN.
9. THE STREET AND LOTS 1 THROUGH 11 WILL DRAIN TO THE STREET AND BE COLLECTED IN STORM DRAIN PIPING AND DETAINED IN A DETENTION BASIN IN PARCEL A.



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

IT Engineering, PC
7955 South 2325 East
South Weber, Utah
ph 801.866.7702

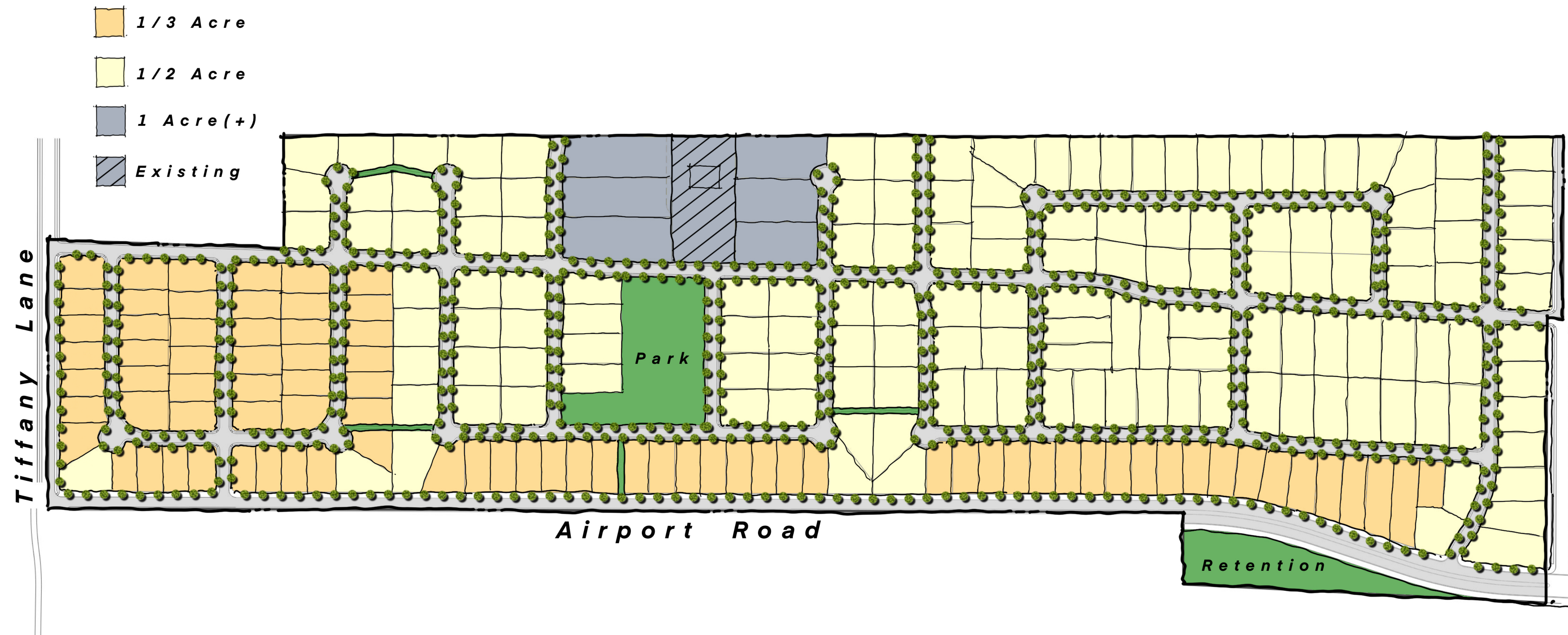
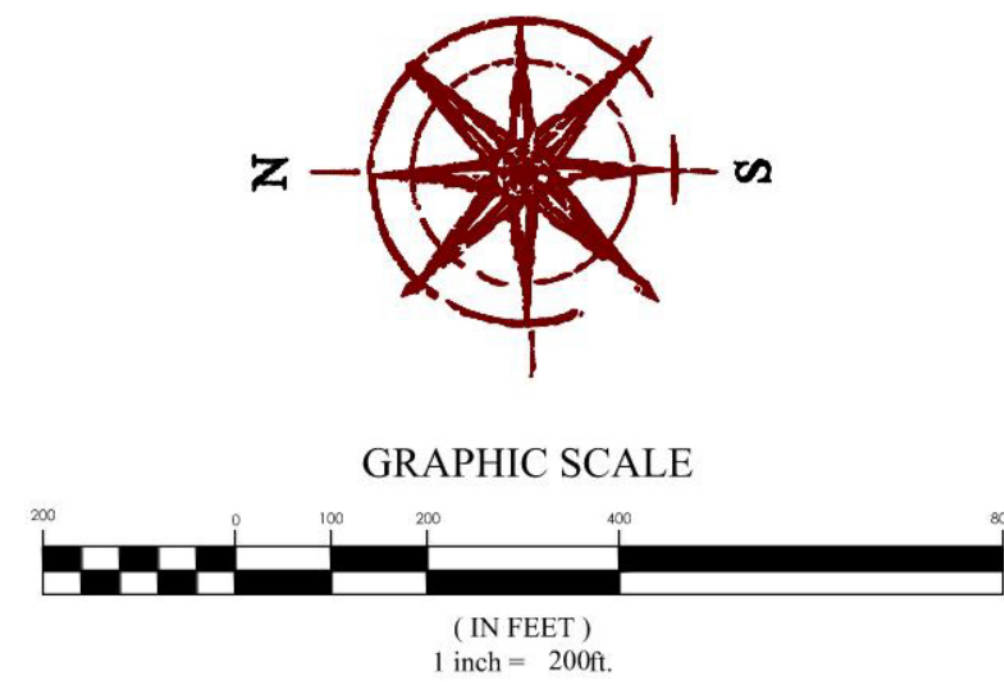


REVISIONS	
#	DESCRIPTION

BUTTERFIELD 17 LOT SUBDIVISION
CONCEPT PLAN
EAGLE MOUNTAIN, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 100'
V. SCALE: N/A
DATE: SEPT. 14, 2021
© COPYRIGHT 2021

SHEET NO.
C1
1 of 1



TRIUMPH overall color plan

EAGLE MOUNTAIN CITY, UTAH COUNTY

12/22/2021

20-0555



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE:	DISCUSSION - Lone Tree 3
ITEM TYPE:	Concept Plan
APPLICANT:	Brian Haskell

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

On May 7th 2019 the Eagle Mountain City Council approved the Lone Tree Plat F preliminary plat, during the review of the project the applicant volunteered to remove the 17 lots within the "300 series" of lots from the preliminary plat, with the understanding that by doing so they would lose vesting and he would need to come back through the preliminary platting process if he desired to build the lots.

Having built out the rest of Plat F the applicant is bringing this concept plan back for Planning Commission Review.

It should be noted that there is an approved preliminary plat for Circle 5 Ranch on top of the rock hill, and that this plat includes a stubbed connection into Lone Tree, this access is important as it provides a second route in and out of the future Circle 5 Ranch Development.

The applicant's first proposal to staff included only 10 lots, and the use of a cul-de-sac, and did not tie into road stub in Circle 5 Ranch, this raised concerns that it could require the City to approve a plat, and lots that didn't have an adequate second access.

The applicant's current proposal shows 22 lots and a connection into the approved stub in Circle 5 Ranch

ITEMS FOR CONSIDERATION:

The average lot size in the proposed plat is ~18,500 SF

The smallest lot size in the proposed plat is 6,550 SF

The largest lot size in the proposed plat is 29,467 SF

The average lot size is a little bit misleading as there are 4 lots that

are under 10,000 SF in size making them significantly smaller than the rest of the plat. removing the 4 outlier lots the average lot size of the additional 18 units is nearly 21,000 SF

The Future Land Use Designation for the area is Neighborhood Residential One, accounting for the smallest lot the plat the neighborhood could fit within the R3 designation, by removing the one smallest lot the plat would fit in the R2 designation, and if you remove the 4 outlier lots the plat would roughly fit the FR zoning designation. It is worth noting that the 4 smallest lots are adjacent to existing development with lots from 5,000 SF - 11,450 SF making them appropriate transitioning lots.

REQUIRED FINDINGS:

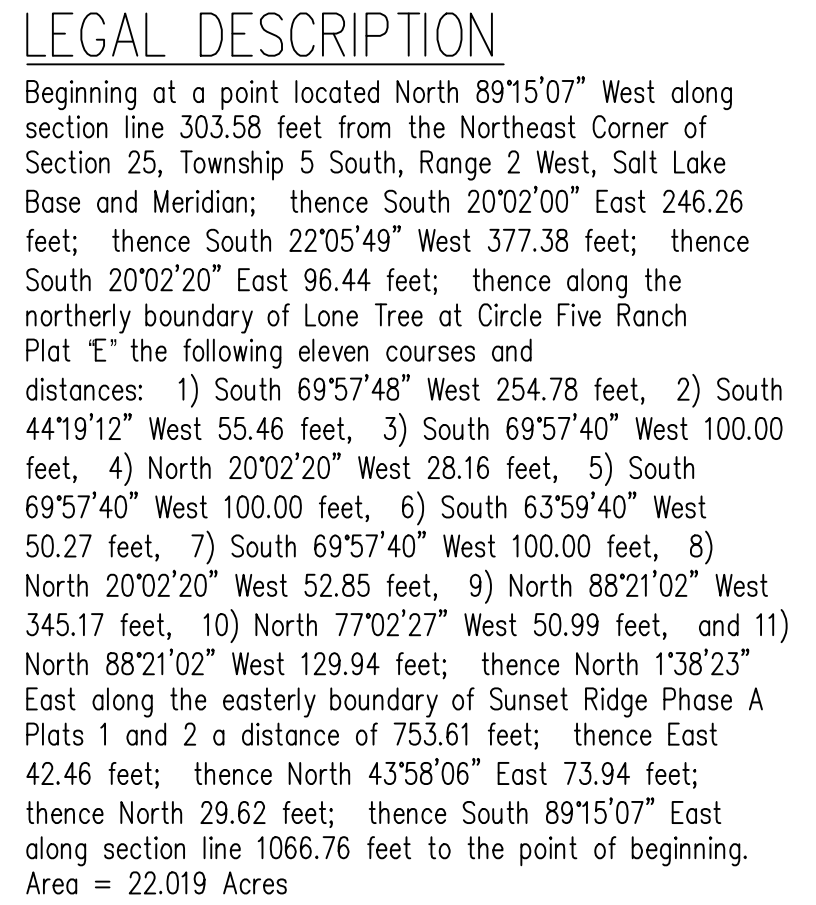
RECOMMENDATION:

ATTACHMENTS:

[Lone Tree F - Proposed Preliminary Plat](#)

[Circle 5 Ranch Plans](#)

[Lone Tree 3 - Revised Concept Plan](#)



1. SEE SHEET 3 FOR EXISTING CONTOURS.
2. THERE ARE SOME AREAS IN THIS SUBDIVISION WITH A NATURAL GRADE THAT EXCEEDS 15% IN RELATION TO THE PROPOSED LOT LAYOUT. THEREFORE, A SLOPE ANALYSIS PLAN HAS BEEN PROVIDED FOR THIS.
3. BUILDING SETBACKS ARE SHOWN ON THIS PLAN AND INCLUDE 15' FRONT, 25' DRIVEWAY, 20' REAR, 15' CORNER LOT, AND SIDE TOTAL OF 10' WITH 5' MIN. ON ONE SIDE.
4. ALL ROADS WILL BE PUBLIC AND MEET CITY STANDARDS.
5. A FIRE FLOW ANALYSIS IS REQUIRED AFTER INSTALLATION OF FIRE HYDRANTS AND PRIOR TO BUILDING PERMITS.
6. ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF, DARK SKY COMPLIANT IN ACCORDANCE WITH CITY CODE.
7. HOMES CONSTRUCTED WITH THIS SUBDIVISION MUST COMPLY WITH CITY CODE ARCHITECTURAL DESIGN REVIEW.
8. CITY WILL OWN AND MAINTAIN THE PROPOSED OPEN SPACE AREAS SHOWN ON THIS PRELIMINARY PLAT.
9. NO TURNAROUNDS WILL BE NEEDED WITH THE CURRENT PROPOSED PHASING.
10. EXISTING ZONE = TOWN CORE
11. THERE ARE NO IRRIGATION DITCHES OR STRUCTURES, CANALS, WELLS, STREAMS, SIGNIFICANT ROCK OUTCROPPINGS, WETLANDS, FLOOD PLAINS, OR OTHER NATURAL FEATURES ON SITE.
12. PUBLIC UTILITY EASEMENTS ARE 10' FRONT, AND 5' REAR AND SIDES ON EACH LOT.



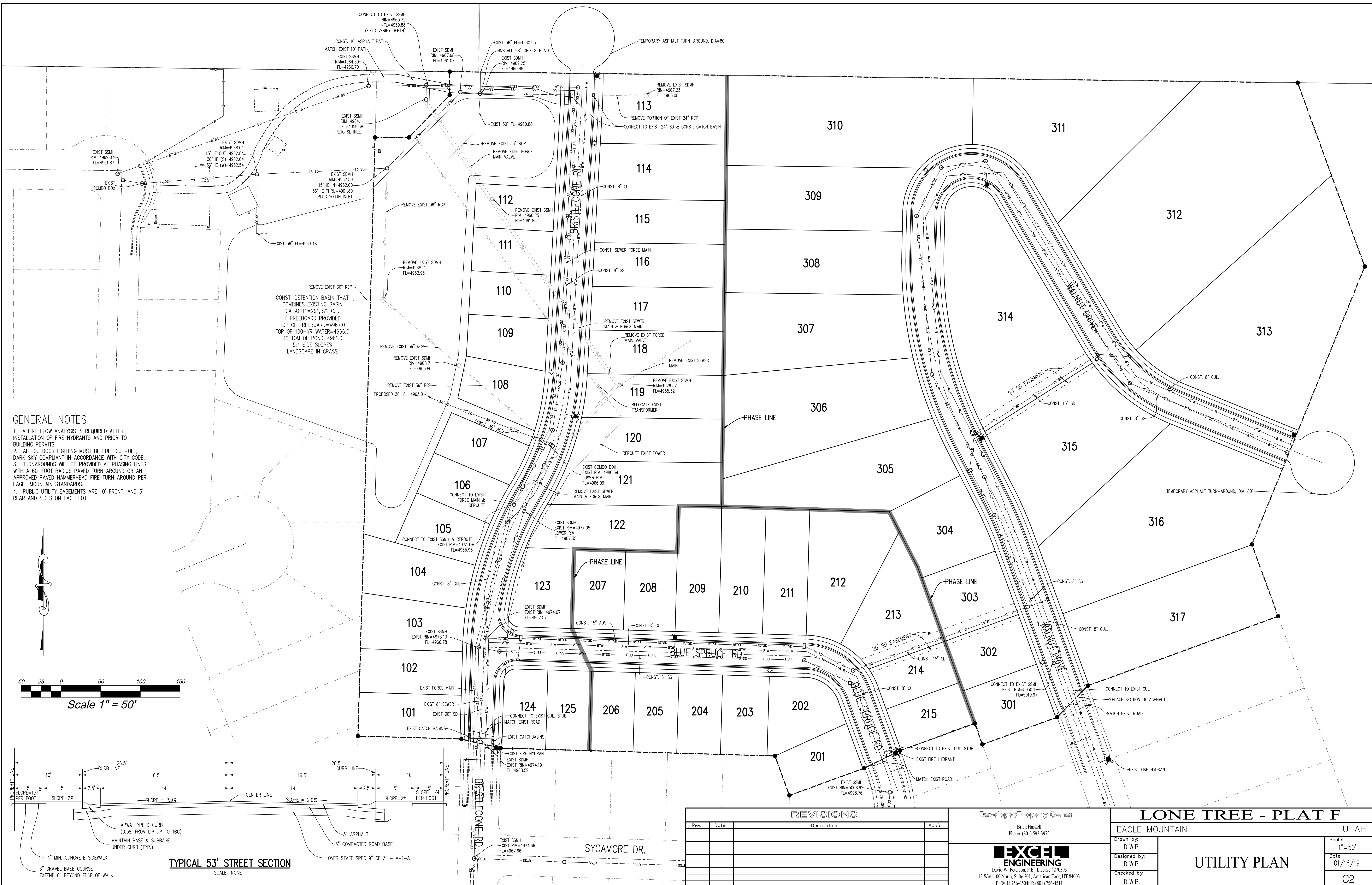
Developer/Property Owner:

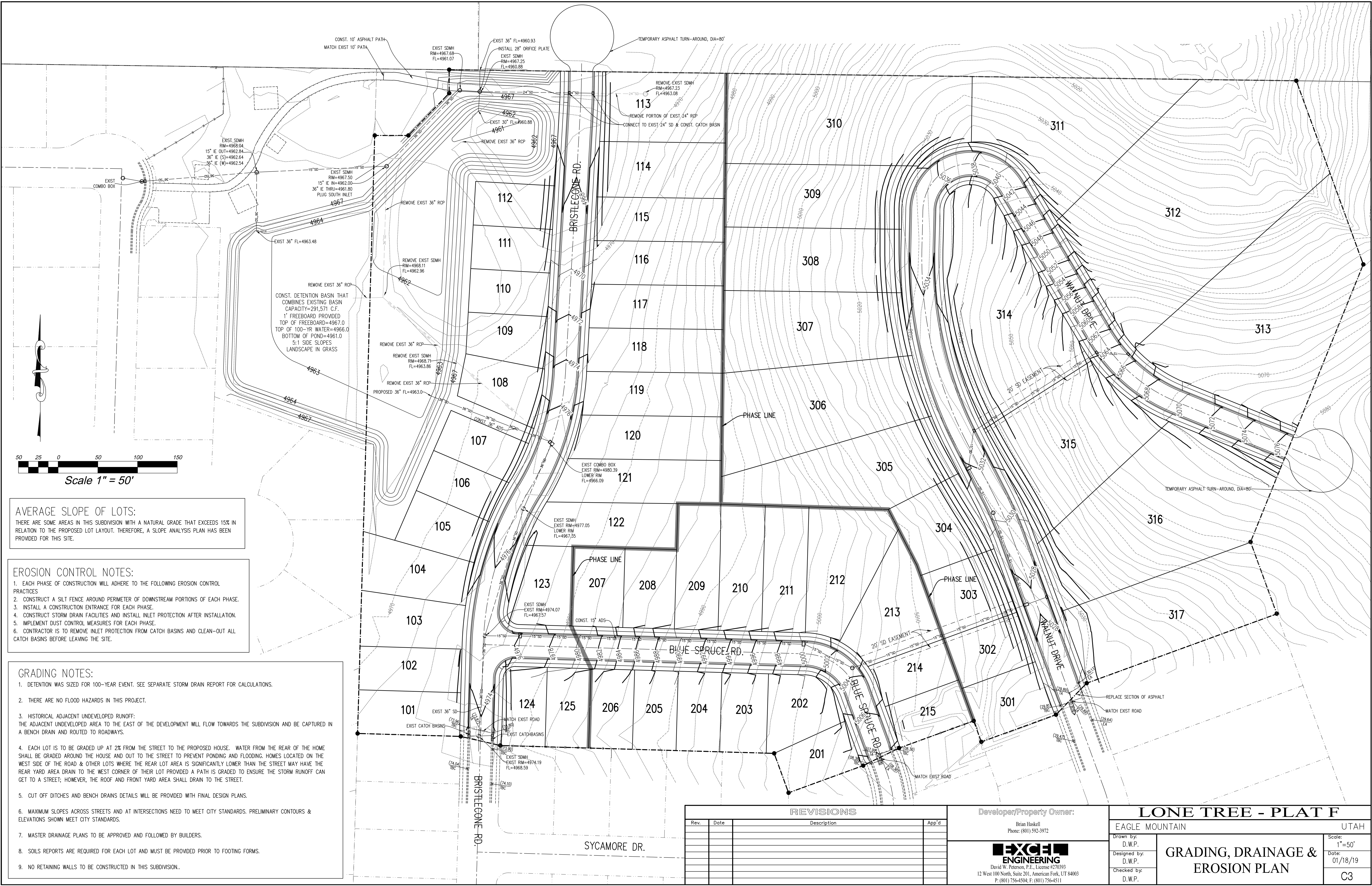
Brian Haskell
Phone: (801) 592-3972

The logo for EXCE ENGINEERING features the word "EXCE" in a large, bold, stylized font with a geometric, blocky design. Below it, the word "ENGINEERING" is written in a smaller, standard sans-serif font. The entire logo is contained within a rectangular box.

David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

LONE TREE - PLAT F			
EAGLE MOUNTAIN			UTAH
Drawn by: D.W.P.	PRELIMINARY PLAT LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SLB&M		Scale: 1"=50'
Designed by: D.W.P.			Date: 01/18/19
Checked by: D.W.P.			C1





AVERAGE SLOPE OF LOTS:
THERE ARE SOME AREAS IN THIS SUBDIVISION WITH A NATURAL GRADE THAT EXCEEDS 15% IN RELATION TO THE PROPOSED LOT LAYOUT. THEREFORE, A SLOPE ANALYSIS PLAN HAS BEEN PROVIDED FOR THIS SITE.

EROSION CONTROL NOTES:
1. EACH PHASE OF CONSTRUCTION WILL ADHERE TO THE FOLLOWING EROSION CONTROL PRACTICES
2. CONSTRUCT A SILT FENCE AROUND PERIMETER OF DOWNSTREAM PORTIONS OF EACH PHASE.
3. INSTALL A CONSTRUCTION ENTRANCE FOR EACH PHASE.
4. CONSTRUCT STORM DRAIN FACILITIES AND INSTALL INLET PROTECTION AFTER INSTALLATION.
5. IMPLEMENT DUST CONTROL MEASURES FOR EACH PHASE.
6. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.

GRADING NOTES:
1. DETENTION WAS SIZED FOR 100-YEAR EVENT. SEE SEPARATE STORM DRAIN REPORT FOR CALCULATIONS.
2. THERE ARE NO FLOOD HAZARDS IN THIS PROJECT.
3. HISTORICAL ADJACENT UNDEVELOPED RUNOFF: THE ADJACENT UNDEVELOPED AREA TO THE EAST OF THE DEVELOPMENT WILL FLOW TOWARDS THE SUBDIVISION AND BE CAPTURED IN A BENCH DRAIN AND ROUTED TO ROADWAYS.
4. EACH LOT IS TO BE GRADED UP AT 2% FROM THE STREET TO THE PROPOSED HOUSE. WATER FROM THE REAR OF THE HOME SHALL BE GRADED AROUND THE HOUSE AND OUT TO THE STREET TO PREVENT PONDING AND FLOODING. HOMES LOCATED ON THE WEST SIDE OF THE ROAD & OTHER LOTS WHERE THE REAR LOT AREA IS SIGNIFICANTLY LOWER THAN THE STREET MAY HAVE THE REAR YARD AREA DRAIN TO THE WEST CORNER OF THEIR LOT PROVIDED A PATH IS GRADED TO ENSURE THE STORM RUNOFF CAN GET TO A STREET; HOWEVER, THE ROOF AND FRONT YARD AREA SHALL DRAIN TO THE STREET.
5. CUT OFF DITCHES AND BENCH DRAINS DETAILS WILL BE PROVIDED WITH FINAL DESIGN PLANS.
6. MAXIMUM SLOPES ACROSS STREETS AND AT INTERSECTIONS NEED TO MEET CITY STANDARDS. PRELIMINARY CONTOURS & ELEVATIONS SHOWN MEET CITY STANDARDS.
7. MASTER DRAINAGE PLANS TO BE APPROVED AND FOLLOWED BY BUILDERS.
8. SOILS REPORTS ARE REQUIRED FOR EACH LOT AND MUST BE PROVIDED PRIOR TO FOOTING FORMS.
9. NO RETAINING WALLS TO BE CONSTRUCTED IN THIS SUBDIVISION.

REVISIONS			
Rev.	Date	Description	App'd

Developer/Property Owner:
Brian Haskell
Phone: (801) 592-3972

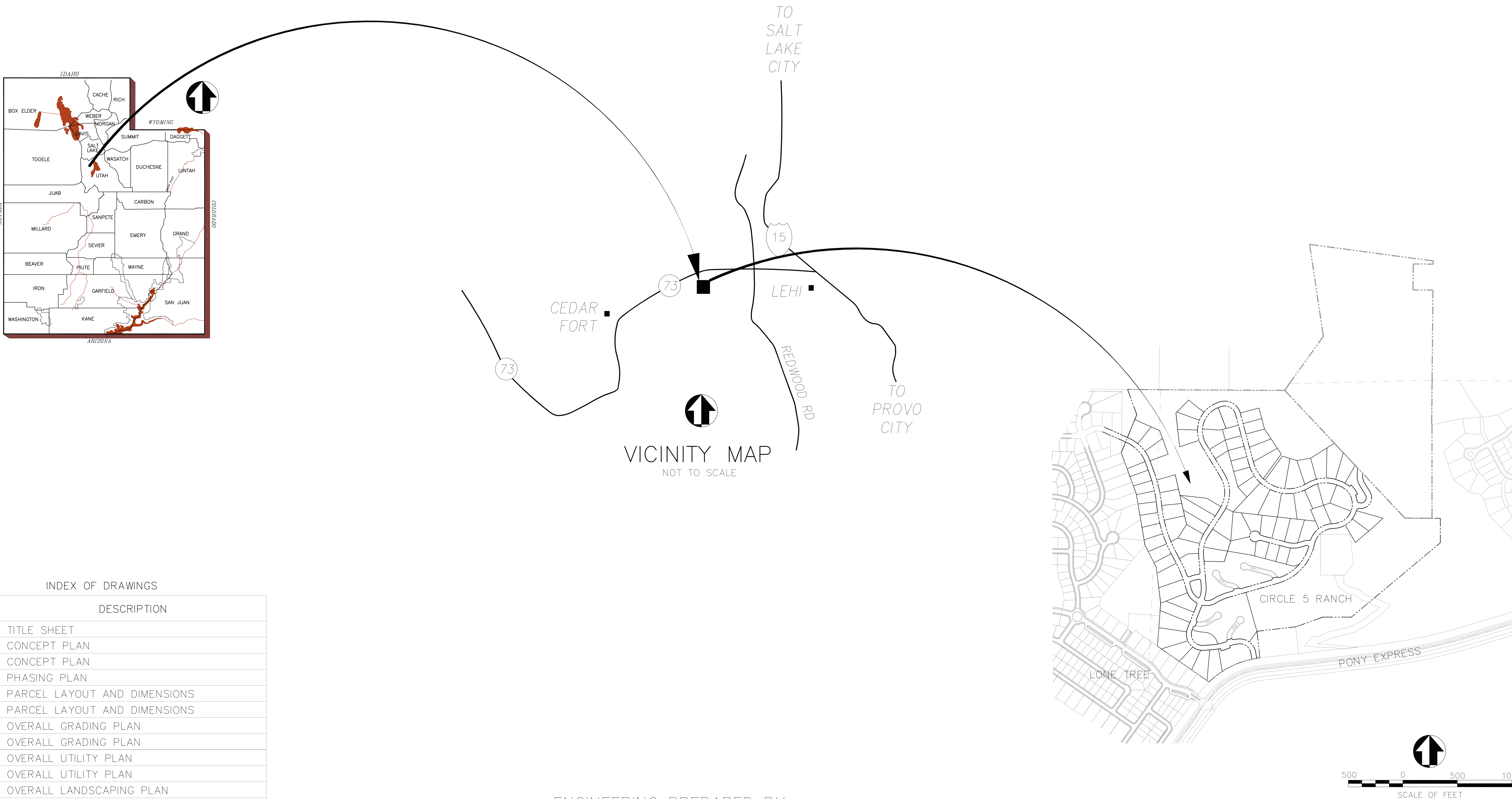
EXCE ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

LONE TREE - PLAT F			
EAGLE MOUNTAIN		UTAH	
Drawn by: D.W.P.	GRADING, DRAINAGE & EROSION PLAN	Scale: 1"=50'	
Designed by: D.W.P.		Date: 01/18/19	
Checked by: D.W.P.		C3	

CIRCLE 5 RANCH

PRELIMINARY PLAT

CITY OF EAGLE MOUNTAIN UTAH COUNTY UTAH
(LOCATED IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN)

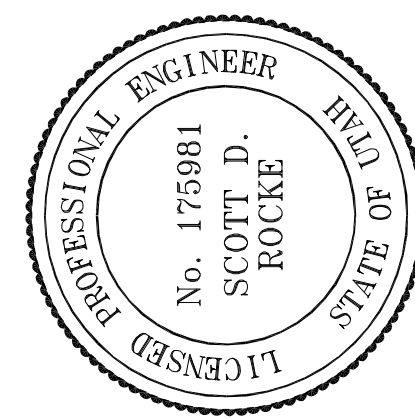


INDEX OF DRAWINGS	
SHT NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN
3	CONCEPT PLAN
4	PHASING PLAN
5	PARCEL LAYOUT AND DIMENSIONS
6	PARCEL LAYOUT AND DIMENSIONS
7	OVERALL GRADING PLAN
8	OVERALL GRADING PLAN
9	OVERALL UTILITY PLAN
10	OVERALL UTILITY PLAN
11-A, 11-B	OVERALL LANDSCAPING PLAN
12	OVERALL LANDSCAPING PLAN
13	SIGN AND STRIPING PLAN
14	SIGN AND STRIPING PLAN
15	PARCEL AREAS AND CROSS SECTIONS

ENGINEERING PREPARED BY:

PSOMAS
4179 S. Riverboat Road
Salt Lake City, Utah 84123
(801)270-5777 (801)270-5782(FAX)

PROJECT LOCATION



DATE	09-19-07
SCALE	NTS
PROJECT NO.	8EML010300

CIRCLE 5 RANCH
PRELIMINARY PLAT
TITLE SHEET

PSOMAS
4179 South Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED JWJ	DRAWN JWJ	CHECKED SDR
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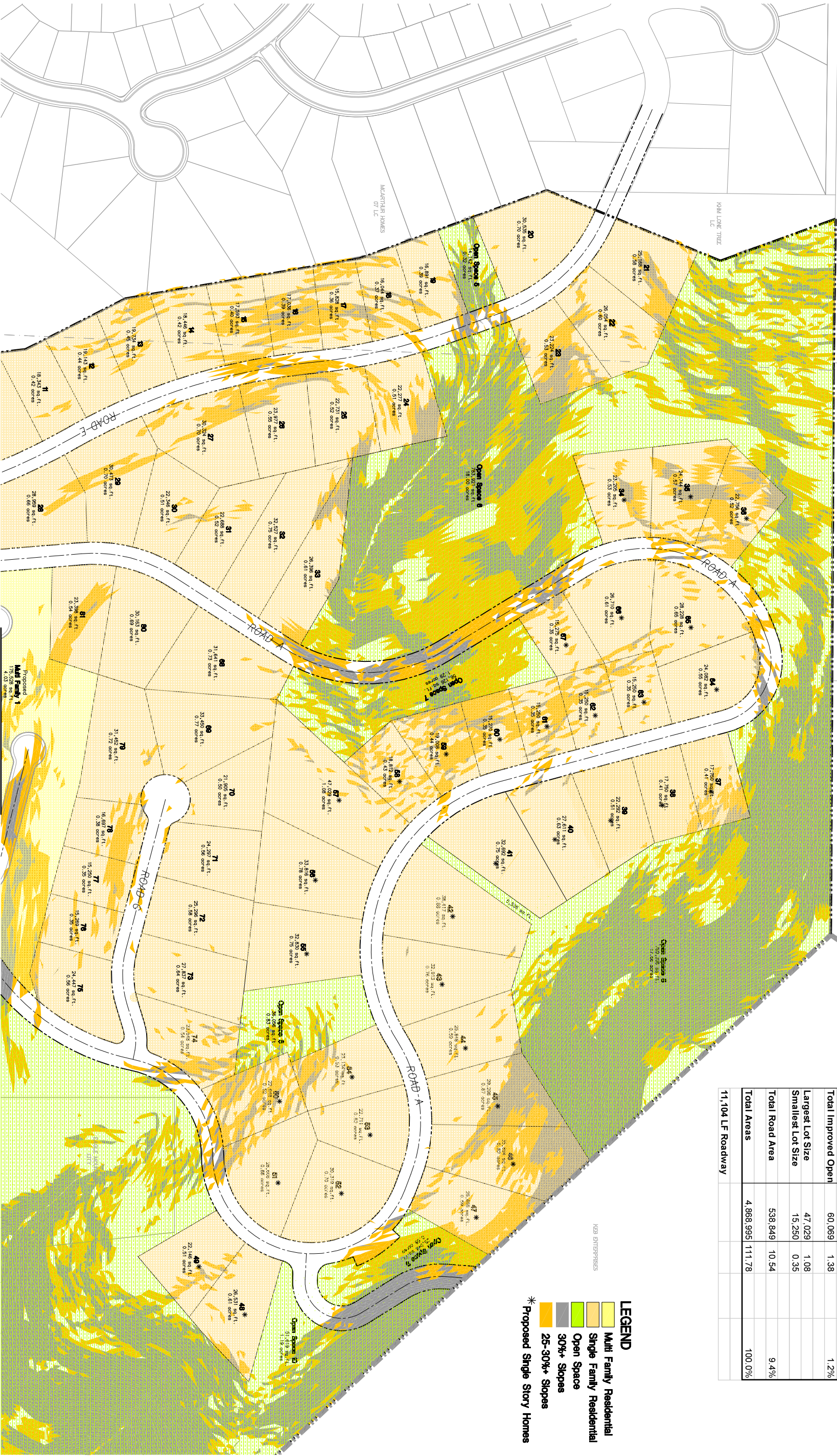
1
OF
15

Rock Mountain Density & Average Lot Size				
Total Project Acreage	Sq. Footage	Acreage	# of Units	Avg. Density
Area	2,042,698	46.89	81	1.7
Single Family	329,460	7.56	94	12.4
Multifamily	329,460	7.56	94	3504.89553



DATE	09-19-07
SCALE	1" = 100'
PROJECT NO.	8EML010300

Rock Mountain Land Use Summary			
Total Project Acreage	Sq. Footage	Acreage	% of Land Usage
Total Single Family	2,042,698	46.89	42.2%
Total Multifamily	329,460	7.56	6.8%
Total Open Space	1,957,988	45.41	40.6%
Total Improved Open	60,069	1.38	1.2%
Largest Lot Size	47,029	1.08	
Smallest Lot Size	15,250	0.35	
Total Road Area	536,849	10.54	9.4%
Total Areas	4,868,995	111.78	100.0%
11,104 LF Roadway			



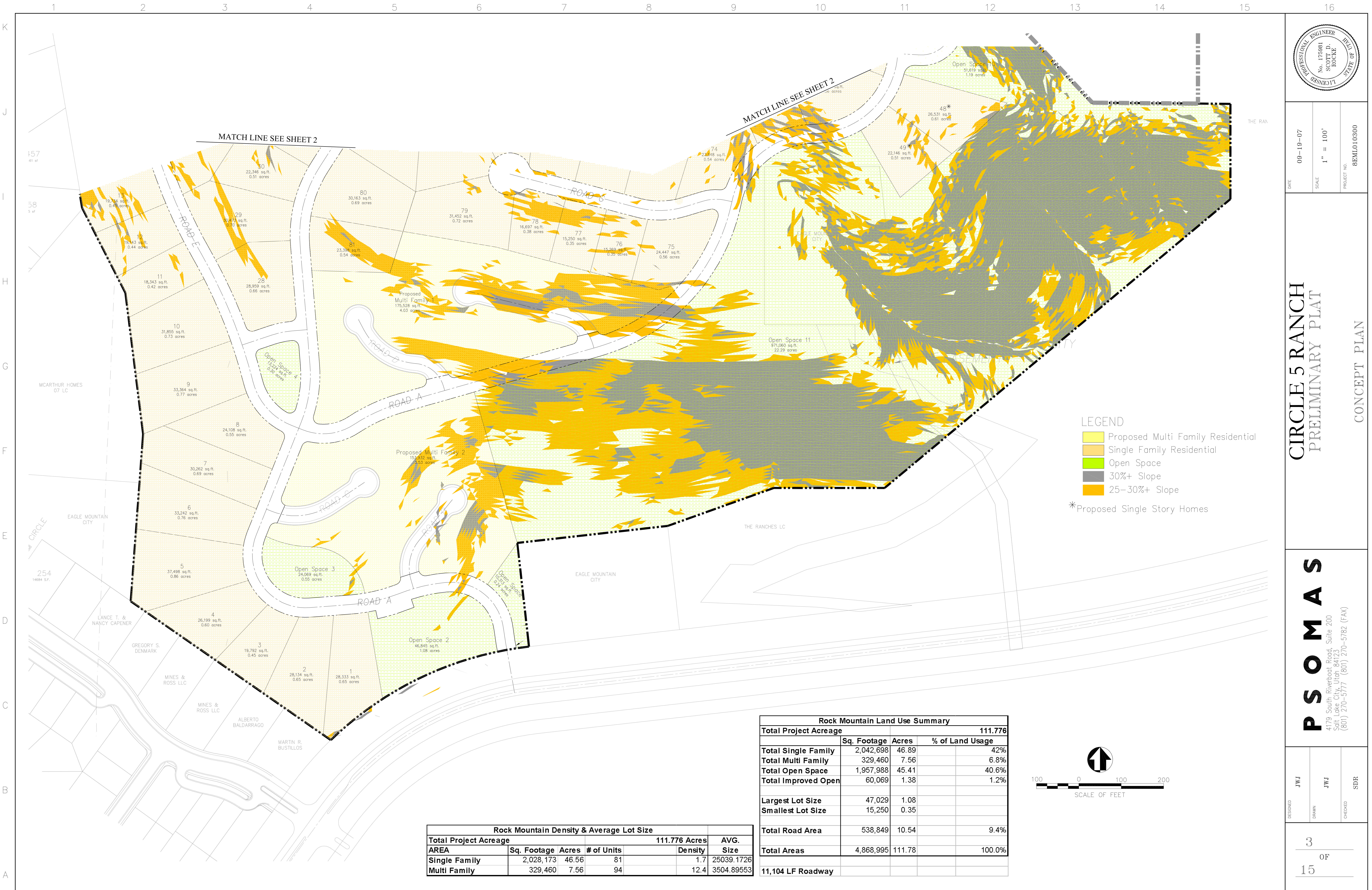
- LEGEND**
- Multifamily Residential
 - Single Family Residential
 - Open Space
 - 30%+ Slopes
 - 25-30%+ Slopes
 - Proposed Single Story Homes

CIRCLE 5 RANCH PRELIMINARY PLAT

CONCEPT PLAN

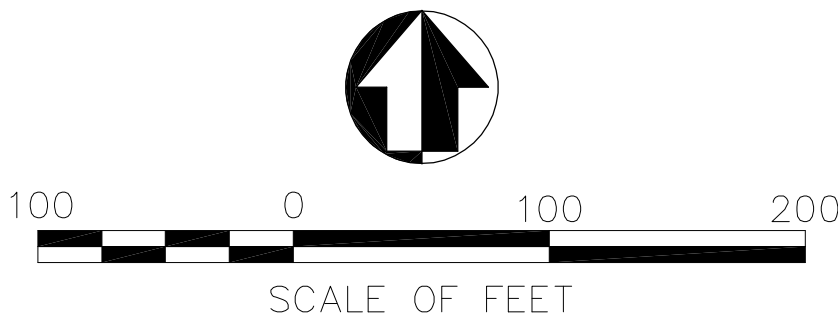
PSOMAS
4179 South Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED	JWJ
DRAWN	JWJ
CHECKED	SDR

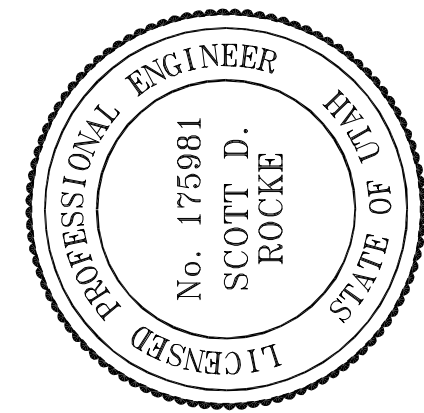


Rock Mountain Density & Average Lot Size					
Total Project Acreage			111.776 Acres		AVG. Size
AREA	Sq. Footage	Acres	# of Units	Density	
Single Family	2,028,173	46.56	81	1.7	25039.1726
Multi Family	329,460	7.56	94	12.4	3504.89553

Rock Mountain Land Use Summary			
Total Project Acreage			111.776
	Sq. Footage	Acres	% of Land Usage
Total Single Family	2,042,698	46.89	42%
Total Multi Family	329,460	7.56	6.8%
Total Open Space	1,957,988	45.41	40.6%
Total Improved Open	60,069	1.38	1.2%
Largest Lot Size	47,029	1.08	
Smallest Lot Size	15,250	0.35	
Total Road Area	538,849	10.54	9.4%
Total Areas	4,868,995	111.78	100.0%
11,104 LF Roadway			



- LEGEND
- Proposed Multi Family Residential
 - Single Family Residential
 - Open Space
 - 30%+ Slope
 - 25-30%+ Slope
- *Proposed Single Story Homes

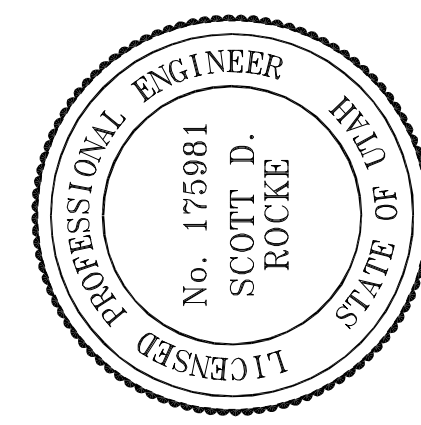
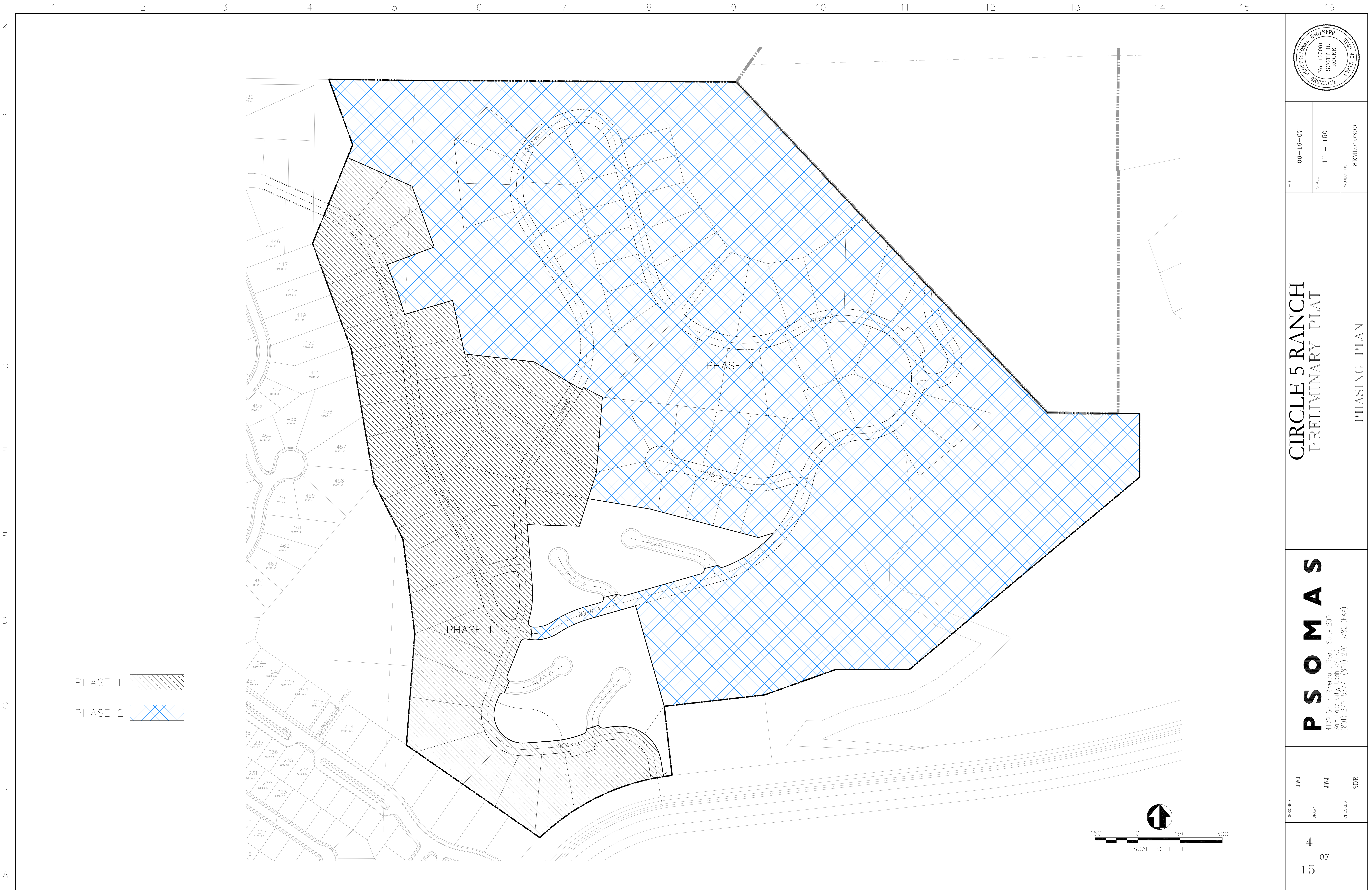


DATE 09-19-07
SCALE 1" = 100'
PROJECT NO. 8EMLO10300

CIRCLE 5 RANCH
PRELIMINARY PLAT
CONCEPT PLAN

P S O M A S
4179 South Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED JWJ
DRAWN JWJ
CHECKED SDR



DATE	09-19-07
SCALE	1" = 150'
PROJECT NO.	8EML010300

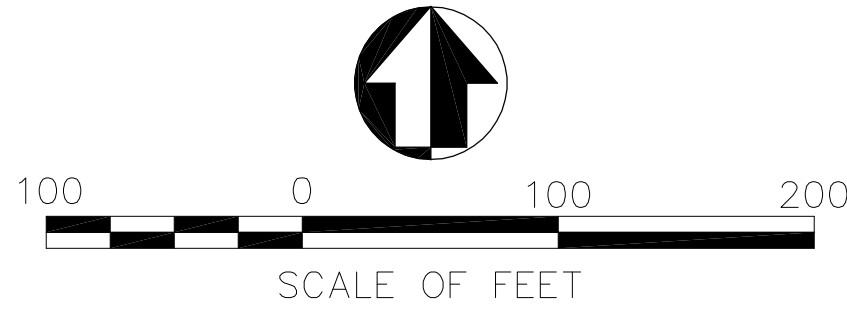
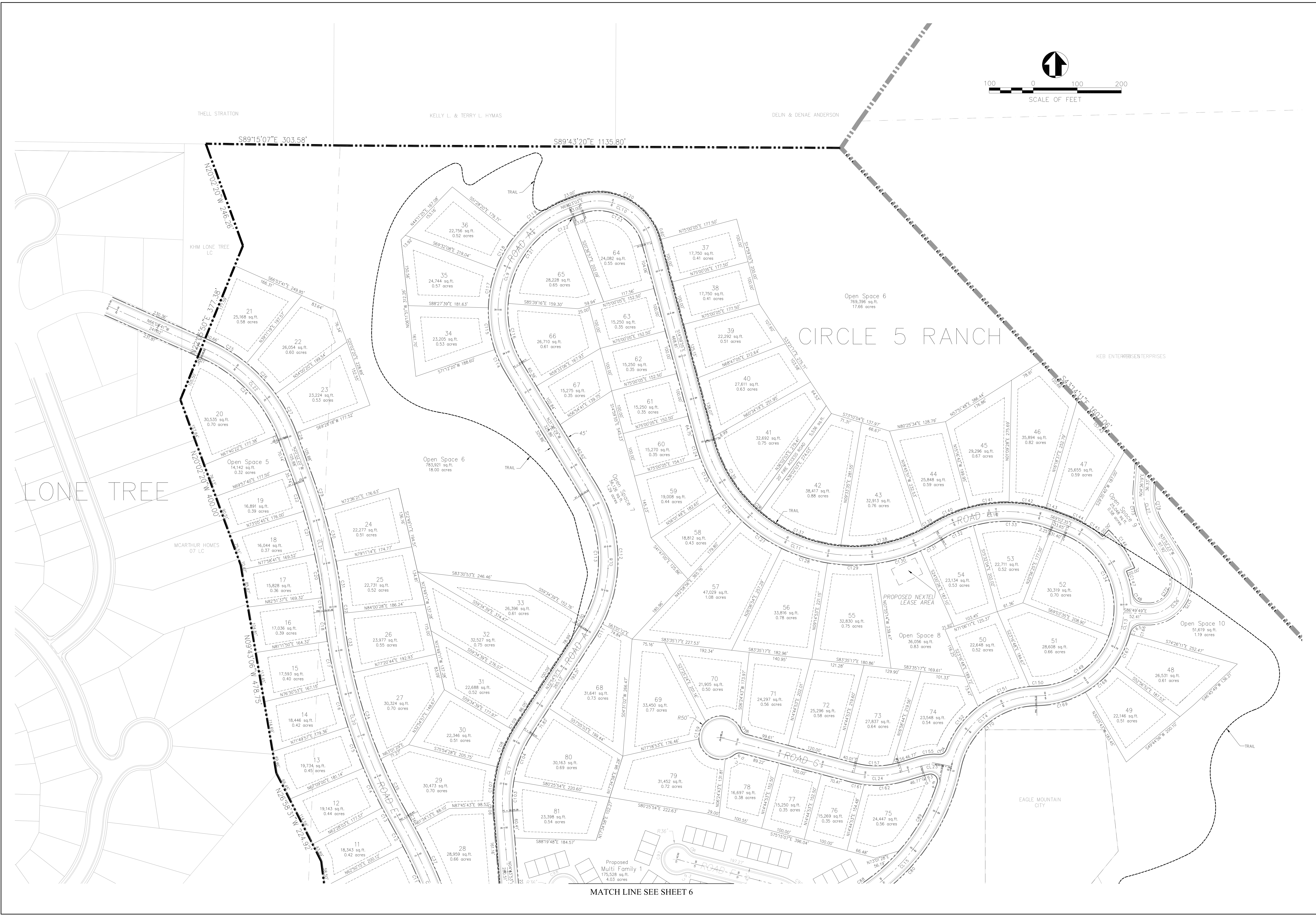
CIRCLE 5 RANCH
PRELIMINARY PLAT
PHASING PLAN

P S O M A S
4179 South Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED	JWJ
DRAWN	JWJ
CHECKED	SDR

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



DATE	09-19-07	
SCALE	1" = 100'	
PROJECT NO.	86ML010300	
CIRCLE 5 RANCH PRELIMINARY PLAT		
P S O M A S 4179 South Riverboat Road, Suite 200 Salt Lake City, Utah 84123 (801) 270-5777 (801) 270-5782 (FAX)		
DESIGNED	JWJ	
DRAWN	JWJ	
CHECKED	SDR	
5 OF 15		
PARCEL LAYOUT / DIMENSIONS		

MATCH LINE SEE SHEET 6

K
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DATE	09-19-07	PROJECT NO. 8EM1010300
SCALE	1" = 100'	
CIRCLE 5 RANCH PRELIMINARY PLAT		
PARCEL LAYOUT / DIMENSIONS		
P S O M A S 4179 South Riverboat Road, Suite 200 Salt Lake City, Utah 84123 (801) 270-5777 (801) 270-5782 (FAX)		
DESIGNED JWJ	DRAWN JWJ	CHECKED SDR
6 OF 15		

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GRADING NOTES

1. THIS IMPROVEMENT CONSISTS OF WORK CALLED FOR ON THIS PLAN ONLY.
 2. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS OF EAGLE MOUNTAIN.
 3. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE, THE CONTRACTOR SHOULD DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUBGRADE ELEVATIONS.
 4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE SOILS ENGINEER.
 5. THE SOILS ENGINEER SHALL DIRECT THE REMOVAL OR TREATMENT OF ANY EXISTING UNDERGROUND STRUCTURES SUCH AS IRRIGATION LINES, ETC.
 6. ALL DELETERIOUS MATERIAL, SUCH AS LUMBER, LOGS, BRUSH, OR ANY OTHER ORGANIC MATERIALS OR RUBBISH, SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.
 7. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.
 8. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE. FILLS IN EXCESS OF 5 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS SHALL BE COMPACTED TO 95%.
 9. ALL STRUCTURAL FILL SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA.
 10. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
 11. ALL SLOPES IN PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR, OTHER PUBLIC FACILITIES SHALL BE GRADED NO STEEPER THAN 2 TO 1 FOR CUT AND FILL. ON ALL CUT/FILL SLOPES, REVEGATION WITH NATIVE GRASSES AND SHRUBS SHALL BE DONE IN A PROMPT AND TIMELY FASHION.
 12. ALL CONCENTRATED DRAINAGE MUST BE CONDUCTED TO THE STREET IN APPROVED NON-EROSIVE DEVICES.
 13. ANY GRADING THAT IS DONE ON PRIVATE PROPERTY IN CONNECTION WITH THE REQUIRED IMPROVEMENTS SHALL BE PERFORMED EITHER WITHIN DEDICATED SLOPE EASEMENTS OR PURSUANT TO THE GRANTING OF SATISFACTORY RIGHTS-OF-ENTRY BY THE AFFECTED PROPERTY OWNERS.
 14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL AS REQUIRED BY APPROPRIATE REGULATING AGENCIES. PRIOR TO GRADING, AN EROSION AND SEDIMENT CONTROL PLAN WILL BE PREPARED FOR EAGLE MOUNTAIN PUBLIC WORKS DIVISION FOR APPROVAL.
 15. EARTHWORK ASSUMPTIONS:
 - 4" OF TOPSOIL WAS ASSUMED TO BE AVERAGE FOR SITE.
 - 5% SHRINKAGE WAS ASSUMED.
 16. RETAINING WALLS ARE REQUIRED IN AREAS WITH SLOPES GREATER THAN 2:1.
 17. THE HEIGHT OF 2:1 SLOPES MUST BE EVALUATED BY THE GEOTECHNICAL ENGINEER.
 18. REVEGATION OF DISTURBED SLOPES SHALL BE DONE IN A PROMPT AND TIMELY FASHION.
 19. CUT AREAS OVER 3' MUST BE EVALUATED BY GEOTECH ENGINEER FOR LANDSLIDE RISK.
 20. DRAINAGE IS NORMAL SHEET FLOW OFF OF THE MAIN RIDGE. DRAINAGE FLOWS NORTH OF THE RIDGE FLOW NORTH. DRAINAGE FLOWS TO THE SOUTH OF THE RIDGE FLOW SOUTH.
- | | |
|------------|---------|
| FILL | 293,790 |
| CUT | 237,500 |
| (NET) FILL | 36,290 |

DATE	09-19-07
SCALE	1" = 100'
PROJECT NO.	8EM1010300

CIRCLE 5 RANCH	
PRELIMINARY PLAN	
OVERALL GRADING PLAN	

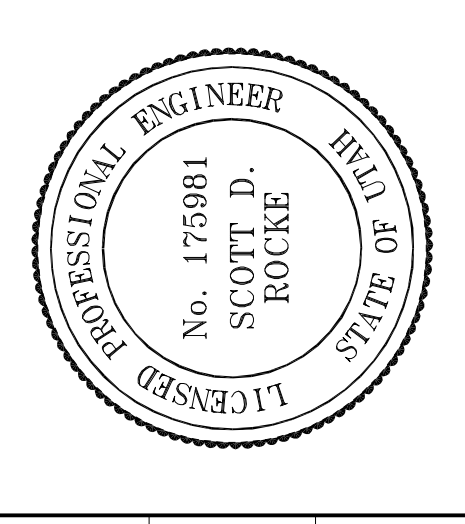
PSOMAS	
4179 South Riverboat Road, Suite 200 Salt Lake City, Utah 84123 (801) 270-5777 (801) 270-5782 (FAX)	

DESIGNED	JWJ
DRAWN	JWJ
CHECKED	SDR

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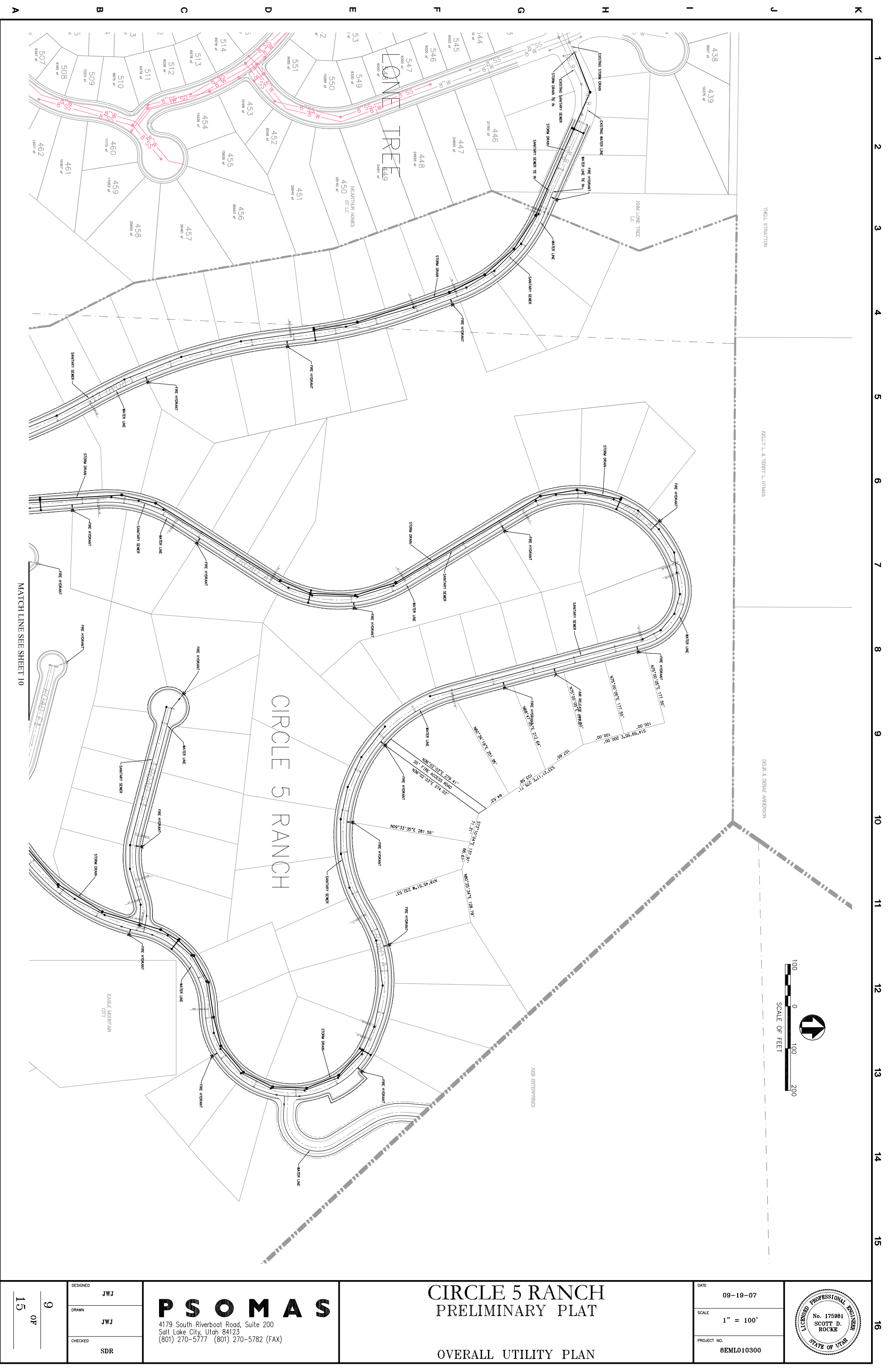


DATE	09-19-07
SCALE	1" = 100'
PROJECT NO.	8EML010300

CIRCLE 5 RANCH
PRELIMINARY PLAT
OVERALL GRADING PLAN

P S O M A S
4179 South Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED	JWJ
DRAWN	JWJ
CHECKED	SDR



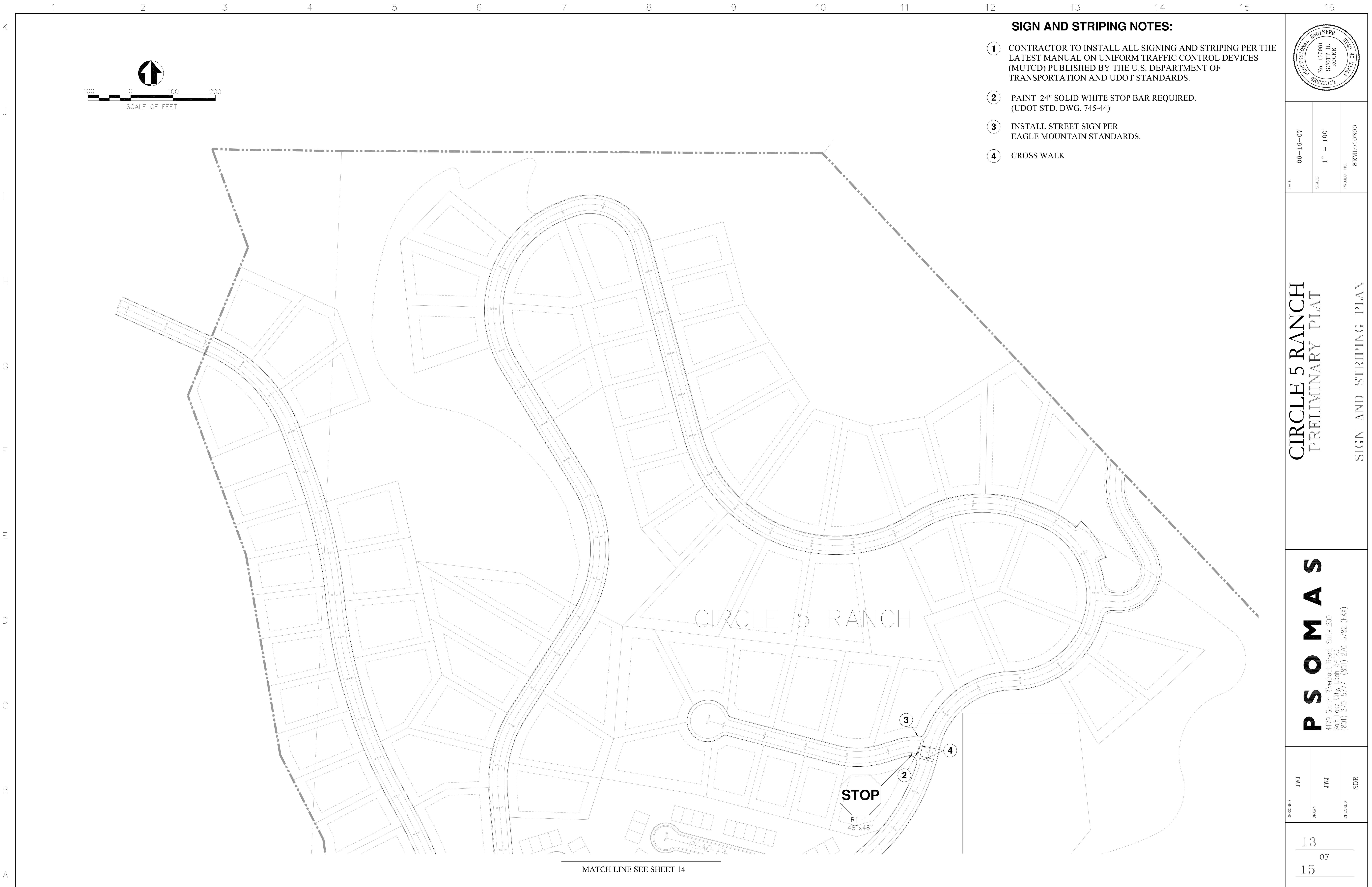
DATE	09-19-07
SCALE	1" = 100'
PROJECT NO.	8EML010300

CIRCLE 5 RANCH PRELIMINARY PLAT

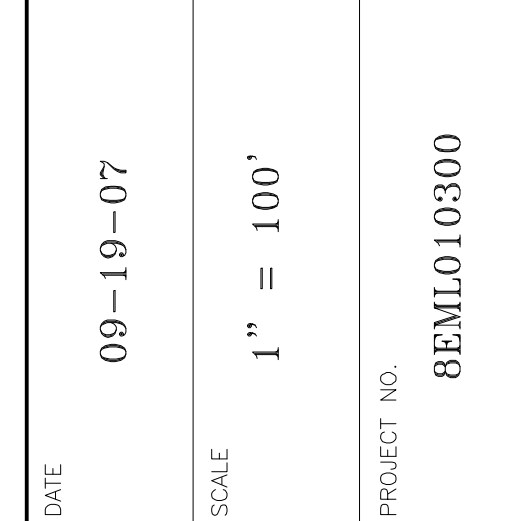
OVERALL UTILITY PLAN

PSOMAS
4179 South Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED	JWJ
DRAWN	JWJ
CHECKED	SDR



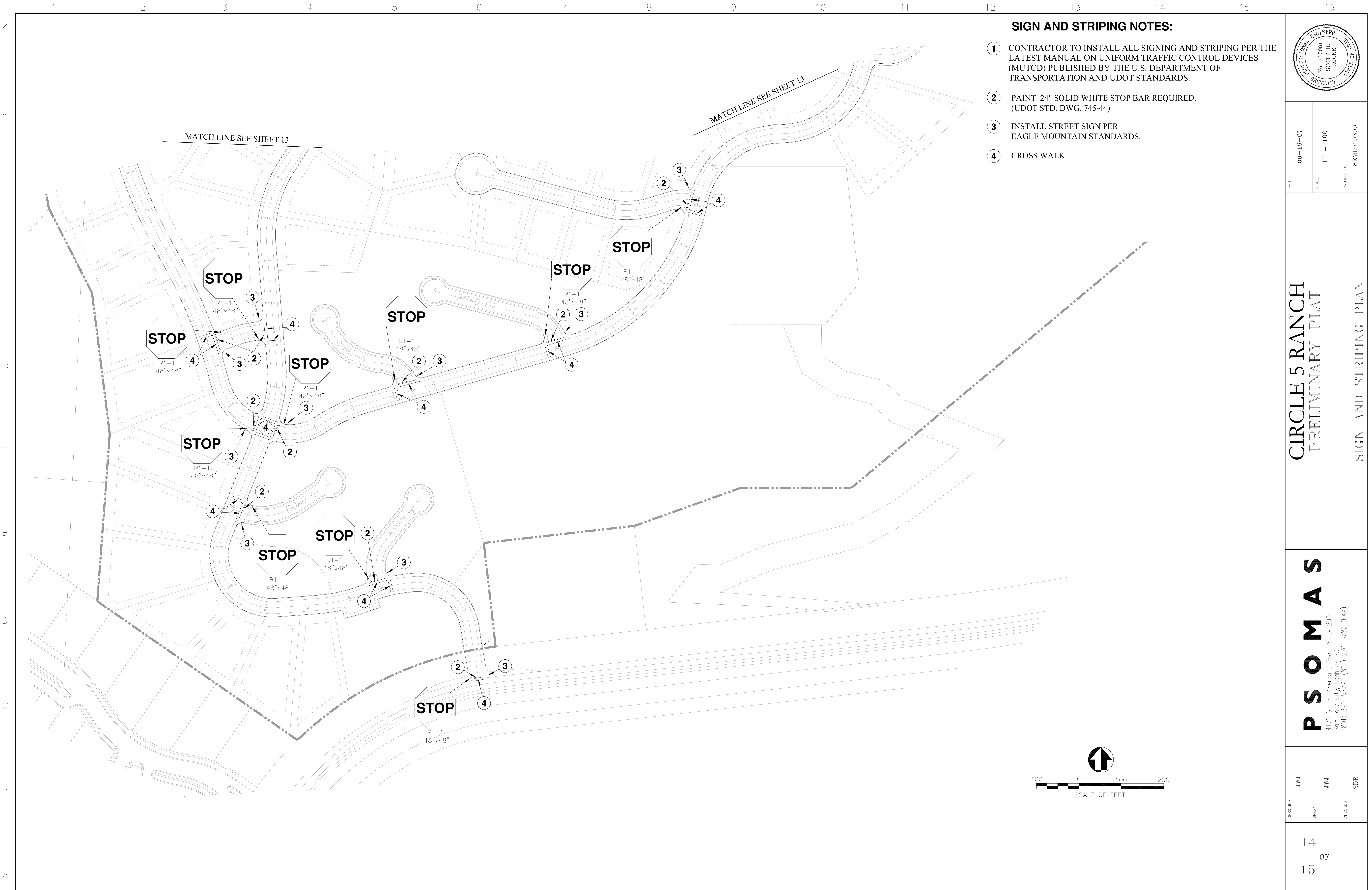
- 1 CONTRACTOR TO INSTALL ALL SIGNING AND STRIPING PER THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND UDOT STANDARDS.
- 2 PAINT 24" SOLID WHITE STOP BAR REQUIRED.
(UDOT STD. DWG. 745-44)
- 3 INSTALL STREET SIGN PER
EAGLE MOUNTAIN STANDARDS.
- 4 CROSS WALK



P S O M A S
4179 South Riverbort Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

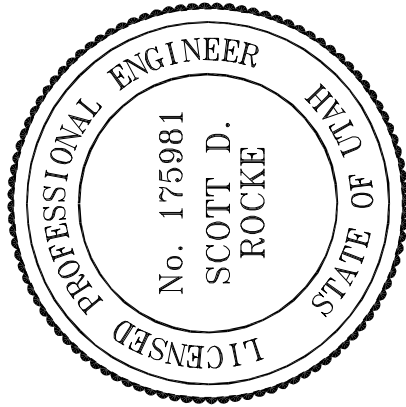
DESIGNED	JWJ
DRAWN	JWJ
CHECKED	SDR

13
OF
15



SIGN AND STRIPING NOTES:

- 1 CONTRACTOR TO INSTALL ALL SIGNING AND STRIPING PER THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND UDOT STANDARDS.
- 2 PAINT 24" SOLID WHITE STOP BAR REQUIRED. (UDOT STD. DWG. 745-44)
- 3 INSTALL STREET SIGN PER EAGLE MOUNTAIN STANDARDS.
- 4 CROSS WALK

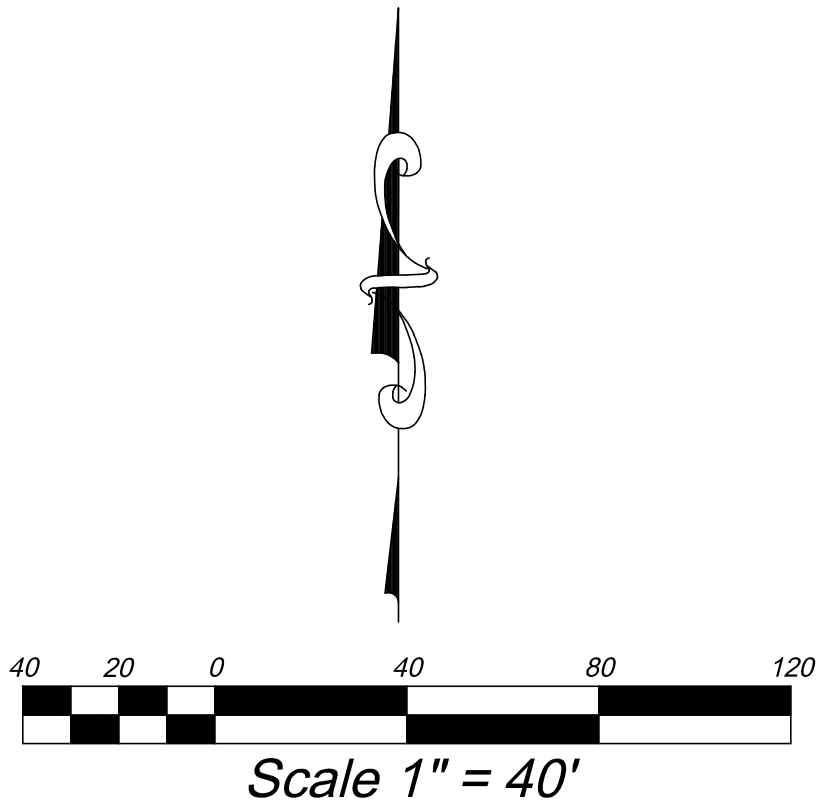
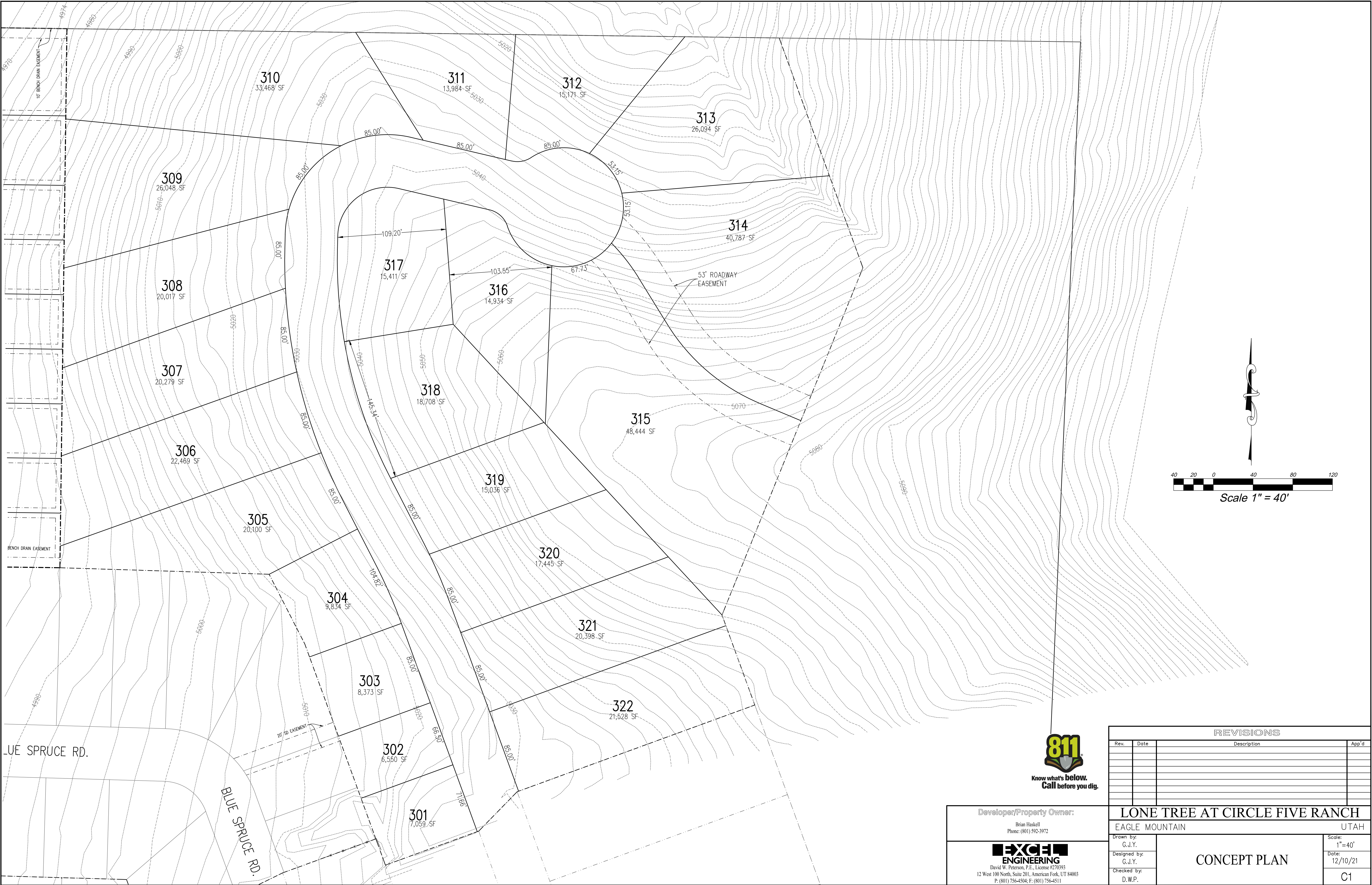


DATE	09-19-07
SCALE	1" = 100'
PROJECT NO.	8EML010300

CIRCLE 5 RANCH
PRELIMINARY PLAT
SIGN AND STRIPING PLAN

P S O M A S
4179 South Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED	JWJ
DRAWN	JWJ
CHECKED	SDR



REVISIONS				
Rev.	Date	Description	App'd	

Developer/Property Owner:
 Brian Haskell
 Phone: (801) 592-3972

EXCHANGE ENGINEERING
 David W. Peterson, P.E., License #270393
 12 West 100 North, Suite 201, American Fork, UT 84003
 P: (801) 756-4504; F: (801) 756-4511

LONE TREE AT CIRCLE FIVE RANCH
 EAGLE MOUNTAIN UTAH

Scale: 1"=40'
 Date: 12/10/21
 C1

CONCEPT PLAN



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE:	Direct Communications Franchise Agreement		
ITEM TYPE:	Agreement		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Recorder's
Office

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

The proposed franchise agreement is for the nonexclusive right to construct and maintain infrastructure necessary to provide internet services within the City.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Franchise Agreement](#)

**FRANCHISE AGREEMENT
BETWEEN EAGLE MOUNTAIN CITY AND _____**

THIS FRANCHISE AGREEMENT (hereinafter "Agreement") is entered into by and between Eagle Mountain City, Utah (hereinafter "CITY"), a municipal corporation and political subdivision of the State of Utah with principal offices at 1650 E. Stagecoach Run, Eagle Mountain, Utah, 84005, and _____ (hereinafter "PROVIDER") with its principal offices at _____.

WITNESSETH:

WHEREAS, PROVIDER desires to provide voice, data or video transmission services within CITY and in connection therewith to establish a telecommunications network in, under, along, over and across present and future rights-of-way of CITY; and

WHEREAS, CITY has enacted Chapter 13.10 of the Eagle Mountain City Municipal Code titled "Telecommunications and Cable System/Video Provider Franchises" (the "Telecommunications Ordinance") which governs the application and review process for telecommunication franchises in CITY; and

WHEREAS, CITY believes that it is in the best interest of the public to provide PROVIDER a nonexclusive franchise to operate a telecommunications network in CITY.

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties contained herein, and for other good and valuable consideration, CITY and PROVIDER agree as follows:

**ARTICLE 1
FRANCHISE AGREEMENT AND ORDINANCE**

1.1 Agreement. Upon execution by the parties, this Agreement shall be deemed to constitute a contract by and between CITY and PROVIDER.

1.2 Ordinance. CITY has adopted the Telecommunications Ordinance which is incorporated herein by reference. PROVIDER acknowledges that it has had an opportunity to read and become familiar with the Telecommunications Ordinance. The parties agree that the provisions and requirements of the Telecommunications Ordinance are material terms of this Agreement, and that each party hereby agrees to be contractually bound to comply with the terms of the Telecommunications Ordinance, as amended. The definitions in the Telecommunications Ordinance shall apply herein unless a different meaning is indicated. Nothing in this Section shall be deemed to require PROVIDER to comply with any provision of the Telecommunications Ordinance which is determined to be unlawful or beyond CITY's authority.

1.3 Ordinance Amendments. CITY reserves the right to amend the Telecommunications Ordinance at any time. CITY shall give PROVIDER notice and an opportunity to be heard concerning any proposed amendment. If there is any inconsistency between PROVIDER's rights

and obligations under the Telecommunications Ordinance as amended and this Agreement, the provisions of this Agreement shall govern during its term, provided however that the PROVIDER agrees that it is subject to the lawful exercise of the police power of the CITY. Otherwise, PROVIDER agrees to comply with any such amendments.

1.4 Franchise Description. This Agreement shall confer upon PROVIDER the nonexclusive right, privilege, and franchise to construct and maintain a telecommunications network in, under, above and across the present and future public rights-of-way in CITY. The franchise does not grant to PROVIDER the right, privilege or authority to engage in community antenna (or cable) television business; although, nothing contained herein shall preclude PROVIDER from: (1) permitting those with a cable franchise who are lawfully engaged in such business to utilize PROVIDER's System within CITY for such purposes; or (2) from providing such service in the future if an appropriate franchise is obtained and all other legal requirements have been satisfied.

1.5 Licenses. PROVIDER acknowledges that it has obtained the necessary approvals, licenses or permits required by federal and state law to provide telecommunication services consistent with the provisions of this Agreement and with the Telecommunications Ordinance.

1.6 Business License. PROVIDER acknowledges that PROVIDER must obtain and keep a business license from the City to operate any business within the City.

1.7 Relationship. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties and neither party is authorized to, nor shall either party act toward third persons or the public in any manner that would indicate any such relationship with each other.

ARTICLE 2 FRANCHISE FEE

2.1 Franchise Fee. For the Franchise granted herein, and as fair and reasonable compensation to the CITY for the use of the Rights-of-Way, PROVIDER shall pay the Municipal Telecommunication License Tax authorized by Municipal Telecommunications License Tax Act (Utah Code Ann. §§10-1-401 to 10-1-410, as amended) and the Telecommunications Ordinance. The telecommunications tax shall be calculated in the manner provided in such law (or its replacement) and shall be paid by PROVIDER to the Utah State Tax Commission, and sent as follows:

Utah State Tax Commission
210 North 1950 West
Salt Lake City, Utah 84134

or any successor address designated by the Utah State Tax Commission. Payments shall be made at the times and in the manner prescribed by the Municipal Telecommunications License Tax Act and the Telecommunications Ordinance.

2.2 Additional Infrastructure or Services. CITY reserves any and all rights it may have now or in the future to legally impose taxes, charges and fees, and to regulate or otherwise condition the use of technology and related activities and services to be provided pursuant to this Agreement that are not taxed or regulated through the Municipal Telecommunications License Tax Act. PROVIDER shall be subject to any future taxes, fees or charges that CITY lawfully imposes on infrastructure or services in the future that are not taxed or regulated through the Municipal Telecommunications License Tax Act, unless the CITY is preempted from imposing such taxes, fees or regulations by state or federal laws.

2.3 Equal Treatment. In accordance with Utah Code Ann. §10-1-406(3)(b), the CITY tax or fees imposed under the Municipal Telecommunications License Tax Act shall be imposed on competitively neutral basis. To foster an environment where service providers using the public rights-of-way can compete on a competitively neutral and nondiscriminatory basis; encourage the provision of new and advanced services to the residents; promote local communications infrastructure investments and economic opportunities in the CITY; and provide flexibility in the event of subsequent changes in the law, CITY may require modifications to this Agreement that are required to maintain competitive neutrality of providers of similar services within the CITY.

ARTICLE 3 TERM AND RENEWAL

3.1 Term and Renewal. The franchise granted to PROVIDER shall be for a period of five (5) years commencing on the first day of the month following this Agreement, unless this Franchise be sooner terminated as herein provided. At the end of the initial five (5) year term of this Agreement, the franchise granted herein may be renewed by PROVIDER upon the same terms and conditions as contained in this Agreement for an additional five (5) year term, by providing to CITY's representative designated herein written notice of PROVIDER's intent to renew not less than ninety (90) calendar days before the expiration of the initial franchise term.

3.2 Rights of PROVIDER Upon Expiration or Revocation. Upon expiration of the franchise granted herein, whether by lapse or time, by agreement between PROVIDER and CITY, or by revocation or forfeiture, PROVIDER shall have the right to remove from the Rights-of-Way any and all of its system, but in such event, it shall be the duty of PROVIDER, immediately upon such removal, to restore the Rights-of-Way from which such System is removed to as good condition as the same was before the removal was effected. In the alternative, PROVIDER may, upon CITY's approval, abandon some or all of PROVIDER's system in place.

ARTICLE IV PUBLIC USE RIGHTS

4.1 City Uses of Poles and Overhead Structures. CITY shall have the right, without cost, to use all poles owned by PROVIDER within CITY for fire alarms, police signal systems, or any lawful public use; provided, however, any said uses by CITY shall be for activities owned, operated or used by CITY for any public purposes and shall not include the provision of telecommunications service to third parties or otherwise in a manner which would commercially compete with PROVIDER's

operations or services; and provided that such CITY use does not unreasonably interfere with PROVIDER's operations or services.

4.2 Limitations on Use Rights. Nothing in this Agreement shall be construed to require PROVIDER to increase pole capacity, alter the manner in which PROVIDER attached equipment to the poles, or alter the manner in which PROVIDER operates and maintains its equipment. Such CITY attachments shall be installed and maintained in accordance with the reasonable requirements of PROVIDER and the current National Electrical Safety Code. CITY attachments shall be attached or installed only after written approval by PROVIDER, which approval will be processed in a timely manner and will not be unreasonably withheld.

4.3 Maintenance of CITY Facilities. CITY's use rights shall also be subject to the parties reaching an agreement regarding CITY's maintenance of CITY attachments.

ARTICLE V POLICE POWERS

CITY expressly reserves, and PROVIDER expressly recognizes, CITY's right and duty to adopt, from time to time, in addition to provisions herein contained, such ordinances and rules and regulations as CITY may deem necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties.

ARTICLE VI CHANGING CONDITIONS AND SEVERABILITY

6.1 Meet to Confer. PROVIDER and CITY recognize that many aspects of the telecommunication business are currently the subject of discussion, examination and inquiry by different segments of the industry and affected regulatory authorities and that these activities may ultimately result in fundamental changes in the way PROVIDER conducts its business and the way CITY regulates the business. In recognition of the present state of uncertainty respecting these matters, PROVIDER and CITY each agree, upon request of the other during the term of this Agreement, to meet with the other and discuss in good faith whether it would be appropriate, in view of developments of the kind referred to above during the term of this Agreement, to amend this Agreement or enter into separate, mutually satisfactory arrangements to effect a proper accommodation of any such developments.

6.2 Severability. If any section, sentence, paragraph, term or provision of this Agreement or the Telecommunications Ordinance is for any reason determined to be or rendered illegal, invalid, or superseded by other lawful authority, including any state or federal, legislative, regulatory or administrative authority having jurisdiction thereof, or is determined to be unconstitutional, illegal or invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision, all of which shall remain in full force and effect for the term of this Agreement or any renewal or renewals thereof. If the invalidated portion is considered a material consideration for entering into this Agreement, however, the parties will negotiate, in good faith, an amendment to this Agreement. As used herein, "material consideration" for CITY is its

ability to collect the Franchise Fee during the term of this Agreement and its ability to manage the rights-of-way in a manner similar to that provided in this Agreement, the Telecommunications Ordinance, and CITY's Excavation Permit Ordinance. For PROVIDER, "material consideration" is its ability to use the Rights-of-Way for telecommunication purposes in a manner similar to that provided in this Agreement, the Telecommunications Ordinance, and CITY's Excavation Permit Ordinance (EMMC Chapter 12.10, as amended).

ARTICLE VII EARLY TERMINATION, REVOCATION OF FRANCHISE AND OTHER REMEDIES

7.1 Grounds for Termination. CITY may terminate or revoke this Agreement and all rights and privileges herein provided for any of the following reasons:

(a) PROVIDER fails to make timely payments of the franchise fee as required under Article 2 of this Agreement and does not correct such failure within sixty (60) calendar days after written notice by CITY of such failure;

(b) PROVIDER, by act or omission, materially violates a material duty herein set forth in any particular within PROVIDER's control, and with respect to which redress is not otherwise herein provided. In such event, CITY, acting by or through its CITY Council, may determine, after hearing, that such failure is of a material nature, and thereupon, after written notice giving PROVIDER notice of such determination, PROVIDER, within sixty (60) calendar days of such notice, shall commence efforts to remedy the conditions identified in the notice and shall have ninety (90) calendar days from the date it receives notice to remedy the conditions. After the expiration of such 90-day period and failure to correct such conditions, CITY may declare the franchise forfeited and this Agreement terminated, and thereupon, PROVIDER shall have no further rights or authority hereunder; provided, however, that any such declaration of forfeiture and termination shall be subject to judicial review as provided by law, and provided further, that in the event such failure is of such nature that it cannot be reasonably corrected within the 90-day time period provided above, CITY shall provide additional time for the reasonable correction of such alleged failure if the reason for the noncompliance was not the intentional or negligent act or omission of PROVIDER; or

(c) PROVIDER becomes insolvent, unable or unwilling to pay its debts, is adjudged bankrupt, or all or part of its facilities should be sold under an instrument to secure a debt and is not redeemed by PROVIDER within sixty (60) days.

7.2 Reserved Rights. Nothing contained herein shall be deemed to preclude PROVIDER from pursuing any legal or equitable rights or remedies it may have to challenge the action of CITY.

7.3 Remedies at Law. In the event PROVIDER or CITY fails to fulfill any of its respective obligations under this Agreement, CITY or PROVIDER, whichever the case may be, shall have a breach of contract claim and remedy against the other, in addition to any other remedy provided herein or by law; provided, however, that no remedy that would have the effect of amending the

specific provisions of this agreement shall become effective without such action that would be necessary to formally amend the Agreement.

7.4 Third Party Beneficiaries. The benefits and protection provided by this Agreement shall inure solely to the benefit of CITY and PROVIDER. This Agreement shall not be deemed to create any right in any person who is not a party and shall not be construed in any respect to be a contract in whole or in part for the benefit of any third party (other than the permitted successors and assigns of a party hereto).

ARTICLE VIII NOTICE

8.1 Notice to CITY. All notices from PROVIDER to CITY pursuant to or concerning this Agreement, shall be delivered to City Recorder, 1650 E. Stagecoach Run, Eagle Mountain, Utah 84005, or such other officer and address as CITY may designate by written notice to PROVIDER.

8.2 Notice to PROVIDER. All notices from CITY to PROVIDER pursuant to or concerning this Agreement, shall be delivered to PROVIDER's headquarter offices _____, and such other office as PROVIDER may designate by written notice to CITY.

ARTICLE IX INSURANCE AND INDEMNIFICATION

9.1 Insurance. Prior to commencing operations in CITY pursuant to this Agreement, PROVIDER shall provide evidence of insurance in accordance with EMMC 13.10.050, and the policy or policies of insurance shall be maintained by provider in full force and effect during the entire term of the franchise.

9.2 Indemnification. PROVIDER agrees to indemnify, defend and hold CITY harmless from and against any and all claims, demands, liens, and all liability or damage of whatsoever kind on account of or arising from PROVIDER's acts or omissions pursuant to or related to this Agreement, and to pay any and all costs, including reasonable attorneys' fees, incurred by CITY in defense of such claims. CITY shall promptly give written notice to PROVIDER of any claim, demand, lien, liability, or damage, with respect to which CITY seeks indemnification and, unless in CITY's judgment a conflict of interest may exist between the parties with respect to the claim, demand, lien, liability, or damage, CITY shall permit PROVIDER to assume the defense of such with counsel of PROVIDER's choosing, unless CITY reasonably objects to such counsel. Notwithstanding any provision of this Section to the contrary, PROVIDER shall not be obligated to indemnify, defend or hold CITY harmless to the extent any claim, demand, lien, damage, or liability arises out of or in connection with negligent acts or omissions of CITY or the willful misconduct of CITY or any of its officers, employees or agents.

ARTICLE X INSTALLATION

10.1 Coordinated Installation. In order to prevent and/or minimize the number of cuts to and excavations within CITY Rights-of-Way, PROVIDER shall coordinate with CITY and other providers or users of CITY Rights-of-Way, when such cuts and excavations will be made. Unless otherwise permitted, installation, repairs, or maintenance of lines and facilities within CITY Rights-of-Way shall be made in the same trench and at the time other installations, repairs or maintenance of facilities are conducted within CITY Rights-of-Way. In order to limit damage to recently completed or resurfaced roads, CITY specifically reserves the right to limit cuts or excavation in roads for a period of time after completion, repaving or overlay of roads.

10.2 Underground Installation. Unless otherwise approved by the CITY or allowed by the Telecommunications Ordinance, all of PROVIDER's facilities within CITY shall be constructed underground. PROVIDER expressly agrees to install and maintain all of its facilities in accordance with CITY Ordinances regarding the undergrounding of utility lines, in effect at the time this Agreement is entered into and as subsequently amended during the term of this Agreement. Nothing herein shall require PROVIDER to convert existing overhead facilities to underground facilities until and unless other similarly situated providers in the same location are required to do so.

ARTICLE XI GENERAL PROVISIONS

11.1 Binding Agreement. The parties represent that: (a) when executed by their respective parties, this Agreement shall constitute legal and binding obligations of the parties; and (b) each party has complied with all relevant statutes, ordinances, resolutions, by-laws and other legal requirements applicable to their operation in entering into this Agreement.

11.2 Governing Law. This Agreement shall be interpreted pursuant to Utah law.

11.3 Time of Essence. Time shall be of the essence of this Agreement.

11.4 Interpretation of Agreement. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number and vice versa, and the use of any gender shall include any other and all genders. The paragraphs and section headings in this Agreement are for convenience only and do not constitute a part of the provisions hereof.

11.5 No Presumption. All parties have participated in preparing this Agreement. Therefore, the parties stipulate that any court interpreting or construing the Agreement shall not apply the rule of construction that the Agreement should be more strictly construed against the drafting party.

11.6 Amendments. This Agreement may be modified or amended by written agreement only. No oral modifications or amendments shall be effective.

11.7 Binding Agreement. This Agreement shall be binding upon the heirs, successors, administrators and assigns of each of the parties.

DATED this _____ day of _____, 20_____

EAGLE MOUNTAIN CITY

By: _____
Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

APPROVED AS TO FORM:

Jeremy R. Cook, City Attorney

PROVIDER

Signature

Print Name: _____

Title : _____



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE:	Lumen Franchise Agreement		
ITEM TYPE:	Agreement		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Recorder's
Office

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

The proposed franchise agreement is for the nonexclusive right to construct and maintain infrastructure necessary to provide internet services within the City.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Franchise Agreement](#)

**FRANCHISE AGREEMENT
BETWEEN EAGLE MOUNTAIN CITY AND _____**

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WITNESSETH:

WHEREAS, PROVIDER desires to provide voice, data or video transmission services within CITY and in connection therewith to establish a telecommunications network in, under, along, over and across present and future rights-of-way of CITY; and

WHEREAS, CITY has enacted Chapter 13.10 of the Eagle Mountain City Municipal Code titled "Telecommunications and Cable System/Video Provider Franchises" (the "Telecommunications Ordinance") which governs the application and review process for telecommunication franchises in CITY; and

WHEREAS, CITY believes that it is in the best interest of the public to provide PROVIDER a nonexclusive franchise to operate a telecommunications network in CITY.

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties contained herein, and for other good and valuable consideration, CITY and PROVIDER agree as follows:

**ARTICLE 1
FRANCHISE AGREEMENT AND ORDINANCE**

1.1 Agreement. Upon execution by the parties, this Agreement shall be deemed to constitute a contract by and between CITY and PROVIDER.

1.2 Ordinance. CITY has adopted the Telecommunications Ordinance which is incorporated herein by reference. PROVIDER acknowledges that it has had an opportunity to read and become familiar with the Telecommunications Ordinance. The parties agree that the provisions and requirements of the Telecommunications Ordinance are material terms of this Agreement, and that each party hereby agrees to be contractually bound to comply with the terms of the Telecommunications Ordinance, as amended. The definitions in the Telecommunications Ordinance shall apply herein unless a different meaning is indicated. Nothing in this Section shall be deemed to require PROVIDER to comply with any provision of the Telecommunications Ordinance which is determined to be unlawful or beyond CITY's authority.

1.3 Ordinance Amendments. CITY reserves the right to amend the Telecommunications Ordinance at any time. CITY shall give PROVIDER notice and an opportunity to be heard concerning any proposed amendment. If there is any inconsistency between PROVIDER's rights

and obligations under the Telecommunications Ordinance as amended and this Agreement, the provisions of this Agreement shall govern during its term, provided however that the PROVIDER agrees that it is subject to the lawful exercise of the police power of the CITY. Otherwise, PROVIDER agrees to comply with any such amendments.

1.4 Franchise Description. This Agreement shall confer upon PROVIDER the nonexclusive right, privilege, and franchise to construct and maintain a telecommunications network in, under, above and across the present and future public rights-of-way in CITY. The franchise does not grant to PROVIDER the right, privilege or authority to engage in community antenna (or cable) television business; although, nothing contained herein shall preclude PROVIDER from: (1) permitting those with a cable franchise who are lawfully engaged in such business to utilize PROVIDER's System within CITY for such purposes; or (2) from providing such service in the future if an appropriate franchise is obtained and all other legal requirements have been satisfied.

1.5 Licenses. PROVIDER acknowledges that it has obtained the necessary approvals, licenses or permits required by federal and state law to provide telecommunication services consistent with the provisions of this Agreement and with the Telecommunications Ordinance.

1.6 Business License. PROVIDER acknowledges that PROVIDER must obtain and keep a business license from the City to operate any business within the City.

1.7 Relationship. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties and neither party is authorized to, nor shall either party act toward third persons or the public in any manner that would indicate any such relationship with each other.

ARTICLE 2 FRANCHISE FEE

2.1 Franchise Fee. For the Franchise granted herein, and as fair and reasonable compensation to the CITY for the use of the Rights-of-Way, PROVIDER shall pay the Municipal Telecommunication License Tax authorized by Municipal Telecommunications License Tax Act (Utah Code Ann. §§10-1-401 to 10-1-410, as amended) and the Telecommunications Ordinance. The telecommunications tax shall be calculated in the manner provided in such law (or its replacement) and shall be paid by PROVIDER to the Utah State Tax Commission, and sent as follows:

Utah State Tax Commission
210 North 1950 West
Salt Lake City, Utah 84134

or any successor address designated by the Utah State Tax Commission. Payments shall be made at the times and in the manner prescribed by the Municipal Telecommunications License Tax Act and the Telecommunications Ordinance.

2.2 Additional Infrastructure or Services. CITY reserves any and all rights it may have now or in the future to legally impose taxes, charges and fees, and to regulate or otherwise condition the use of technology and related activities and services to be provided pursuant to this Agreement that are not taxed or regulated through the Municipal Telecommunications License Tax Act. PROVIDER shall be subject to any future taxes, fees or charges that CITY lawfully imposes on infrastructure or services in the future that are not taxed or regulated through the Municipal Telecommunications License Tax Act, unless the CITY is preempted from imposing such taxes, fees or regulations by state or federal laws.

2.3 Equal Treatment. In accordance with Utah Code Ann. §10-1-406(3)(b), the CITY tax or fees imposed under the Municipal Telecommunications License Tax Act shall be imposed on competitively neutral basis. To foster an environment where service providers using the public rights-of-way can compete on a competitively neutral and nondiscriminatory basis; encourage the provision of new and advanced services to the residents; promote local communications infrastructure investments and economic opportunities in the CITY; and provide flexibility in the event of subsequent changes in the law, CITY may require modifications to this Agreement that are required to maintain competitive neutrality of providers of similar services within the CITY.

ARTICLE 3 TERM AND RENEWAL

3.1 Term and Renewal. The franchise granted to PROVIDER shall be for a period of five (5) years commencing on the first day of the month following this Agreement, unless this Franchise be sooner terminated as herein provided. At the end of the initial five (5) year term of this Agreement, the franchise granted herein may be renewed by PROVIDER upon the same terms and conditions as contained in this Agreement for an additional five (5) year term, by providing to CITY's representative designated herein written notice of PROVIDER's intent to renew not less than ninety (90) calendar days before the expiration of the initial franchise term.

3.2 Rights of PROVIDER Upon Expiration or Revocation. Upon expiration of the franchise granted herein, whether by lapse or time, by agreement between PROVIDER and CITY, or by revocation or forfeiture, PROVIDER shall have the right to remove from the Rights-of-Way any and all of its system, but in such event, it shall be the duty of PROVIDER, immediately upon such removal, to restore the Rights-of-Way from which such System is removed to as good condition as the same was before the removal was effected. In the alternative, PROVIDER may, upon CITY's approval, abandon some or all of PROVIDER's system in place.

ARTICLE IV PUBLIC USE RIGHTS

4.1 City Uses of Poles and Overhead Structures. CITY shall have the right, without cost, to use all poles owned by PROVIDER within CITY for fire alarms, police signal systems, or any lawful public use; provided, however, any said uses by CITY shall be for activities owned, operated or used by CITY for any public purposes and shall not include the provision of telecommunications service to third parties or otherwise in a manner which would commercially compete with PROVIDER's

operations or services; and provided that such CITY use does not unreasonably interfere with PROVIDER's operations or services.

4.2 Limitations on Use Rights. Nothing in this Agreement shall be construed to require PROVIDER to increase pole capacity, alter the manner in which PROVIDER attached equipment to the poles, or alter the manner in which PROVIDER operates and maintains its equipment. Such CITY attachments shall be installed and maintained in accordance with the reasonable requirements of PROVIDER and the current National Electrical Safety Code. CITY attachments shall be attached or installed only after written approval by PROVIDER, which approval will be processed in a timely manner and will not be unreasonably withheld.

4.3 Maintenance of CITY Facilities. CITY's use rights shall also be subject to the parties reaching an agreement regarding CITY's maintenance of CITY attachments.

ARTICLE V POLICE POWERS

CITY expressly reserves, and PROVIDER expressly recognizes, CITY's right and duty to adopt, from time to time, in addition to provisions herein contained, such ordinances and rules and regulations as CITY may deem necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties.

ARTICLE VI CHANGING CONDITIONS AND SEVERABILITY

6.1 Meet to Confer. PROVIDER and CITY recognize that many aspects of the telecommunication business are currently the subject of discussion, examination and inquiry by different segments of the industry and affected regulatory authorities and that these activities may ultimately result in fundamental changes in the way PROVIDER conducts its business and the way CITY regulates the business. In recognition of the present state of uncertainty respecting these matters, PROVIDER and CITY each agree, upon request of the other during the term of this Agreement, to meet with the other and discuss in good faith whether it would be appropriate, in view of developments of the kind referred to above during the term of this Agreement, to amend this Agreement or enter into separate, mutually satisfactory arrangements to effect a proper accommodation of any such developments.

6.2 Severability. If any section, sentence, paragraph, term or provision of this Agreement or the Telecommunications Ordinance is for any reason determined to be or rendered illegal, invalid, or superseded by other lawful authority, including any state or federal, legislative, regulatory or administrative authority having jurisdiction thereof, or is determined to be unconstitutional, illegal or invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision, all of which shall remain in full force and effect for the term of this Agreement or any renewal or renewals thereof. If the invalidated portion is considered a material consideration for entering into this Agreement, however, the parties will negotiate, in good faith, an amendment to this Agreement. As used herein, "material consideration" for CITY is its

ability to collect the Franchise Fee during the term of this Agreement and its ability to manage the rights-of-way in a manner similar to that provided in this Agreement, the Telecommunications Ordinance, and CITY's Excavation Permit Ordinance. For PROVIDER, "material consideration" is its ability to use the Rights-of-Way for telecommunication purposes in a manner similar to that provided in this Agreement, the Telecommunications Ordinance, and CITY's Excavation Permit Ordinance (EMMC Chapter 12.10, as amended).

ARTICLE VII EARLY TERMINATION, REVOCATION OF FRANCHISE AND OTHER REMEDIES

7.1 Grounds for Termination. CITY may terminate or revoke this Agreement and all rights and privileges herein provided for any of the following reasons:

(a) PROVIDER fails to make timely payments of the franchise fee as required under Article 2 of this Agreement and does not correct such failure within sixty (60) calendar days after written notice by CITY of such failure;

(b) PROVIDER, by act or omission, materially violates a material duty herein set forth in any particular within PROVIDER's control, and with respect to which redress is not otherwise herein provided. In such event, CITY, acting by or through its CITY Council, may determine, after hearing, that such failure is of a material nature, and thereupon, after written notice giving PROVIDER notice of such determination, PROVIDER, within sixty (60) calendar days of such notice, shall commence efforts to remedy the conditions identified in the notice and shall have ninety (90) calendar days from the date it receives notice to remedy the conditions. After the expiration of such 90-day period and failure to correct such conditions, CITY may declare the franchise forfeited and this Agreement terminated, and thereupon, PROVIDER shall have no further rights or authority hereunder; provided, however, that any such declaration of forfeiture and termination shall be subject to judicial review as provided by law, and provided further, that in the event such failure is of such nature that it cannot be reasonably corrected within the 90-day time period provided above, CITY shall provide additional time for the reasonable correction of such alleged failure if the reason for the noncompliance was not the intentional or negligent act or omission of PROVIDER; or

(c) PROVIDER becomes insolvent, unable or unwilling to pay its debts, is adjudged bankrupt, or all or part of its facilities should be sold under an instrument to secure a debt and is not redeemed by PROVIDER within sixty (60) days.

7.2 Reserved Rights. Nothing contained herein shall be deemed to preclude PROVIDER from pursuing any legal or equitable rights or remedies it may have to challenge the action of CITY.

7.3 Remedies at Law. In the event PROVIDER or CITY fails to fulfill any of its respective obligations under this Agreement, CITY or PROVIDER, whichever the case may be, shall have a breach of contract claim and remedy against the other, in addition to any other remedy provided herein or by law; provided, however, that no remedy that would have the effect of amending the

specific provisions of this agreement shall become effective without such action that would be necessary to formally amend the Agreement.

7.4 Third Party Beneficiaries. The benefits and protection provided by this Agreement shall inure solely to the benefit of CITY and PROVIDER. This Agreement shall not be deemed to create any right in any person who is not a party and shall not be construed in any respect to be a contract in whole or in part for the benefit of any third party (other than the permitted successors and assigns of a party hereto).

ARTICLE VIII NOTICE

8.1 Notice to CITY. All notices from PROVIDER to CITY pursuant to or concerning this Agreement, shall be delivered to City Recorder, 1650 E. Stagecoach Run, Eagle Mountain, Utah 84005, or such other officer and address as CITY may designate by written notice to PROVIDER.

8.2 Notice to PROVIDER. All notices from CITY to PROVIDER pursuant to or concerning this Agreement, shall be delivered to PROVIDER's headquarter offices _____, and such other office as PROVIDER may designate by written notice to CITY.

ARTICLE IX INSURANCE AND INDEMNIFICATION

9.1 Insurance. Prior to commencing operations in CITY pursuant to this Agreement, PROVIDER shall provide evidence of insurance in accordance with EMMC 13.10.050, and the policy or policies of insurance shall be maintained by provider in full force and effect during the entire term of the franchise.

9.2 Indemnification. PROVIDER agrees to indemnify, defend and hold CITY harmless from and against any and all claims, demands, liens, and all liability or damage of whatsoever kind on account of or arising from PROVIDER's acts or omissions pursuant to or related to this Agreement, and to pay any and all costs, including reasonable attorneys' fees, incurred by CITY in defense of such claims. CITY shall promptly give written notice to PROVIDER of any claim, demand, lien, liability, or damage, with respect to which CITY seeks indemnification and, unless in CITY's judgment a conflict of interest may exist between the parties with respect to the claim, demand, lien, liability, or damage, CITY shall permit PROVIDER to assume the defense of such with counsel of PROVIDER's choosing, unless CITY reasonably objects to such counsel. Notwithstanding any provision of this Section to the contrary, PROVIDER shall not be obligated to indemnify, defend or hold CITY harmless to the extent any claim, demand, lien, damage, or liability arises out of or in connection with negligent acts or omissions of CITY or the willful misconduct of CITY or any of its officers, employees or agents.

ARTICLE X INSTALLATION

10.1 Coordinated Installation. In order to prevent and/or minimize the number of cuts to and excavations within CITY Rights-of-Way, PROVIDER shall coordinate with CITY and other providers or users of CITY Rights-of-Way, when such cuts and excavations will be made. Unless otherwise permitted, installation, repairs, or maintenance of lines and facilities within CITY Rights-of-Way shall be made in the same trench and at the time other installations, repairs or maintenance of facilities are conducted within CITY Rights-of-Way. In order to limit damage to recently completed or resurfaced roads, CITY specifically reserves the right to limit cuts or excavation in roads for a period of time after completion, repaving or overlay of roads.

10.2 Underground Installation. Unless otherwise approved by the CITY or allowed by the Telecommunications Ordinance, all of PROVIDER's facilities within CITY shall be constructed underground. PROVIDER expressly agrees to install and maintain all of its facilities in accordance with CITY Ordinances regarding the undergrounding of utility lines, in effect at the time this Agreement is entered into and as subsequently amended during the term of this Agreement. Nothing herein shall require PROVIDER to convert existing overhead facilities to underground facilities until and unless other similarly situated providers in the same location are required to do so.

ARTICLE XI GENERAL PROVISIONS

11.1 Binding Agreement. The parties represent that: (a) when executed by their respective parties, this Agreement shall constitute legal and binding obligations of the parties; and (b) each party has complied with all relevant statutes, ordinances, resolutions, by-laws and other legal requirements applicable to their operation in entering into this Agreement.

11.2 Governing Law. This Agreement shall be interpreted pursuant to Utah law.

11.3 Time of Essence. Time shall be of the essence of this Agreement.

11.4 Interpretation of Agreement. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number and vice versa, and the use of any gender shall include any other and all genders. The paragraphs and section headings in this Agreement are for convenience only and do not constitute a part of the provisions hereof.

11.5 No Presumption. All parties have participated in preparing this Agreement. Therefore, the parties stipulate that any court interpreting or construing the Agreement shall not apply the rule of construction that the Agreement should be more strictly construed against the drafting party.

11.6 Amendments. This Agreement may be modified or amended by written agreement only. No oral modifications or amendments shall be effective.

11.7 Binding Agreement. This Agreement shall be binding upon the heirs, successors, administrators and assigns of each of the parties.

DATED this _____ day of _____, 20_____

EAGLE MOUNTAIN CITY

By: _____
Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

APPROVED AS TO FORM:

Jeremy R. Cook, City Attorney

PROVIDER

Signature

Print Name: _____

Title : _____



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

Monday, November 15, 2021

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

SUBJECT: Brandon Park phase "A" plat 14 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



BOND RELEASE REQUEST LETTER
 Brandon Park ph "A" plat 14 Bond

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

4th Bond Release	
Original Bond Amount:	\$ 1,157,011.17
Previous Release Amount:	\$ 1,044,598.82
Amount to Release this Period:	\$ 7,229.52
Amount Remaining in Bond :	\$ 105,182.83

Bond Releases Summary	
#1	\$ 89,856.95
#2	\$ 199,581.10
#3	\$ 755,160.77
#4	\$ 7,229.52
TOTAL	\$ 1,051,828.34

11/15/2021

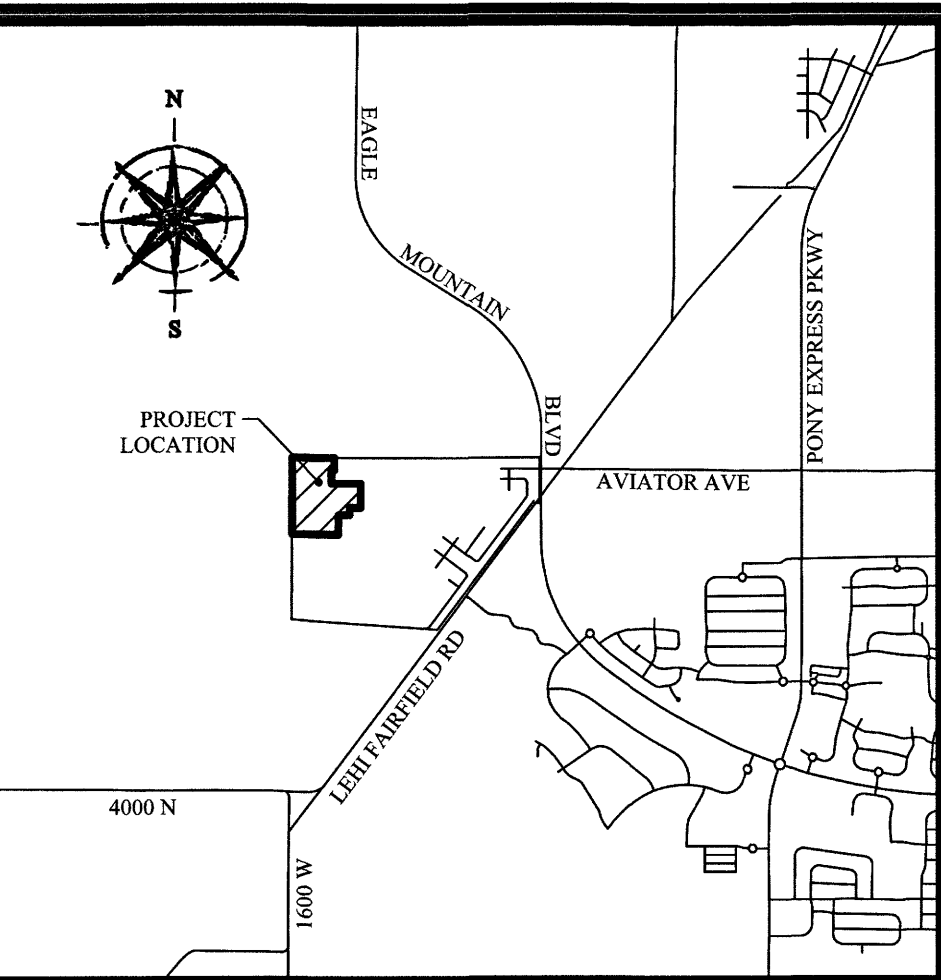
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.									
a	SWPPP	1	LS	\$5,000.00	\$5,000.00	1	0.5	100%	\$2,500.00	\$5,000.00
2	ROADWAY IMPROVEMENTS									
a	3 inch Surface Course	91584	SF	\$1.86	\$170,346.24	90,668	915.84	100%	\$1,703.46	\$170,346.24
b	6 inch Road base(also behind curb)	91584	SF	\$0.80	\$73,267.20	90,668	915.84	100%	\$732.67	\$73,267.20
c	9 inch sub-base(e-fill)9behind curb)	91584	SF	\$0.70	\$64,108.80	90,668	915.84	100%	\$641.09	\$64,108.80
d	30" curb & gutter	8126	LF	\$7.00	\$56,882.00	8,045	81.26	100%	\$568.82	\$56,882.00
e	Sidewalk	49579	SF	\$2.00	\$99,158.00	49,083	495.79	100%	\$991.58	\$99,158.00
f	Street/stop signs	5	EA	\$350.00	\$1,750.00	5	0.05	100%	\$17.50	\$1,750.00
g	ADA access ramps for trail	6	EA	\$1,240.00	\$7,440.00	6	0.06	100%	\$74.40	\$7,440.00
3	CULINARY WATER									
a	8" culinary water c-900	3268	LF	\$20.00	\$65,360.00	3,268	0	100%	\$0.00	\$65,360.00
b	8" gate valve	14	EA	\$1,750.00	\$24,500.00	14	0	100%	\$0.00	\$24,500.00
c	8" Tee	13	EA	\$900.00	\$11,700.00	13	0	100%	\$0.00	\$11,700.00
d	8" bend	6	EA	\$600.00	\$3,600.00	6	0	100%	\$0.00	\$3,600.00
e	Fire Hydrant	8	EA	\$5,500.00	\$44,000.00	8	0	100%	\$0.00	\$44,000.00
f	3/4" water service	43	EA	\$1,100.00	\$47,300.00	43	0	100%	\$0.00	\$47,300.00
4	STORM DRAIN									
a	15" RCP	1841	LF	\$33.80	\$62,225.80	1,841	0	100%	\$0.00	\$62,225.80
b	18" RCP	1003	LF	\$42.00	\$42,126.00	1,003	0	100%	\$0.00	\$42,126.00
c	36" RCP	166	LF	\$85.40	\$14,176.40	166	0	100%	\$0.00	\$14,176.40
d	Duracrete #30 box	8	EA	\$102.00	\$816.00	8	0	100%	\$0.00	\$816.00
e	8" PVC pipe	113	LF	\$26.00	\$2,938.00	113	0	100%	\$0.00	\$2,938.00
f	Combo box	6	EA	\$5,600.00	\$33,600.00	6	0	100%	\$0.00	\$33,600.00
g	Curb inlet 2x3	9	EA	\$2,100.00	\$18,900.00	9	0	100%	\$0.00	\$18,900.00
h	60" manhole	8	EA	\$3,490.00	\$27,920.00	8	0	100%	\$0.00	\$27,920.00
5	SEWER									
a	10" Sewer pipe	2939	LF	\$30.10	\$88,463.90	2,939	0	100%	\$0.00	\$88,463.90
b	4" sewer laterals	41	EA	\$950.00	\$38,950.00	41	0	100%	\$0.00	\$38,950.00
c	48" sewer manholes	11	EA	\$3,500.00	\$38,500.00	11	0	100%	\$0.00	\$38,500.00
d	60" sewer manholes	2	EA	\$4,400.00	\$8,800.00	2	0	100%	\$0.00	\$8,800.00
TOTAL CONSTRUCTION COST					\$1,051,828.34					
10% Bond Coverage					\$105,182.83					
TOTAL BOND AMOUNT:					\$1,157,011.17	Released this Period			\$7,229.52	

Christopher T. Trusty P.E.
 Engineering Director

11/15/21
 Date

Robert Ballif
 Engineering Tech.

11/15/21
 Date



VICINITY MAP

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

- NOTES**
- #5 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.
 - PARCELS A AND B ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 - PARCELS A AND B ARE IN THEIR ENTIRETY PUBLIC UTILITY EASEMENTS.

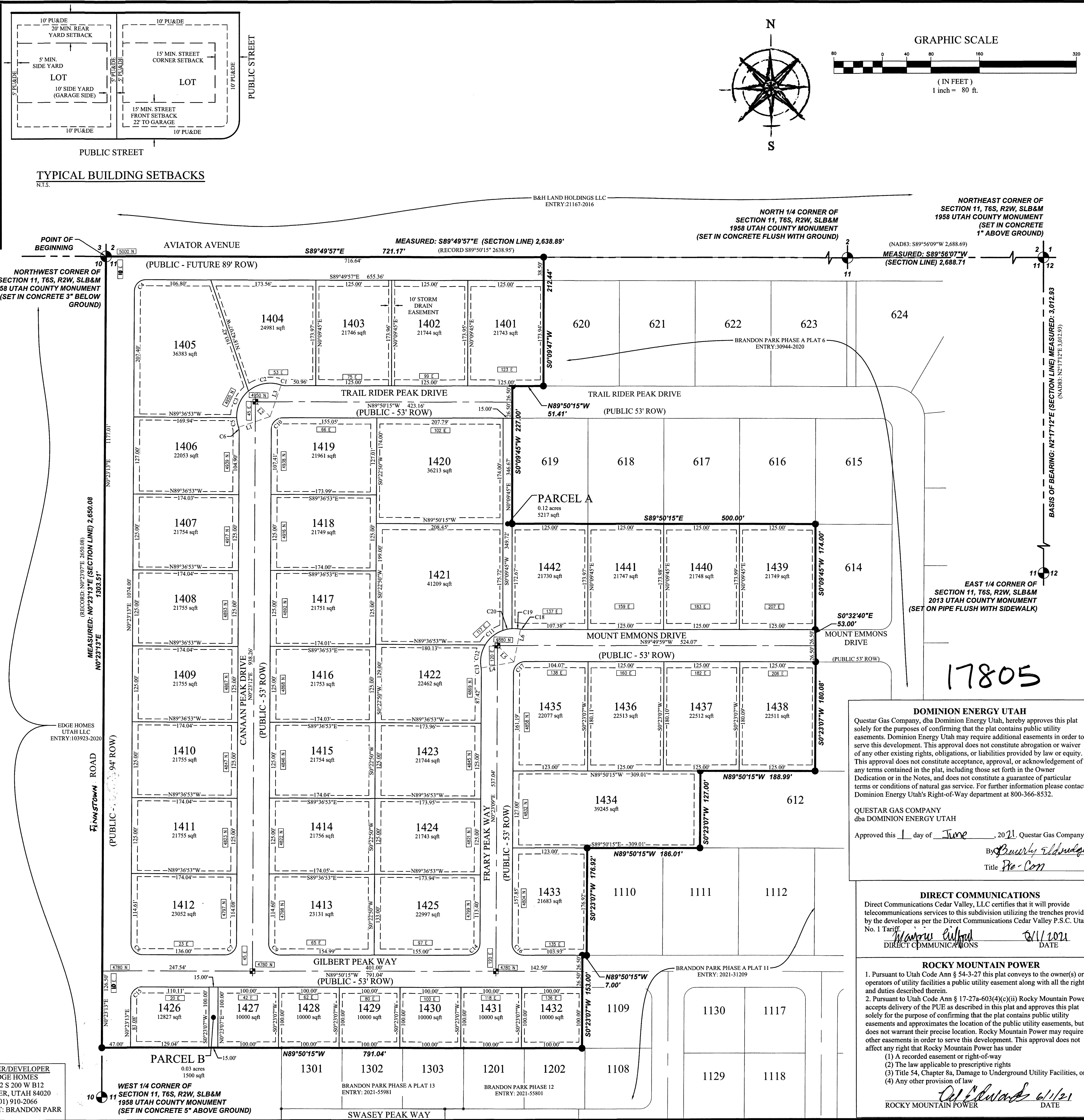
SITE TABULATIONS	
TOTAL # OF LOTS:	42 LOTS
TOTAL ACREAGE:	26.86 ACRES
TOTAL ACREAGE IN LOTS:	20.95 ACRES
TOTAL ROAD ACREAGE (ASPHALT):	3.71 ACRES
TOTAL OPEN SPACE:	0.15 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
TOTAL ACREAGE IN ROW:	5.76 ACRES
AVERAGE LOT SIZE:	0.50 ACRES OR 21,691 SQFT.
LARGEST LOT SIZE:	0.95 ACRES OR 41,209 SQFT.
SMALLEST LOT SIZE:	0.23 ACRES OR 10,000 SQFT.
OVERALL DENSITY:	1.56 UNITS/ACRE

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	19°15'21"	6.39	N80°12'35"W	6.36
C2	55.00	59°40'42"	57.29	S79°31'09"W	54.73
C3	55.00	51°42'46"	49.64	S23°49'25"W	47.97
C4	19.00	89°52'46"	29.81	N45°19'36"E	26.84
C5	55.00	16°51'13"	16.18	S10°27'35"E	16.12
C6	19.00	19°16'23"	6.39	S09°15'00"E	6.36
C7	19.00	89°46'33"	29.77	S45°16'28"W	26.82
C8	19.00	90°20'40"	29.96	N44°47'06"W	26.95
C9	19.00	90°13'27"	29.92	N44°43'32"W	26.92
C10	19.00	89°46'37"	29.77	N45°17'04"E	26.81
C11	55.00	40°05'06"	38.48	S50°38'50"W	37.70
C12	55.00	41°02'38"	39.40	S10°04'58"W	38.56
C13	19.00	10°49'30"	3.59	S05°01'36"E	3.58
C14	19.00	89°46'36"	29.77	S45°16'27"W	26.82
C15	19.00	89°46'32"	29.77	N45°16'26"E	26.82
C16	19.00	90°13'24"	29.92	N44°43'33"W	26.92
C17	19.00	89°46'52"	29.77	N45°16'35"E	26.82
C18	19.00	11°07'48"	3.69	N84°16'05"W	3.69
C19	55.00	14°36'37"	14.02	N86°00'30"W	13.99
C20	55.00	15°59'48"	15.36	S78°41'17"W	15.31

Line Table		
LINE	DIRECTION	LENGTH
L1	S71°06'49"W	55.00
L2	N44°41'08"W	34.40
L3	N19°21'30"E	55.00
L4	S79°33'38"W	55.00
L5	N44°48'11"W	38.32
L6	N11°17'49"E	55.00

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

OWNER/DEVELOPER
EDGE HOMES
13702 S 200 W B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR





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

Monday, December 6, 2021

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

SUBJECT: Silverlake plat 29 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



BOND RELEASE REQUEST LETTER
Silverlake plat 29 Bond
Reduced

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

1st Bond Release	
Original Bond Amount:	\$ 571,067.73
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 460,759.75
Amount Remaining in Bond:	\$ 110,307.98

Bond Releases Summary	
#1	\$ 460,759.75
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 460,759.75

12/6/2021

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Construction entrance	1	0	EA	\$3,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	Silt fence	1300	0	LF	\$2.50	\$0.00	0	1300	100%	\$0.00	\$0.00
c	Curb inlet protection	10	0	EA	\$300.00	\$0.00	0	10	100%	\$0.00	\$0.00
2	MOBILIZATION & EARTHWORK										
a	Clear & grub	452500	0	SF	\$0.05	\$0.00	0	452500	100%	\$0.00	\$0.00
b	Site cut/fill	12850	0	CY	\$3.50	\$0.00	0	12850	100%	\$0.00	\$0.00
3	ROADWAY IMPROVEMENTS										
a	3" Asphalt Roadway	70265	70265	SF	\$1.25	\$87,831.25	0	70265	100%	\$87,831.25	\$87,831.25
b	6" road base	70265	70265	SF	\$0.65	\$45,672.25	0	70265	100%	\$45,672.25	\$45,672.25
c	9" subbase	4465	4465	TON	\$12.50	\$55,812.50	0	4465	100%	\$55,812.50	\$55,812.50
d	Sidewalk	24275	24275	SF	\$4.25	\$103,168.75	0	24275	100%	\$103,168.75	\$103,168.75
e	Sidewalk prep	28650	28650	SF	\$0.80	\$22,920.00	0	28650	100%	\$22,920.00	\$22,920.00
f	ADA ramps & placards	8	8	EA	\$1,250.00	\$10,000.00	0	8	100%	\$10,000.00	\$10,000.00
g	Rough grade	173375	173375	SF	\$0.12	\$20,805.00	0	173375	100%	\$20,805.00	\$20,805.00
h	30" curb & gutter prep	4750	4750	LF	\$4.00	\$19,000.00	0	4750	100%	\$19,000.00	\$19,000.00
i	30" curb & gutter APWA type D	4750	4750	LF	\$15.00	\$71,250.00	0	4750	100%	\$71,250.00	\$71,250.00
j	Valve collars	17	17	EA	\$400.00	\$6,800.00	0	17	100%	\$6,800.00	\$6,800.00
k	Manhole collars	27	27	EA	\$500.00	\$13,500.00	0	27	100%	\$13,500.00	\$13,500.00
l	Street sign	4	4	EA	\$500.00	\$2,000.00	0	4	100%	\$2,000.00	\$2,000.00
m	Stop sign	4	4	EA	\$500.00	\$2,000.00	0	4	100%	\$2,000.00	\$2,000.00
4	CULINARY WATER										
a	8" C-900 water line	2990	0	LF	\$27.00	\$0.00	0	2990	100%	\$0.00	\$0.00
b	8" gate valve w/collar	12	0	EA	\$1,850.00	\$0.00	0	12	100%	\$0.00	\$0.00
c	8" tee	4	0	EA	\$1,100.00	\$0.00	0	4	100%	\$0.00	\$0.00
d	8" bend	11	0	EA	\$900.00	\$0.00	0	11	100%	\$0.00	\$0.00
e	8" cross	2	0	EA	\$2,200.00	\$0.00	0	2	100%	\$0.00	\$0.00
f	1" service	50	0	EA	\$1,350.00	\$0.00	0	50	100%	\$0.00	\$0.00
g	3/4" service	27	0	EA	\$1,050.00	\$0.00	0	27	100%	\$0.00	\$0.00
h	2" irr. service	1	0	EA	\$2,850.00	\$0.00	0	1	100%	\$0.00	\$0.00
i	2" temp blow off	1	0	EA	\$1,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
j	4" permanent blow off	4	0	EA	\$3,250.00	\$0.00	0	4	100%	\$0.00	\$0.00
k	Connect to existing	4	0	EA	\$1,500.00	\$0.00	0	4	100%	\$0.00	\$0.00
l	Fire Hydrant	5	0	EA	\$5,600.00	\$0.00	0	5	100%	\$0.00	\$0.00
5	SEWER										
a	8" sewer main	2740	0	LF	\$28.00	\$0.00	0	2740	100%	\$0.00	\$0.00
b	Connect to existing	3	0	EA	\$1,500.00	\$0.00	0	3	100%	\$0.00	\$0.00
c	Sewer services	77	0	EA	\$1,000.00	\$0.00	0	77	100%	\$0.00	\$0.00
d	48" manhole	10	0	EA	\$2,650.00	\$0.00	0	10	100%	\$0.00	\$0.00
e	60" manhole	6	0	EA	\$3,075.00	\$0.00	0	6	100%	\$0.00	\$0.00
6	STORM DRAIN										
a	15" RCP storm drain pipe	1280	0	LF	\$44.00	\$0.00	0	1280	100%	\$0.00	\$0.00
b	60" Storm drain manholes	7	0	EA	\$2,850.00	\$0.00	0	7	100%	\$0.00	\$0.00
c	Curb inlet box	6	0	EA	\$2,750.00	\$0.00	0	6	100%	\$0.00	\$0.00
d	Connect to existing	1	0	EA	\$1,200.00	\$0.00	0	1	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$460,759.75					
Original 10% Bond Coverage						\$110,307.98					
TOTAL BOND AMOUNT:						\$571,067.73					
							Released this Period		\$460,759.75		

Christopher T. Trusty P.E.
Engineering Director

Date

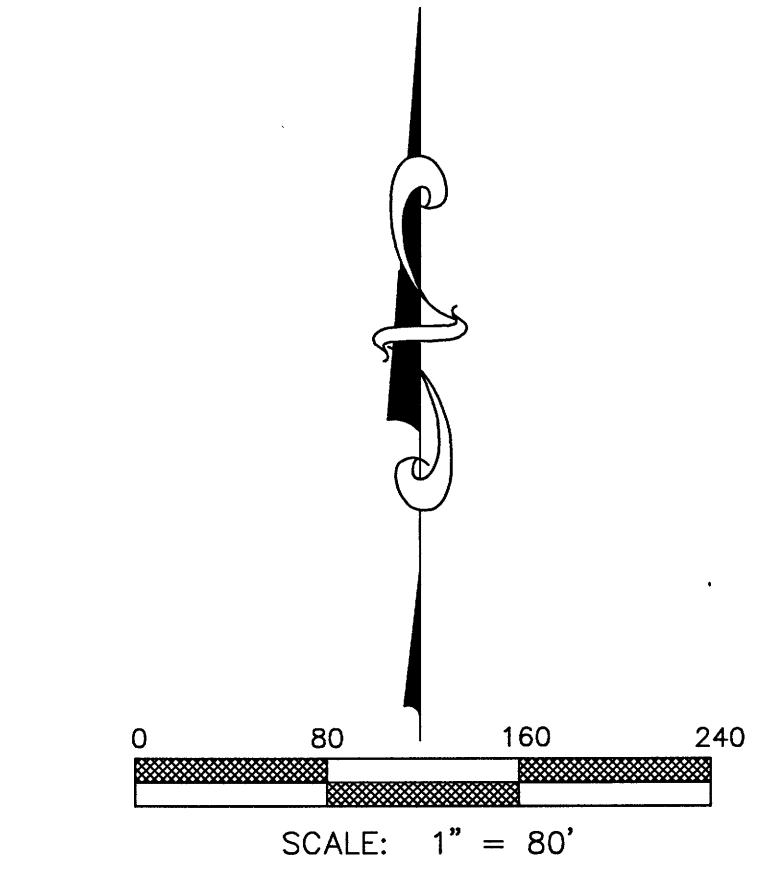
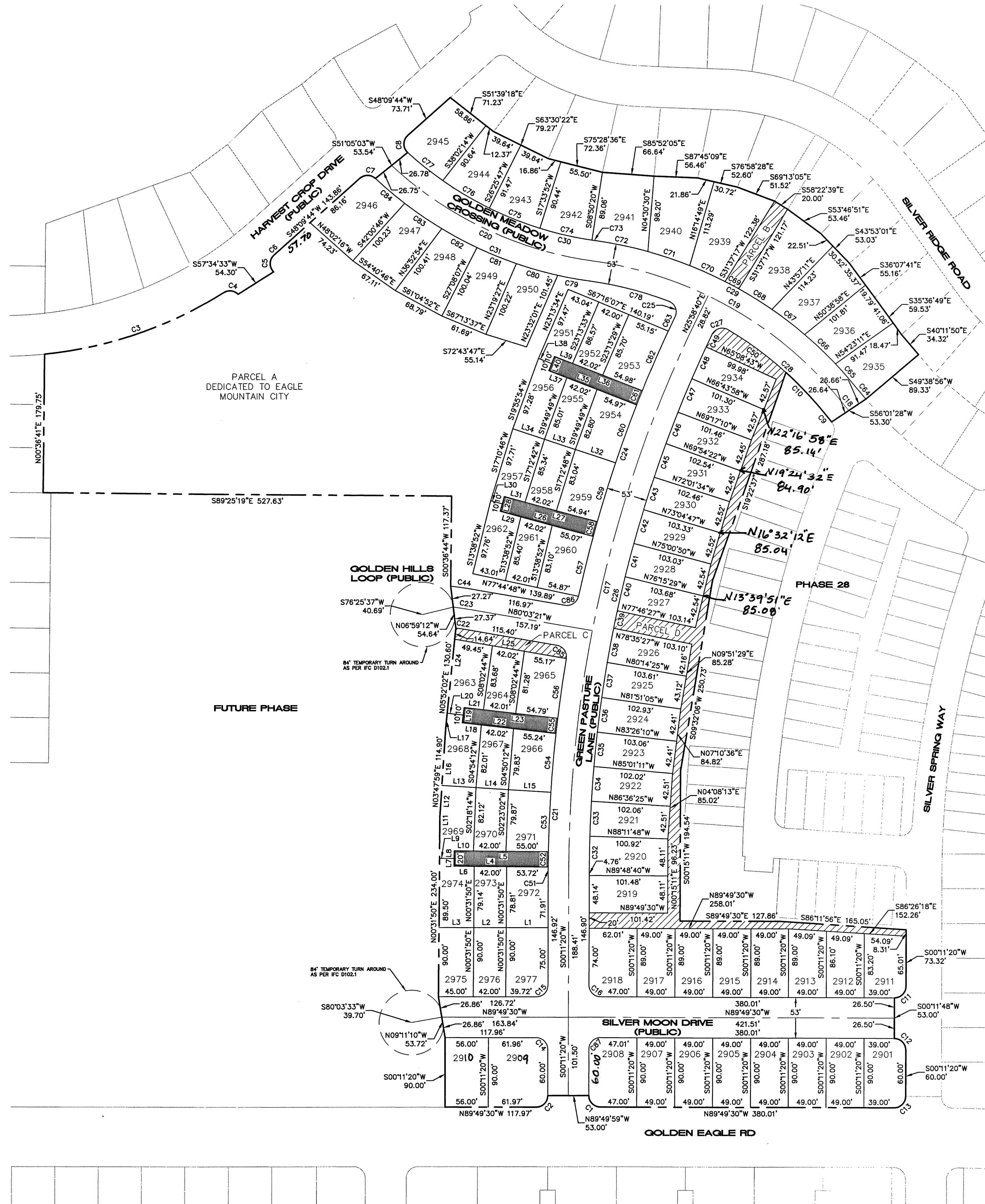
Robert Ballif
Engineering Tech.

12/6/21
Date

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	526.50	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	526.50	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	4°32'38"	369.97	N60°15'12"W
C20	293.88	482.00	3°45'03"	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	4°32'38"	389.58	N60°15'12"W
C30	273.94	455.50	3°42'31"	269.83	S64°44'15"E
C31	313.82	508.50	3°52'36"	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	1°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	124.88	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



- 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
- BUILDING SETBACK

PLAT "29"

SHEET 2 OF 2

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

17777

Sheet 2 of 2

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

NOTARY PUBLIC SEAL

TRAVIS TRANE

STATE OF UTAH

CITY-COUNTY ENGINEER SEAL

TRAVIS TRANE

STATE OF UTAH

CLERK-RECORDED SEAL

RECORDED FOR EAGLE MOUNTAIN CITY



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

December 7, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

STATE ELECTED OFFICIALS PRESENT: Utah State Senator Daniel Thatcher

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Jeremy Cook, City Attorney; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; David Ulibarri, Emergency Coordinator; Embret Fossum, UFA Battalion Chief; Eric McDowell, Chief Deputy Sheriff; and Robert Ballif, Engineering Assistant.

CITY STAFF PRESENT ELECTRONICALLY: Aaron Sanborn, Economic Development Director.

Mayor Westmoreland called the meeting to order at 4:15 p.m.

Utah State Senator Daniel Thatcher introduced himself to the Council. He recently became an Eagle Mountain representative due to redistricting.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

General

- Water Rate Study – The progress on the study will be presented to the Council in January regardless of the completion of the Water Impact Fees Facility Plan. The City plans to frequently revisit utility rates every two to three years.

Community Development

- Residential Building Permits – the City issued 115 new permits in November, an increase of 47 from 2020. During 2021, 38% of permits have been in the northern portion of the City, 63% have been in the southern portion of the City, 84% (1,164) have single-family, and 16% (220) have multifamily.

- New Commercial Permits issued in November: Elevate Gymnastics, Redemption Hill Church, The Place at Parkway, Serenity Studios, and 7-Eleven revisions.
- Municipal Code amendments in process include private road standards and intersection standards, water-wise landscaping; commercial and multifamily design standards, overlay zone for the protection of washes and other natural areas, landscaping timing requirements, Industrial Zone updates, Community District Node Overlay, approval authority and appeal authority, hillside development standards, and short-term rentals.
- Citywide rezoning: Staff is in the process of rezoning existing neighborhoods and properties within expired master development areas. The first rezone is coming soon.
- The Wildlife Corridor Overlay Zone will be on the agenda of an upcoming meeting.

Economic Development

- The City is reviewing requests for proposals for an Economic Development Master Plan update/rewrite and an Affordable Housing Plan in the near future.

Water

- Repair work will begin on Tank #5, which is not currently in operation.
- The City was able to obtain 175 water meters despite the supply chain issues.

Wastewater

- A groundwater detection pipe was installed at ponds to monitor the leaching of water.
- Sewer lateral repair is being made at the Sewer Treatment Plant.

Engineering

- The installation of the Bobby Wren traffic light is anticipated by the end of January.
- Pony Express Parkway Widening: Rocky Mountain Power finished installing lines on the west side of Pony Express Parkway to relocate the electrical boxes impeding construction. The City will be able to make some temporary improvements to the trailhead; however, weather conditions will likely delay the completion of the project until spring.
- The Airport Road traffic light is operational and now in service.

Streets

- The Storm Water Department is improving the detention pond in the Arrival subdivision which will increase capacity as well as improve downstream outlets for high and low water levels from storms.
- The City is prepared for snow removal for the forecasted precipitation this week.
- The asphalt millings on Lake Mountain Road will be removed to increase the ability for grading to take place.

Discussion ensued regarding traffic light installation scheduling and procedures, supply chain delays, and possible methods to expedite the process with Rocky Mountain Power to mitigate delays on projects going forward. The Council and staff also discussed the possibility of renaming the newly constructed road, currently known as Airport Road, to Old Airport Road, to preserve the history of Cedar Valley.

2. DISCUSSION ITEMS

2.A. DISCUSSION – Eagle Mountain Municipal Code Chapter 2.27 Board Appointment Process

Councilmembers Curtis and Gray requested a discussion item to clarify the five-day noticing period and the intent and procedures for the appointment process due to confusion regarding City appointments.

Director of Administrative Services/City Recorder Fionnuala Kofoed apologized for misinterpreting the notification period as being five days prior to the meeting and explained that a requirement of five days before the agenda is published would fall on the weekend. She noted the logistical obstacles in providing the names of appointees to the Council five days prior to the public notification via the meeting agenda and packet because at times the information is not available to staff within the required time frame. Staff had intended to follow the new procedure and failed to do so due to an oversight and going forward will strive to fulfill the clarified process desired by the Council.

Discussion ensued regarding potentially amending EMMC 2.27 to indicate a more precise date to clarify or alter the five-day timeframe for the notification to the City Council of possible appointee names prior to public noticing so that date does not fall on the weekend or to leave the five-day period because noticing can occur prior to the deadline, whether to have different standards for new appointments and reappointments, requiring applications or resumes for new or all potential appointees, the current process to determine vacancies and to select appointees, the desire to increase Council involvement in the process, the intent and meaning of the Council's role of advice and consent, the desire of the Council to be able to raise concerns with potential appointees privately rather than in a public meeting, and whether the Council should receive notification regarding all potential appointees or only the appointees the Council will vote upon.

Ms. Kofoed expressed concern with codifying the process. She said a list of anticipated board vacancies can be provided to the Council in October and the current process can be followed going forward, now that the expectations have been clarified. However, the Council requesting the information prior to public notification for some appointments could be viewed as crossing the line between administrative and legislative responsibilities, and subjecting potential employees to that level of scrutiny could be intrusive and onerous and may politicize hiring. She expressed that she did not feel the process was flawed, only misunderstood.

Discussion ensued regarding amending the process to allow the Council to become familiar with applicants and to evaluate applicants' qualifications before voting to approve candidates.

Councilmember Curtis quoted a portion of the minutes from the January 5, 2021 City Council meeting regarding amendments to the Board Appointment Process to illustrate that the Council intended for the advisory board notification standards to apply to the Planning Commission. He inquired if the standards in EMMC 2.27 could be amended to apply to all appointments including Planning Commission.

City Attorney Jeremy Cook clarified that although the Council had intended to amend the Planning Commission appointment process, the applicable section of Municipal Code was not amended and the statute under discussion does not apply to Planning Commission appointments. Currently as drafted, Municipal Code standards exclude the five-day notification requirement for Planning Commission appointments. EMMC 17.15.030(C) regarding Planning Commission vacancies and appointments can be amended to clarify the notification desires expressed by the City Council. As the Planning Commission is a State-mandated board, the standards should be separate from other advisory boards.

Councilmember Love requested an item be added to an upcoming agenda with the following amendments to Municipal Code: EMMC 2.27.020 to include notification to the Planning Commission; EMMC 2.27.030 to require a resume for all new potential appointees, Council notification of possible appointments and reappointments, including the Planning Commission and staff-level appointments that require Council approval; and to add the required Council notification timeframe to EMMC 17.15.030(C).

Councilmember Burnham advocated for redacting private information from the applications to protect the privacy of the applicants.

Ms. Kofoed stated members of the public have GRAMA requested applications and noted that some applicants have been reluctant to include private information or are unaware that the application is a public record.

Discussion ensued regarding the information on the applications and redacted information.

Mayor Westmoreland noted the importance of the separation of powers. He said that he finds staff accommodating and that they provide quality work. He requested Council consider the burden placed upon staff and the work environment impacts of requiring additional accommodations such as a dual deadline system for notifications of appointees, especially in consideration of the workload created by a fast-growing City and lower salary compensations compared to private sector employment.

Discussion ensued regarding whether the notification to the Council should go through staff or be provided to the Council directly by the Mayor.

3. AGENDA REVIEW

12. AGREEMENTS

12.A. First Addendum to an Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services

Councilmember Curtis asked if a closed session could be held on the item.

Ms. Kofoed verified that a closed session could be held on the grounds of discussing the competency of an individual.

12.B. Silver Lake Internet, LLC Franchise Agreement

Councilmember Curtis noted that the agreement had a five-year term with a five-year renewal and inquired regarding the purpose of the preapproved renewal rather than a ten-year term. He suggested considering amending the agreement to a ten-year term to remove the burden of staff processing the renewal.

Mr. Cook explained that Municipal Code requires a five-year minimum term for such agreements and the Council could alter the agreement to a ten-year term. He recommended approving a five-year term without an approved renewal to allow amendments to the terms of the agreement after five years if changes were deemed necessary or desirable.

13. BID AWARDS

13.A. Dump Bed and Plow Equipment – Semi Service (State Contract)

Fleet and Facilities Operations Director Jeff Weber clarified that the bid is to replace a truck used for snow removal. The City will sell the existing truck to offset some of the cost of the new vehicle. The dump bed will be utilized by the Streets Department in several service capacities. The City purchased two additional snow removal vehicles last year to compensate for City growth service demands.

13.B. Wastewater Headworks Equipment: Grit Classifier – Hydro International

City Engineer Chris Trusty verified that the expense for the equipment is a part of the budget for the new Headworks Building. The cost is subject to change; however, securing the submittal for the equipment will assist with guaranteeing a fixed cost.

15. CHANGE ORDERS

15.A. 2021 New Well Design Change Order #1 – Jones and DeMille

Mr. Trusty clarified that this change order is unrelated to the amendment on this agenda to the Facebook agreement. However, Facebook has agreed to further update the agreement with additional pledged funds for the construction of this pump station. The pump needs to be completed prior to the City utilizing reuse water this spring.

15.B. 2021 White Hills Well Upgrades Change Order #1 – Bowen Collins and Associates

Councilmember Gray suggested approving and performing all necessary upgrades and improvements to the well in one approval, rather than as several separate items, to bring the well to full functionality.

Mr. Trusty clarified that the White Hills Well currently meets City standards. The necessary infrastructure is now in place to perform additional upgrades and a topographical study is being conducted in preparation of landscape and parking lot installation. This upgrade will allow the well to operate simultaneously with the adjacent well, more than doubling the capacity; currently only one well can operate at a time.

15.C. Smith Ranch Community Park Design Services Change Order #1 – MHTN Architects

Discussion ensued regarding the impact of sound mitigation and buffering on visibility and concerns that the City could spend money on the design for the skatepark then later determine that the plan is too expensive or that the noise nuisance would be onerous and disruptive to the neighborhood and/or wildlife and decide not to move forward with the project.

Assistant City Administrator/Community Development Director Steve Mumford explained the proposal was brought forward after staff received direction from the Council to determine the cost of a skatepark plan for Smith Ranch Community Park. He suggested moving forward with the design to better identify issues and potential solutions. Although the City could spend money for a park that may not be completed, the design would provide the Council with the requested details and information necessary to make an informed decision.

16. MINUTES

16.A. November 16, 2021 – Regular City Council Meeting

Councilmember Clark requested the direction provided by the Council to the Parks and Recreation Board during the work session discussion item be added to the minutes.

17. PRELIMINARY PLATS & SITE PLANS

17.B. SITE PLAN – Big O Tires

Discussion ensued regarding concerns with the proposed exterior, particularly the north elevation facing Pony Express Parkway, whether to require the front of the building to face north or to require increased architectural details and signage on the north façade equivalent to those on the south façade, and the color scheme for the building.

Mr. Mumford noted that Municipal Code stipulates that the primary entrance of a commercial building should be oriented towards the street and sidewalk. Buildings oriented towards a parking lot are required to have increased architectural features on the road-facing façade similar to the front of a building such as display windows, awning, entrances, and increased landscaping. It is the Council's purview to determine the sufficient number of architectural features to require on the north elevation.

Senior Planner Tayler Jensen stated the applicant will be in attendance at the policy session with samples of the colors and materials planned for the building.

18. RESOLUTIONS

18.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual, Adding two Federal Holidays to the 2022 Municipal Calendar.

Councilmember Curtis suggested adding two floating holidays in lieu of two additional set holidays.

Mr. Jerome explained that when the City had vacation time rather than a paid time off system, full-time employees had two personal days. Human Resources Manager Angela Valenzuela conducted a study that determined the City has fewer paid holidays than other cities. Offering floating holidays can make it more difficult for staff members to take the day off because the City is open and requires personnel to provide services.

Ms. Valenzuela explained that the intention of the amendment is to provide Eagle Mountain City employees the same number of holidays as other cities. She confirmed that employees frequently lose days off because it is difficult for them to take time off when the City offices are open; closing services for the day assists employees with utilizing holiday leave.

Discussion ensued regarding whether to approve two floating holidays rather than adding specific holidays.

18.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Emergency Operations Plan.

Councilmember Curtis expressed concern that the Council did not have adequate time to review the latest rendition of the plan and felt that the rationale for declaring a State of Emergency listed in Section 3:4:1 could be interpreted to allow a declaration for non-emergent situations.

Councilmember Clark clarified that the power to declare a State of Emergency is defined in National, State, and Municipal Code.

Fleet and Facilities/Operations Director Jeff Weber explained the plan had been amended to incorporate the City partnering with Unified Fire Authority and Federal Emergency Management Agency protocol recommendations. The Council recommendations made during their previous review of the plan have also been added.

Emergency Manager David Ulibarri explained that he made a verbiage change to the wildfire hazard summary and updated the trauma rating for medical center capabilities. The document will be reviewed annually and action reports after emergencies will evaluate the efficacy of the plan with recommended adjustments if merited. The Emergency Plan addresses access to resources and funding during an emergency declaration rather than the power to proclaim a State of Emergency.

18.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Water and Sewer Agreement Between Eagle Mountain City, Utah, and Stadion, LLC.

Mr. Cook clarified that the totals are the same in the amended agreement. The agreement has been altered to divide the final five phases into four phases, resulting in a total of nine phases rather than the ten phases anticipated in the original agreement for the project.

Mr. Trusty clarified that these alterations will not adversely impact the City's system. Facebook water usage was included in water modeling and the City's impact fee facility plan update.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: *Councilmember Burnham moved to adjourn to a closed session for the purpose of discussing the professional competence of an individual pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 6:37 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Jeremy Cook, City Attorney; Zac Hilton, Streets and Storm Drain Manager; Angela Valenzuela, Human Resource Manager; Embret Fossum, UFA Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Mack Straw, Public Utilities Manager; Jeff Weber, Fleet and Facilities Operations Director; and Tyler Maffitt, Communications Manager.

5. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:16 p.m.

6. PLEDGE OF ALLEGIANCE

Councilmember Burnham led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

- Eagle Mountain's Silent Santa program will take place on Saturday, December 11th from 11:00 a.m. to 6:00 p.m. at Eagle Mountain City Hall. This award-winning program provides a quiet opportunity for those with sensory sensitivities to interact with Santa around the holidays.
- Residents are encouraged to check out the new Rumor Stop feature of our City website. This is a great way for residents to get an answer to some of those persistent rumors swirling the community. Submit rumors you have heard and receive a timely response. You can find Rumor Stop by visiting eaglemountaincity.com/rumor.

To receive City notifications, including emergency info, news events, and traffic alerts, sign up at emcity.org/notifyme.

8. PUBLIC COMMENTS

Mayor Westmoreland open public comment at 7:19 p.m.

Dayna Koch said she had brought up concerns regarding the Tickville Wash around Thanksgiving due to the concrete and dirt pushed into the wash. She had been under the impression that the public would be informed regarding the permit and status regarding the wash. She put out a petition that gained 500 signatures promoting wash protections and asked if any penalties were brought to the developer. She is concerned with the magnitude of the alteration to the wash. She advocated for the creation of a Wash Protection Overlay Zone and a City conservation board.

Bettina Cameron asked the City Council to review the email she sent regarding the residential livestock standards and to amend the Municipal Code standards to address her concerns regarding the number of animals permitted, and the impact of the setback standards on neighbors. She agrees with sentiments expressed by Ms. Koch including holding Flagship accountable for alteration of the wash before obtaining a permit. She expressed her thanks to Councilmember Clark for her service and presented her with a gift on behalf of the Eagle Mountain Nature and Wildlife Alliance.

Zac Huish said he lives in Sage Valley and Wride Memorial Highway is the only egress and ingress from the Sage Valley neighborhood. His daughter was injured in an accident and other residents have had severe accidents. A turn lane for their subdivision was removed when another subdivision was developed. He has been working with the Utah Department of Transportation (UDOT) and was able to get the speed limit reduced. He was told it will be eight to ten years until improvements will be made to Wride Memorial Highway. He hopes to be able to work with the City to explore an alternative route via the Airport Road expansion and to continue working with UDOT to provide improved, safe alternative routes. He thanked Councilmember Clark for her service.

City Administrator Paul Jerome, City Engineer Chris Trusty, and Assistant City Administrator/Community Development Director Steve Mumford explained the City's infrastructure plans, Municipal Code amendments in process, and possible staffing increases to assist with addressing concerns expressed by residents and obstacles and challenges to those efforts.

Mayor Westmoreland closed public comment at 7:50 p.m.

9. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

Councilmember Curtis commended School Board Representative Julie King for acting against her best interests in order for Eagle Mountain to remain within the current district boundaries. He encouraged residents to become familiar with Ms. King and her efforts. He said farewell to Councilmember Clark and thanked her for her advocacy and service.

Councilmember Burnham

Councilmember Burnham thanked staff for the Christmas Village event and the Angel Garden event on behalf of residents that have experienced losing a child. She is grateful to be a part of a City that holds such meaningful events. She admires Councilmember Clark's tenacity to achieve her goals.

Councilmember Love

Councilmember Love echoed the thanks to staff for the Santa Parade and Christmas Village. She expressed appreciation to Councilmember Clark for her responsiveness to residents and relentless in finding solutions and thanked her for her assistance during their service together.

Councilmember Gray

Councilmember Gray welcomed the people in attendance. He expressed appreciation for the efforts involved in the Christmas Village and Angel Garden Event. He thanked Councilmember Clark for frequently counseling with him several times a week regarding City issues and for helping to mediate between differences between Councilmembers.

Councilmember Clark

Councilmember Clark reminisced about her path to becoming a Councilmember and expressed gratitude for all of those she has served with, staff, and the residents. She thanked everyone for this opportunity and said it has been an honor to serve. She encouraged residents to take an active role in their City and to disagree better.

10. RECOGNITION

Treasurer for the Utah City/County Management Association Owen Jackson recognized City Administrator Paul Jerome as one of 22 City Managers and Administrators in Utah to receive the International County Management Association Certified Manager Certification and presented him with a gift.

Mayor Westmoreland recognized and thanked Councilmember Clark for her service and presented her with a challenge coin, flowers, and plaque on behalf of the City.

11. APPOINTMENTS

Councilmembers determined to table the advisory board appointments due to the applicants' names not being presented to the Council consistent with the outlined timetable in Municipal Code.

11.A. Cemetery Advisory Board

MOTION: *Councilmember Gray moved to table the appointment of Steve Conger to the Cemetery Advisory Board for a four-year term. Councilmember Curtis seconded the motion. Those voting aye: Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. Those voting nay: Donna Burnham. The motion carried with a vote of 4:1.*

MOTION: *Councilmember Gray moved to table the appointment of Corbin Wade to the Cemetery Advisory Board for a four-year term. Councilmember Curtis seconded the motion. Those voting aye: Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. Those voting nay: Donna Burnham. The motion carried with a vote of 4:1.*

11.B. City Treasurer

MOTION: *Councilmember Gray moved to appoint Tara Freeman as City Treasurer. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

11.C. Planning Commission

MOTION: *Councilmember Burnham moved to appoint Jason Allen to the Planning Commission for a one-year term. The motion failed for lack of a second.*

MOTION: *Councilmember Gray moved to table the appointment of Jason Allen to the Planning Commission for a one-year term. Councilmember Curtis seconded the motion. Those voting aye: Melissa Clark, Colby Curtis, and Jared Gray, Carolyn Love. Those voting nay: Donna Burnham. The motion carried with a vote of 4:1.*

11.D. Senior Citizens Advisory Board

MOTION: *Councilmember Burnham moved to appoint Joye Roberts to the Senior Citizens Advisory Board for a four-year term. The motion failed for lack of a section.*

MOTION: *Councilmember Gray moved to table the appointment of Joye Roberts to the Planning Commission for a one-year term. Councilmember Curtis seconded the motion. Those voting aye: Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. Those voting nay: Donna Burnham. The motion carried with a vote of 4:1.*

Mayor Westmoreland recessed the meeting from 8:27 to 8:36 p.m.

CONSENT AGENDA

12. AGREEMENTS

12.A. First Addendum to an Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services

12.B. Silver Lake Internet, LLC Franchise Agreement

13. BID AWARDS

13.A. Dump Bed and Plow Equipment – Semi Service (State Contract)

13.B. Wastewater Headworks Equipment: Grit Classifier – Hydro International

13.C. Wastewater Headworks Equipment: Grit Classifier/Washer Equipment and Screening Equipment – Huber Technologies

14. BOND RELEASES

14.A. Brandon Park Phase A, Plat 7 – Out of Warranty

14.B. Brandon Park Phase A, Plat 10 – Out of Warranty

15. CHANGE ORDERS

15.A. 2021 New Well Design Change Order #1 – Jones and DeMille

15.B. 2021 White Hills Well Upgrades Change Order #1 - Bowen Collins and Associates

15.C. Smith Ranch Community Park Design Services Change Order #1 – MHTN Architects

16. MINUTES

16.A. November 16, 2021 – Regular City Council Meeting

17. PRELIMINARY PLATS & SITE PLANS

17.A. SITE PLAN – Marketplace at Eagle Mountain Town Center Lot 8 Pad A

17.B. SITE PLAN – Big O Tires

18. RESOLUTIONS

- 18.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual, Adding two Federal Holidays to the 2022 Municipal Calendar.
- 18.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Emergency Operations Plan.
- 18.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Water and Sewer Agreement Between Eagle Mountain City, Utah, and Stadion, LLC.

19. 2022 MEETING SCHEDULE

19.A. City Council Meeting Schedule

MOTION: *Councilmember Gray moved to approve the consent agenda removing items 12.A., 12.B., 15.C., 17.B., and 18.A. and placing them as scheduled items and approving the minutes as amended. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

12.A. First Addendum to an Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services

MOTION: *Councilmember Gray moved to approve the first addendum to an agreement between Eagle Mountain City and Paul Jerome for City Administrator Services amending the salary increase to \$150,000. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

Councilmember Clark explained that the proposed salary was based upon a compensation study conducted by the Human Resources Department and the increase is within the median pay range for the position. She noted and applauded Mr. Jerome's foresight and efforts prior to and during the pandemic to adapt to conditions in order for the City to retain functionality and provide services.

Mayor Westmore stated that Paul Jerome had been hired at the low range for the position with the intent of raising his salary after one year.

Councilmember Gray mentioned that he had insisted on reducing Paul Jerome's salary when Mr. Jerome was hired as the City Administrator with the intent of raising it after one year in accordance

with Mr. Jerome's level of performance. He voted against Mr. Jerome's appointment due to the salary; however, Mr. Jerome has more than proven himself and has saved Eagle Mountain City millions of dollars.

12.B. Silver Lake Internet, LLC Franchise Agreement

Director of Administrative Services/City Recorder Fionnuala Kofoed stated the applicant contacted her and expressed concern with the Council possibly altering the term of the contract as discussed during work session.

Applicant representative Brett Mansfield clarified that he is amenable to a five-year term and requested for the other terms of the contract to remain as drafted.

City Attorney Jeremy Cook explained that the terms of this contract and similar agreements can include a stipulation that the automatic renewal will be void if the party is in breach of the terms of the agreement. A purpose of the renewal is to schedule and initiate a staff review of the agreement to determine if changes are merited.

MOTION: *Councilmember Clark moved to approve the Silver Lake Internet, LLC Franchise Agreement. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

15.C. Smith Ranch Community Park Design Services Change Order #1 – MHTN Architects

Assistant City Administrator/Community Development Director Steve Mumford presented the item. During the concept plan approval for Smith Ranch Community Park, the City Council advised staff to consider exploring the design and cost for a skatepark to be installed. Staff has worked with MHTN Architects to get a proposal from Spohn Ranch Inc. for design services and construction documents. This change order will allow staff to begin the process of design and implementation into construction documents.

The estimated costs for a concrete skatepark were \$450,000 for a 7,000-square-foot park and \$926,000 for a 12,000-square-foot park. The pickleball courts included in the original plan were estimated at \$173,000, excluding lighting. The Council directed staff to explore plans for the larger skate park. The noise levels produced by a concrete skatepark range from 64 to 78 decibels, wooden skate parks range from 75 to 85 decibels, and steel skateparks range from 75 to 95 decibels. Heavy traffic registers at 80 to 89 decibels and a vacuum or average radio produce about 75 decibels. The distance from the proposed skate park to the existing kestrel box is 650 feet. The box is located approximately 280 feet from Pony Express Parkway and 100 to 200 feet from the commercial area. The skate park would be about 160 feet from the closet homes.

Discussion ensued regarding the possible size and cost of the amenity options for the park in comparison to other City parks, resident concerns regarding the foul language used at the other

skate park, sound mitigation options possibly reducing visibility, and resident requests for a skatepark.

Mr. Cook noted that Municipal Code prohibits threatening, profane, and indecent language at a public park.

Mr. Mumford clarified that the approval is for the design of a 12,000-square-foot skatepark.

Councilmember Clark recommended directing staff and MHTN Architects to research sound nuisance impacts and potential mitigation measures to address concerns.

MOTION: *Councilmember Love moved to approve the Smith Ranch Community Park Design Services change order #1 with MHTN Architects directing staff to work with MHTN Architects to explore possible sound mitigation measures and best practices to reduce impact to the homes and wildlife. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

17.B. SITE PLAN – Big O Tires

Applicant representative Trevor Sharp presented elevation renderings and material samples to the Council.

Councilmember Clark expressed concern with the gray color palette and said the sample color was too similar to cinderblock.

Councilmember Burnham asked if the applicant would be amenable to adding a parapet to the street-facing side of the building.

Mr. Sharp stated that Municipal Code does not prohibit him from using the colors suggested. The plan includes nine different design features; six are required. He expressed frustration with the conflicting feedback provided and felt that the changes asked for by the Council that exceed Municipal Code requirements are overreaching, especially in comparison to other approved buildings in the area, and the time and expense he incurs with each alteration. The purpose for one side of the building to have the additional parapet design features is to designate the entrance.

Councilmember Gray clarified that he personally has no objection to the proposed gray color scheme.

Councilmember Love explained that the Council's concerns regarding the color and other features are due to resident complaints regarding the Cascade Collision building near the location of the Big O Tires.

Mr. Sharp noted that the resident complaints are regarding a building that is still under construction and that other materials, colors, and articulation will be added to the cinderblock structure altering

the appearance. He feels it is unfair to require multiple reiterations of an upcoming project in response to those complaints. He has reviewed Municipal Code meticulously with the project engineer and staff but continues to receive additional complaints and conflicting feedback from the Council. The block size will be the same size as cinderblock but the cinderblock base will be covered with additional materials. He clarified that the building never included white, it only appeared white on the black and white rendering.

Councilmember Clark clarified that the item had not been tabled during the previous meeting due to concerns with the design and colors but due to the elevations being mislabeled which caused confusion. She said the Council is trying to do their best to balance Municipal Code, resident concerns, and developer rights and that they are not picking on the applicant.

Councilmember Love stated where the entrance is not oriented towards the street, as required by Municipal Code, the Council is attempting to determine the adequate adjustments for the building to meet the intention of the standards regarding the street-facing façade. The Council is allowing the orientation due to the nature of the business not being likely to generate foot traffic.

Councilmember Gray expressed his support for the proposed design. As a compromise, he asked if the applicant would add the parapet as requested by Councilmember Burnham to the side of the building facing Pony Express Parkway for the architectural elements on the northeast and southwest corner to match.

Discussion ensued and the Council determined to allow an exception to permit the 30-foot setback due to the requirements of the use and the necessary turn radius for larger vehicles exiting the service bays.

MOTION: *Councilmember Burnham moved to approve the site plan for Big O Tires with the following conditions:*

- 1. A parapet wall similar to the southwest corner shall be added to the northwest corner; and*
- 2. The applicant shall ensure that the lighting complies with dark sky standards including full cutoff lights, no overspill, no more than 100,000 lumens per acre, and all parking lot lights shall be under 17 feet in height.*

Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

18.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual, Adding two Federal Holidays to the 2022 Municipal Calendar.

MOTION: *Councilmember Clark moved to approve a resolution of Eagle Mountain City, Utah, amending the Eagle Mountain City Policies and Procedures Manual, adding two floating holidays to the Municipal Calendar. Councilmember Curtis seconded the motion.*

Councilmember Gray asked staff if approving two floating holidays would cause issues for employees due to the reasons discussed during work session.

Councilmember Clark stated that the City could make an executive decision whether to close the offices. She thinks it would be good for each individual employee to be able to make decisions about which things are important to them due to the political capital associated with certain holidays.

Councilmember Burnham expressed frustration that the Council felt it was political to celebrate the true freedom of slaves. She personally thinks that Juneteenth is important and should be recognized.

Mr. Jerome explained that setting a specific holiday makes it easier to administrate and for employees to take the day off work.

Discussion ensued regarding which holidays to recognize and the political and religious significance and challenges arising in declaring specific days as holidays.

Councilmember Love suggested adding Veterans Day as a set holiday in addition to one floating holiday.

Human Resource Manager Angela Valenzuela said that the City is currently closed on the day after Thanksgiving but it is not a paid holiday for employees. She recommended adding Veterans Day and the Friday after Thanksgiving as the two paid holidays to bring Eagle Mountain City even in the number of paid holidays for full-time staff members as other cities. An additional benefit would be that the City offices will only close for one more day a year rather than two days.

AMENDED MOTION: *Councilmember Clark moved to approve a resolution of Eagle Mountain City, Utah, amending the Eagle Mountain City Policies and Procedures Manual, adding two Federal Holidays to the Municipal Calendar – Veterans Day and the Friday after Thanksgiving. Councilmember Gray seconded the motion. Those voting aye: Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. Those voting nay: Donna Burnham. The motion carried with a vote of 4:1.*

SCHEDULED ITEMS

20. TAGG-N-GO CARWASH

Items 20.A. and 20.B. were presented and discussed concurrently.

Mr. Jensen presented the item. The proposed site plan is located directly south of Maverick, and directly north of the recently approved Stonebridge Montessori School along Ranches Parkway. The approval for the Stonebridge Montessori School required a connection to the north. This is addressed in the site plan by providing a full drive access, 26-feet from curb to curb, to Stonebridge

Lane, moving the entire drive access off the school's site. The parcel is shown as Community Commercial on the City's Future Land Use Plan, and the applicant is proposing a rezone to the Commercial Community (CC) zone, which is appropriate within the Community Commercial land use designation.

The applicant is proposing several Compact Burning Bush plants between the drive aisle and Ranches Parkway, to serve as a headlight screen. The Parks and Recreation Director indicated that he felt a compact burning bush would be an appropriate headlight screen, but some members of the Planning Commission felt that it may not be appropriate during the winter when the foliage was lost. Only a small corner of the property would require headlight screening and the hours of operation conclude soon after dark. The Planning Commission did not recommend any changes to the proposed elevations. The applicant has provided a traffic study which was completed after the applicant changed the site orientation, the new connection to Stonebridge was added, and the traffic study at Campus Drive was completed. With the mitigation recommendation of adding a new connection to Stonebridge, the level of service (LOS) for each of the study intersections remains consistent with current conditions. The study indicated seven additional trips generated during the morning peak hours and 29 additional trips during the evening peak hours.

Discussion ensued regarding the data provided in the traffic study.

Applicant Conner Atkin said the use typically captures existing traffic and the location is anticipated to service approximately 440 to 500 cars per day. Most of the vehicles will be from existing traffic in the area rather than generating new trips to the location. Other locations average 30 to 50 cars per hour.

Mayor Westmoreland opened the public hearing at 9:48 p.m.

Matthew Hicks expressed concern with the Commercial Community zoning at the entrance to the City and the use. He feels that the application is in violation of the dark sky ordinance, quiet hour standards, style code, and traffic generation and that it does not meet the criteria for rezoning. He believes that the traffic study is a farce and thinks the traffic delays will be far greater than indicated. He thinks the use will create safety hazards and that the City will be liable for any resulting injuries. He alleged that the company that conducted the traffic study also owns the development company.

Michelle Blackburn said the traffic study is difficult to understand. Her concern is the connection to Stonebridge Lane, increased traffic routing onto Stonebridge Lane, safety concerns, and the traffic light installed not anticipated until 2025. She desires for a use that would be more appropriate next to a school and at the entrance to a neighborhood.

The following individuals submitted emails against the proposal: Matthew Hicks, Bryan Campbell, Margo Campbell, Carrie Koka, Ed Blackburn, Emily Johnson, John Mason, Katie Stoddart, Leon Spencer, Cindy Spencer, Margo Campbell, McKay Smith, Melissa Smith, Michelle Williamson, and Rachel Tehvand.

Mayor Westmoreland closed public comment at 9:55 p.m.

Mr. Jerome explained that although residents might have valid concerns regarding an application, if the proposal adheres to Municipal Code requirements, the Council is constrained to approve the item, or the City could be subject to litigation by the landowner and developer. The Council can work with the applicant to mitigate resident concerns as much as possible.

Discussion ensued regarding the use differences between Commercial Community and Commercial Neighborhood zoning.

Mr. Mumford explained that the property was zoned as Commercial prior to the expiration of The Ranches Master Development Agreement. The applicant could argue regarding their vested commercial rights due to the expired approval. Commercial Community was proposed as the most appropriate zoning due to the location of the property adjacent to a major arterial road. Commercial Neighborhood is generally more appropriate in a lower traffic area closer to homes. The business traffic generally will not be passing through the neighborhood.

Mr. Jensen verified that in January 2008, the Planning Commission recommended approval of a carwash at this site that was not completed at the time due to the recession.

Councilmember Curtis noted that the site is appropriate for commercial uses and should the City approve Commercial Neighborhood zoning, as desired by some residents, a permitted CN use could be developed that resulted in greater traffic than the carwash and other negative impacts.

Discussion ensued regarding methods for the City to mitigate resident concerns and clarifying that as the LOS D at Ranches Parkway and Wride Memorial Highway existed prior to this project and the level of service will not lower because of the project, the applicant cannot be required to resolve traffic issues.

Mr. Mumford verified that the City has employed a traffic engineer to study potential traffic mitigations and solutions for the Ranches Parkway intersections.

City Engineer Chris Trusty explained that the ability of City mitigation measures to be enacted prior to the opening of the carwash would largely depend on securing funding and a bid for the work, which is difficult due to current market conditions.

Mr. Hicks was recognized to speak to clarify his statement alleging a conflict of interest. He stated that the LLCs for Hunt Engineering and the developer for the project are owned by the same entity.

Mr. Atkin confirmed that Hunt Engineering performed the traffic study; however, he clarified that they are neither organizationally nor financially linked to the engineering firm.

Mr. Cook clarified that the City could reject the validity of the traffic study should a conflict of interest exist. The City Engineer might be able to verify the accuracy of the data. Also, the failing intersection is at Wride Memorial Highway, not the Stonebridge Lane intersection, which appears to be the greatest concern of the residents.

Discussion ensued regarding whether to table the item due to the alleged conflict of interest potentially skewing the data.

Mr. Cook confirmed that the City would have legal grounds to withdraw the approval should investigation determine a conflict of interest bringing the validity of the findings of the traffic study into question.

Discussion ensued regarding resident concerns with quiet hours and dark sky ordinance compliance and whether to require different hours than allowed for the Quick Quack carwash due to the proposed carwash being closer to homes.

Mr. Mumford stated that the Quick Quack is about 700 feet from the closest homes and the Tagg-N-Go will be approximately 500 feet from the closest homes.

Mr. Cook verified that residents would have recourse via Code Enforcement should the decibel levels generated by the carwash measured at their homes exceed the allowed levels during quiet hours.

Mr. Jensen clarified that the proposal for the project is in compliance with the dark sky ordinance. He indicated the location of the headlight screening s set back from the road and in a location that would not impede traffic visibility.

20.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving a Rezone to the Commercial Community Zone for the Tagg-N-Go Carwash.

MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, approving a rezone for parcel 66:403:0102 to the Commercial Community Zone. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

20.B. MOTION – Tagg-N-Go Carwash Site Plan

MOTION: *Councilmember Burnham moved to approve the site plan for the Tagg-N-Go Carwash with the condition that the applicant shall comply with the traffic mitigation strategies recommended in the traffic impact study. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

21. ORDINANCES/PUBLIC HEARINGS

21.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.

MOTION: *Councilmember Burnham moved to table an ordinance of Eagle Mountain City, Utah, approving an amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits. Councilmember Clark seconded the motion. The motion was withdrawn.*

Applicant Bill Gaskill explained the desired sign size increase and the purpose for those changes and his request to provide signage for all businesses without street frontage. The copy space available on the signs would remain the same but would be reoriented to improve readability. Their sign company requested to remove the requirement for masonry; however, they are amenable to any material.

Discussion ensued whether to address the request through a Municipal Code amendment or by granting an exemption to City standards.

Councilmember Love suggested making the size of the sign contingent upon and proportional to the height of surrounding buildings.

MOTION: *Councilmember Clark moved to table an ordinance of Eagle Mountain City, Utah, approving an amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

Councilmember Curtis requested that changes to sign standards be separate from flagpole standards when the items return at a future meeting.

21.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and Replacing it with Chapter 17.70 Accessory Dwelling Units, and Amending References to Accessory Apartments in Chapters 17.05, 17.10, 17.20, and 17.95.

Mr. Mumford explained that he altered the accessory dwelling unit setback requirements to be consistent with the primary dwelling as requested.

Councilmember Curtis stated he is in favor of beginning with stricter standards and the Council could alter the setbacks at a future date should the requirements prove onerous.

Mayor Westmoreland opened the public hearing at 10:46 p.m. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: *Councilmember Love moved to approve an ordinance of Eagle Mountain City, Utah, repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and replacing it with Chapter 17.70 Accessory Dwelling Units, and amending references to accessory apartments in*

Chapters 17.05, 17.10, 17.20, and 17.95. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

21.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.75 Standards for Special Uses, 17.20 Agriculture Zone, 17.35 Commercial Zone, 17.37 Business Park Zone, 17.40 Industrial Zone, and 17.23 Open Space Zones, Relating to Indoor and Outdoor Shooting Ranges.

Mayor Westmoreland opened the public hearing at 10:53 p.m.

Jim Smith submitted the following email, “I apologize for not being present tonight. I am out of town, enjoying the NFR with family. I would like to express appreciation to the staff and the Planning and Zoning for their work on this ordinance. I'm sure that additional opportunities will present themselves to fine tune this important ordinance, but I feel that it is a good first effort. The establishment of carefully controlled and monitored shooting ranges is an important element of any community. This enables people to be trained, and practice a basic right allowed constitutionally. This ordinance will do much to provide a safe environment for citizens to discharge firearms. This will also be a tremendous help for the prevention of wildfires that result from uncontrolled shooting. I certainly appreciate the consideration of the Mayor and Council concerning this important issue.”

Mayor Westmoreland closed the public hearing at 10:54 p.m.

Councilmember Love expressed concern with exempting the buildings from design standards and allowing shooting ranges near the wildlife corridor.

Mr. Jensen stated that outdoor shooting ranges are restricted to Agriculture and Open-Space Natural zones and indoor ranges are permitted in the CC, CR, and LMD zones. As written, a shooting range would be permitted on a residential lot over five acres, if zoned as Agriculture. The intent for reduced design standards is to permit shooting shelters not in compliance with commercial building standards. Clubhouses would be required to meet design standards.

Councilmember Clark recommended amending the language to “shooting amenities” rather than ranges.

Mr. Mumford recommended adding language to clarify that offices or other buildings are required to meet commercial design standards.

Discussion ensued regarding concerns with permitting outdoor shooting ranges a quarter-mile from the wildlife corridor, the impact of a distance requirement to the wildlife corridor standard impacting an existing shooting range should the land be annexed into the City, and possibly creating a shooting range overlay rather than a special use.

Councilmember Clark stated that an existing range that is near wildlife areas has not caused problems; however, she conceded that issues could arise with other users. She advised the Council to ensure that the requirements in EMMC 17.75.073(B)(4) not unintentionally prevent food trucks or other vendors from selling goods during shooting competitions and events.

Discussion ensued regarding whether or not to recommend approval of the item due to the difficulty of the Council to make decisions at a late hour, and with consideration of the time invested by a resident being in attendance at the meeting for the purpose of this agenda item.

MOTION: *Councilmember Burnham moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.75 Standards for Special Uses, 17.20 Agriculture Zone, 17.35 Commercial Zone, 17.37 Business Park Zone, 17.40 Industrial Zone, and 17.23 Open Space Zones, relating to indoor and outdoor shooting ranges. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. Those voting nay: Jared Gray. The motion carried with a vote of 4:1.*

22. MASTER SITE PLANS

22.A. MOTION – Ranches Crossing Master Site Plan

Applicant representative Brian Haskell offered to have the item tabled until a future meeting in consideration of time.

Mayor Westmoreland recognized resident Pat Quinney to speak. Mr. Quinney stated that ingress and egress issues will be exacerbated by this project. Impacted residents are in favor of a buffering wall along the border between the residential and business area including Ruby Lane. He discussed installing gates on Ruby Lane with the fire chief to allow emergency access while preventing through traffic.

Alysha Milligan also submitted a written comment speaking against the project.

MOTION: *Councilmember Love moved to table the site plan for Ranches Crossing. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

22.B. MOTION – Eagle Crest Phase A Master Site Plan

Mr. Jensen presented the item. Eagle Crest is located within the commercial portion of the Sage Park development. Sage Park was originally an entirely residential project, but on November 19, 2019, the City Council rezoned approximately 20 acres to Business Park, and granted Light Manufacturing as a conditional use, the Council also allowed for up to nine acres of self-storage in the northern portion of the project along Eagle Mountain Boulevard. The application is in compliance with the Sage Park Development and Use Agreement.

The Planning Commission voted 4 to 1, with one absentee, to recommend approval of the Eagle Crest Business Park Master Site Plan with the following conditions:

1. The amount of parking required for the storage facility as determined per EMMC 17.55.120(C) shall be provided; and
2. Headlight screening shall be required between the parking areas and the public rights-of-way.

Staff recommends the additional condition:

3. The north-south road to the east of Building C should be increased in size to a 77-foot minor collector right-of-way.

Applicant representative Isaac Patterson said he would be amenable to installing a 65-foot road as industrial land designers have told him that width would be critical to the infrastructure needs for the project. He feels a 77-foot width may be unnecessary, but he would be willing to revisit the width of the road with staff later to determine the appropriate right-of-way width. He would prefer to disallow street parking to allow the streets to remain as open as possible; he noted the lots are designed to accommodate parking needs. Their plan provides more parking than another storage facility in the City. The Council will approve the individual site plans for the project and will have the opportunity to evaluate if the concerns have been resolved.

Mr. Jensen said that the City Engineer had indicated he would be willing to explore a right-of-way width standard for industrial areas greater than 53-feet but narrower than a standard collector road as industrial areas would likely not require as much space for pedestrians. He clarified that the reduction between a 65-foot and a 77-foot right-of-way would be in the park strips rather than the driving lanes and Municipal Code indicates the amount of visitor parking required for storage unit facilities is at the direction of the Planning Commission. The plan currently provides 13 visitor parking stalls.

Councilmember Burnham stated that she is not concerned with the amount of visitor parking provided due to patrons generally only using the visitor parking when signing up for services.

Discussion ensued regarding the differences between the staff-proposed 77-foot right-of-way and the applicant requested 65-foot right-of-way with the preference to reduce the width of the sidewalk and park strip rather than the drive lanes and street parking areas.

MOTION: *Councilmember Burnham moved to approve the master site plan for Eagle Crest Phase A with the following conditions:*

1. *The north-to-south road east of Building C shall be built to a 65-foot right of way standards with five-foot park strips and five-foot sidewalks; and*
2. *Headlight screening shall be required between parking areas and the public rights-of-way.*

Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

23. RESOLUTIONS

23.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Master Development Agreement for Ault Farms

Mr. Mumford presented the item. The Ault Farms Master Development Plan, General Plan Amendment, and rezone were approved by the City Council on July 20, 2021. Although quite large, this master development agreement is fairly simple, as the development of the various areas of the property must simply comply with the City's development standards in relation to each zoning district. The developer will provide property to the City for a new City well to be located adjacent to the power line corridor and in close proximity to the City's existing well. The City will pay \$130,000 per acre for the well site. The one to two-acre well site is located in a land designation indicated for R1 zoning and units.

Applicant representative Pete Evans clarified that the development agreement allows for the purchase of up to two acres of land for the well site. In addition to the half-an-acre of land for the well site, the agreement provides a one-and-a-half-acre access easement during construction, so the City is not required to purchase additional land to access the site. The well protection zone will have some use restrictions but most are related to commercial uses that will not impact adjacent residents. The City determined the location of the well and desires the relocation of a current City well due to Rocky Mountain Power prohibiting machinery from servicing a well located within the power corridor.

Mr. Cook said that locating the new well within 300 feet of the existing well allows the City to utilize most of the existing infrastructure.

Mr. Trusty explained that Rocky Mountain Power had previously deactivated the lines whenever the City needed to service the well but they are no longer able to due to the new substation.

Discussion ensued regarding the value of the property being sold to the City in comparison to the cost of the well property.

Mr. Cook explained that the well project will be impact fee reimbursable and the reason for including the price of the land is comparable to similar parcels and the cost is included in the agreement due to disputes regarding land value in the past.

MOTION: *Councilmember Burnham moved to approve a resolution of Eagle Mountain City, Utah, approving a master development agreement for Ault Farms. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

24. CITY COUNCIL/MAYOR'S BUSINESS

25. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Burnham

Councilmember Burnham said that the Senior Citizen Center internet is having issues. They would like signage on Eagle Mountain Boulevard or on the building to help residents identify the center. The Senior Citizen Advisory Council has two vacancies, including the spot tabled at tonight's meeting.

Councilmember Love

Councilmember Love acknowledged the passing of Marianne Smith, a member of the Cemetery Board, and expressed the love and respect felt by those who had served with her. She thanked the Cemetery Board and staff for the Angel Remembrance event and lantern launch.

Councilmember Clark

Councilmember Clark said Be Ready Eagle Mountain has a new member and is working on the schedule for next year including Ham radio hand-on classes and licensing events. The Parks and Recreation Advisory Board is working on rules for the dog park and has a board vacancy.

Councilmember Gray

Councilmember Gray commended the Youth Council for their efforts and involvement in community service projects.

Councilmember Curtis

Councilmember Curtis stated the Library Board is accepting applications for a vacancy.

26. COMMUNICATION ITEMS

26.A. Upcoming Agenda Items

27. ADJOURNMENT

MOTION: *Councilmember Clark moved to adjourn the meeting at 11:44 p.m. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 11:44 p.m.

Approved by the City Council on January 4, 2022.

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE:	SITE PLAN - Antelope Meadows Pool and Clubhouse
ITEM TYPE:	Site Plan
APPLICANT:	Robert Lusk (Fieldstone Homes)

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The applicant is proposing to add a Pool and a Clubhouse, that will be open to the residents of the Antelope Meadows HOA on property owned by the applicant adjacent to Autumn Ridge Park parcel 59:044:0509.

ITEMS FOR CONSIDERATION:

The following standards found in 17.100.050 shall be considered when making a motion to the City Council:

- A. Use of Property: The applicant is proposing to develop most of the site, leaving a portion as in its current grassed state, leaving in it's current condition. Staff recommends that the portion of the property to being left in its current condition to be dedicated to the City and added to Autumn Ridge Park for future development.
- B. Screening Requirements: The proposed use for a swimming pool and clubhouse does not require any screening, but the applicant is proposing fencing around the pool deck, and landscaping between the clubhouse and lots in Antelope Meadows.
- C. Access Requirements: The applicant is proposing access off the Roundabout at Searle lane, they have moved the access as far to the east as possible, to line maximize distances between entrances/exits on the roundabout.

Commercial Design Standards

Clubhouses are reviewed as commercial buildings, as such they are required to meet commercial design standards which are addressed in 17.72 of EMMC.

17.72.030 B Requires commercial parking to be located to the rear or side of commercial buildings and the street. The proposal does have all parking between the Clubhouse and the street, however, this is common for clubhouses, with clubhouses in Evans Ranch, SilverLake, Brylee Farms, Rock Creek all having parking in front or on the side of the Clubhouse.

17.72.040: The main entry is clearly identifiable, the clubhouse proposes four sided design and all sides include both horizontal and vertical articulation. The elevations use multiple roof planes, wood trellis structures, popouts, decorative windows and doors. decorative trim and moldings, decorative masonry patterns, as such it is the opinion of staff that the design *complies* with the commercial design standards.

Future Development

It is worth noting that in the Antelope Meadows Preliminary Plat there are two LDS Church sites, the first one has been developed, but the second site, a 3.1 acre parcel, is not desired by the Church and will not be developed as a Church. It is the intent of the applicant to amend the Preliminary Plat to convert that Church site into approximately 10 residential lots that will meet all current development standards. The applicant intends to ask that the Pool and Clubhouse be allowed to serve as the amenity points for these new lots if/when they are approved. (The pool and clubhouse are not required for the current approval, and would not be required if an amended plat was approved).

It should be noted that granting approval of the Pool and Clubhouse site plan **WILL NOT VEST ANY APPROVAL** to the future amended preliminary plat, and the applicant has made it clear that their intent is to develop the pool and clubhouse regardless of the status of any future preliminary plat approvals

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements, the approval criteria for a Site Plan can be found in EMMC 17.100.050.

RECOMMENDATION:

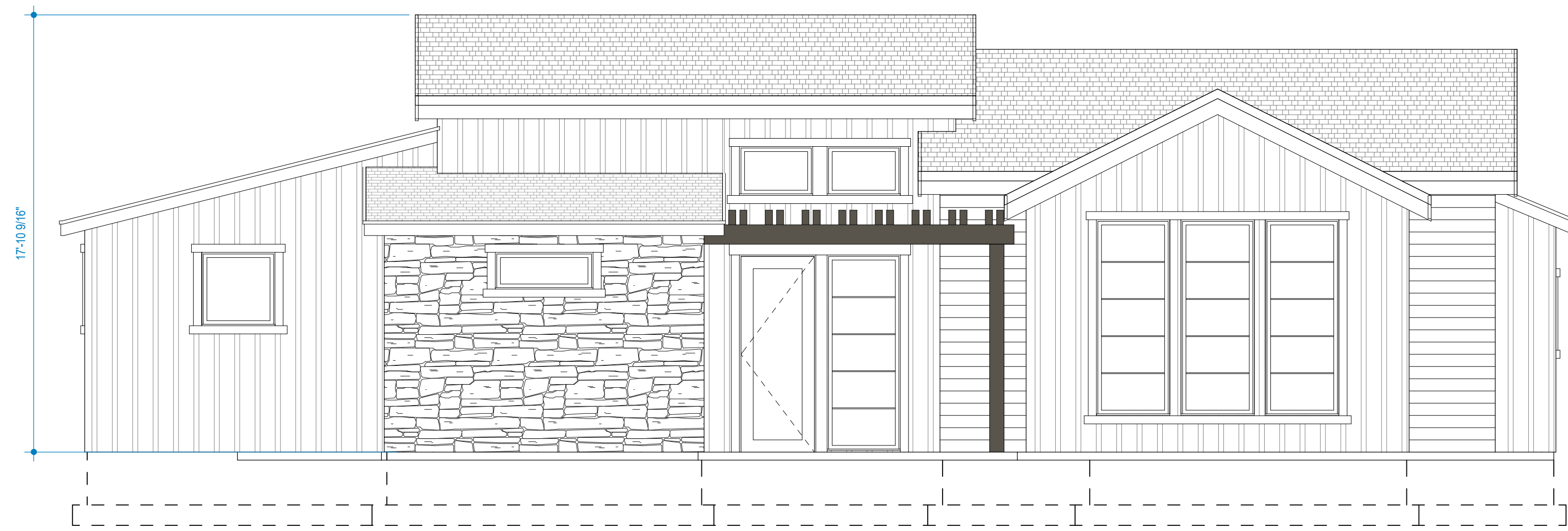
The Planning Commission made a motion to recommend approval of the Antelope Meadows Pool and Clubhouse to the City Council, by a vote of (4-0) for the reasons set forth in the staff report and in the meeting with the following conditions:

1. Portion of property to be left in current state shall be dedicated to the City as open space.
2. Pool and Clubhouse shall be permitted to count toward required amenity points for any future amended preliminary plat.

ATTACHMENTS:

[Elevations](#)

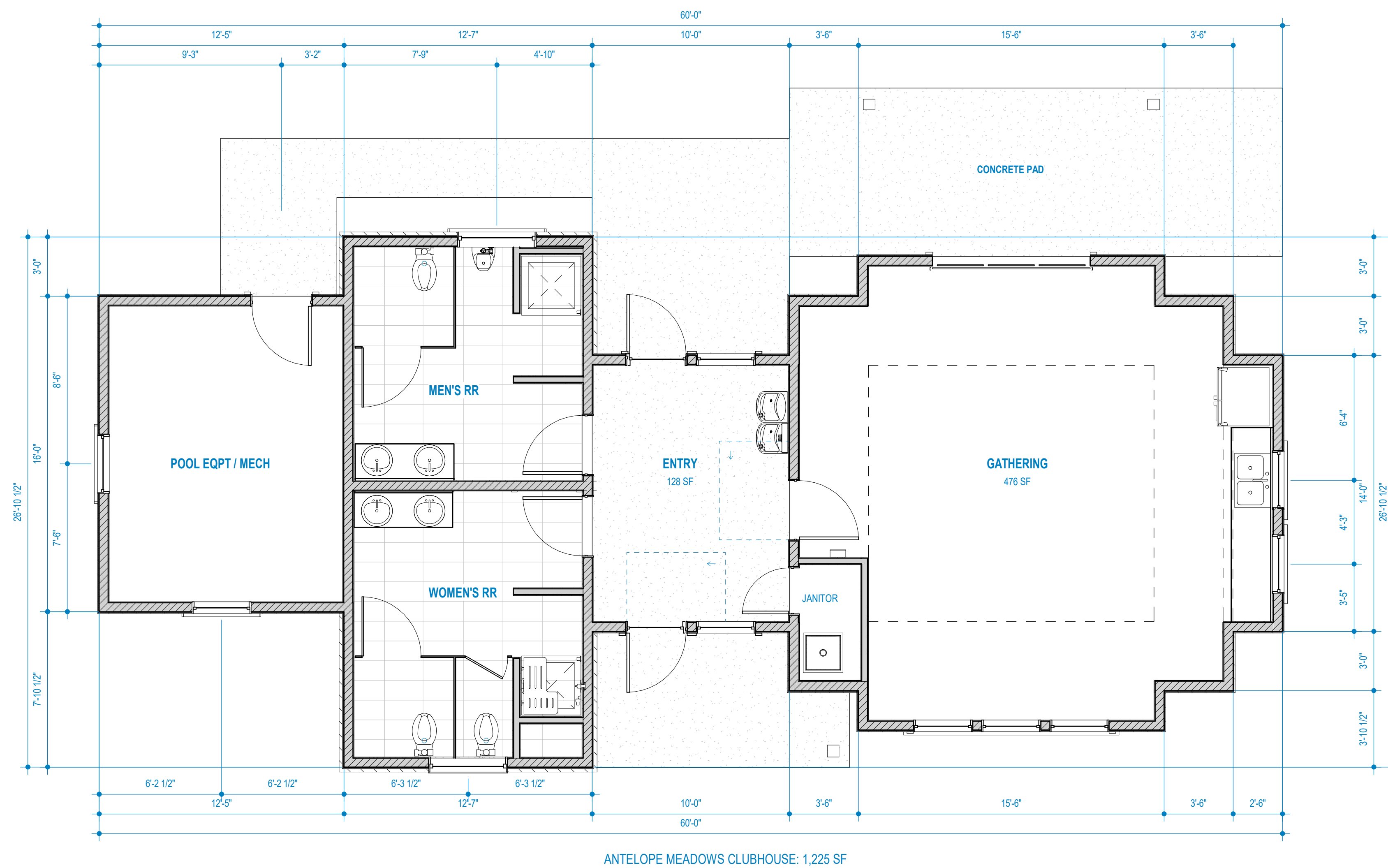
[Landscape and Site Plans](#)



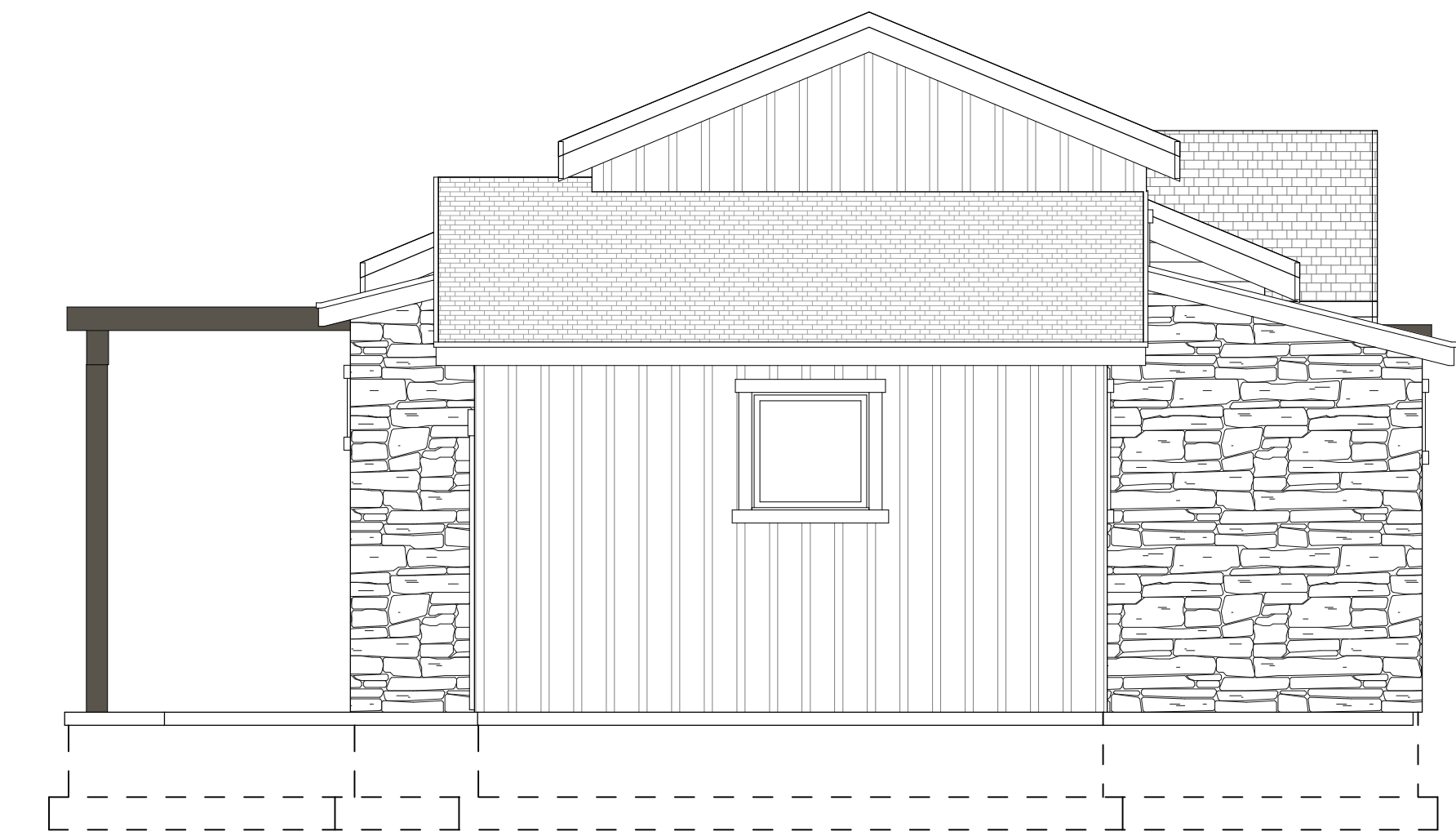
1 FRONT ELEVATION
1/4" = 1'-0"



4 REAR ELEVATION
1/4" = 1'-0"



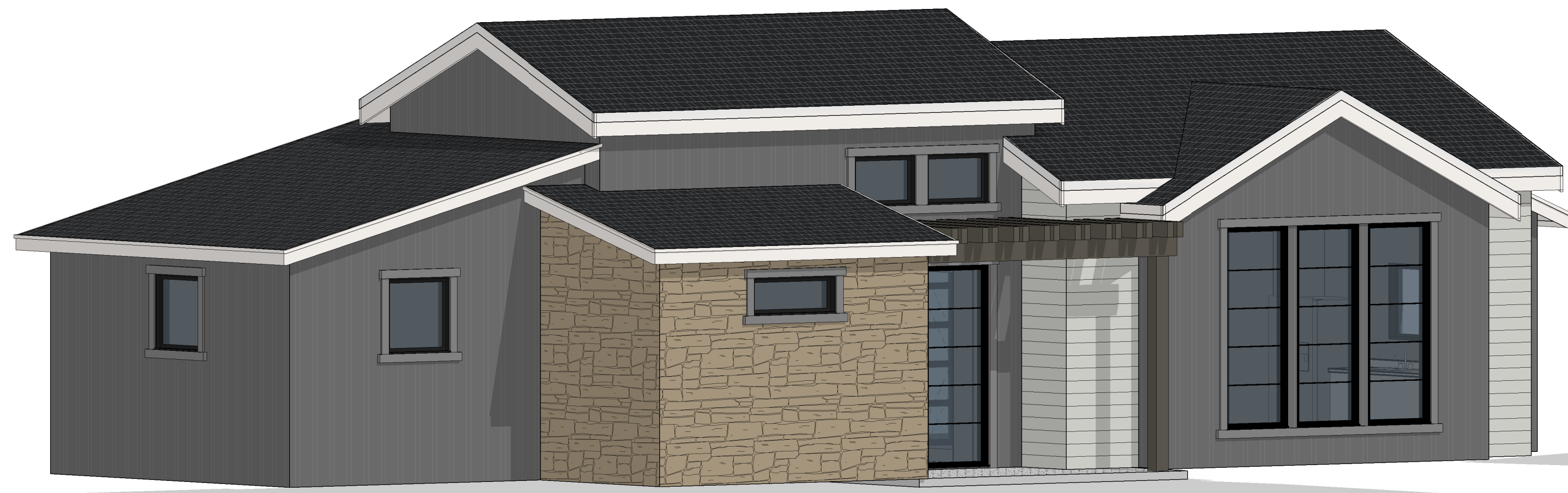
5 LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"



3 RIGHT ELEVATION
1/4" = 1'-0"



1 LEFT - FRONT



2 FRONT - RIGHT



4 REAR LEFT



3 RIGHT - REAR



Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

ANTELOPE MEADOWS CLUBHOUSE

4500 EAGLE MOUNTAIN BOULEVARD
EAGLE MOUNTAIN, UTAH

INDEX OF DRAWINGS

- 1 OF 3ALTA/NSPS LAND TITLE SURVEY
- 2 OF 3ALTA/NSPS LAND TITLE SURVEY
- 3 OF 3ALTA/NSPS LAND TITLE SURVEY
- C-001GENERAL NOTES
- C-002DEMOLITION PLAN
- C-100SITE PLAN
- C-200GRADING AND DRAINAGE PLAN
- C-300UTILITY PLAN
- C-400EROSION CONTROL PLAN
- C-500DETAILS
- LP-EXLANDSCAPE PLAN COLOR
- LP-100LANDSCAPE PLAN COVER
- LP-101LANDSCAPE PLAN
- LP-501LANDSCAPE DETAILS
- IR-100IRRIGATION PLAN COVER
- IR-101IRRIGATION PLAN
- IR-501IRRIGATION DETAILS
- IR-502IRRIGATION DETAILS
- IR-503IRRIGATION DETAILS

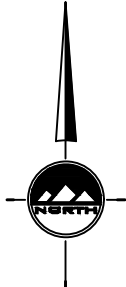
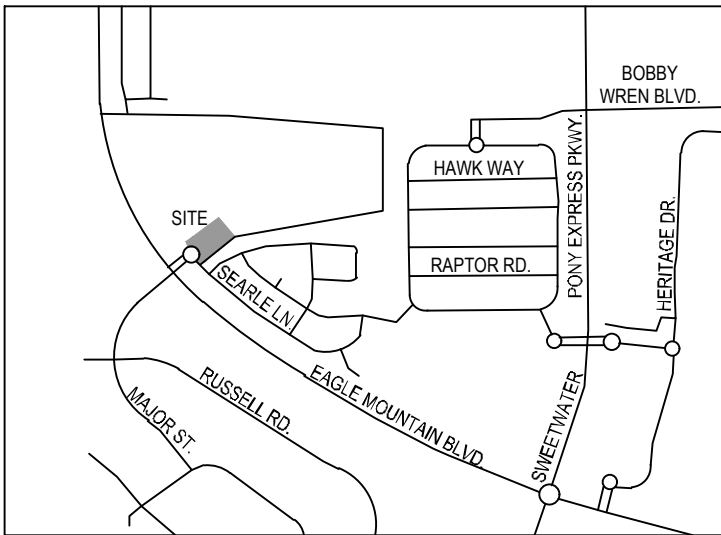
DATE PRINTED
December 3, 2021

EAGLE MOUNTAIN CITY GENERAL NOTES

- SEWER:
- Pipe bedding: 3/4" gravel required 6" below, on the sides & 12" above the pipe (minimum).
 - Depth: Sewer main/laterals to maintain 4" of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
 - Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
 - Sewer Y's: 3' minimum separation between sewer Y's.
 - Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (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 1/2" 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 3/4" to 3/8" down from asphalt edge.

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = EAST QUARTER CORNER SECTION 12, T6S, R2W SALT LAKE BASE & MERIDIAN ELEV. = 4875.89.

NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

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

NOTICE TO CONTRACTOR

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

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.



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TOOELE
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CEDAR CITY
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RICHFIELD
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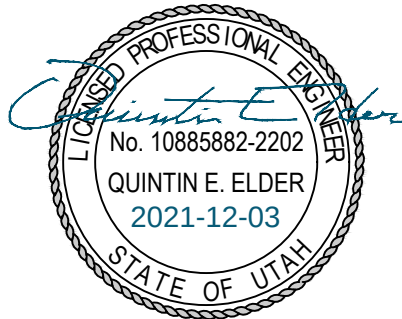
FOR:
FIELDSTONE ANTELOPE MEADOWS, LLC
1757 EAST AMERICAN WAY, #6
EAGLE MOUNTAIN, UT, 84005

CONTACT:

PHONE: 801-789-2828

ANTELOPE MEADOWS CLUBHOUSE

4500 EAGLE MOUNTAIN BOULEVARD
EAGLE MOUNTAIN, UTAH



COVER SHEET

PROJECT NUMBER
10776C

PRINT DATE
2021/12/03

DRAWN BY
J. HALLIN

CHECKED BY
Q. ELDER

PROJECT MANAGER
Q. ELDER

C-000

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PHONE: 801-568-2350

ANTELOPE MEADOWS
ALTANSNPS LAND TITLE SURVEY
4750 EAGLE MOUNTAIN BOULEVARD
EAGLE MOUNTAIN, UTAH



ALTANSNPS
LAND TITLE
SURVEY

PROJECT NUMBER
10776
PRINT DATE
5/18/21
DRAWN BY
D. KORZEP
CHECKED BY
P. HARRIS
PROJECT MANAGER
P. HARRIS

SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTANSNPS Land Title Survey for use by the client. The Basis of Bearing is the line between the Northwest Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian and the West Quarter Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, measuring South 2°17'03" West 3,012.96 feet.

COMMITMENT DESCRIPTIONS

Commencing North 2°17'02" East 515.29 Feet from the West 1/4 Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base & Meridian; Thence South 49°48'34" West 264.31 Feet; Along a 91 Foot Radius Curve To the Left (Chord Bears: North 53°53'34" West 73.16 Feet); Along a 100 Foot Radius Curve To the Right (Chord Bears: North 53°11'35" West 51.39 Feet; Along an 80 Foot Radius Curve to the Right (Chord Bears: South 6°31'48" West 110.42 Feet); Thence South 49°48'34" West 89.59 Feet; Along a 20 Foot Radius Curve to the Right (Chord Bears: South 85°05'4" West 23.06 Feet); Along a 2656.69 Foot Radius Curve to the Right (Chord Bears: North 33°45' 1" West 455.86 Feet); Thence North 66°58'43" East 377.26 Feet; Thence North 22°27'32" West 544.47 Feet; Thence South 72°15'8" West 379.63 Feet; Along a 2656.69 Foot Radius Curve to the Right (Chord Bears: North 11°38' 24" West 432.5 Feet); Along a 2656.69 Foot Radius Curve to the Right (Chord Bears: North 6°58'9" West 0.16 Feet); Thence South 88°51'8" East 1080.33 Feet; Thence North 88°46'8" East 1369.69 Feet; Thence South 1°21'47" West 0.2 Feet; Thence South 1°21'47" West 15.11 Feet; Thence South 1°21'47" West 1.21 Feet; Thence South 88°50'0" West 2.77 Feet; Thence South 1°11'46" East 62.01 Feet; Thence South 1°21'47" West 30.71 Feet; Thence South 1°21'47" West 918.78 Feet; Thence South 1°21'47" West 2.84 Feet; Thence South 89°33'56" West 101.97 Feet; Thence North 74°29'21" West 182 Feet; Thence South 89°33'56" West 1072.63 Feet; Thence South 49°48'34" West 44.99 Feet to the Point of the Beginning.

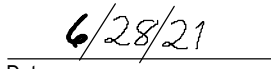
LESS AND EXCEPTING a Deed of Dedication recorded July 8, 2019 as Entry No. 62812:2019

To: (i) Fieldstone Construction and Management Services, (ii) Lake Mountain Development, LLC, (iii) First American Title Insurance Company, and (iv) United West Title Insurance Agency.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTANSNPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 9, 13, 14, and 19 of Table A hereof.

The field work was completed on May 13, 2021

Date of Plat or Map: June 28, 2021


T:\Cody Anderson\plats stamp 2.jpg
Date Patrick M. Harris
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by First American Title Insurance Company of Salt Lake City, Utah under Commitment No. UW-8535 dated effective March 8, 2021

SURVEY CERTIFICATION

To: Fieldstone Antelope Meadows, LLC, a Delaware limited liability company, and IHP Capital Partners VI, LLC, a Delaware limited liability company, and each of their successors, assigns and lenders, First American Title Insurance Company and United West Title Insurance Agency.

I, Patrick M. Harris, a registered land surveyor, hereby certifies to the above parties, as of the date set forth below, as follows:

- This map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANSNPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 13, 14, 16, and 19 of Table A thereof. The field work was completed on May 13, 2021.
- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the subject property; there are no visible encroachments on the subject property or upon adjacent land abutting the subject property, except as shown hereon; and the survey was made in accordance with laws and/or Minimum Standards of the State of Utah.
- The property surveyed and described hereon is the same as the property described in First American Title Insurance Company of Salt Lake City, Utah under Commitment No. UW-8535 dated as of March 8, 2021, and all easements, covenants and restrictions referenced in said Commitment, or apparent from a physical inspection of the site or otherwise known to me, have been plotted hereon or otherwise noted as to their effect on the subject property.
- The subject property is located within an area having a Flood Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 49049C0275F, with a date of identification of June 18, 2020, for Community No. 490258, in Utah County, State of Utah, which is the current Flood Insurance Rate Map for the community in which the subject property is situated.
- The subject property is not located within an area identified as an "Earthquake Special Studies Zone" as designated under the "Alquist-Priolo Special Studies Zone Act," Sections 2621-2630, inclusive, of the California Public Resources Code.
- The subject property has direct access to Searle Lane, a paved and dedicated public street or highway.
- Intentionally Omitted
- The street address of the subject property is 4750 Eagle Mountain Boulevard.

By Patrick M. Harris
Registered Land Surveyor No. 286882
Date: May 25, 2021

Date of Survey: May 18, 2021
Date of Last Revision: June 2, 2021

Schedule B-2 Exceptions

- Taxes for the year 2020 are PAID in the amount of \$2.72. Tax Serial No. 59-044-0509.

Taxes for the year 2021 now a lien, not yet due. Tax Serial No. 59-044-0509. (not survey related)
- Said Property is included within the boundaries of Eagle Mountain City; Unified Fire Service Area; Utah Special Improvement District 97-1; Utah Special Improvement District 98-3; Utah Transit Authority and is subject to the charges and assessments thereof. (blanket in nature)
- The land described in this Commitment may be serviced by services provided by Cities, Towns, public utility companies and other firms providing municipal type services, which do not constitute liens upon the land and for which no notice of the existence of such service charges are in evidence in the Public Records. The applicant should directly contact all entities providing such services and make the necessary arrangements. (not survey related)
- Covenants, Conditions, Restrictions and/or Easements, except those based on Race, Color, Creed or National Origin, contained in Instrument dated October 22, 2009, and recorded October 29, 2009, as Entry No. 113261:2009, of Official Record. (blanket in nature) [\(view\)](#)

Amendment to said Covenants dated December 1, 2010, and recorded December 13, 2010, as Entry No. 108314:2010, of Official Records. [\(view\)](#)

Amendment to said Covenants dated 5/23/18, and recorded 5/25/18, as Entry No. 49096:2018, of Official Records. [\(view\)](#)

Amendment to said Covenants dated 6/13/19, and recorded 6/14/19, as Entry No. 54420:2019, of Official Records. [\(view\)](#)

Amendment to said Covenants dated 9/17/19, and recorded 9/17/19, as Entry No. 92248:2019, of Official Records. [\(view\)](#)

Amendment to said Covenants dated 11/7/19, and recorded 11/8/19, as Entry No. 117084:2019, of Official Records. [\(view\)](#)
- Easement and conditions contained therein with Monte Vista Ranch, L.C.; Eagle Mountain Properties Communities Master Association, Inc; Cedar Valley White Ranch, LLC; MVR Management, LLC; ZJT Management, LLC; TI Mortgage Company; Lake Mountain Development, LLC; Grantor and FirstDigital Telekom, LLC, Grantee for the purpose of Communications Easement Agreement, dated August 14, 2018, and recorded August 15, 2018, as Entry No. 77533:2018. (blanket in nature) [\(view\)](#)
- Resolution No. 1996-82, dated November 26, 1996, and recorded 12/4/96, as Entry No. 97761, in Book 4137, at Page 224, of Official Records. (not survey related) [\(view\)](#)
- Notice of Reinvestment Fee Covenant, dated 5/4/10, and recorded 5/20/10, as Entry No. 41553:2010, of Official Records. (not survey related) [\(view\)](#)
- Application for Assessment and Taxation of Agricultural Land under the Farmland Assessment Act, dated May 8, 2017, and recorded June 29, 2017, as Entry No. 62744:2017, of Official Records. (not survey related) [\(view\)](#)
- A Deed of Trust in the amount of \$596,508.00 by and between Lake Mountain Development LLC, a Utah limited liability company as Trustor and United West Title Insurance Agency, Inc. as Trustee for the benefit of Cedar Valley-White Ranch, L.C., a Utah limited liability company, dated 3/14/18, and recorded March 7, 2018 as Entry No. 42538:2018 of Official Records. (not survey related) [\(view\)](#)
- NOTE: Judgments were checked as to Lake Mountain Development, LLC; Fieldstone Construction and Management Services, Inc. and none were found of record except as shown herein.
- CHAIN OF TITLE

According to the Official Records, there have been no documents conveying the land described herein with a period of 36 months prior to the date of this commitment, except as follows:

General Warranty Deed between Cedar Valley-White Ranch, L.C., a Utah Limited Liability Company, as Grantor, and Lake Mountain Development LLC, a Utah limited liability company, as Grantee, dated March 14, 2016, and recorded March 7, 2016, as Entry No. 42537:2016 of Official Records. [\(view\)](#)

Table A

- All monuments used are shown on the survey.
- The address Eagle Mountain Boulevard, Eagle Mountain, Utah 84005.
- The subject parcel is in FEMA Flood Zone X, Area of Minimal Flood Hazard, as per FIRM Panel 49049C0275F, dated effective June 18, 2020.
- The subject parcel contains 2,165.303 square feet or 49.709 acres.
- Vertical relief is shown with 1 foot contours on the survey.
- All substantial features are shown on the survey.
- Names of adjoining owners are shown on the survey.
- There is no evidence of recent earthwork.
- The distance nearest intersecting street is shown on the survey.
- All professional liability insurance minimums have been met.

Possible Encroachments

-  Sidewalk in Autumn Ridge Park is a possible encroachment on the subject parcel.

811

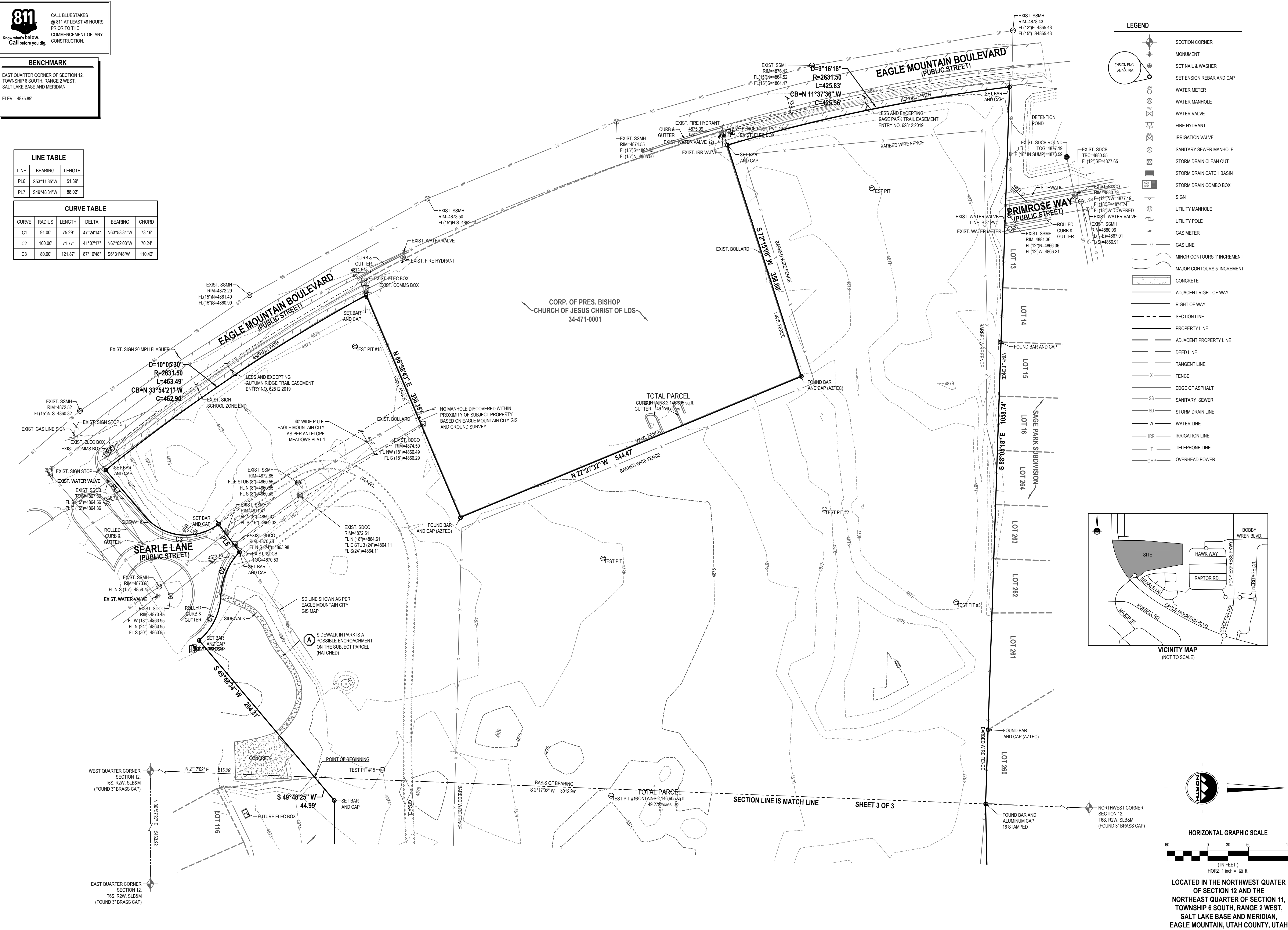
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

EAST QUARTER CORNER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
ELEV = 4875.89'

LINE TABLE					
LINE	BEARING	LENGTH			
PL6	S53°11'35"W	51.39'			
PL7	S49°48'34"W	88.02'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	91.00'	75.29'	47°24'14"	N63°53'34"W	73.16'
C2	100.00'	71.77'	41°07'17"	N67°02'03"W	70.24'
C3	80.00'	121.87'	87°16'48"	S6°31'48"W	110.42'



EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

FIELDSTONE HOMES
12896 SOUTH PONY EXPRESS ROAD, SUITE 400
DRAPER, UTAH 84020

CONTACT:

RANDY SMITH
PHONE: 801-568-2350

ANTELOPE MEADOWS
ALTANSPS LAND TITLE SURVEY
4750 EAGLE MOUNTAIN BOULEVARD
EAGLE MOUNTAIN, UTAH

PROFESSIONAL LAND SURVEYOR

4/29/21

No. 286882

PATRICK M. HARRIS

STATE OF UTAH

ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER
10776

PRINT DATE
5/18/21

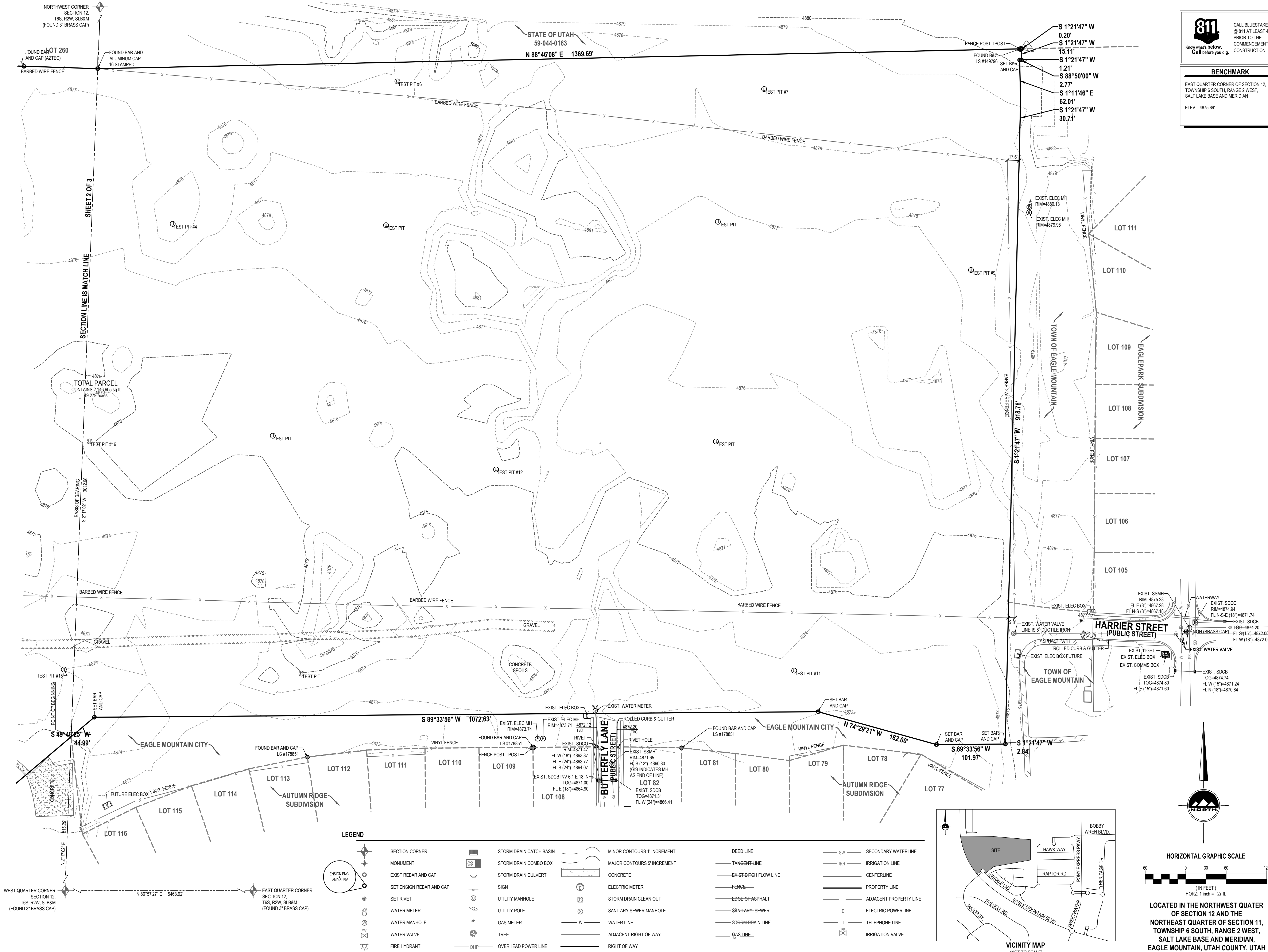
DRAWN BY
D. KORZEP

CHECKED BY
P. HARRIS

PROJECT MANAGER
P. HARRIS

2 OF 3

LOCATED IN THE NORTHWEST QUATER
OF SECTION 12 AND THE
NORTHEAST QUATER OF SECTION 11,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
EAGLE MOUNTAIN, UTAH COUNTY, UTAH



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

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ALTANSPS LAND TITLE SURVEY

4750 EAGLE MOUNTAIN BOULEVARD

EAGLE MOUNTAIN, UTAH



**ALTA/NSPS
LAND TITLE
SURVEY**

PROJECT NUMBER
10776

PRINT DATE
5/18/21

DRAWN BY
D. KORZEP

CHECKED BY
P. HARRIS

PROJECT MANAGER
P. HARRIS

3 OF 3

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE ABOVE SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. 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.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- 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.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW.
 - CONTRACTOR IS REQUIRED TO LOCATE AND POT-HOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
 - IN ADDITION TO 16.1 AND 16.2 ABOVE, THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POT-HOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POT-HOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ADJUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 0230 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OR SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AHWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EDA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		EXISTING LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW OUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		PROPOSED WALL
	EXISTING UTILITY POLE		EXISTING CONTOURS
	EXISTING LIGHT		PROPOSED CONTOURS
	PROPOSED LIGHT		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS METER		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS MANHOLE		EXISTING ASPHALT TO BE REMOVED
	EXISTING GAS VALVE		PROPOSED ASPHALT
	EXISTING TELEPHONE MANHOLE		EXISTING CURB AND GUTTER
	EXISTING TELEPHONE BOX		PROPOSED CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING CABLE BOX		TRANSITION TO REVERSE PAN CURB
	EXISTING BOLLARD		CONCRETE TO BE REMOVED
	PROPOSED BOLLARD		EXISTING CONCRETE
	EXISTING SIGN		PROPOSED CONCRETE
	PROPOSED SIGN		BUILDING TO BE REMOVED
	EXISTING SPOT ELEVATION		EXISTING BUILDING
	PROPOSED SPOT ELEVATION		PROPOSED BUILDING
	EXISTING FLOW DIRECTION		
	EXISTING TREE		
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



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ANTELOPE MEADOWS CLUBHOUSE

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EAGLE MOUNTAIN, UTAH



GENERAL NOTES

PROJECT NUMBER: 10776C
PRINT DATE: 2021/12/03

DRAWN BY: J. HALLIN
CHECKED BY: Q. ELDER

PROJECT MANAGER:
Q. ELDER

C-001

BENCHMARK
EAST QUARTER CORNER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
ELEV = 4875.89'

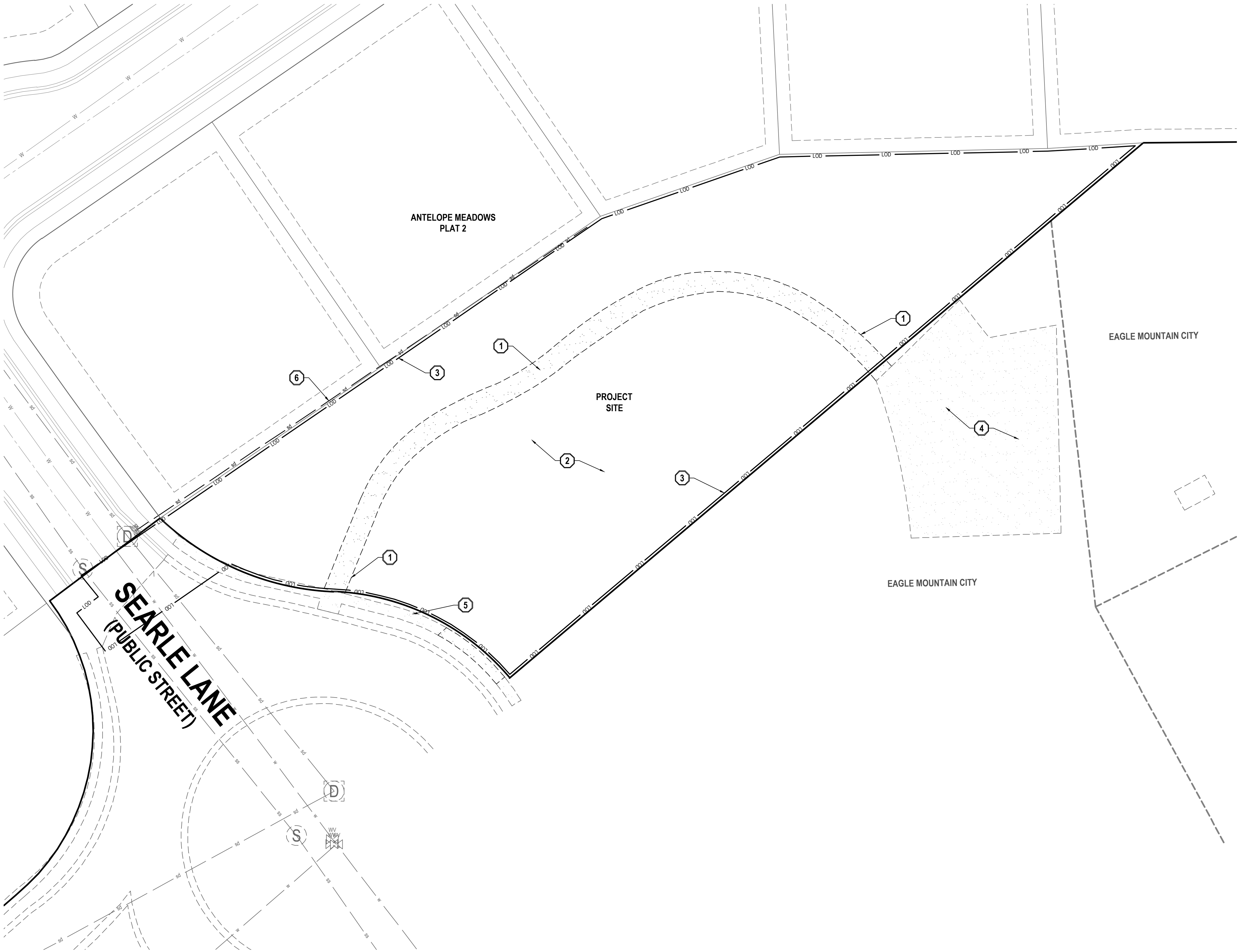
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CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
- SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
 - REMOVE EXISTING LANDSCAPING IN THIS AREA. RETROFIT AND REPAIR IRRIGATION SYSTEM AS NEEDED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - LIMIT OF DISTURBANCE.
 - EXISTING CONCRETE PAD TO BE PROTECTED IN PLACE.
 - EXISTING SIDEWALK TO BE PROTECTED IN PLACE.
 - STORM DRAIN LINE SHOWN AS PER EAGLE MOUNTAIN CITY GIS MAP. FIELD SURVEY DID NOT INDICATE THAT THIS LINE EXISTS. CONTRACTOR TO POTHOLE TO CONFIRM LOCATION AND EXISTENCE OF STORM DRAIN LINE. CONTACT ENGINEER OF RECORD TO COORDINATE FINDINGS.
- PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).



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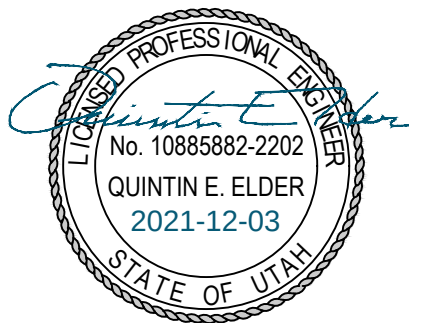
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DEMOLITION PLAN

PROJECT NUMBER
10776C

PRINT DATE
2021/12/03

DRAWN BY
J. HALLIN

CHECKED BY
Q. ELDER

PROJECT MANAGER
Q. ELDER

C-002

BENCHMARK
EAST QUARTER CORNER OF SECTION 12,
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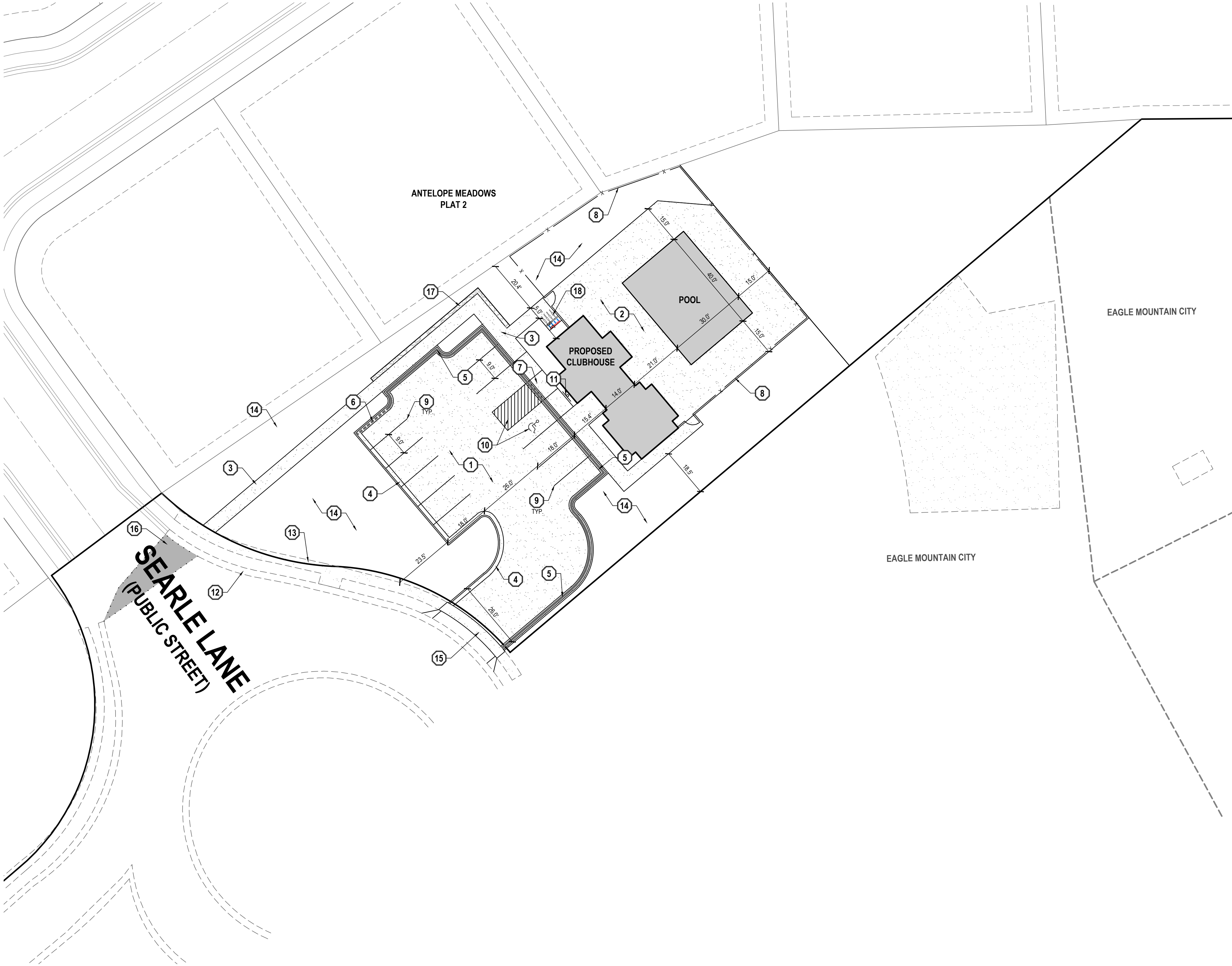
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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
HARDSCAPE	11,676	52%
BUILDING	1,160	5%
LANDSCAPING	9,736	43%
TOTAL SITE	22,572 0.52 ACRES	100%

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-500.
 - CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-500.
 - 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
 - 24" COLLECTION CURB AND GUTTER PER DETAIL 4/C-500.
 - 24" REVERSE PAN CURB AND GUTTER PER DETAIL 5/C-500.
 - TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
 - HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
 - FENCE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 - 4" WIDE SOLID YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
 - PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
 - "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
 - EXISTING CONCRETE CURB AND GUTTER TO BE PROTECTED IN PLACE.
 - EXISTING CONCRETE SIDEWALK TO BE PROTECTED IN PLACE.
 - LANDSCAPING. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - FLARED DRIVEWAY PER APWA STANDARD PLAN NO. 221.1 SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
 - ASPHALT PAVEMENT TO MATCH EXISTING CONDITIONS. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING ASPHALT.
 - INSTALL LANDSCAPE WALL.
 - BICYCLE PARKING.



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LAYTON
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE ANTELOPE MEADOWS, LLC
1757 EAST AMERICAN WAY, #6
EAGLE MOUNTAIN, UT, 84005

CONTACT:

PHONE: 801-789-2828

ANTELOPE MEADOWS CLUBHOUSE

4500 EAGLE MOUNTAIN BOULEVARD
EAGLE MOUNTAIN, UTAH



SITE PLAN

PROJECT NUMBER
10776C

PRINT DATE
2021/12/03

DRAWN BY
J. HALLIN

CHECKED BY
Q. ELDER

PROJECT MANAGER
Q. ELDER

C-100

BENCHMARK

EAST QUARTER CORNER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4875.89'

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

GENERAL NOTES

1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARINGS MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4.

THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5.

ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
6.

LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7.

SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9.

ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10.

ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11.

ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

13.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1

ROOF DRAIN PIPE. 4" SDR-35 PVC @ 1.00% SLOPE MINIMUM. INSTALL CLEANOUT AT END OF PIPE AND PROVIDE "Y" CONNECTION FOR EACH ROOF DRAIN AT BUILDING AND EXTEND 3" PVC PIPE TO ROOF DRAIN CONNECTION.

2

LINEAR SHOWER DRAIN PER POOL SPECIALIST DESIGN.

3

SWALE PER DETAIL 3/C-500.

4

INSTALL 5 STORMTECH SC-740 CHAMBERS. STORAGE CHAMBERS TO BE INSTALLED PER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS. SUBMITTAL MUST BE PROVIDED TO ENGINEER OF RECORD FOR REVIEW PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION. CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING WITH THE MANUFACTURER PRIOR TO STARTING CONSTRUCTION.

TOP OF GRAVEL

= 4871.75

TOP OF CHAMBER

= 4871.00

BOTTOM OF CHAMBER

= 4868.50

BOTTOM OF GRAVEL

= 4867.75

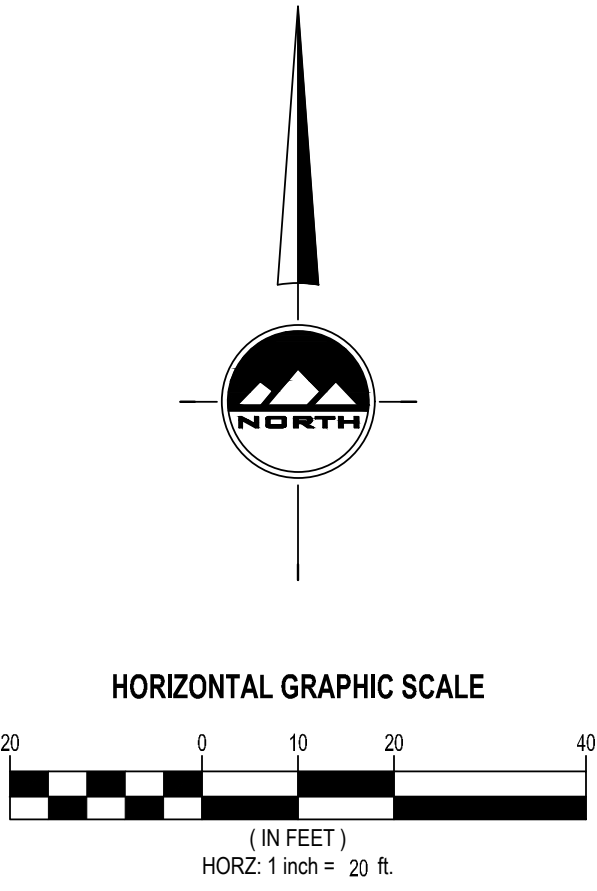
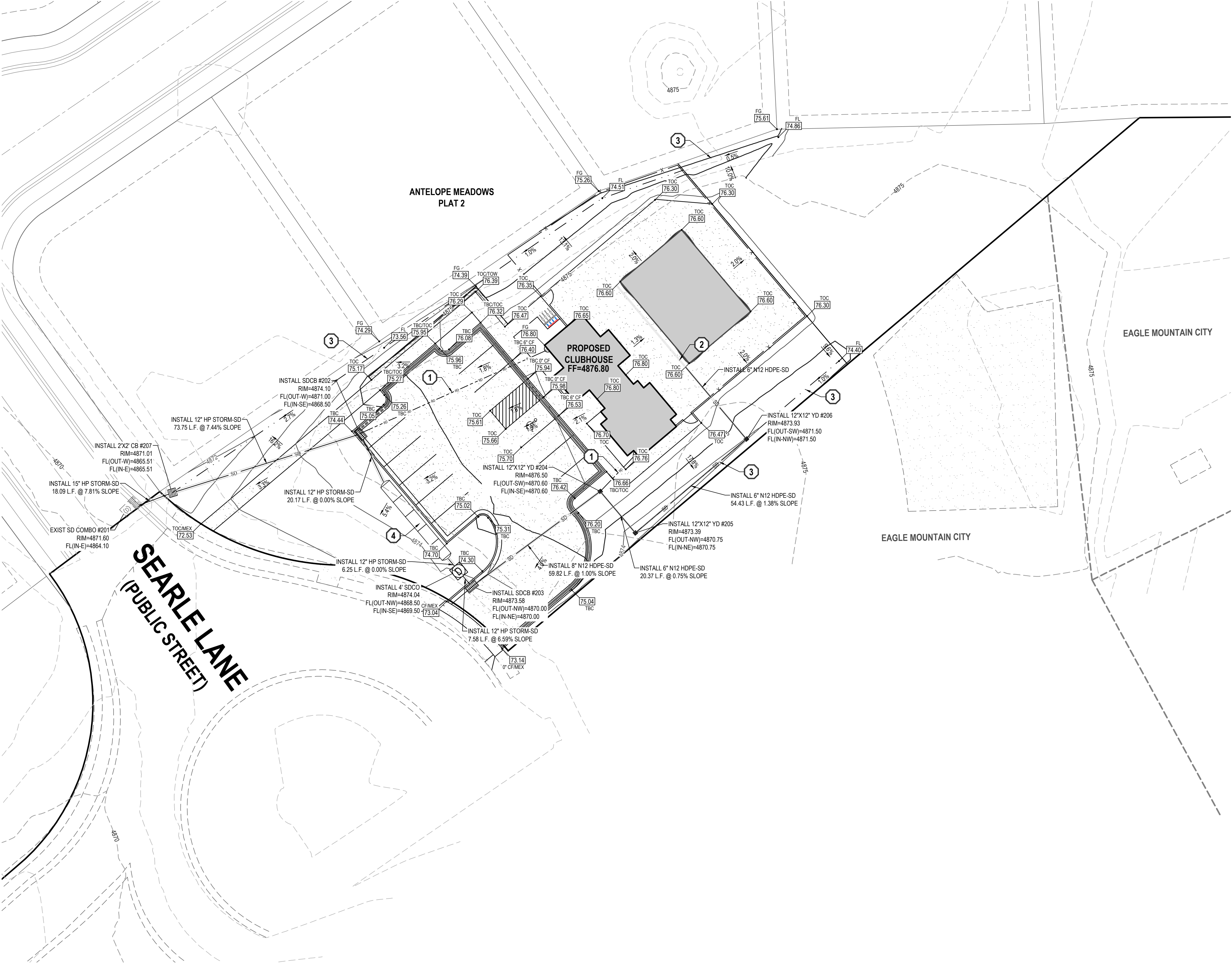
80th PERCENTILE LID STORAGE REQUIRED

= 492 CU. FT.

STORAGE PROVIDED

= 505 CU. FT.

80th Percentile Retention	
i =	0.59
d =	0.50 in
d =	0.04 ft
R _v =	0.52
A =	22,778 sf
V _{goal} =	492 cf



EN SIGN

THE STANDARD IN ENGINEERING

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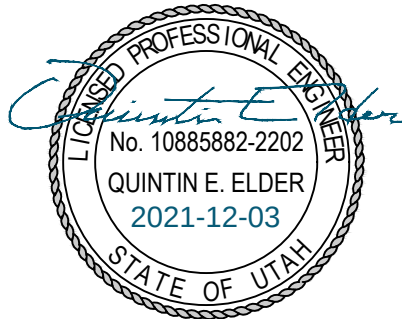
FOR:
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1757 EAST AMERICAN WAY, #6
EAGLE MOUNTAIN, UT, 84005

CONTACT:

PHONE: 801-789-2828

ANTELOPE MEADOWS CLUBHOUSE

4500 EAGLE MOUNTAIN BOULEVARD
EAGLE MOUNTAIN, UTAH



GRADING AND
DRAINAGE PLAN

PROJECT NUMBER
10776C

PRINT DATE
2021/12/03

DRAWN BY
J. HALLIN

CHECKED BY
Q. ELDER

PROJECT MANAGER
Q. ELDER

C-200

BENCHMARK
EAST QUARTER CORNER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
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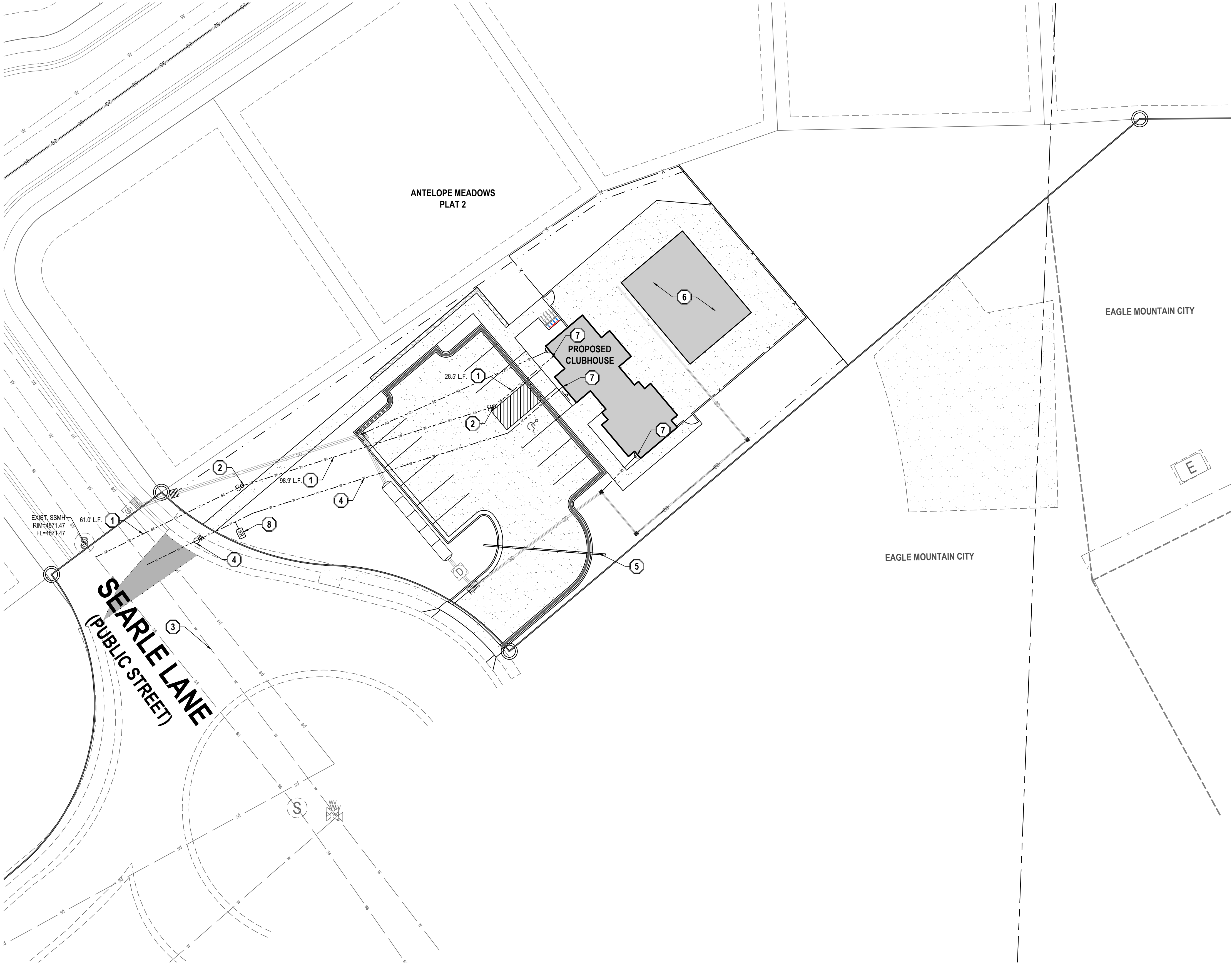
GENERAL NOTES

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- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 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.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 6" SDR-35 PVC SANITARY SEWER LATERAL @ 1.00% MIN. SLOPE, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS. LENGTH PER PLAN. CONTRACTOR TO COORDINATE CONNECTIONS W/ POOL DESIGN.
- SANITARY SEWER CLEANOUT PER EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- EXISTING 8" C-900 PVC POTABLE WATER LINE.
- 1" CULINARY WATER SERVICE AND METER PER EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS. INSTALL 1" CTS POLY CULINARY WATER LINE FROM MAIN TO METER AND 1.5" CTS POLY CULINARY WATER LINE FROM METER TO THE BUILDING.
- 4" IRRIGATION SLEEVE. CONTRACTOR TO PROVIDE 2' MIN. COVER.
- SEE POOL DESIGN FOR UTILITY CONNECTIONS AND SIZING.
- SEE MECHANICAL/PLUMBING PLANS FOR CONTINUATION.
- 1-INCH IRRIGATION POC.



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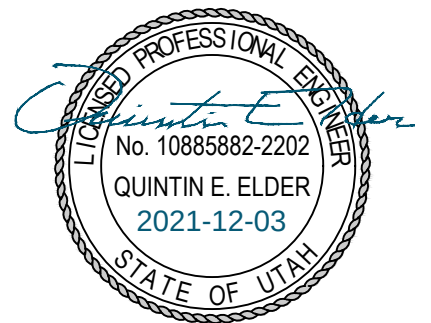
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FOR:
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1757 EAST AMERICAN WAY, #6
EAGLE MOUNTAIN, UT, 84005

CONTACT:
PHONE: 801-789-2828

ANTELOPE MEADOWS CLUBHOUSE

4500 EAGLE MOUNTAIN BOULEVARD
EAGLE MOUNTAIN, UTAH



UTILITY PLAN

PROJECT NUMBER
10776C

PRINT DATE
2021/12/03

DRAWN BY
J. HALLIN

CHECKED BY
Q. ELDER

PROJECT MANAGER
Q. ELDER

C-300

BENCHMARK
EAST QUARTER CORNER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
ELEV = 4875.89'

811

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GENERAL NOTES

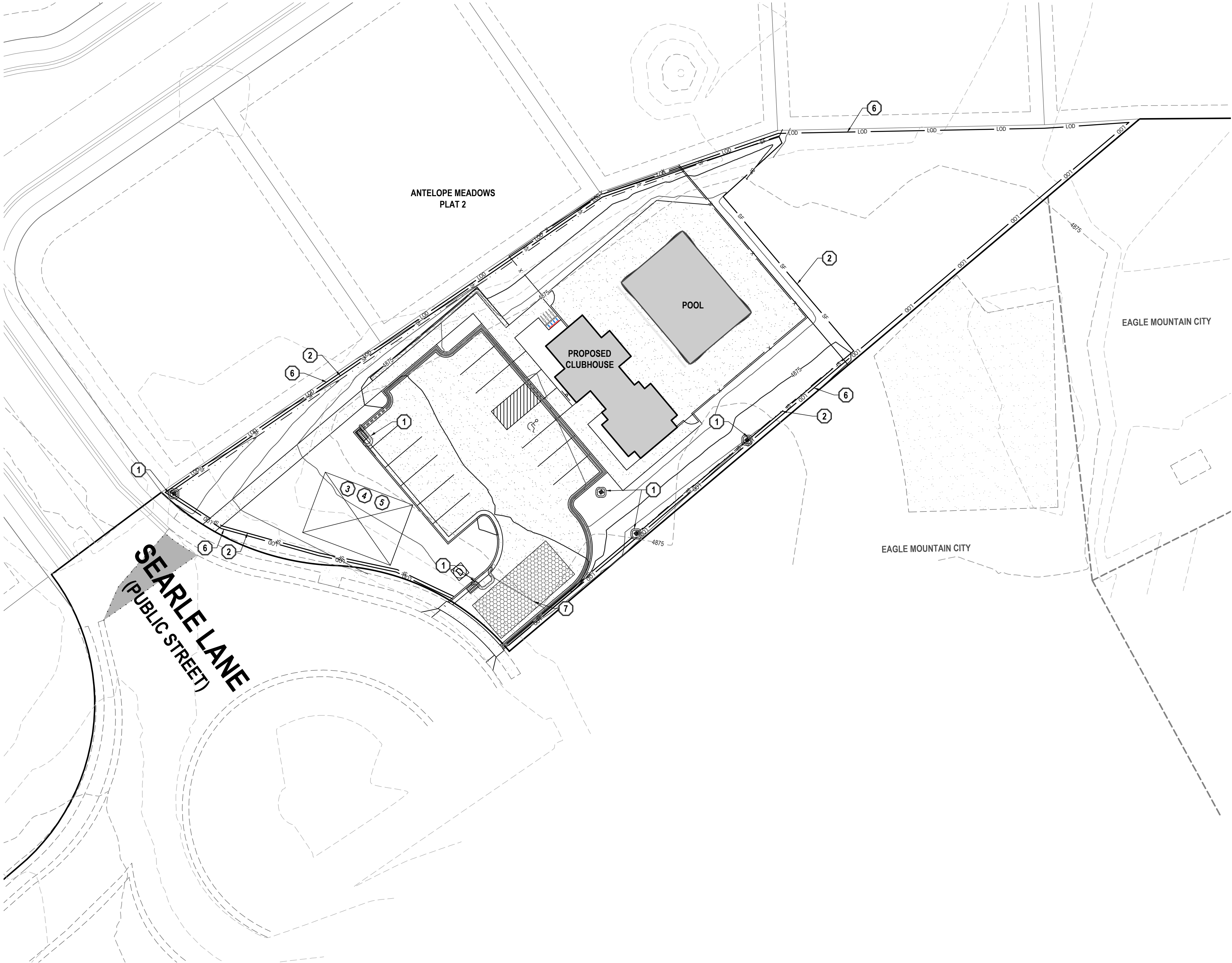
1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.

4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- 1 INLET PROTECTION PER DETAIL 8/C-500.
- 2 SILT FENCE PER DETAIL 7/C-500.
- 3 PORTABLE TOILET PER DETAIL 6/C-500.
- 4 SUGGESTED STOCKPILE AREA.
- 5 SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- 6 LIMITS OF DISTURBANCE.
- 7 STABILIZED CONSTRUCTION AREA PER DETAIL 9/C-500.



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CONTACT:

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ANTELOPE MEADOWS CLUBHOUSE

4500 EAGLE MOUNTAIN BOULEVARD
EAGLE MOUNTAIN, UTAH



**EROSION
CONTROL PLAN**

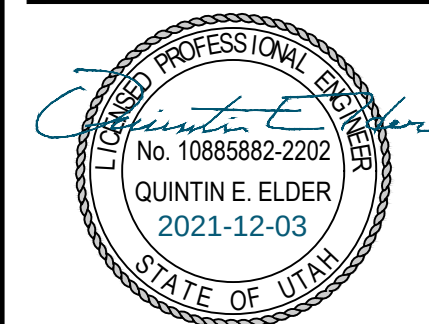
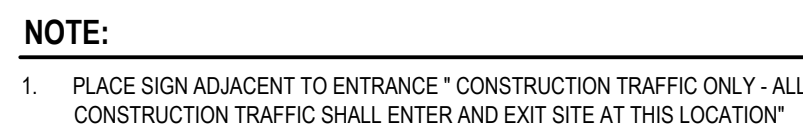
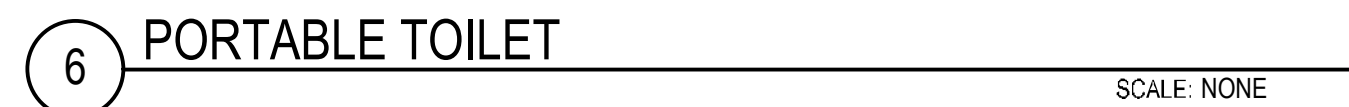
PROJECT NUMBER
10776C
DRAWN BY
J. HALLIN
PROJECT MANAGER
Q. ELDER
PRINT DATE
2021/12/03
CHECKED BY
Q. ELDER

C-400

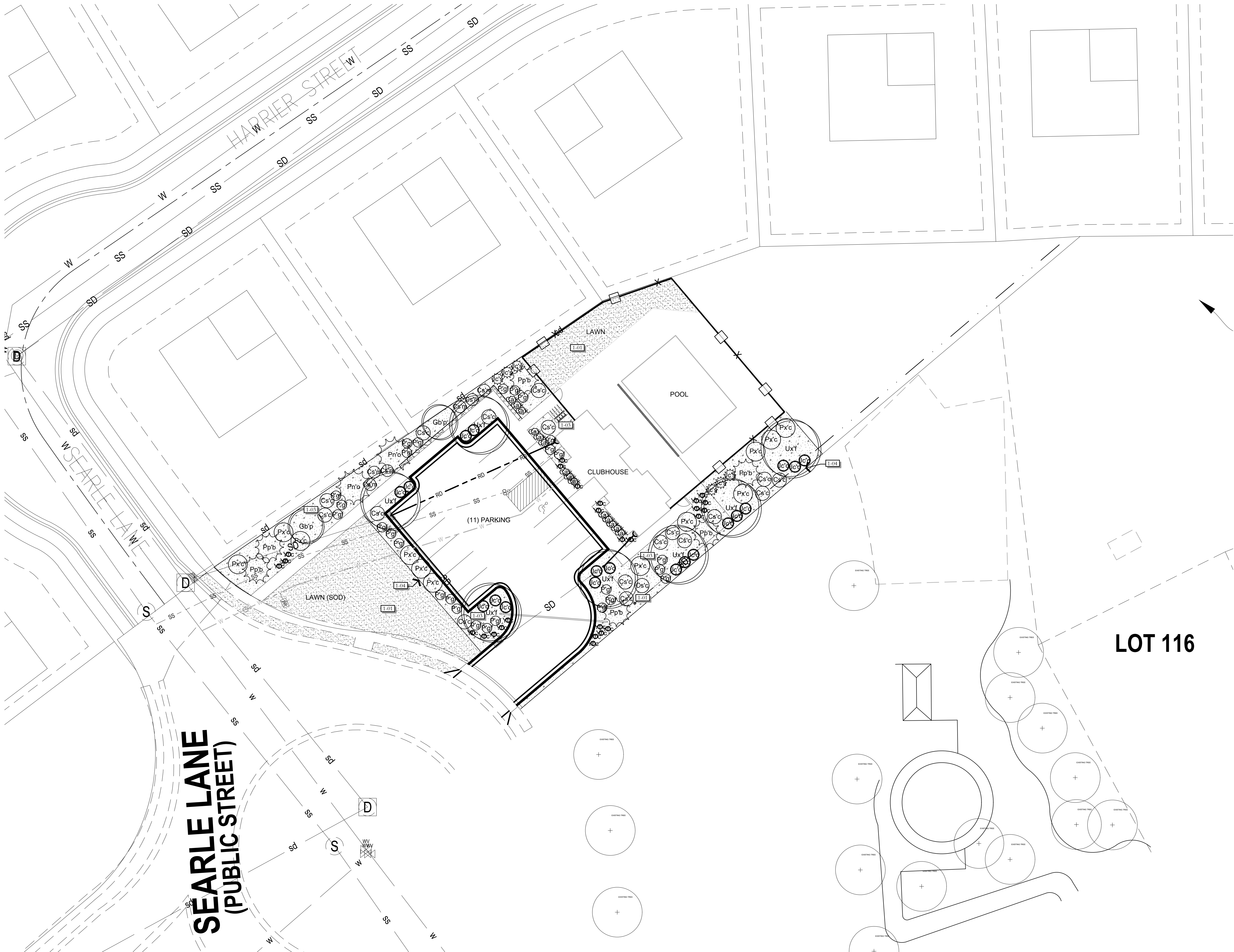
1. ALL PAYING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-100 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER THE GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



C-500



PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Gb/p	2	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	B & B	2"	Cal
	Ux/f	7	Ulmus x 'Frontier' Frontier Elm	B & B	2"	Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Jc/s	6	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		5'-6'
	Pp/b	6	Picea pungens 'Bakeri' Baker's Colorado Blue Spruce	B & B		5'-6'
	Pn/o	2	Pinus nigra 'Oregon Green' Oregon Green Pine	B & B		5'-6'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Cs/c	18	Cornus sericea 'Cardinal' Cardinal Red-twig Dogwood	5 gal		
	Cs/m	6	Cytisus scoparius 'Moonlight' Moonlight Broom	5 gal		
	Pg/f	27	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	5 gal		
	Px/c	12	Prunus x cistena Purple Leaf Sand Cherry	5 gal		
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Jc/d	19	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal		
	YP/c	26	Yucca filamentosa 'Color Guard' Color Guard Adam's Needle	5 gal		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Ca/k	14	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 17% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4") DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	3,945 sf
	1.5" TAN STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	5,965 sf
	5" METAL EDGING : INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	267 lf

LOT 116

12/3/2021

UT21112

NO. REVISION DATE

1 XXXX XX-XX-XX

2

3

4

5

6

7

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org



0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

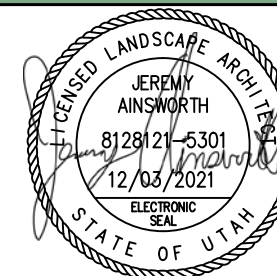
ANTELOPE MEADOWS
EAGLE MOUNTAIN, UTAH

FIELDSTONE HOMES
C/O RANDY SMITH

LANDSCAPE ARCHITECT / PLANNER

PKJ
DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP



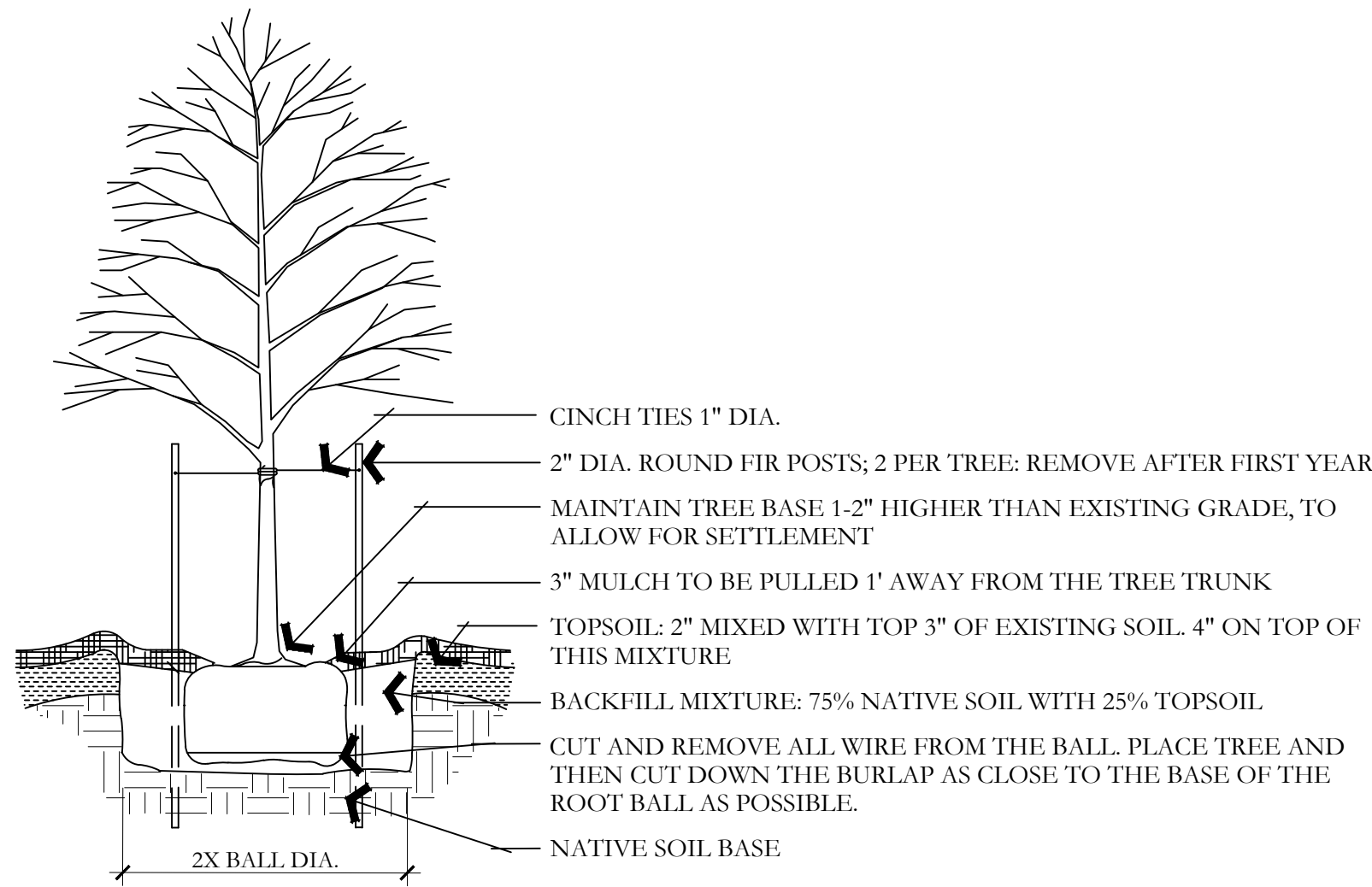
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 12/3/2021

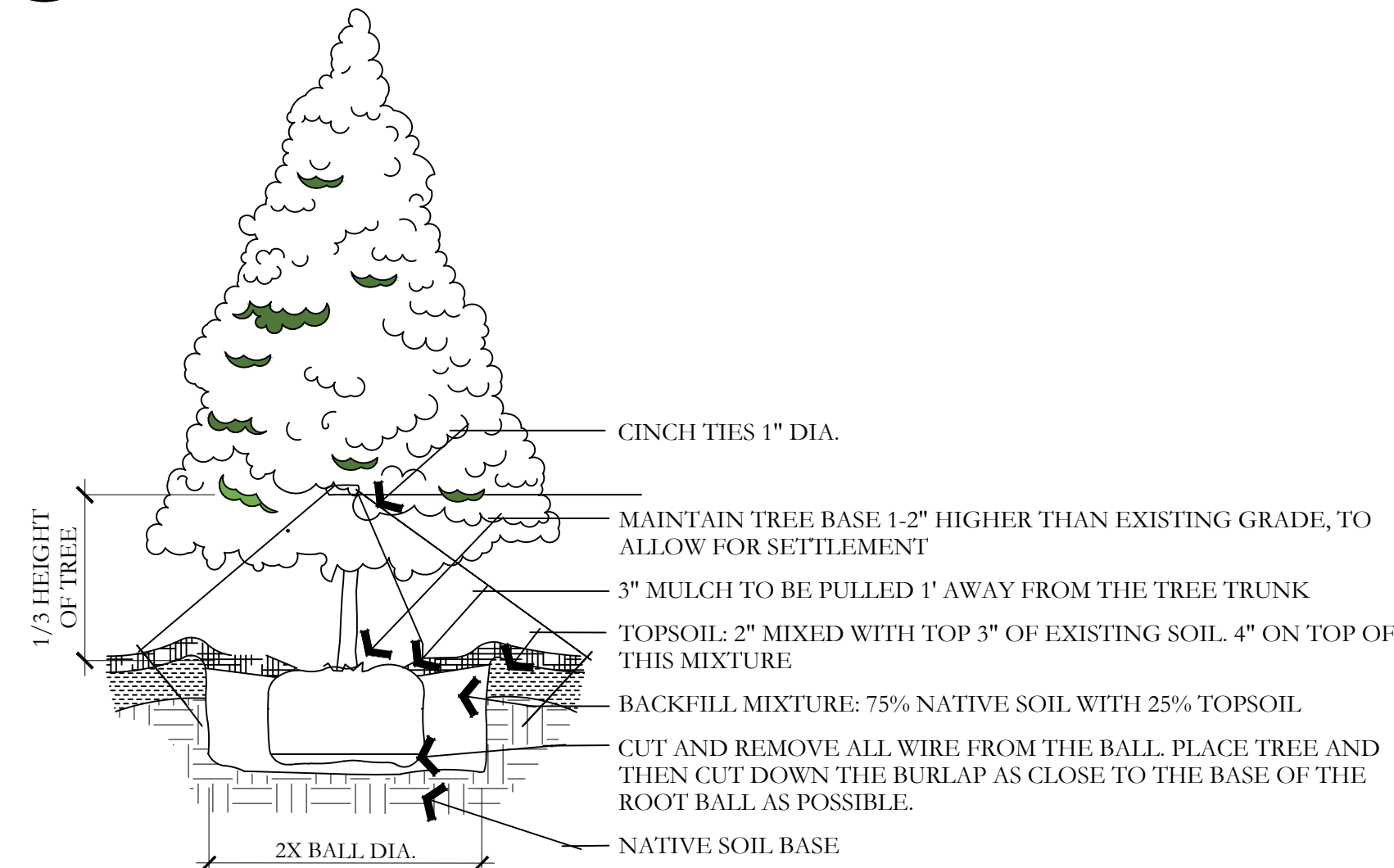
LANDSCAPE PLAN

PRELIMINARY PLANS NOT
FOR CONSTRUCTION

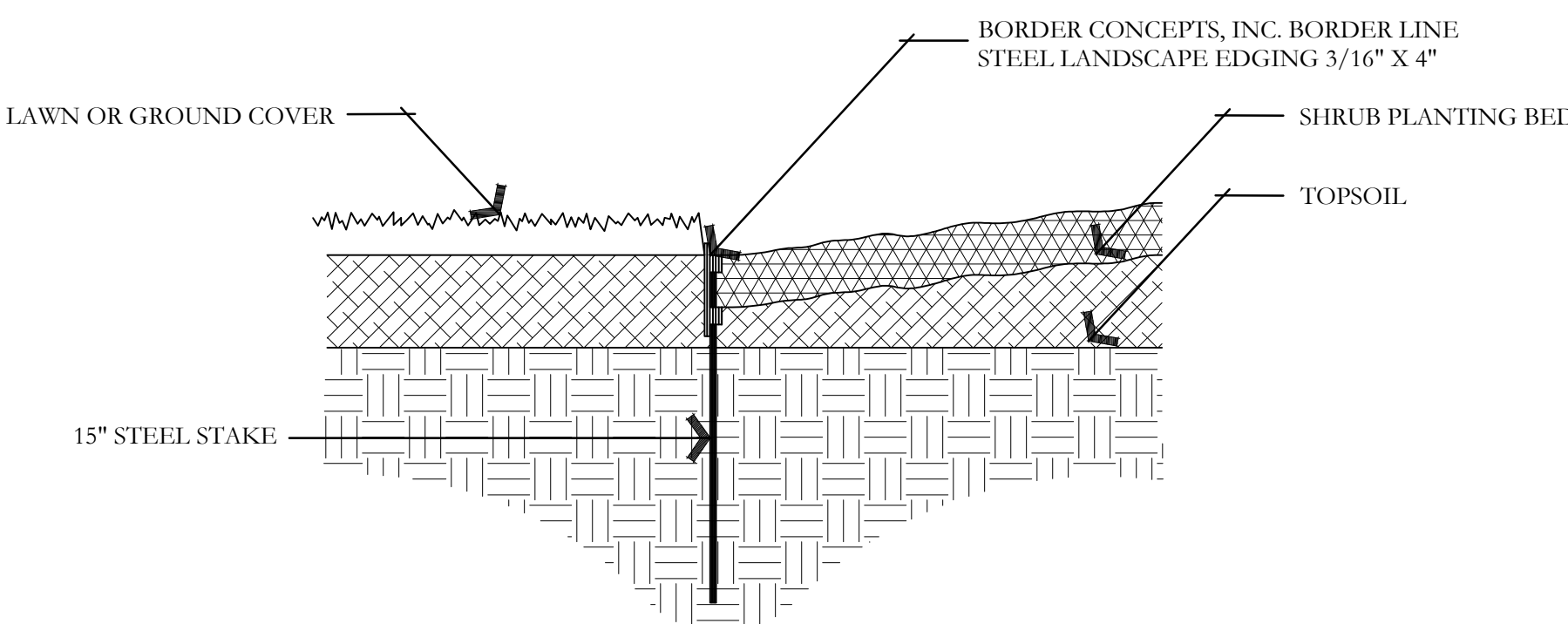
LP-101



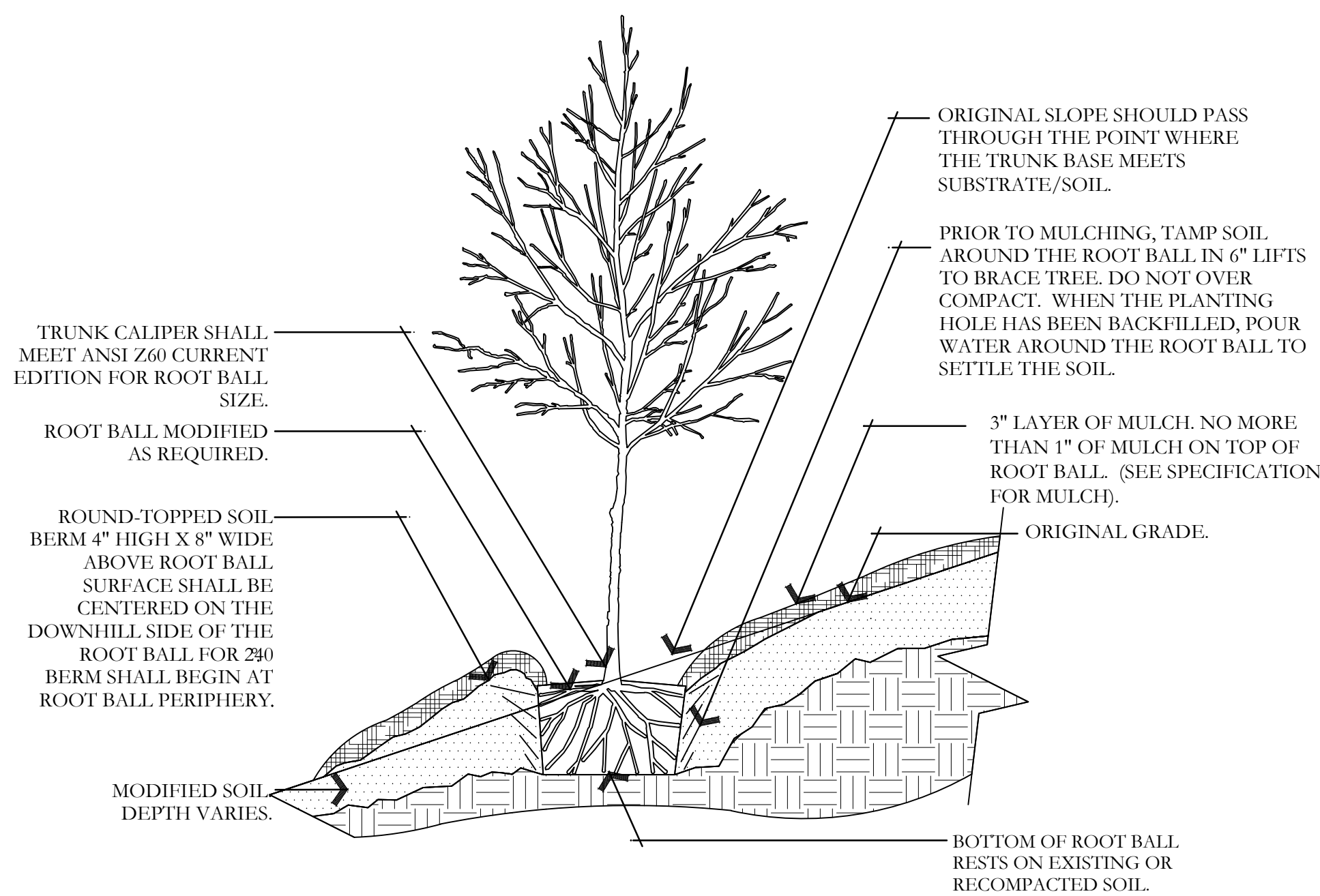
A DECIDUOUS TREE PLANTING
NOT TO SCALE



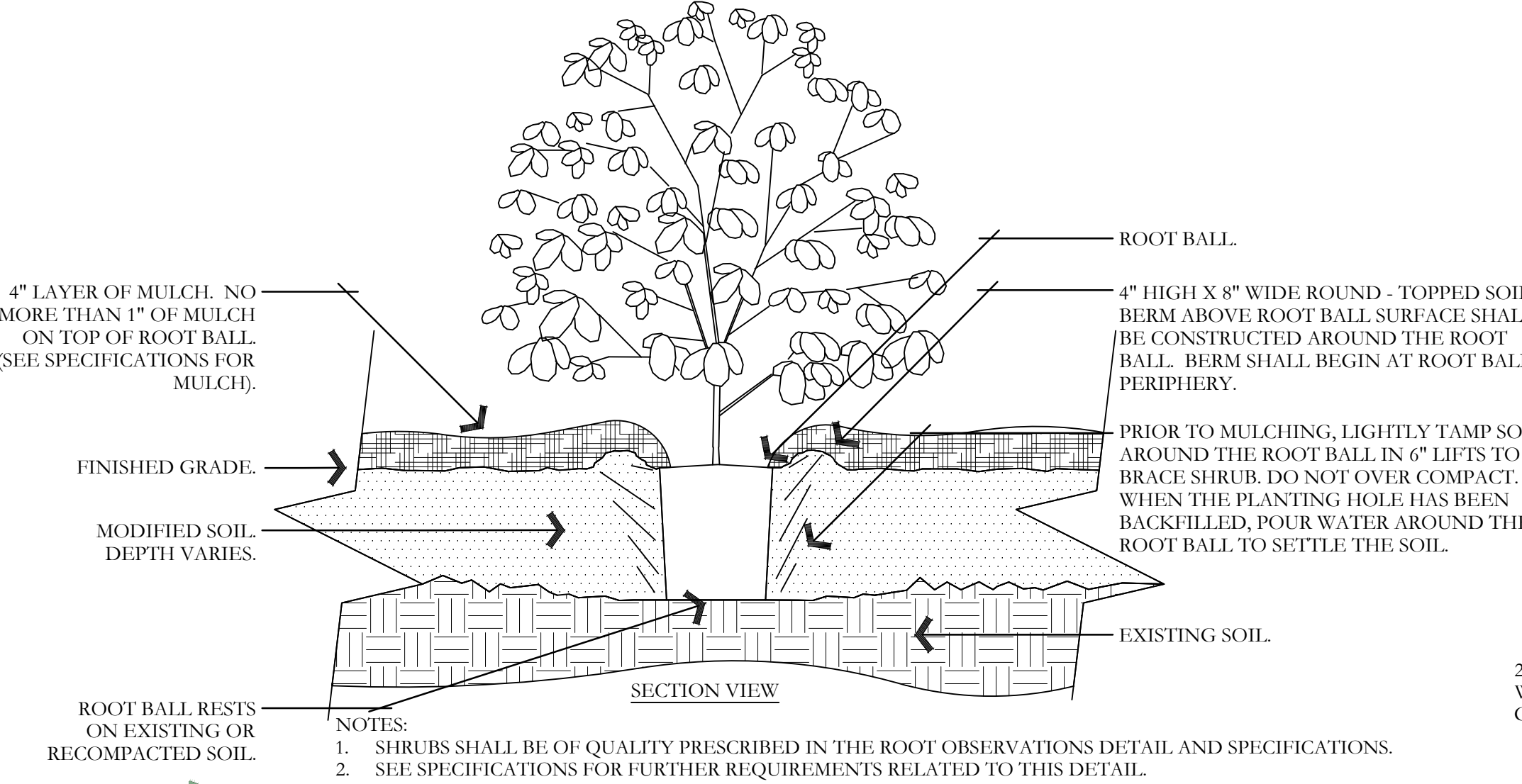
D EVERGREEN TREE PLANTING
NOT TO SCALE



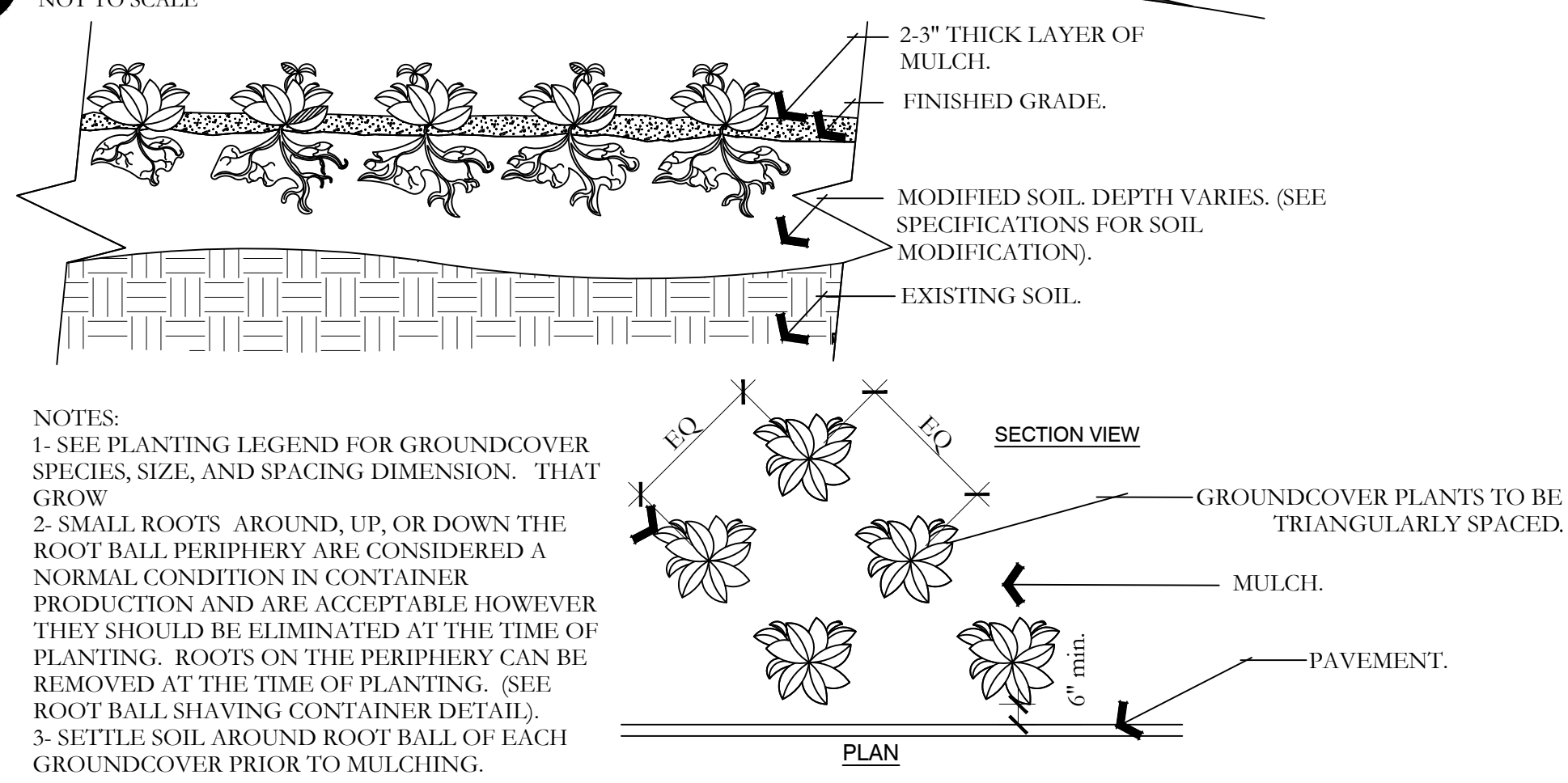
G METAL EDGING DETAIL
NOT TO SCALE



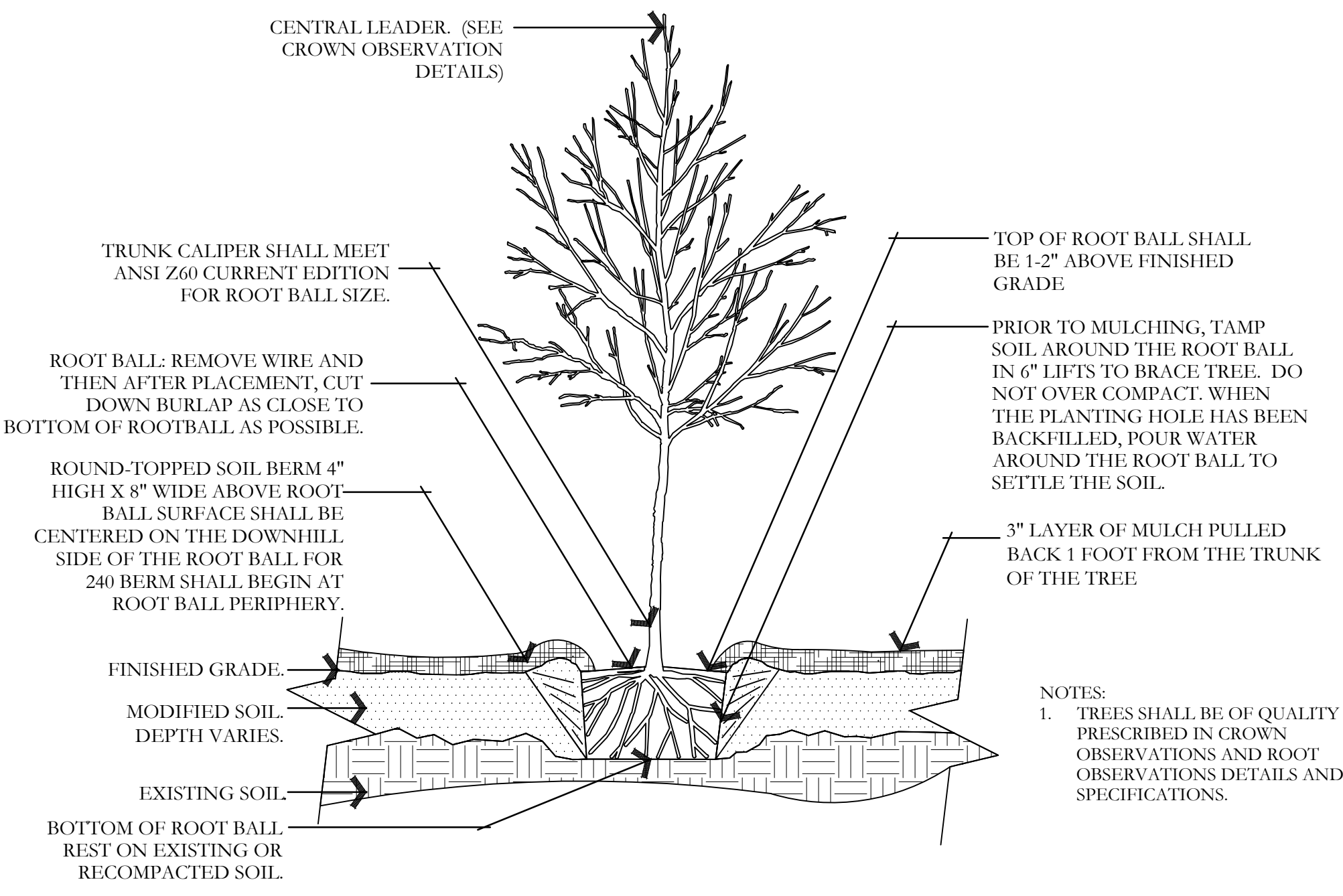
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



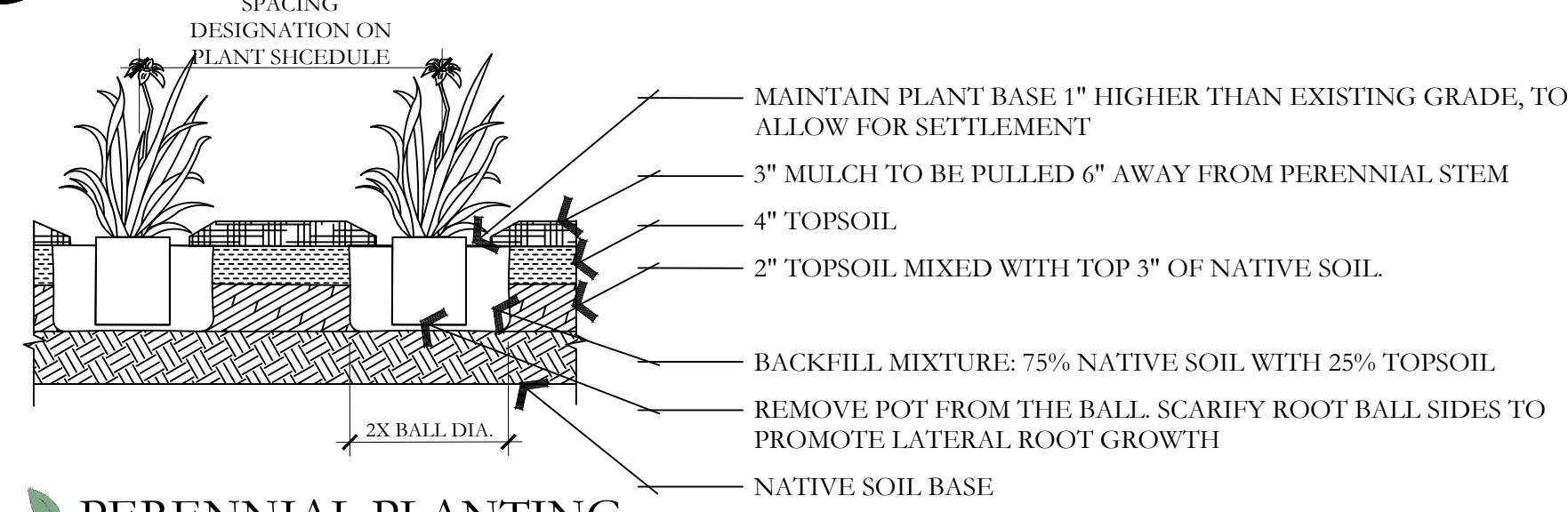
E SHRUB - MODIFIED SOIL
NOT TO SCALE



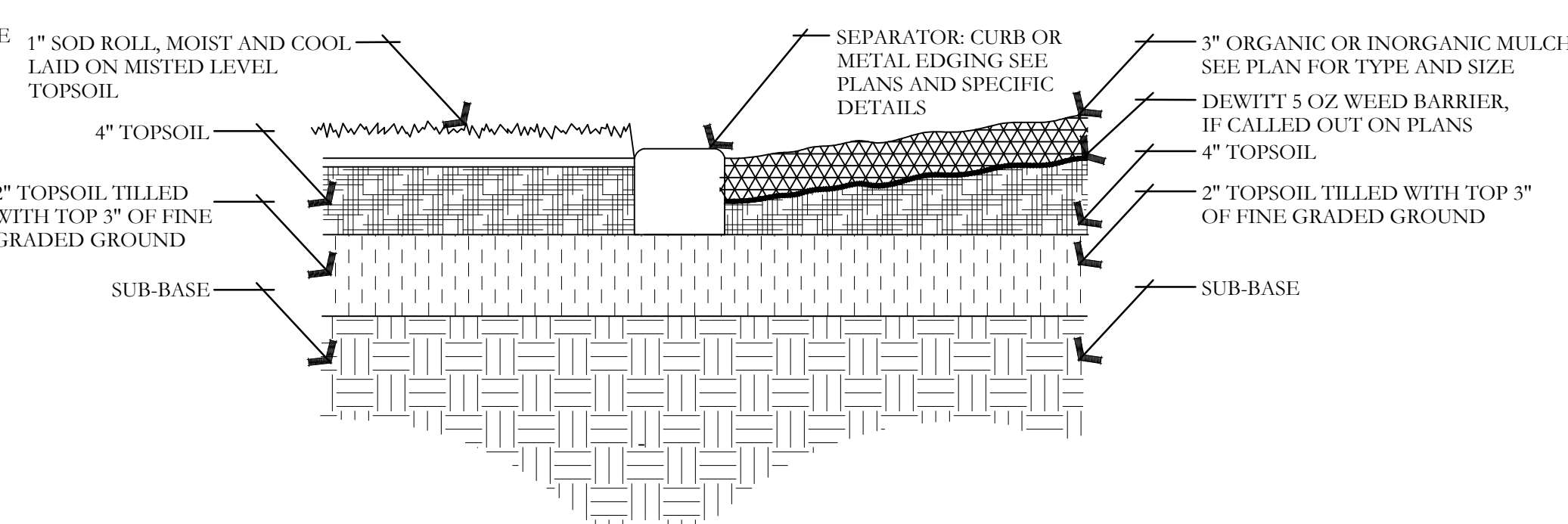
H PERENNIAL/GROUND COVER PLANTING
NOT TO SCALE



C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



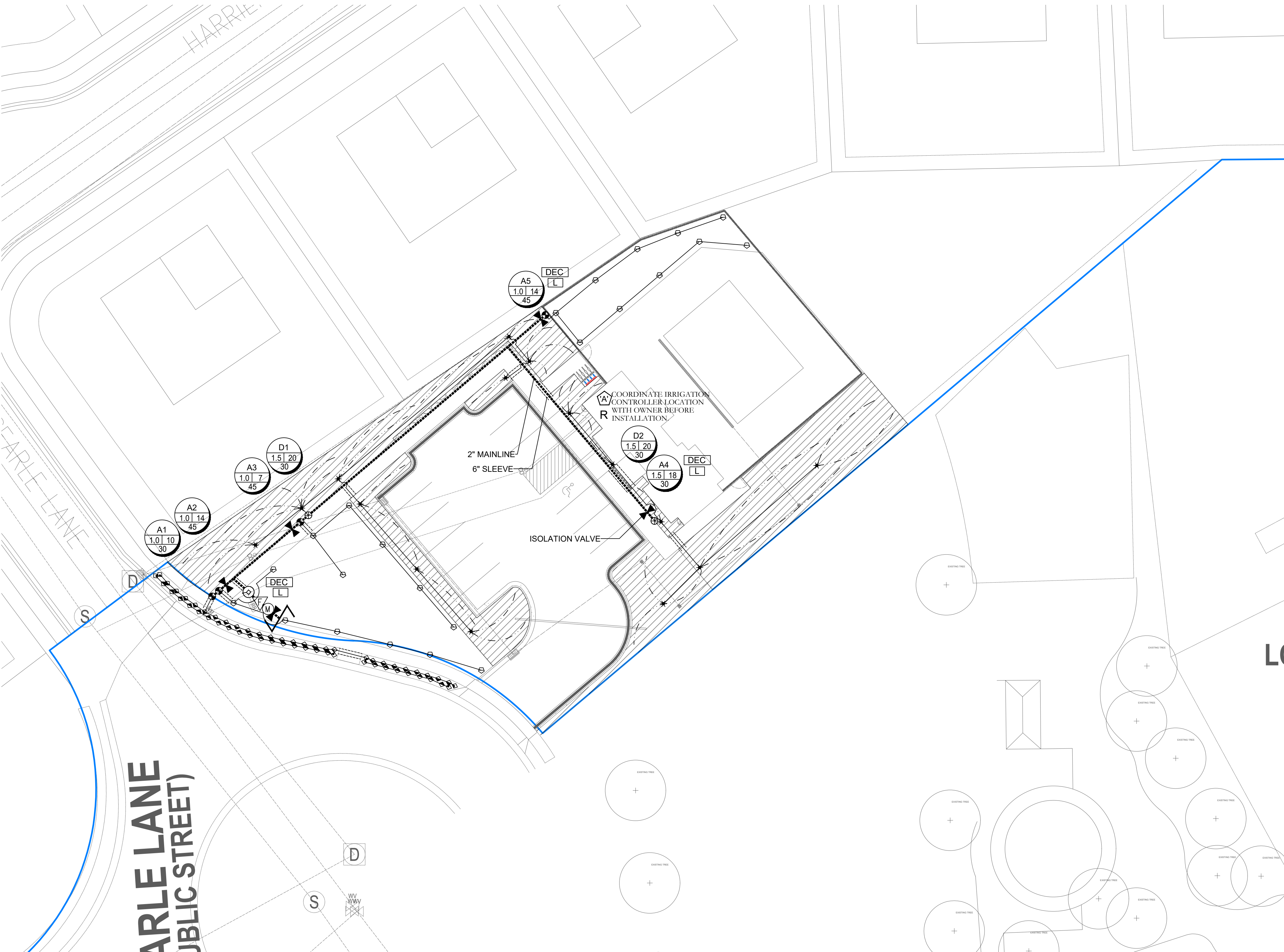
F PERENNIAL PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BIKE RACK: DUMOR 125-20
NOT TO SCALE



IRRIGATION LEGEND	
SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S.PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S.PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S.PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S.PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S.PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S.PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S.PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
	IRRIGATION POINT OF CONNECTION, PRESSURE REDUCER AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.
	CONTROLLER-RAINBIRD ESP-ME3 CONTROLLER WITH WIFI CAPABILITY, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	MASTER VALVE
	FLOW SENSOR
	QUICK COUPLER: RAINBIRD 44IRC INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1.5" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION, PROVIDE: DRIP IRRIGATION TO ALL TREES, SHRUBS, AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XESP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
NO SYMBOL	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.

DRIP ZONE			
TYPE	PART NUMBER	EMITTER FLOW	
XIS DRIPLINE	XISP-09-18	.9 GPH	
TOTAL DRIP ZONE FLOW	20 GPM	EACH ZONE NOT TO EXCEED 20 GPM	
NUMBER OF FLUSH POINTS	2	DRIP ZONE TO APPLY 1/4" OF WATER	23
ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS			
NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN			

- ### IRRIGATION NOTES
- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
 - INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
 - VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER USE A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
 - ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
 - CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
 - MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
 - NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
 - TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
 - PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
 - DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
 - A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
 - INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
 - CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 5' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
 - CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
 - DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
 - TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
 - LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2' AWAY FROM WALKS, PATHS OR CURBS.
 - PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
 - CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
 - LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1

1.0 18

55

VALVE SIZE
VALVE NUMBER

PSI AT LAST
HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

12/3/2021

UT21112

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811

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GRAPHIC SCALE: 1" = 20'

ANTELOPE MEADOWS
EAGLE MOUNTAIN, UTAH

FIELDSTONE HOMES
C/O RANDY SMITH

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

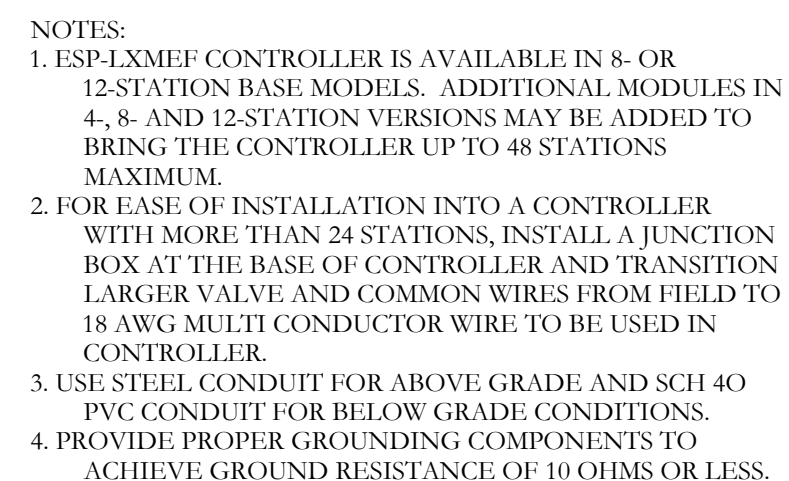
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DRAWN: ACP
CHECKED: JMA
PLOT DATE: 12/3/2021

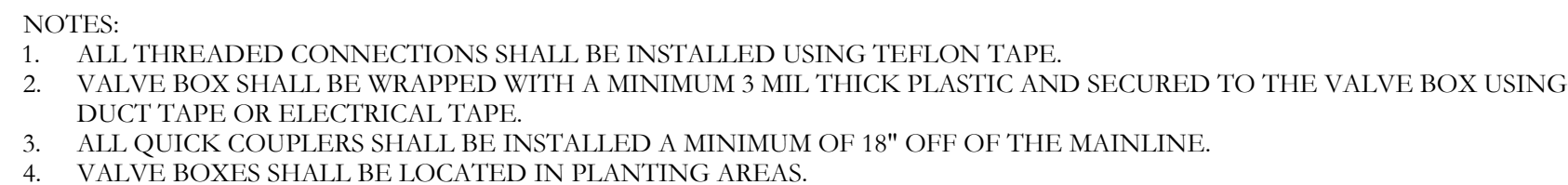
IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

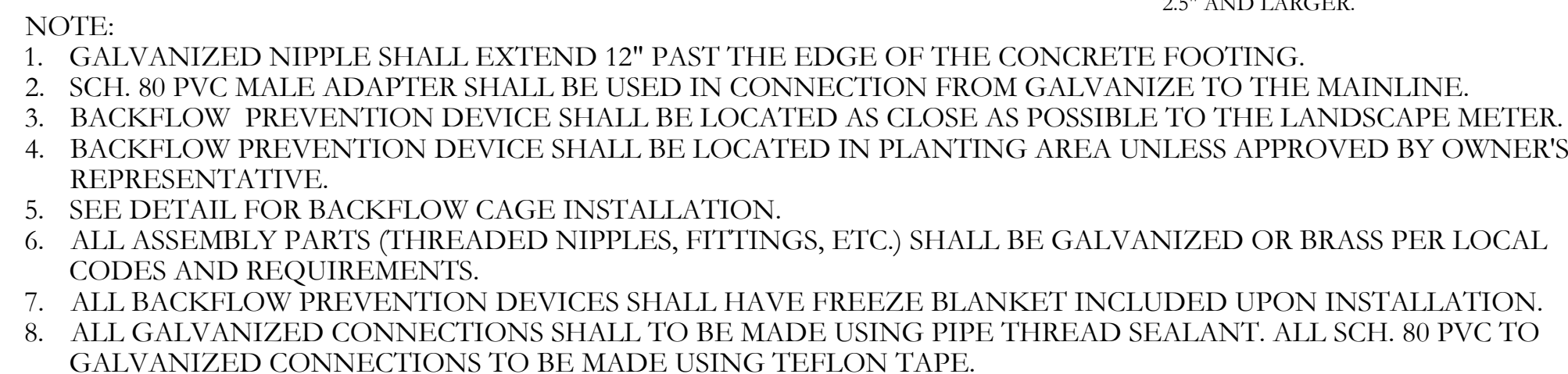
IR-101



A IN METAL CABINET
NOT TO SCALE PKJ DESIGN GROUP



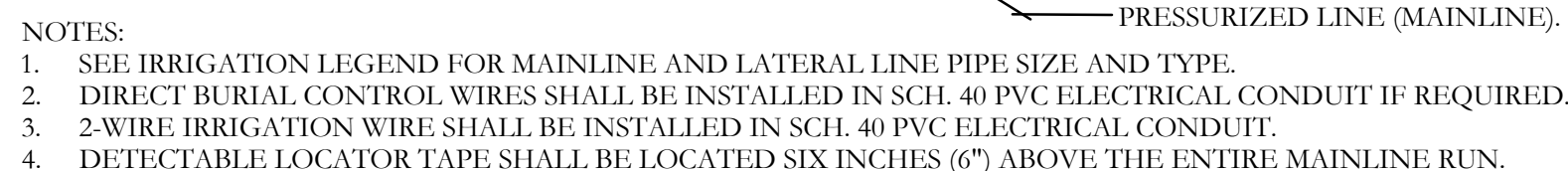
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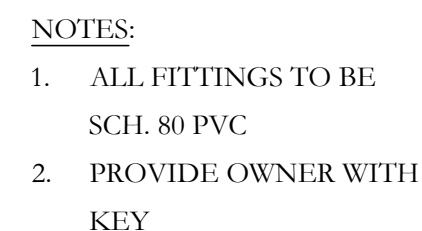
B BACKFLOW PREVENTION DETAIL

NOT TO SCALE

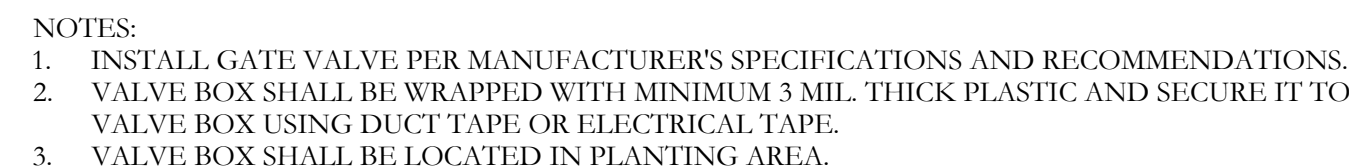
PKJ DESIGN GROUP



IRRIGATION TRENCHING DETAIL



NOT TO SCALE



C GATE VALVE AND ANCHOR DETAIL NOT TO SCALE PKJ DESIGN GROUP



MANUAL DRAIN DETAIL

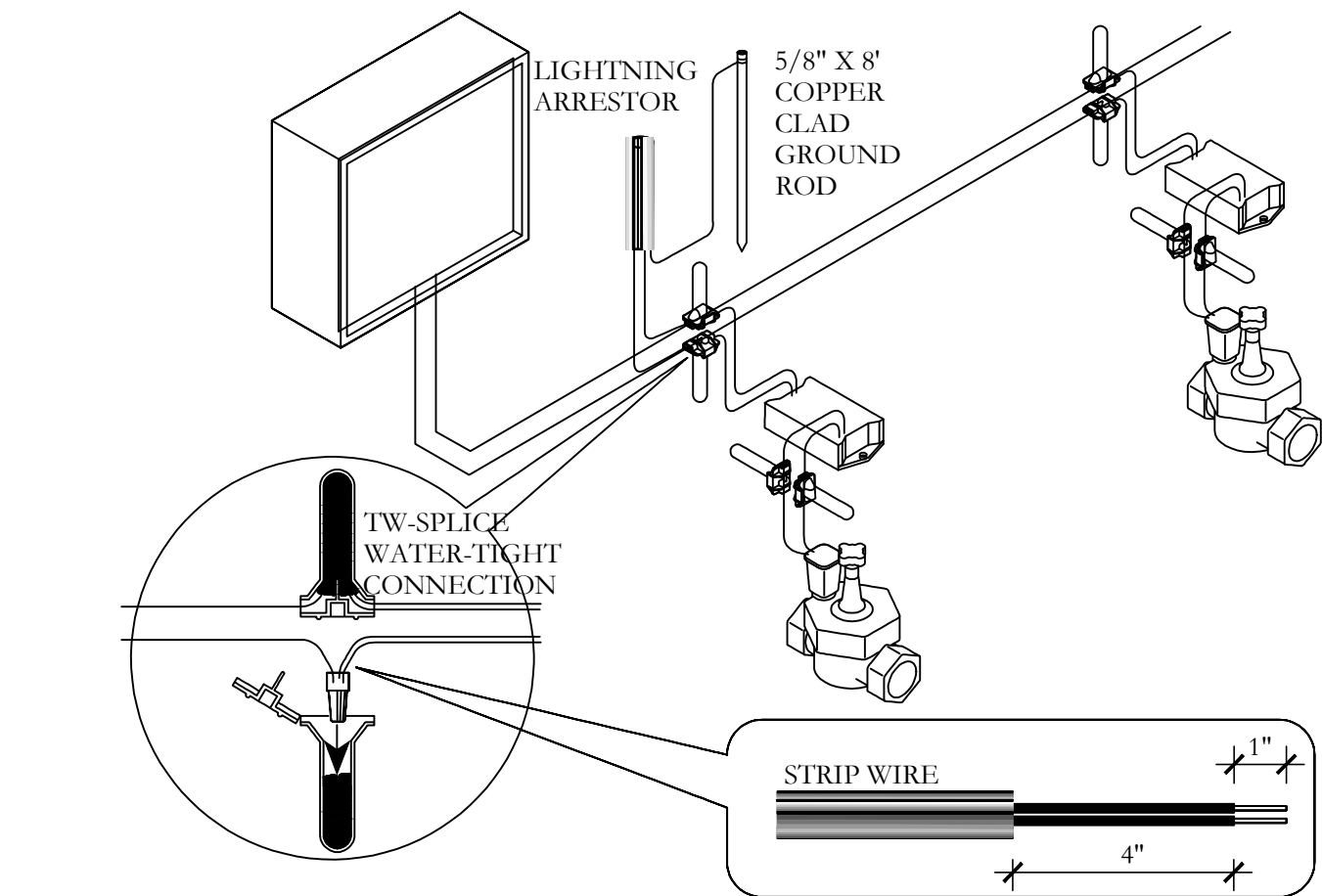
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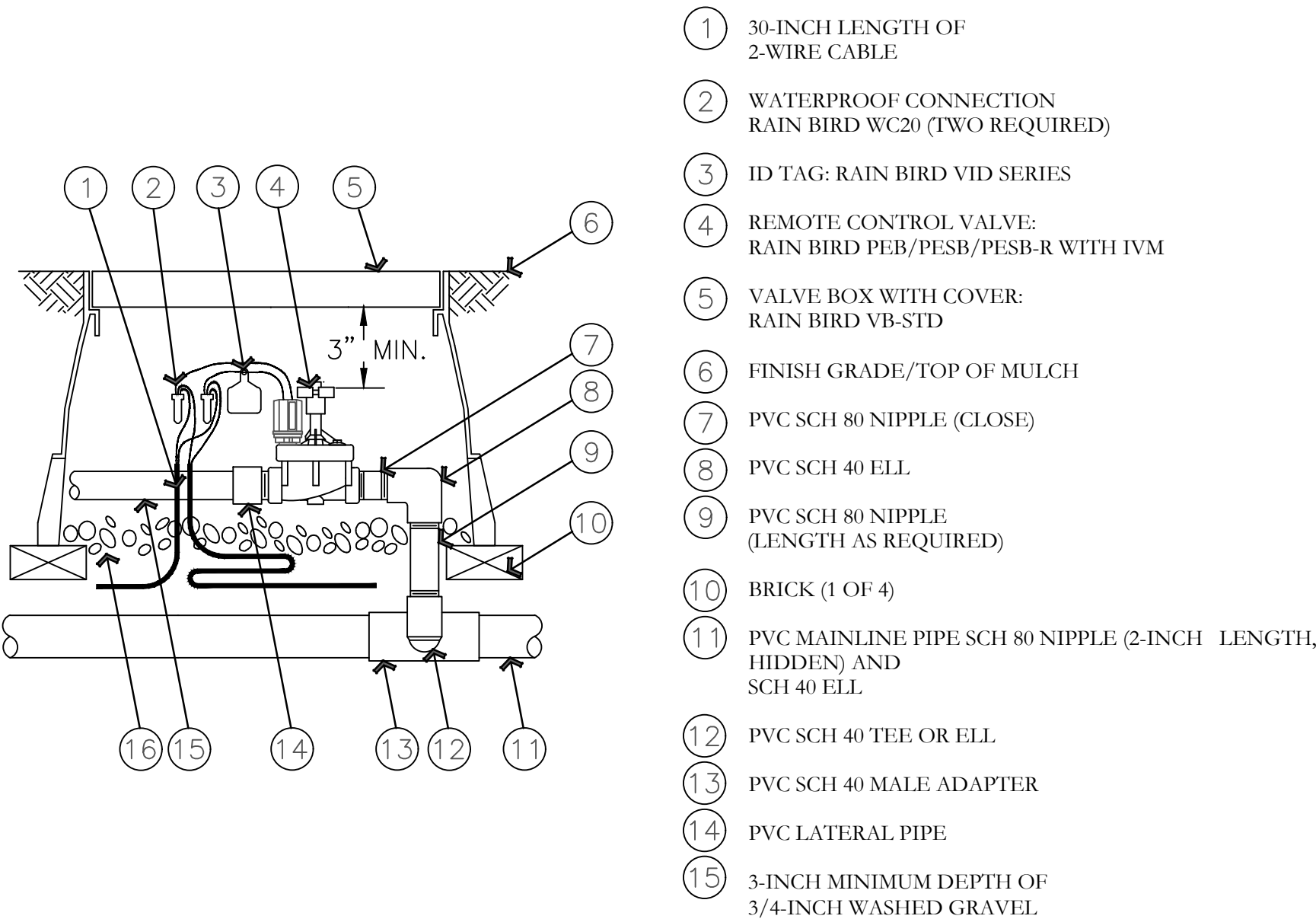


NOT TO SCALE

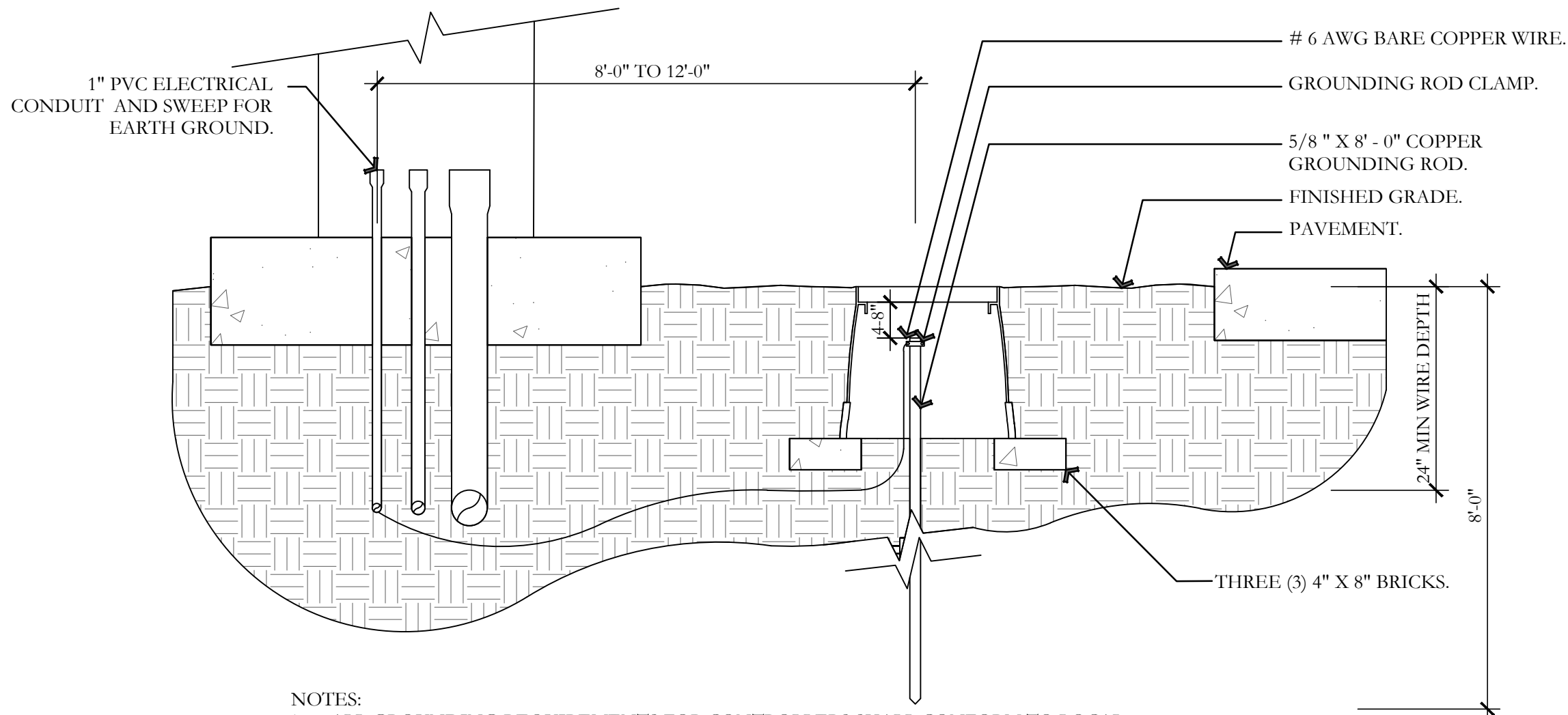
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CHECKED:	JMA
PLOT DATE:	12/3/2021



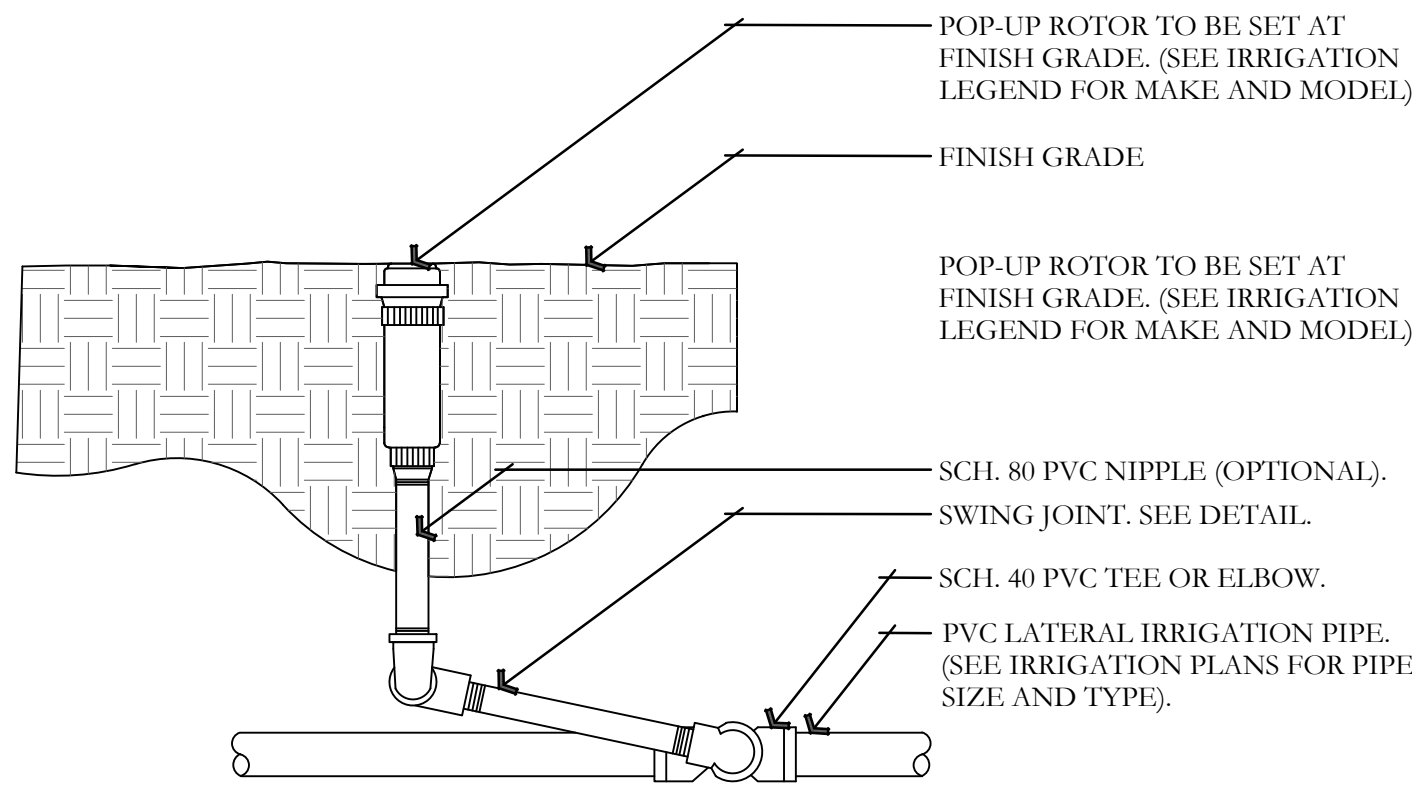
J 2-WIRE CONNECTION DETAIL
NOT TO SCALE



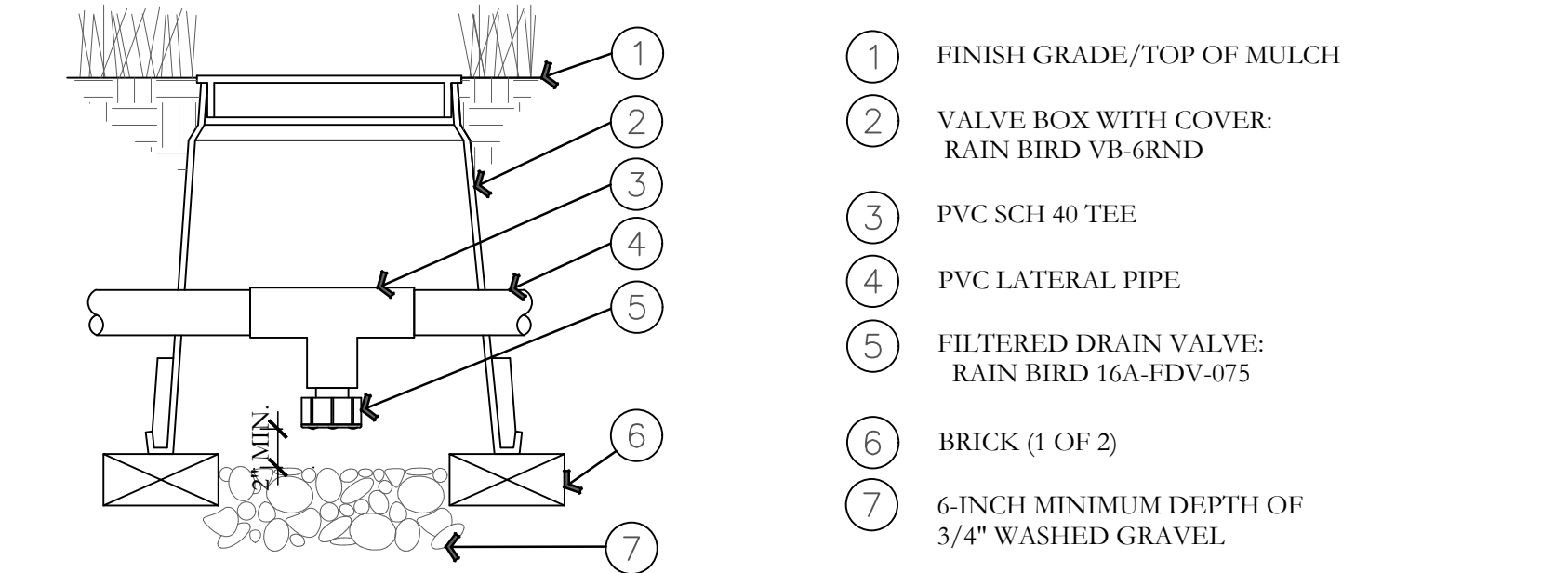
M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM
NOT TO SCALE



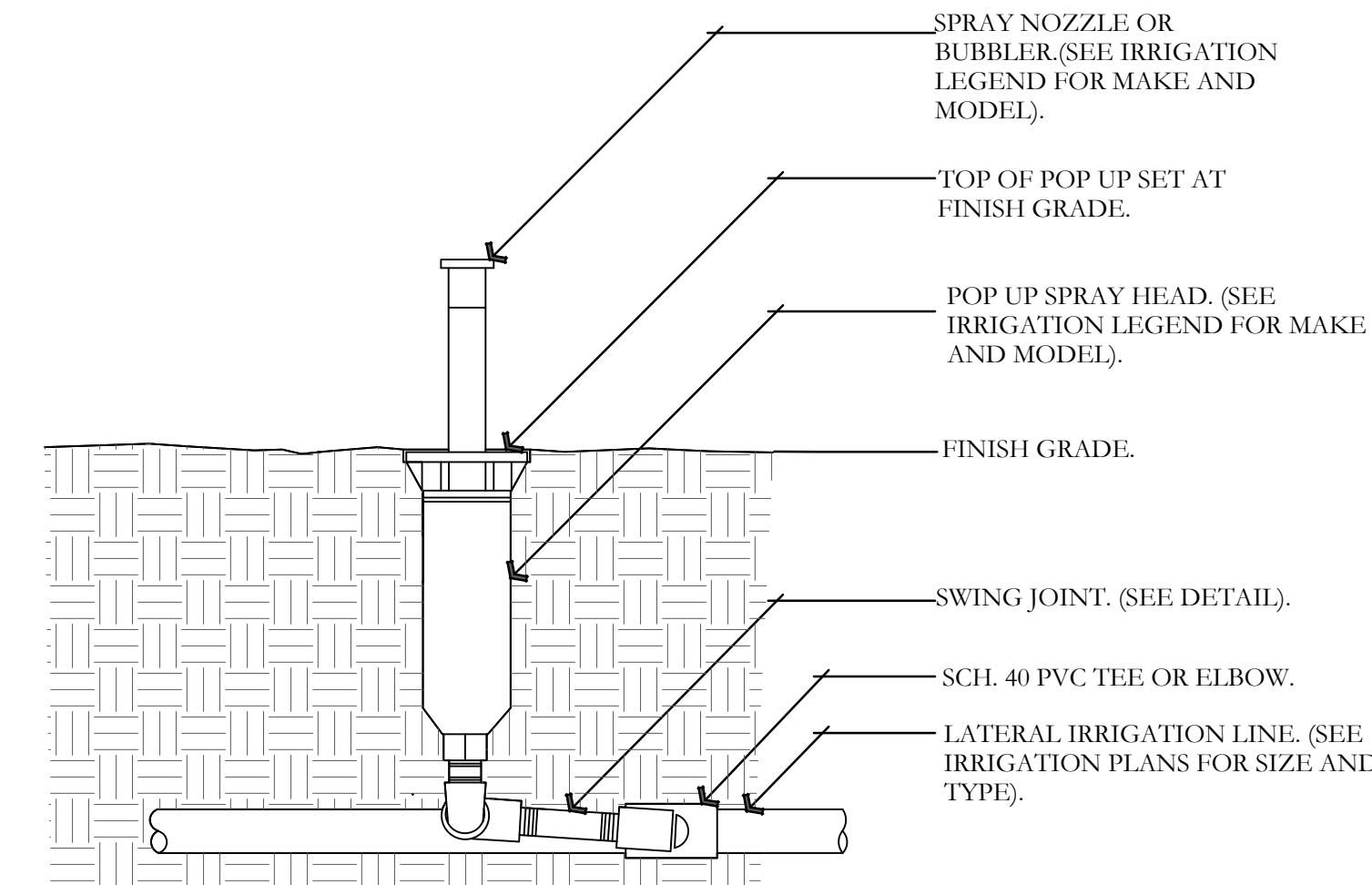
K GROUNDING ROD DETAIL
NOT TO SCALE



N ROTOR SPRAYHEAD DETAIL
NOT TO SCALE



L LATERAL LINE DRAIN VALVE DETAIL
NOT TO SCALE



O POP UP-SPRAY HEAD DETAIL
NOT TO SCALE

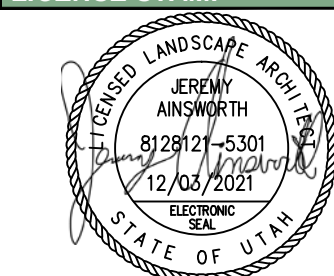
ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP			DRAWING INFO		
12/3/2021			UT21112									FIELDSTONE HOMES C/O RANDY SMITH									PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 12/3/2021		
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1			XXXX			XX-XX-XX																	
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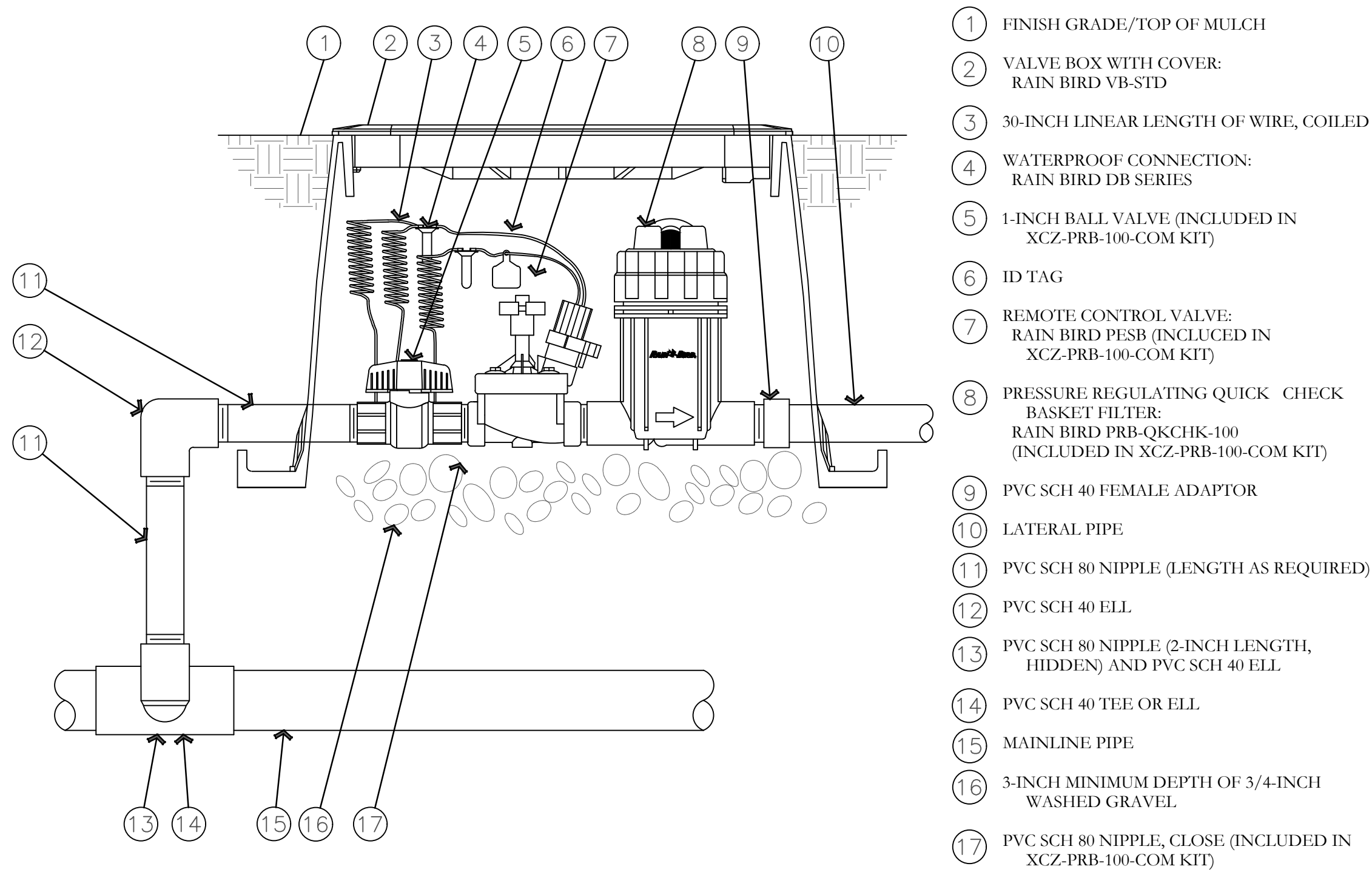
ANTELOPE MEADOWS EAGLE MOUNTAIN, UTAH

FIELDSTONE HOMES
C/O RANDY SMITH

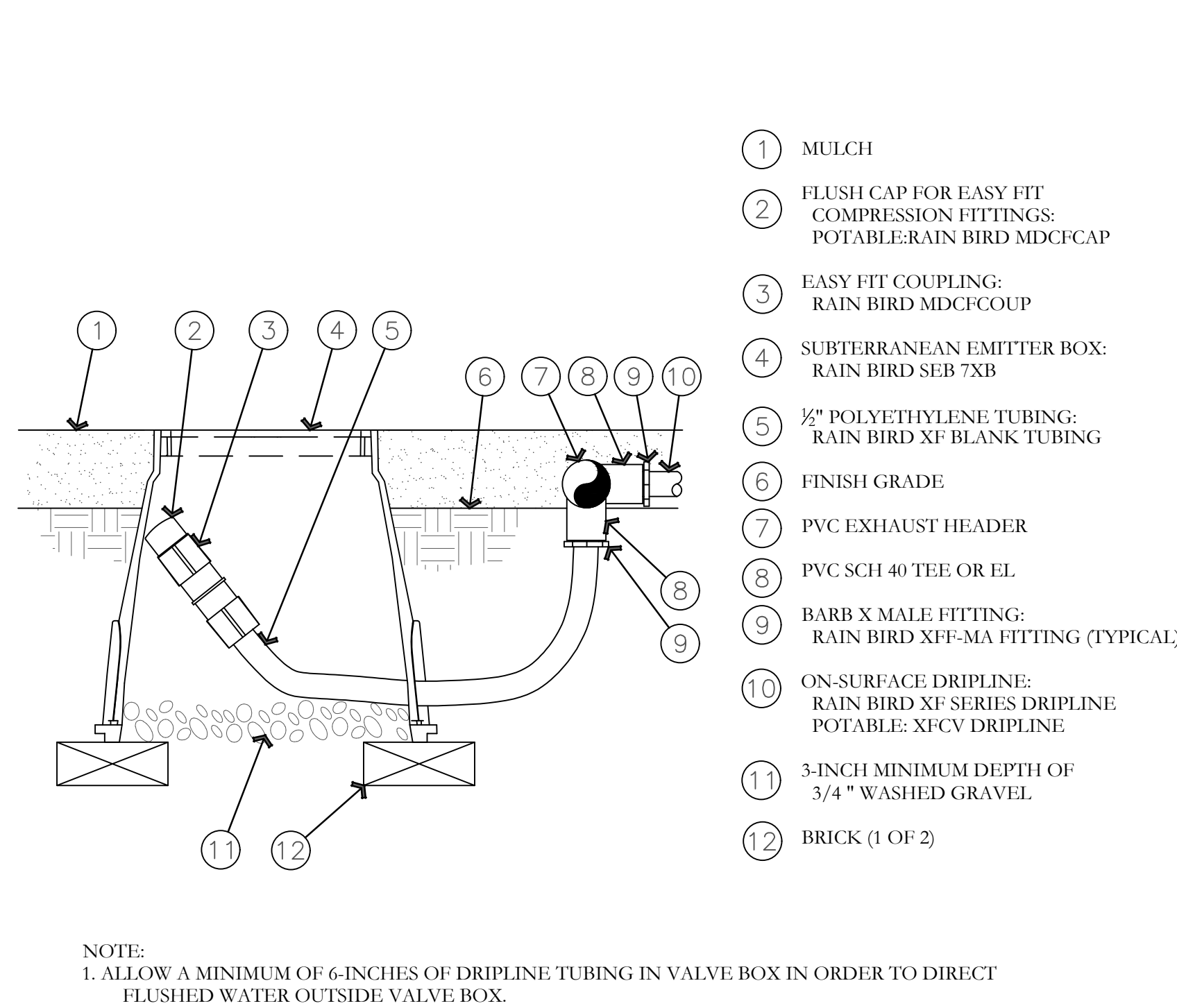
DESIGN GROUP
Landscape Architecture Planning & Visualization
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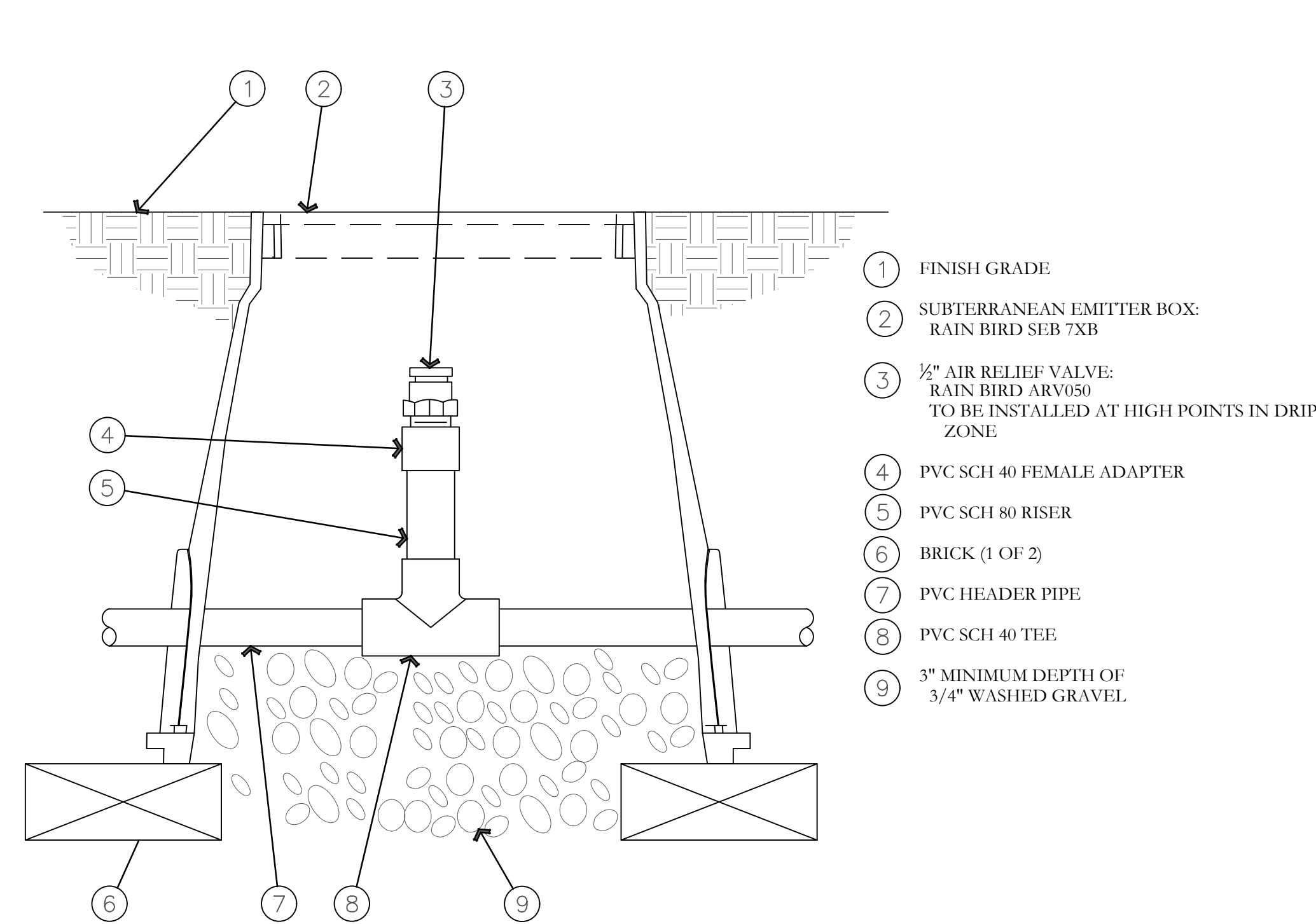
IRRIGATION DETAILS
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
IR-502



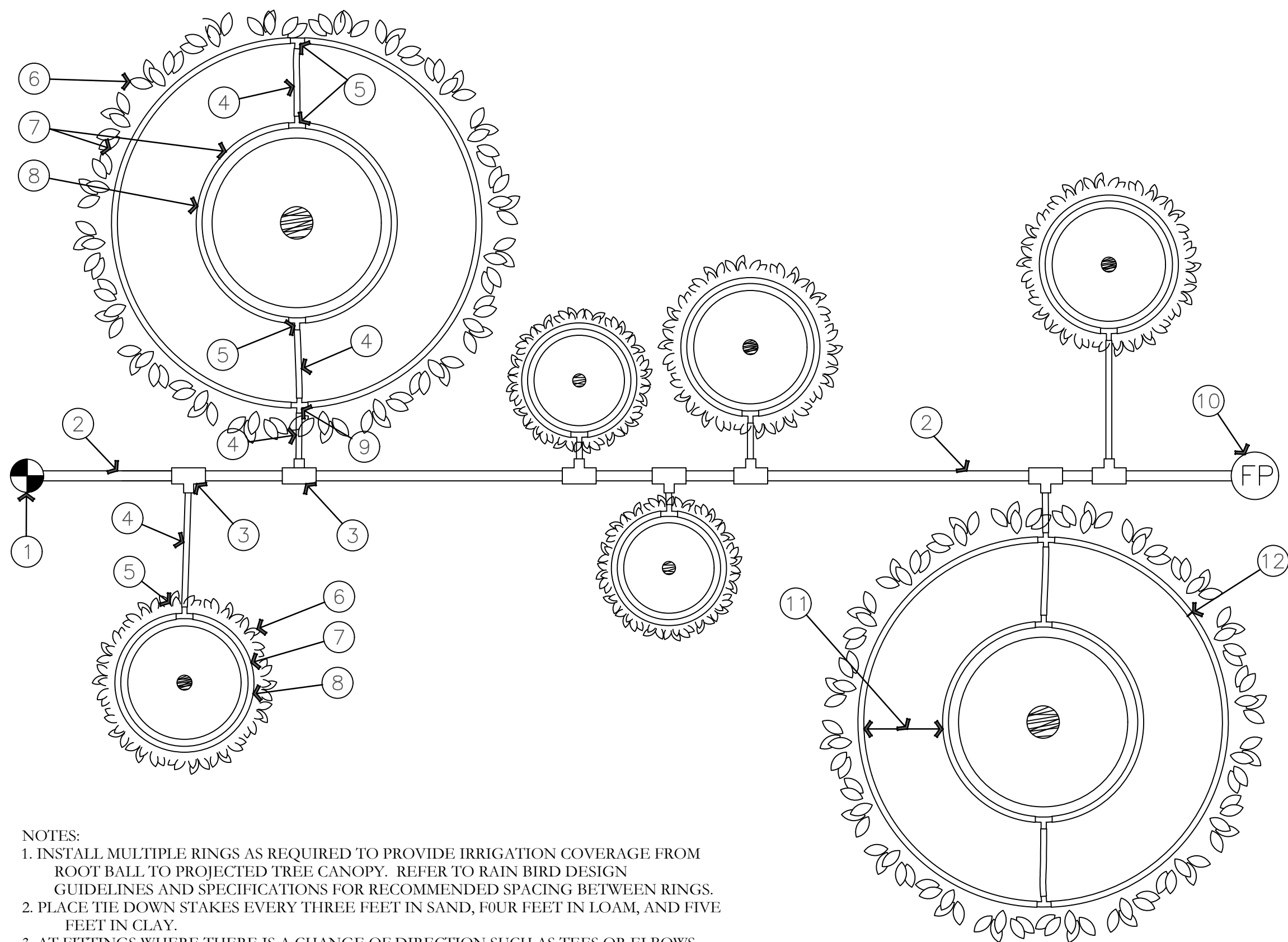
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



R AIR RELIEF VALVE DETAIL
NOT TO SCALE



NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/3/2021		UT21112			FIELDSTONE HOMES C/O RANDY SMITH			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 12/3/2021
NO.	REVISION	DATE						
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EAGLE MOUNTAIN, UTAH

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IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-503



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE: SITE PLAN - Atlas Tower - Sunset Flats

ITEM TYPE: Site Plan

APPLICANT: Carri Wullner (Atlas Tower)

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

Atlas tower is proposing a 80' Wireless Cell Tower, with stealthing to appear as a grain silo, to be constructed on 2,500 SF within parcel 59:007:0077, located to the north of the Rocky Mountain Power Substation, west of Lake Mountain Road between the two powerline corridors

ITEMS FOR CONSIDERATION:

Communication facilities and towers are special uses in all zones, including the agriculture zone, and they may be permitted only where they comply with the standards of 17.75.091 EMMC as described below:

- A. General: the following development standards shall be applicable to all facilities:
1. The proposed facility shall be located on an approved structure site in conformance with this code. The applicant has submitted a required site plan application, if approved they will be in *compliance* with this provision.
 2. Any associated mechanical equipment shall be completely screened from view from ROWs and parking areas on adjacent properties with a solid fence or wall. The applicant is proposing a 6' chainlink fence around the site, staff recommends this be changed to a privacy fence.
 3. The proposed facility is not located within a public ROW which *complies* with this provision.
 4. At 80' tall the proposed facility is not required to be marked with tower lights or tower paint.
 5. Applicant shall submit copies of all required federal

- permits prior to issuance of a building permit
6. The applicant is proposing to stealth the facility by making it appear as a grain silo tower, in *compliance* with 17.75.091 A 6
 7. There is no lightning rod to include in the height calculation for the site.
 8. Antennas and equipment boxes on the utility pole will be located inside of the silo structure thus *complying* with 17.75.091 A 8
 9. Generators or noise producing venting systems shall be prohibited.
- B. Location and Type Despite being located between two powerline corridors and in close proximity to large power poles the applicant is still proposing to stealth the facility by making it appear as a silo and painting it neutral colors, in *compliance* with 17.75.091 B
- C. Burden of Proof: It is the opinion of staff that the applicant has worked and accomplished the highest priority site within the vicinity in *compliance* with 17.75.091 C
- D. Setbacks: The proposed tower is located in excess of 200' from the property line of any residential use, and it exceeds the minimum setbacks of the Agriculture Zone.

17.75.091 I 2 C: designates the maximum height of a monopole at 60', although the city may allow an antenna structure up to 120 feet in height if the applicant demonstrates that additional height is necessary to obtain coverage and that the applicant has taken steps to mitigate adverse effects on the surrounding neighborhood. The applicant has shown that with the additional height they are able to facilitate additional colocation, and they have worked to screen the facility using stealth. It is the opinion of staff that the proposed 80' tower is appropriate in this location.

17.75.091 J Additional Requirements: No solid waste receptacles are proposed, no accessory structures are required, and any future equipment enclosures will be shorter than the screening fence and colored the same color as the main tower, there is sufficient parking in the area, in *compliance* with this provision.

REQUIRED FINDINGS:

Wireless Communication Tower approvals are based upon compliance with City Code requirements. The approval criteria for Communication Facilities and Towers can be found in 17.75.091 EMMC.

RECOMMENDATION:

The Planning Commission made a motion to recommend approval of the Atlas Tower - Sunset Flats Site Plan to the City Council, for the reasons set forth in the staff report and in the meeting with the following conditions:

1. A 6' privacy fence replace the chainlink fence in accordance with 17.75.091 A 2
2. Applicant shall submit copies of all federal permits prior to a building permit being issued.
3. Generator shall be permitted for emergency use and testing.
4. Applicant provide a rendering of how the silo will be painted to blend into environment.

ATTACHMENTS:

[Site Location](#)

[Narrative](#)

[Site Plan](#)

[Silo Tower](#)



Zoning Narrative – “Eagle Mtn-Sunset Flats”



December 17, 2021

Eagle Mountain City Planning & Zoning

To Whom It May Concern:

Atlas Tower 1, LLC is submitting a Conditional Use Application to Eagle Mountain City Planning & Zoning Department for a Wireless Telecommunications Facility to be located in Eagle Mountain City, UT (Parcel Number: 590070077). This facility will be roughly 2,500 square feet and house an 80’ stealth grain silo telecommunications tower that can accommodate up to four wireless carriers. This request is made in an effort to bring quality voice and data services to an area lacking reliable coverage.

SITE DETAILS

Land Owner:

Cedar Corners Management LLC
947 S 500 E #100
American Fork, UT 84003

Site Address:

Sunset Flats
Eagle Mountain City, UT 84005
(Parcel Number: 590070077)

Applicant:

Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301

Coordinates:

40.318207-111.994108

Zoning:

OS-I

Lease Area:

2500 Sq. ft.

PROPOSAL SUMMARY

The purpose of this request is to build an 80’ stealth grain silo telecommunications tower within 2500 sq. ft. wireless facility. This facility will provide critical wireless coverage to the surrounding area. The proposed site is within close proximity to the Eagle Mountain Road neighborhood and surrounding areas where there is very spotty coverage and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the existing users demand more data for their existing devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to four wireless providers. Each provider can install antennas and on-the-ground base-station equipment.

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The proposed site is on an unused portion of the property at 40.318207-111.994108 in the Sunset Flats Development. This project will be designed to resemble a grain silo and colored to blend in with color of surrounding land. All antennas will be completely hidden from exterior view within the silo design itself.

Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contactors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. A generator could be operated on site in the rare instance that power went out. The generator would create noise, but it would not be noticeable a few hundred feet away, off of the parcel.

17.75.091 Communication facilities and towers.

This section is inclusive of wireless telecommunication, radio, microwave, and other transmission towers.

Communication facilities and towers may be permitted only where:

A. General. The following development standards shall be applicable to all facilities regardless of the facility type or zone within which the facility is proposed to be located:

1. The proposed facility shall be located on an approved structure and/or site in conformance with this code. If a proposed facility site does not conform to this code, the carrier shall submit and have approved a plan to bring the structure and/or site into conformance with the code prior to completion and operation of the proposed facility.

Applicant Response: This proposed facility is in accordance with all sections found within this code, and thus does not need a plan to address conformity.

2. Any associated mechanical or electrical equipment shall be completely screened from view, from rights-of-way, on-site parking areas and adjacent properties, with a solid fence or wall.

Applicant Response: All mechanical or electrical equipment shall be obscured from view by the surrounding compound fencing.

3. The proposed facility, including associated mechanical and electrical equipment, shall not be located within a public right-of-way.

Applicant Response: This project is not proposed to be located within a public right of way.

4. The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).

Applicant Response: This project shall conform to all FAA and FCC standards prior to construction.

5. Copies of required permits from pertinent federal agencies establishing compliance with applicable federal regulations shall be filed with the city prior to the issuance of any permit for a proposed facility.

Applicant Response: Applicant acknowledges and accepts this requirement.

6. The proposed facility shall conform to applicable development standards set forth in this section.

Applicant Response: This proposed facility is in accordance with all sections found within this code, and thus does not need a plan to address conformity.

7. Lightning rods shall not be included in the height calculation for any facility.

Applicant Response: Applicant acknowledges and accepts this requirement.

8. Antennas and equipment boxes on the utility poles shall be painted to match the pole to which it is attached to minimize visual impacts.

Applicant Response: Antennas and equipment boxes will largely be obscured from view and this not need to match the exterior color of the project. Color would have no bearing on any visual impacts.

9. Generators or noise producing venting systems shall not be used.

Applicant Response: Applicant acknowledges and accepts this requirement.

10. Lighting for aircraft is prohibited except where required by federal law.

Applicant Response: Applicant acknowledges and accepts this requirement.

B. Location and Type Priority. Telecommunication facilities shall be located as unobtrusively as is reasonably possible. The provider shall make a good faith effort to site antennas in the following order of priority:

1. Existing Structures or Stealth Facilities. First priority shall be granted to antennas located on existing structures or antennas qualifying as stealth facilities, as follows:

a. Existing Structures. Antennas located on lawfully existing buildings, structures, and antenna support structures; provided, that the building, structures, or support structures are: (i) located on a telecommunication facility designed and approved for collocation, (ii) located in a nonresidential zoning district, or (iii) located in a residential zoning district on property that is being used for nonresidential uses such as government, school, or church; or

Applicant Response: This does not apply as applicant is proposing a new Stealth Facility.

b. Stealth Facilities. Antennas certified as stealth facilities as set forth in this chapter.

Applicant Response: Applicant is proposing a new grain silo style Stealth Facility, which is the highest priority according to this code.

2. Monopoles on property owned by the city.

Applicant Response: This does not apply as applicant is proposing a new Stealth Facility, which is the highest priority structure according to this code.

3. Monopoles on property owned by a noncity public agency.

Applicant Response: This does not apply as applicant is proposing a new Stealth Facility, which is the highest priority structure according to this code.

4. Monopoles on Nonresidential Private Property. Monopoles constructed on private property; provided, that the private property is (a) located in a nonresidential zoning district, or (b) located in a residential zoning district on property that is used for a nonresidential use such as government, school, or church.

Applicant Response: This does not apply as applicant is proposing a new Stealth Facility, which is the highest priority structure according to this code.

5. Other. Any combination of antenna type and location other than those listed in this subsection.

Applicant Response: This does not apply as applicant is proposing a new Stealth Facility, which is the highest priority structure according to this code.

C. Burden of Proof. If the applicant desires to locate antennas on a site other than the highest priority site, the applicant shall have the burden of demonstrating to the city why it could not locate antennas on site with a higher priority than the site chosen by the applicant. The applicant shall provide the following information to the approving authority:

Applicant Response: This does not apply as applicant is proposing a new Stealth Facility, which is the highest priority structure according to this code.

D. Setbacks.

1. Communication facilities and towers shall comply with the setback requirements of the underlying zone and are further modified in subsection I of this section.

Applicant Response: Applicant acknowledges and accepts this requirement.

2. When located in a residential zone or on a nonresidential lot that is adjacent to residential zones, development, or property designated for residential land use by the general plan, communication facilities and towers shall be a minimum of 200 feet from the property line abutting residential uses. This will allow for adequate separation from residential development.

Applicant Response: This project meets all setback requirements and is setback more than 200' from abutting residential zones.

E. Collocation. Collocation of communication facilities and towers on a previously approved communication facility such as an existing building, structure, or antenna support structure, is allowed, provided:

1. No increase in the height of the existing support structure is proposed;
2. All aspects of the collocation improvements must be located within the previously approved screened area;
3. Compliance with the corresponding provisions set forth in this subsection.

Applicant Response: Applicant is proposing a new facility on behalf of T-Mobile network, who determined this location would meet their coverage needs over any existing structure. However, this project will be designed to accommodate up to four total mobile network carriers and Applicant will actively encourage collocation and accepts the requirements of this section.

F. Safety.

1. Regulation Compliance.

a. Compliance with FCC and FAA Regulations. All operators of communication facilities shall demonstrate compliance with applicable FCC and FAA regulations, including FCC radio frequency regulations, at the time of application and periodically thereafter as requested by the city. Failure to comply with the applicable regulations shall be grounds for revoking a site plan approval.

b. Other Licenses and Permits. The operator of every communication facility shall submit copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location, and operation of the facility to the city, shall maintain such licenses and permits in good standing, and shall provide evidence of renewal or extension thereof upon request by the city.

Applicant Response: Applicant has reviewed and accepts all definitions as written and defined within this section.

G. Emergency. The city shall have authority to move or alter a communication facility in case of emergency. Before taking any such action, the city shall first notify the owner of the facility, if feasible.

Applicant Response: Applicant acknowledges and accepts this requirement.

H. Abandonment. The city may require the removal of all antennas and monopoles if the facility has been inoperative or out of service for more than 12 consecutive months.

1. Notice. Notice to remove shall be given in writing by personal service, or by certified mail addressed to the operator's last known address.

2. Violation. Failure to remove the antennas and monopoles after receiving written notice to remove is a violation of the terms of this chapter. The city may initiate criminal and/or civil legal proceeding against any person, firm, entity, or corporation, whether acting as principal agent, property owner, lessee, lessor, tenant, landlord, employee, employer, or otherwise, for failure to remove antennas and monopoles in accordance with this chapter. The city may seek a civil injunction requiring the removal of any structures on the site in accordance with this chapter. The city may also remove such structures itself and may bill its costs in removing such structures to the operator. Any lease agreement with the city may also stipulate failure to remove the antennas and monopoles after receiving written notice to do so pursuant to this chapter automatically transfers ownership of the antennas, support buildings, and all other structures on the site to the city.

Applicant Response: Applicant has reviewed and accepts all definitions as written and defined within this section.

I. Specific Regulations by Type. Communication facilities are characterized by the type or location of the antenna structure. There are five general types of antenna structures contemplated by this chapter: ham radio towers, monopoles, roof-mounted antennas, stealth facilities, and wall-mounted antennas. If a particular type of antenna structure is allowed by this chapter as a special use, the minimum standards for that type of antenna are as follows:

1. Ham Radio Towers. Ham radio towers or any other radio or antenna facilities are regulated by the FCC as well as individual homeowners associations (HOAs) through restrictive covenants or other regulating documents.

Applicant Response: This does not apply as applicant is proposing a new Stealth Facility.

2. Monopoles.

Applicant Response: This does not apply as applicant is proposing a new Stealth Facility.

3. Roof-Mounted Antennas.

Applicant Response: This does not apply as applicant is proposing a new Stealth Facility.

4. Stealth Facilities.

a. Maximum Height. The overall height of any structure proposed to be used for a stealth fixture antenna shall be consistent with any similar structure being used as a model for the stealth structure. A stealth fixture shall be no more than 10 feet higher than the structure to which it is attached, provided the fixture and the structure to which it is attached is consistent with the character of similar structures located in the same area.

Applicant Response: Applicant is proposing to resemble an 80' grain silo design in order to satisfy the stealth design. Typical grain silos can range between 30'-270', which this 80' proposed height easily falls within.

b. Disguise. A stealth fixture antenna shall be disguised as part of the structure to which it is attached or otherwise concealed from public view as much as reasonably possible. A stealth fixture antenna may be attached to or disguised as a flag pole, light pole, power pole, manmade tree, clock tower, steeple, or a structure used primarily for another use so long as any antenna located on the structure does not detract visually from the primary use. Stealth fixture antennas and all associated equipment visible to public view shall be painted to match the color of the structure to which it is attached. Equipment and/or equipment shelters used in connection with stealth fixture antennas shall be camouflaged.

Applicant Response: Applicant is proposing to resemble an 80' grain silo design in order to satisfy the stealth design

c. Engineered Structure. A structure to which a stealth fixture antenna is attached shall be designed by a state certified engineer to verify that the structure can support the stealth fixture antenna.

Applicant Response: Applicant acknowledges and accepts this requirement.

d. Antenna Size. A stealth fixture antenna, including the mounting structure, shall not exceed 30 inches in diameter; provided, however, that antennas exceeding 30 inches, including the mounting structure, may be permitted if the antenna is a stealth fixture antenna located on or within a clock tower, steeple, manmade tree, or other similar structure.

Applicant Response: Antennas will be completely obscured from exterior view, this this section need not apply.

e. Conversion. Stealth facilities may include the conversion of existing flagpoles, light standards, athletic field lights or other similar structures to a stealth facility provided the structure's height is not increased more than 10 feet.

Applicant Response: This does not apply as applicant is proposing a new Stealth Facility, not a light pole conversion.

f. Utility Pole Antennas. Utility pole antennas may be allowed as a stealth facility subject to the following minimum requirements:

Applicant Response: This does not apply as applicant is proposing a new Stealth Facility, not a Utility Pole Antenna.

5. Wall-Mounted Antennas.

Applicant Response: This does not apply as applicant is proposing a new Stealth Facility.

J. Additional Requirements.

1. Storage Areas and Solid Waste Receptacles. No outside storage or solid waste receptacles shall be permitted on a communication facility site.

Applicant Response: Applicant acknowledges and accepts this requirement.

2. Equipment Enclosures. All electronic and other related equipment and appurtenances necessary for the operation of any communication facility shall, whenever possible, be located within a lawfully preexisting structure. When a new structure is required to house such equipment, the structure shall be harmonious with, and blend with, the natural features, buildings, and structures surrounding such structure.

Applicant Response: Applicant acknowledges and accepts this requirement.

3. Accessory Buildings. Freestanding accessory buildings used with a communication facility shall not exceed a combined total of 450 square feet and shall comply with the setback requirements for structures in the zoning district in which the facility is located.

Applicant Response: Applicant acknowledges and accepts this requirement.

4. Parking. The city may require a minimum of one parking stall for sites containing a monopole, tower, and/or accessory buildings, if there is insufficient parking available on the site.

Applicant Response: Applicant acknowledges and accepts this requirement.

5. Maintenance Requirements. All communication facilities shall be maintained in a safe, neat, and attractive manner.

Applicant Response: Applicant acknowledges and accepts this requirement.

6. Landscaping. All communication facilities shall be adequately landscaped in order to provide visual screening as deemed necessary by the planning commission on a site-specific, case-by-case basis. For monopoles where there are no buildings immediately adjacent to the monopole and equipment facilities, the site shall be surrounded by dense tree growth to screen views of the facility in all directions. These trees may be existing on the subject property or planted as part of the site improvements. The city may require additional landscaping as part of the site plan approval.

Applicant Response: Applicant has not proposed any landscaping plan due to the stealth design, however acknowledges and accepts that landscaping may be required for this project if determined by City of Eagle Mountain.

7. Power Lines. All power lines on the lot leading to the communication facility shall be underground. [Ord. O-27-2020 § 2 (Exh. A)].

Applicant Response: Applicant has reviewed and accepts this requirement.

This narrative represents required and supplementary information to document the technological,

economic, and social necessity and benefits of a new 80' grain silo telecommunications tower in Eagle Mountain City. The information provided highlights the advantages associated with a telecommunications facility at our proposed site.

Atlas Tower 1, LLC respectfully requests the approval of our Conditional Use Application for a communications tower facility.

Best Regards,

Carri Wullner
Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301
Office (303) 448-8896

SEAL: ZONING REVIEW	
SEAL:	
SHEET NUMBER: T-1	REVISION: 0 TEP#:306651.609966

TOWER 1-A COORDINATES		
LATITUDE:	N 40° 19' 05.20" (NAD '83)	
LONGITUDE:	W 111° 59' 39.98" (NAD '83)	
GROUND ELEVATION:	4,934.8'± (AMSL NAVD '88)	

LEGEND	
	PARENT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT/LEASE CORNER
	EXIST. METER
	EXIST. TRANSFORMER
	EXIST. UTILITY POLE
	EXIST. TELCO PEDESTAL
	PROPERTY CORNER
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	BURIED FIBER
	GAS LINE
	RIGHT-OF-WAY
	FENCE
	EXISTING TREE LINE

NOTES:

1. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON NAD 83 UTAH STATE PLACE CENTRAL ZONE, U.S. SURVEY GRID.
2. VERTICAL INFORMATION BASED ON THE NORTH AMERICAN VERTICAL DATUM IF 1988 (NAVD '88) AND EXPRESSED IN U.S. SURVEY FEET.
3. DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
4. PROPERTY LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD BASED ON COMMUNITY-PANEL NO. 49049C0300F, EFFECTIVE DATE 06/19/2020.

TOWER SETBACKS		
PROPERTY LINE	REQUIRED	PROPOSED
NORTH	50'	673'-0"±
EAST	50'	159'-2"±
SOUTH	50'	393'-11"±
WEST	50'	434'-3"±

CEDAR CORNERS MANACMENT LLC.
UT.CO. PARCEL: 59:007:0080

CEDAR CORNERS MANACMENT LLC.
UT.CO. PARCEL: 59:007:0077

CEDAR CORNERS MANACMENT LLC.
UT.CO. PARCEL: 59:007:0028

ROCKY MOUNTAIN
POWER
UT.CO. PARCEL:
59:007:0106

EXCEPTION 18
ROCKY MOUNTAIN POWER
U.G. POWER EASEMENT

EXCEPTION 13
UP&L 320'
POWER LINE
EASEMENT

EXCEPTION 14
KERN RIVER 90
PIPELINE/FIBER
EASEMENT

EXCEPTION 15
EAGLE MOUNTAIN
75' POWER LINE
EASEMENT

PROJECT INFORMATION:

EAGLE MOUNTAIN

LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UT 84005
(UTAH COUNTY)

PLANS PREPARED FOR:



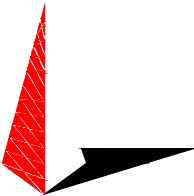
Office: (888) 609-9596

PLANS PREPARED FOR:



3002 BLUFF ST, SUITE 300
BOULDER, CO 80301
Office: (888) 609-9596

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

ZONING
REVIEW

REV	DATE	ISSUED FOR:
0	10-11-21	ZONING

DRAWN BY: JFM CHECKED BY: ARB

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

Z-1

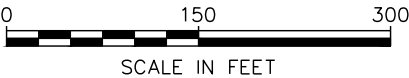
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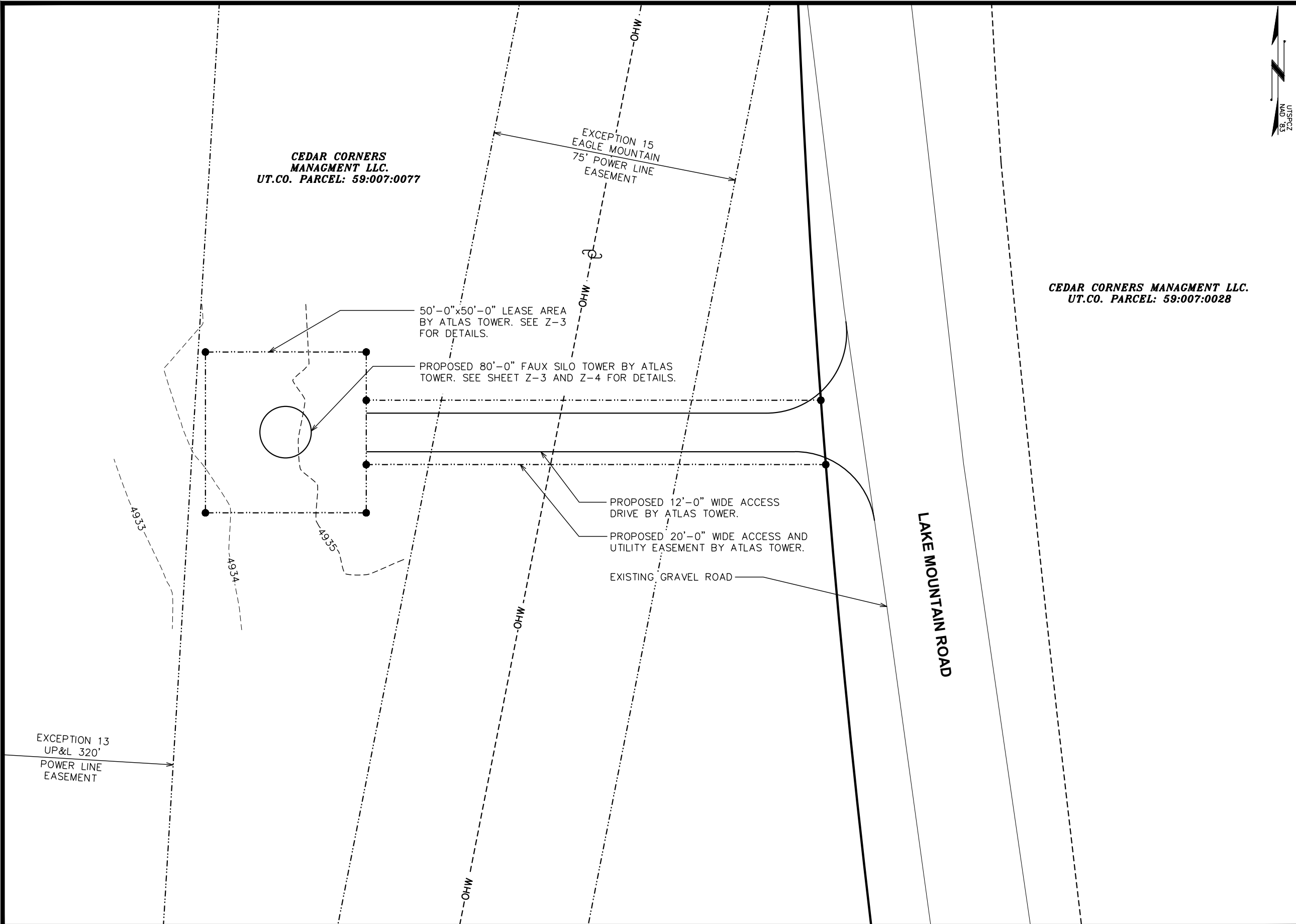
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TEP#:306651.609966

OVERALL SITE PLAN

SCALE: 1" = 150'

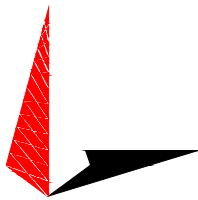


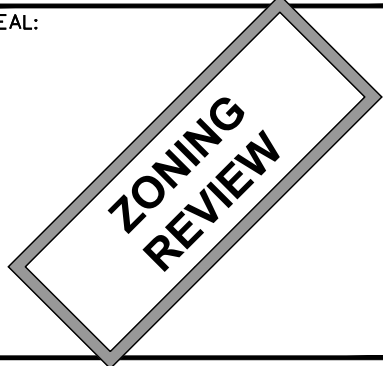


PROJECT INFORMATION:
EAGLE MOUNTAIN
LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UT 84005
(UTAH COUNTY)

PLANS PREPARED FOR:
WiBlue Inc.
Office: (888) 609-9596

PLANS PREPARED FOR:
ATLAS TOWER
USA • INTERNATIONAL
3002 BLUFF ST, SUITE 300
BOULDER, CO 80301
Office: (888) 609-9596

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:


O	10-11-21	ZONING
REV	DATE	ISSUED FOR:

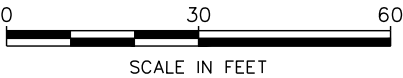
DRAWN BY: KES CHECKED BY: ARB

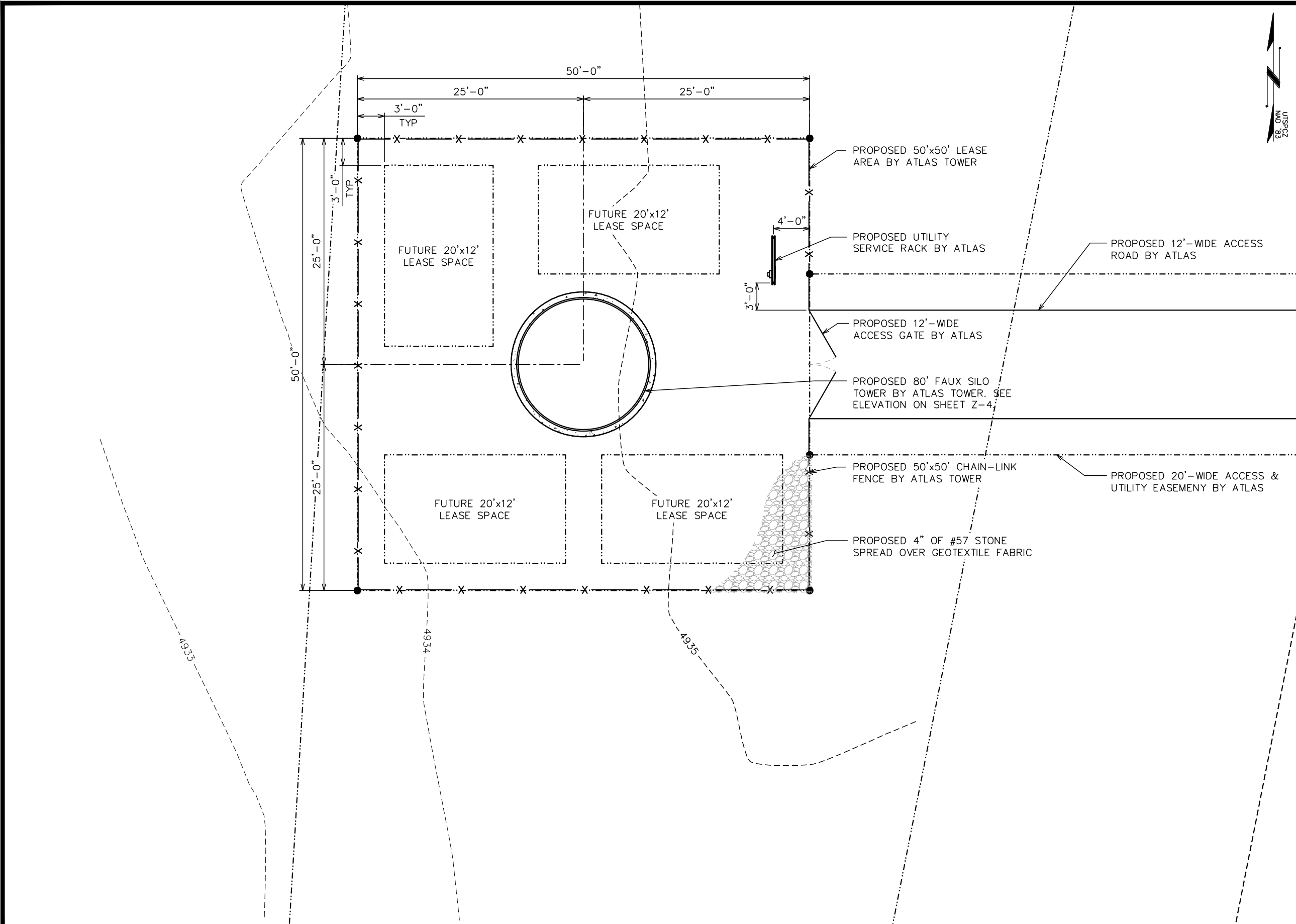
SHEET TITLE:
SITE PLAN

SHEET NUMBER: Z-2	REVISION: 0 TEP#:306651.609966
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SITE PLAN

SCALE: 1" = 30'





PROJECT INFORMATION:
EAGLE MOUNTAIN
LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UT 84005
(UTAH COUNTY)

PLANS PREPARED FOR:
WiBlue Inc.
Office: (888) 609-9596

PLANS PREPARED FOR:
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THORNTON, CO 80229
OFFICE: (303) 566-9914
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SEAL:
ZONING REVIEW

0	10-11-21	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: KES CHECKED BY: ARB

SHEET TITLE:
**COMPOUND
DETAIL**

SHEET NUMBER: **Z-3** REVISION: **0**
TEP#:306651.609966

COMPOUND DETAIL

SCALE: 3/32" = 1'-0"

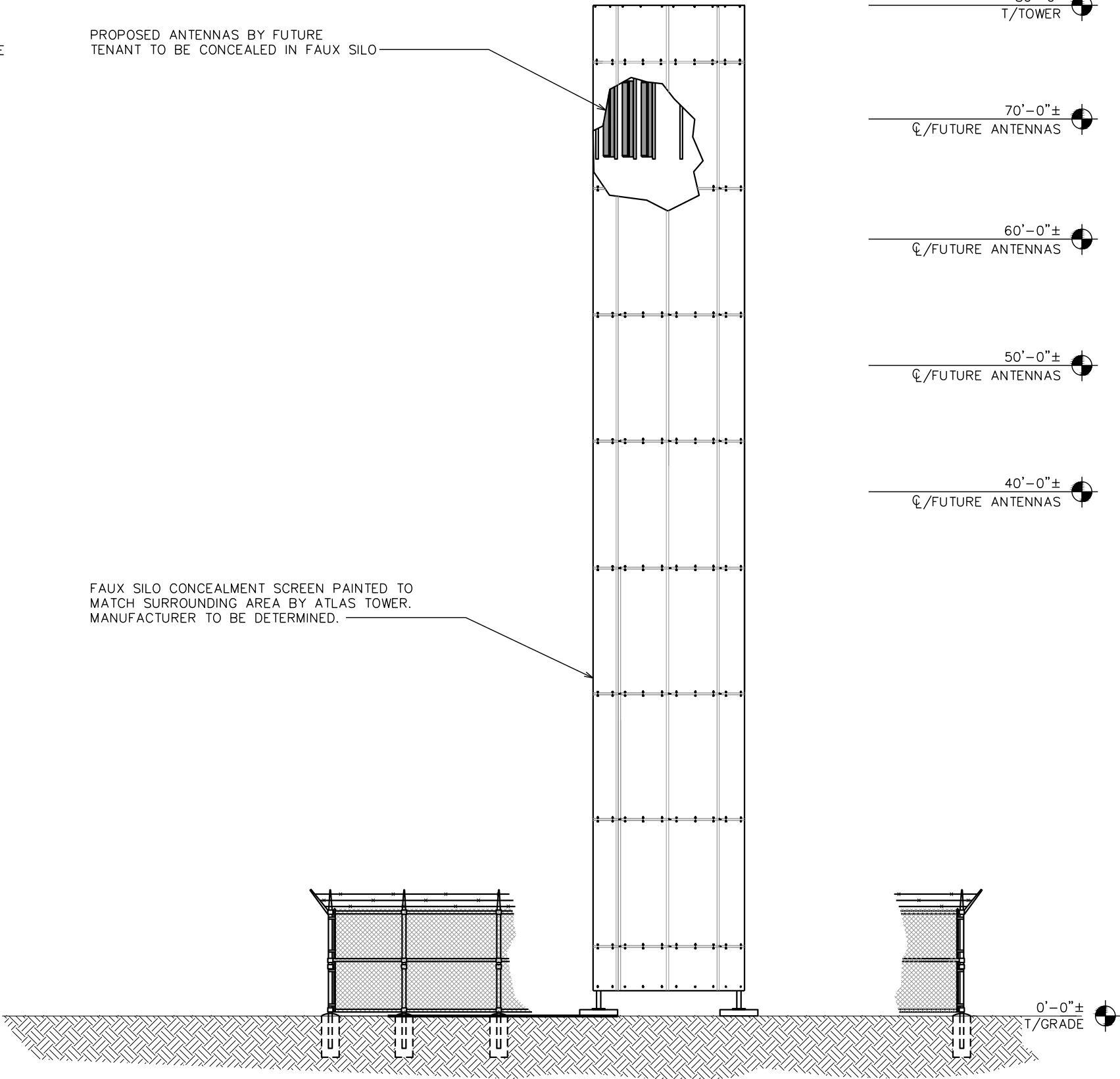


NOTES:

- 1. TOWER AND ANTENNAS TO BE PAINTED A NEUTRAL COLOR TO BLEND WITH SURROUNDING AREA.
- 2. PROPOSED COAX ROUTED INSIDE TOWER WITH HOISTING GRIPS.
- 3. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

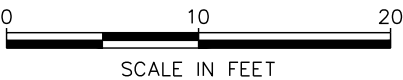
PROPOSED ANTENNAS BY FUTURE
TENANT TO BE CONCEALED IN FAUX SILO

FAUX SILO CONCEALMENT SCREEN PAINTED TO
MATCH SURROUNDING AREA BY ATLAS TOWER.
MANUFACTURER TO BE DETERMINED.



TOWER ELEVATION

SCALE: 1" = 10'



PROJECT INFORMATION:

EAGLE MOUNTAIN

LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UT 84005
(UTAH COUNTY)

PLANS PREPARED FOR:



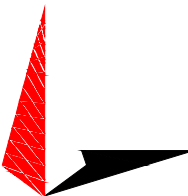
Office: (888) 609-9596

PLANS PREPARED FOR:



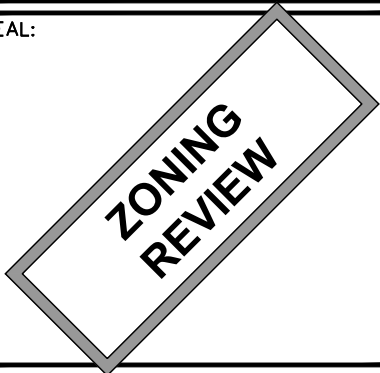
3002 BLUFF ST, SUITE 300
BOULDER, CO 80301
Office: (888) 609-9596

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



O	10-11-21	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: KES CHECKED BY: ARB

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:

Z-4

REVISION:

0

TEP#:306651.609966





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE:	MASTER SITE PLAN - Ranches Crossing		
ITEM TYPE:	Master Site Plan		
FISCAL IMPACT:			
APPLICANT:	Brian Haskell		
GENERAL PLAN DESIGNATION CC	CURRENT ZONE	ACREAGE 3.74	COMMUNITY Ranches Gateway

PUBLIC HEARING:

No

PREPARED BY:

Lianne Pengra, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

This application is for a Master Site Plan for five (5) Commercial pad sites located at the Northeast intersection of Ranches Crossing and Pony Express Parkway.

ITEMS FOR CONSIDERATION:

The following shall be considered when making a motion.

17.100.040 Master Site Plan Requirements: The following shall be considered for all commercial sites that are planned to be developed in phases, for the entire land area that will eventually be developed.

Land use: The proposed master site plan envisions the entire area to be developed for commercial development, which is in line with the Future Land Use Plan which designates both parcels as Community Commercial.

Open space and landscaped areas: The applicant has included a landscape plan which shows 54% of the landscaping on the site as Water-wise landscaping, as the applicant is proposing to leave existing turf and irrigation in place. The applicant is proposing a 6' masonry wall between the site and the Rock Creek development to the east as required by 17.60.110 B.

Architectural guidelines: The applicant provided some general

architectural guidelines, which roughly match the City's Commercial Design Standards, and provided images of several structures that include the chosen materials as well as corporate elements. In its motion the Planning Commission elected to remove the architectural guidelines, and instead recommended that as the site develops in the future that each site plan meet the City's Commercial Design Standards in place at that time of individual site plan approvals.

Buildable square footage: There is no property on either parcel that is defined as unbuildable, and the applicant has shown five (5) development pads, which cover the entire parcel minus traffic circulation routes, parking areas, and required setbacks/landscaping along the outside edge of the development.

Parking requirements: While no parking requirements are discussed in the Master Site Plan, because the applicant doesn't know what future uses will be, a plan has been provided showing anticipated parking with 216 illustrated parking stalls (and 11 ADA stalls which exceeds the requirement of 7 that would be required for this development). Each individual site plan would need to prove that there is adequate parking for that use. the applicant has brought forward a concept plan which showed anticipated buildings and parking requirements, which showed that the site could accommodate the various commercial uses. As the applicant is unsure of what uses will be coming into the center it is difficult to plan for minimum parking standards in advance. It is the applicants intention that adequate parking will be provided and planned for with each individual site plan.

It should be noted that in the Planning Commission's recommendation of approval the conceptual site plan that showed potential building and parking locations was excluded from the approval, in favor of the bubble plan that shows access locations, internal connectivity, and 5 pads. The recommendation would have each site plan provide it's own parking meeting City standards in place at that time.

Access and circulation: The applicant is showing access and circulation with access coming off Rock Creek Road, Clear Rock Road, and a new access onto Ranches Parkway.

Phasing and timing of improvements: The phasing and timing of improvements is not discussed in the Master Site Plan

Project monument sign locations: The Applicant has shown the location of monument sign locations.

Storm drainage and all preliminary calculations for infrastructure improvements: The applicant has worked with the City Engineering Department on these requirements and they will continually be updated as the site builds out.

Traffic impact mitigation related to a traffic impact study: The applicant has completed a traffic study (attached to this report). This traffic study shows that the intersection of Rock Creek Road and Ranches Parkway currently operates with a LOS F in the PM Peak.

The applicant's proposal creates two new road access "Access Y" which accesses Ranches Parkway to the west, and "Access Z" which completes Clear Rock Road, providing it as a full access onto Pony Express Parkway, both of these accesses are included as recommended mitigations which include:

- Access Y along Ranches Parkway should be built with a southbound left turn deceleration with a minimum of 50 feet of storage. This is a new access point and will need to modify the center landscaped median if it is to be installed.
- Access Z be built to align with the existing access to the south and include an eastbound left turn deceleration lane with a minimum of 50 feet of storage. There is currently already a left turn pocket on Pony Express to accommodate this eastbound left turn movement.
- The EBL queue at Pony Express Parkway / Ranches Parkway is already operating near capacity and based on the volumes should be considered for dual left turns. This is an existing issue that worsens as traffic and development in the area increases. There is an opportunity to extend the eastbound left turn storage length by utilizing the existing landscaped median to the west.

It should be noted that the traffic modeling software also doesn't take into account the visual blockages caused by the median, and the additional delays that may be caused by the beaming and landscaping of the medians.

Alternative Master Plan

City staff and the applicant received a number of comments from

residents in the neighboring residential development (Rock Creek) concerned about commercial traffic entering their neighborhoods via Clear Rock road as it is connected to Pony Express Parkway and Ruby Lane. The applicant has provided an alternative Master Plan which continues the 6' masonry wall across Clear Rock Road, and along the East side of the parcel, cutting off access to Ruby Lane. This proposal would prevent Clear Rock Road from being connected as intended and would only provide access into the Commercial area from Pony Express Parkway.

16.30.090 Connectivity Standards states:

"These standards are intended to create a connected transportation system between neighborhoods and commercial areas, with the goal of promoting walkability through additional connections and shorter block lengths, improving emergency response times, providing better routes to schools and parks, preventing isolated developments, and reducing impacts of development on arterial and collector roads by providing alternate routes."

It is the opinion of staff that Clear Rock Road should connect through to Pony Express Parkway and Ruby Lane as it increases connectivity in the area, provides for better emergency access, and as the connections have long been anticipated and planned.

Other Items for consideration

- All buildings shall meet commercial design standards, including orienting buildings to pedestrian ways along Ranches Parkway and Pony Express Parkway, with Parking to the side or rear of buildings.
- All lighting shall be dark sky compliant
- Parking Location: Per 17.72.030 B all parking should be located to the side or rear of the buildings and should not be located between the buildings and the street. It is the opinion of staff that this master plan should be updated to show development pads next to the ROW with parking behind.

REQUIRED FINDINGS:

Master Site Plan approvals are based upon compliance with City Code requirements, the approval criteria for a Master Site Plan can be found in EMMC 17.100.040.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission voted (3-1) (1 commissioner absent) to recommend approval of the Ranches Crossing Master Site Plan with the following conditions:

1. The proposed concept/lot plan shall be excluded from the approval.
2. Clear Rock Road shall connect to Ruby Lane
3. Access X on Rock Creek Road shall be provided
4. The Applicant proposed design standards are excluded from the approval and the site plans shall adhere to current Municipal Code design standards at the time of approval.

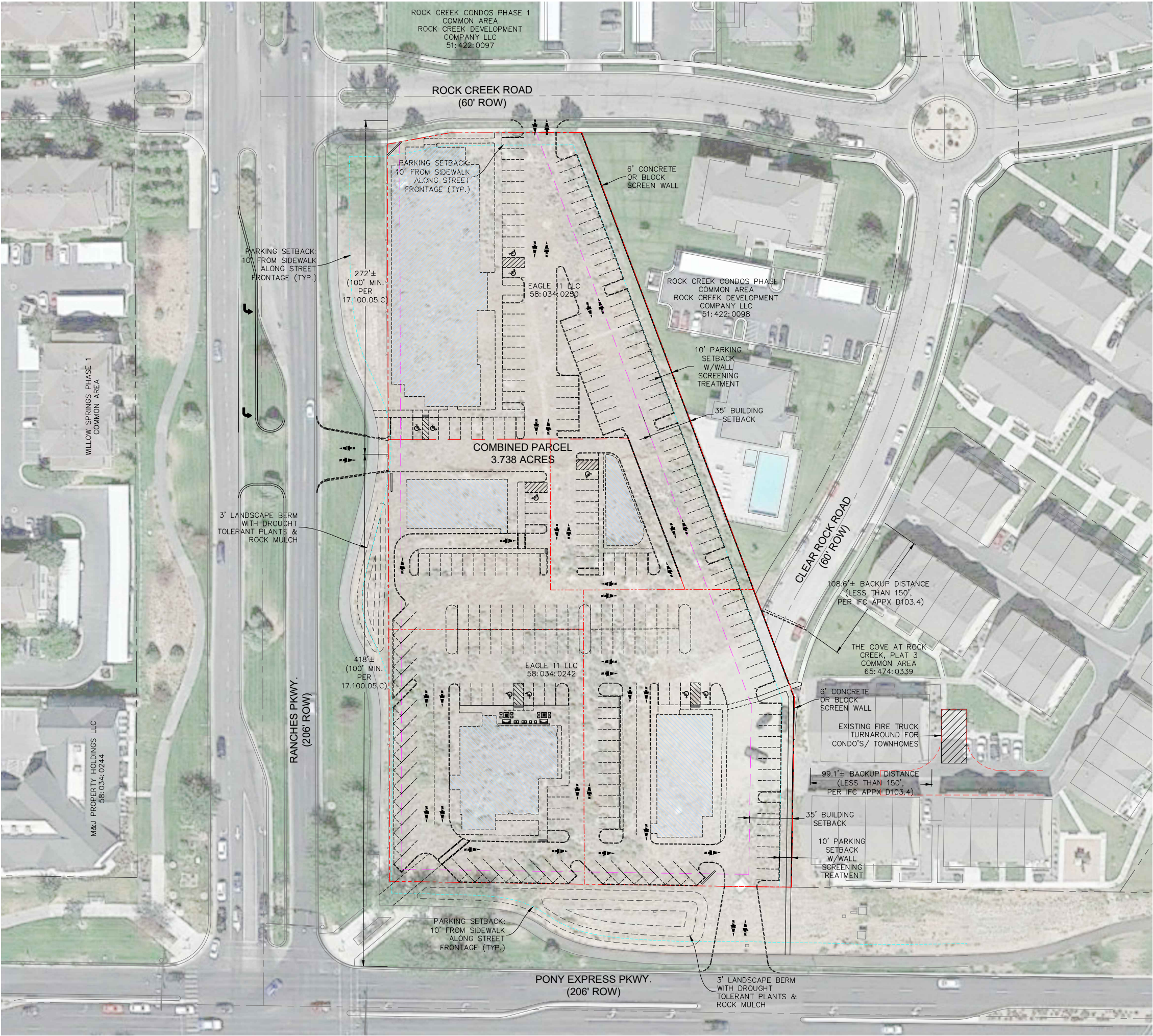
ATTACHMENTS:

[Alternative Plan \(No Road\)](#)

[Ranches Crossing - Master Site Plan](#)

[Traffic Impact Study](#)

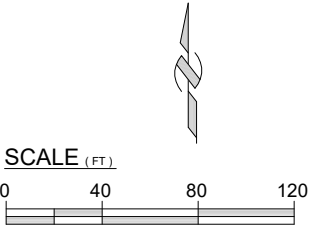
[Concept Plan](#)

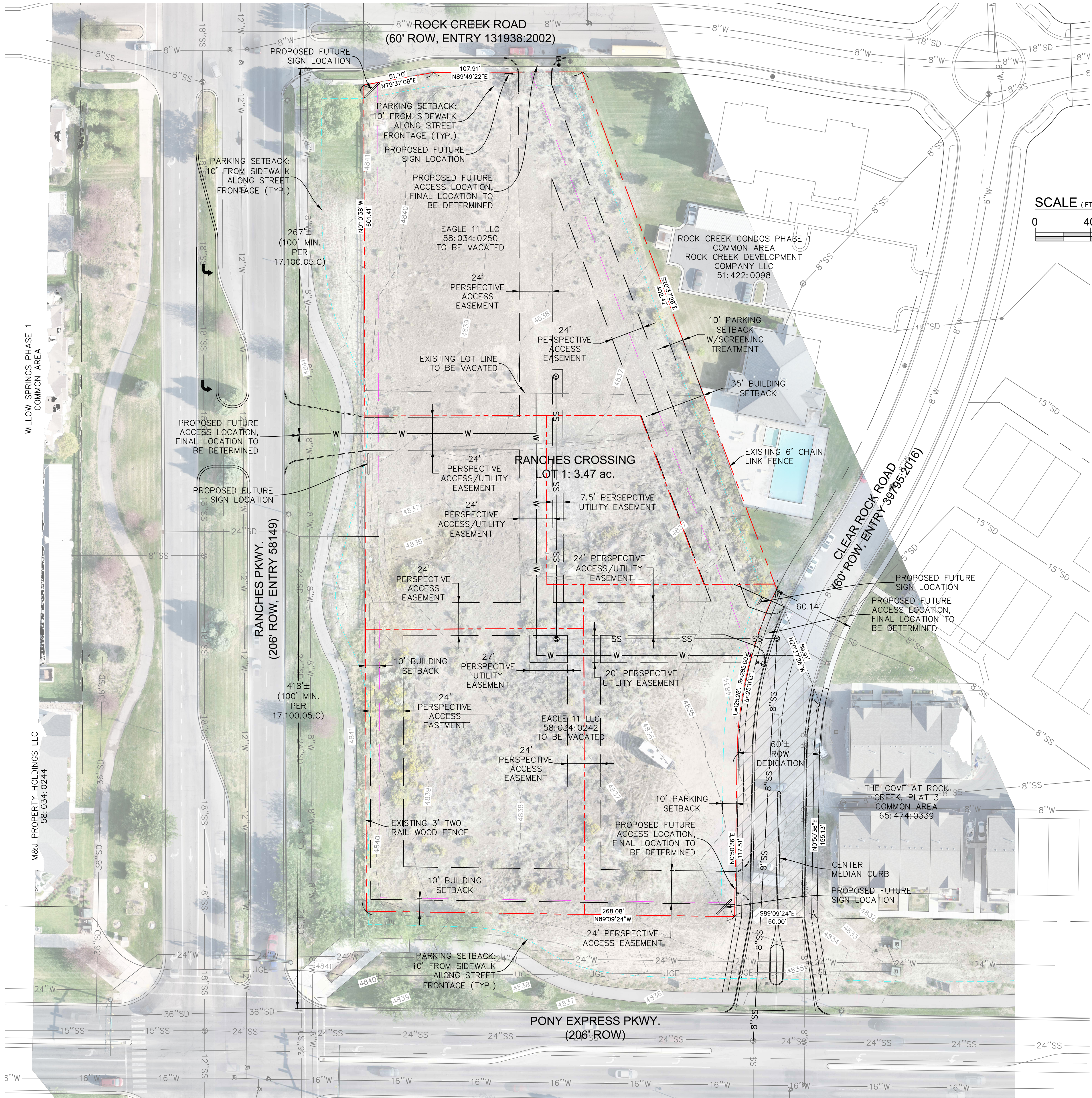


LEGEND:

- PROPERTY LINE OF INTEREST
- PERSPECTIVE FUTURE PROPERTY
- PARKING OFFSET REQ'T
- BUILDING OFFSET REQ'T
- EXISTING PROPERTY LINE

- SITE NOTES:**
- ZONE: Community Commercial
 - FEMA: ZONE X, AREA OF MINIMAL FLOOD HAZARD
 - SLOPES DO NOT EXCEED 15%
 - TOTAL ACREAGE: 3.74 ac.
 - TOTAL PARKING PROPOSED: 230 Stalls (1 stall per 130 sf)
 - TOTAL BUILDING PAD SF: 29,940 sf
 - AVG. LOT SIZE: 0.75 ac.
 - MIN. LOT SIZE: 0.25 ac.
 - GENERAL TOPOGRAPHY: GENTLY SLOPED (0-10%)





- LEGEND
- PROPERTY LINE OF INTEREST
 - PERSPECTIVE PROPERTY LINE
 - PARKING OFFSET REQ'T
 - BUILDING OFFSET REQ'T
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - PERSPECTIVE EASEMENT
 - EXISTING CURB & GUTTER
 - PROPOSED CURB
 - PROPOSED FENCE
 - EXISTING FENCE
 - ROADWAY DEDICATION TO EAGLE MOUNTAIN CITY

GENERAL NOTES:

1. NO SLOPES EXIST OVER 15%.
2. NO NATURAL DRAINAGES EXIST THROUGH THE SITE.
3. ACCORDING TO THE UTAH GEOLOGIC HAZARDS PORTAL THERE ARE NO EARTHQUAKE FAULT HAZARDS WITHIN OR ADJACENT TO THE SITE.



LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°02'40" WEST ALONG SECTION LINE 419.44 FEET AND NORTH 122.78 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°09'24" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF PONY EXPRESS PARKWAY A DISTANCE OF 328.08 FEET; THENCE NORTH 0°10'37" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF RANCHES PARKWAY A DISTANCE OF 601.40 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF ROCK CREEK CONDOMINIUMS PHASE 1 THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 79°37'08" EAST 51.70 FEET, 2) NORTH 89°49'22" EAST 107.91 FEET, AND 3) SOUTH 20°37'28" EAST 402.56 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF THE COVE AT ROCK CREEK PHASE 3 THE FOLLOWING TWO COURSES AND DISTANCES: 1) SOUTH 20°37'28" EAST 89.76 FEET, AND 2) SOUTH 0°50'36" WEST 155.13 FEET TO THE POINT OF BEGINNING. AREA = 3.738 ACRES.

LOT DEVELOPMENT NOTES

PARCEL NUMBER: 58:034:0242 & 58:034:0250
SECTION: 20
TOWNSHIP: 5S
RANGE: 1W

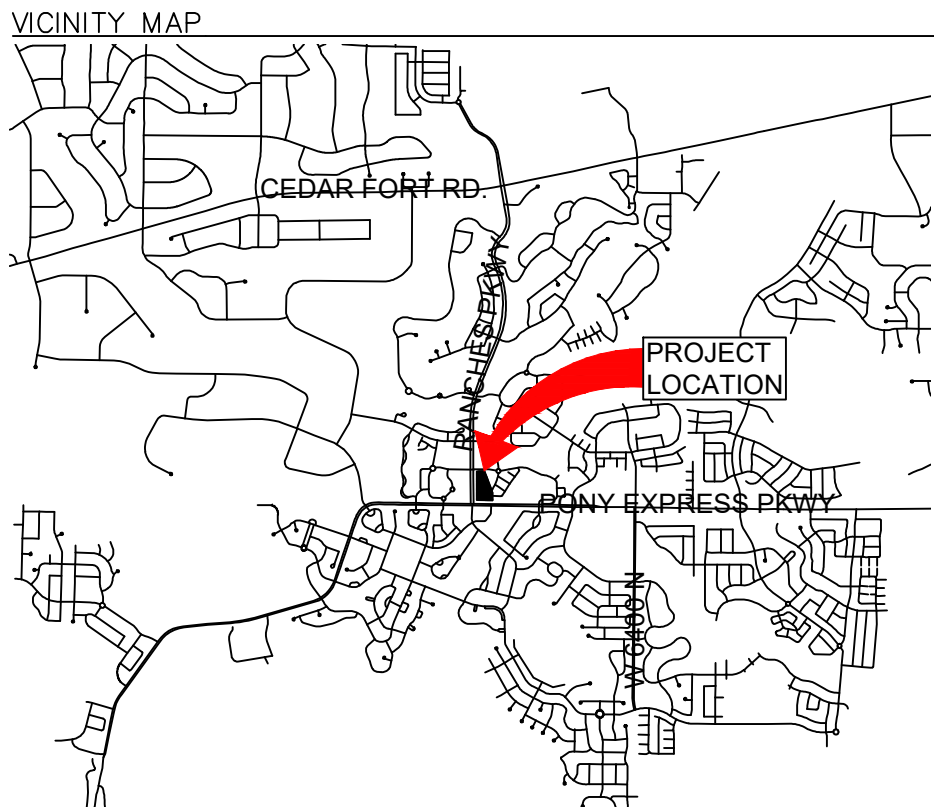
DEVELOPMENT ACREAGE: 3.738 ACRES (162,824 SF)

PROPOSED ZONING: CC – COMMERCIAL COMMUNITY

- ADJOINING RECORDED DEED NAMES:
- ROCK CREEK CONDOS PHASE 1
 - THE COVE AT ROCK CREEK
 - WILLOW SPRINGS PHASE 1
 - M&J PROPERTY HOLDINGS LLC

FLOOD PLAIN: PER FEMA FLOOD INSURANCE RATE MAP #49049C0300F CITY OF EAGLE MOUNTAIN 490258, EFFECTIVE DATE 6/19/2020, THIS PROPERTY LIES WITHIN UNSHADED ZONE X AND DOES NOT FALL WITHIN THE SPECIAL FLOOD HAZARD AREA.

PLAT CALCULATIONS	
TOTAL ACREAGE:	3.74 ACRES
BUILDABLE ACREAGE:	2.93 ACRES
TOTAL ACREAGE IN LOTS:	3.47 ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL IMPROVED OPEN SPACE:	0 ACRES
AVERAGE LOT SIZE:	3.47 ACRES
LARGEST LOT:	3.47 ACRES
SMALLEST LOT SIZE:	3.47 ACRES
OVERALL DENSITY:	0.29 LOTS/ACRE
TOTAL # OF LOTS:	1 LOT



OWNER:
EAGLE 11 LLC

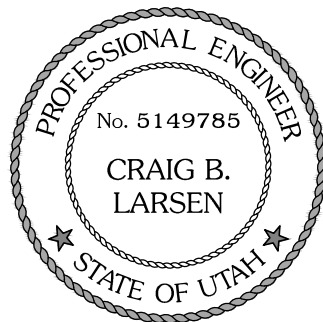
RANCHES CROSSING

PONY EXPRESS PKWY &
RANCHES PKWY
EAGLE MOUNTAIN, UT



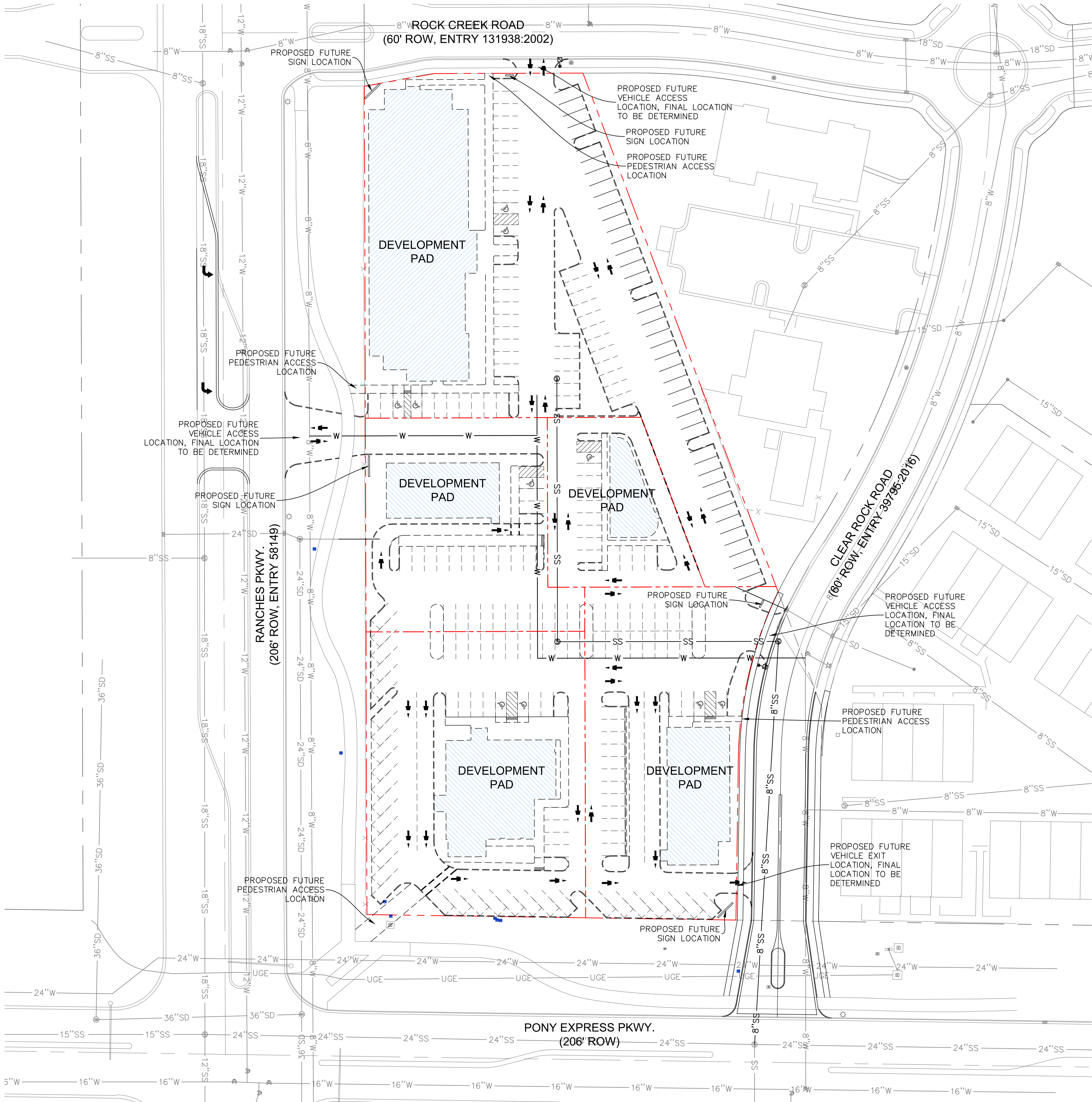
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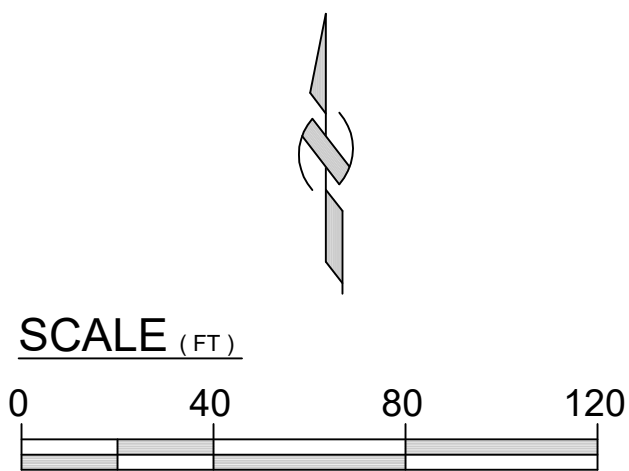


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PRELIMINARY
PLAT
P100

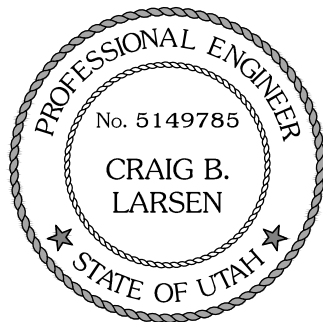


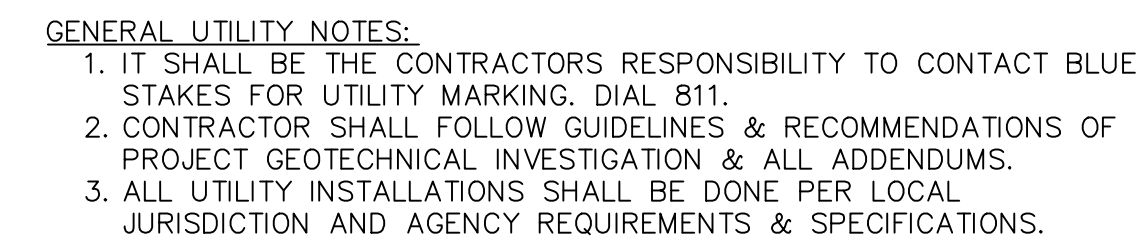
LEGEND		
PERSPECTIVE	EXISTING	
---	---	PERSPECTIVE & EXISTING PROPERTY LINE
---	---	EASEMENT
---	---	CURB & GUTTER
---	---	PROPOSED CIRCULATION ROUTE
---	---	STORMDRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	OVERHEAD ELECTRIC LINE
---	---	UNDERGROUND ELECTRIC LINE
---	---	COMMUNICATIONS LINE
---	---	GAS LINE
---	---	CONDUIT
SD	SD	STORMDRAIN INLET
SS	SS	STORMDRAIN COMBINATION BOX
W	W	STORMDRAIN MANHOLE
OHE	OHE	DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
UGE	UGE	ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
COM	COM	CLEANOUT
G	G	SANITARY SEWER MANHOLE
COND	COND	ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER & DIAMETER IF KNOWN
		WATER, IRRIGATION, POST INDICATOR VALVES
		FIRE DEPT. CONNECTION
		SITE LIGHT
		POWER POLE & GUY WIRE

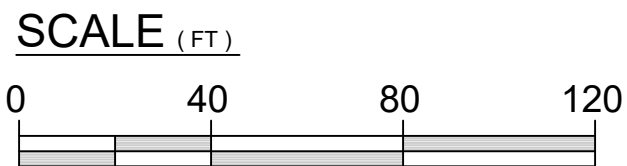
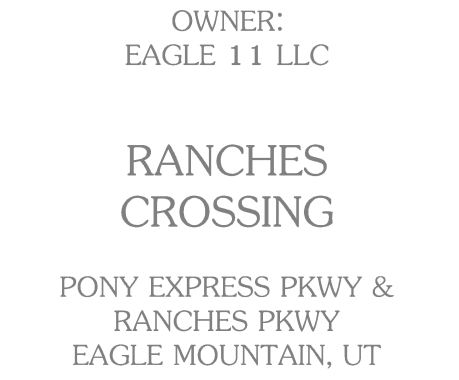


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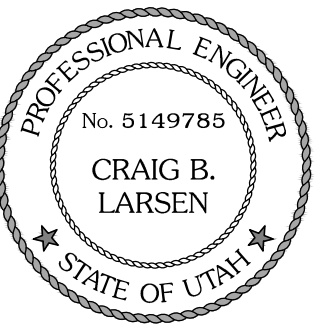




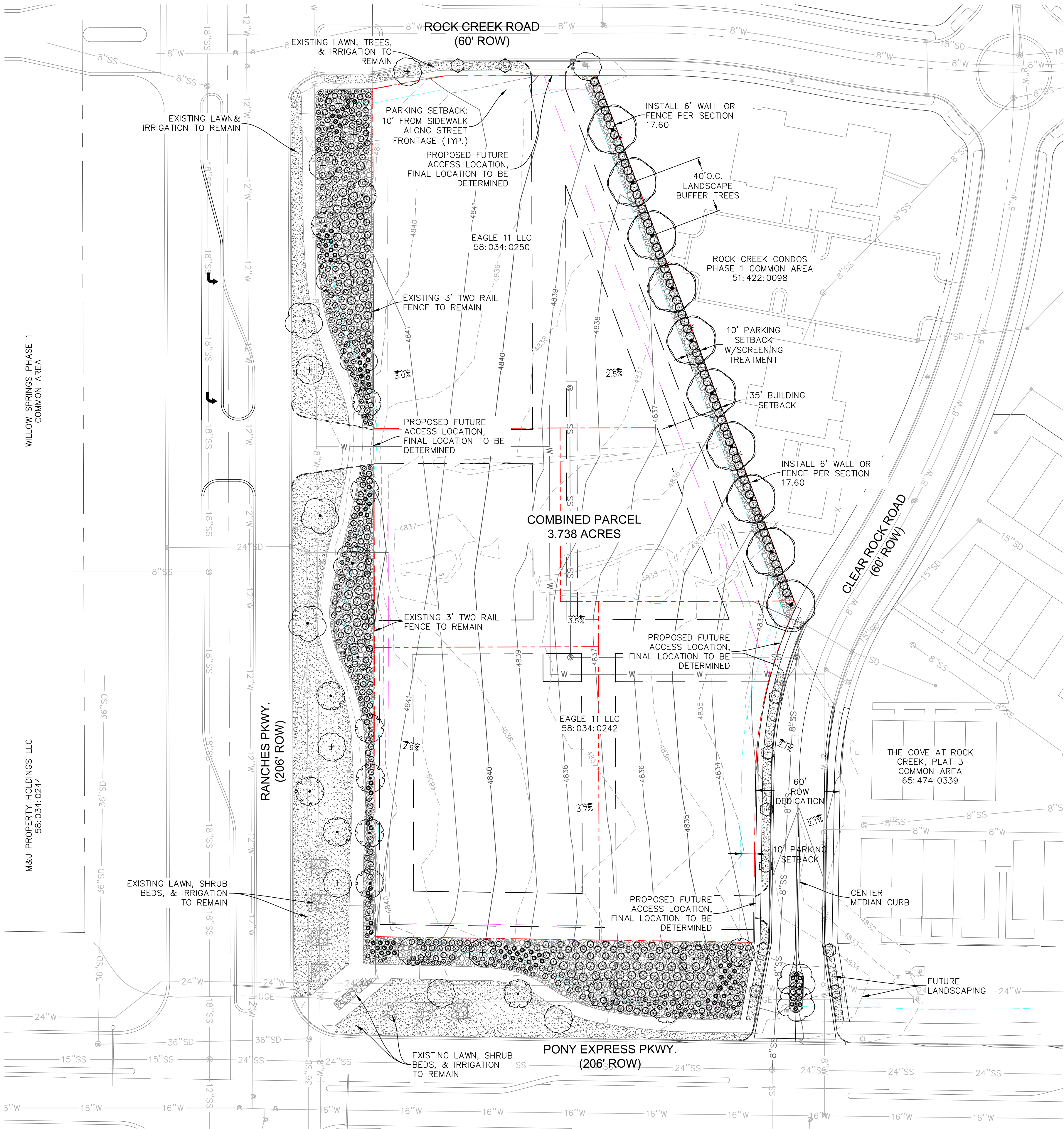
1. PREDEVELOPMENT RUNOFF OF 3.74 ac. (SEE ADD'L CALCS PROVIDED):
 - 1.1. 10 YEAR—24 HOUR STORM (2.16 in. RAINFALL): 0.27 CFS
 - 1.2. 100 YEAR—24 HOUR STORM (3.07 in. RAINFALL): 1.07 CFS;
 - 1.3. TOC: 55 min.
 - 1.4. CN: 67.0 (BRUSH)
 - 1.5. SOIL GROUP B: JUAB LOAM — WELL DRAINED MIXED ALLUVIUM & LAKE SEDIMENT
2. NO MAJOR OR NATURAL DRAINAGES EXISTING WITHIN THE PROPERTY
3. HISTORICAL DRAINAGE PATTERN: EAST—SOUTHEAST SHEET FLOW (SEE EXIST. CONTOURS)
4. PROPOSED DRAINAGE PATTERN: EAST—SOUTHEAST FOLLOWING EXIST. PATTERN
 - 4.1. EXISTING STORMWATER FACILITIES EXIST IN THE RANCHES PARKWAY & CLEAR ROCK ROAD FOR FUTURE CONNECTIONS FOR ON—SITE DEVELOPMENT. NO ADDITIONAL STORMWATER PUBLIC INFRASTRUCTURE IS REQUIRED.
 - 4.2. ONSITE DETENTION & TREATMENT WILL BE PROVIDED FOR FUTURE ONSITE DEVELOPMENT TO LIMIT RUNOFF TO PREDEVELOPMENT RATES & 0.2 CFS/AC.
 - 4.3. DISTURBED & IMPROVED AREAS NOT ALREADY IMPROVED WITH A FINISHED SURFACE SHALL BE LANDSCAPED.
5. CONSTRUCTION EROSION & SEDIMENT CONTROL SHALL BE CONTROLLED BY ADHERENCE TO A SWPPP (SEE C400) & PERMITTED UNDER THE CURRENT STATE OF UTAH UPDES CONSTRUCTION GENERAL PERMIT (UTRC00000)
6. THERE ARE NO EXISTING SLOPES GREATER THAN 15%
7. NO FUTURE SLOPES, CUT OR FILL SURFACES, GREATER THAN 15% ARE ANTICIPATED.
8. CUT & FILL DEPTHS WILL BE LESS THAN 10 ft.
9. NO OFFSITE RUNOFF IS EXPECTED TO IMPACT OR RUN THROUGH THE SITE DUE TO EXISTING IMPROVEMENTS AND ELEVATIONS.
10. ALL PROPOSED CONTOURS & SLOPES SHOWN HERE SHOULD BE CONSIDERED PRELIMINARY TO DEMONSTRATE FEASIBILITY & MASS GRADING & DRAINAGE PATTERNS.

Rev.	Date	Comment
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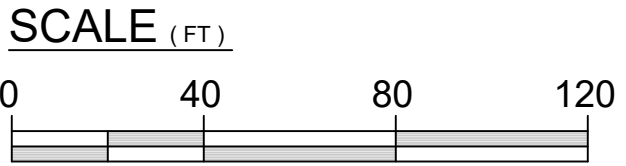
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GRADING & DRAINAGE C300



LEGEND		
PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
		EASEMENT
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN (OUTLET TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER & DIAMETER IF KNOWN
		WATER, IRRIGATION, POST INDICATOR VALVES
		SITE LIGHT
		POWER POLE & GUY WIRE



LANDSCAPE AREAS SUMMARY	
TOTAL LANDSCAPE AREA	52,472 SF
TURF LANDSCAPE AREA	24,169 SF (46%)
WATER-WISE LANDSCAPE AREA	28,303 SF (54%)
LANDSCAPE BUFFER TREES	10 TREES
ROW TREES	40 TREES
STREET TREES	8 TREES

- LANDSCAPE NOTES:**
- DECORATIVE ROCK MULCH MIN. 1" AGGREGATE TO MATCH EXISTING ROCK MULCH ON SITE SHALL BE A MIN. OF 3" THICK ABOVE DEWIT PRO WEED BARRIER FABRIC.
 - ALL ROCK MATERIALS SHALL NOT EXCEED THE HEIGHT OF THE SIDEWALK/TRAIL OR THE TOP BACK OF CURB.
 - ALL ROCK MULCH AREAS TO BE WATER-WISE LANDSCAPE WITH DRIP IRRIGATION SYSTEM.
 - INSTALL LANDSCAPE BERM HEADLIGHT SCREEN WHERE INDICATED WITH MAXIMUM HEIGHT OF 3' AND SLOPED SIDES TO BE NO GREATER THAN 1' VERTICAL TO 6' HORIZONTAL.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	CER FOR	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	1.5" Cal.	B&B	8
	EX TREE	Existing Tree	Existing Tree to Remain	---		12
	PYR CAP	Pyrus calleryana 'Capital'	Capital Callery Pear	1.5" Cal.	B&B	10
	ZEL GRE	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	1.5" Cal.	B&B	10
	ZEL MUS	Zelkova serrata 'Musashino'	Musashino Sawleaf Zelkova	1.5" Cal.	B&B	18
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot	96
	JUN MOO	Juniperus sabina 'Monard' TM	Moor-Dense Juniper	5 gal.	Pot	68
	LIG VIC	Ligustrum vicaryi	Golden Privet	5 gal.	Pot	70
	MAH COM	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 gal.	Pot	116
	PER NYJ	Perovskia atriplicifolia 'Blue Jean Baby'	Blue Jean Baby Russian Sage	1 gal.	Pot	70
	PHY TI6	Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	2 gal.	Pot	82
	RHU GRO	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	2 gal.	Pot	90
	ROS K32	Rosa x 'Radsunny' TM	Sunny Knock Out Yellow Rose	5 gal.	Pot	53
	SYR BL2	Syringa x 'Bloomerang'	Bloomerang Series Lilac	5 gal.	Pot	53
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	POA PRA	Poa pratensis	Kentucky Bluegrass	---		24,169 sf
	ROC MUL	Rock Mulch	3" Rock Mulch	---		28,303 sf

OWNER:
EAGLE 11 LLC

RANCHES
CROSSING

PONY EXPRESS PKWY &
RANCHES PKWY
EAGLE MOUNTAIN, UT



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DESIGN BY: DRS
ORIG. ISSUE DATE: OCT. 4, 2021



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LANDSCAPE
PLAN
L100

**Ranches – Pony Express Mixed Use
Ranches Parkway &
Pony Express Parkway
Traffic Impact Study**

Eagle Mountain, Utah

October 2021



**A-Trans Engineering
P.O. Box 521651
Salt Lake City, Utah 84152
(801) 949-0348 telephone
(801) 582-6252 fax**

TRAFFIC STUDY



Ranches – Pony Express Mixed Use Ranches Parkway & Pony Express Parkway Traffic Impact Analysis

Eagle Mountain, Utah

Category II

October 2021

Prepared by:

A-Trans Engineering
Joseph Perrin, PhD, PE, PTOE
P.O. Box City, 521651
Salt Lake City, Utah 84152
(801) 949-0348
atrans@comcast.net



Table of Contents

I.	Introduction and Summary	1
II.	Proposed Project.....	2
III.	Study Area Conditions	2
IV.	Existing Condition.....	6
V.	Projected Traffic.....	8
VI.	Growth.....	12
VII.	Traffic Analysis	16
VIII.	Conclusions	20

Table of Figures

Figure 1: Conceptual Site Plan	3
Figure 2: Site Location.....	4
Figure 3: Existing Geometry.....	5
Figure 4: Existing Traffic.....	7
Figure 5: Origin Destination	10
Figure 6: Site Trip Distribution.....	11
Figure 7: 2027 Background Traffic	13
Figure 8: 2022 Total Traffic	14
Figure 9: 2027 Total Traffic	15



Table of Tables

Table 1: Intersection LOS-Delay Relationship.....	6
Table 2: Existing Level of Service.....	6
Table 3: Trip Generation for Site.....	8
Table 4: Growth Projections	12
Table 5: Pony Express Parkway / Ranches Parkway Intersection Analysis.....	17
Table 6: Ranches Parkway / Rock Creek Road Intersection Analysis	18
Table 7: Access X / Rock Creek Road Intersection Analysis.....	18
Table 8: Ranches Parkway / Access Y Intersection Analysis.....	18
Table 9: Pony Express Parkway / Access Z Intersection Analysis.....	18
Table 10: 2027 Queue Analysis.....	19

I. Introduction and Summary

The following traffic impact analysis is for the proposed Ranches-Pony Express Mixed Use development located on the northeast corner of Pony Express Parkway and Ranches Parkway in Eagle Mountain, Utah. The site is planned to include 14,750 sf of retail and 4 fast food restaurants totaling 15,330 sf and is projected to generate 630 AM and 557 PM peak hour trips and 7,776 daily trips. The site is planning 3 accesses to the site, one along Rock Creek Road, one along Ranches Parkway and one along Pony Express Parkway.

Pony Express Parkway / Ranches Parkway is a signalized intersection that currently operates with overall LOS C in the AM and LOS C in the PM peak period. With the addition of the site traffic the signal operates with LOS C in the AM and LOS D in the PM peak period. In 2027 with or without the site the intersection operates with LOS C in the AM and LOS D in the PM peak period. Rock Creek Road / Ranches Parkway currently operates with critical EBL at LOS C in the AM and LOS F in the PM peak period. This is maintained in 2027 without the site. In 2022 and 2027 with the site traffic the intersection operates with critical EBL at LOS C in the AM and LOS F in the PM peak period.

Rock Creek Road / Access X operates with critical NBL at LOS A in the AM and LOS A in the PM peak period. This is maintained throughout 2027. Ranches Parkway / Access Y operates with critical WBL at LOS C in the AM and LOS D in the PM peak period. This is maintained throughout 2027. Pony Express Parkway / Access Z operates with critical side street delay at LOS C in the AM and LOS D in the PM peak period. This is maintained throughout 2027. There is very little left turn egress capacity at this access in the PM peak period.

Recommendations:

Access Y along Ranches Parkway should be built with a southbound left turn deceleration with a minimum of 50 feet of storage. This is a new access point and will need to modify the center landscaped median if it to be installed.

Access Z be built to align with the existing access to the south and include an eastbound left turn deceleration lane with a minimum of 50 feet of storage. There is currently already a left turn pocket on Pony Express to accommodate this eastbound left turn movement.

The EBL queue at Pony Express Parkway / Ranches Parkway is already operating near capacity and based on the volumes should be considered for dual left turns. This is an existing issue that worsens as traffic and development in the area increases. There is an opportunity to extend the eastbound left turn storage length by utilizing the existing landscaped median to the west.

II. Proposed Project

The proposed Ranches-Pony Express Mixed Use development is planned to include 14,750 sf of retail and 4 fast food restaurants totaling 15,330 sf and is projected to generate 630 AM and 557 PM peak hour trips and 7,776 daily trips. The site is located on the northeast corner of Pony Express Parkway and Ranches Parkway in Eagle Mountain, Utah. The site is planning 3 accesses to the site. Access X, along Rock Creek Road is located approximately 240 feet east of Ranches Parkway and 40 feet offset from the access on the north side of the roadway. Access Y, along Ranches Parkway is approximately 290 feet south of Rock Creek Road and 460 feet north of Pony Express Parkway. Access Z along Pony Express Parkway aligns with the access on the south side of the roadway approximately 390 feet east of Ranches Parkway. The site location and conceptual site plan is shown in Figure 1.

III. Study Area Conditions

The study area includes the following intersection.

- Ranches Parkway / Pony Express Parkway
- Ranches Parkway / Rock Creek Road
- Rock Creek Road / Access X
- Ranches Parkway / Access Y
- Pony Express Parkway / Access Z

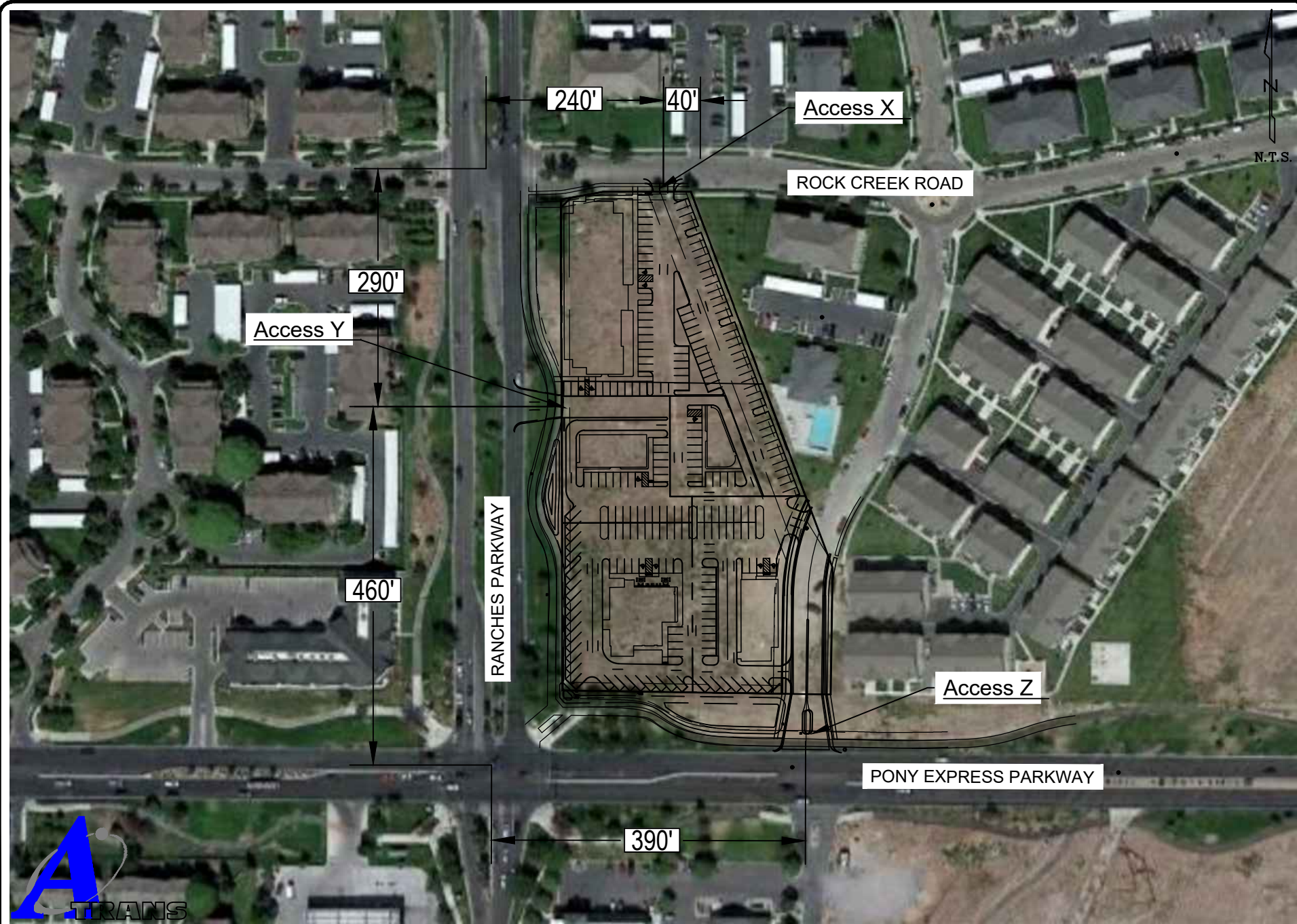
Ranches Parkway

Ranches Parkway (Rt 2889) is currently a 5 lane facility with two lanes in each direction and a landscaped median. The 2019 AADT is 12,000 vehicles per day with a posted speed limit is 35 MPH.

Pony Express Parkway

Pony Express Parkway (Rt 2881) is currently a 5 lane facility with two lanes in each direction and a landscaped median. The 2019 AADT is 19,000 vehicles per day with a posted speed limit is 35 MPH.

The site location is shown in Figure 2. The existing geometry is shown in Figure 3.



RT 2889
35 MPH
12,000 veh/day

ROCK CREEK ROAD

RANCHES PARKWAY

PONY EXPRESS PARKWAY

RT 2881
35 MPH
19,000 veh/day

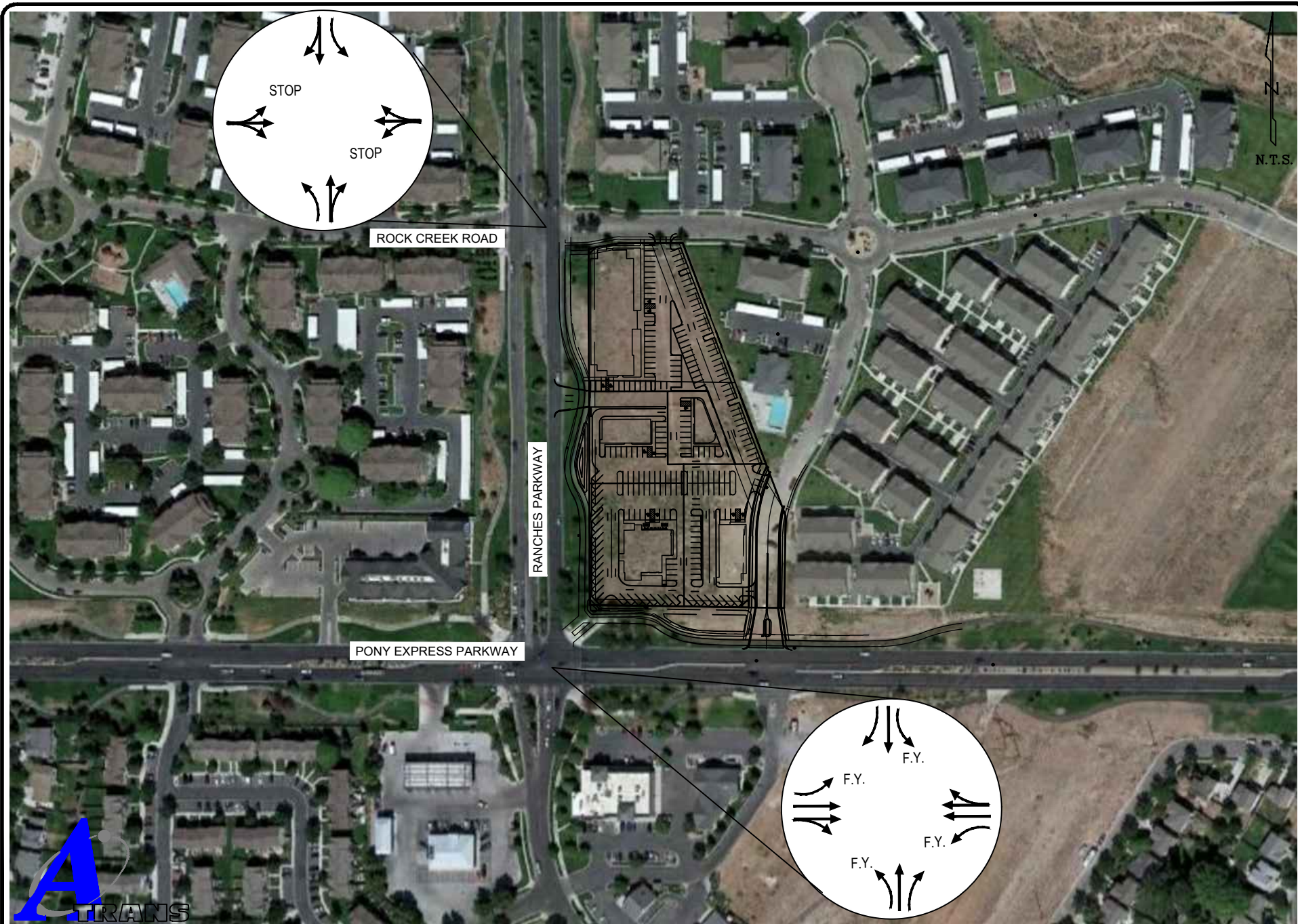
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A-TRANS TRANSPORTATION ENGINEERING
P.O. BOX 521651, SLC, UT 84152
Phone: 801-949-0348 Fax: 801-582-6252

Figure 2

Site Location



IV. Existing Condition

The existing traffic counts were performed September 30 – October 6, 2021 during the AM and PM peak periods. The 2021 Existing Traffic volumes used in the study are shown in Figure 4.

The 6th Edition Highway Capacity Manual defines the Level of Service (LOS) for both signalized and unsignalized intersections as a range of average experienced delay. LOS is a qualitative rating of traveler satisfaction from A to F whereby LOS A is good and LOS F poor. Table 1 shows the LOS range by delay for unsignalized and signalized intersections and accesses.

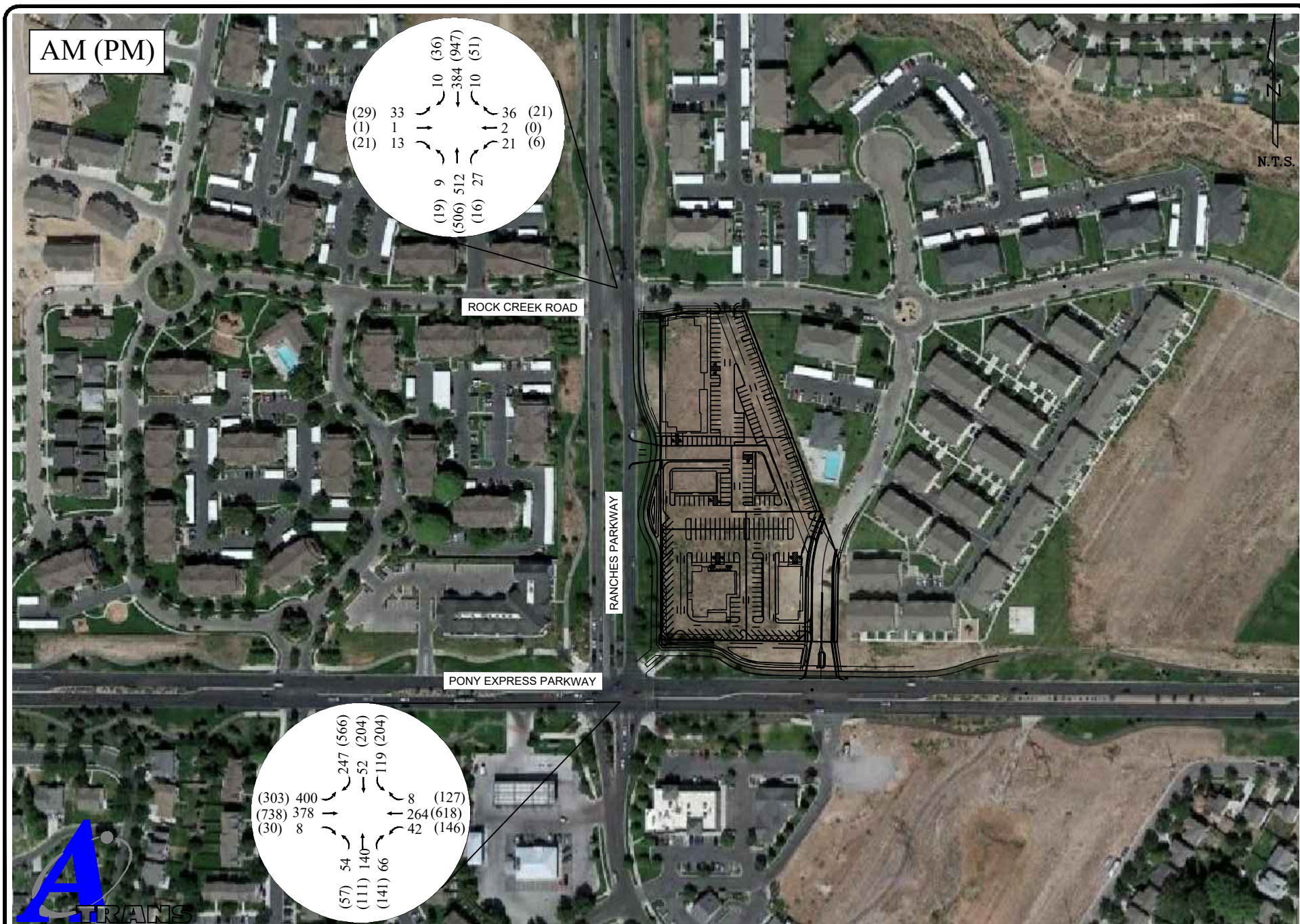
Table 1: Intersection LOS-Delay Relationship

	Unsignalized	Signalized
Level of Service	Total Delay per Vehicle (sec)	Total Delay per Vehicle (sec)
A	≤ 10.0	≤ 10.0
B	> 10.0 and ≤ 15.0	> 10.0 and ≤ 20.0
C	> 15.0 and ≤ 25.0	> 20.0 and ≤ 35.0
D	> 25.0 and ≤ 35.0	> 35.0 and ≤ 55.0
E	> 35.0 and ≤ 50.0	> 55.0 and ≤ 80.0
F	> 50.0	> 80.0

Pony Express Parkway / Ranches Parkway currently operates with overall LOS C in the AM and LOS C in the PM peak period. Rock Creek Road / Ranches Parkway currently operates with critical EBL at LOS C in the AM and LOS F in the PM peak period. Table 2 shows the Existing LOS.

Table 2: Existing Level of Service

Intersection	Time Period	Delay (sec/veh)	
Pony Express Parkway / Ranches Parkway (Overall)	AM	21.6	C
	PM	30.9	C
Rock Creek Road / Ranches Parkway (EBL)	AM	18.2	C
	PM	63.5	F



V. Projected Traffic

A. Trip Generation

Trip generation for the site was done using The Institute of Transportation Engineers (ITE) *Trip Generation* (10th Edition) handbook. The site is planned to include 14,750 sf of retail and 4 fast food restaurants totaling 15,330 sf and is projected to generated 630 AM and 557 PM peak hour trips and 7,776 daily trips. The trip generation for the site is shown in Table 3.

Table 3: Trip Generation for Site

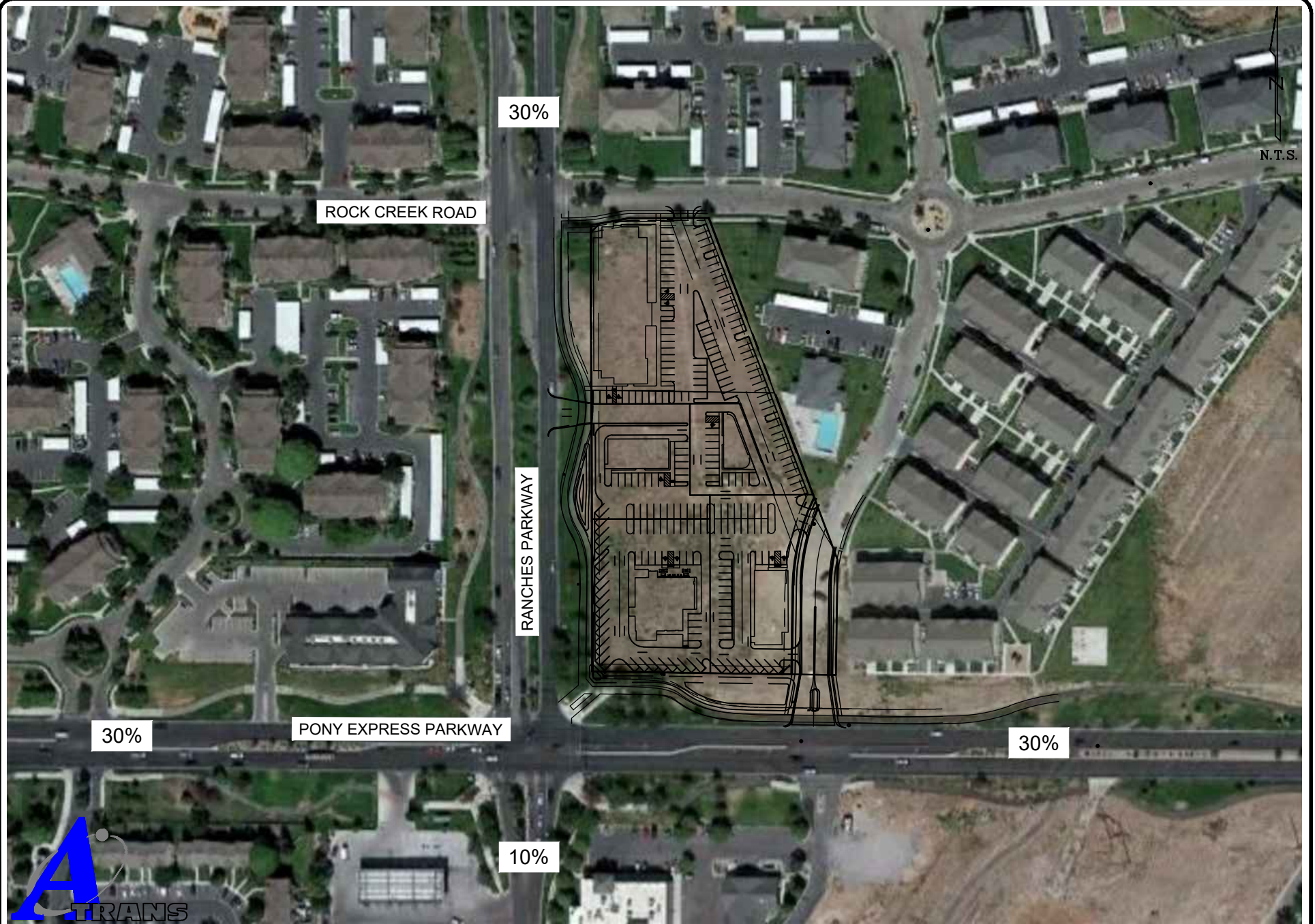
Land Use Type	Density (sf)	Land Use #	Trip Rate	Trips	% In	% Out	Trips In	Trips Out
AM								
Commercial Building	14,750	820	0.94	14	62%	38%	9	5
Drive Thru 1	3,300	934	40.19	133	51%	49%	68	65
Drive Thru 2	1,800	934	40.19	72	51%	49%	37	35
Drive Thru 3	5,800	934	40.19	233	51%	49%	119	114
Drive Thru 4	4,430	934	40.19	178	51%	49%	91	87
Total				630			324	306
PM								
Commercial Building	14,750	820	3.81	56	48%	52%	27	29
Drive Thru 1	3,300	934	32.67	108	52%	48%	56	52
Drive Thru 2	1,800	934	32.67	59	52%	48%	31	28
Drive Thru 3	5,800	934	32.67	189	52%	48%	98	91
Drive Thru 4	4,430	934	32.67	145	52%	48%	75	70
Total				557				
Daily								
Commercial Building	14,750	820	37.75	557				
Drive Thru 1	3,300	934	470.95	1554				
Drive Thru 2	1,800	934	470.95	848				
Drive Thru 3	5,800	934	470.95	2732				
Drive Thru 4	4,430	934	470.95	2086				
Total				7776				

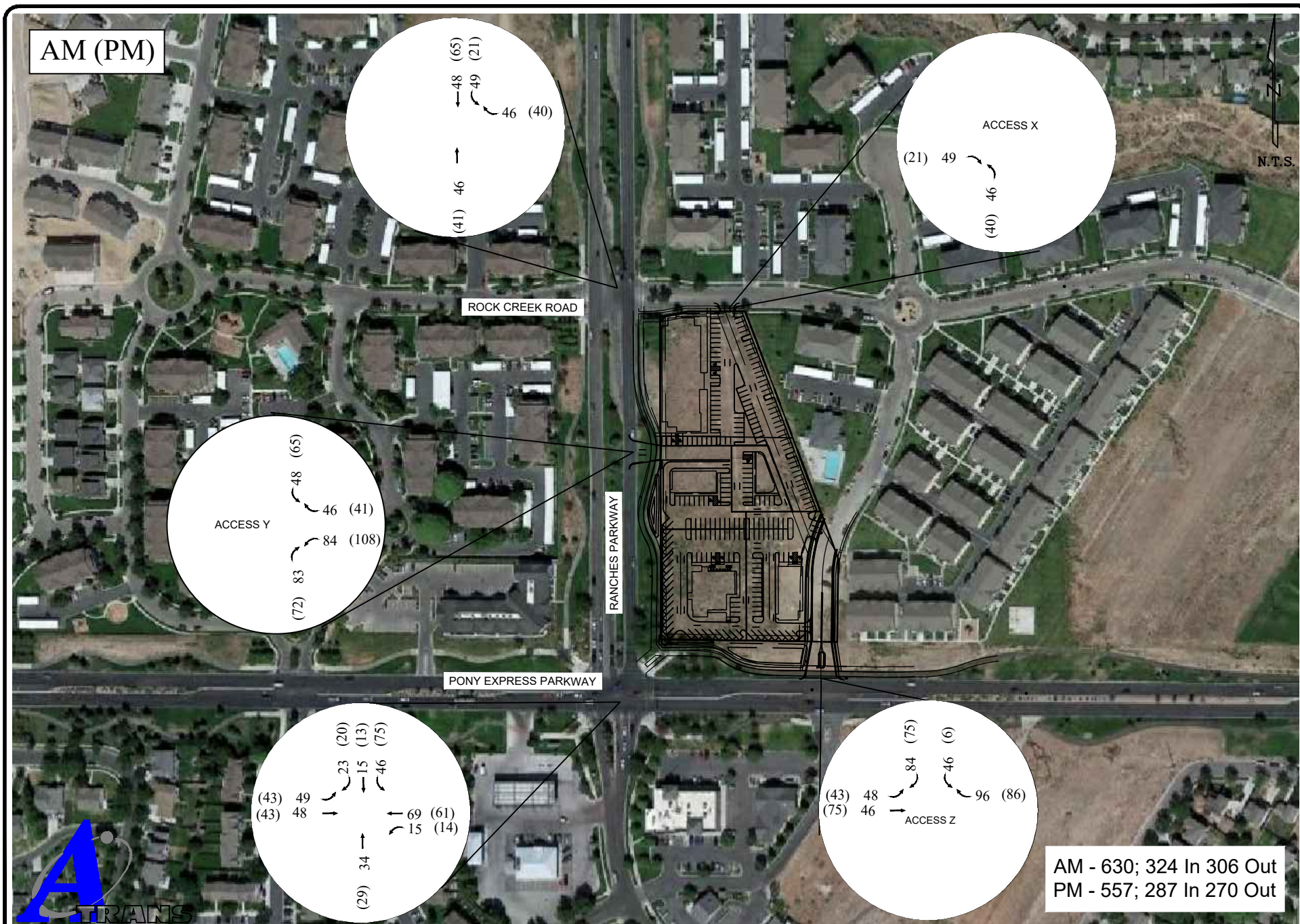
While no trip reduction strategies including pass-by traffic and internal traffic were implemented within this study, based on the proposed land uses, it is estimated that nearly 50% of the traffic generated by this site are pass-by trips, meaning this traffic is already on the roadway and these trips are intercept trips not primary trips.

B. Trip Distribution

Project site traffic was applied to the origin-destination (O-D) for the site. Origin-destination was determined from evaluating the existing traffic patterns and hourly traffic volumes on each leg of the included intersections as well as the location of retail centers and freeways relative to this site. This was used as a baseline for origin destination and engineering judgment was applied to this to determine the following OD for the site. Origin Destination is shown in Figure 5. Site trip distribution is shown in Figure 6.

- 30% to/from north on Ranches Parkway
- 10% to/from south on Ranches Parkway
- 30% to/from east on Pony Express Parkway
- 30% to/from west on Pony Express Parkway





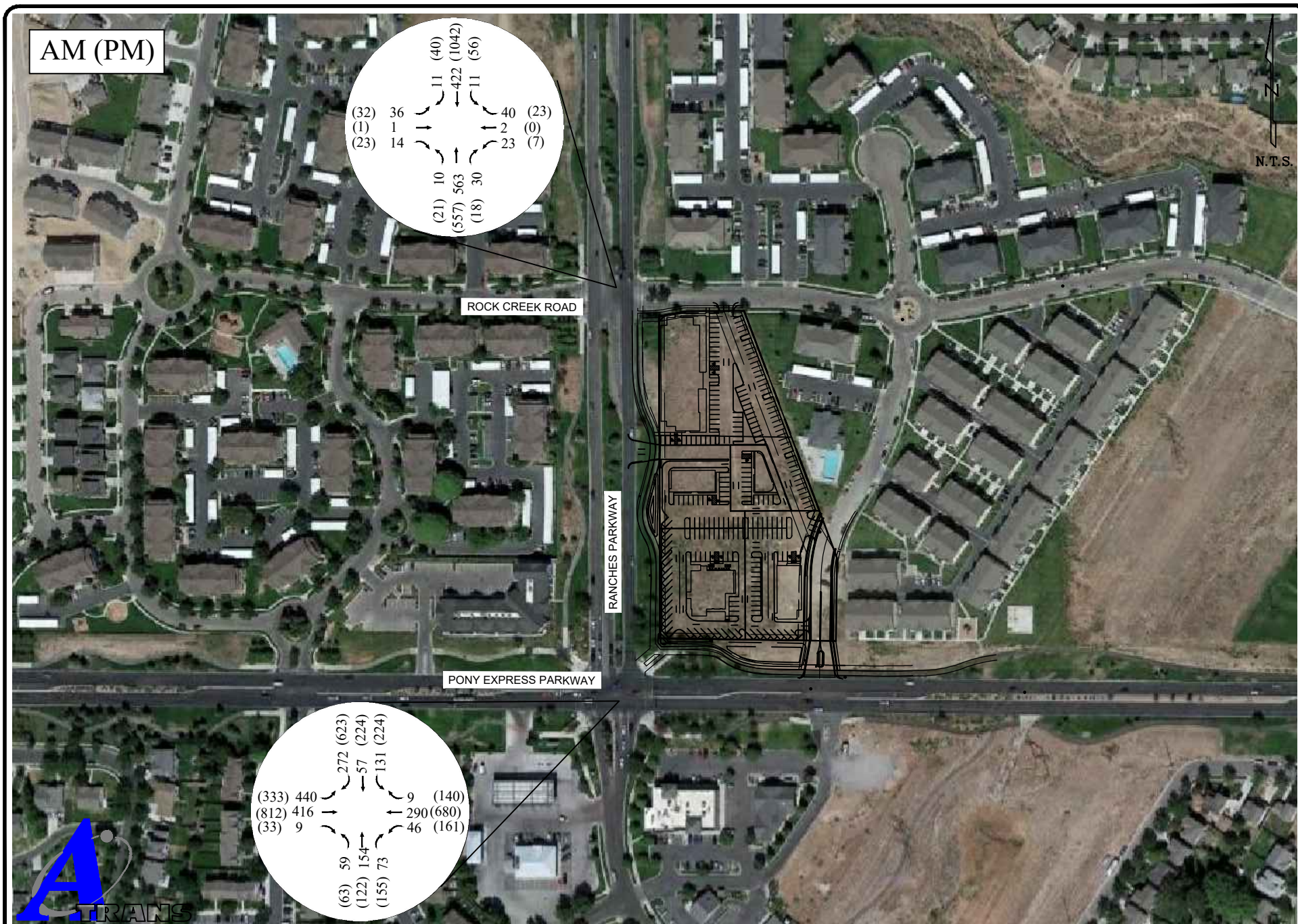
VI. Growth

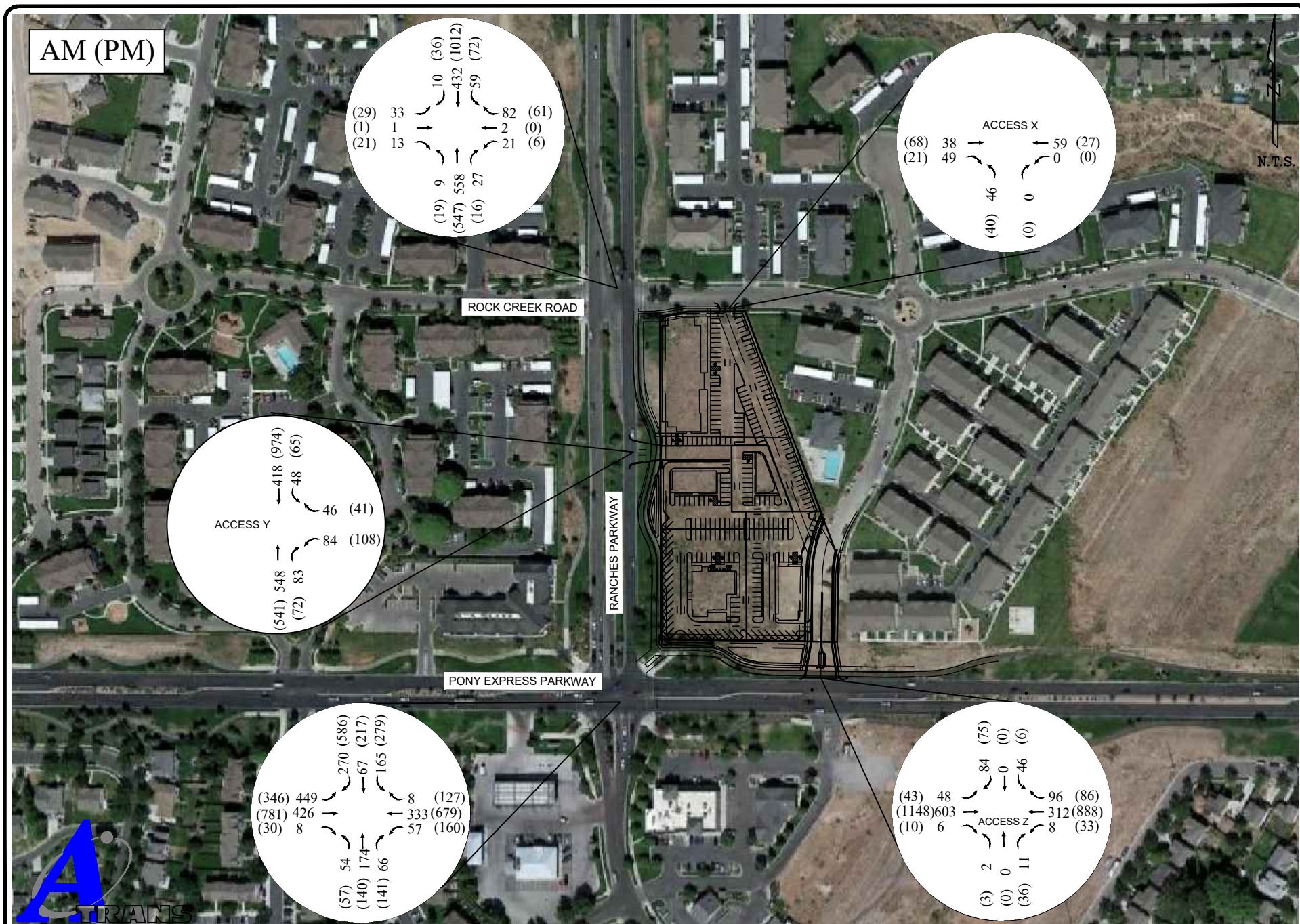
Growth in the area was determined from the 2019 Traffic Counts and 2050 projections from Wasatch Front Regional Council. The volumes utilized to determine growth in the area is shown in Table 4. Based on this data an average annual growth of 1.56% was found. The growth factor for 2027 is 1.10.

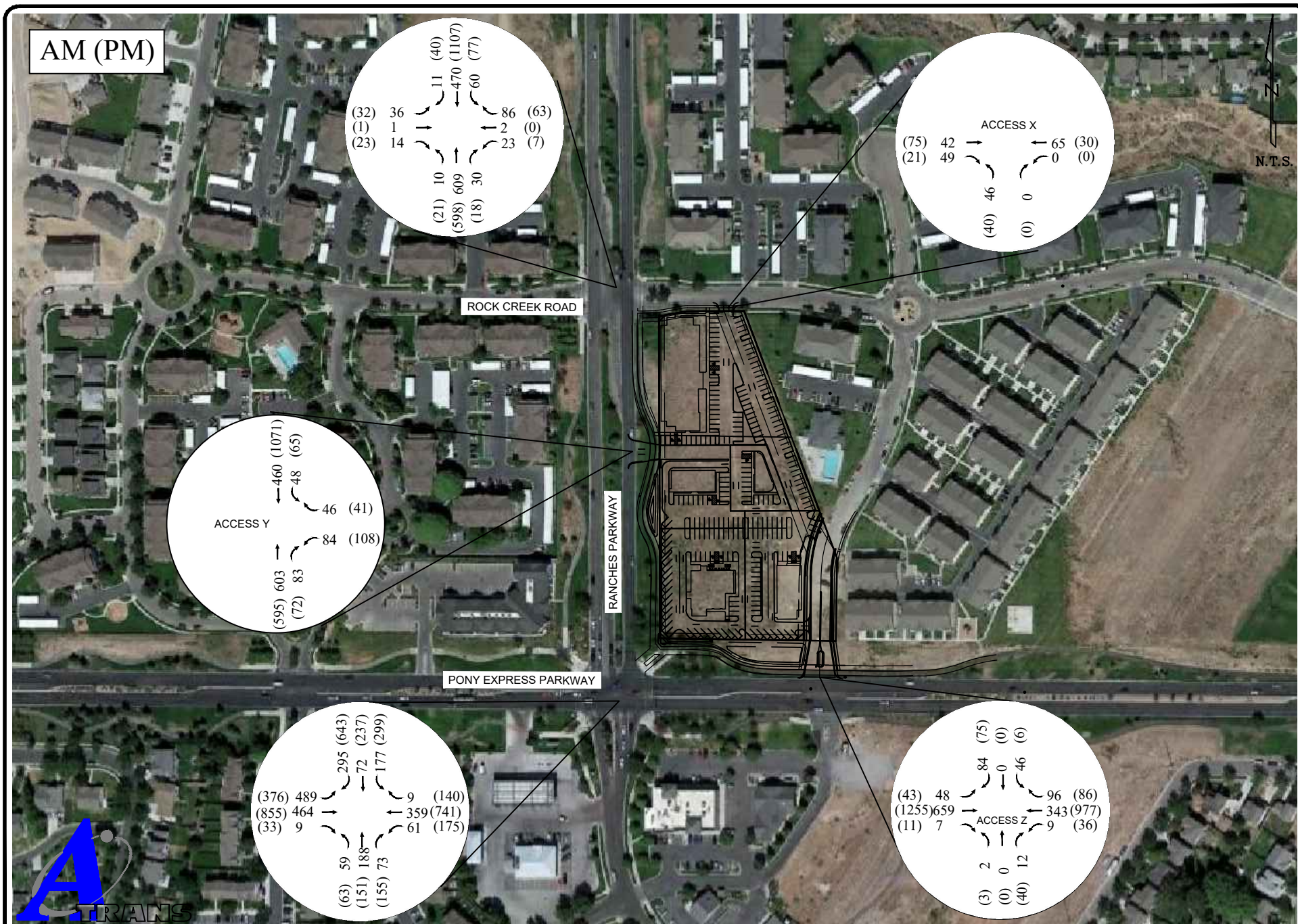
Table 4: Growth Projections

	Ranches Parkway	Pony Express Parkway
2019	12,000	19,000
2050	16,500	42,000
Growth	0.95%	2.15%

Background traffic is determined by multiplying the existing traffic by the growth factor for 2027. 2027 Background Traffic is shown in Figure 7. Total traffic in the area for the future projection years is derived by adding the non-site volume forecasts to the site trip distribution. 2022 Total Traffic is shown in Figure 8. 2027 Total Traffic is shown in Figure 9.







VII. Traffic Analysis

A. Level of Service Analysis

The intersection and access analysis evaluates the performance of each intersection and access using the measure of performance of delay and level of service (LOS). Tables 5-7 show the intersection and access analysis.

Analysis Results

- Pony Express Parkway / Ranches Parkway currently operates with overall LOS C in the AM and LOS C in the PM peak period. With the addition of the site traffic the signal operates with LOS C in the AM and LOS D in the PM peak period. In 2027 with or without the site the intersection operates with LOS C in the AM and LOS D in the PM peak period.
- Rock Creek Road / Ranches Parkway currently operates with critical EBL at LOS C in the AM and LOS F in the PM peak period. This is maintained in 2027 without the site. In 2022 and 2027 with the site traffic the intersection operates with critical EBL at LOS C in the AM and LOS F in the PM peak period.
- Rock Creek Road / Access X operates with critical NBL at LOS A in the AM and LOS A in the PM peak period. This is maintained throughout 2027.
- Ranches Parkway / Access Y operates with critical WBL at LOS C in the AM and LOS D in the PM peak period. This is maintained throughout 2027.
- Pony Express Parkway / Access Z operates with critical side street delay at LOS C in the AM and LOS D in the PM peak period. This is maintained throughout 2027. There is very little left turn egress capacity at this access in the PM peak period.

Table 5: Pony Express Parkway / Ranches Parkway Intersection Analysis

		EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR	INT
2021 Existing	AM	23.3 C	18.3 B	17.3 B	40.5 D	18.4 B	30.1 C	0.5 A	19.4 B	26.3 C	5.6 A	21.6 C
	PM	41.3 D	30.0 C	25.5 C	51.5 D	17.5 B	28.5 C	1.9 A	20.5 C	25.8 C	15.4 B	30.9 C
2022 Total	AM	27.9 C	18.2 B	17.2 B	40.4 D	19.9 B	33.2 C	0.5 A	24.2 C	27.2 C	5.8 A	23.8 C
	PM	56.5 E	30.9 C	32.2 C	68.6 E	17.6 B	29.9 C	1.9 A	25.9 C	26.4 C	17.9 B	37.8 D
2027 Background	AM	25.6 C	17.7 B	17.0 B	40.0 D	19.3 B	31.3 C	0.6 A	21.1 C	26.9 C	5.7 A	22.2 C
	PM	50.4 D	32.1 C	35.5 D	72.0 E	17.8 B	29.1 C	2.6 A	21.8 C	26.6 C	22.5 C	38.8 D
2027 Total	AM	33.7 C	17.8 B	17.3 B	40.2 D	20.5 C	34.7 C	0.7 A	27.2 C	27.6 C	6.0 A	25.3 C
	PM	70.0 E	32.0 C	33.3 C	70.2 E	19.7 B	33.9 C	3.0 A	33.3 C	29.4 C	32.5 C	43.2 D

Table 6: Ranches Parkway / Rock Creek Road Intersection Analysis

		NBL		EBLTR		WBLTR		SBL	
2021 Existing	AM	8.3	A	18.2	C	15.7	C	8.8	A
	PM	10.9	B	63.5	F	17.2	C	8.9	A
2022 Total	AM	8.4	A	27.1	D	17.6	C	9.2	A
	PM	11.3	B	112.7	F	15.3	C	9.1	A
2027 Background	AM	8.4	A	20.8	C	17.6	C	9.0	A
	PM	11.5	B	109.5	F	19.9	C	9.1	A
2027 Total	AM	8.6	A	32.7	D	20.2	C	9.4	A
	PM	12.0	B	212.0	F	18.0	C	9.4	A

Table 7: Access X / Rock Creek Road Intersection Analysis

		NBLR		WBL	
2022 Total	AM	9.5	A	0.0	A
	PM	9.3	A	0.0	A
2027 Total	AM	9.5	A	0.0	A
	PM	9.4	A	0.0	A

Table 8: Ranches Parkway / Access Y Intersection Analysis

		WBLR		SBL	
2022 Total	AM	18.3	C	9.3	A
	PM	27.6	D	9.3	A
2027 Total	AM	19.9	C	9.6	A
	PM	31.9	D	9.6	A

Table 9: Pony Express Parkway / Access Z Intersection Analysis

		NBLTR		EBL		WBL		SBLTR	
2021 Existing	AM	11.8	B			8.8	A		
	PM	20.5	C			11.7	B		
2022 Total	AM	13.2	B	8.4	A	9.0	A	18.0	C
	PM	27.2	D	11.1	B	12.2	B	26.5	D
2027 Background	AM	12.3	B			9.1	A		
	PM	24.8	C			12.5	B		
2027 Total	AM	13.8	B	8.6	A	9.3	A	19.9	C
	PM	33.6	D	11.7	B	13.2	B	34.9	D

B. Queue Analysis

Based on the projected traffic, queue storage length requirements can be determined. To determine if sufficient storage space exists to accommodate the projected demand, the intersection and accesses included in this traffic study are analyzed for queue storage capacity. The queue lengths are provided by the HCM analysis and are done through Synchro. Once the storage length is determined, this can typically be compared to the available storage length within the provided turn pockets or between intersections. The queuing analysis for Center Street / Main Street is shown in Table 10.

Table 10: 2027 Queue Analysis

		EBL	WBL	NBL	NBR	SBL	SBR
Pony Express Parkway / Ranches Parkway	Available	125	125	100	100	125	Drop
	Projected	400	150	100	100	250	100
Rock Creek Road / Ranches Parkway	Available			150		150	
	Projected			50		50	
Access Y / Ranches Parkway	Available						
	Projected					50	
Pony Express Parkway / Access	Available	100	100				
	Projected	50	50				

The following queue deficiencies are expected by 2027:

- EBL at Pony Express Parkway / Ranches Parkway, this movement is already operating near capacity and based on the volumes should be considered for dual left turns. This is an existing issue that worsens as traffic in the area increases.
- WBL at Pony Express Parkway / Ranches Parkway is expected to back beyond the existing pocket by 1 vehicle during the PM peak period.
- SBL at Pony Express Parkway / Ranches Parkway is expected to back beyond the available storage in the future. The existing raised median can be removed and this pocket can be extended when the queuing becomes an issue.

VIII. Conclusions

This traffic impact analysis is for the proposed Ranches-Pony Express Mixed Use development located on the northeast corner of Pony Express Parkway and Ranches Parkway in Eagle Mountain, Utah. The site is planned to include 14,750 sf of retail and 4 fast food restaurants totaling 15,330 sf and is projected to generated 630 AM and 557 PM peak hour trips and 7,776 daily trips. The site is planning 3 accesses to the site, one along Rock Creek Road, one along Ranches Parkway and one along Pony Express Parkway.

The following comments are made about the site:

- Pony Express Parkway / Ranches Parkway currently operates with overall LOS C in the AM and LOS C in the PM peak period. With the addition of the site traffic the signal operates with LOS C in the AM and LOS D in the PM peak period. In 2027 with or without the site the intersection operates with LOS C in the AM and LOS D in the PM peak period.
- Rock Creek Road / Ranches Parkway currently operates with critical EBL at LOS C in the AM and LOS F in the PM peak period. This is maintained in 2027 without the site. In 2022 and 2027 with the site traffic the intersection operates with critical EBL at LOS C in the AM and LOS F in the PM peak period.
- Rock Creek Road / Access X operates with critical NBL at LOS A in the AM and LOS A in the PM peak period. This is maintained throughout 2027.
- Ranches Parkway / Access Y operates with critical WBL at LOS C in the AM and LOS D in the PM peak period. This is maintained throughout 2027.
- Pony Express Parkway / Access Z operates with critical side street delay at LOS C in the AM and LOS D in the PM peak period. This is maintained throughout 2027. There is very little left turn egress capacity at this access in the PM peak period.
- The EBL queue at Pony Express Parkway / Ranches Parkway exceeds the available turn pocket, this movement is already operating near capacity and based on the volumes should be considered for dual left turns. This is an existing issue that worsens as traffic in the area increases.
- The WBL queue at Pony Express Parkway / Ranches Parkway exceeds the available turn pocket and is expected to back beyond the existing pocket by 1 vehicle during the PM peak period.
- The SBL queue at Pony Express Parkway / Ranches Parkway exceeds the available turn pocket and is expected to back beyond the available storage in the future. The existing raised median can be removed and this pocket can be extended when the queuing becomes an issue.

Recommendations:

Access Y along Ranches Parkway should be built with a southbound left turn deceleration with a minimum of 50 feet of storage. This is a new access point and will need to modify the center landscaped median if it to be installed.

Access Z be built to align with the existing access to the south and include an eastbound left turn deceleration lane with a minimum of 50 feet of storage. There is currently already a left turn pocket on Pony Express to accommodate this eastbound left turn movement.

The EBL queue at Pony Express Parkway / Ranches Parkway is already operating near capacity and based on the volumes should be considered for dual left turns. This is an existing issue that worsens as traffic and development in the area increases. There is an opportunity to extend the eastbound left turn storage length by utilizing the existing landscaped median to the west.



APPENDICES

Appendix A	Traffic Counts and Projections
Appendix B	Without Site Intersection Analyses
Appendix C	With Site Intersection Analysis



Appendix A Traffic Counts and Projections

Ranches Pkwy East Access AM
September 30, 2021 Thursday
Keely

	7:00-9:00
NBL	2
NBR	11
EBR	6
EBU	0
WBL	8

Ranches Pkwy East Access PM
30-Sep-21 Thursday
Joe

	4:30-5:30	5:30-6:10
NBL	1	7
NBR	36	29
EBR	10	7
EBU	1	0
WBL	33	30

AM PEAK HOUR VOLUMES

INTERSECTION: **Ranches Parkway** and **Pony Express Parkway**

Ped = 0

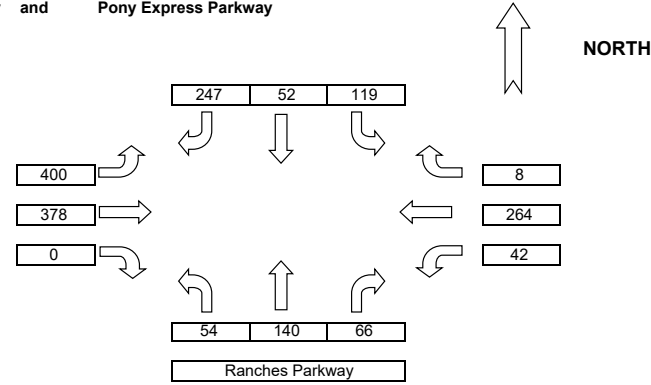
N-S STREET: **Ranches Parkway**
E-W STREET: **Pony Express Parkway**

PK HR VOLUME:	1,770
PHF:	0.89
PEAK HOUR:	
FROM:	TO:
7:00 AM	8:00 AM

COUNT DATE: **October 6, 2021**
Day of the Week: **Wednesday**
NOTES:

COUNT TIME:
FROM: **7:00 AM**
TO: **9:00 AM**

Pony Express Parkway



AM Traffic

COUNT DATA INPUT:

Name: Lacie

Name: Lacie

Name: Lacie

Name: Lacie

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5' VOLUMES	TOTAL 15' VOLUMES	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR			E/W	N/S
7:00 AM	7:05 AM	6	25	7	12	16	0	6	1	21	1	24	2	121	438	0	0
7:05 AM	7:10 AM	5	11	3	46	34	0	5	6	14	5	29	0	158	492	0	0
7:10 AM	7:15 AM	1	13	4	36	42	0	11	3	14	2	31	2	159	498	0	0
7:15 AM	7:20 AM	6	13	7	43	37	0	3	4	31	4	26	1	175	487	0	0
7:20 AM	7:25 AM	9	8	10	41	34	0	10	2	17	4	28	1	164	457	0	0
7:25 AM	7:30 AM	5	16	5	37	31	0	15	4	14	5	16	0	148	436	0	0
7:30 AM	7:35 AM	2	6	12	28	32	0	13	4	29	2	17	0	145	439	0	0
7:35 AM	7:40 AM	2	11	7	34	41	0	7	1	17	3	19	1	143	421	0	0
7:40 AM	7:45 AM	5	11	1	36	30	0	15	2	20	6	25	0	151	418	0	0
7:45 AM	7:50 AM	1	6	4	34	31	0	5	10	23	2	11	0	127	406	0	0
7:50 AM	7:55 AM	9	8	4	26	26	0	17	9	20	3	17	1	140	319	0	0
7:55 AM	8:00 AM	3	12	2	27	24	0	12	6	27	5	21	0	139	179	0	0
8:00 AM	8:05 AM	0	4	2	13	4	0	0	1	7	0	9	0	40	40	0	0

PM PEAK HOUR VOLUMES

INTERSECTION: **Ranches Parkway** and **Pony Express Parkway**

Ped = 8

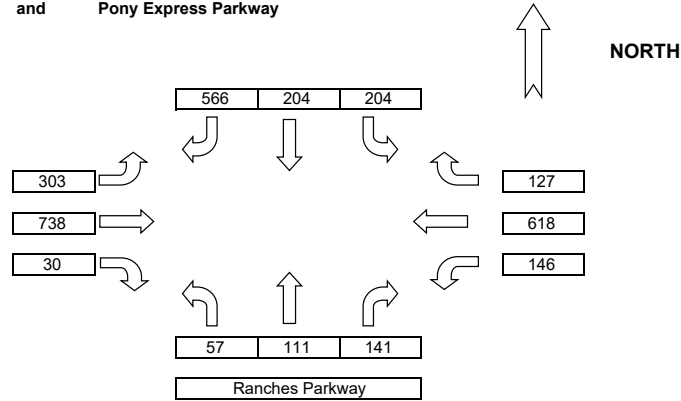
N-S STREET: **Ranches Parkway**
E-W STREET: **Pony Express Parkway**

PK HR VOLUME: 3,245
PHF: 0.90
PEAK HOUR:
FROM: TO:
5:00 PM 6:00 PM

COUNT DATE: **September 30, 2021**
Day of the Week: **Thursday**
NOTES:

COUNT TIME:
FROM: **4:30 PM**
TO: **6:30 PM**

Pony Express Parkway



PM Traffic

COUNT DATA INPUT: Name: Joe Name: Joe Name: Joe Name: Joe

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5' VOLUMES	TOTAL 15' VOLUMES	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR			E/W	N/S
4:30 PM	4:35 PM	1	3	8	33	44	1	6	15	29	5	36	17	198	607	0	1
4:35 PM	4:40 PM	1	10	4	20	35	4	12	15	28	13	47	8	197	678	0	0
4:40 PM	4:45 PM	3	9	8	29	47	1	9	14	25	13	42	12	212	714	0	1
4:45 PM	4:50 PM	5	9	6	22	62	3	18	26	33	10	63	12	269	749	1	1
4:50 PM	4:55 PM	9	13	3	25	55	0	8	23	41	10	33	13	233	751	2	1
4:55 PM	5:00 PM	6	11	6	22	54	3	10	25	40	10	45	15	247	761	0	3
5:00 PM	5:05 PM	4	21	9	17	62	2	15	21	54	8	39	19	271	758	0	0
5:05 PM	5:10 PM	7	12	10	19	54	2	18	18	40	12	40	11	243	747	2	0
5:10 PM	5:15 PM	7	8	11	23	65	0	15	11	45	7	44	8	244	750	0	0
5:15 PM	5:20 PM	6	7	13	34	59	5	19	13	39	11	47	7	260	789	0	0
5:20 PM	5:25 PM	0	8	8	29	53	3	17	21	35	17	45	10	246	779	0	0
5:25 PM	5:30 PM	6	10	10	33	84	2	8	20	51	7	43	9	283	835	0	0
5:30 PM	5:35 PM	7	7	16	24	52	0	15	18	52	6	43	10	250	845	0	0
5:35 PM	5:40 PM	3	6	12	18	92	4	19	16	60	11	54	7	302	899	0	0
5:40 PM	5:45 PM	7	7	5	26	65	1	15	20	45	9	78	15	293	898	0	1
5:45 PM	5:50 PM	4	10	19	24	57	0	18	19	53	22	65	13	304	853	0	4
5:50 PM	5:55 PM	4	8	13	32	59	8	23	13	45	18	71	7	301	773	0	0
5:55 PM	6:00 PM	2	7	15	24	36	3	22	14	47	18	49	11	248	472	1	0
6:00 PM	6:05 PM	6	8	14	28	41	0	12	13	45	6	41	10	224	224	0	0

AM PEAK HOUR VOLUMES

INTERSECTION: **Ranches Parkway** and **Rock Creek Road**

Ped = 0

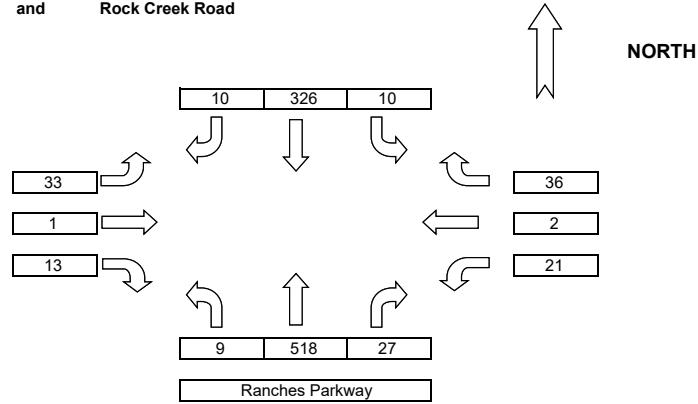
N-S STREET: **Ranches Parkway**
E-W STREET: **Rock Creek Road**

PK HR VOLUME:	1,006
PHF:	0.89
PEAK HOUR:	
FROM:	TO:
7:00 AM	8:00 AM

COUNT DATE: **October 6, 2021**
Day of the Week: **Wednesday**
NOTES:

COUNT TIME:
FROM: **7:00 AM**
TO: **9:00 AM**

Rock Creek Road



AM Traffic

COUNT DATA INPUT:

Name: Lacie

Name: Lacie

Name: Lacie

Name: Lacie

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5' VOLUMES	TOTAL 15' VOLUMES	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR			E/W	N/S
7:00 AM	7:05 AM	1	50	1	3	0	3	1	30	2	0	1	4	96	282	0	0
7:05 AM	7:10 AM	1	51	1	6	0	0	4	19	0	0	0	6	88	278	0	0
7:10 AM	7:15 AM	0	58	2	0	0	1	0	27	0	1	0	9	98	265	0	0
7:15 AM	7:20 AM	1	49	4	3	0	1	1	29	1	2	0	1	92	238	0	0
7:20 AM	7:25 AM	0	44	2	4	1	0	1	19	1	3	0	0	75	223	0	0
7:25 AM	7:30 AM	0	32	0	1	0	1	2	29	1	3	0	2	71	234	0	0
7:30 AM	7:35 AM	0	39	0	1	0	1	0	33	0	2	0	1	77	240	0	0
7:35 AM	7:40 AM	0	32	4	4	0	3	0	37	1	0	1	4	86	242	0	0
7:40 AM	7:45 AM	0	45	1	1	0	2	0	21	2	3	0	2	77	236	0	0
7:45 AM	7:50 AM	2	35	5	2	0	0	0	30	2	2	0	1	79	246	0	0
7:50 AM	7:55 AM	3	35	3	5	0	0	0	30	0	1	0	3	80	167	0	0
7:55 AM	8:00 AM	1	48	4	3	0	1	1	22	0	4	0	3	87	87	0	0

PM PEAK HOUR VOLUMES

INTERSECTION: Ranches Parkway and Rock Creek Road

Ped = 0

N-S STREET: Ranches Parkway
E-W STREET: Rock Creek Road

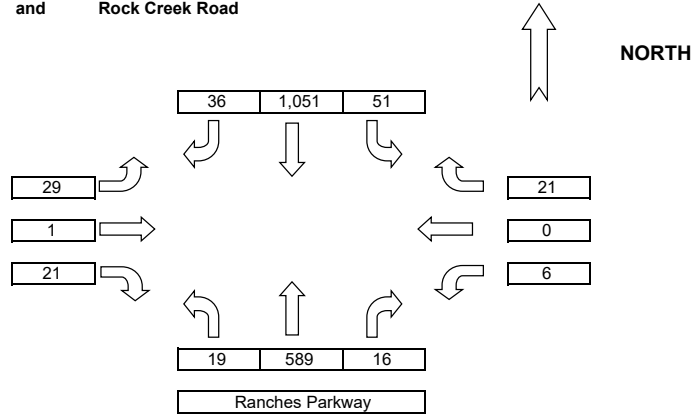
PK HR VOLUME:	1,840
PHF:	0.96
PEAK HOUR:	
FROM:	TO:
4:35 PM	5:35 PM

COUNT DATE: September 30, 2021
Day of the Week: Thursday

NOTES:

COUNT TIME:
FROM: 4:00 PM
TO: 6:00 PM

Rock Creek Road



PM Traffic

COUNT DATA INPUT: Name: Alex Name: Alex Name: Alex Name: Alex

TIME PERIOD	FROM:	TO:	NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5' VOLUMES	TOTAL 15' VOLUMES	PEDESTRIAN	
			NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR			E/W	N/S
4:00 PM	4:05 PM		3	51	1	0	0	2	2	69	5	2	0	5	140	393	2	1
4:05 PM	4:10 PM		1	41	3	5	0	3	4	68	3	2	0	5	135	368	0	0
4:10 PM	4:15 PM		1	45	2	3	1	1	3	60	1	0	0	1	118	395	0	0
4:15 PM	4:20 PM		3	43	3	1	0	0	1	62	0	1	0	1	115	396	0	0
4:20 PM	4:25 PM		1	45	3	1	0	2	2	104	1	0	0	3	162	428	1	0
4:25 PM	4:30 PM		2	41	5	3	0	1	4	54	3	2	0	4	119	439	0	0
4:30 PM	4:35 PM		2	43	2	2	0	2	3	82	4	2	0	5	147	466	0	0
4:35 PM	4:40 PM		2	64	3	4	0	3	4	92	1	0	0	0	173	473	1	0
4:40 PM	4:45 PM		4	43	1	1	0	2	3	87	1	2	0	2	146	442	4	1
4:45 PM	4:50 PM		2	48	0	2	1	0	2	91	5	0	0	3	154	479	1	0
4:50 PM	4:55 PM		0	49	2	2	0	2	4	77	3	1	0	2	142	469	1	0
4:55 PM	5:00 PM		2	59	1	4	0	1	9	100	5	1	0	1	183	470	1	0
5:00 PM	5:05 PM		1	55	0	2	0	0	3	78	2	1	0	2	144	435	3	0
5:05 PM	5:10 PM		1	41	1	2	0	1	4	86	4	0	0	3	143	438	0	0
5:10 PM	5:15 PM		1	41	2	1	0	1	3	96	2	0	0	1	148	447	3	0
5:15 PM	5:20 PM		0	45	2	2	0	5	6	85	2	0	0	0	147	452	0	0
5:20 PM	5:25 PM		1	43	2	3	0	1	4	94	3	0	0	1	152	460	0	0
5:25 PM	5:30 PM		4	56	0	4	0	3	4	76	2	1	0	3	153	427	0	0
5:30 PM	5:35 PM		1	45	2	2	0	2	5	89	6	0	0	3	155	411	1	0
5:35 PM	5:40 PM		1	41	2	5	0	0	0	67	2	1	0	0	119	256	0	0
5:40 PM	5:45 PM		1	50	0	0	0	2	3	78	2	0	0	1	137	137	1	0

TRIP GENERATION

ITE 10th Ed	Size	Land Use	Trip Rate			Trips			In / Out %				New			
			AM	PM	Daily	AM	PM	Daily	AM IN	AM Out	PM IN	PM OUT	AM IN	AM Out	PM IN	PM OUT
Commercial Building	14.750	820	0.94	3.81	37.75	14	56	557	62%	38%	48%	52%	9	5	27	29
Drive Thru 1	3.300	934	40.19	32.67	470.95	133	108	1554	51%	49%	52%	48%	68	65	56	52
Drive Thru 2	1.800	934	40.19	32.67	470.95	72	59	848	51%	49%	52%	48%	37	35	31	28
Drive Thru 3	5.800	934	40.19	32.67	470.95	233	189	2732	51%	49%	52%	48%	119	114	98	91
Drive Thru 4	4.430	934	40.19	32.67	470.95	178	145	2086	51%	49%	52%	48%	91	87	75	70
Total						630	557	7776					324	306	287	270

Long Term Growth

1.56%	Growth Factor	Years	Analysis Year
	1.02	1	2022
	1.10	6	2027
	1.34	19	2040

Straight line growth assumed between 2016 and 2040

Ranches Parkway			
2019	12,000	Traffic on Utah Highways	
2050	16,500	Wasatch Front Regional Council	
growth	0.96%		

2019	145.16	12000	
2020	145.16	12145	1.21%
2021	145.16	12290	1.20%
2022	145.16	12435	1.18%
2023	145.16	12581	1.17%
2024	145.16	12726	1.15%
2025	145.16	12871	1.14%
2026	145.16	13016	1.13%
2027	145.16	13161	1.12%
2028	145.16	13306	1.10%
2029	145.16	13452	1.09%
2030	145.16	13597	1.08%
2031	145.16	13742	1.07%
2032	145.16	13887	1.06%
2033	145.16	14032	1.05%
2034	145.16	14177	1.03%
2035	145.16	14323	1.02%
2036	145.16	14468	1.01%
2037	145.16	14613	1.00%
2038	145.16	14758	0.99%
2039	145.16	14903	0.98%
2040	145.16	15048	0.97%
2041	145.16	15194	0.96%
2042	145.16	15339	0.96%
2043	145.16	15484	0.95%
2044	145.16	15629	0.94%
2045	145.16	15774	0.93%
2046	145.16	15919	0.92%
2047	145.16	16065	0.91%
2048	145.16	16210	0.90%
2049	145.16	16355	0.90%
2050	145.16	16500	0.89%

1.03%

Pony Express Parkway			
2019	19,000	Traffic on Utah Highways	
2050	42,000	Wasatch Front Regional Council	
growth	2.15%		

2019	741.94	19000	
2020	741.94	19742	3.90%
2021	741.94	20484	3.76%
2022	741.94	21226	3.62%
2023	741.94	21968	3.50%
2024	741.94	22710	3.38%
2025	741.94	23452	3.27%
2026	741.94	24194	3.16%
2027	741.94	24935	3.07%
2028	741.94	25677	2.98%
2029	741.94	26419	2.89%
2030	741.94	27161	2.81%
2031	741.94	27903	2.73%
2032	741.94	28645	2.66%
2033	741.94	29387	2.59%
2034	741.94	30129	2.52%
2035	741.94	30871	2.46%
2036	741.94	31613	2.40%
2037	741.94	32355	2.35%
2038	741.94	33097	2.29%
2039	741.94	33839	2.24%
2040	741.94	34581	2.19%
2041	741.94	35323	2.15%
2042	741.94	36065	2.10%
2043	741.94	36806	2.06%
2044	741.94	37548	2.02%
2045	741.94	38290	1.98%
2046	741.94	39032	1.94%
2047	741.94	39774	1.90%
2048	741.94	40516	1.87%
2049	741.94	41258	1.83%
2050	741.94	42000	1.80%

2.59%

Trip Distribution

Ranches Parkway / Pony Express Parkway					
	2021	Site	2022	2027	2027
AM	Existing	Traffic	Total	Growth	Total
EBL	400	49	449	440	489
EBT	378	48	426	416	464
EBR	8		8	9	9
WBL	42	15	57	46	61
WBT	264	69	333	290	359
WBR	8		8	9	9
NBL	54		54	59	59
NBT	140	34	174	154	188
NBR	66		66	73	73
SBL	119	46	165	131	177
SBT	52	15	67	57	72
SBR	247	23	270	272	295

East	877		965		
West	1351		1486		
North	966		1063		
South	362		398		

	2021	Site	2022	2027	2027
PM	Existing	Traffic	Total	Growth	Total
EBL	303	43	346	333	376
EBT	738	43	781	812	855
EBR	30		30	33	33
WBL	146	14	160	161	175
WBT	618	61	679	680	741
WBR	127		127	140	140
NBL	57		57	63	63
NBT	111	29	140	122	151
NBR	141		141	155	155
SBL	204	75	279	224	299
SBT	204	13	217	224	237
SBR	566	20	586	623	643

East	1974		2171		
West	2312		2543		

16.82%

Ranches Parkway / Rock Creek Road					
	2021	Site	2022	2027	2027
AM	Existing	Traffic	Total	Growth	Total
EBL	33		33	36	36
EBT	1		1	1	1
EBR	13		13	14	14
WBL	21		21	23	23
WBT	2		2	2	2
WBR	36	46	82	40	86
NBL	9		9	10	10
NBT	512	46	558	563	609
NBR	27		27	30	30
SBL	10	49	59	11	60
SBT	384	48	432	422	470
SBR	10		10	11	11

East	97		107		
West	68		75		
North	985		1084		
South	966		1063		

	2021	Site	2022	2027	2027
PM	Existing	Traffic	Total	Growth	Total
EBL	29		29	32	32
EBT	1		1	1	1
EBR	21		21	23	23
WBL	6		6	7	7
WBT	0		0	0	0
WBR	21	40	61	23	63
NBL	19		19	21	21
NBT	506	41	547	557	598
NBR	16		16	18	18
SBL	51	21	72	56	77
SBT	947	65	1012	1042	1107
SBR	36		36	40	40

9.18%

East	95		105		
West	106		117		

17.86%

10.10%

Trip Distribution

Rock Creek Road / Access X					
	2021	Site	1.1		
AM	Existing	Traffic	Total	Growth	Total
EBL			0	0	0
EBT	38		38	42	42
EBR		49	49	0	49
WBL			0	0	0
WBT	59		59	65	65
WBR			0	0	0
NBL		46	46	0	46
NBT			0	0	0
NBR			0	0	0
SBL			0	0	0
SBT			0	0	0
SBR			0	0	0

East 97 107
West 97 107
North 0 0
South 0 0

	2021	Site	2022	2027	2027
PM	Existing	Traffic	Total	Growth	Total
EBL			0	0	0
EBT	68		68	75	75
EBR		21	21	0	21
WBL			0	0	0
WBT	27		27	30	30
WBR			0	0	0
NBL		40	40	0	40
NBT			0	0	0
NBR			0	0	0
SBL			0	0	0
SBT			0	0	0
SBR			0	0	0

East 95 105
West 95 105

97.94%

64.21%

Ranches Parkway / Access Y					
	2021	Site	1.1		
AM	Existing	Traffic	Total	Growth	Total
EBL			0	0	0
EBT			0	0	0
EBR			0	0	0
WBL		84	84	0	84
WBT			0	0	0
WBR		46	46	0	46
NBL			0	0	0
NBT	548		548	603	603
NBR		83	83	0	83
SBL		48	48	0	48
SBT	418		418	460	460
SBR			0	0	0

East 0 0
West 0 0
North 966 1063
South 966 1063

	2021	Site	2022	2027	2027
PM	Existing	Traffic	Total	Growth	Total
EBL			0	0	0
EBT			0	0	0
EBR			0	0	0
WBL		108	108	0	108
WBT			0	0	0
WBR		41	41	0	41
NBL			0	0	0
NBT	541		541	595	595
NBR		72	72	0	72
SBL		65	65	0	65
SBT	974		974	1071	1071
SBR			0	0	0

East 0 0
West 0 0

27.02%

18.88%

Pony Express Parkway / Access Z					
	2021	Site	1.1		
AM	Existing	Traffic	Total	Growth	Total
EBL		48	48	0	48
EBT	557	46	603	613	659
EBR	6		6	7	7
WBL	8		8	9	9
WBT	312		312	343	343
WBR		96	96	0	96
NBL	2		2	2	2
NBT			0	0	0
NBR	11		11	12	12
SBL		46	46	0	46
SBT			0	0	0
SBR		84	84	0	84

East 888 977
West 877 965
North 0 0
South 27 30

	2021	Site	2022	2027	2027
PM	Existing	Traffic	Total	Growth	Total
EBL		43	43	0	43
EBT	1073	75	1148	1180	1255
EBR	10		10	11	11
WBL	33		33	36	36
WBT	888		888	977	977
WBR		86	86	0	86
NBL	3		3	3	3
NBT			0	0	0
NBR	36		36	40	40
SBL		6	6	0	6
SBT			0	0	0
SBR		75	75	0	75

East 2030 2233
West 1974 2171

35.71%

13.95%



Appendix B Without Site Intersection Analyses

Timings

1: Ranches Parkway & Pony Express Parkway

10/06/2021

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	400	378	42	264	54	140	66	119	52	247
Future Volume (vph)	400	378	42	264	54	140	66	119	52	247
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4	3	8	5	2		1	6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	3	8	5	2	2	1	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	9.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5
Total Split (s)	31.2	44.6	9.6	23.0	9.6	24.2	24.2	11.6	26.2	26.2
Total Split (%)	34.7%	49.6%	10.7%	25.6%	10.7%	26.9%	26.9%	12.9%	29.1%	29.1%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effect Green (s)	42.7	37.0	18.1	13.0	31.7	24.8	24.8	36.5	28.8	28.8
Actuated g/C Ratio	0.47	0.41	0.20	0.14	0.35	0.28	0.28	0.41	0.32	0.32
v/c Ratio	0.72	0.30	0.20	0.60	0.12	0.31	0.13	0.28	0.10	0.40
Control Delay	23.3	18.3	17.3	40.5	18.4	30.1	0.5	19.4	26.3	5.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	23.3	18.3	17.3	40.5	18.4	30.1	0.5	19.4	26.3	5.6
LOS	C	B	B	D	B	C	A	B	C	A
Approach Delay		20.9		37.4		20.1			12.1	
Approach LOS		C		D		C			B	

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 70

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.72

Intersection Signal Delay: 21.6

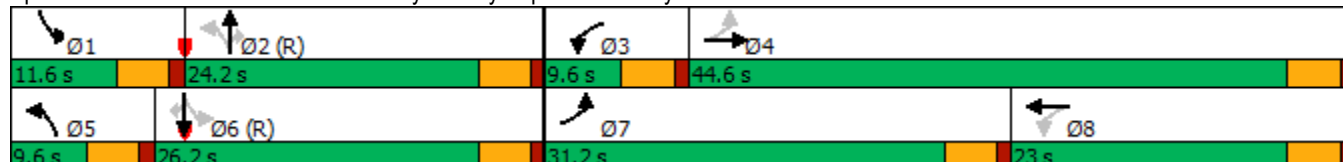
Intersection LOS: C

Intersection Capacity Utilization 58.7%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 1: Ranches Parkway & Pony Express Parkway



HCM 6th TWSC
2: Ranches Parkway & Rock Creek Road

10/06/2021

Intersection												
Int Delay, s/veh	1.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	33	1	13	21	2	36	9	512	27	10	384	10
Future Vol, veh/h	33	1	13	21	2	36	9	512	27	10	384	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	150	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	37	1	15	24	2	40	10	575	30	11	431	11

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	768	1084	221	848	1074	303	442	0	0	605	0	0
Stage 1	459	459	-	610	610	-	-	-	-	-	-	-
Stage 2	309	625	-	238	464	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	291	216	783	255	218	693	1114	-	-	969	-	-
Stage 1	551	565	-	448	483	-	-	-	-	-	-	-
Stage 2	676	475	-	744	562	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	268	212	783	245	214	693	1114	-	-	969	-	-
Mov Cap-2 Maneuver	268	212	-	245	214	-	-	-	-	-	-	-
Stage 1	546	559	-	444	479	-	-	-	-	-	-	-
Stage 2	628	471	-	720	556	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	18.2		15.7		0.1		0.2	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1114	-	-	325 401	969	-	-
HCM Lane V/C Ratio	0.009	-	-	0.162 0.165	0.012	-	-
HCM Control Delay (s)	8.3	-	-	18.2 15.7	8.8	-	-
HCM Lane LOS	A	-	-	C C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.6 0.6	0	-	-

HCM 6th TWSC
5: Access Z & Pony Express Parkway

10/06/2021

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	557	6	8	312	0	2	0	11	0	0	0
Future Vol, veh/h	0	557	6	8	312	0	2	0	11	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	626	7	9	351	0	2	0	12	0	0	0
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	351	0	0	633	0	0	824	999	317	682	1002	176
Stage 1	-	-	-	-	-	-	630	630	-	369	369	-
Stage 2	-	-	-	-	-	-	194	369	-	313	633	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1204	-	-	946	-	-	265	242	679	336	241	837
Stage 1	-	-	-	-	-	-	436	473	-	623	619	-
Stage 2	-	-	-	-	-	-	789	619	-	672	472	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1204	-	-	946	-	-	263	240	679	328	239	837
Mov Cap-2 Maneuver	-	-	-	-	-	-	263	240	-	328	239	-
Stage 1	-	-	-	-	-	-	436	473	-	623	613	-
Stage 2	-	-	-	-	-	-	781	613	-	660	472	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0.2			11.8			0		
HCM LOS							B			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	546	1204	-	-	946	-	-	-				
HCM Lane V/C Ratio	0.027	-	-	-	0.01	-	-	-				
HCM Control Delay (s)	11.8	0	-	-	8.8	-	-	0				
HCM Lane LOS	B	A	-	-	A	-	-	A				
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	-				

Timings

1: Ranches Parkway & Pony Express Parkway

10/06/2021

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	303	738	146	618	57	111	141	204	204	566
Future Volume (vph)	303	738	146	618	57	111	141	204	204	566
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4	3	8	5	2		1	6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	3	8	5	2	2	1	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	9.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5
Total Split (s)	21.0	35.0	13.0	27.0	9.6	27.2	27.2	14.8	32.4	32.4
Total Split (%)	23.3%	38.9%	14.4%	30.0%	10.7%	30.2%	30.2%	16.4%	36.0%	36.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effect Green (s)	43.0	30.3	30.8	22.6	28.7	23.5	23.5	38.0	30.3	30.3
Actuated g/C Ratio	0.48	0.34	0.34	0.25	0.32	0.26	0.26	0.42	0.34	0.34
v/c Ratio	0.85	0.72	0.61	0.94	0.16	0.25	0.27	0.44	0.36	0.76
Control Delay	41.3	30.0	25.5	51.5	17.5	28.5	1.9	20.5	25.8	15.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	41.3	30.0	25.5	51.5	17.5	28.5	1.9	20.5	25.8	15.4
LOS	D	C	C	D	B	C	A	C	C	B
Approach Delay		33.2		47.3		14.3			18.7	
Approach LOS		C		D		B			B	

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 70

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.94

Intersection Signal Delay: 30.9

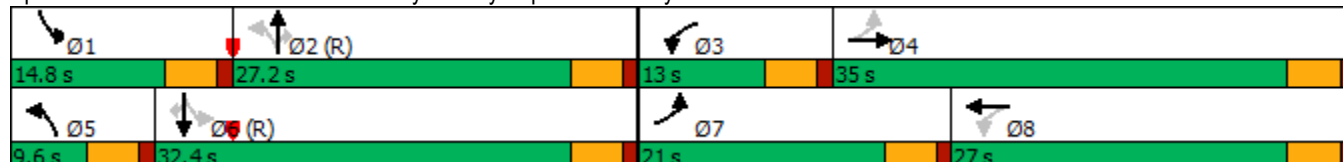
Intersection LOS: C

Intersection Capacity Utilization 71.6%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 1: Ranches Parkway & Pony Express Parkway



HCM 6th TWSC
2: Ranches Parkway & Rock Creek Road

10/06/2021

Intersection												
Int Delay, s/veh	2.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	29	1	21	6	0	21	19	506	16	51	947	36
Future Vol, veh/h	29	1	21	6	0	21	19	506	16	51	947	36
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	150	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	32	1	23	7	0	23	21	562	18	57	1052	40

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1509	1808	546	1254	1819	290	1092	0	0	580	0	0
Stage 1	1186	1186	-	613	613	-	-	-	-	-	-	-
Stage 2	323	622	-	641	1206	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	83	78	482	128	77	707	635	-	-	990	-	-
Stage 1	200	260	-	446	481	-	-	-	-	-	-	-
Stage 2	663	477	-	430	255	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	75	71	482	112	70	707	635	-	-	990	-	-
Mov Cap-2 Maneuver	75	71	-	112	70	-	-	-	-	-	-	-
Stage 1	193	245	-	431	465	-	-	-	-	-	-	-
Stage 2	620	461	-	384	240	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	63.5		17.2		0.4		0.4	
HCM LOS	F		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	635	-	-	115 324	990	-	-
HCM Lane V/C Ratio	0.033	-	-	0.493 0.093	0.057	-	-
HCM Control Delay (s)	10.9	-	-	63.5 17.2	8.9	-	-
HCM Lane LOS	B	-	-	F C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	2.2 0.3	0.2	-	-

HCM 6th TWSC
5: Access Z & Pony Express Parkway

10/06/2021

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1073	10	33	888	0	3	0	36	0	0	0
Future Vol, veh/h	0	1073	10	33	888	0	3	0	36	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	1192	11	37	987	0	3	0	40	0	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	987	0	0	1203	0	0	1766	2259	602	1657	2264	494
Stage 1	-	-	-	-	-	-	1198	1198	-	1061	1061	-
Stage 2	-	-	-	-	-	-	568	1061	-	596	1203	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	696	-	-	576	-	-	53	41	443	64	40	521
Stage 1	-	-	-	-	-	-	197	257	-	239	299	-
Stage 2	-	-	-	-	-	-	475	299	-	457	256	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	696	-	-	576	-	-	50	38	443	55	37	521
Mov Cap-2 Maneuver	-	-	-	-	-	-	50	38	-	55	37	-
Stage 1	-	-	-	-	-	-	197	257	-	239	280	-
Stage 2	-	-	-	-	-	-	444	280	-	416	256	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.4	20.5	0
HCM LOS			C	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	276	696	-	-	576	-	-	-
HCM Lane V/C Ratio	0.157	-	-	-	0.064	-	-	-
HCM Control Delay (s)	20.5	0	-	-	11.7	-	-	0
HCM Lane LOS	C	A	-	-	B	-	-	A
HCM 95th %tile Q(veh)	0.5	0	-	-	0.2	-	-	-

Timings

1: Ranches Parkway & Pony Express Parkway

10/06/2021

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	400	378	42	264	54	140	66	119	52	247
Future Volume (vph)	400	378	42	264	54	140	66	119	52	247
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4	3	8	5	2		1	6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	3	8	5	2	2	1	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	9.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5
Total Split (s)	31.2	44.6	9.6	23.0	9.6	24.2	24.2	11.6	26.2	26.2
Total Split (%)	34.7%	49.6%	10.7%	25.6%	10.7%	26.9%	26.9%	12.9%	29.1%	29.1%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effect Green (s)	44.2	38.4	19.0	13.9	30.3	23.6	23.6	35.0	27.6	27.6
Actuated g/C Ratio	0.49	0.43	0.21	0.15	0.34	0.26	0.26	0.39	0.31	0.31
v/c Ratio	0.78	0.32	0.22	0.62	0.14	0.36	0.15	0.33	0.11	0.44
Control Delay	25.6	17.7	17.0	40.0	19.3	31.3	0.6	21.1	26.9	5.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	25.6	17.7	17.0	40.0	19.3	31.3	0.6	21.1	26.9	5.7
LOS	C	B	B	D	B	C	A	C	C	A
Approach Delay		21.7		36.9		21.0			12.8	
Approach LOS		C		D		C			B	

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 75

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.78

Intersection Signal Delay: 22.2

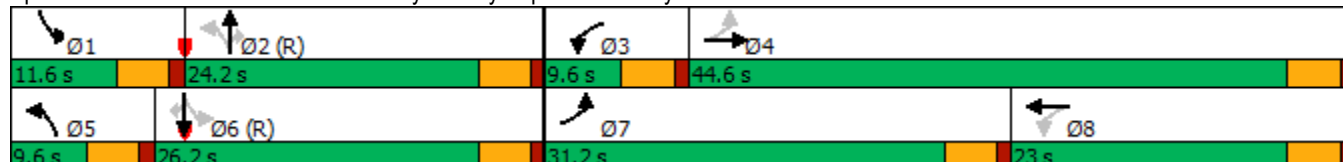
Intersection LOS: C

Intersection Capacity Utilization 63.0%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 1: Ranches Parkway & Pony Express Parkway



HCM 6th TWSC

2: Ranches Parkway & Rock Creek Road

10/06/2021

Intersection												
Int Delay, s/veh	2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↙	↕↗		↙	↕↗	
Traffic Vol, veh/h	33	1	13	21	2	36	9	512	27	10	384	10
Future Vol, veh/h	33	1	13	21	2	36	9	512	27	10	384	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	150	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	41	1	16	26	2	44	11	633	33	12	475	12
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	845	1193	244	934	1183	333	487	0	0	666	0	0
Stage 1	505	505	-	672	672	-	-	-	-	-	-	-
Stage 2	340	688	-	262	511	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	256	186	757	221	188	663	1072	-	-	919	-	-
Stage 1	518	539	-	412	453	-	-	-	-	-	-	-
Stage 2	648	445	-	720	535	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	232	182	757	211	184	663	1072	-	-	919	-	-
Mov Cap-2 Maneuver	232	182	-	211	184	-	-	-	-	-	-	-
Stage 1	513	532	-	408	448	-	-	-	-	-	-	-
Stage 2	595	441	-	694	528	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	20.8		17.6		0.1		0.2					
HCM LOS	C		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1072	-	-	285	358	919	-	-				
HCM Lane V/C Ratio	0.01	-	-	0.204	0.204	0.013	-	-				
HCM Control Delay (s)	8.4	-	-	20.8	17.6	9	-	-				
HCM Lane LOS	A	-	-	C	C	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0.7	0.8	0	-	-				

HCM 6th TWSC
5: Access Z & Pony Express Parkway

10/06/2021

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	557	6	8	312	0	2	0	11	0	0	0
Future Vol, veh/h	0	557	6	8	312	0	2	0	11	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	688	7	10	386	0	2	0	14	0	0	0
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	386	0	0	695	0	0	905	1098	348	750	1101	193
Stage 1	-	-	-	-	-	-	692	692	-	406	406	-
Stage 2	-	-	-	-	-	-	213	406	-	344	695	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1169	-	-	897	-	-	232	211	648	300	211	816
Stage 1	-	-	-	-	-	-	400	443	-	593	596	-
Stage 2	-	-	-	-	-	-	769	596	-	645	442	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1169	-	-	897	-	-	230	209	648	291	209	816
Mov Cap-2 Maneuver	-	-	-	-	-	-	230	209	-	291	209	-
Stage 1	-	-	-	-	-	-	400	443	-	593	589	-
Stage 2	-	-	-	-	-	-	760	589	-	631	442	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0.2			12.3			0		
HCM LOS							B			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	506	1169	-	-	897	-	-	-				
HCM Lane V/C Ratio	0.032	-	-	-	0.011	-	-	-				
HCM Control Delay (s)	12.3	0	-	-	9.1	-	-	0				
HCM Lane LOS	B	A	-	-	A	-	-	A				
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	-				

Timings

1: Ranches Parkway & Pony Express Parkway

10/06/2021

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	303	738	146	618	57	111	141	204	204	566
Future Volume (vph)	303	738	146	618	57	111	141	204	204	566
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4	3	8	5	2		1	6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	3	8	5	2	2	1	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	9.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5
Total Split (s)	21.0	35.0	13.0	27.0	9.6	27.2	27.2	14.8	32.4	32.4
Total Split (%)	23.3%	38.9%	14.4%	30.0%	10.7%	30.2%	30.2%	16.4%	36.0%	36.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effect Green (s)	43.5	30.6	30.9	22.6	28.0	22.9	22.9	37.5	29.8	29.8
Actuated g/C Ratio	0.48	0.34	0.34	0.25	0.31	0.25	0.25	0.42	0.33	0.33
v/c Ratio	0.91	0.78	0.72	1.03	0.18	0.29	0.30	0.50	0.40	0.85
Control Delay	50.4	32.1	35.5	72.0	17.8	29.1	2.6	21.8	26.6	22.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	50.4	32.1	35.5	72.0	17.8	29.1	2.6	21.8	26.6	22.5
LOS	D	C	D	E	B	C	A	C	C	C
Approach Delay		37.3		66.0		15.0			23.2	
Approach LOS		D		E		B			C	

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.03

Intersection Signal Delay: 38.8

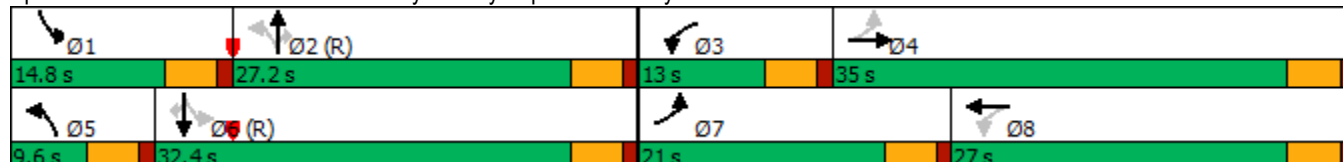
Intersection LOS: D

Intersection Capacity Utilization 77.2%

ICU Level of Service D

Analysis Period (min) 15

Splits and Phases: 1: Ranches Parkway & Pony Express Parkway



HCM 6th TWSC

2: Ranches Parkway & Rock Creek Road

10/06/2021

Intersection												
Int Delay, s/veh	4.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↙	↕↗		↙	↕↗	
Traffic Vol, veh/h	29	1	21	6	0	21	19	506	16	51	947	36
Future Vol, veh/h	29	1	21	6	0	21	19	506	16	51	947	36
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	150	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	35	1	26	7	0	26	23	618	20	62	1157	44
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1658	1987	601	1377	1999	319	1201	0	0	638	0	0
Stage 1	1303	1303	-	674	674	-	-	-	-	-	-	-
Stage 2	355	684	-	703	1325	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	64	60	443	104	59	677	577	-	-	942	-	-
Stage 1	170	229	-	410	452	-	-	-	-	-	-	-
Stage 2	635	447	-	394	223	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	57	54	443	89	53	677	577	-	-	942	-	-
Mov Cap-2 Maneuver	57	54	-	89	53	-	-	-	-	-	-	-
Stage 1	163	214	-	394	434	-	-	-	-	-	-	-
Stage 2	587	429	-	345	208	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	109.5		19.9		0.4		0.4					
HCM LOS	F		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	577	-	-	89	274	942	-	-				
HCM Lane V/C Ratio	0.04	-	-	0.7	0.12	0.066	-	-				
HCM Control Delay (s)	11.5	-	-	109.5	19.9	9.1	-	-				
HCM Lane LOS	B	-	-	F	C	A	-	-				
HCM 95th %tile Q(veh)	0.1	-	-	3.4	0.4	0.2	-	-				

HCM 6th TWSC
5: Access Z & Pony Express Parkway

10/06/2021

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1073	10	33	888	0	3	0	36	0	0	0
Future Vol, veh/h	0	1073	10	33	888	0	3	0	36	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	1311	12	40	1085	0	4	0	44	0	0	0
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1085	0	0	1323	0	0	1940	2482	662	1821	2488	543
Stage 1	-	-	-	-	-	-	1317	1317	-	1165	1165	-
Stage 2	-	-	-	-	-	-	623	1165	-	656	1323	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	639	-	-	518	-	-	39	29	404	48	29	484
Stage 1	-	-	-	-	-	-	166	225	-	206	267	-
Stage 2	-	-	-	-	-	-	440	267	-	421	224	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	639	-	-	518	-	-	37	27	404	40	27	484
Mov Cap-2 Maneuver	-	-	-	-	-	-	37	27	-	40	27	-
Stage 1	-	-	-	-	-	-	166	225	-	206	246	-
Stage 2	-	-	-	-	-	-	406	246	-	375	224	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0.4			24.8			0		
HCM LOS							C			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	229	639	-	-	518	-	-	-				
HCM Lane V/C Ratio	0.208	-	-	-	0.078	-	-	-				
HCM Control Delay (s)	24.8	0	-	-	12.5	-	-	0				
HCM Lane LOS	C	A	-	-	B	-	-	A				
HCM 95th %tile Q(veh)	0.8	0	-	-	0.3	-	-	-				



Appendix C With Site Intersection Analyses

Timings

1: Ranches Parkway & Pony Express Parkway

10/06/2021

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	449	426	57	333	54	174	66	165	67	270
Future Volume (vph)	449	426	57	333	54	174	66	165	67	270
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4	3	8	5	2		1	6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	3	8	5	2	2	1	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	9.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5
Total Split (s)	31.2	44.6	9.6	23.0	9.6	24.2	24.2	11.6	26.2	26.2
Total Split (%)	34.7%	49.6%	10.7%	25.6%	10.7%	26.9%	26.9%	12.9%	29.1%	29.1%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effect Green (s)	45.3	37.6	19.9	14.8	28.7	22.3	22.3	34.3	26.9	26.9
Actuated g/C Ratio	0.50	0.42	0.22	0.16	0.32	0.25	0.25	0.38	0.30	0.30
v/c Ratio	0.81	0.33	0.26	0.66	0.14	0.42	0.14	0.45	0.13	0.44
Control Delay	27.9	18.2	17.2	40.4	19.9	33.2	0.5	24.2	27.2	5.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	27.9	18.2	17.2	40.4	19.9	33.2	0.5	24.2	27.2	5.8
LOS	C	B	B	D	B	C	A	C	C	A
Approach Delay		23.1		37.1		23.4			14.7	
Approach LOS		C		D		C			B	

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 75

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.81

Intersection Signal Delay: 23.8

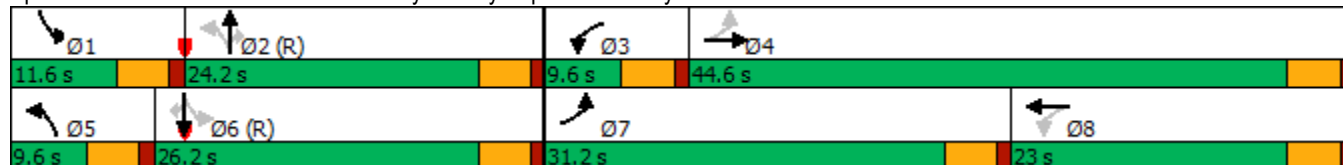
Intersection LOS: C

Intersection Capacity Utilization 67.6%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 1: Ranches Parkway & Pony Express Parkway



HCM 6th TWSC
2: Ranches Parkway & Rock Creek Road

10/06/2021

Intersection												
Int Delay, s/veh	3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↙	↕		↙	↕	
Traffic Vol, veh/h	33	1	13	21	2	82	9	558	27	59	432	10
Future Vol, veh/h	33	1	13	21	2	82	9	558	27	59	432	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	150	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	37	1	15	24	2	92	10	627	30	66	485	11
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	958	1300	248	1037	1290	329	496	0	0	657	0	0
Stage 1	623	623	-	662	662	-	-	-	-	-	-	-
Stage 2	335	677	-	375	628	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	212	160	752	185	162	667	1064	-	-	926	-	-
Stage 1	440	476	-	417	457	-	-	-	-	-	-	-
Stage 2	653	450	-	618	474	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	170	147	752	169	149	667	1064	-	-	926	-	-
Mov Cap-2 Maneuver	170	147	-	169	149	-	-	-	-	-	-	-
Stage 1	436	442	-	413	453	-	-	-	-	-	-	-
Stage 2	555	446	-	561	440	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	27.1		17.6		0.1		1.1					
HCM LOS	D		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1064	-	-	215	403	926	-	-				
HCM Lane V/C Ratio	0.01	-	-	0.246	0.293	0.072	-	-				
HCM Control Delay (s)	8.4	-	-	27.1	17.6	9.2	-	-				
HCM Lane LOS	A	-	-	D	C	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0.9	1.2	0.2	-	-				

HCM 6th TWSC
3: Access X & Rock Creek Road

10/06/2021

Intersection

Int Delay, s/veh 2.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	38	49	0	59	46	0
Future Vol, veh/h	38	49	0	59	46	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	43	55	0	66	52	0

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	98
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1495
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1495
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	9.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	856	-	-	1495	-
HCM Lane V/C Ratio	0.06	-	-	-	-
HCM Control Delay (s)	9.5	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

HCM 6th TWSC
4: Ranches Parkway & Access Y

10/06/2021

Intersection						
Int Delay, s/veh	2.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	84	46	548	83	48	418
Future Vol, veh/h	84	46	548	83	48	418
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	94	52	616	93	54	470
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	1006	355	0	0	709	0
Stage 1	663	-	-	-	-	-
Stage 2	343	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	238	641	-	-	886	-
Stage 1	474	-	-	-	-	-
Stage 2	690	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	223	641	-	-	886	-
Mov Cap-2 Maneuver	348	-	-	-	-	-
Stage 1	474	-	-	-	-	-
Stage 2	648	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	18.3	0		1		
HCM LOS	C					
Minor Lane/Major Mvmt		NBT	NBRWBLn1	SBL	SBT	
Capacity (veh/h)		-	-	415	886	-
HCM Lane V/C Ratio		-	-	0.352	0.061	-
HCM Control Delay (s)		-	-	18.3	9.3	-
HCM Lane LOS		-	-	C	A	-
HCM 95th %tile Q(veh)		-	-	1.6	0.2	-

HCM 6th TWSC
5: Access Z & Pony Express Parkway

10/06/2021

Intersection												
Int Delay, s/veh	2.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	48	603	6	8	312	96	2	0	11	46	0	84
Future Vol, veh/h	48	603	6	8	312	96	2	0	11	46	0	84
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	54	678	7	9	351	108	2	0	12	52	0	94

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	459	0	0	685	0	0	984	1267	343	870	1216	230
Stage 1	-	-	-	-	-	-	790	790	-	423	423	-
Stage 2	-	-	-	-	-	-	194	477	-	447	793	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1098	-	-	904	-	-	203	168	653	246	180	772
Stage 1	-	-	-	-	-	-	350	400	-	579	586	-
Stage 2	-	-	-	-	-	-	789	554	-	560	398	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1098	-	-	904	-	-	170	158	653	231	169	772
Mov Cap-2 Maneuver	-	-	-	-	-	-	170	158	-	231	169	-
Stage 1	-	-	-	-	-	-	333	380	-	551	580	-
Stage 2	-	-	-	-	-	-	686	548	-	522	378	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.6			0.2			13.2			18		
HCM LOS							B			C		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	454	1098	-	-	904	-	-	422
HCM Lane V/C Ratio	0.032	0.049	-	-	0.01	-	-	0.346
HCM Control Delay (s)	13.2	8.4	-	-	9	-	-	18
HCM Lane LOS	B	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.1	0.2	-	-	0	-	-	1.5

Timings

1: Ranches Parkway & Pony Express Parkway

10/06/2021

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	346	781	160	679	57	140	141	279	217	586
Future Volume (vph)	346	781	160	679	57	140	141	279	217	586
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4	3	8	5	2		1	6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	3	8	5	2	2	1	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	9.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5
Total Split (s)	21.0	35.0	13.0	27.0	9.6	27.2	27.2	14.8	32.4	32.4
Total Split (%)	23.3%	38.9%	14.4%	30.0%	10.7%	30.2%	30.2%	16.4%	36.0%	36.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effect Green (s)	43.5	30.7	30.8	22.5	27.8	22.7	22.7	37.5	29.8	29.8
Actuated g/C Ratio	0.48	0.34	0.34	0.25	0.31	0.25	0.25	0.42	0.33	0.33
v/c Ratio	0.94	0.75	0.70	1.02	0.16	0.33	0.27	0.64	0.39	0.80
Control Delay	56.5	30.9	32.2	68.6	17.6	29.9	1.9	25.9	26.4	17.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	56.5	30.9	32.2	68.6	17.6	29.9	1.9	25.9	26.4	17.9
LOS	E	C	C	E	B	C	A	C	C	B
Approach Delay		38.5		62.6		16.2			21.7	
Approach LOS		D		E		B			C	

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.02

Intersection Signal Delay: 37.8

Intersection LOS: D

Intersection Capacity Utilization 79.8%

ICU Level of Service D

Analysis Period (min) 15

Splits and Phases: 1: Ranches Parkway & Pony Express Parkway

			
Ø1	Ø2 (R)	Ø3	Ø4
14.8 s	27.2 s	13 s	35 s
			
Ø5	Ø6 (R)	Ø7	Ø8
9.6 s	32.4 s	21 s	27 s

HCM 6th TWSC
2: Ranches Parkway & Rock Creek Road

10/06/2021

Intersection												
Int Delay, s/veh	4.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↙	↕↗		↙	↕↗	
Traffic Vol, veh/h	29	1	21	6	0	61	19	547	16	72	1012	36
Future Vol, veh/h	29	1	21	6	0	61	19	547	16	72	1012	36
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	150	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	32	1	23	7	0	68	21	608	18	80	1124	40
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1650	1972	582	1382	1983	313	1164	0	0	626	0	0
Stage 1	1304	1304	-	659	659	-	-	-	-	-	-	-
Stage 2	346	668	-	723	1324	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	65	62	456	103	61	683	596	-	-	952	-	-
Stage 1	169	229	-	419	459	-	-	-	-	-	-	-
Stage 2	643	455	-	384	224	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	53	55	456	88	54	683	596	-	-	952	-	-
Mov Cap-2 Maneuver	53	55	-	88	54	-	-	-	-	-	-	-
Stage 1	163	210	-	404	443	-	-	-	-	-	-	-
Stage 2	559	439	-	332	205	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	112.7		15.3		0.4		0.6					
HCM LOS	F		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	596	-	-	83	425	952	-	-				
HCM Lane V/C Ratio	0.035	-	-	0.683	0.175	0.084	-	-				
HCM Control Delay (s)	11.3	-	-	112.7	15.3	9.1	-	-				
HCM Lane LOS	B	-	-	F	C	A	-	-				
HCM 95th %tile Q(veh)	0.1	-	-	3.2	0.6	0.3	-	-				

HCM 6th TWSC
3: Access X & Rock Creek Road

10/06/2021

Intersection

Int Delay, s/veh 2.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	68	21	0	27	40	0
Future Vol, veh/h	68	21	0	27	40	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	76	23	0	30	44	0

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	99
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1494
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1494
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	9.3
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	878	-	-	1494	-
HCM Lane V/C Ratio	0.051	-	-	-	-
HCM Control Delay (s)	9.3	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

HCM 6th TWSC
4: Ranches Parkway & Access Y

10/06/2021

Intersection

Int Delay, s/veh 2.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	108	41	541	72	65	974
Future Vol, veh/h	108	41	541	72	65	974
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	120	46	601	80	72	1082

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	1326	341	0
Stage 1	641	-	-
Stage 2	685	-	-
Critical Hdwy	6.84	6.94	-
Critical Hdwy Stg 1	5.84	-	-
Critical Hdwy Stg 2	5.84	-	-
Follow-up Hdwy	3.52	3.32	-
Pot Cap-1 Maneuver	147	655	-
Stage 1	487	-	-
Stage 2	462	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	135	655	-
Mov Cap-2 Maneuver	269	-	-
Stage 1	487	-	-
Stage 2	426	-	-

Approach	WB	NB	SB
HCM Control Delay, s	27.6	0	0.6
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	321	907
HCM Lane V/C Ratio	-	-	0.516	0.08
HCM Control Delay (s)	-	-	27.6	9.3
HCM Lane LOS	-	-	D	A
HCM 95th %tile Q(veh)	-	-	2.8	0.3

HCM 6th TWSC
5: Access Z & Pony Express Parkway

10/06/2021

Intersection												
Int Delay, s/veh	1.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	43	1148	10	33	888	86	3	0	36	6	0	75
Future Vol, veh/h	43	1148	10	33	888	86	3	0	36	6	0	75
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	48	1276	11	37	987	96	3	0	40	7	0	83

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1083	0	0	1287	0	0	1946	2535	644	1843	2492	542
Stage 1	-	-	-	-	-	-	1378	1378	-	1109	1109	-
Stage 2	-	-	-	-	-	-	568	1157	-	734	1383	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	640	-	-	535	-	-	39	27	416	46	29	485
Stage 1	-	-	-	-	-	-	152	210	-	223	283	-
Stage 2	-	-	-	-	-	-	475	269	-	378	209	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	640	-	-	535	-	-	29	23	416	37	25	485
Mov Cap-2 Maneuver	-	-	-	-	-	-	29	23	-	37	25	-
Stage 1	-	-	-	-	-	-	141	194	-	206	263	-
Stage 2	-	-	-	-	-	-	366	250	-	316	193	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.4	27.2	26.5
HCM LOS			D	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	205	640	-	-	535	-	-	256
HCM Lane V/C Ratio	0.211	0.075	-	-	0.069	-	-	0.352
HCM Control Delay (s)	27.2	11.1	-	-	12.2	-	-	26.5
HCM Lane LOS	D	B	-	-	B	-	-	D
HCM 95th %tile Q(veh)	0.8	0.2	-	-	0.2	-	-	1.5

Timings

1: Ranches Parkway & Pony Express Parkway

10/06/2021

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	489	464	61	359	59	188	73	177	72	295
Future Volume (vph)	489	464	61	359	59	188	73	177	72	295
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4	3	8	5	2		1	6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	3	8	5	2	2	1	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	9.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5
Total Split (s)	31.2	44.6	9.6	23.0	9.6	24.2	24.2	11.6	26.2	26.2
Total Split (%)	34.7%	49.6%	10.7%	25.6%	10.7%	26.9%	26.9%	12.9%	29.1%	29.1%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effect Green (s)	46.6	38.9	20.7	15.6	27.4	21.3	21.3	32.8	25.8	25.8
Actuated g/C Ratio	0.52	0.43	0.23	0.17	0.30	0.24	0.24	0.36	0.29	0.29
v/c Ratio	0.87	0.35	0.28	0.67	0.15	0.48	0.16	0.53	0.15	0.48
Control Delay	33.7	17.8	17.3	40.2	20.5	34.7	0.7	27.2	27.6	6.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	33.7	17.8	17.3	40.2	20.5	34.7	0.7	27.2	27.6	6.0
LOS	C	B	B	D	C	C	A	C	C	A
Approach Delay		25.9		36.9		24.3			15.8	
Approach LOS		C		D		C			B	

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.87

Intersection Signal Delay: 25.3

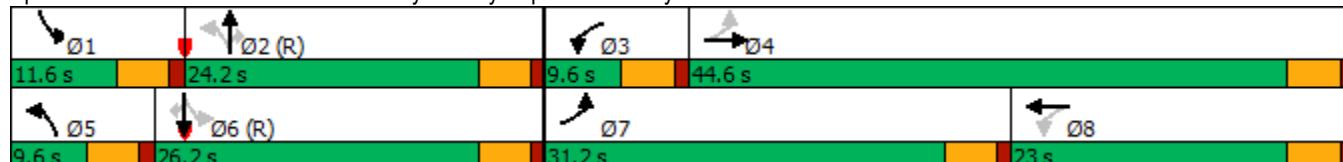
Intersection LOS: C

Intersection Capacity Utilization 72.0%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 1: Ranches Parkway & Pony Express Parkway



HCM 6th TWSC
2: Ranches Parkway & Rock Creek Road

10/06/2021

Intersection												
Int Delay, s/veh	3.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↵	↕↵		↵	↕↵	
Traffic Vol, veh/h	36	1	14	23	2	86	10	609	30	60	470	11
Future Vol, veh/h	36	1	14	23	2	86	10	609	30	60	470	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	150	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	40	1	16	26	2	97	11	684	34	67	528	12
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1033	1408	270	1122	1397	359	540	0	0	718	0	0
Stage 1	668	668	-	723	723	-	-	-	-	-	-	-
Stage 2	365	740	-	399	674	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	187	138	728	161	140	638	1025	-	-	879	-	-
Stage 1	414	455	-	384	429	-	-	-	-	-	-	-
Stage 2	627	421	-	598	452	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	146	126	728	146	128	638	1025	-	-	879	-	-
Mov Cap-2 Maneuver	146	126	-	146	128	-	-	-	-	-	-	-
Stage 1	409	420	-	380	424	-	-	-	-	-	-	-
Stage 2	524	416	-	539	418	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	32.7		20.2		0.1		1					
HCM LOS	D		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1025	-	-	186	360	879	-	-				
HCM Lane V/C Ratio	0.011	-	-	0.308	0.346	0.077	-	-				
HCM Control Delay (s)	8.6	-	-	32.7	20.2	9.4	-	-				
HCM Lane LOS	A	-	-	D	C	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	1.2	1.5	0.2	-	-				

HCM 6th TWSC
3: Access X & Rock Creek Road

10/06/2021

Intersection

Int Delay, s/veh 2.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	42	49	0	65	46	0
Future Vol, veh/h	42	49	0	65	46	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	55	0	73	52	0

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	102
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1490
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1490
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	9.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	844	-	-	1490	-
HCM Lane V/C Ratio	0.061	-	-	-	-
HCM Control Delay (s)	9.5	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

HCM 6th TWSC
4: Ranches Parkway & Access Y

10/06/2021

Intersection

Int Delay, s/veh 2.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	84	46	603	83	48	460
Future Vol, veh/h	84	46	603	83	48	460
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	94	52	678	93	54	517

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	1092	386	0
Stage 1	725	-	-
Stage 2	367	-	-
Critical Hdwy	6.84	6.94	-
Critical Hdwy Stg 1	5.84	-	-
Critical Hdwy Stg 2	5.84	-	-
Follow-up Hdwy	3.52	3.32	-
Pot Cap-1 Maneuver	209	612	-
Stage 1	440	-	-
Stage 2	671	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	196	612	-
Mov Cap-2 Maneuver	321	-	-
Stage 1	440	-	-
Stage 2	628	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.9	0	0.9
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	386	840
HCM Lane V/C Ratio	-	-	0.378	0.064
HCM Control Delay (s)	-	-	19.9	9.6
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	1.7	0.2

HCM 6th TWSC
5: Access Z & Pony Express Parkway

10/06/2021

Intersection												
Int Delay, s/veh	2.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	48	659	7	9	343	96	2	0	12	46	0	84
Future Vol, veh/h	48	659	7	9	343	96	2	0	12	46	0	84
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	54	740	8	10	385	108	2	0	13	52	0	94

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	493	0	0	748	0	0	1065	1365	374	937	1315	247
Stage 1	-	-	-	-	-	-	852	852	-	459	459	-
Stage 2	-	-	-	-	-	-	213	513	-	478	856	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1067	-	-	856	-	-	177	146	623	219	157	753
Stage 1	-	-	-	-	-	-	321	374	-	551	565	-
Stage 2	-	-	-	-	-	-	769	534	-	537	373	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1067	-	-	856	-	-	147	137	623	204	147	753
Mov Cap-2 Maneuver	-	-	-	-	-	-	147	137	-	204	147	-
Stage 1	-	-	-	-	-	-	305	355	-	523	558	-
Stage 2	-	-	-	-	-	-	665	528	-	499	354	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.6			0.2			13.8			19.9		
HCM LOS							B			C		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	426	1067	-	-	856	-	-	386
HCM Lane V/C Ratio	0.037	0.051	-	-	0.012	-	-	0.378
HCM Control Delay (s)	13.8	8.6	-	-	9.3	-	-	19.9
HCM Lane LOS	B	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.1	0.2	-	-	0	-	-	1.7

Timings

1: Ranches Parkway & Pony Express Parkway

10/06/2021

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	376	855	175	741	63	151	155	299	237	643
Future Volume (vph)	376	855	175	741	63	151	155	299	237	643
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4	3	8	5	2		1	6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	3	8	5	2	2	1	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	9.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5
Total Split (s)	21.5	35.7	14.6	28.8	9.6	24.1	24.1	15.6	30.1	30.1
Total Split (%)	23.9%	39.7%	16.2%	32.0%	10.7%	26.8%	26.8%	17.3%	33.4%	33.4%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effect Green (s)	45.8	31.7	33.9	24.3	24.7	19.6	19.6	35.2	27.5	27.5
Actuated g/C Ratio	0.51	0.35	0.38	0.27	0.27	0.22	0.22	0.39	0.31	0.31
v/c Ratio	1.00	0.79	0.72	1.03	0.20	0.41	0.33	0.75	0.46	0.92
Control Delay	70.0	32.0	33.3	70.2	19.7	33.9	3.0	33.3	29.4	32.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.0	32.0	33.3	70.2	19.7	33.9	3.0	33.3	29.4	32.5
LOS	E	C	C	E	B	C	A	C	C	C
Approach Delay		43.3		64.1		18.5			32.1	
Approach LOS		D		E		B			C	

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 100

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.03

Intersection Signal Delay: 43.2

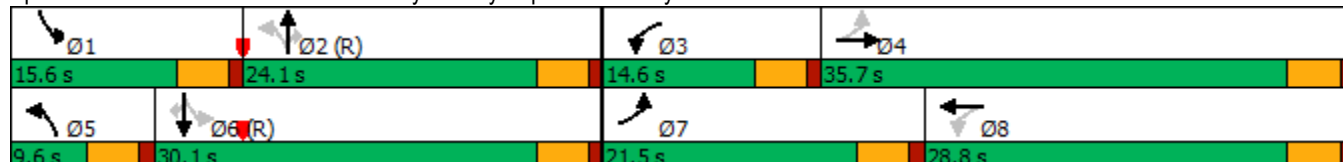
Intersection LOS: D

Intersection Capacity Utilization 85.3%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 1: Ranches Parkway & Pony Express Parkway



HCM 6th TWSC
2: Ranches Parkway & Rock Creek Road

10/06/2021

Intersection												
Int Delay, s/veh	7.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	32	1	23	7	0	63	21	598	18	77	1107	40
Future Vol, veh/h	32	1	23	7	0	63	21	598	18	77	1107	40
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	150	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	36	1	26	8	0	70	23	664	20	86	1230	44

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1802	2154	637	1508	2166	342	1274	0	0	684	0	0
Stage 1	1424	1424	-	720	720	-	-	-	-	-	-	-
Stage 2	378	730	-	788	1446	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	50	47	420	83	46	654	541	-	-	905	-	-
Stage 1	143	200	-	385	430	-	-	-	-	-	-	-
Stage 2	616	426	-	350	195	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	40	41	420	69	40	654	541	-	-	905	-	-
Mov Cap-2 Maneuver	40	41	-	69	40	-	-	-	-	-	-	-
Stage 1	137	181	-	368	412	-	-	-	-	-	-	-
Stage 2	527	408	-	296	176	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	212		18		0.4		0.6	
HCM LOS	F		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	541	-	-	64	354	905	-
HCM Lane V/C Ratio	0.043	-	-	0.972	0.22	0.095	-
HCM Control Delay (s)	12	-	-	212	18	9.4	-
HCM Lane LOS	B	-	-	F	C	A	-
HCM 95th %tile Q(veh)	0.1	-	-	4.7	0.8	0.3	-

HCM 6th TWSC
3: Access X & Rock Creek Road

10/06/2021

Intersection

Int Delay, s/veh 2.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	75	21	0	30	40	0
Future Vol, veh/h	75	21	0	30	40	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	83	23	0	33	44	0

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	106
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1485
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1485
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	9.4
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	866	-	-	1485	-
HCM Lane V/C Ratio	0.051	-	-	-	-
HCM Control Delay (s)	9.4	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

HCM 6th TWSC
4: Ranches Parkway & Access Y

10/06/2021

Intersection						
Int Delay, s/veh	2.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	108	41	595	72	65	1071
Future Vol, veh/h	108	41	595	72	65	1071
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	120	46	661	80	72	1190
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	1440	371	0	0	741	0
Stage 1	701	-	-	-	-	-
Stage 2	739	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	124	626	-	-	862	-
Stage 1	453	-	-	-	-	-
Stage 2	433	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 114	626	-	-	862	-
Mov Cap-2 Maneuver	245	-	-	-	-	-
Stage 1	453	-	-	-	-	-
Stage 2	397	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	31.9	0		0.5		
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	294	862	-	
HCM Lane V/C Ratio	-	-	0.563	0.084	-	
HCM Control Delay (s)	-	-	31.9	9.6	-	
HCM Lane LOS	-	-	D	A	-	
HCM 95th %tile Q(veh)	-	-	3.2	0.3	-	
Notes						
~: Volume exceeds capacity		\$: Delay exceeds 300s		+: Computation Not Defined		*: All major volume in platoon

HCM 6th TWSC
5: Access Z & Pony Express Parkway

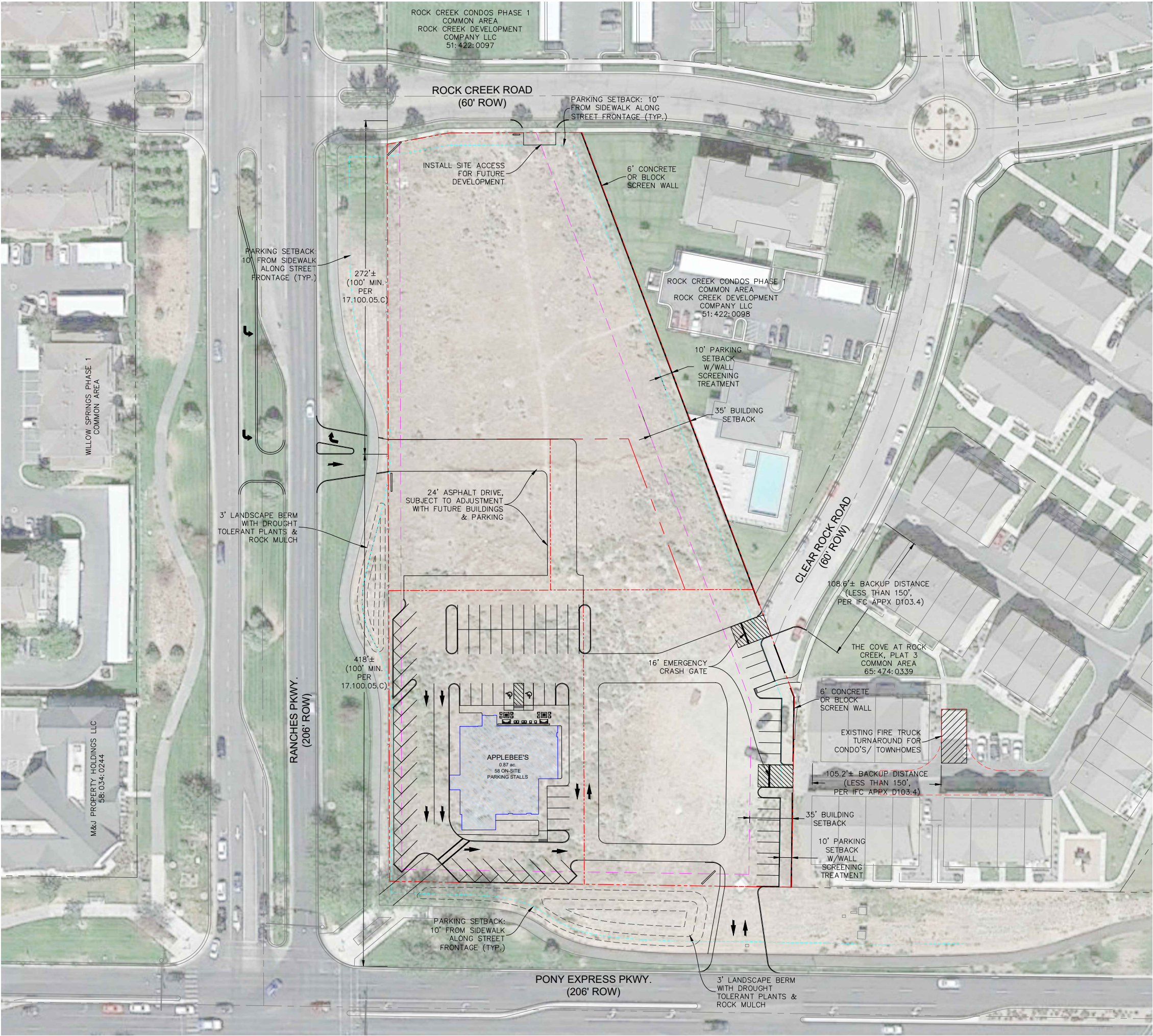
10/06/2021

Intersection												
Int Delay, s/veh	2.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	43	1255	11	36	977	86	3	0	40	6	0	75
Future Vol, veh/h	43	1255	11	36	977	86	3	0	40	6	0	75
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	48	1394	12	40	1086	96	3	0	44	7	0	83

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1182	0	0	1406	0	0	2119	2758	703	2007	2716	591
Stage 1	-	-	-	-	-	-	1496	1496	-	1214	1214	-
Stage 2	-	-	-	-	-	-	623	1262	-	793	1502	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	587	-	-	481	-	-	29	19	380	35	21	450
Stage 1	-	-	-	-	-	-	129	184	-	193	253	-
Stage 2	-	-	-	-	-	-	440	239	-	348	183	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	587	-	-	481	-	-	21	16	380	27	18	450
Mov Cap-2 Maneuver	-	-	-	-	-	-	21	16	-	27	18	-
Stage 1	-	-	-	-	-	-	118	169	-	177	232	-
Stage 2	-	-	-	-	-	-	329	219	-	282	168	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.4	33.6	34.9
HCM LOS			D	D

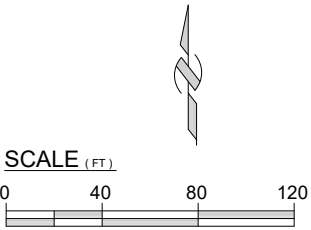
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	173	587	-	-	481	-	-	208
HCM Lane V/C Ratio	0.276	0.081	-	-	0.083	-	-	0.433
HCM Control Delay (s)	33.6	11.7	-	-	13.2	-	-	34.9
HCM Lane LOS	D	B	-	-	B	-	-	D
HCM 95th %tile Q(veh)	1.1	0.3	-	-	0.3	-	-	2



LEGEND:

- PROPERTY LINE OF INTEREST
- PERSPECTIVE FUTURE PROPERTY
- PARKING OFFSET REQ'T
- BUILDING OFFSET REQ'T
- EXISTING PROPERTY LINE

- SITE NOTES:**
- ZONE: Community Commercial
 - FEMA: ZONE X, AREA OF MINIMAL FLOOD HAZARD
 - TOTAL APPLEBEE'S LOT ACREAGE: 0.87 ac. (37,918 sf)
 - TOTAL APPLEBEE'S BUILDING PAD: 5,844 SF
 - PARKING REQUIRED (1/250 SF): 24 STALLS
 - TOTAL PARKING PROPOSED: 76 STALLS
 - ONSITE PARKING PROPOSED: 58 STALLS
 - OFFSITE PARKING PROPOSED: 18 STALLS



Ldg

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RANCHES CROSSING AT EAGLE MOUNTAIN, UT

CONCEPT



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE: SITE PLAN - Salt City Fitness

ITEM TYPE: Site Plan

APPLICANT: Scot Hazard

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The applicant is proposing a 8,000 SF fitness equipment repair facility to be located on 42,304 SF of property within parcel 59:056:0048, property that was rezoned to Industrial with the added Sweetwater Industrial Overlay Zone on April 20th 2021. As a light manufacturing and assembly use Salt City Fitness is a permitted use in the Sweetwater Industrial Overlay Zone.

ITEMS FOR CONSIDERATION:

The following items should be considered when making a recommendation to the City Council.

17.53.060 (Sweetwater Industrial Overlay Zone) Development Standards:

17.53.060 A Requires "Buildings must comply with the city's commercial design standards, except that metal may be used as a primary exterior building material and pedestrian-scaled details are not required.

Commercial Design Standards are found in 17.72.040:

17.72.040 A requires commercial buildings be similar in style to significant adjacent buildings, the only significant adjacent building is the LBI Sat building which has a similar architecture, with the main building materials being metal panel and concrete, while including a canopy on the front elevation and use of glass doors and windows. It is the opinion of staff that the elevations are similar, however, the Planning Commission shall determine if they comply.

The proposed Salt City Fitness has a sloping roof in *compliance* with 17.72.040 C

17.72.040 D requires horizontal and vertical articulation, the applicant has provided elevations that include different materials, different planes, and popouts/canopies. It shall be up to the Planning Commission to determine if the provided articulation is sufficient.

The front parking area is paved, while the rear yard is gravel which does *comply* with 17.53.050.

All lighting is proposed to comply with City Darksky standards, and there is no proposed storage within the rear yard which complies with 17.53.00

Per 17.55.120 (c) 1 parking stall shall be provided for person employed on highest employment shift, as 16 stalls are provided applicant shall confirm no shift will employ more than 16 individuals.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements. The approval criteria for Site Plans can be found in EMMC 17.100.050.

Property within the Sweetwater Industrial Overlay have modified development standards that can be found in EMMC 17.53.060.

RECOMMENDATION:

The Planning Commission made a motion to recommend approval of the Salt City Fitness Site Plan to the City Council, by a vote of (4-0) for the reasons set forth in the staff report and in the meeting with the following condition:

1. Applicant confirms that no more than 16 individuals shall be employed within a single shift.

ATTACHMENTS:

Elevations

Elevation Rendering

Landscaping

Civil Plans



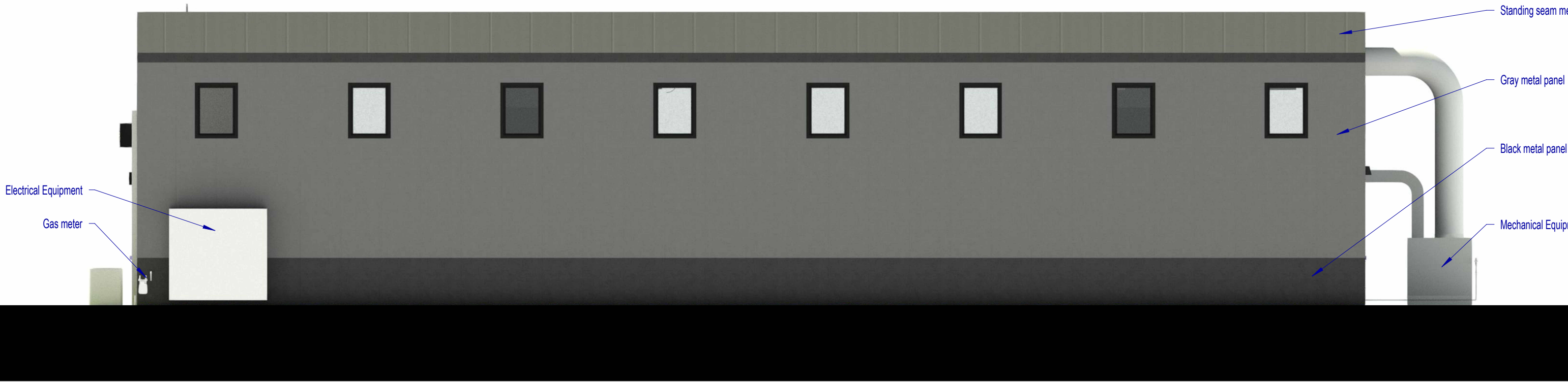
West Elevation
SCALE: 12" = 1'-0"

1



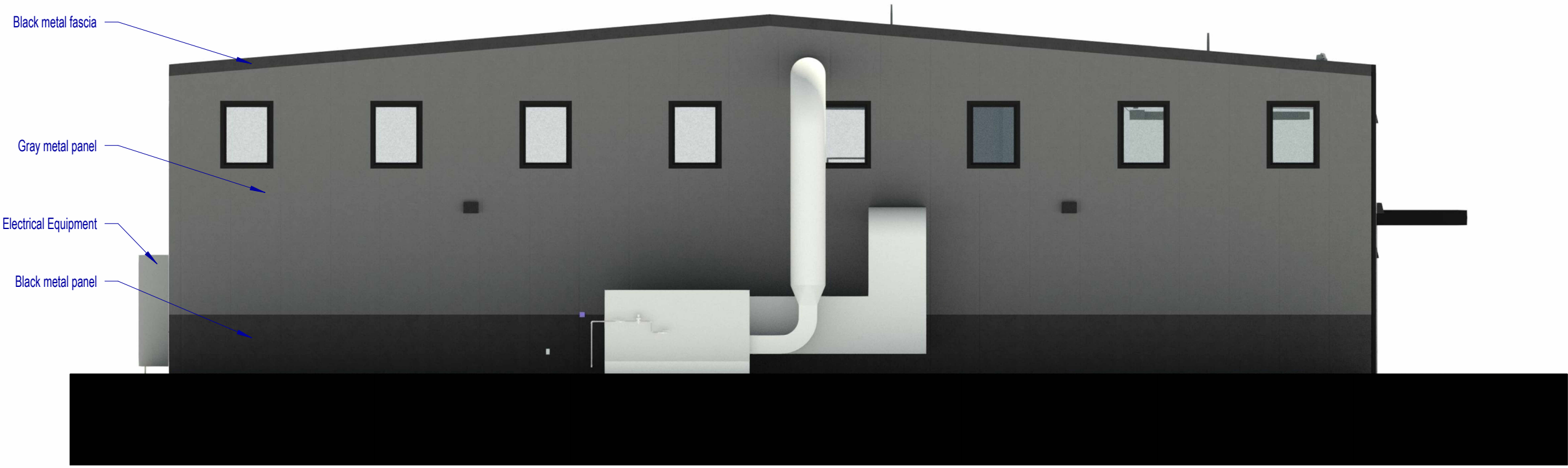
South Elevation
SCALE: 12" = 1'-0"

2



East Elevation
SCALE: 12" = 1'-0"

3



North Elevation
SCALE: 12" = 1'-0"

4



Salt City Fitness

1117 East Belladonna Drive
Eagle Mountain, Utah 84005

Project Number: 21-45

October 14, 2021

Exterior Elevations

R2.11



LANDSCAPE PLAN SPECIFICATIONS

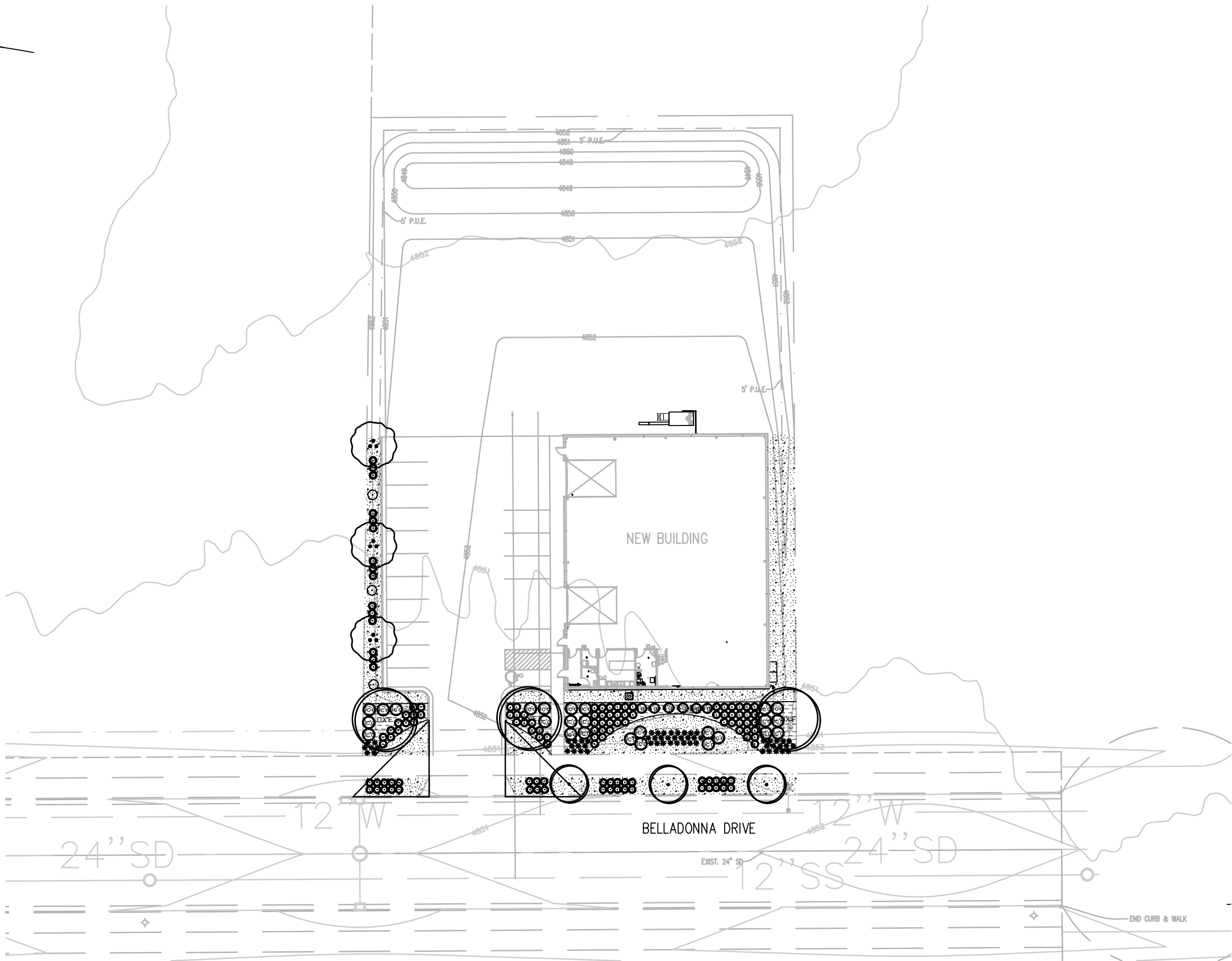
- PART I - GENERAL
- 1.1 SUMMARY
- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
1. Site Conditions
 2. Guarantees
 3. Maintenance
 4. Soil Amendments
 5. Fine Grading
 6. Landscape Edging
 7. Furnish and Installing Plant
 8. Turf Planting
 9. Weed Barrier
- 1.2 SITE CONDITIONS
- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.
- 1.3 PERMITS
- A. Blue Stake / Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.
- 1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.
- 1.5 FINAL INSPECTION
- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.
- 1.6 LANDSCAPE SUBSTANTIAL COMPLETION
- A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.
- 1.7 MAINTENANCE
- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.
- 1.8 GUARANTEE
- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

- PART II - PRODUCTS
- 2.1 LANDSCAPE MATERIALS
- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock/See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
- a. pH: 5.5-7.5
 - b. EC (electrical conductivity): < 2.0 mmhos per centimeter
 - c. SAR (sodium absorption ratio): < 3.0
 - d. % OM (percent organic matter): >1%
 - e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial soil farm shall be used. Only use sod from a single source.
- H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
- a. Washed mortar sand free of organic material.
 - b. Portland Cement (see concrete spec. below for type)
 - c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
 - d. Only potable water for mixing.
- I. Landscape Metal Edging: 5.8" steel edging with 18" dowels into the ground for stabilization.
- PART III - EXECUTION
- 3.1 GRADING
- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.
- 3.2 TURF GRADING
- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.
- 3.3 PLANTING OPERATIONS
- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.

- H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a coarser mix as required to establish finish grade as indicated on the drawings.
- K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.
- L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.
4. TURF - SOD LAYING
- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blight. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut (trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.
- G. Apply water directly after laying sod. Rainfall is not acceptable.
- H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with string or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.
- J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.
- 3.5 WEED BARRIER
- A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.
- B. Cut weed barrier back to the edge of the plant rootball.
- C. Overlap rows of fabric min. 6"
- D. Stable fabric edges and overlaps to ground.
- END OF SECTION

LANDSCAPE NOTES

- INSTALLATION
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
 3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
 4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
 5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
 6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
 7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.
 8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
 9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
 10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
 11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE, AND MAINTENANCE.
- INSTALLER RESPONSIBILITIES AND LIABILITIES
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS
1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
 2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
 3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
 4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
 6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER



SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
BELLADONNA DRIVE		
1 TREE / 30 FT (05.1N FT)	3	3
TREE COUNT:	REQUIRED:	PROVIDED:
6,174 SQ FT INTERNAL LANDSCAPING	6	6
WHEN SHRUBS OR GROUND COVER OTHER THAN GRASS ARE USED FOR LANDSCAPING, THE SPACING, TYPE AND SIZE OF PLANTS USED SHALL BE SUCH THAT FIFTY PERCENT (50%) OF ALL LANDSCAPED AREAS SHALL BE COVERED WITH LIVING PLANT MATERIAL WITHIN THREE (3) YEARS OF PLANTING.		

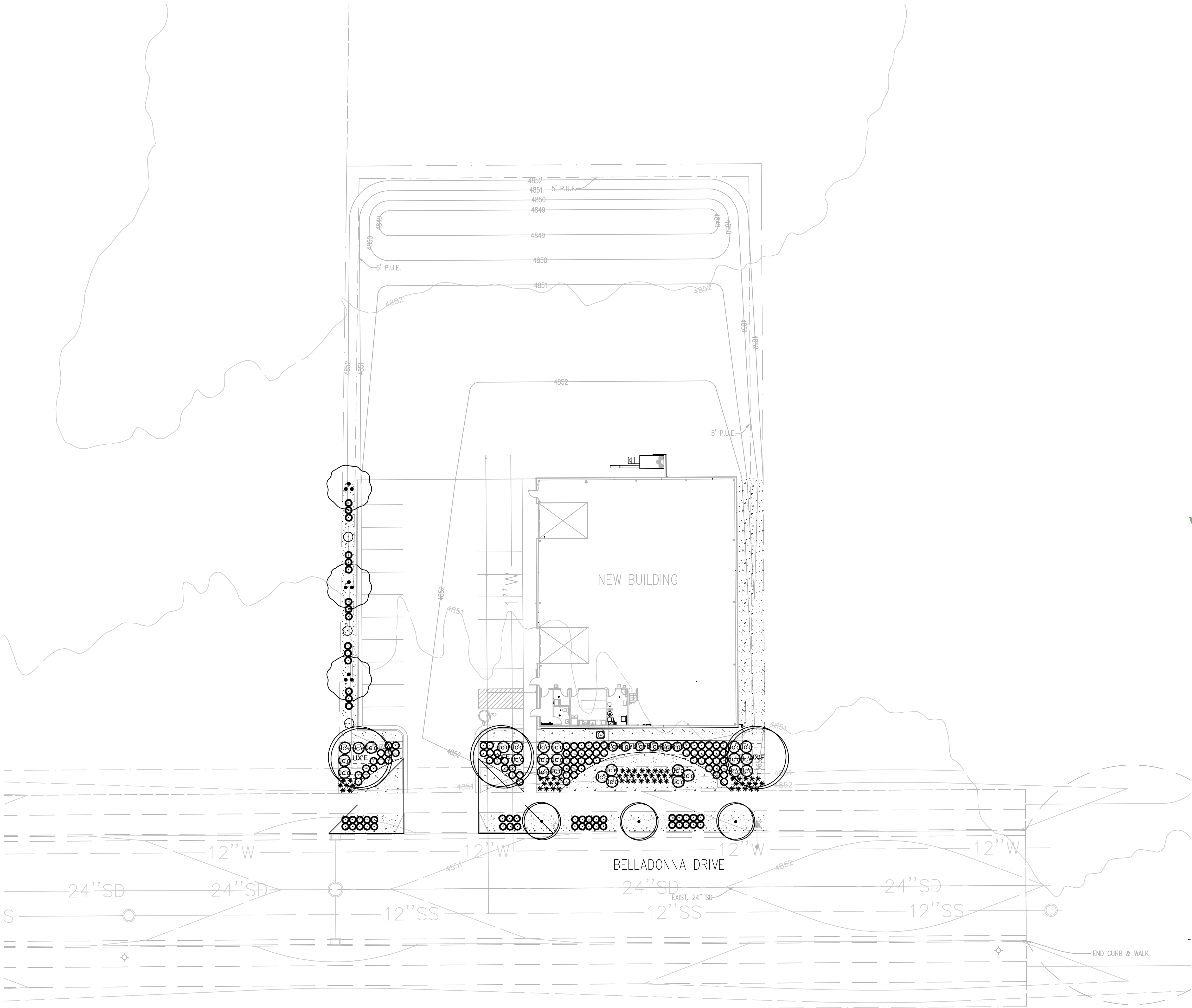
PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	ATG	3	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple	B & B	1.5\"Cal
	GBP	3	Grinkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	B & B	1.5\"Cal
	UXF	3	Ulmus x 'Frontier' Frontier Elm	B & B	1.5\"Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	Po'd	3	Physocarpus opulifolius First Editions 'Donna May' Little Devil Ninebark		5 gal
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	B'gv	6	Buxus x 'Green Velvet' Green Velvet Boxwood		5 gal
	Jc'd	26	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper		5 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	Ca'k	72	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass		1 gal
	Fm'a	51	Festuca mairei Atlas Fescue		1 gal
	HIS	58	Helictotrichon sempervirens 'Sapphire' Blue Owl Grass		1 gal

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1.5\" PALOMINO ROCK OR APPROVED EQUAL. STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6\" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3\" DEPTH OF STONE MULCH TOP DRESSING.	4,482 sf
	5.5\" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	339 lf
	1\" STONE MULCH. COLOR: DARK GRAY/BLACK. PLANTING AREAS TO RECEIVE MIN. 6\" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS.	1,692 sf

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO																					
11/12/2021	UT21115			SALT CITY FITNESS INC. ATT: SUMMER MERCADO 801-898-0355 SCFITNESSWAREHOUSE@GMAIL.COM			PM: JTA DRAWN: SAV CHECKED: JMA PLOT DATE: 11/12/2021																					
<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td>1</td><td>XXXX</td><td>XX-XX-XX</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr></table>		NO.	REVISION	DATE	1	XXXX	XX-XX-XX	2			3			4			5			6			7			BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org DAVID W. PETERSON, P.E. 12 West 100 North, SUITE # 201 AMERICAN FORK, UTAH 84003 (801) 756-4504		DESIGN GROUP Landscape Architecture • Planning • Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com LANDSCAPE PLAN COVER PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-100
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11/12/2021

UT21115

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2		
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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

SC FITNESS WAREHOUSE
EAGLE MOUNTAIN, UTAH

SALT CITY FITNESS INC.
ATT: SUMMER MERCADO
801-898-0355
SCFITNESSWAREHOUSE@GMAIL.COM

DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

PKJ
DESIGN GROUP
Landscape Architecture • Planning & Visualization

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-101

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

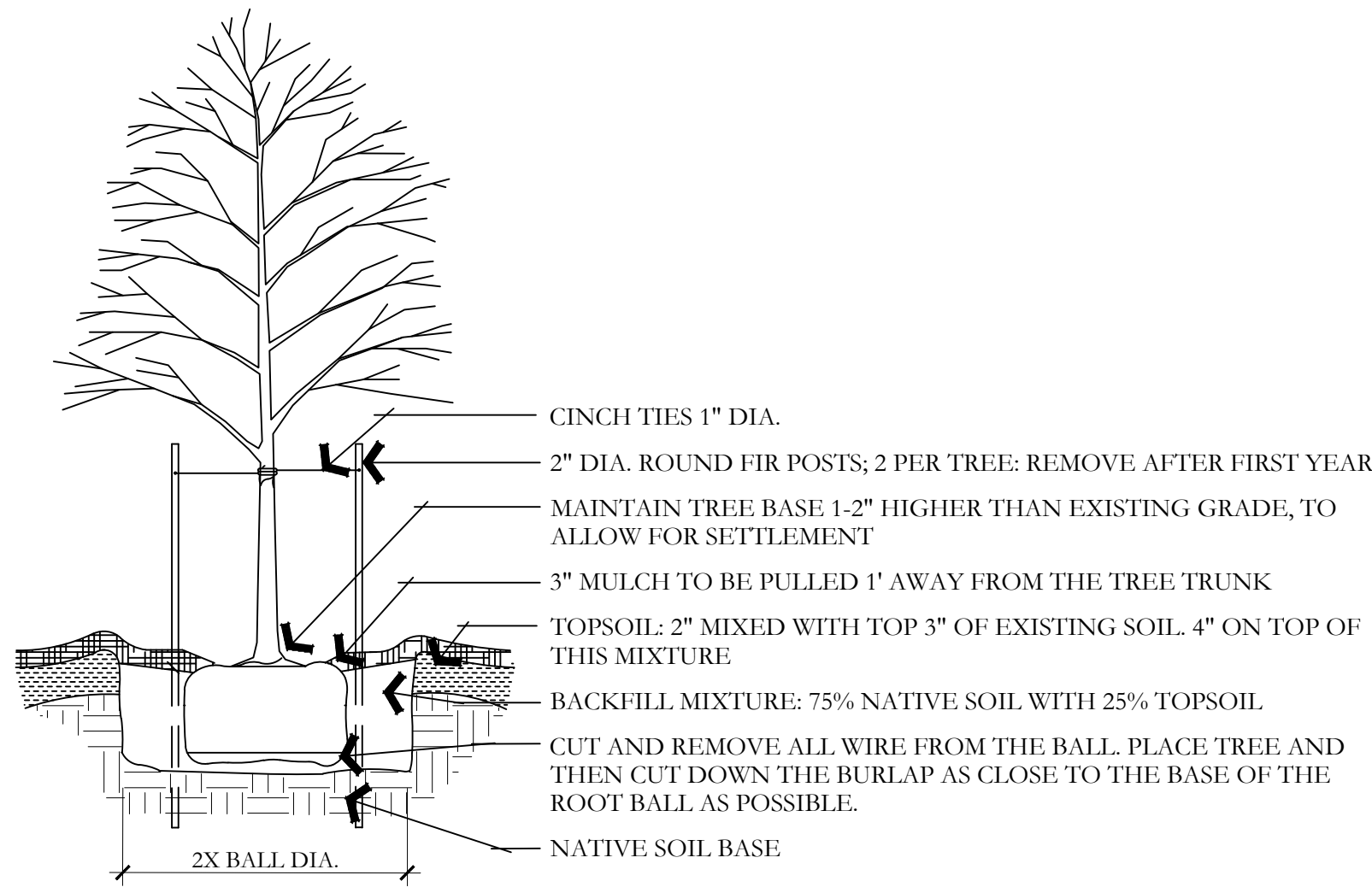
PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

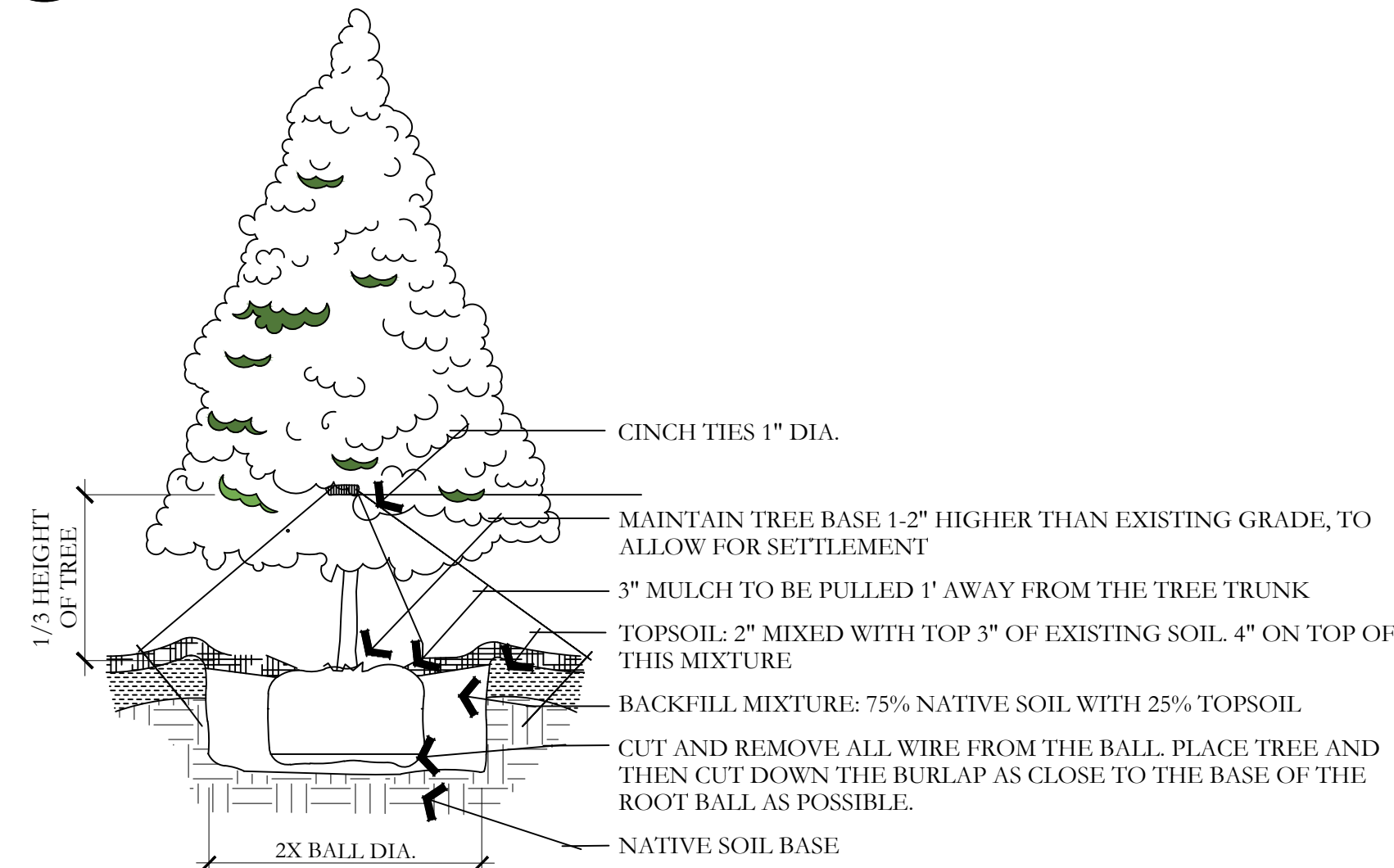
LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

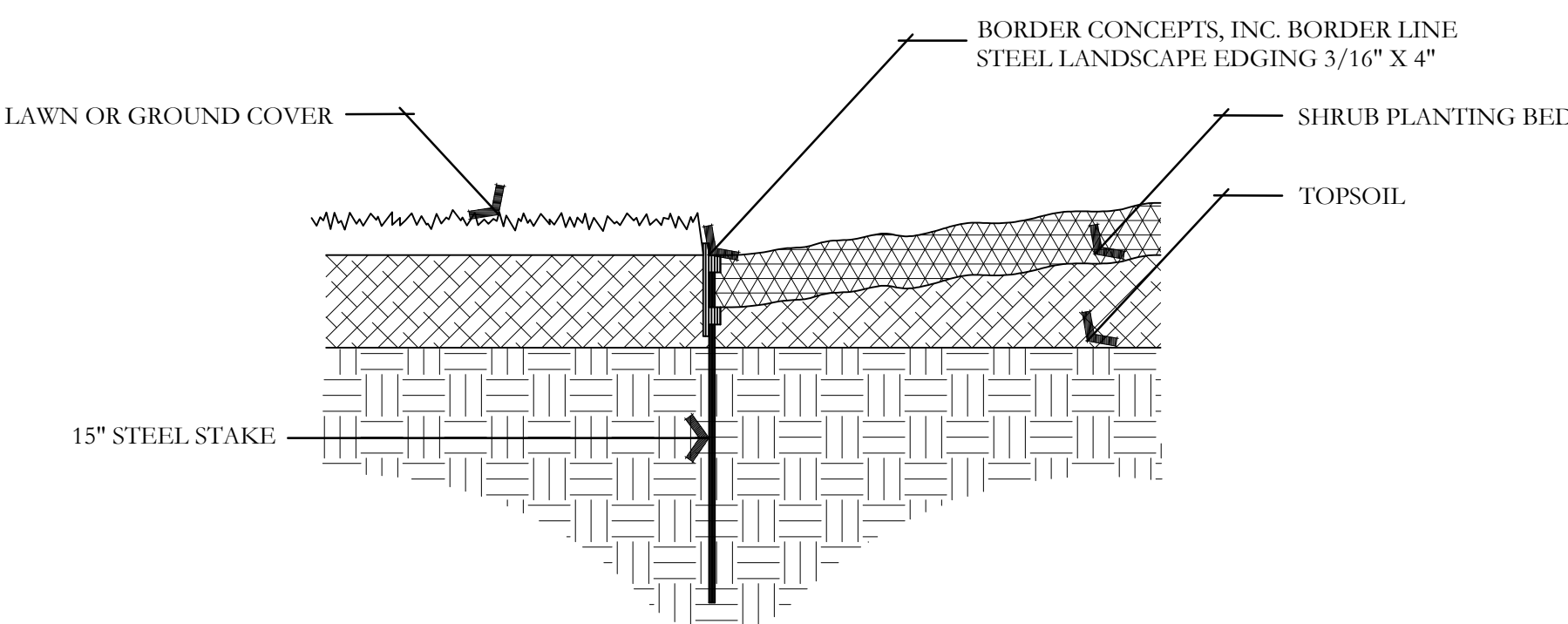
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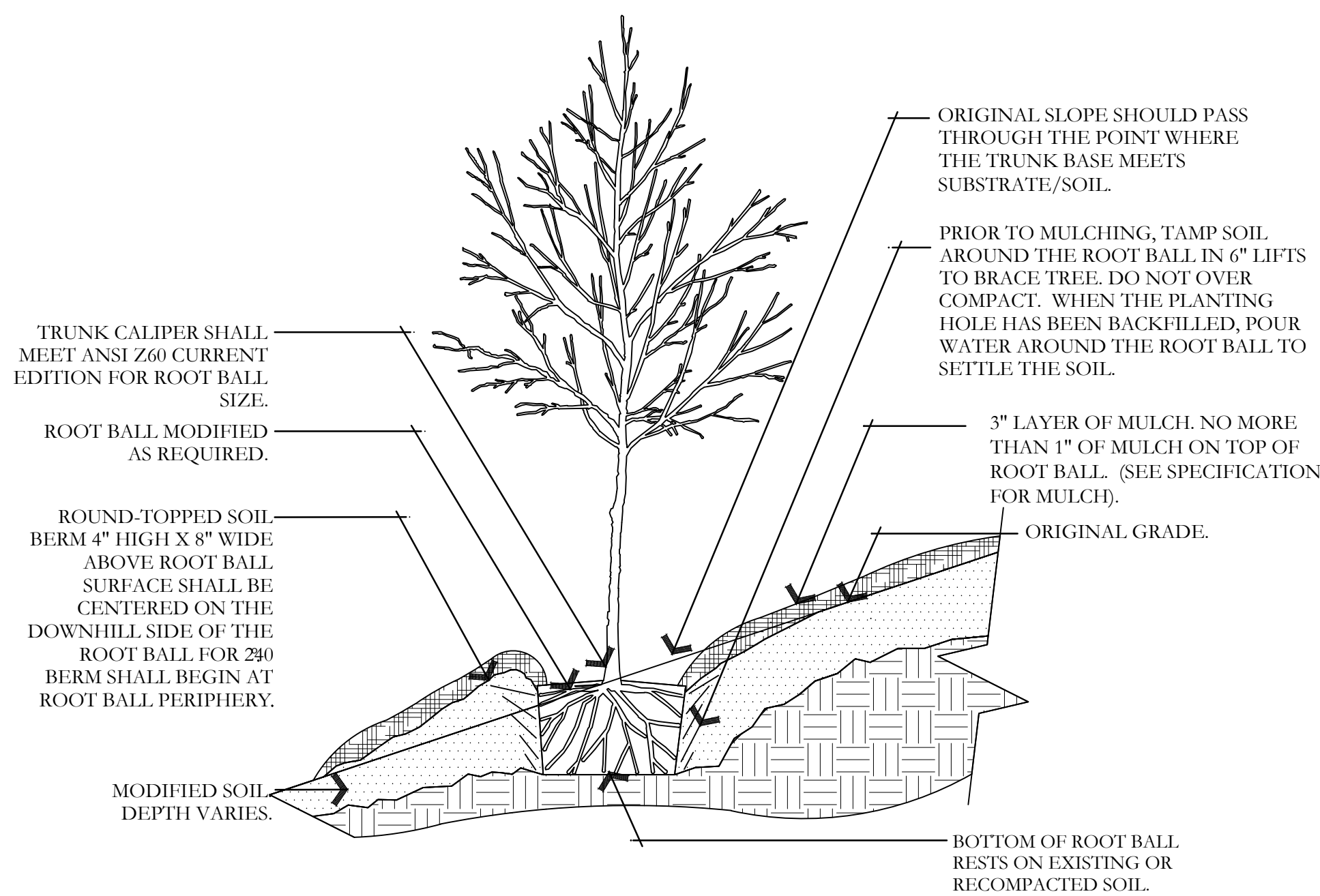
A DECIDUOUS TREE PLANTING
NOT TO SCALE



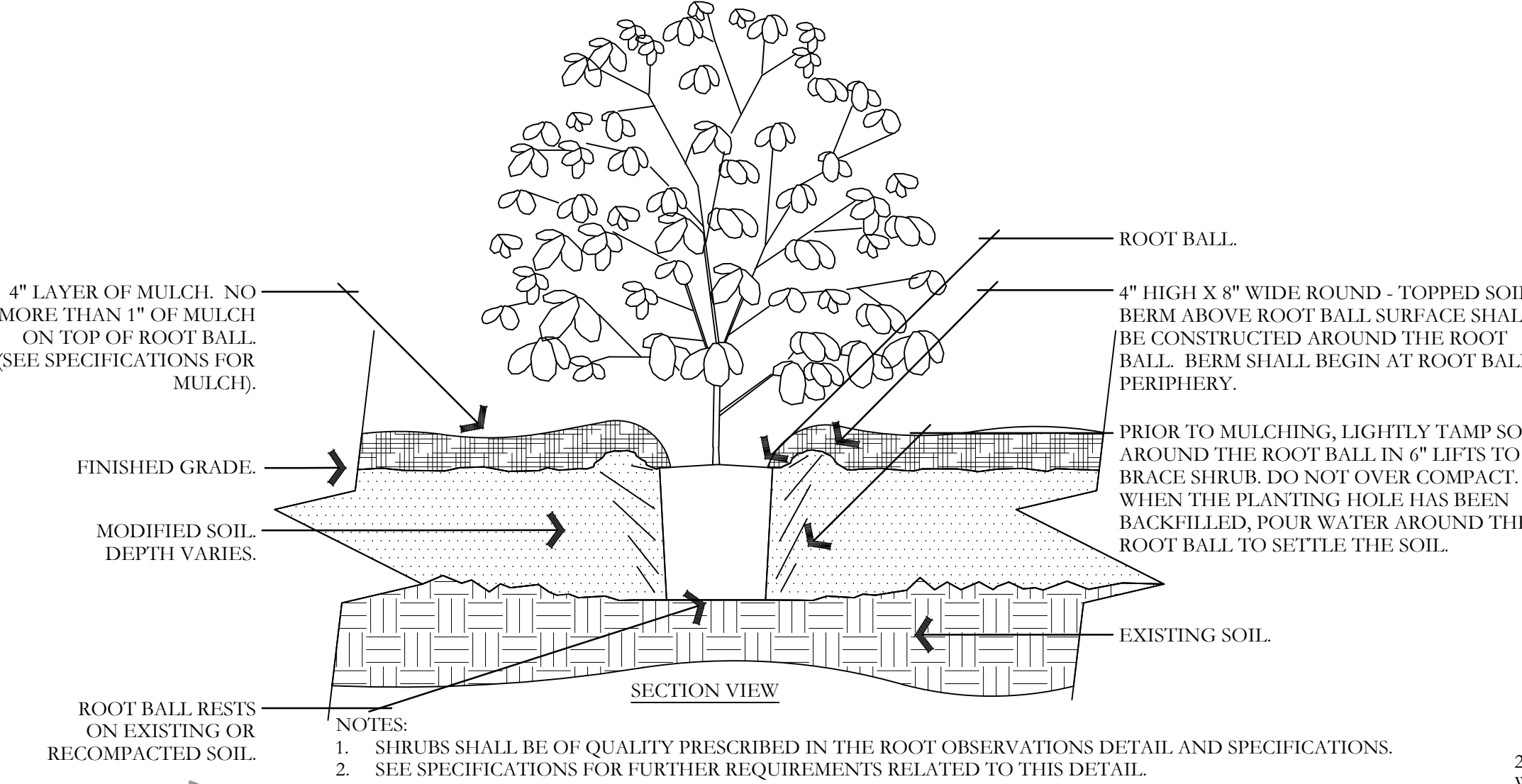
D EVERGREEN TREE PLANTING
NOT TO SCALE



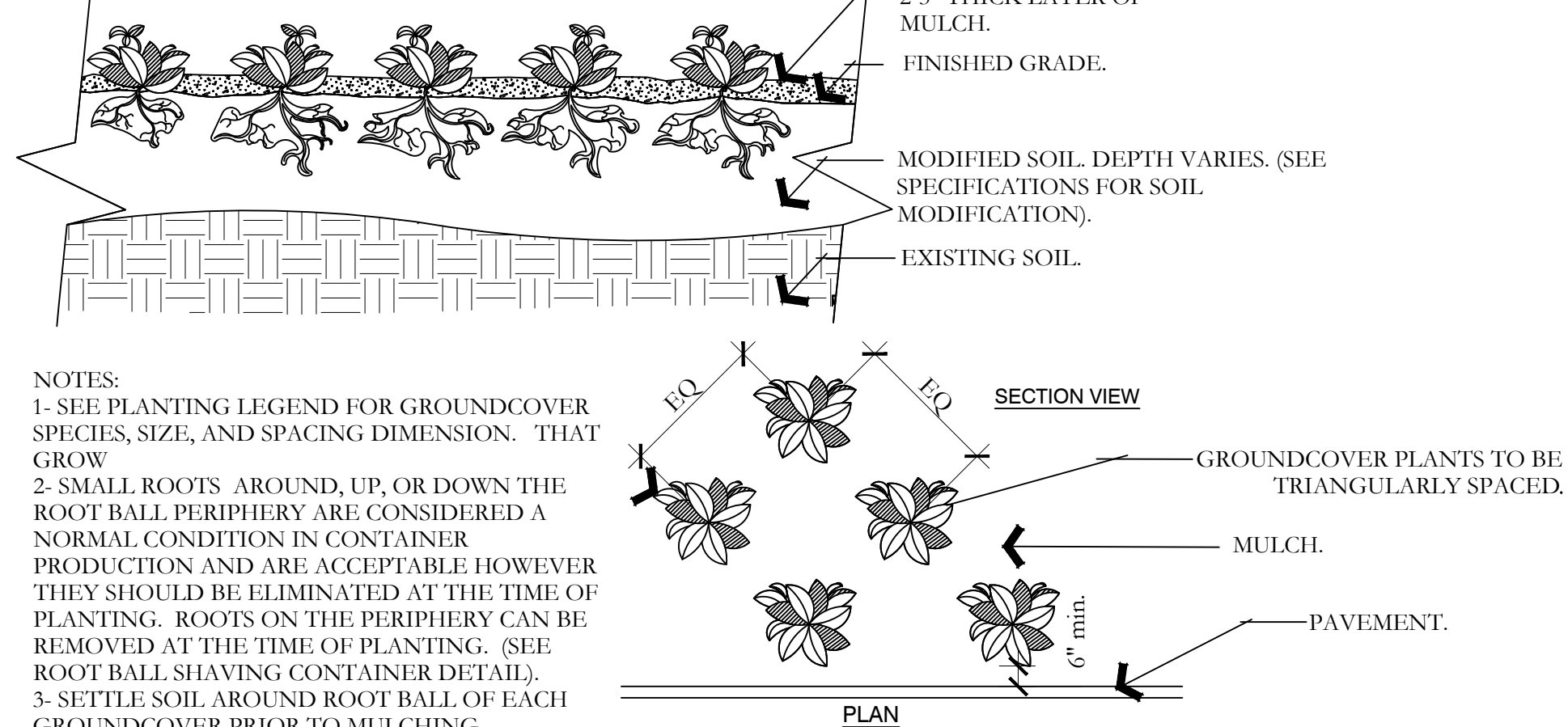
G METAL EDGING DETAIL
NOT TO SCALE



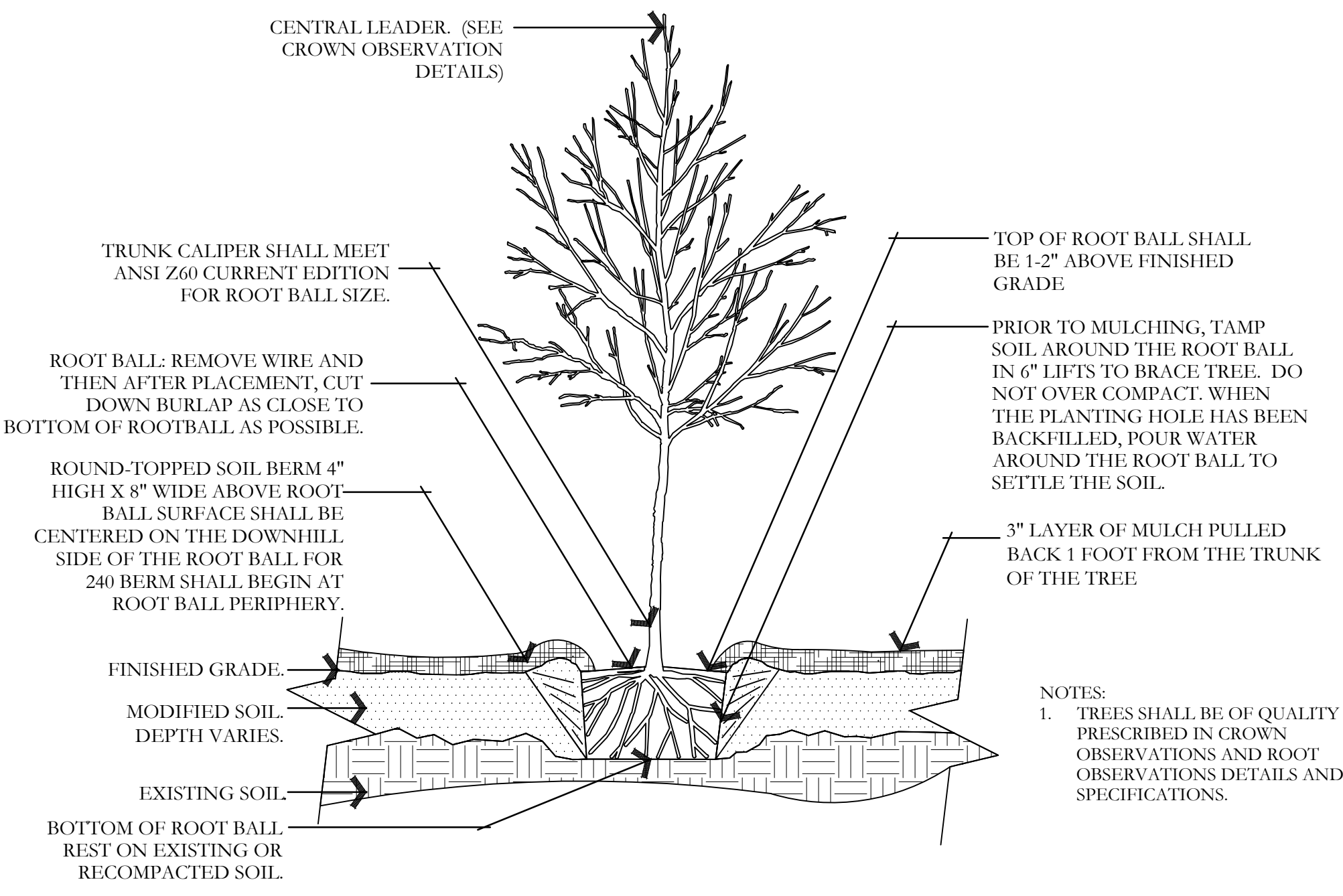
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



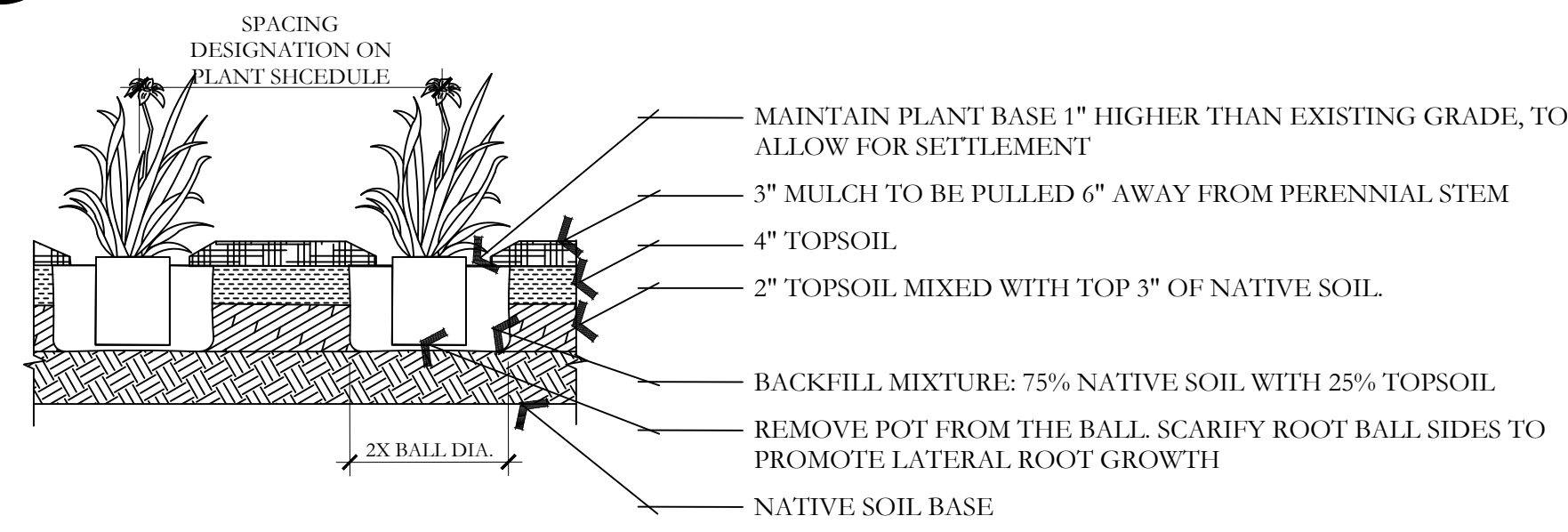
E SHRUB - MODIFIED SOIL
NOT TO SCALE



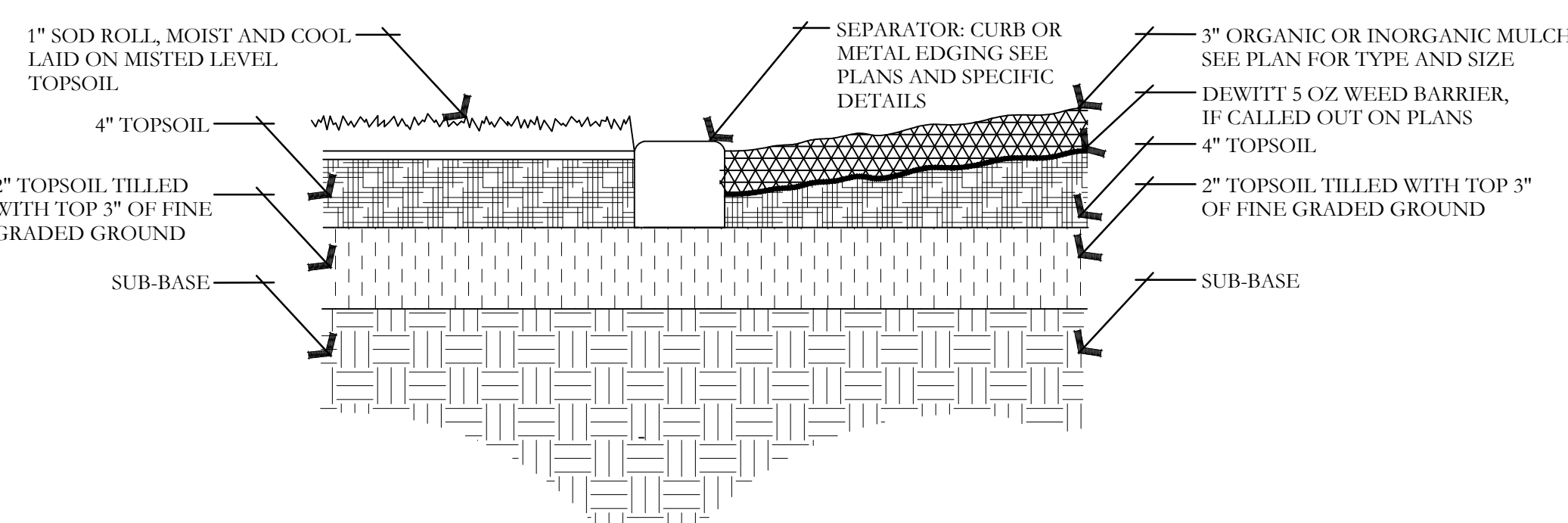
H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



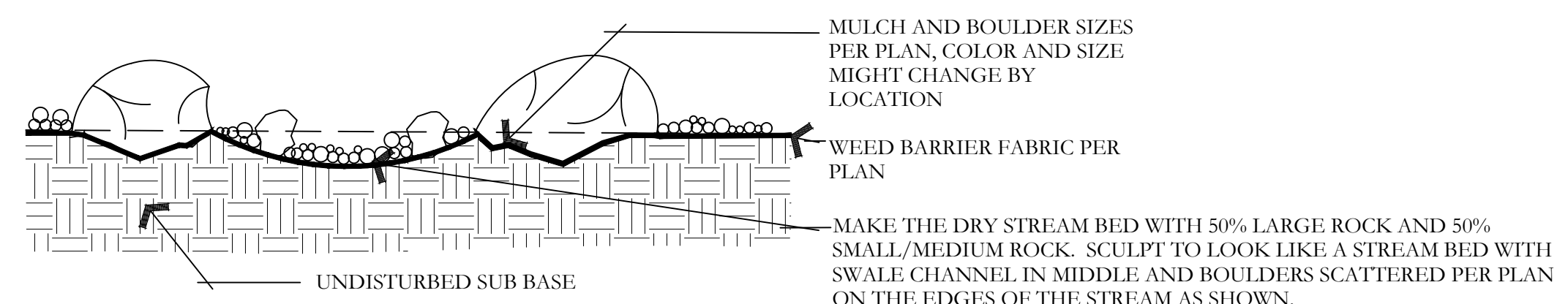
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



F PERENNIAL PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

SC FITNESS WAREHOUSE

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B.Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C.Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A.Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B.Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C.Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A.The following standards will apply to the work of this Section:

- ASTM-American Society for Testing and Materials
- IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document

1.5 SUBMITTALS

A.At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B.Operation and Maintenance Manual:

- At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
 - Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
 - Parts list for each operating element of the system
 - Manufacturer printed literature on operation and maintenance of operating elements of the system.
- Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- Project Record Copy
 - Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
 - Completed Project As-Built Drawings

- Prior to final inspection, prepare and submit to OAR accurate as-built drawings
- Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents
- Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
- Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
- Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A.Acceptance: Do not install work in this section prior to acceptance by OAR.

B.Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C.Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

- It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
- All work shall be performed in accordance with the best standards of practice relating to the trade.

E.Contractors Qualifications:

- Contractor shall provide document or resume including at least the following items:
 - That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
 - Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
- Contractor is bondable for the work to be performed.
- References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
- Listing of suppliers where materials will be obtained for use on this Project.

v.Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience.

This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contractor.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A.During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A.Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A.Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and/or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNERS INSTRUCTION

A.After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A.Furnish the following items to Owner's Representative:

- Two quick coupler keys with hose swivel.
- One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B.Provide the following services:

- Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A.Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A.The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A.Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

2.4 CONTROL SYSTEM

A.Power supply to the irrigation controller shall be provided for by this Contract.

B.Controller shall be as specified in the drawings. Controller shall be surge protected.

- Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.
- Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C.Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

- A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.
- Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped "WIRE SPLICED" or "WS" on box lid.

2.5 SLEEVING

A.Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A.All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

- Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM
- Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A.All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A.Isolation valves 3" and larger shall be Waterloo brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B.Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A.Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A.Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A.Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G175212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 3/4" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A.All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 3/4", 1", 1 1/4", 1 1/2" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A.All lateral line fittings shall be S/40 PVC.

2.14 SPRAY SPRINKLERS

A.Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A.Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be sized large enough to cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or harked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A.All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations unusable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A.Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

- The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A.Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A.Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A.Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A.Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A.Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B.Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C.Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E.Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F.Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A.All grounding for pedestal controllers shall be as directed by controller manufacturer and ASCE guidelines, not to exceed a resistance reading of 5 OHMS.

B.Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C.Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E.Pedestal controllers shall be placed upon VTT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F.Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A.Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B.Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C.Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of 3/4" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A.No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B.Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C.Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E.Contractors shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A.Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B.Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C.Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E.Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F.Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMS.

3.10 ADJUSTMENT

A.Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B.Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C.Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A.Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B.Open trenches or hazards shall be protected with yellow caution tape.

C.Contractors is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E.Contractors shall leave Project in at least a 'broom clean' condition.

END OF SECTION

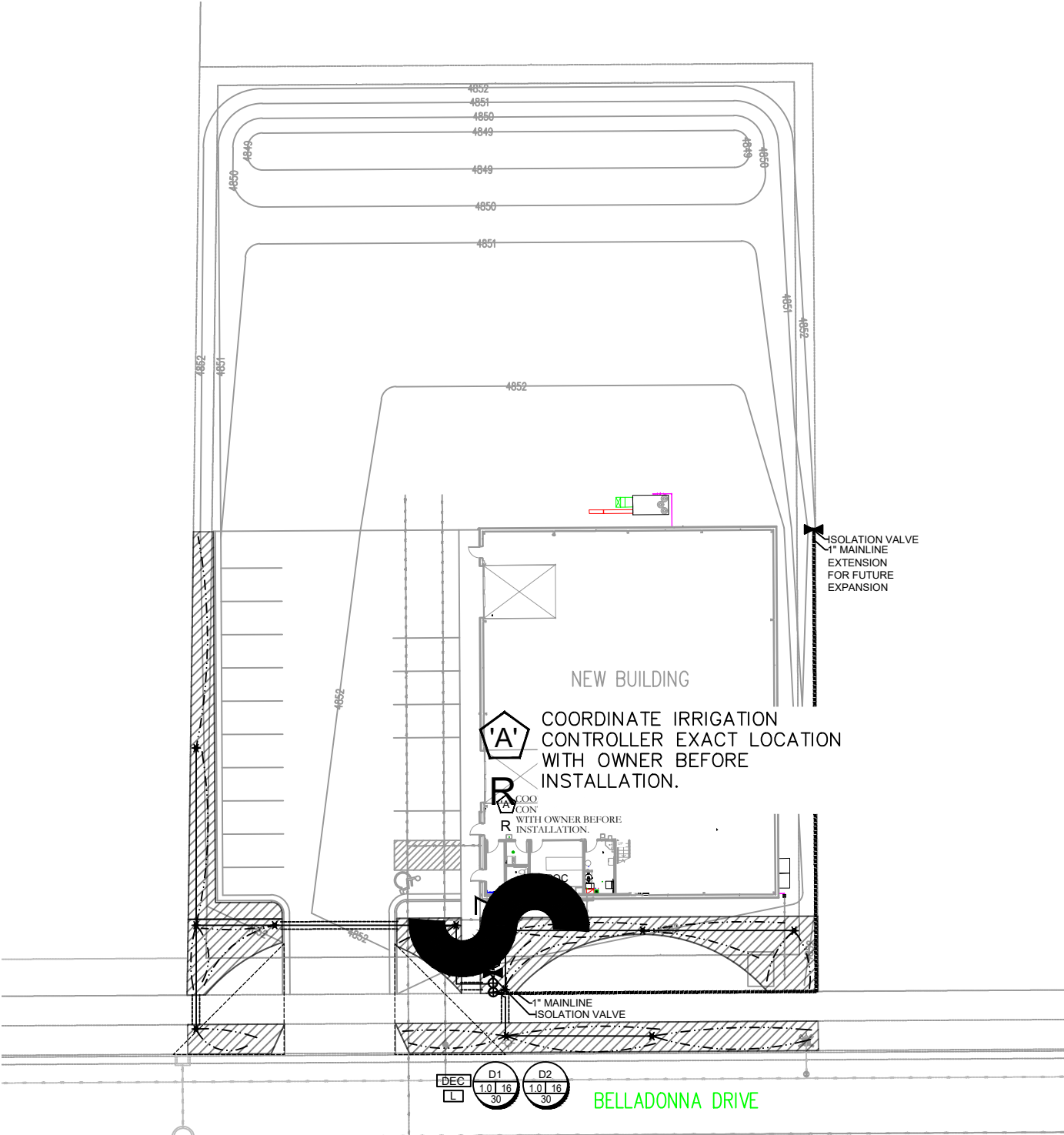
90 Day Establishment Period Irrigation Schedule (April, May, June)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



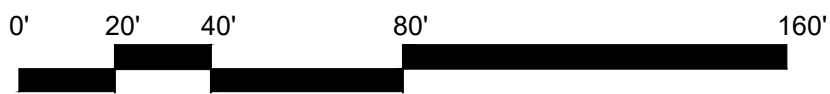
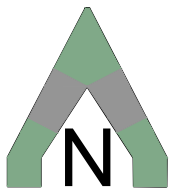
1" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE PROJECT NUMBER PLAN INFORMATION

10/21/2021 UT21115

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org



GRAPHIC SCALE: 1" = 40'

PROJECT INFORMATION

SC FITNESS WAREHOUSE SALT LAKE CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

SALT CITY FITNESS INC.
ATT: SUMMER MERCADO
801-898-0355
SCFITNESSWAREHOUSE@GMAIL.COM



DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

LANDSCAPE ARCHITECT / PLANNER

IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
	IRRIGATION POINT OF CONNECTION, PRESSURE REDUCER AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.
	CONTROLLER:RAINBIRD ESP-ME3 CONTROLLER WITH WIFI CAPABILITY. CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	MASTER VALVE
	FLOW SENSOR
	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XTSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
NO SYMBOL	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
XFS DRIPLINE	XTSP-09-18	9 GPH
TOTAL DRIP ZONE FLOW	20 GPM	EACH ZONE NOT TO EXCEED 20 GPM
NUMBER OF FLUSH POINTS	2	DRIP ZONE TO APPLY 1/4" OF WATER 23
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS		
NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN		

IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH. THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER USE. A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
- ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROXBALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
- LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	55 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1

1.0 18

55

VALVE SIZE

PSI AT LAST HEAD IN ZONE

NOTE: VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

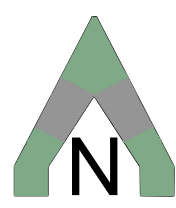
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10/21/2021

UT21115

811

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0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

SC FITNESS WAREHOUSE

SALT LAKE CITY, UTAH

EXCEL ENGINEERING

DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

SALT CITY FITNESS INC.
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801-898-0355
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3450 N. TRIUMPH BLVD. SUITE 102
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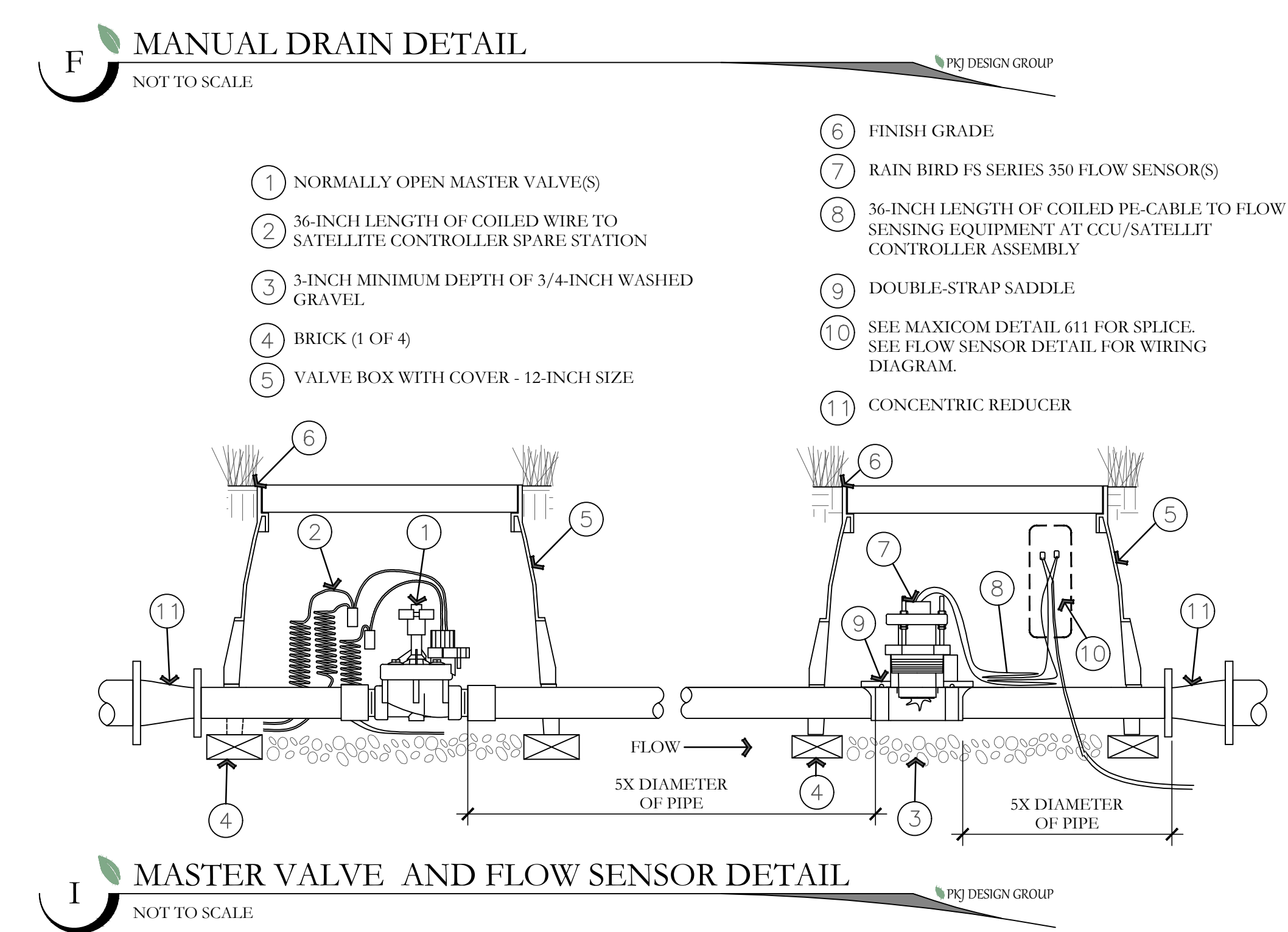
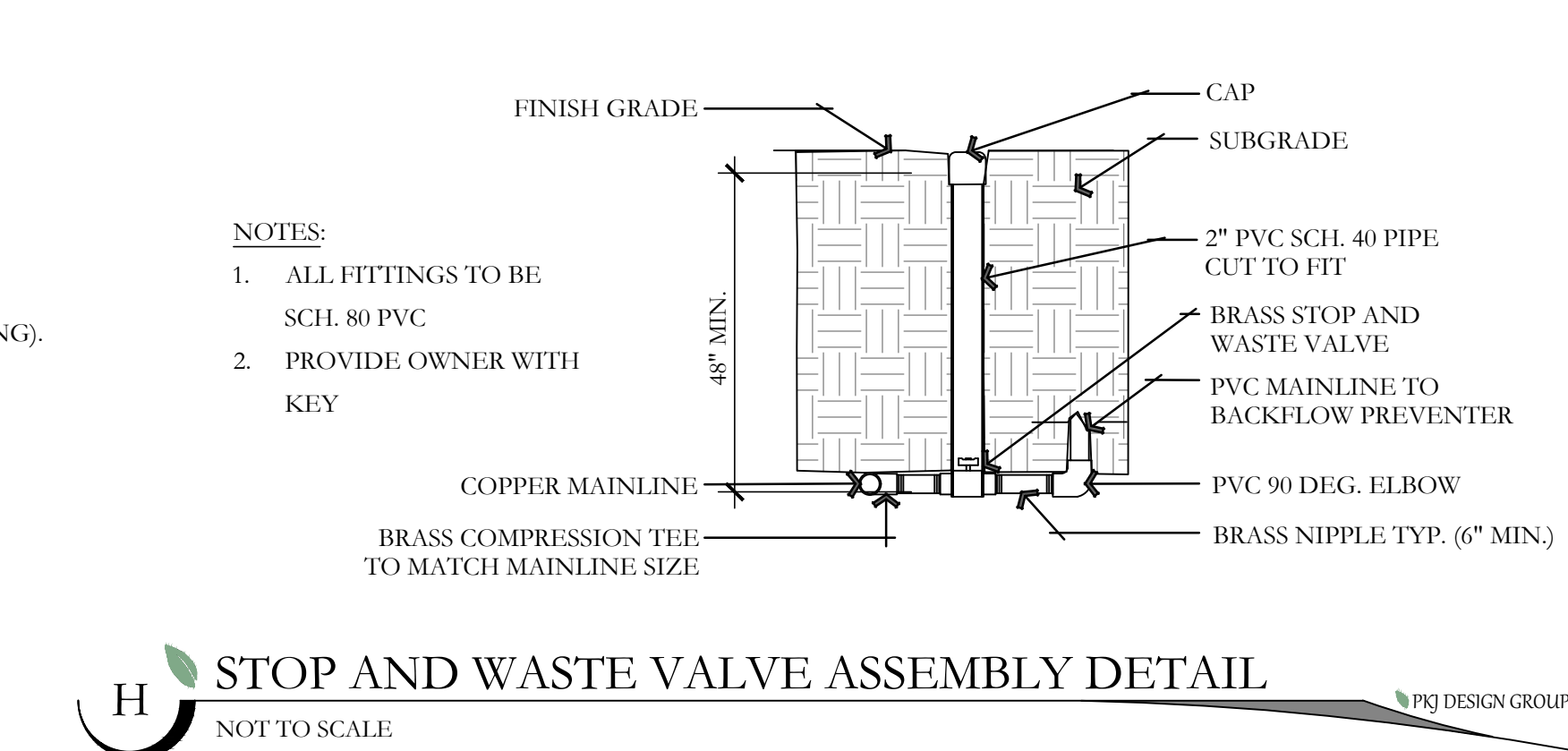
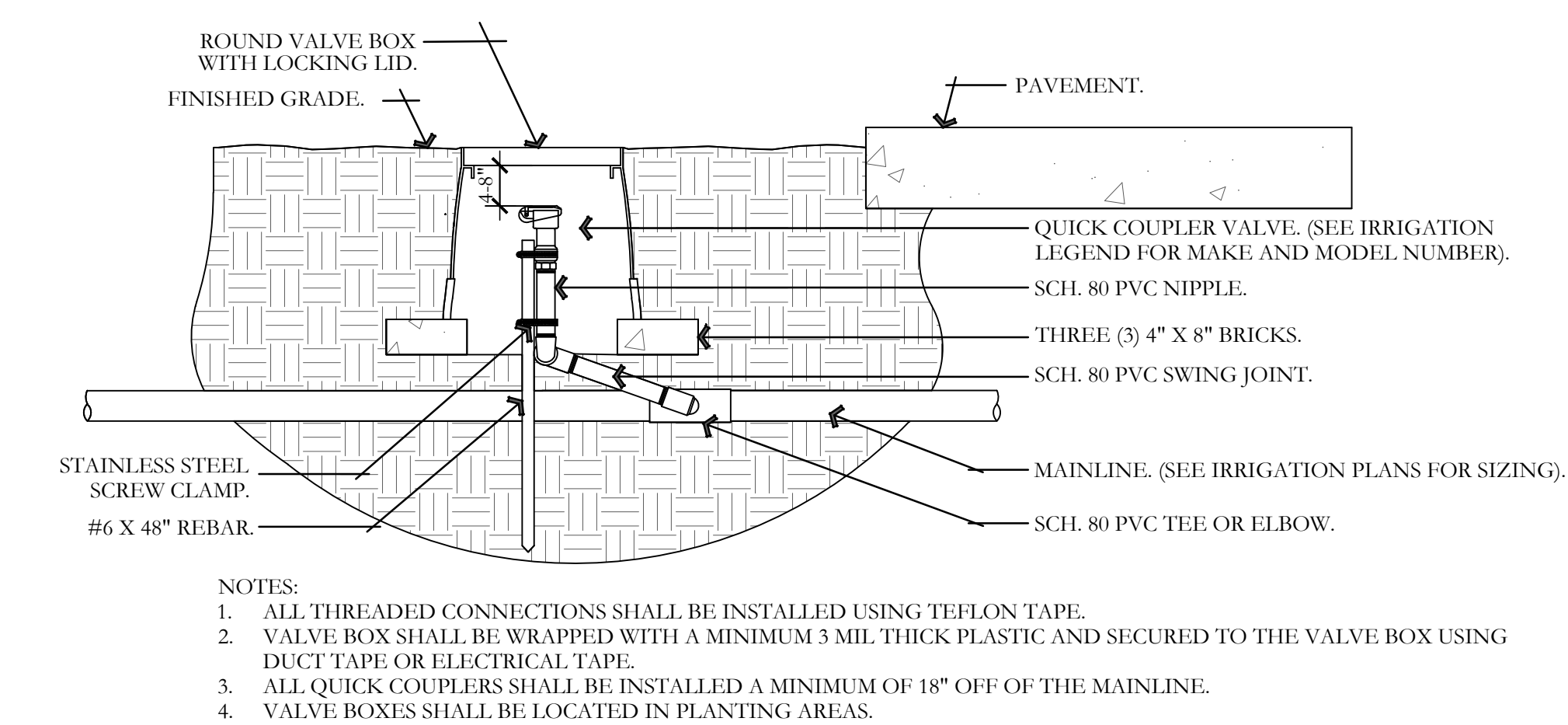
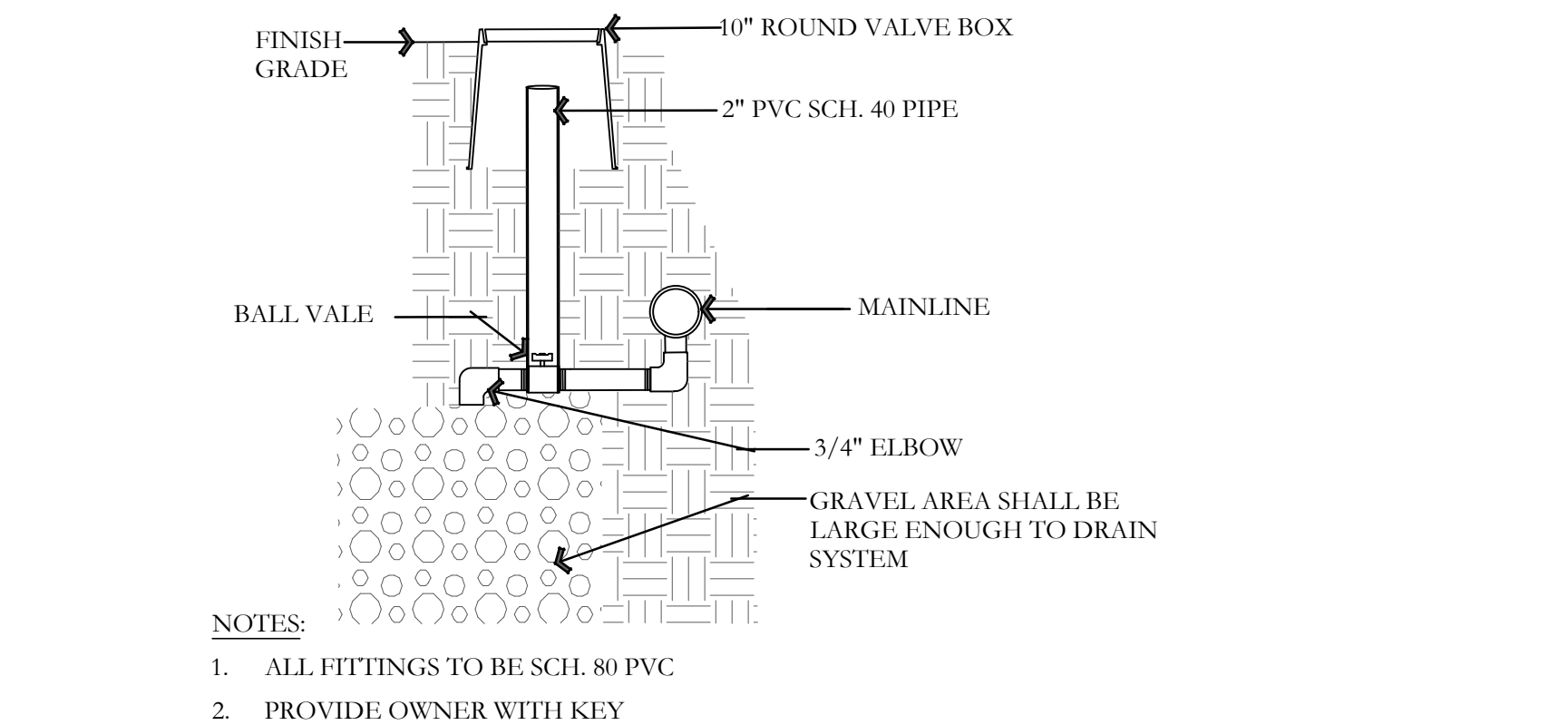
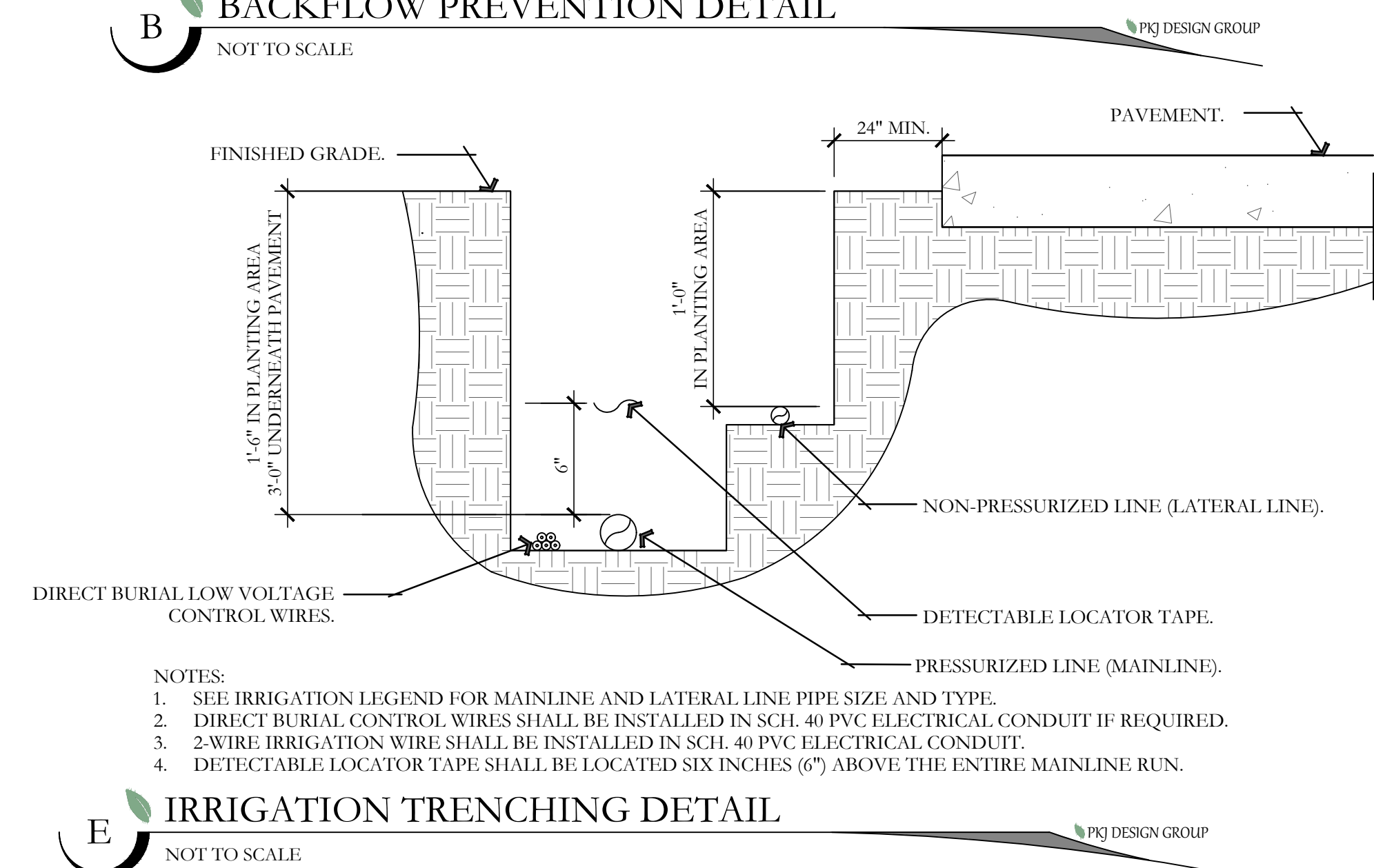
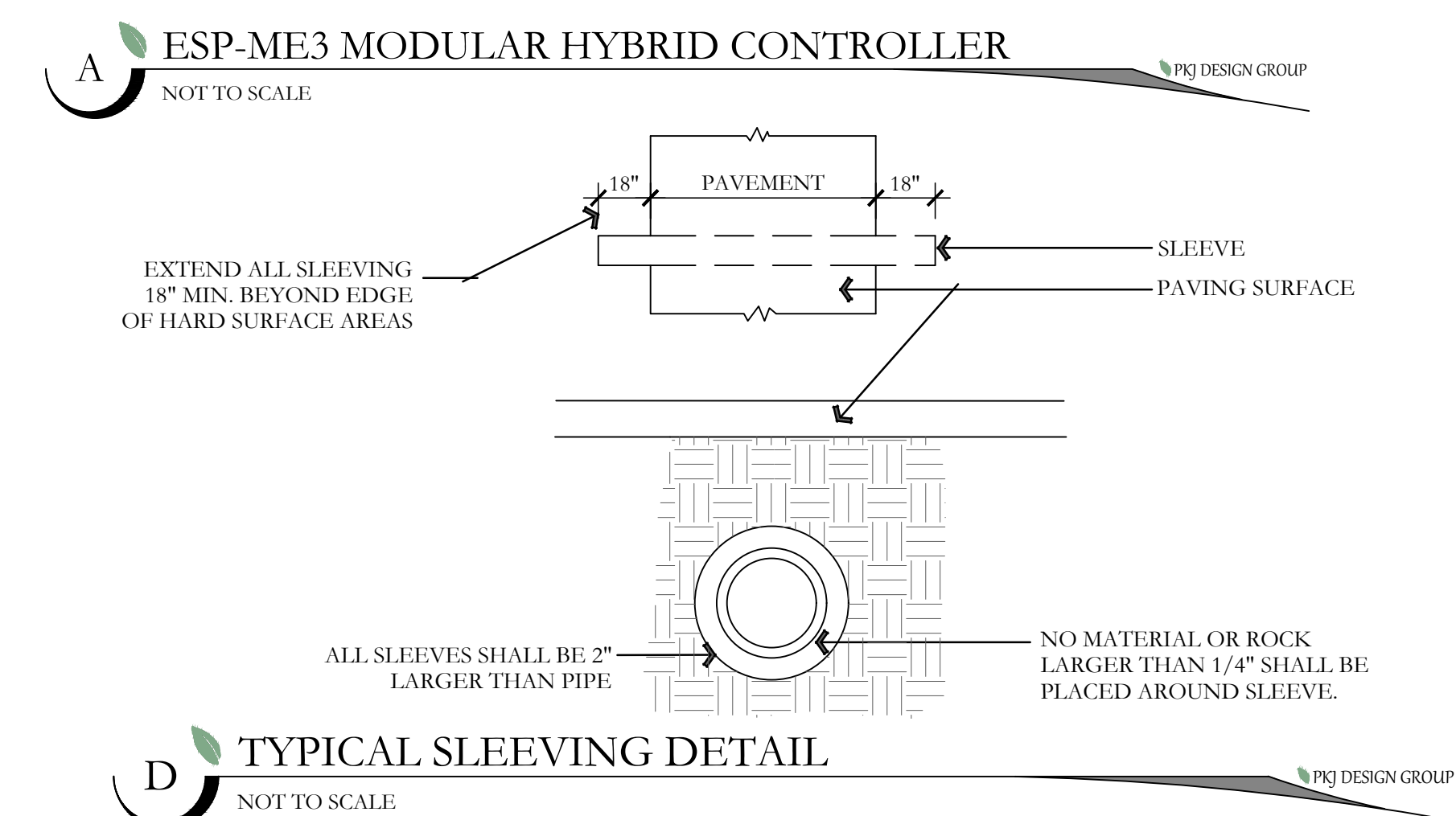
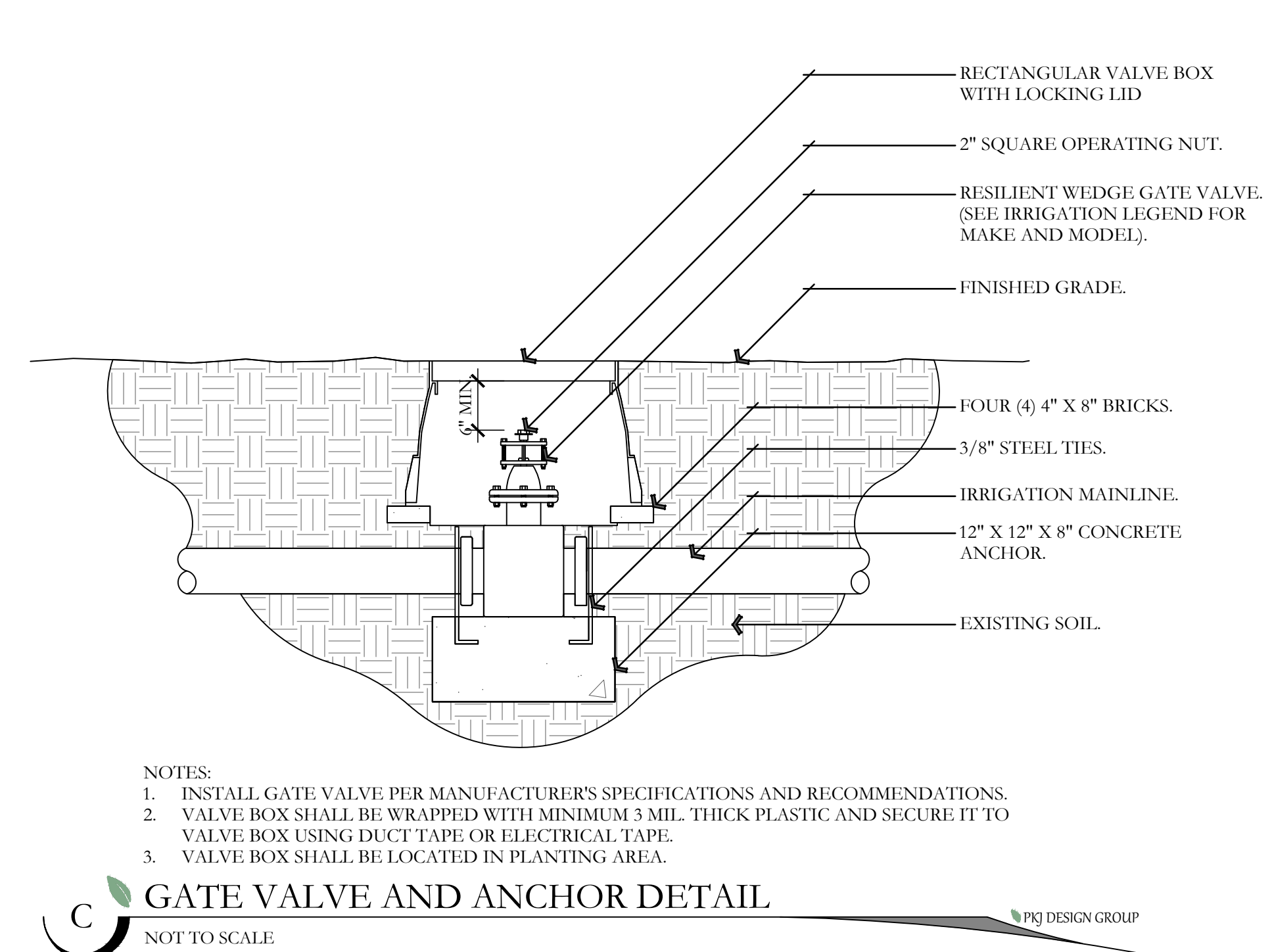
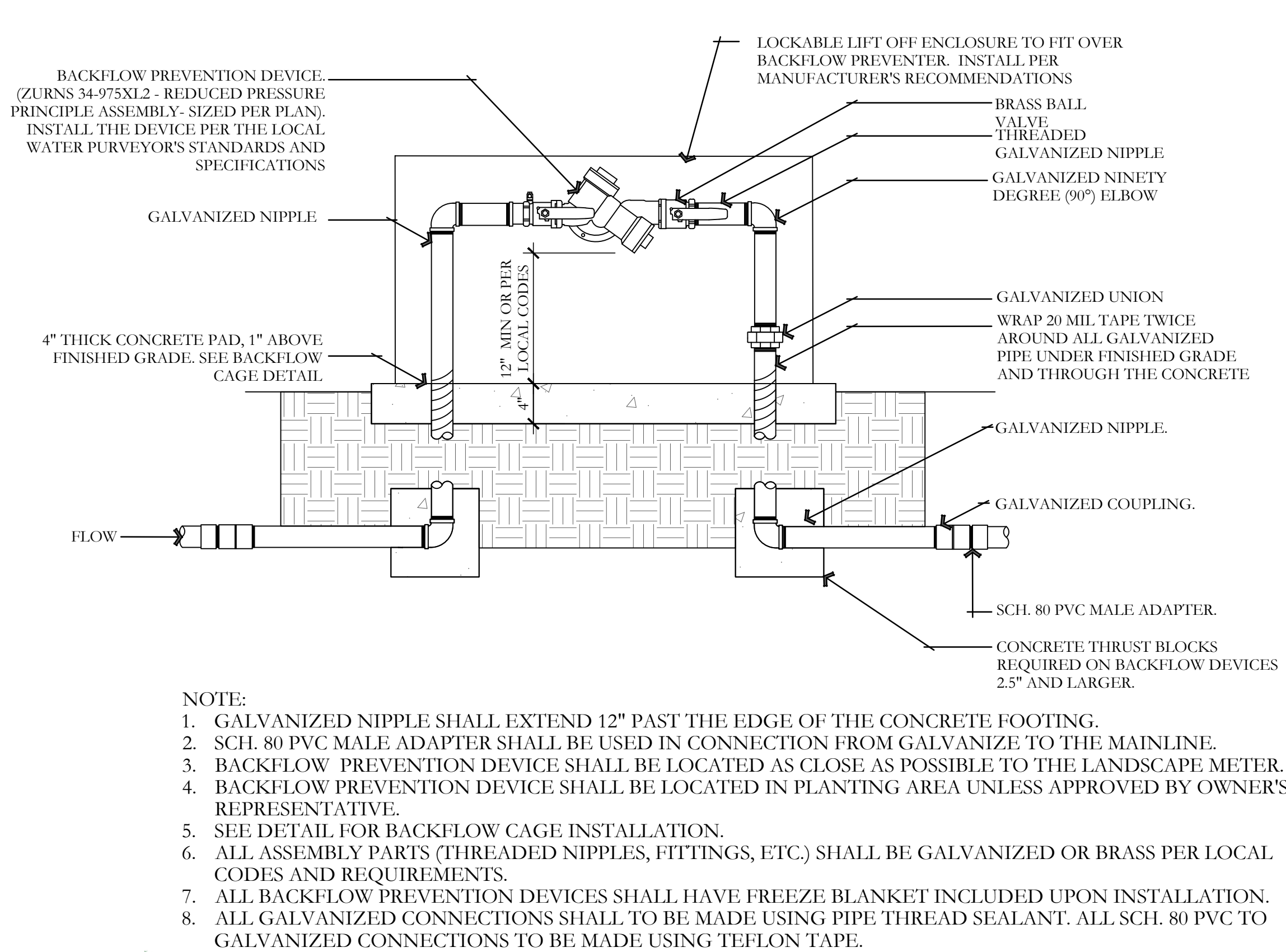
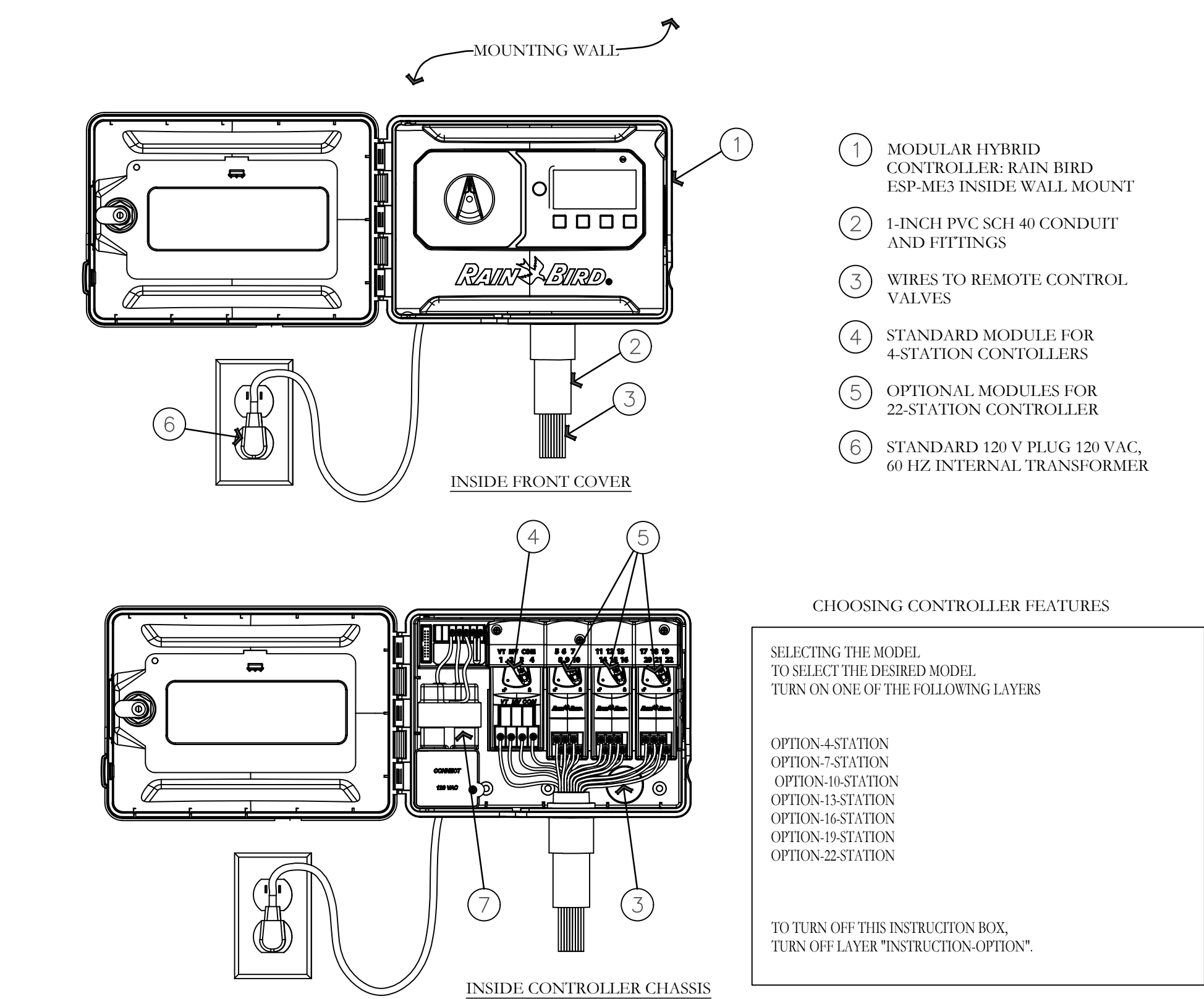
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-101

PM: JTA

DRAWN: ACP

CHECKED: JMA

PLOT DATE: 10/21/2021



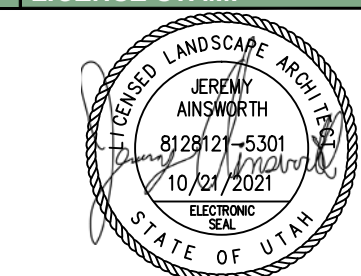
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NO.	REVISION	DATE					
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SC FITNESS WAREHOUSE
SALT LAKE CITY, UTAH

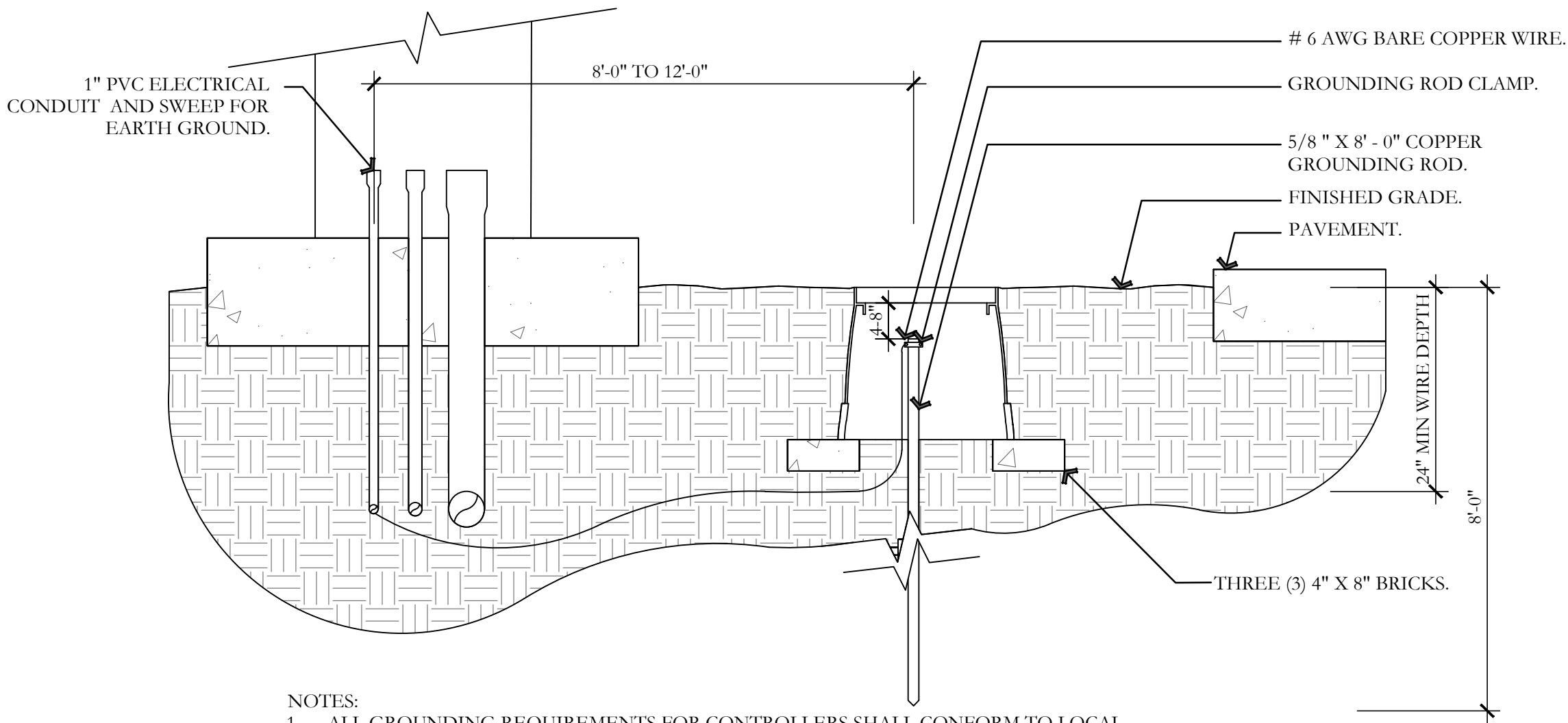
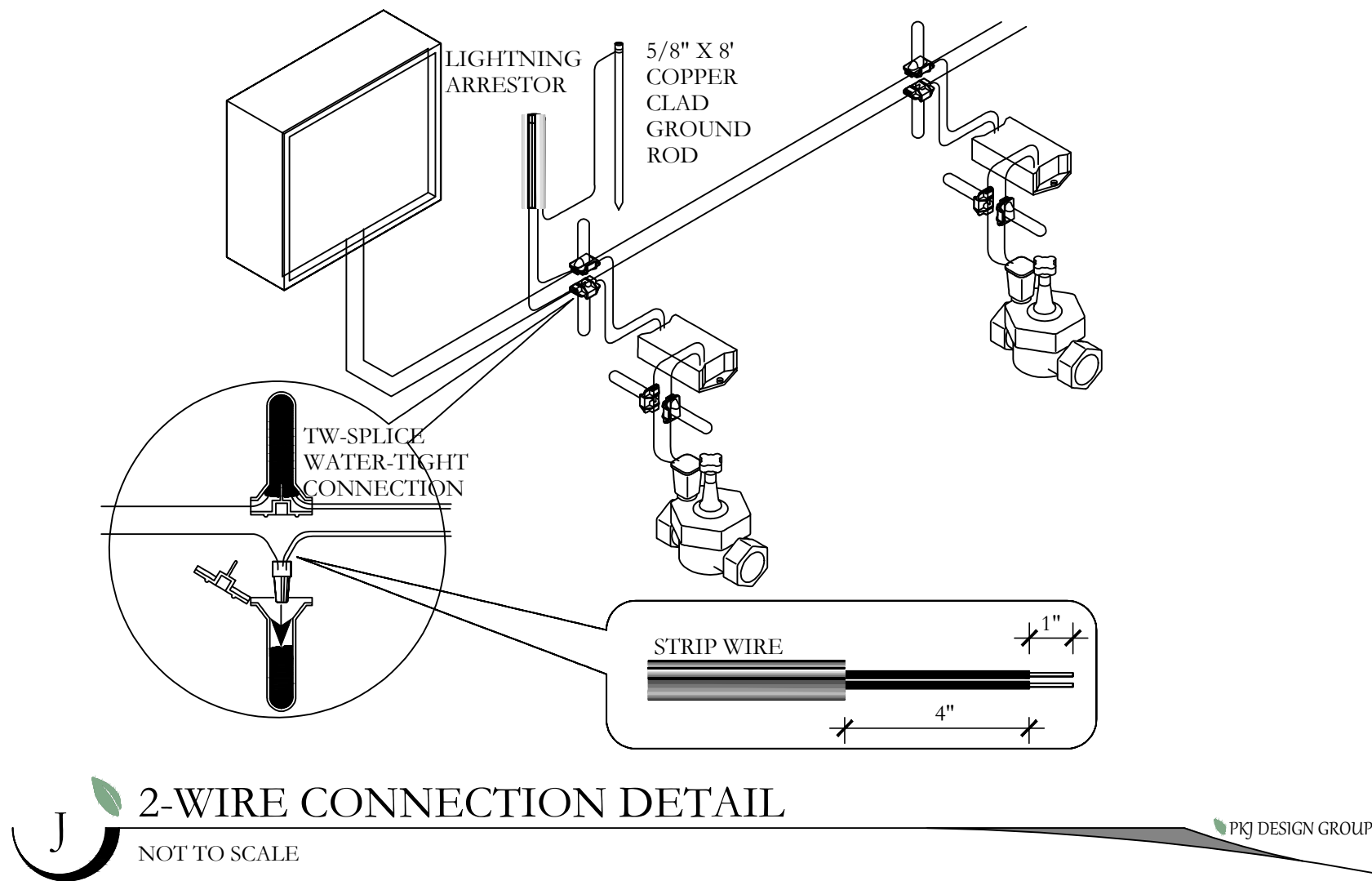
SALT CITY FITNESS INC.
ATT: SUMMER MERCADO
801-898-0355
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DAVID W. PETERSON, P.E.
12 West 100 North, SUITE #201
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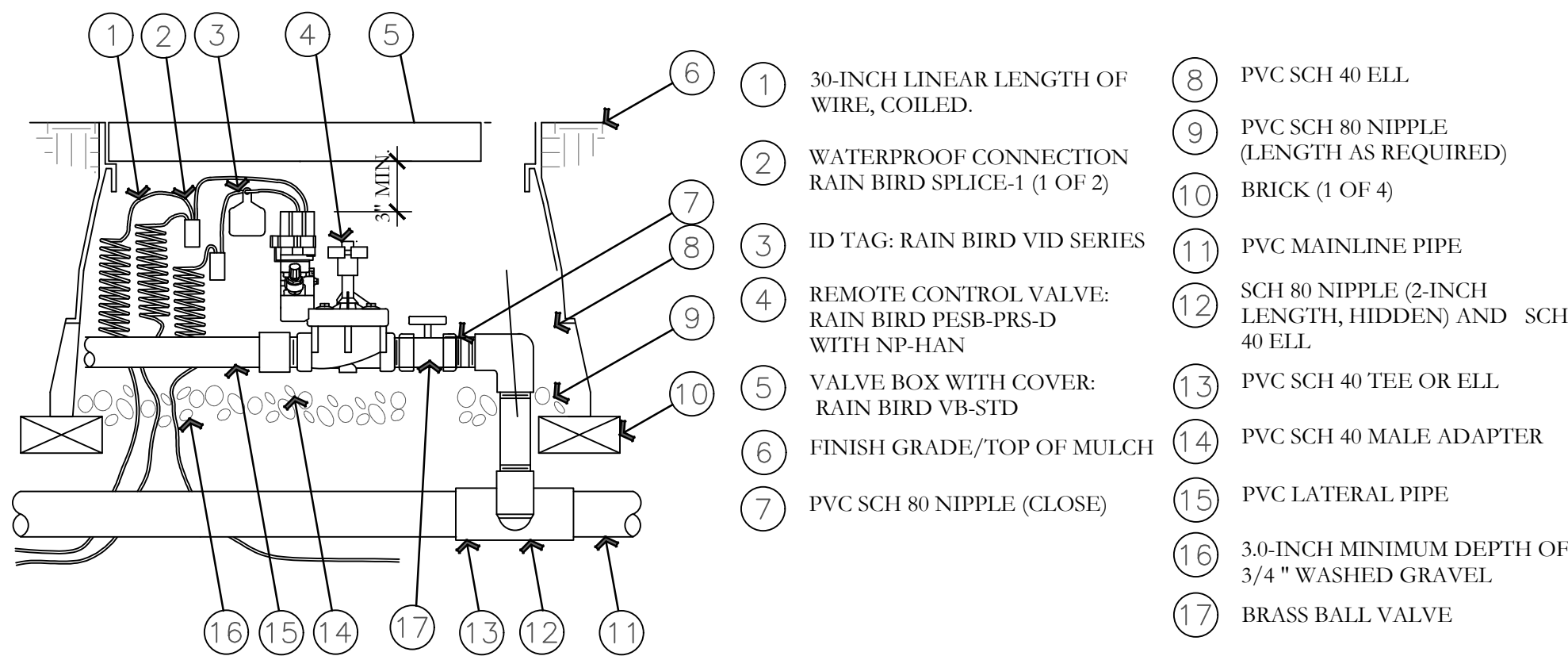


IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-501

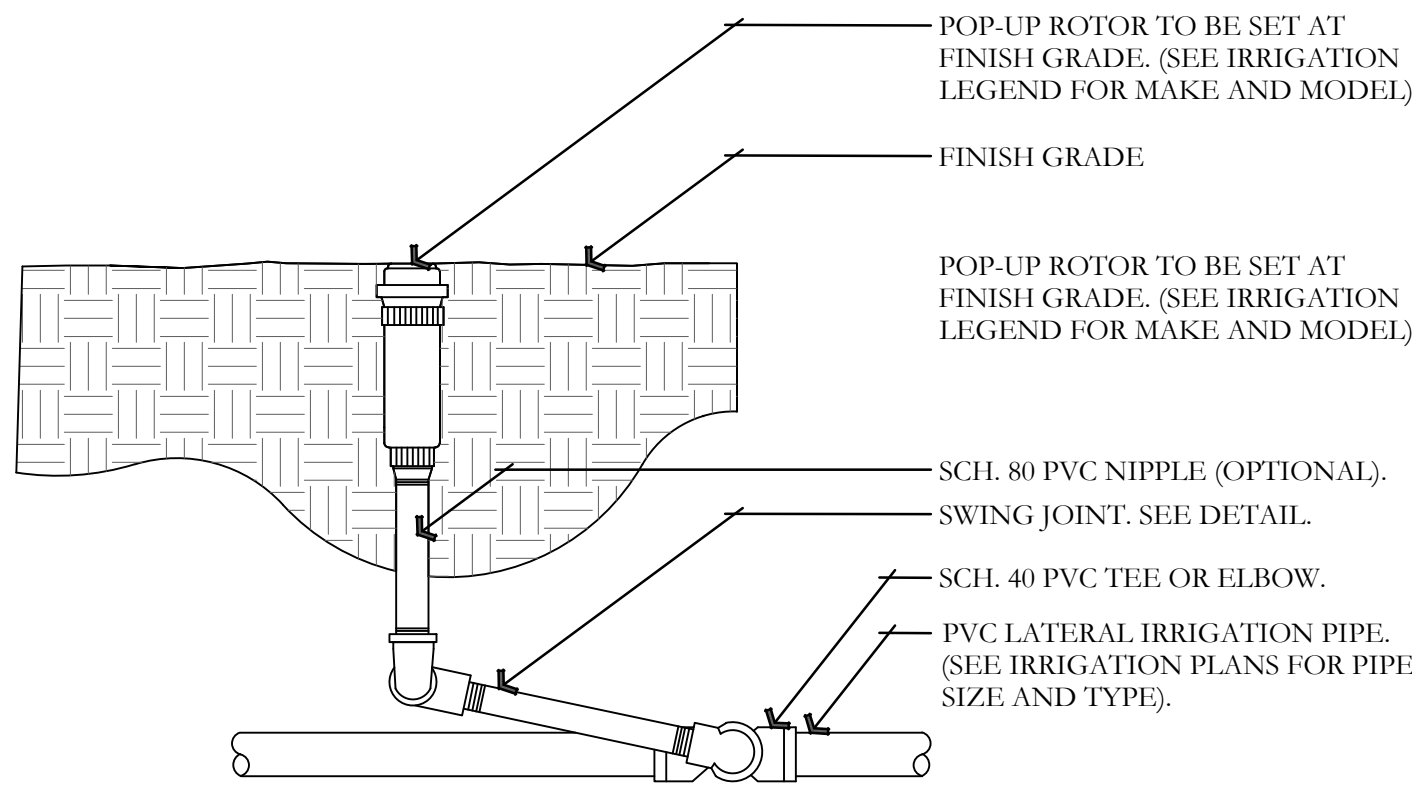


- NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
 2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
 3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL
NOT TO SCALE

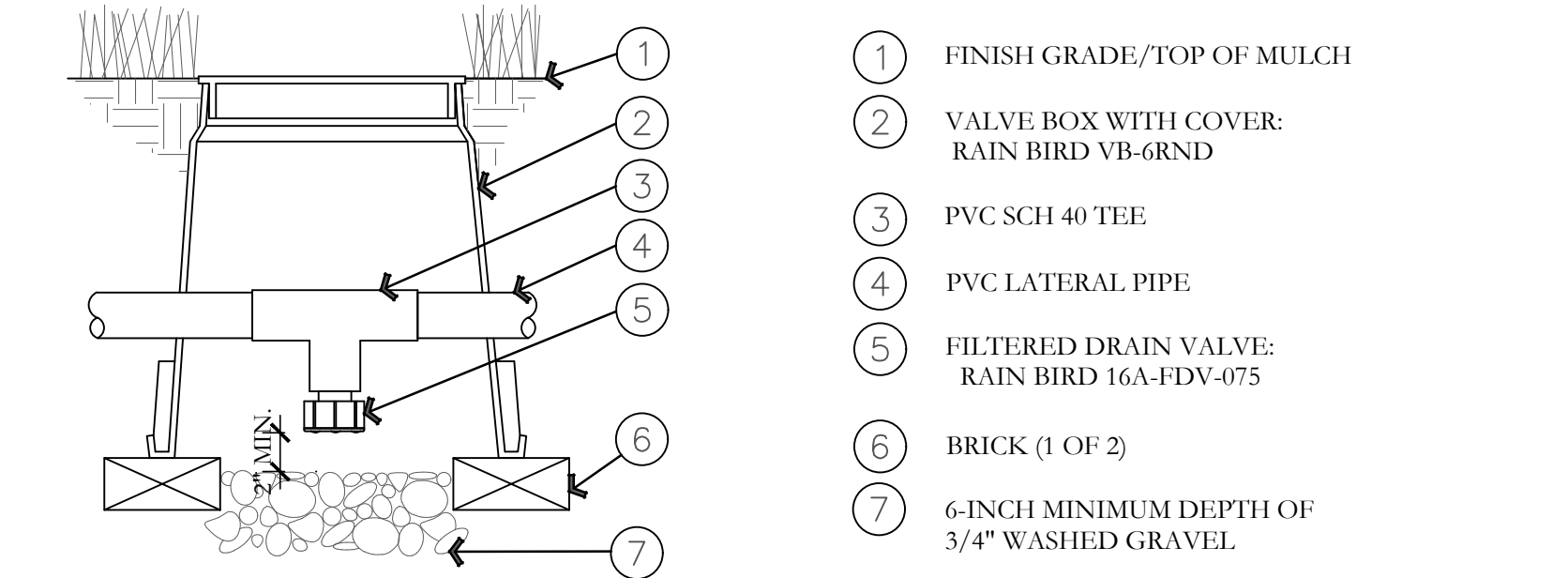


M ELECTRIC REMOTE-CONTROL VALVE DETAIL
NOT TO SCALE

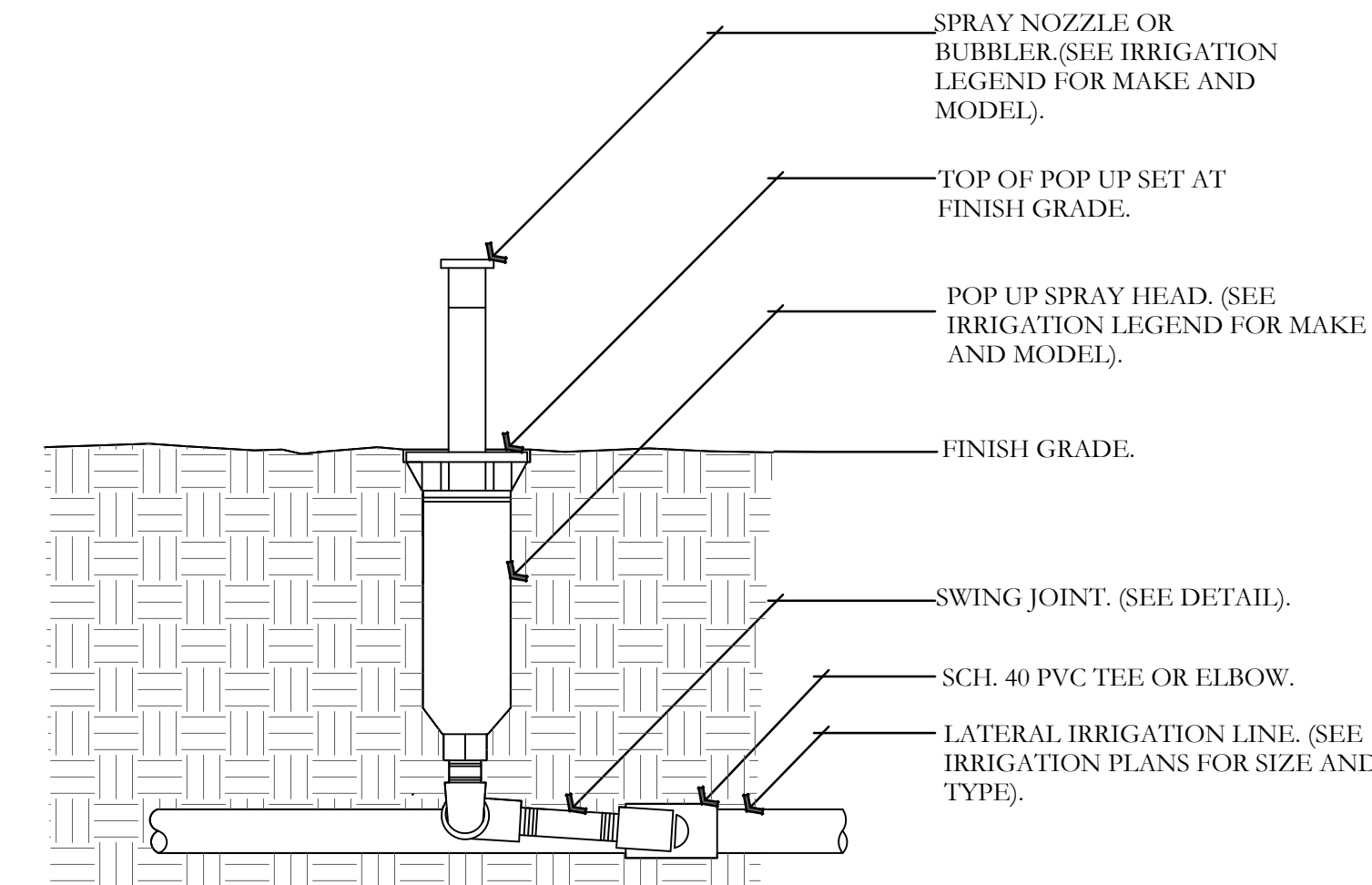


- NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
 2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR SPRAYHEAD DETAIL
NOT TO SCALE



L LATERAL LINE DRAIN VALVE DETAIL
NOT TO SCALE



- NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
 2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
 3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
 4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL
NOT TO SCALE

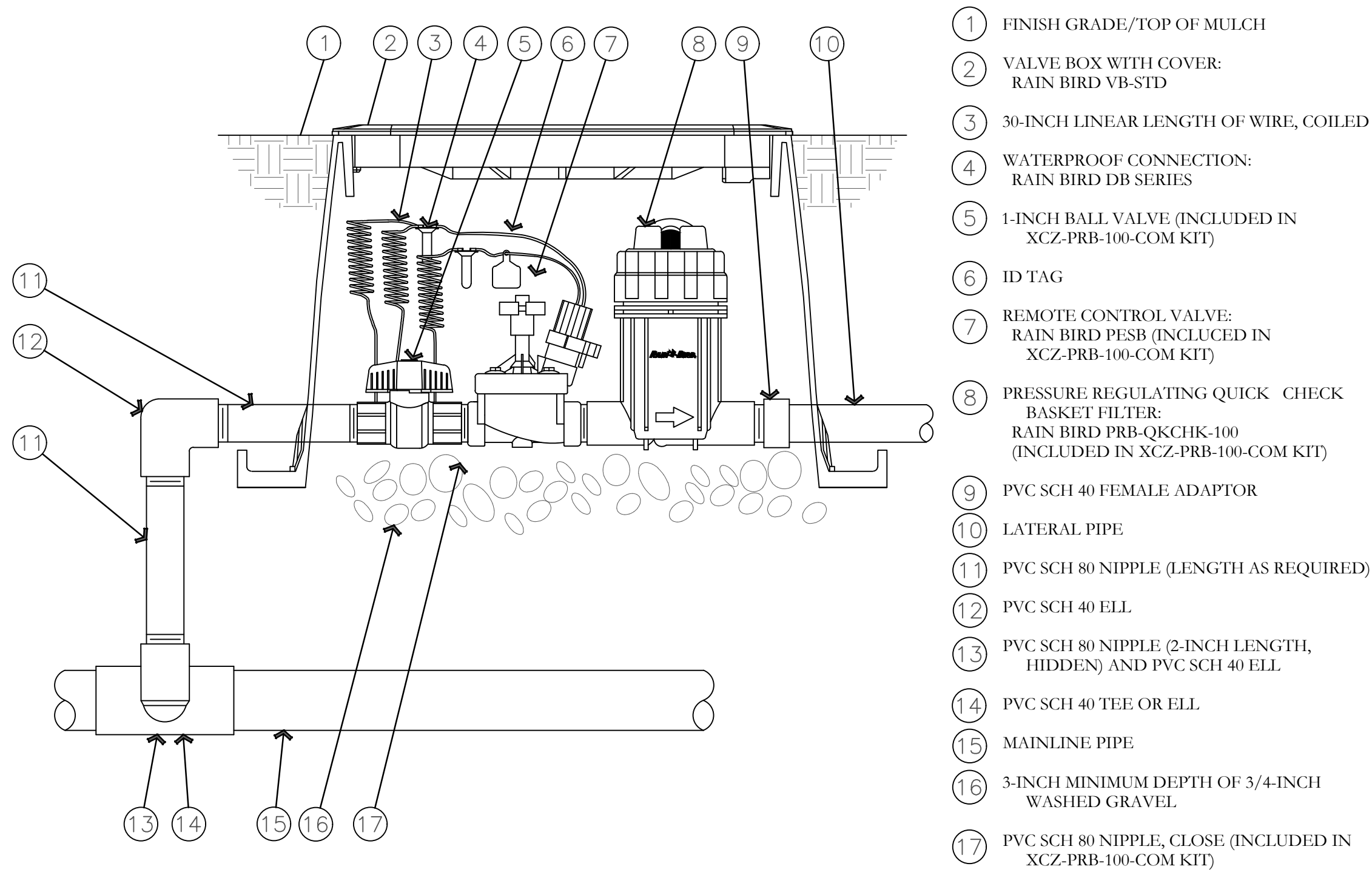
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10/21/2021		UT21115			SALT CITY FITNESS INC. ATT: SUMMER MERCADO 801-898-0355 SCFITNESSWAREHOUSE@GMAIL.COM	DAVID W. PETERSON, P.E. 12 West 100 North, SUITE # 201 AMERICAN FORK, UTAH 84003 (801) 756-4504		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 10/21/2021
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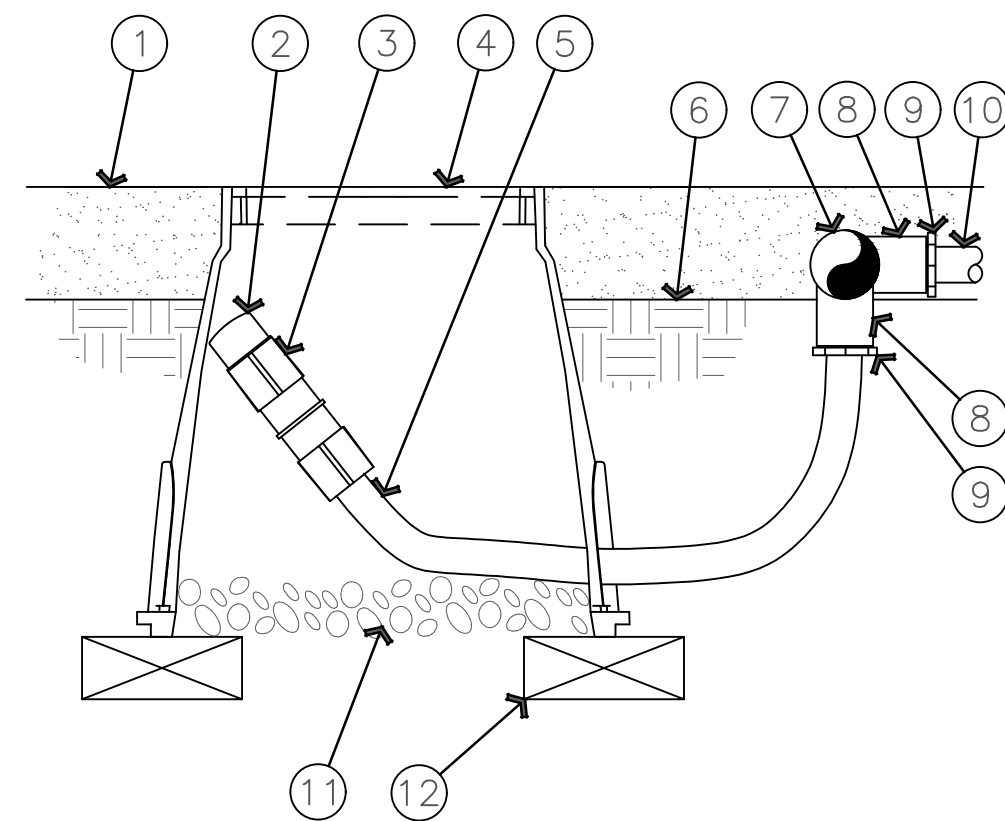
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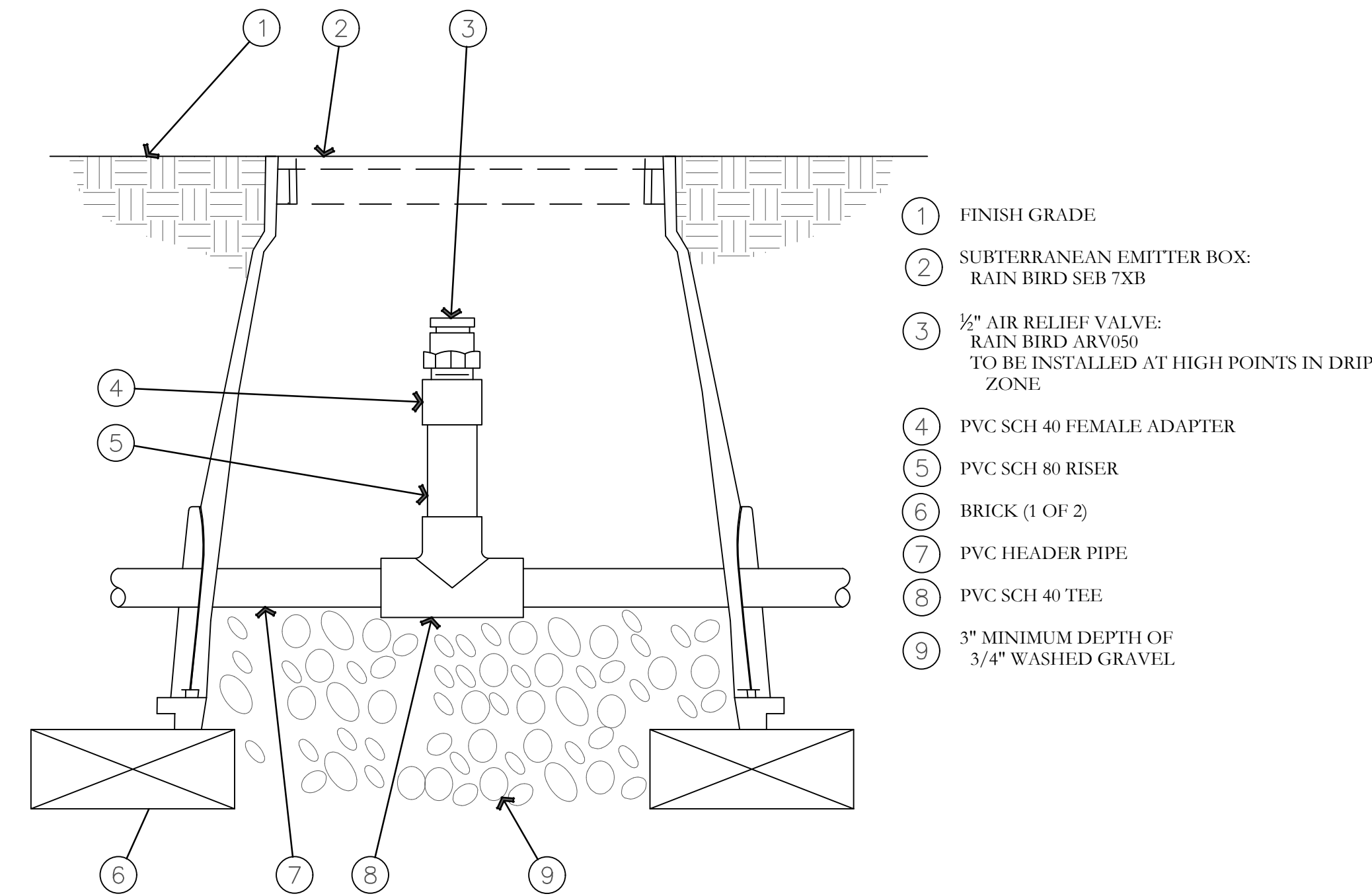
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-502



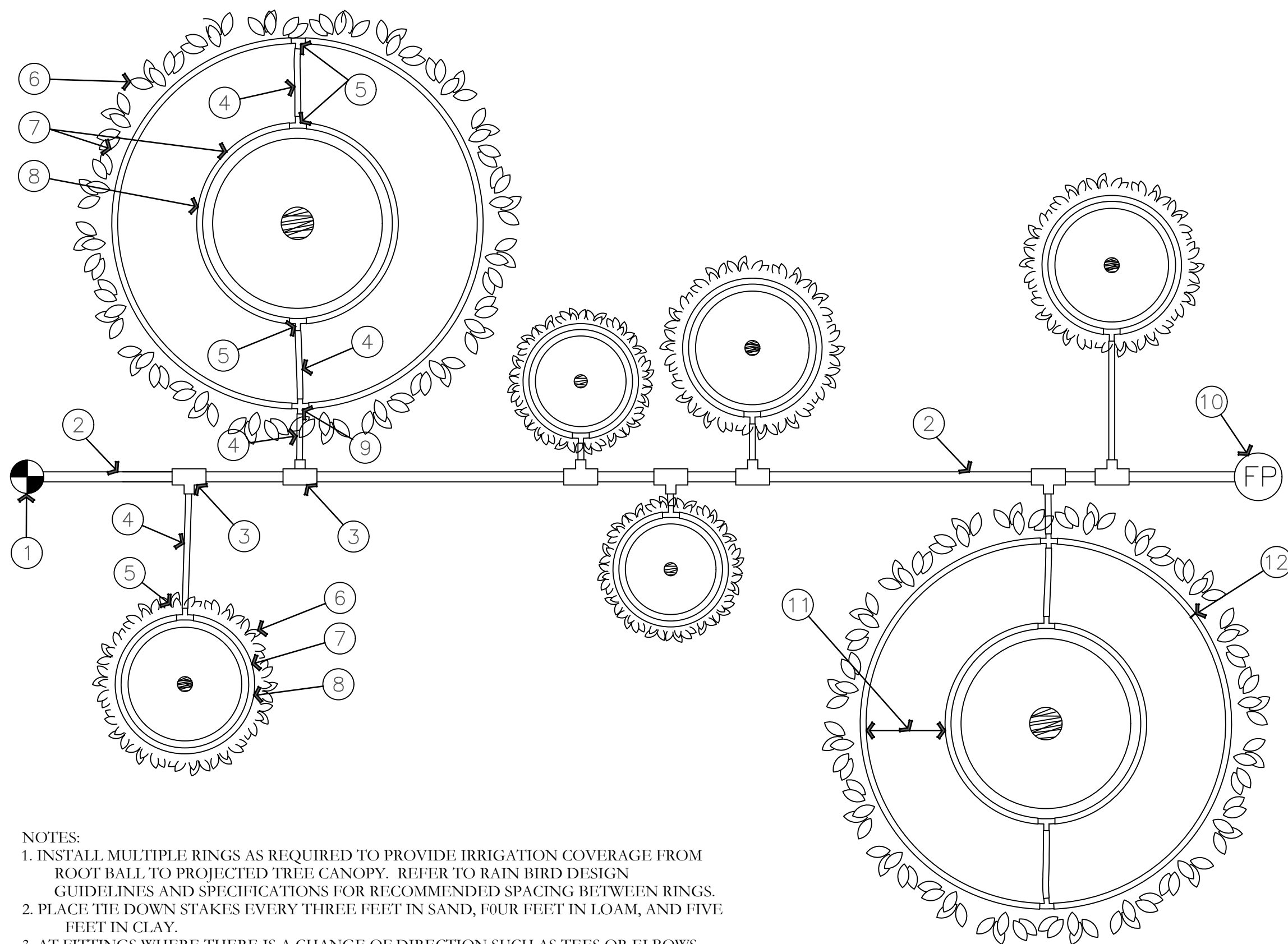
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



R AIR RELIEF VALVE DETAIL
NOT TO SCALE

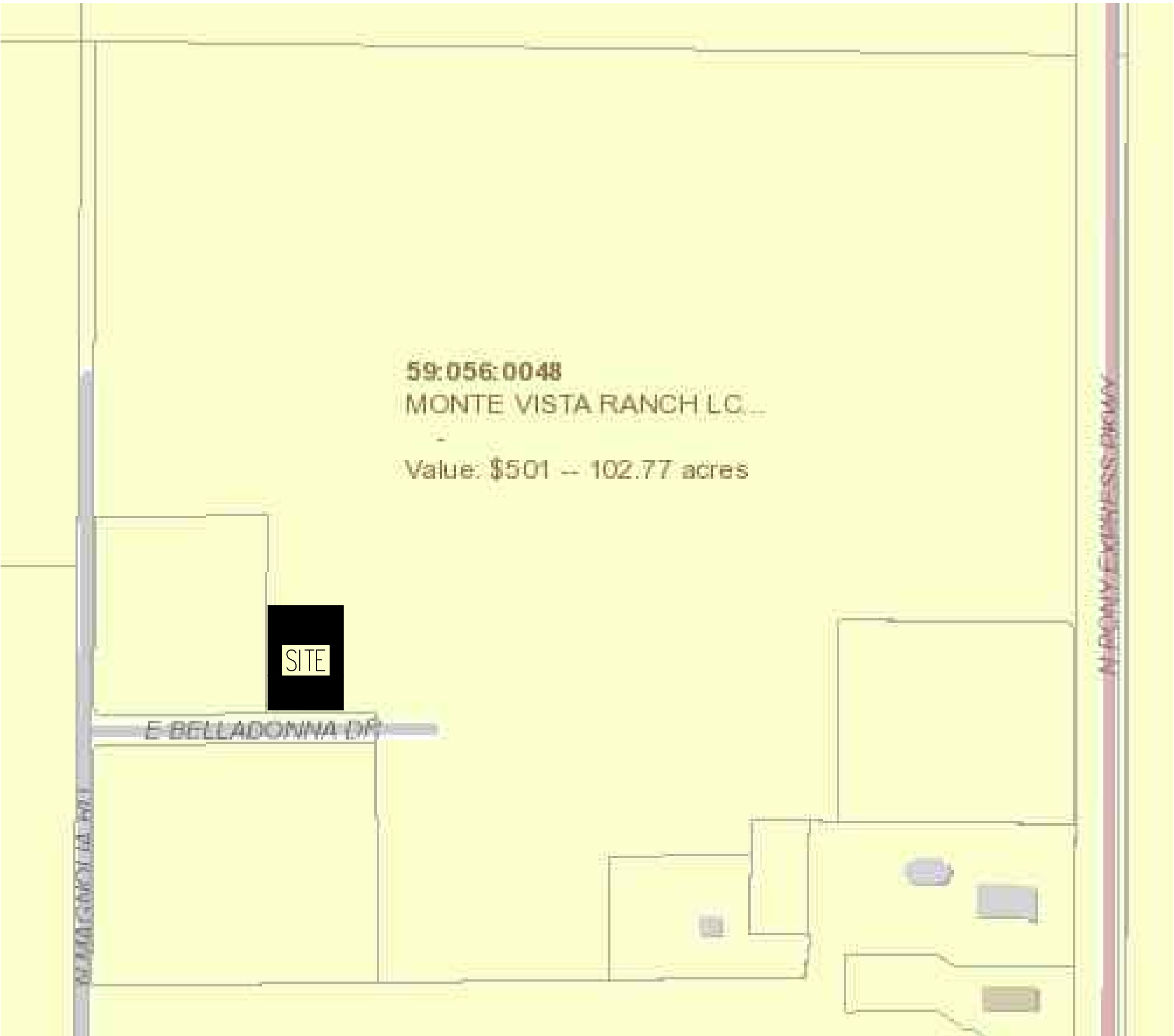
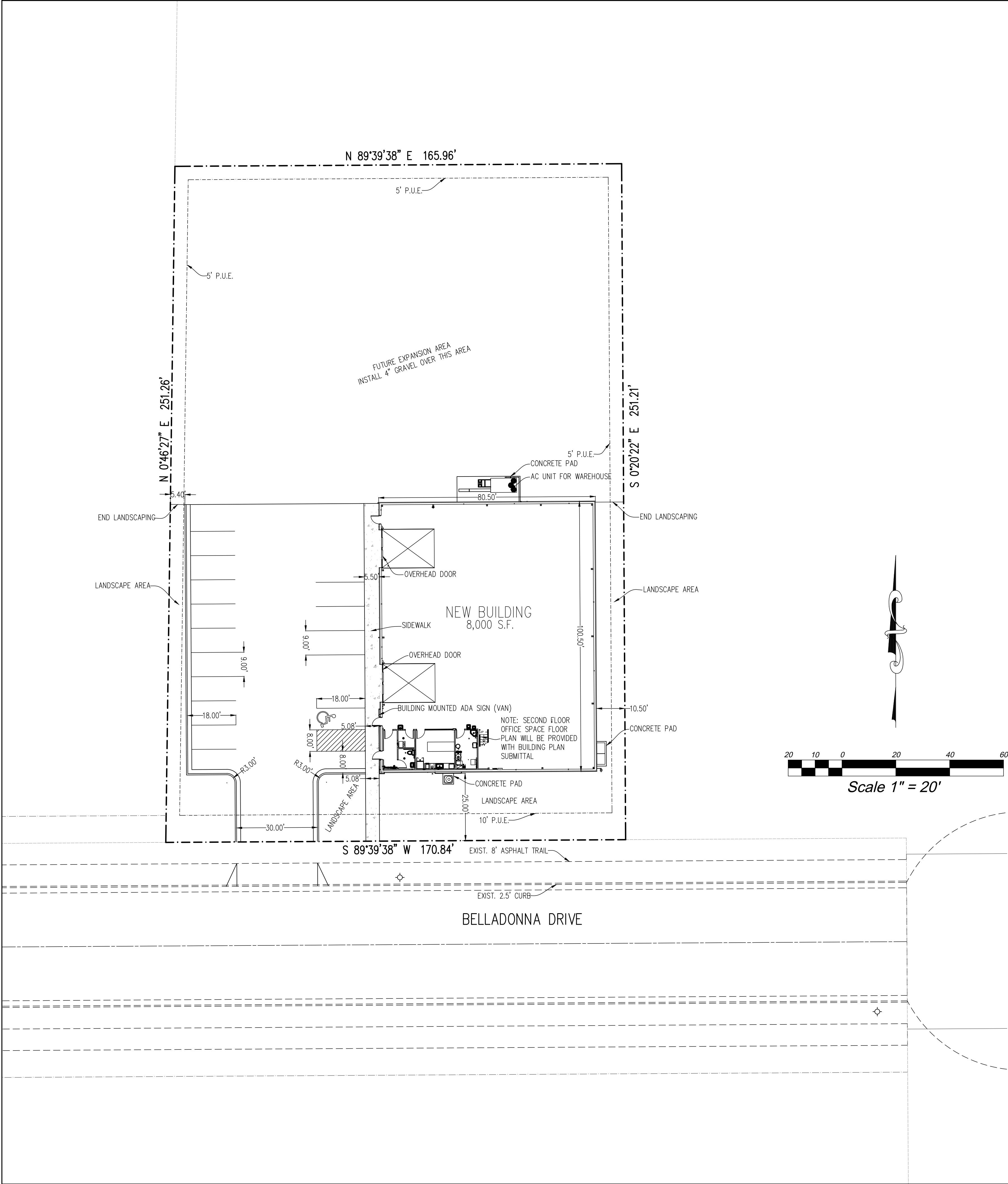


NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

- RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- PVC DRIP MANIFOLD PIPE
- PVC SCH 40 TEE OR EL (TYPICAL)
- 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
- BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
- PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- ROOT BALL (TYPICAL)
- BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
- SPACING PER SPECIFICATION
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
10/21/2021		UT21115		SC FITNESS WAREHOUSE SALT LAKE CITY, UTAH	SALT CITY FITNESS INC. ATT: SUMMER MERCADO 801-898-0355 SCFITNESSWAREHOUSE@GMAIL.COM	DAVID W. PETERSON, P.E. 12 West 100 North, SUITE # 201 AMERICAN FORK, UTAH 84003 (801) 960-2698		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 10/21/2021
NO.	REVISION	DATE						
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VICINITY MAP

GENERAL NOTES

1. DEVELOPER TO PROVIDE A STATE APPROVED NOTICE (NOI) FOR THE WORK TAKING PLACE WITHIN THE PROJECT (UPDES CONSTRUCTION STORM WATER PERMIT) PRIOR TO BEGINNING CONSTRUCTION.
2. ALL CONSTRUCTION TO CONFORM TO CURRENT EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR TO COMPLY W/ ALL RECOMMENDATIONS IN THE GEOTECHNICAL STUDY UNLESS NOTED OTHERWISE ON THE CONSTRUCTION PLANS.

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

LAND TABULATIONS

ITEM	AREA	%
TOTAL AREA:	42,304 S.F.	100%
BUILDING AREA:	8,000 S.F.	18.9%
LANDSCAPE AREA:	5,045 S.F.	11.9%
IMPERVIOUS AREA:	8,163 S.F.	19.3%
GRAVEL YARD AREA:	21,096 S.F.	49.9%

PARKING TABULATIONS

PARKING REQUIRED:		
OFFICE AND PROFESSIONAL		
1 STALL PER 300 S.F. OF GROSS FLOOR AREA		
1,000 S.F./300 S.F.	=	4 STALLS
WAREHOUSE		
1 STALL PER 2,000 S.F. OF GROSS FLOOR AREA		
7,500 S.F./2,000 S.F.	=	4 STALLS
TOTAL PARKING REQUIRED:		= 8 STALLS
TOTAL PARKING PROVIDED (INCLUDING 1 VAN & 1 STD. ADA STALL)		= 16 STALLS

SHEET INDEX

- C1 SITE PLAN
- C2 UTILITY PLAN
- C3 GRADING & DRAINAGE PLAN
- C4 EROSION CONTROL PLAN
- C5 BMP DETAILS

DUMPSTER ENCLOSURE NOTE:

OWNER TO STORE ALL TRASH INSIDE THE PROPOSED BUILDING AND THEY WILL DISPOSE OF ALL WASTE PRIVATELY. THEREFORE, NO DUMPSTER ENCLOSURE WILL BE PROVIDED.

BENCH MARK

NORTHWEST CORNER, SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4852.37'
PSOMAS' ELEV AT THIS MONUMENT=4856.02'

REVISIONS

Rev.	Date	Description
1	11/22/21	ADDED VICINITY MAP AND CITY REDLINE COMMENTS

Developer/Property Owner:

SALT CITY FITNESS
SUMMER MERCADO
Phone: (801) 859-9100



David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

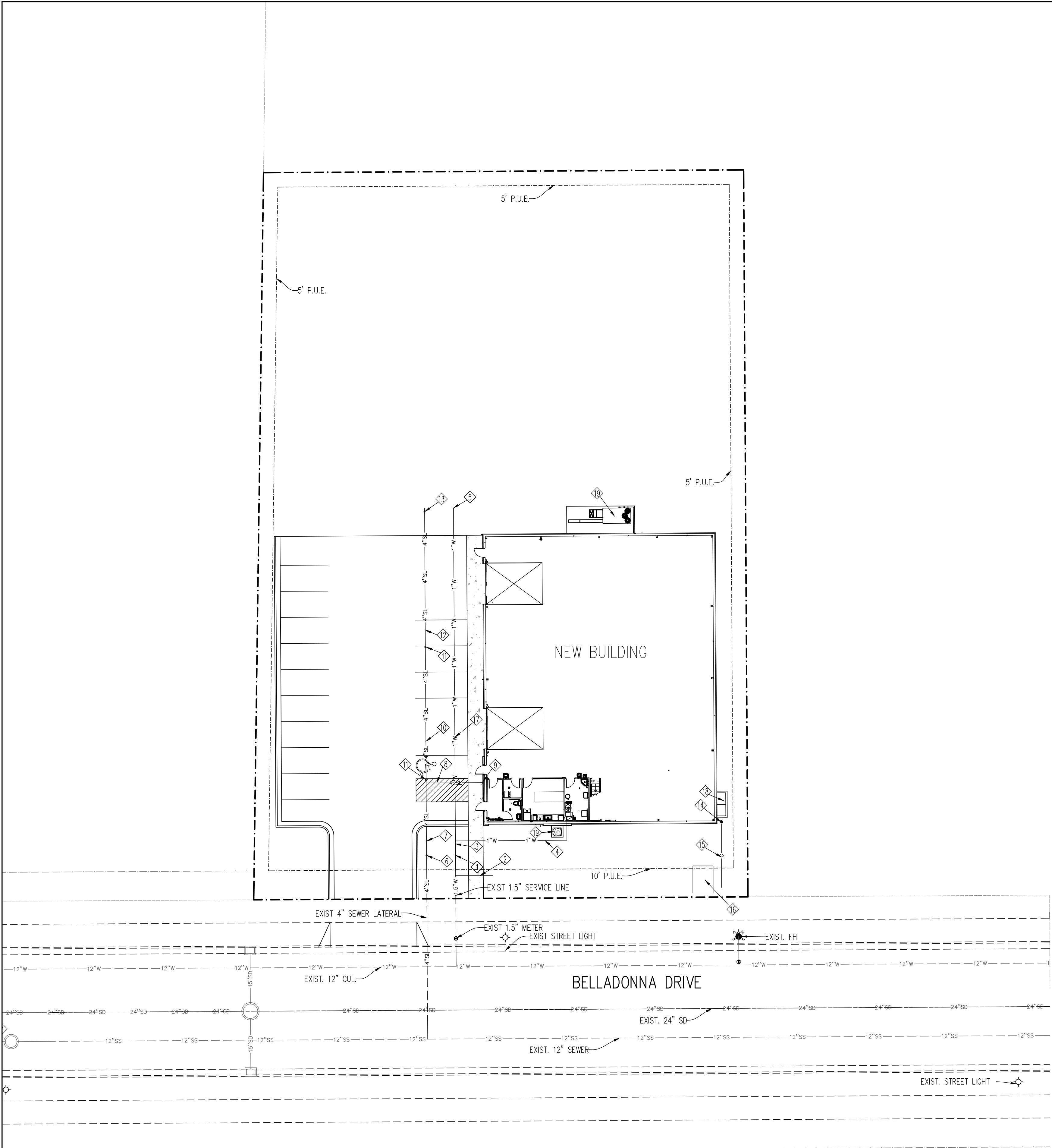
SALT CITY FITNESS

EAGLE MOUNTAIN 1109 E. BELLADONNA DR. UTAH

SITE PLAN

Scale:
1"=20'
Date:
10/20/21
C1





UTILITY LEGEND

FIRE HYDRANT

WATER VALVE

INSTALL STREET LIGHT

CULINARY WATER

SEWER PIPE PVC SDR-35

STORM DRAIN PIPE ADS HP

EDGE OF ASPHALT

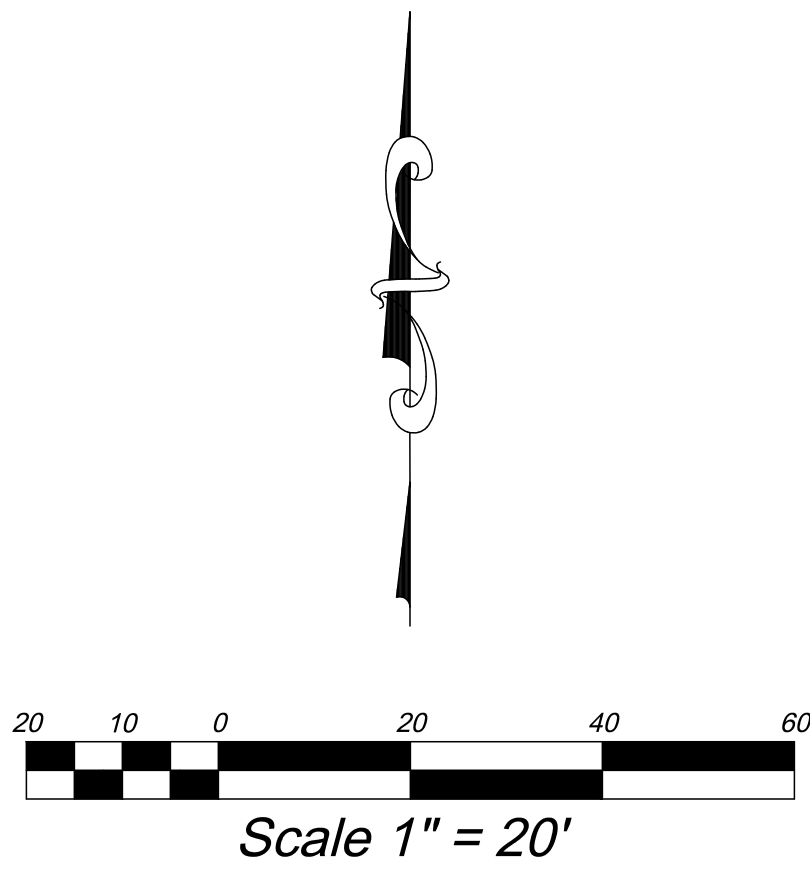
EXIST FENCE

BURIED POWER LINE

TELEVISION LINE

TELEPHONE LINE

GAS LINE



UTILITY KEYED NOTES

1.

FIELD LOCATE AND CONNECT TO EXISTING 1.5" WATER SERVICE LINE STUB

2.

INSTALL 1" WATER STUB FOR IRRIGATION CONNECTION

3.

INSTALL 1.5" WATER SERVICE LINE

4.

INSTALL 1" WATER SERVICE LINE TO BUILDING. COORDINATE WITH MECHANICAL PLANS FOR BUILDING CONNECTION.

5.

PLUG AND MARK END OF WATER SERVICE LINE FOR POSSIBLE FUTURE BUILDING CONNECTION.

6.

FIELD LOCATE END OF EXISTING 4" SEWER LATERAL AND INSTALL SEWER CLEANOUT

7.

INSTALL 25 L.F. 4" PVC SDR-35 SEWER LATERAL @ S=2% MIN.

8.

INSTALL 20 L.F. 4" PVC SDR-35 SEWER LATERAL @ S=2% MIN.

9.

INSTALL SEWER CLEANOUT AT BUILDING. COORDINATE WITH MECHANICAL PLANS FOR BUILDING CONNECTION.

10.

INSTALL 47 L.F. 4" PVC SDR-35 SEWER LATERAL @ S=2% MIN.

11.

INSTALL 4" SEWER CLEANOUT WITH TRAFFIC RATED LID.

12.

INSTALL 47 L.F. 4" PVC SDR-35 SEWER LATERAL @ S=2% MIN.

13.

INSTALL SEWER CLEANOUT AND PLUG & MARK END OF SEWER LATERAL FOR FUTURE BUILDING CONNECTION.

14.

GAS METER

15.

INSTALL GAS LINE FROM BUILDING TO CONNECTION AT ROADWAY.

16.

TRANSFORMER

17.

INSTALL 1" WATER SERVICE FOR FUTURE USE

18.

CTM

19.

MECHANICAL EQUIPMENT

- Eagle Mountain City General Notes for construction drawings:
- WATER—
- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.

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. 21" inside diameter can HDPE.

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 21" tall minimum and 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.
- 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.

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.

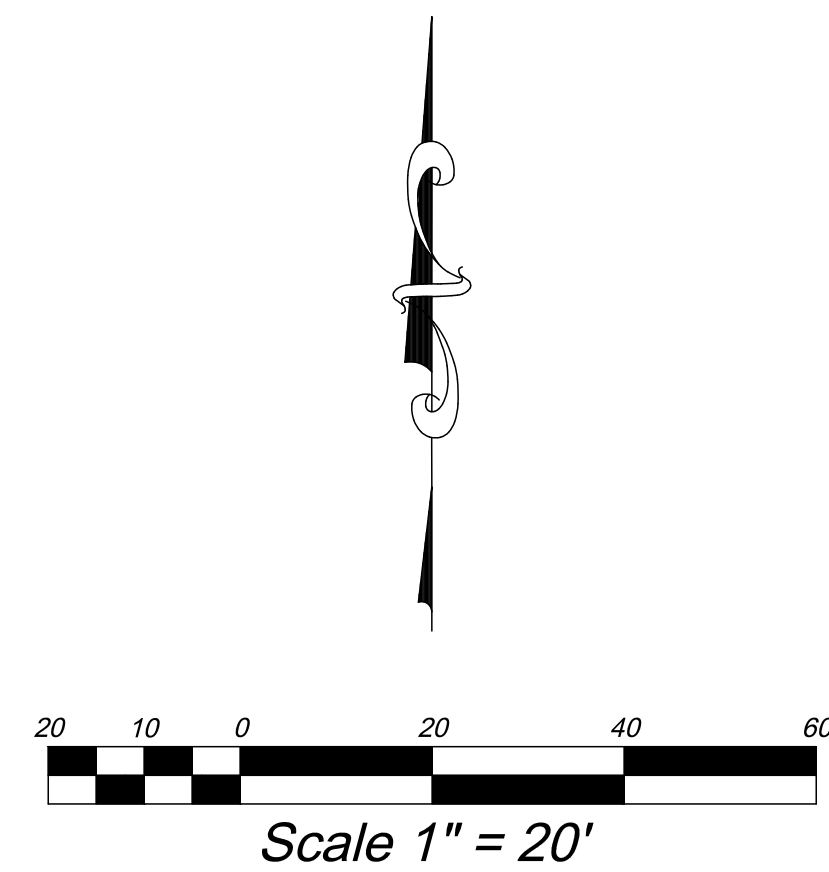
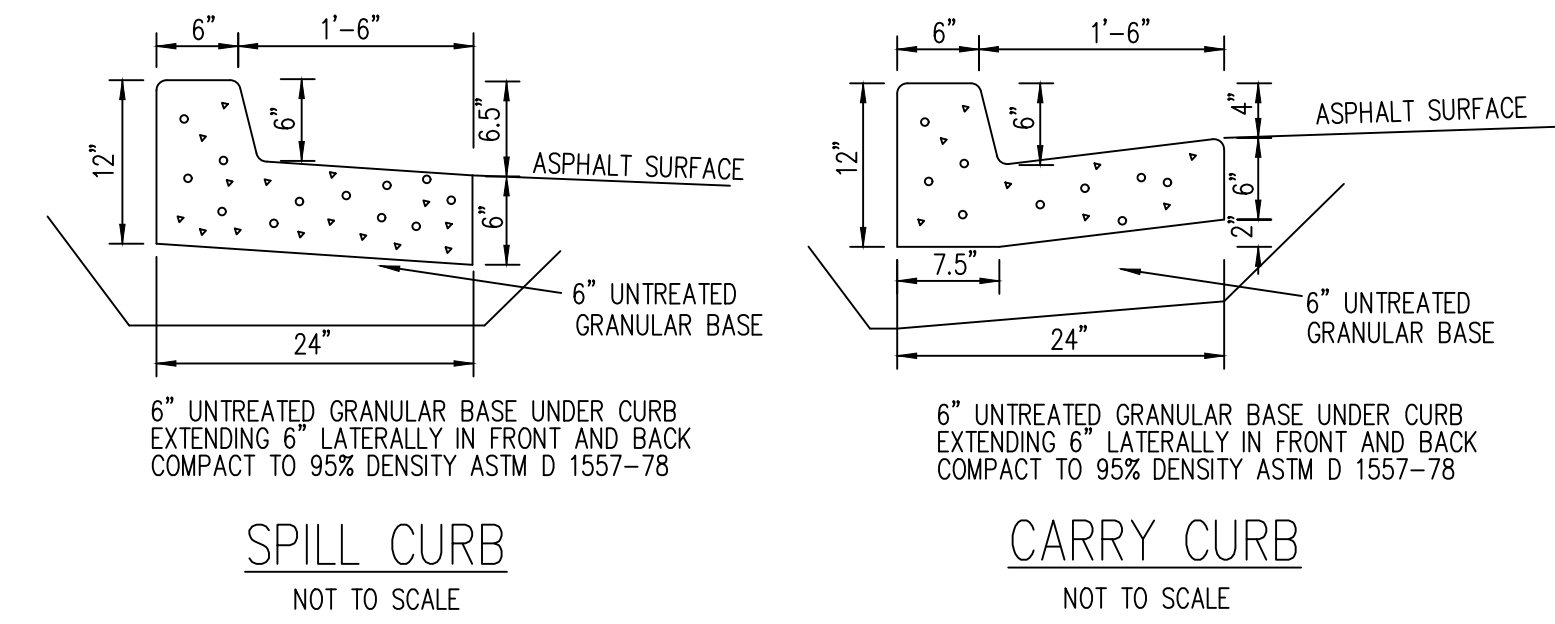
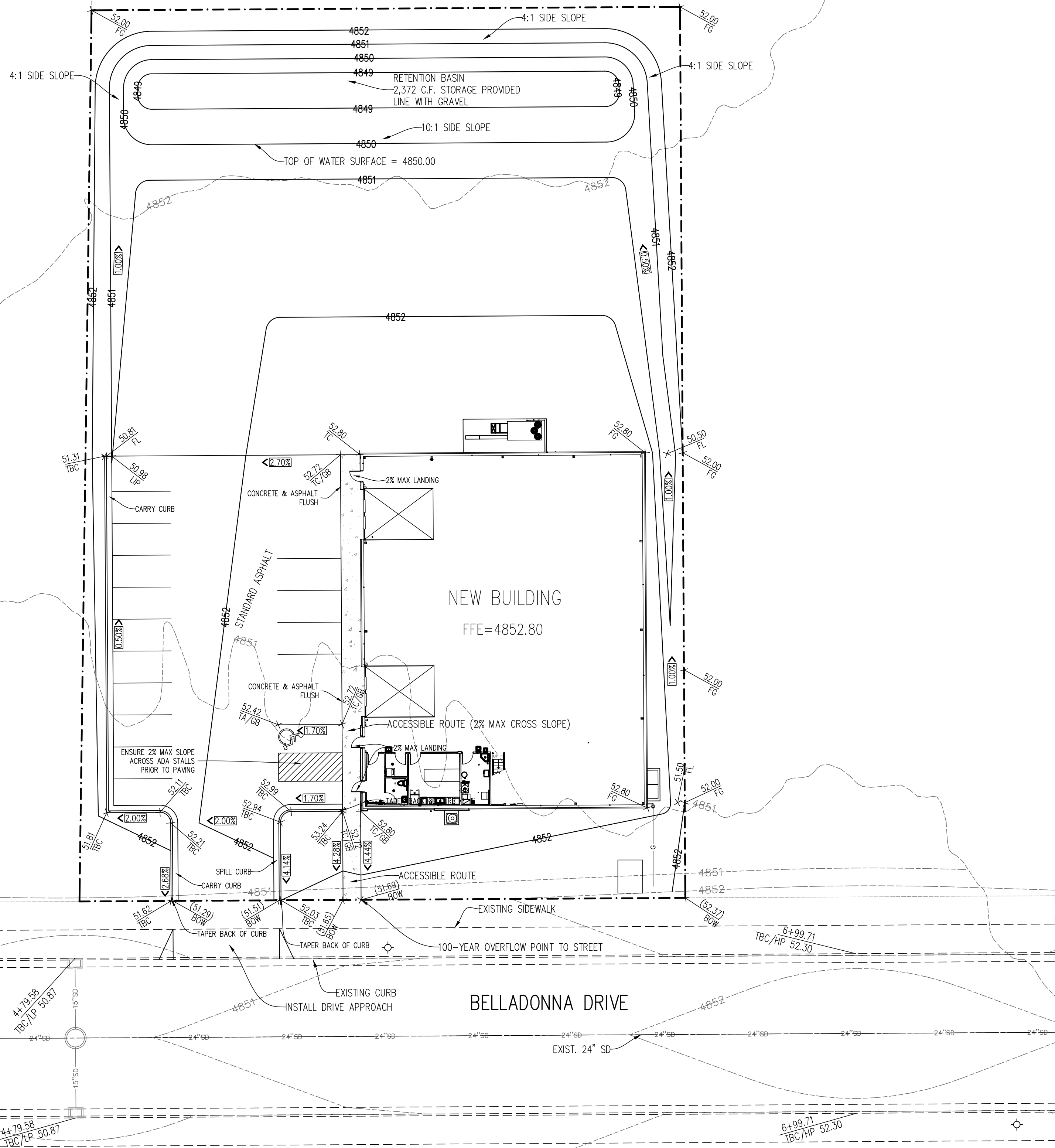
Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of 3/4" gravel required under manholes/boxes.

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 1/4" to 3/8" down from asphalt edge.
-
-
- | BENCH MARK | | REVISIONS | | |
|---|--|------------------------|--------------|-------------------|
| NORTHWEST CORNER, SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4852.37'
PSOMAS' ELEV AT THIS MONUMENT=4856.02' | | Rev. | Date | Description |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Developer/Property Owner:
SALT CITY FITNESS
SUMMER MERCADO
Phone: (801) 859-9100 | | SALT CITY FITNESS | | |
|
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511 | | EAGLE MOUNTAIN | | UTAH |
| | | Drawn by:
D.W.P. | UTILITY PLAN | |
| | | Designed by:
D.W.P. | | |
| | | Checked by:
D.W.P. | | |
| | | | | Scale:
1"=20' |
| | | | | Date:
10/20/21 |
| | | | | C2 |



PAVEMENT DESIGNS

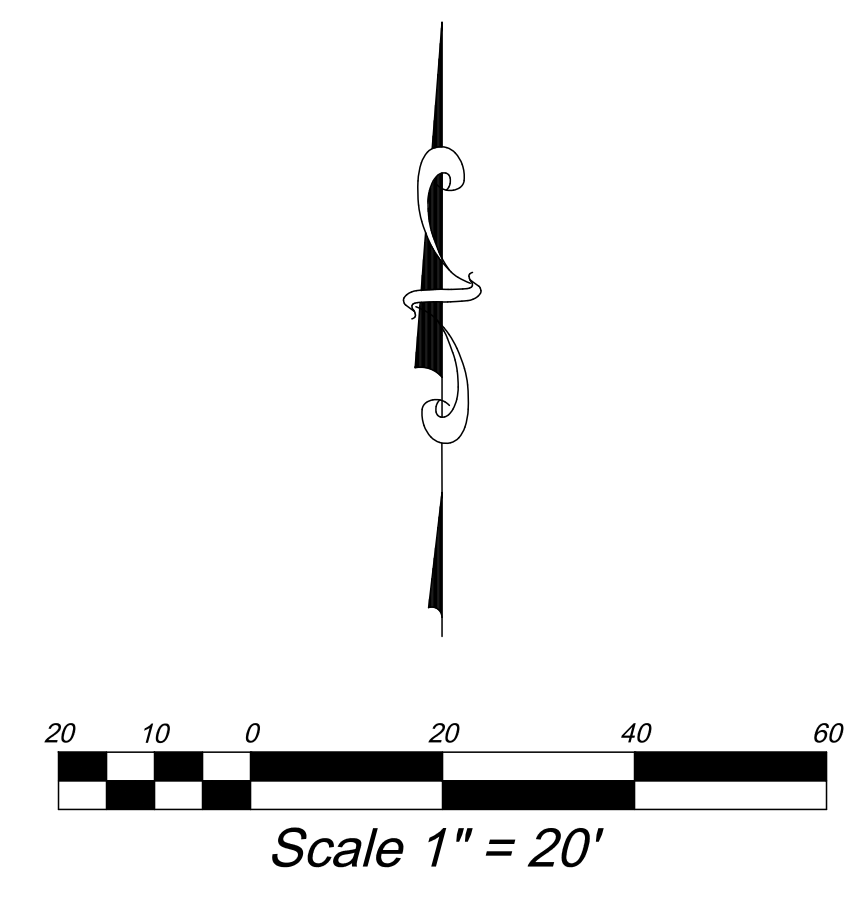
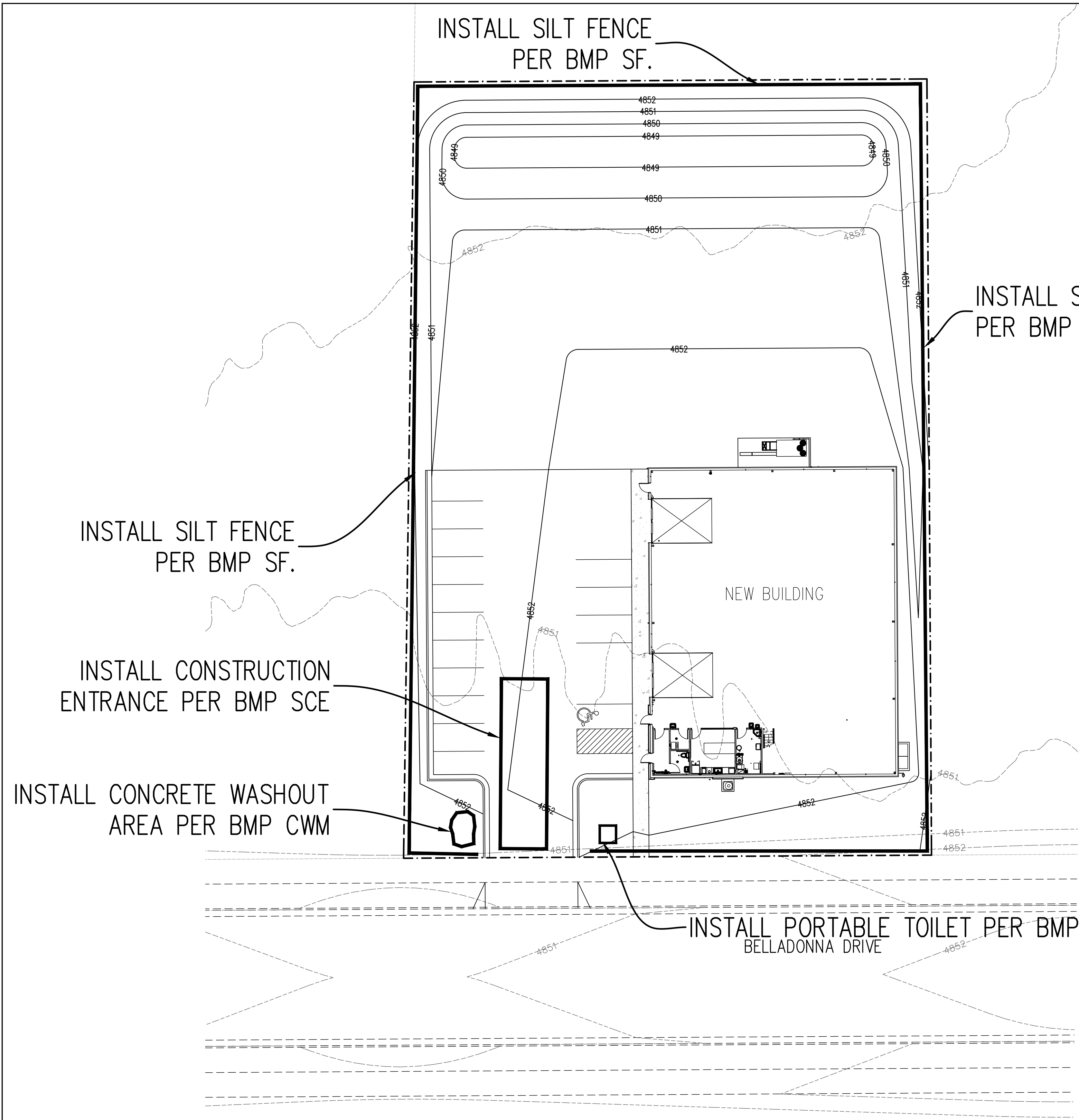
- STANDARD ASPHALT
- 3\"/>
- CONCRETE SIDEWALKS
- 4\"/>
- 4\"/>

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
- EA EDGE OF ASPHALT
- RIM RIM ELEVATION
- FL FLOWLINE
- EG EXIST GROUND
- FG FINISHED GRADE
- CWN CROWN
- IE INVERT ELEVATION
- <0.00% DIRECTION OF DRAINAGE
- 00.00 TBC EXISTING ELEVATION
- 00.00 TBC PROPOSED ELEVATION
- 4855 EXISTING CONTOUR
- 4855 PROPOSED CONTOUR
- SD STORM DRAIN KEYED NOTE

BENCH MARK		REVISIONS			
NORTHWEST CORNER, SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4852.37' PSOMAS ELEV AT THIS MONUMENT=4856.02'	Rev.	Date	Description		
Developer/Property Owner:		SALT CITY FITNESS			
SALT CITY FITNESS SUMMER MERCADO Phone: (801) 859-9100		EAGLE MOUNTAIN		UTAH	
 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; F: (801) 756-4511		Drawn by: D.W.P.	GRADING & DRAINAGE PLAN		Scale: 1"=20'
		Designed by: D.W.P.			Date: 10/20/21
		Checked by: D.W.P.			C3





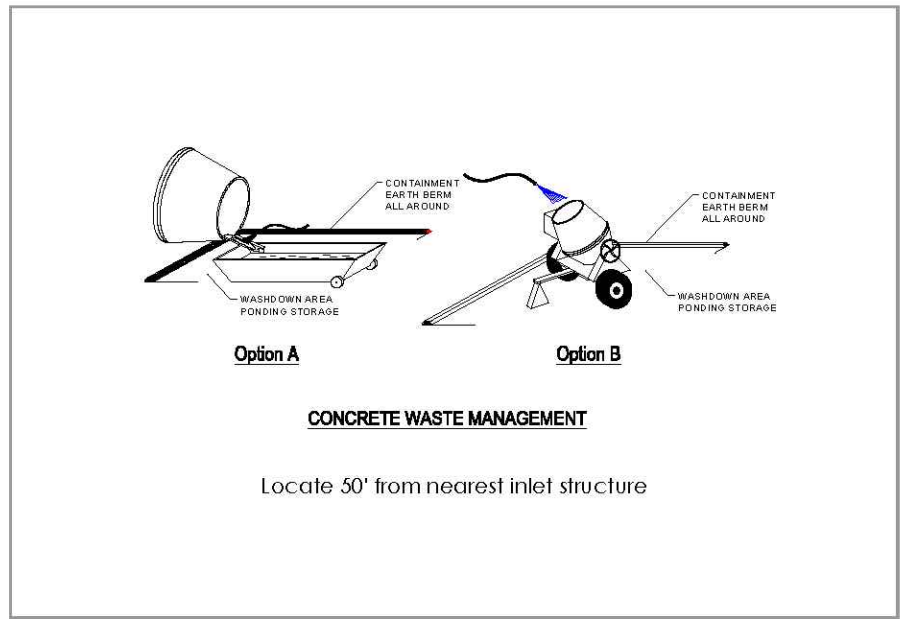
- EROSION CONTROL NOTES:**
1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
 2. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
 3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCE
 4. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
 5. INSTALL PORTABLE TOILET AS PER BMP PT
 6. THE SITE IS TO BE WATERED AT LEAST ONCE 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.

BENCH MARK		REVISIONS		
NORTHWEST CORNER, SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4852.31' PSOMAS' ELEV AT THIS MONUMENT=4856.02'		Rev.	Date	Description
SALT CITY FITNESS				
Developer/Property Owner: SALT CITY FITNESS SUMMER MERCADO Phone: (801) 859-9100		EAGLE MOUNTAIN		UTAH
 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; F: (801) 756-4511		Drawn by: D.W.P.	EROSION CONTROL PLAN	
		Designed by: D.W.P.		
		Checked by: D.W.P.		
				Scale: 1"=20' Date: 10/20/21 C4



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.

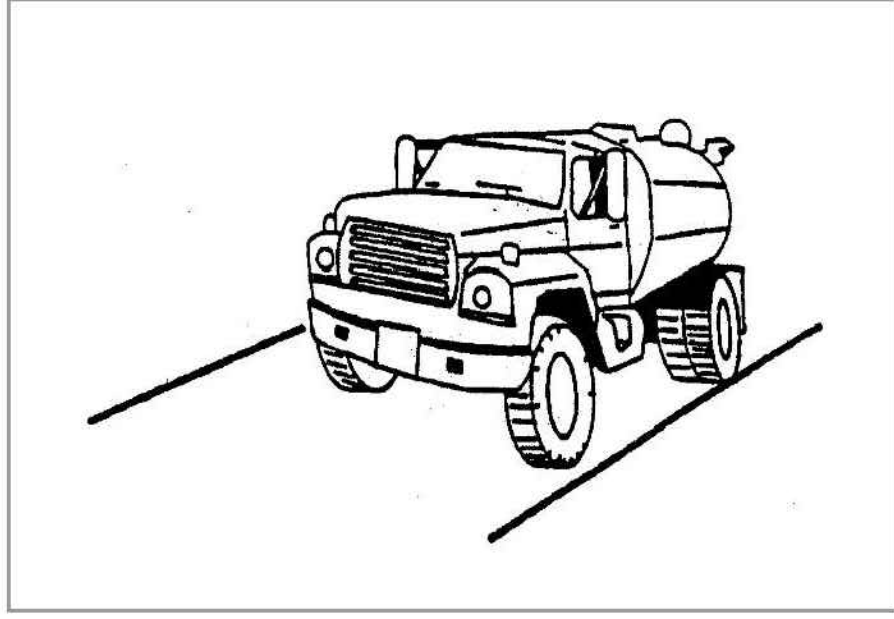
- INSTALLATION/APPLICATION CRITERIA:
- ◆ Store dry materials under cover, away from drainage areas.
 - ◆ Minimize excess mixing of fresh concrete, mortar or cement on-site.
 - ◆ Perform washout of concrete trucks off-site or in designated areas only.
 - ◆ Do not wash out concrete trucks into storm drains, 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: Dust Controls

DC
Construction



DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATION:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

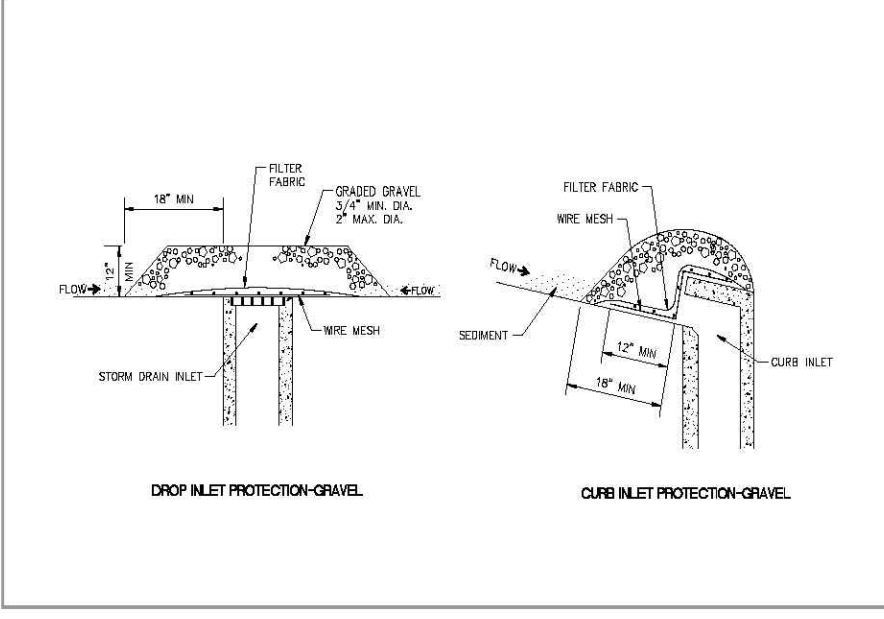
- INSTALLATION/APPLICATION CRITERIA:
- ◆ Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
 - ◆ Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
 - ◆ Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

- LIMITATIONS:
- ◆ Generally more expensive than manual systems.
 - ◆ May be impossible to maintain by plant personnel (the more elaborate equipment).
 - ◆ Labor and equipment intensive and may not be effective for all pollutants (street sweepers).

MAINTENANCE:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

BMP: Inlet Protection-Gravel

IP-G
Construction



DESCRIPTION:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

APPLICATION:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

- INSTALLATION/APPLICATION CRITERIA:
- ◆ Place wire mesh (with 1/2 inch openings) over the inlet grate extending one foot past the grate in all directions.
 - ◆ Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
 - ◆ Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

- LIMITATIONS:
- ◆ Recommended for maximum drainage area of one acre.
 - ◆ Excess flows may bypass the inlet requiring down gradient controls.
 - ◆ Ponding will occur at inlet.

- MAINTENANCE:
- ◆ Inspect inlet protection after every large storm event and at a minimum of once monthly.
 - ◆ Remove sediment accumulated when it reaches 4-inches in depth.
 - ◆ Replace filter fabric and clean or replace gravel if clogging is apparent.

BMP: Land Grading

LG
Construction



DESCRIPTION:
Land grading involves reshaping the ground surface to planned grades as determined by an engineering survey, evaluation, and layout. Land grading provides more suitable topography for buildings, facilities, and other land uses and helps to control surface runoff, soil erosion, and sedimentation during and after construction.

APPLICATIONS:
Land grading is applicable to sites with uneven or steep topography or easily erodible soils, because it stabilizes slopes and decreases runoff velocity. Grading activities should maintain existing drainage patterns as much as possible.

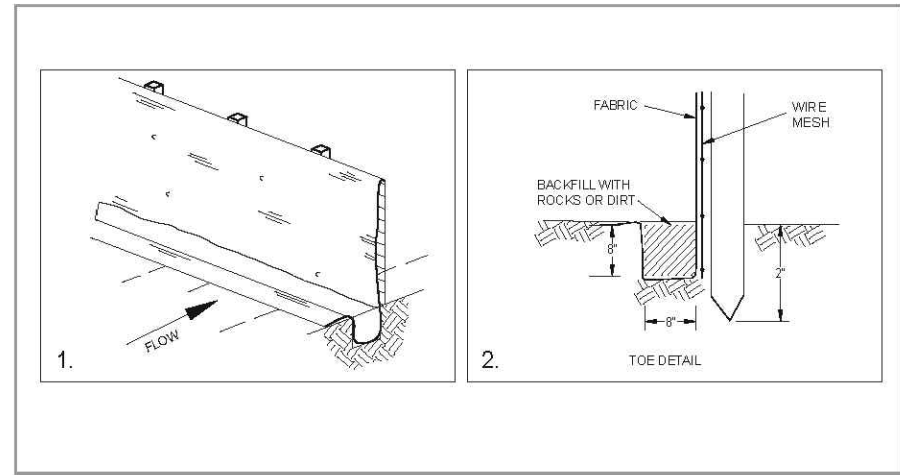
INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

LIMITATIONS:
Improper grading practices that disrupt natural stormwater patterns might lead to poor drainage, high-runoff velocities, and increased peak flows during storm events. Clearing and grading the entire site without vegetated buffers promotes offsite transport of sediments and other pollutants. Design the grading plan with erosion and sediment control and stormwater management goals in mind; to ensure that the plan is implemented as intended, carefully supervise grading crews.

- MAINTENANCE:
- ◆ Check all graded areas and supporting erosion and sediment control practices periodically, especially after heavy rainfalls.
 - ◆ Promptly remove all sediment from diversions or other stormwater conveyances, and if washouts or breaks occur, repair them immediately.
 - ◆ To prevent small-scale eroded areas from becoming significant gullies, maintain them promptly.

BMP: Silt Fence

SF
Construction



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

- APPLICATION:
- ◆ Perimeter control: place barrier at down-gradient limits of disturbance
 - ◆ Sediment barrier: place barrier at toe of slope or soil stockpile
 - ◆ Protection of existing waterways: place barrier at top of stream bank
 - ◆ Inlet protection: place fence surrounding catchbasins

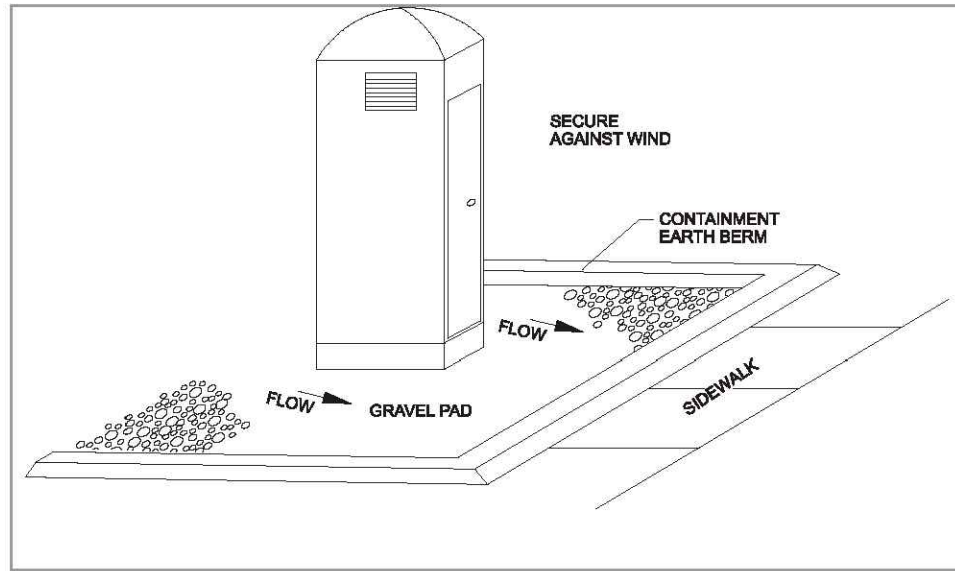
- INSTALLATION/APPLICATION CRITERIA:
- ◆ Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
 - ◆ Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach 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 up-gradient 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 1/2 the height of the fence.

BMP: Portable Toilets

PT
Construction



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.

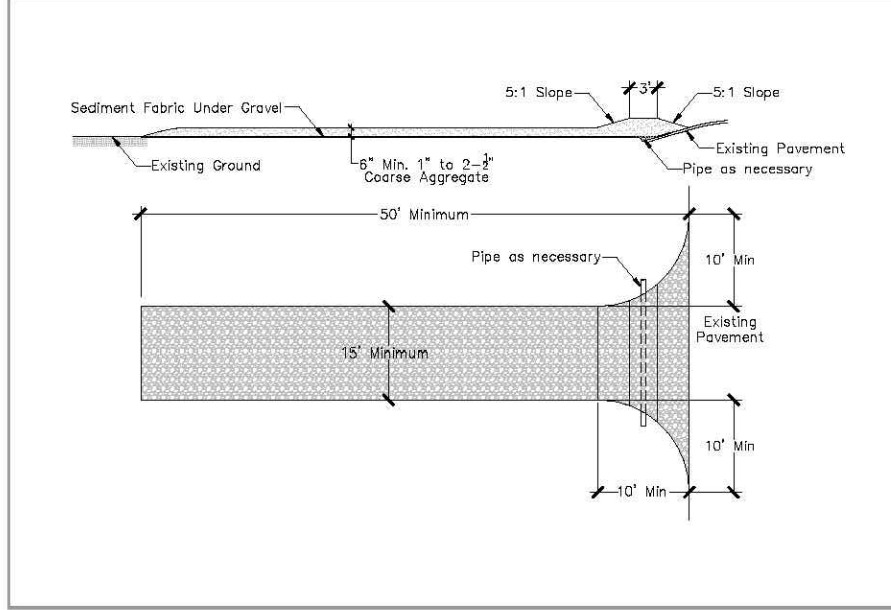
- INSTALLATION/APPLICATION CRITERIA:
- ◆ Locate portable toilets in convenient locations throughout the site.
 - ◆ Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
 - ◆ Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection leak.

- 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.

BMP: Stabilized Construction Entrance

SCE
Construction



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:
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.

- LIMITATIONS:
- ◆ Requires periodic top dressing with additional stones.
 - ◆ Should be used in conjunction with street sweeping on adjacent public right-of-way.

- MAINTENANCE:
- ◆ Inspect daily for loss of gravel or sediment buildup.
 - ◆ Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
 - ◆ 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.

BMP: Street Sweeping

SS
Construction



DESCRIPTION:
Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.

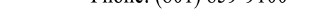
- APPROACH:
- ◆ Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
 - ◆ Restrict street parking prior to and during sweeping.
 - ◆ Increase sweeping frequency just before the rainy season.
 - ◆ Proper maintenance and operation of sweepers greatly increase their efficiency.
 - ◆ Keep accurate operation logs to track programs.
 - ◆ Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.
 - ◆ Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet.

- LIMITATIONS:
- ◆ Conventional sweepers are not able to remove oil and grease.
 - ◆ Mechanical sweepers are not effective at removing finer sediments.
 - ◆ Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

- MAINTENANCE:
- ◆ Replace worn parts as necessary.
 - ◆ Install main and gutter brooms of the appropriate weight.



REVISIONS		
Rev.	Date	Description

Developer/Property Owner: SALT CITY FITNESS SUMMER MERCADO Phone: (801) 859-9100		SALT CITY FITNESS			
		EAGLE MOUNTAIN		UTAH	
 Excel ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; F: (801) 756-4511		Drawn by: D.W.P.	BMP DETAILS		Scale: NTS
		Designed by: D.W.P.			Date: 10/20/21
		Checked by: D.W.P.			C5



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting Voter Participation Areas.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	NA		
APPLICANT:	EM City		
GENERAL PLAN DESIGNATION NA	CURRENT ZONE NA	ACREAGE NA	COMMUNITY City Wide

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Recorder's Office

PRESENTED BY:

Director of Administrative Services/City Recorder
Fionnuala Kofoed

RECOMMENDATION:

Staff recommends the City Council adopt a resolution of Eagle Mountain City, Utah, approving Voter Participation Areas.

BACKGROUND:

New legislation requires the creation of Voter Participation Areas, which play a role in any initiative or referendum that is filed. An initiative or referendum filed in Eagle Mountain City would need to obtain legal signatures equal to 11.5% of the number of active voters in the City and 11.5% of the number of active voters in at least 75% of the City's Voter Participation Areas.

The statute requires the City to adopt Voter Participation Areas prior to 2022 to account for new census data; however, the preparation of the required maps by Utah County was delayed due to a hold up in census data, caused by the COVID pandemic. The current maps will be adopted and updated maps will be presented for approval at a later date, once they have been provided by the County.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

NA

ATTACHMENTS:

[RES--Adopting Voter Participation Areas](#)

[EXHIBIT - Voter Participation Areas](#)

RESOLUTION NO. R- -2022

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
ADOPTING VOTER PARTICIPATAION AREAS**

PREAMBLE

WHEREAS, Utah State Code Section 20A-7-401.3 Voter Participation Areas, requires the City to be divided into four contiguous and compact voter participation areas of substantially equal population; and

WHEREAS, the City shall use the voter participation areas for the purposes described in Utah State Code 20A-7-501 and 20A-7-601; and

WHEREAS, an eligible voter seeking to have an initiative submitted to a local legislative body or to a vote of the people for approval or rejection or a local law passed by the local legislative body submitted to a vote of the people shall obtain legal signatures equal to 11.5% of the number of active voters in the City; and 11.5% of the number of active voters in at least 75% of the City's voter participation areas; and

NOW THEREFORE, BE IT RESOLVED by the Eagle Mountain City Council that the Voter Participation Areas as shown on Exhibit A are adopted.

This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 4th day of January, 2022.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 4th day of January, 2022.

Those voting aye:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting nay:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC

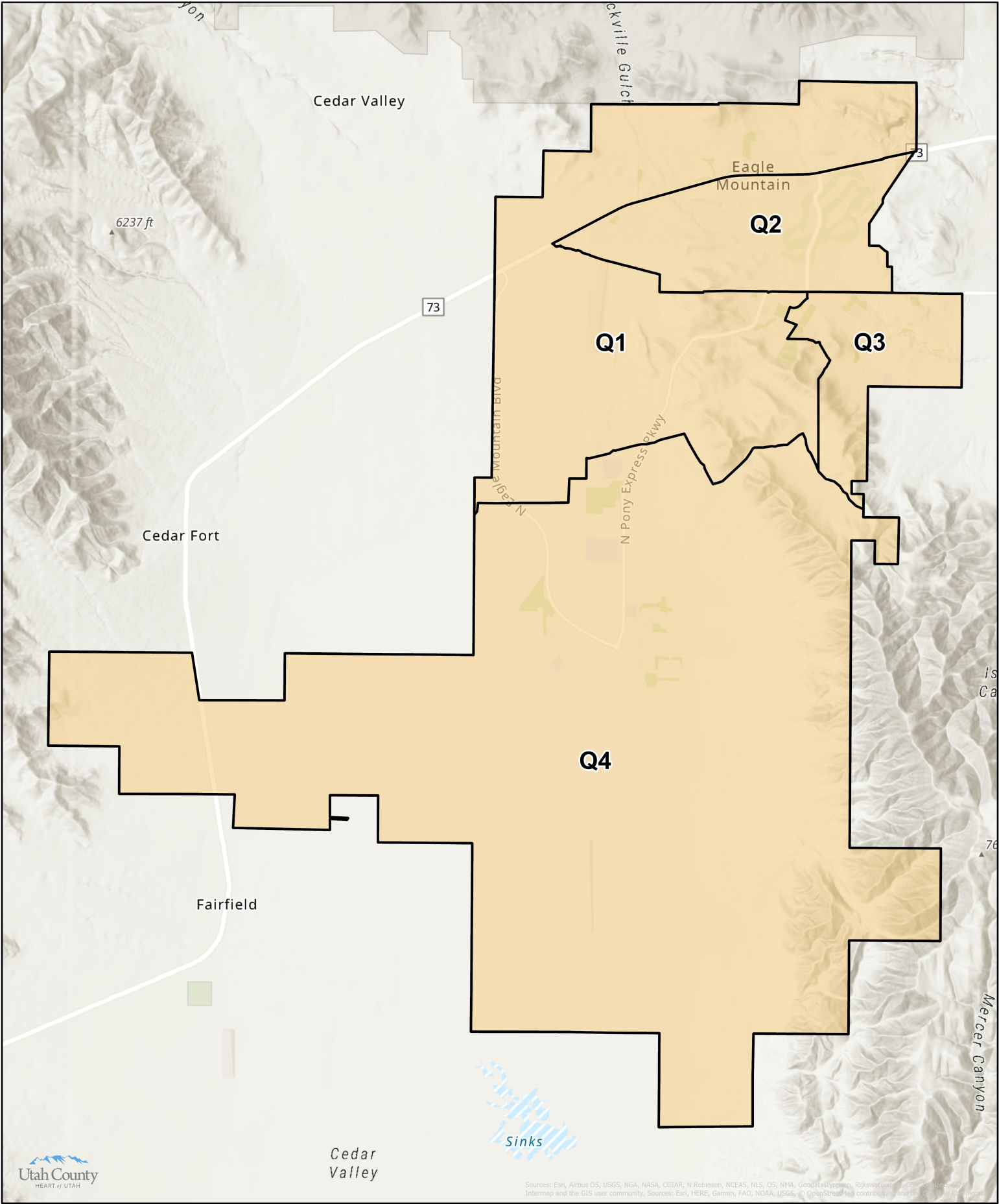
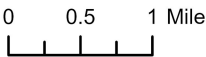
Director of Administrative Services/City Recorder

EXHIBIT A

Eagle Mountain Quadrants

Utah County GIS Department

Q1	Q2	Q3	Q4
EM03	EM01	EM05	EM02
EM07	EM06	EM08	EM04
			EM09





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Supporting the Utah Broadband Access Grant Application to Construct a Fiber Optic Network in White Hills to Provide Expanded Access to High-Speed Broadband Internet Access Service to Eagle Mountain City Residents and Businesses.		
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 City, Utah, supporting the Utah Broadband Access Grant Application for Direct Communications to construct a fiber optic network in White Hills to provide expanded access to high-speed broadband internet access service to Eagle Mountain City residents and businesses.

BACKGROUND:

Direct Communications requested that the City Council consider a request for a resolution of support for a grant application to construct a fiber optic network in White Hills to provide expanded access to high-speed broadband internet access service for residents and businesses in that area. Grant funds were available to eligible applicants to fund broadband projects in unserved and underserved areas of the State through the Utah Broadband Access Grant.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Affirming Support of Broadband Service Expansion](#)

RESOLUTION NO. R- -2022

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, SUPPORTING THE UTAH BROADBAND ACCESS GRANT APPLICATION TO CONSTRUCT A FIBER OPTIC NETWORK IN WHITE HILLS TO PROVIDE EXPANDED ACCESS TO HIGH-SPEED BROADBAND INTERNET ACCESS SERVICE TO EAGLE MOUNTAIN CITY RESIDENTS AND BUSINESSES

PREAMBLE

WHEREAS, the State of Utah, through the Governor's Office of Economic Opportunity, Utah Broadband Center, has made \$10,000,000 in grant funds available to eligible applicants to fund broadband projects in unserved and underserved areas of the State through the Utah Broadband Access Grant (the "Grant"); and

WHEREAS, significant geographic areas and many households in Eagle Mountain City, Utah (the "City") do not have reliable high-speed internet access, and the construction, installation, and maintenance of an expanded broadband network in the City would allow greater access to educational opportunities, medical and mental health management, social interaction, recreational and entertainment opportunities, and economic development throughout the City; and

WHEREAS, a competitive local internet service provider seeks to apply for Grant funds to construct a network in the City to improve broadband service and the quality of life for residents and business owners in the City; and

WHEREAS, the City understands that the Utah Broadband Access Grant is extremely competitive, and applicants are required to demonstrate support for proposed projects from the local governing body, and

WHEREAS, the City fully supports the Grant application to improve broadband access in the City.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City that Eagle Mountain City fully supports the application for Grant funds for the purpose of upgrading and expanding broadband service in the City.

BE IT FURTHER RESOLVED that the City Council of Eagle Mountain City is authorized to execute a letter of support for the application for the Grant to construct and expand the network to bring higher broadband speeds and access to the residents and businesses of the City.

This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 4th day of January, 2022.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 4th day of January, 2022.

Those voting aye:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting nay:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC

Director of Administrative Services/City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits Regarding Monument Signs.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Bill Gaskill & City Staff		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a

PUBLIC HEARING:

Yes

PREPARED BY:

Lianne Pengra, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

The proposed development code amendment is an applicant proposed code amendment to allow for taller monument and combined monument signs.

ITEMS FOR CONSIDERATION:

The applicant is proposing changes to the maximum height of monument signs to allow for taller signs, while making no changes to the amount of sign copy permitted.

Proposed Changes include:

- 17.80.070 B
 - To allow a **Combined Monument** sign at each drive access onto a street (currently city Code only allows/but also requires one sign per road frontage)
 - Increasing the maximum height for **Combined Monument** signs to **20 Feet** up from the current maximum of 10 feet.
 - Removes the requirement for brick, rock, or stone along the vertical edge of **Combined Monument** signs.
- 17.80.070 C

- Increasing the maximum height of **Individual Monument** signs to **6 Feet** up from the current maximum of 5 feet.
- Allows design elements on **Individual Monument** signs to be up to **8 Feet** up from the current maximum of 6.5 feet.

Supporting Information

The applicant has provided the following (attached to the staff report) to support their proposed code amendment:

- Table summarizing commercial sign standards in Eagle Mountain and Surrounding Communities
- Map showing where combined monument signs would go in the Marketplace Development
- Examples of other signs approved in Eagle Mountain.
- Context of how signs height and commercial buildings
- Examples of Signs in neighboring communities

REQUIRED FINDINGS:

Development code amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

On November 9th, 2021 the Eagle Mountain Planning Commission held a public hearing on the proposed applicant proposed sign changes.

The Planning Commission had concerns with increasing the height of the signs, particularly the combined monument signs, and in removing the requirement for stone, brick, or rock along the vertical edge of the signs.

Ultimately the Planning Commission voted (4-0) (1 Commissioner Absent) to recommend approval of the following changes to 17.80:

1. EMMC 17.80.070 B Shall be amended to allow a combined monument sign at each drive access onto a street.
2. EMMC 17.80.070 C be amended to increase the maximum height for individual monument signs to six feet
3. EMMC 17.80.070 C be amended to allow design elements on individual monument signs up to eight feet

4. References to the Airpark zone shall be removed from EMMC 17.80 and the numbers shall be adjected accordingly

ATTACHMENTS:

[ORD--EMMC 17.80 Sign Regulations and Sign Permits - Monument Signs](#)

[Applicant Proposed Changes](#)

[Draft Sign Elevations](#)

[Applicants Supporting Materials](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
CHAPTER 17.80 SIGN REGULATIONS AND SIGN PERMITS
(MONUMENT SIGNS)**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 17.80 Sign Regulations and Sign Permits, 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 an amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.
2. The amendment 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 this 4th day of January, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 4th day of January, 2022.

Those voting aye:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting nay:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC

Director of Administrative Services/City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter 17.80

SIGN REGULATIONS AND SIGN PERMITS

Sections:

- [17.80.010 What this chapter does.](#)
- [17.80.020 Purpose.](#)
- [17.80.030 Sign permit required.](#)
- [17.80.040 Application.](#)
- [17.80.050 Approval process.](#)
- [17.80.060 General provisions.](#)
- [17.80.070 Permitted signs.](#)
- [17.80.080 Off-premises ladder signs.](#)
- [17.80.090 Special events signs.](#)
- [17.80.100 Yard sale temporary signage.](#)
- [17.80.110 Community entrance signs.](#)
- [17.80.120 Exempt signs.](#)
- [17.80.130 Prohibited signs.](#)
- [17.80.140 Nonconforming signs.](#)
- [17.80.150 Sign enforcement.](#)
- [17.80.160 Definitions.](#)
- [17.80.170 Schematics.](#)

17.80.010 What this chapter does. SHARE

This chapter regulates the design and placement of commercial and governmental identification/communication devices and structures that are built specifically to identify, inform and direct patrons to a particular merchant, store, establishment, development or service. These regulations apply to both on-premises and off-premises signs, but do not apply to handheld placards and other similar devices traditionally used for public protest and the exercise of free speech. This chapter does not regulate the content of free speech. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.1); Ord. [O-18-2008](#) § 2 (Exh. A § 16.1); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.1); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.1)].

17.80.020 Purpose. SHARE

The purpose of this chapter is to regulate signs and to authorize the use of signs that are: compatible with their surroundings; legible under the circumstances in which they are seen; conducive to promoting traffic safety and the enjoyment of public travel by preventing visual distraction; protecting pedestrians; preserving and enhancing property values and establishing and enhancing high-quality office and commercial developments.

This chapter is also established to promote both short-term and long-term civic beauty and order by establishing standards and regulations for sign design, location, type, size, compatibility and aesthetics. It is intended that this chapter will assist the city in achieving its objective of having both functional and attractive streetscapes. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.2); Ord. [O-18-2008](#) § 2 (Exh. A § 16.2); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.2); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.2)].

17.80.030 Sign permit required. SHARE

Every person or entity that proposes to or who installs, erects or constructs new permanent signs, or makes alterations, adjustments, reconstruction or other changes to existing signs, shall first obtain a permit, unless otherwise exempted by this chapter. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.3); Ord. [O-18-2008](#) § 2 (Exh. A § 16.3); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.3); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.3)].

17.80.040 Application. SHARE

Only property owners, sign lessors or their duly authorized agents shall make application for a sign permit on forms prepared by the planning department. No sign permit application shall be processed without the submission of the application and all supporting materials as required by this chapter, including the processing fee. Incomplete applications shall not be processed under any circumstance.

A. Supporting Materials. The sign permit application shall be submitted with the materials listed in this section. The planning director may determine and require that additional items not listed herein be submitted in order to evaluate the proposed sign permit application. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the planning director.

1. Site Plans. A site plan drawn to scale, showing the proposed location of the sign, parking areas, landscaped areas and buildings. If the proposed sign will be located within 100 feet of a property line, the parking areas, landscaped areas and buildings shall be shown for the property within 100 feet of the proposed sign.

2. Colored Graphics. Colored graphics showing the proposed sign copy, type of sign, and dimensions.

3. Fee. The processing fee required for a sign permit of \$50.00 per sign face, as required by the current consolidated fee schedule approved by the city council. [Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.4); Ord. [O-18-2008](#) § 2 (Exh. A § 16.4); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.4); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.4)].

17.80.050 Approval process. SHARE

Sign permits for permitted signs may be approved by either the planning director or designee.

A. Planning Director or Designee Approval. The planning director or designee shall have the authority to review and approve sign permits that are in compliance with EMMC [17.80.060](#) and [17.80.070](#). In carrying out this responsibility, the planning director may also require signage applications to be reviewed by the planning commission in cases where signage is proposed that requires interpretation of these provisions or is otherwise unusual. This is not to be interpreted to mean that signage that violates this chapter or specific provisions may be reviewed, interpreted and/or approved by the planning commission. As part of the planning director's or designee's review, inspections may be required by the planning and building departments. The planning director or designee may approve, approve with conditions, or deny the application based upon findings of fact. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.5); Ord. [O-18-2008](#) § 2 (Exh. A § 16.5); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.5); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.5)].

17.80.060 General provisions. SHARE

The following general provisions and requirements shall apply to all signs and outdoor advertising structures that may be erected or maintained within Eagle Mountain City. The planning director shall approve signs that are in compliance with the regulations and standards contained herein. Signs shall be maintained in accordance with these provisions and standards.

A. Signs Installed in Compliance with Codes. Signs shall be installed according to requirements contained in the International Building and Electrical Codes, as applicable.

B. Traffic Hazards. No sign shall be erected where it may create a traffic safety hazard by: obscuring traffic control signs or signals; confusing drivers by appearing to be a traffic control sign or signal; or obstructing vision at intersections or driveways by being placed within a clear vision triangle. Signs shall not be fastened to traffic control devices, street signs, or utility poles.

C. Signs in Right-of-Way. Unless authorized by specific written agreement with the city, no sign shall be placed in or extend over any public right-of-way except traffic control signs, signs described in this chapter, city events or notices (Pony Express Days, recreation leagues, etc.), and public notices placed by public agencies.

D. Sign Illumination. All temporary signs must be nonilluminated. Allowed permanent signs may be nonilluminated, or illuminated by a constant, indirect source of illumination focused on the sign's copy or be internally illuminated, halo illuminated, or externally indirectly illuminated, unless otherwise specified. All illuminated signs shall comply with the time limitations of EMMC [17.56.050](#)(G). No animated, flashing, blinking, or moving signs shall be permitted, except that animated public service message signs displaying the time of day, temperature, and/or announcements of community events may be permitted by the planning commission. No sign illumination is permitted within the residential zone of the city unless approved by the planning director, or approved as part of a conditional use permit or master development plan. Electrical

signs and spotlights or other fixtures used for the indirect illumination of signs shall be installed only in compliance with the city's adopted International Electrical Code, International Building Code and Chapter [17.56](#) EMMC, Outdoor Lighting Standards.

1. Type of Sign Illumination. The type of sign illumination as otherwise set forth in this chapter:

a. Halo-Type Illumination. The light source is concealed behind an opaque face and the rays of illumination are projected outwards toward the edge of the sign, forming a "halo" effect around the exterior of the sign.

b. Internal Illumination. The light source is concealed entirely within a sign which makes sign graphics visible by transmitting light through a translucent or semitranslucent material.

c. External, Indirect Illumination. The light source is exposed and directed toward the sign face but is shielded or concealed from view with proper shields or glass lenses to avoid glare. Examples of external illumination include gooseneck light fixtures and ground-mounted light fixtures.

2. Externally Illuminated Sign Standards.

a. External illumination for signs shall comply with all provisions of this chapter, and is included within the total outdoor light output limits of EMMC [17.56.050\(D\)](#), and shall comply with applicable lamp source and shielding restrictions.

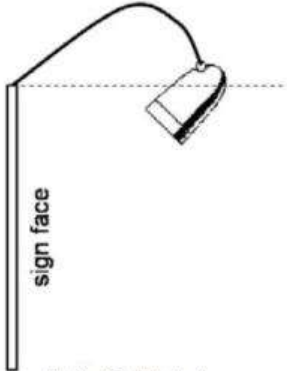
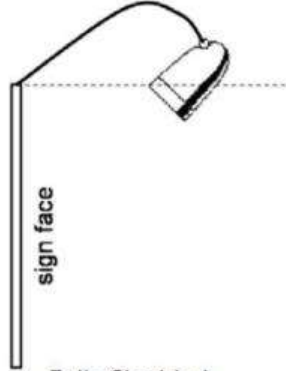
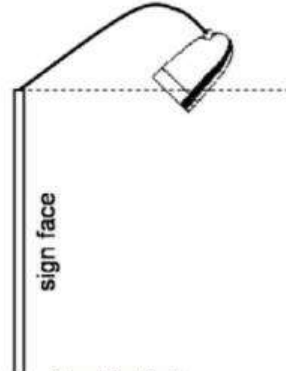
b. Except as provided in subsection C of this section, externally illuminated signs shall be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign without causing glare.

c. A light fixture mounted above the sign face may be installed with its bottom opening tilted toward the sign face, provided:

i. The bottom opening of the light fixture is flat (i.e., it could be covered by a flat board allowing no light to escape); and

ii. The uppermost portion of the fixture's opening is located no higher than the top of the sign face (Figure 17.80.060-1). Light fixtures aimed and installed in this fashion shall be considered fully shielded for purposes of calculating the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

Figure 17.80.060-1 External Light Fixture Shielding

Permitted and Prohibited External Sign Lighting Configurations		
Allowed	Allowed	Not Allowed
 sign face Fully Shielded	 sign face Fully Shielded	 sign face Unshielded

3. Internally Illuminated Sign Standards. Internally illuminated signs shall either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, or cream) background and generally lighter text and symbols (Figure

17.80.060-2). Lamps used for internal illumination of internally illuminated signs shall not be counted toward the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

Figure 17.80.060-2 Internal Lighting Standards

Light Background Not Allowed	Colored Background Allowed	Opaque Background Allowed
RESTAURANT CAFE	GAS STATION	HOTEL

a. Other internally illuminated panels or decorations not considered to be signage according to this chapter (such as illuminated canopy margins, building faces, or architectural outlining) shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards, and total outdoor light output limits established in EMMC [17.56.050\(D\)](#).

4. Neon Sign Standards. Neon sign lighting shall be included within the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

5. Single-Color LED Sign Standards. Single-color LED signs shall come equipped with dimming technology that automatically adjusts the display's brightness based on ambient light conditions and comply with maximum nighttime brightness.

a. Single-color LED signs shall not exceed a maximum illumination of 200 nits during nighttime hours (between dawn and dusk) and a maximum illumination of 5,000 nits during daylight hours.

6. Time Limitations. All signs shall be turned off by 11:00 p.m. or when the business closes, whichever is later. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers.

E. Compatibility. The design of signs, including materials and form, shall be compatible with the building or use to which they are an accessory.

F. Maintenance of Signs. Signs and their supporting structures shall be maintained so as not to create a health or safety hazard, or constitute a nuisance. Signs and their supporting structures shall also be maintained in good repair and operation and shall be repaired, repainted, relettered or otherwise maintained in good visual condition so as to not be an aesthetic detriment to the immediate and surrounding areas.

G. Abandoned Signs. Any sign that is not structurally sound or no longer serves to inform or attract the public, including illegible signs and signs advertising or identifying abandoned uses,

shall be considered abandoned and shall be removed as required by this chapter. [Ord. [O-12-2014](#) (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.6); Ord. [O-18-2008](#) § 2 (Exh. A § 16.6); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.6); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.6)].

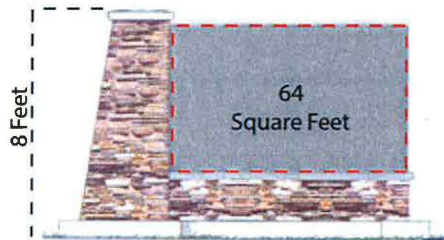
17.80.070 Permitted signs. SHARE

The following permanent signs shall be permitted in accordance with regulations and standards for this section. Any sign not expressly allowed by this chapter is prohibited. The planning director shall approve signs that are in compliance with requirements of EMMC [17.80.060](#), General provisions, and the regulations and standards contained herein.

A. **Monument Signs in Agricultural and Residential Zones.** Monument signs are allowed in all zones. Monument signs in the agricultural and residential zones may only be used in conjunction with a residential development, agricultural business, church, school or an institutional or recreational facility that has received approval from the city. These monument signs shall conform to the following standards:

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1. Height. The maximum height shall be eight feet.
2. Sign Copy. The maximum sign copy shall be 64 square feet.



3. Setback. The setback shall be five feet from any property line.
4. Orientation. Monument signs shall be located perpendicular to the adjacent public street or public view if double-sided or, if single-sided, shall be parallel to the adjacent public street or public view.
5. Landscaping. All areas surrounding monument signs shall be landscaped with irrigated landscaping.
6. Compatibility. Monument signs shall be designed with colors and architecture that are compatible with the buildings that they identify. Supports shall have architectural coverings and design that complement the overall design scheme.

7. Illumination. Monument signs may be internally or externally lit and shall only illuminate the sign face or copy.

B. **Combined Monument Signs in the Commercial, Industrial, and Airpark Zones.** Developments that have multiple parcels pads and are located in a commercial, industrial, or airpark zone may be ~~allowed~~required to construct one ~~or more~~ combined monument sign structures per street frontage, ~~equal to the number of driveway access points along that particular street frontage.~~ The ~~Allowance requirement~~ to construct the monument sign structures may be a condition of approval for a site plan or conditional use. The developer shall ensure that the sign structure allows for as many building pads to be included as is reasonably possible. It is not a guaranteed right that all businesses will have sign space on the combined monument sign. The sign copy will be approved by the planning director or designee through the sign permit application process. All combined monument signs shall be designed and built in substantial conformance to the sign depicted in Figure 17.80.070(A) and must comply with the standards enumerated in subsections (A)(4) through (A)(7) of this section and the standards contained in this subsection. Minor variations to the sign design may be considered by the planning director. More significant variations require approval by the planning commission and city council; height and size requirements may not be exceeded.

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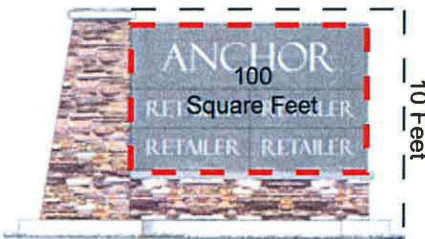


Figure 17.80.070(A)

1. Height. The maximum height of a combined monument sign shall be ~~20~~10 feet.
2. Sign Copy. The maximum sign copy of a combined monument sign shall be 100 square feet.
3. Materials. Each sign shall contain stone, rock, ~~or~~ brick at the base (at least two feet high) ~~and vertically along at least one side (at least two feet wide).~~ ~~The sign copy may not exceed the height of the rock column, and may not extend beyond the rock base.~~
4. Design. Additional design elements may be considered by the planning director in order to give uniqueness to a development.
5. Setback. There is no required setback for combined monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. The specific sign location must be approved by the planning director or designee.

C. **Individual Monument Signs in the Commercial, Industrial, and Airpark Zones.** Developments that have multiple pads and are located in a commercial, industrial, or airpark zone shall be allowed to construct one individual monument sign for each freestanding building. In an effort to maintain aesthetic consistency, all individual monument signs within a project/development shall be substantially similar in design and materials. All monument signs must comply with the standards enumerated in subsections (A)(4) through (A)(7) and (C)(1) through (C)(6) of this section. Minor variations to the sign designs within a development may be considered by the planning director. More significant variations require approval by the planning commission and city council. If multiple businesses share a common structure, then a combined monument sign containing signage for each business is required. No individual monument sign is allowed for businesses that share a structure.

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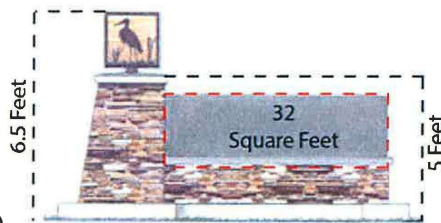


Figure 17.80.070(B)

Preferred example of an individual monument sign

1. Height. The maximum height shall be six feet. Additional design elements, such as those depicted in Figure 17.80.070(B), may be no higher than six and one-half feet.
2. Sign Copy. The maximum sign copy of any monument sign shall be 32 square feet.
3. Materials. Each sign shall, at a minimum, contain stone, rock, or brick at the base (at least two feet high). The recommended monument sign design is depicted in Figure 17.80.070(B). The materials and design shall be consistent for each sign in the development/project.
4. Design. Each development should contain an element of uniqueness, but the signage throughout a development must be consistent.
5. Setback. There is no required setback for individual monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. The specific sign location must be approved by the planning director or designee.
6. Proximity to Other Such Signs. Signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 100 feet to any other monument sign located on the same frontage.

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



canopy area.



1. Illumination. Wall signs may be internally or externally lit and shall only illuminate the sign face or copy. Canopy and awning signs may be externally lit and shall only illuminate the sign face or copy.

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

signage is exempt from the 50 percent size restriction and is reviewed as a standalone

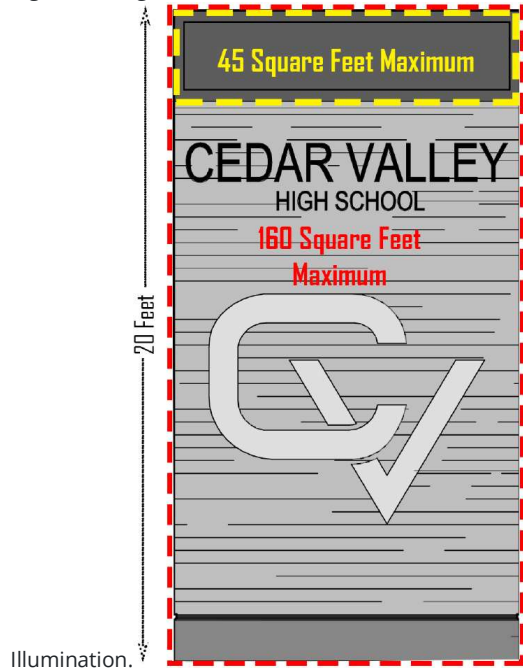


commercial monument sign.

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

1. Height. The maximum height of a school monument sign shall be 20 feet.
2. Sign Copy. The maximum sign area shall be 160 square feet.
3. Design. All signs on a site shall have consistent materials and design elements.
4. Setbacks. Signs must follow the clear vision triangle standard and may not cause a traffic/visibility concern. The specific sign location shall be approved by the planning director or his/her designee.
5. Electronic message centers/reader boards shall also meet these criteria:
 - a. Electronic message boards or reader boards shall not exceed 45 square feet.
 - b. Electronic message boards or reader boards may not exceed 50 percent of the total sign area.
 - c. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions and comply with maximum

nighttime brightness and illumination standards found in EMMC [17.80.060\(D\)](#), Sign



[Ord. [O-05-2019](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.7); Ord. [O-18-2008](#) § 2 (Exh. A § 16.7); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.7); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.7)].

17.80.080 Off-premises ladder signs. [SHARE](#)

Directional off-premises double-faced ladder signs located in the shoulder of the city's right-of-way (ROW) along city streets are only permitted as this chapter allows. No other off-premises signs are permitted in the right-of-way, unless specifically allowed in this chapter. These ladder signs are intended to direct traffic to a business with an active city business license, subdivision or development project, model home, neighborhood, city facility or park, or not-for-profit entity. Ladder signs and sign inserts/slats shall comply with the following requirements:

A. Allowed Signs. Ladder signs are intended to direct people to, and/or advertise for, a licensed business, model home, new subdivision, city facility or park, not-for-profit entity, neighborhood, or community event. All advertisers must have an active Eagle Mountain City business license (if required to obtain a license) and be current members of the Eagle Mountain Chamber of Commerce. Advertising priority shall be given in the following order:

1. Commercial or home-based businesses located within Eagle Mountain City and nonprofits with primary operations within Eagle Mountain City.
2. Residential or commercial developers advertising for active projects within Eagle Mountain City.
3. Commercial or home-based businesses not located within Eagle Mountain City and nonprofits with primary operations outside Eagle Mountain City.

B. Application. Interested advertisers shall submit, on forms prepared by Eagle Mountain City, an application to the economic development director or Eagle Mountain Chamber of Commerce if a separate concessions agreement has been entered into, to be added to a wait list for advertising space on ladder signs. Application shall include:

1. Business name, address, and business type.
2. Eagle Mountain City business license number (if required).
3. Proof of Eagle Mountain Chamber of Commerce membership.
4. Signage requested.
5. Preferred location of sign.

C. Sign Inserts. The sign slats or inserts should be consistent in background color and design and may contain advertising along with directional information. Sign copy shall be readable from 30 feet (minimum of three-inch-tall letters). The logo at the top of each sign shall be the approved Eagle Mountain City logo. There are three allowable slat sizes on each ladder sign: single (16-inch by 72-inch), double (32-inch by 72-inch), or full slats (80-inch by 72-inch). The total advertising area must equal 80 inches by 72 inches. Advertisers may reserve a maximum of two full slat signs throughout the city and any additional space would be limited to a single slat. The maximum signs a single entity, or its associated affiliates, may advertise on is five. All advertising copy shall be approved by the community development director and economic development director or designee.

D. Sign Ownership. The city shall maintain ownership of all signs, and may contract out the construction, maintenance, and management of the signs. The city may place directional signs leading to city facilities in any appropriate right-of-way location.

E. Billing and Payment. Eagle Mountain City may bill advertisers on a semi-annual or annual basis. Signs may be removed for nonpayment. Out-of-city advertisers must be billed on a semi-annual basis and allow for higher priority advertisers, if any are on the wait list, to take their place.

F. Maintenance. Sign structures and slats shall be maintained in good repair and shall be repainted, repaired, or otherwise maintained in good visual condition.

G. Location. Signs may be located on arterial or collector roads throughout the city, and generally spaced at least 1,000 feet apart, excluding any ladder signs used exclusively for city facilities. Within business areas and near major intersections the signs may be spaced closer together, but no less than 300 feet apart. No on-site or commercial advertising sign existing at the time of relocation of or construction of a new ladder sign may be blocked or obstructed. Specific ladder sign locations are designated on the approved map. If a sign location is requested outside of the approved map, the city council may amend the map and approve the new location. In all cases, the placement of signs shall not create a traffic hazard.

H. New Signs. The community development director and economic development director or designee shall determine which signs from the approved map should be constructed. Business shall be drawn from the wait list. Existing signs should be filled before new signs are added.

I. Maximum Number. Excluding any directional ladder signs to city facilities, the maximum number of ladder signs that will be permitted in the rights-of-way is 40. [Ord. [O-19-2019](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2012](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.8); Ord. [O-18-2008](#) § 2 (Exh. A § 16.8); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.8); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.8)].

17.80.090 Special events signs. SHARE

A. On-Premises Special Event Signs. The planning director or designee may approve a permit for on-premises special event signs, such as flags, banners, or other signs, subject to the following:

1. For each business location, one permit (for up to two signs) may be obtained at a time and up to one permit may be obtained in a calendar year for the following:
 - a. For each permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between two signs.
 - b. Signs may not be posted or visible for a period of more than 60 consecutive days.
2. For each business location, one permit (for up to four signs) may be obtained at a time and up to three permits may be obtained in a calendar year for the following:
 - a. For each permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between four signs.
 - b. Signs may not be posted or visible for a period of more than 12 consecutive days.

3. On-premises special event signs may include signs used for advertising a special event such as a business grand opening, special business sale event, employment opportunity, registration events, or other similar events or activities.

4. The planning director may approve on-premises special event signs to be located within or partially within the public right-of-way directly adjacent to a business location.

B. Right-of-Way Special Event Signs. The planning director or designee may approve a permit for special event signs such as flags, banners, or other signs for the purpose of temporarily advertising special events within the public right-of-way subject to the following:

1. No more than one permit (for up to four signs) may be obtained at a time and no more than three permits may be obtained in a calendar year.

2. Right-of-way special event signs may include signs used for advertising a fundraiser event, concert, school activity, farmers market, parade of homes, or other similar event that the planning director or designee determine to be special events. Special events do not include small, private events like yard sales, garage sales, moving sales or lost pet signs.

3. For each permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between up to four signs.

4. Signs may not be posted for a period of more than 12 consecutive days.

5. The permit holder is solely responsible to remove the signs by the appropriate date.

6. Right-of-way special event signs are not allowed on private property.

C. Inflatable Special Event Signs. The planning director or designee may approve a permit for a tube man inflatable sign (a.k.a. skydancer, wacky waving inflatable arm, or fly guy) subject to the following:

1. The sign will be located in commercial, business park, commercial storage, or industrial zones.

2. The maximum height of the sign does not exceed 22 feet. The diameter at the base of the sign does not exceed 30 inches.

3. Signs may not be operational or visible for a period of more than 12 consecutive days.

4. For each business location, no more than one permit for up to two inflatable signs may be obtained at a time and no more than three permits may be obtained in a calendar year.

5. Signs shall be set back a distance equal to or greater than the height of the sign from all rights-of-way, lot lines, and overhead utility lines, and shall be spaced no closer than 25 feet to other inflatable signs.

D. Approval Process. An application for a special event sign permit together with the special event sign permit application fee must be made on forms provided by the city. Any special event sign permit application that is not approved by the city within 30 days shall be deemed denied.

E. Restriction on Location. Temporary right-of-way signs may not be located in the park strip (between the street and the sidewalk), but may be located between the sidewalk and the property line or fence. Temporary signs shall not be placed in the public right-of-way, a required parking space, a driveway, or in a manner that obstructs points of access. No sign shall be positioned in such a manner as to result in the creation of an unsafe visual clearance at any intersection or driveway location. Signs may not be placed on utility poles, light poles, fences, or trees.

F. Penalty for Violation. Any person or entity that places or installs a special event sign without a permit shall be subject to a fine of \$250.00 for each day of the violation. The planning director may also withhold approval of any new special event sign permit for a period of two years from the date of the last violation. [Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-03-2018](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.9); Ord. [O-18-2008](#) § 2 (Exh. A § 16.9)].

17.80.100 Yard sale temporary signage. SHARE

Small private events such as yard sales, garage sales, and moving sales must comply with the following signage standards:



A. Sign Copy. Signs may be no larger than four square feet in size.

B. Location. Signs must be located on private property, unless the sale is registered with the city prior to the date of sale for temporary right-of-way signage. On major streets (arterial and major collectors) signs may not be located in the park strip (between the street and the sidewalk/trail), but may be located between the sidewalk and a property line or fence. Signs may not be placed on utility poles, light poles, fences, or trees. On local roads, signs are allowed in the park strip.

C. Duration. Temporary signs in the right-of-way that serve as directional signs to the event may be posted on the day of the sale only, and must be removed by the end of the day. It is the owner's responsibility to remove all signage during the appropriate time period. No sale or signage will be permitted for more than two consecutive days.

D. Approval Process. The yard/garage sale must be registered with the city for any signage to be allowed in the public right-of-way. Any sign in the public right-of-way that is not registered with the city may be immediately removed. [Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A)].

17.80.110 Community entrance signs. [SHARE](#)

Community entrance signs located in the median or shoulder of the city's right-of-way (ROW) along streets classified as arterials or collectors shall only be allowed under specific agreement with the city. Community entrance signs shall be constructed, installed, and maintained at the expense of the original applicant in accordance with the specifications outlined in the submitted application and as determined by the city council. The exact location of each sign and the sign copy shall be subject to review and approval by the Eagle Mountain planning



commission and city council.

A. Approval Process. Community entrance signage shall not be construed as an absolute right upon submission of an application and does not require the approval body to take action based upon findings of fact. At their discretion, the planning commission may recommend and the city council may approve community entrance signs along streets classified as arterials and collector roads. The placement of the signs shall not create a traffic hazard. Since these signs are within the city's right-of-way, the applicant must enter into an agreement to lease the city's property. The city council shall approve the agreement, which will detail the terms and conditions of the property lease as well as the design of the signage. The lease fee shall be

equal to the fee established in the city's current consolidated fee schedule for off-premises ladder signs. [Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.9); Ord. [O-18-2008](#) § 2 (Exh. A § 16.9); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.9). Formerly 17.80.100].

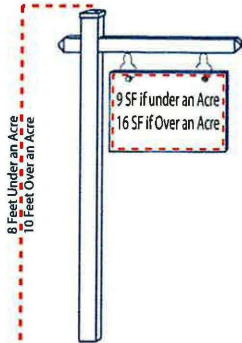
17.80.120 Exempt signs. [SHARE](#)

All signs exempt from the permit process shall comply with the general provisions of this chapter except traffic signs approved by the city engineer. No sign permits shall be required for the following signs:

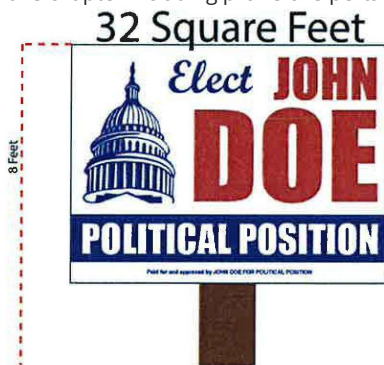
A. On-Premises Project Sign. One on-premises project sign may be erected for projects that have received either site plan approval or final subdivision approval. This sign may contain information about the approved business or project, and shall not exceed eight feet in height and 32 square feet of sign copy per side if double-faced. This sign shall be allowed until the development is complete or within one year of posting, whichever occurs first.



B. On-Premises Real Estate Sign. One on-premises real estate sign for lots less than one acre in size. The real estate sign shall not exceed eight feet in height and nine square feet of sign copy per side if double-faced. For lots that are larger than one acre in size, the property will be allowed to display a sign that shall not exceed 10 feet in height and 16 square feet of sign copy per side if double-faced. Real estate signs shall be allowed until the transaction with the property is complete.



C. Political Signs. Political signs placed on private property that do not exceed eight feet in height and 32 square feet per side if double-faced; provided, that such signs do not violate any other provisions of this chapter including provisions pertaining to the placement of signs in the



public right-of-way.

D. Temporary Use Signs. Signs for temporary uses that have obtained a business license, if required, from the city may be installed as follows: one sign on a temporary basis located on premises that shall not exceed eight feet in height and 32 square feet of sign copy per side if double-faced. Temporary use signs will be allowed as long as the temporary use has a business license from the city.



E. Property Signs. Property signs no larger than nine square feet of sign copy per side if double-faced. These signs shall be permitted indefinitely as long as the sign is in compliance with the general provisions of this chapter.

F. Nameplate Signs. One nameplate sign identifying owners and addresses and no larger than two square feet of sign copy per side if double-faced.

G. Traffic Signs. Traffic signs as required by law which are approved by the city engineer and erected by or on behalf of a public agency. Traffic signs deemed necessary by the city engineer



may not be required to comply with provisions of this chapter.

H. Civic Signs. Civic signs on private property which announce holidays or public interest events sponsored by nonprofit organizations; public service signs or signs related to community service projects not to exceed eight feet in height and 32 square feet of sign copy per side if double-faced.



I. Window Signs. Window signs including posters, messages, or displays painted or mounted on the interior side of a window may be used to advertise special promotions.



J. Public Notice. The display of official notices used by any court, public body or official, or the posting of notices by any public officer in the performance of a duty, or by any person giving



legal notice at the direction of a governmental entity.

K. Community Event Signs. Temporary community event signs displayed by the city, or one of its committees, subcommittees, councils, boards, or city partner agencies, to promote community events.

L. Model Homes. One on-premises sign for model homes; provided, that the on-premises sign does not exceed 32 square feet in size. A maximum of six flags not to exceed 15 square feet each posted on flag poles not to exceed 20 feet measured from the grade level to the top of the pole. The flags' colors shall be consistent with the on-premises sign. In addition, a single flag pole that complies with the standards for ancillary structures defined in Chapter [17.25](#) EMMC may be constructed. Flags allowed on this flag pole include only the national flag of the United States of America, the Utah State, and the official Eagle Mountain flags; no commercial flags

shall be allowed on this flag pole. American flags shall not exceed 40 square feet in size. Two A-frame or temporary directional signs of no more than four square feet per builder per subdivision are allowed in the right-of-way adjacent to the model home and in the park strip of the nearest major street corner. These signs shall be directional only, not containing other advertising. These signs are only allowed during model home hours, and must be removed each evening at closing.

M. Real Estate Open House Signs. One A-frame or temporary directional sign of no more than four square feet for real estate open houses for individual home sales is allowed in the park strip of the nearest street corner, one day per week, to be put up no more than one hour prior to the open house and must be removed within one hour after the open house.

N. Temporary Informational Signs. Small informational signs such as lost pet signs, neighborhood or religious activity signs, youth sales signs (such as lemonade stands), and other signs for noncommercial purposes (i.e., not promoting a business of any kind, except youth sales) are allowed in the right-of-way. These signs may not be located in the park strip (between the street and the sidewalk) on major streets, but may be located between the sidewalk and a property line or fence. These signs may not be placed on utility poles, light poles, fences, or trees. The code enforcement officer has the authority to remove signs without notice if they have not been removed in a timely manner or if they present a safety hazard.

O. On-Premises Home Business Signs. Home businesses with a valid business license from Eagle Mountain City may place one nonilluminated wall sign no larger than four square feet in size on the front of the principal dwelling no higher than the first story.

P. Official Signs. Signs that are owned and operated by Eagle Mountain City and are used for informational or civic purposes, including advertising special events within Eagle Mountain City. Official signs may include electronic message centers, reader boards, or other replaceable copy signs. Official signs that do not comply with the general provisions of this chapter must be approved by the city council. Electronic signs should be turned off between the hours of 12:00 a.m. and 5:00 a.m., except in the case of necessary communications. Electronic signs shall also comply with EMMC [17.80.070\(F\)\(5\)\(c\)](#) in relation to maximum nighttime brightness and illumination. [Ord. [O-14-2020](#) § 2 (Exh. A); Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-17-2019](#) § 2 (Exh. A); Ord. [O-05-2019](#) § 2 (Exh.

A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-02-2012](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.10); Ord. [O-18-2008](#) § 2 (Exh. A § 16.10); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.10); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.9). Formerly 17.80.110].

17.80.130 Prohibited signs. SHARE

The following signs as defined in EMMC [17.80.160](#) shall be prohibited: visible moving, revolving, or rotating parts signs, sign twistlers signs, snipe/bootleg signs, vehicular signs including

unlicensed, inoperable or immovable vehicles or trailer signs (but not including actively used construction trailers not functioning solely as signs), pole signs, inflated signs (except as permitted in EMMC [17.80.090](#)), ribbons, balloons and billboards. In addition, any signs that emit sound, smoke or steam are prohibited. Staff may make an exception for memorial and honorarium ribbons. [Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-03-2018](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-02-2012](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.11); Ord. [O-18-2008](#) § 2 (Exh. A § 16.11); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.11); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.10). Formerly 17.80.120].

17.80.140 Nonconforming signs. SHARE

A nonconforming sign may be maintained and repaired, even if such a repair may not bring the sign into compliance with this chapter. If a nonconforming sign is damaged or allowed to deteriorate in an amount in excess of 50 percent of its replacement cost, the sign shall not be repaired unless such a repair shall result in the sign coming into compliance with the provisions of this chapter. [Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.12); Ord. [O-18-2008](#) § 2 (Exh. A § 16.12); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.12); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.11). Formerly 17.80.130].

17.80.150 Sign enforcement. SHARE

The planning director, or designee, shall perform the following duties and use the following procedures when enforcing sign regulations:

- A. Compliance. Determine and ascertain that all signs, construction, reconstruction, or alterations of existing signs are completed in compliance with this chapter.
- B. Site Inspections. Conduct site inspections to determine compliance with this chapter.
- C. Instigate Proceedings. Instigate appropriate action or proceedings in any case where a sign is illegally erected, constructed, altered, repaired or maintained in violation of any city ordinance, including the provisions of this chapter.
- D. Notices of Violation. Issue verbal or written notice of violation to owners or persons having control, charge or benefit of any sign that is found to be unsafe or in violation of city ordinances or this chapter, including all general provisions (EMMC [17.80.060](#)).
- E. Unsafe or Dangerous Signs. Abate and remove signs that are unsafe or dangerous.
- F. Removal of Illegal Signs. Assist applicants to bring into compliance signs that are illegal under the provisions of this chapter or that are installed without a permit. The planning director or designee shall have the authority to abate and remove such signs if they are not brought into compliance within seven calendar days after written notice has been given to the owner or

party in interest advertised on the sign. The person responsible for such sign shall be liable for the cost of removal and the city is authorized to effect the collection of said cost.

G. Removal of Temporary Signs. Abate and remove temporary signs posted upon private property if they are not made conforming within 72 hours after being noticed. Verbal or written notice is sufficient warning for these signs. The person responsible for such an illegal sign shall be liable for the cost of its removal and the city is authorized to effect the collection of said cost.

H. Removal of Signs on Public Property. Remove or require the immediate removal of any sign posted on public property. Such signs, though removed, shall not be destroyed for at least seven calendar days from the date of removal. In no case shall a failure to remove such signs constitute approval by the city of the illegal placement of the sign.

I. Removal of Abandoned Signs. Remove or require the removal of all signs that are nonmaintained, abandoned, or that identify a discontinued or abandoned use within 45 calendar days after giving written notice to the person having control of or receiving benefit from the sign. The person responsible for such a sign shall be liable for the cost of its removal and the city is authorized to effect the collection of said cost.

J. Continual Sign Erection without Permits. Persons who continue to erect signs without the proper permits may have the unauthorized signs removed without notice. All signs removed by the city will be impounded. Owners of impounded signs shall pay a fee before the signs are released.

K. Fines. The penalties associated with violations of this chapter shall be consistent with the consolidated fee schedule as adopted by the city council. [Ord. [O-18-2021](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.13); Ord. [O-18-2008](#) § 2 (Exh. A § 16.13); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.13); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.12). Formerly 17.80.140].

17.80.160 Definitions. SHARE

The following terms related to this chapter are hereby defined below:

"A-frame sign" means any sign or structure (usually freestanding, temporary and/or movable) composed of two sign faces mounted or attached back-to-back in such a manner as to form a



triangular vertical cross-section through the sign faces.

"Abandoned sign" means a sign which is located on a property or place of business which has been vacated or which remains unused for a period of time exceeding 90 days.

"Advertising sign" means a sign which directs attention to a use, product, commodity or service.

"Alteration" in this chapter means changing or rearranging any structural part, sign face, enclosure, lighting, coloring, copy (except on reader signs that have changeable copy), graphics, components or location of any sign.

"Animated signs" means signs which incorporate moving or rotating parts or other special lighting effects with flashing or intermittent lights (excluding time and temperature signs or



electronic message centers).

"Banner" means a building sign made of fabric, plastic, or a similar lightweight material and



hung from a building, fence, wall or pole.

"Billboard" means an advertising sign not necessarily related to the premises on which it is located and intended for use of changeable copy by posting or repainting.



"Building sign" means any sign attached to or a part of a building. Several types of signs defined in this chapter may also be defined as building signs if they are attached to or are a part of a



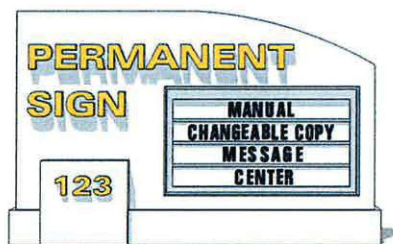
building.

"Canopy sign" means a building sign that is part of a fabric, plastic, or similar shelter supported by a noncombustible rigid framework attached to a building, and sheltering the building's

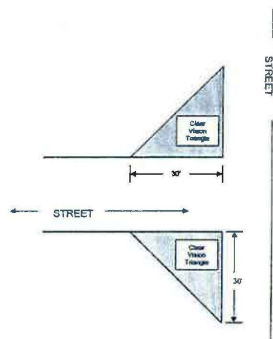
entrance or windows. Synonymous with “awning” for the purposes of this chapter.



“Changeable copy sign” means a variable message sign composed of individual letters panel-mounted in or on a track system.



“Clear vision areas” means corner areas at intersecting streets and/or driveways in which unobstructed vision of motor vehicle operators is maintained (see Chapter [17.60](#) EMMC for the specific requirements and an illustration of required clear vision areas).



“Community entrance sign” means a sign used to welcome people to the city or a monument at the entrance to specific neighborhoods indicating the name of the project, subdivision or neighborhood. Any community entrance sign not required to be installed as part of a master development plan or final plat shall be processed through the planning department with the

appropriate application and fee.



"Community event sign" means a temporary sign displayed by the city, or one of its committees, subcommittees, councils, boards or city partner agencies, to promote community events.



Cornerstone. A cornerstone is carved or cast into a building, or a metal plaque permanently attached to a building. It carries no commercial message, but may include the building's name, the date of its completion, and the names of owners, architects, contractors, etc.



Directional Signs. Directional signs are defined in two general categories as follows:

1. Any sign used to display the address of a commercial or industrial building or use, or to identify points of access, the direction of travel, and similar functions in off-street parking and loading areas. Such signs display no advertising or promotional copy, but may bear a logo or be in a distinctive design associated with the use to which they are accessory. Such name or logo shall not exceed more than 50 percent of sign area.



2. A sign erected by an official government agency to denote the name of any thoroughfare; to point out the route to any city, educational institution, public building, historic place or hospital; to direct and regulate traffic; and to denote any railroad crossing, bridge or other transportation facility for the convenience and safety of the general public.



"Double-faced sign" means a sign with two faces, back-to-back.

"Flag" means fabric, plastic, or similar lightweight material hung from a pole that may bear a logo, which is displayed with the intent to advertise or attract attention to a commercial



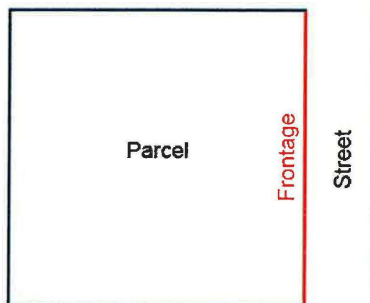
enterprise.

"Freestanding sign" means any sign that has its own supporting structure, rather than being



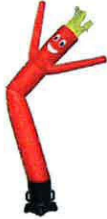
attached to and supported by a building.

"Frontage" means the distance or length of the side of any parcel that is adjacent to any public or private street, but does not include alleys, watercourses or limited access roadways.



"Illuminated sign" means any sign designed to emit artificial light or designed to reflect light from one or more sources of artificial light.

"Inflatable sign" means any advertising device which is supported by heated or forced air or



lighter-than-air gases.

"Monument sign" means a freestanding sign whose sign face extends to the ground or to a



base or pedestal.

"Movable, freestanding sign" means any sign not affixed to or erected into the ground.



"Nonconforming sign" means a sign or sign structure which lawfully existed prior to the adoption of the ordinance codified in this chapter but which does not conform to all or a part of the requirements of this chapter.

"Off-premises sign" means any sign which advertises a use, establishment, product or service that is sold, produced, manufactured or furnished at a place other than on the property on which said sign is located.

"On-premises sign" means a sign that advertises or directs attention to a use or establishment located on premises or a product or service available on premises.

"Pole sign" means a freestanding identification or business sign, which is supported by a pole(s), mounted permanently in the ground and the base of the sign copy is greater than nine feet in



height.

"Political sign" means a temporary sign advertising a candidate for public office, a political party



or a measure or issue scheduled for an election.

"Property sign" means on-premises signs that state the rights that the owner of that property wishes to enforce such as no dumping, no trespassing or no parking.



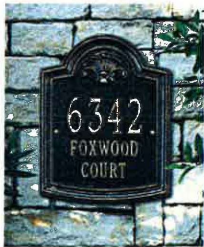
"Real estate sign" means a temporary sign indicating that the lot on which the sign is located, or



any building or structure located thereon, is for sale, rent, or lease.

"Replacement," for the purposes of this chapter, does not include the temporary removal of an existing sign for repair or refurbishment.

"Residential sign" means a freestanding or building sign that displays the address and the name of the occupants of a residence.



"Sign" means any and all advertising message, announcement, declaration, warning, statement, demonstration, illustration, insignia, words, space, figures or objects erected or maintained in view of any observer for the purpose of designating, identifying, promoting, advertising, directing or warning for the benefit of any person, product, company, entity or service; whether placed on the ground, rocks, trees, stumps, or other natural objects, or on a building, wall, roof, frame, support, fence, or other manmade structure. "Sign" also includes the accessory sign structures, supports, lighting systems and other attachments or components. The word "sign" does not include the flag, pennant or insignia of any nation, state, city or other political unit or any official notice issued by any court, public body or officer, or directional, warning or information sign or structure required or authorized by law.

"Sign area" means the entire area within a single continuous perimeter composed of squares, rectangles or other geometric figures which enclose the extreme limits of all sign elements

affixed to the wall, including but not limited to cabinet structures, written copy, logos, symbols, decorative embellishments, border or roof treatments and illustrations.

“Sign copy” means the area on a sign in which letters, logos, and symbols are or can be printed upon.

“Sign face” means the part of a sign that is or may be used for advertising purposes.

“Snipe/bootleg sign” means a small sign of any material including but not limited to paper, cardboard, wood or metal when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.



“Special events sign” means a sign which calls attention to a business promotion or grand



opening.

“Suspended signs” are attached to the ceiling of an arcade or the framework of a canopy and



hang over a sidewalk.

“Temporary sign” means any permitted type of sign, but displayed for 60 days or less, except in the case of construction and real estate signs, which are temporary, but may be displayed until

construction is complete or the property advertised has been rented or sold or otherwise allowed by this chapter.

“Traffic control sign” means standard regulatory signs installed by public agencies, including stop and yield signs, speed limit signs, etc., and permitted wherever warranted. When installed



on private premises, such signs are directional.

“Vehicular sign” means a sign affixed to a vehicle or trailer for the purpose of advertising. Such sign shall only be applicable or regulated by this chapter when said vehicle or trailer is parked on a parcel other than the owner’s property for the primary purpose of conveying a business



message.

“Wall face,” for the purpose of this chapter, means the visible outer surface area of a main exterior wall of a building. The area of the wall face shall be the total area of such surface including the area of doors and windows that are included in the main exterior wall.

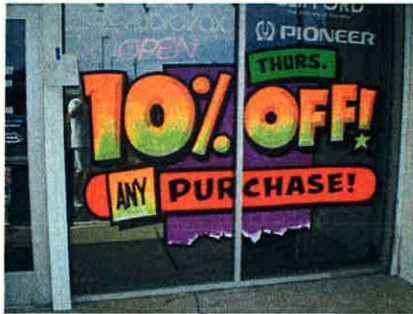


“Wall sign” means a building sign painted directly on the wall of a building or attached to the wall of a building, and parallel with the wall to which it is attached. Wall signs extend no more

than one foot from the building to which they are attached and do not extend above the roofline of the building to which they are attached

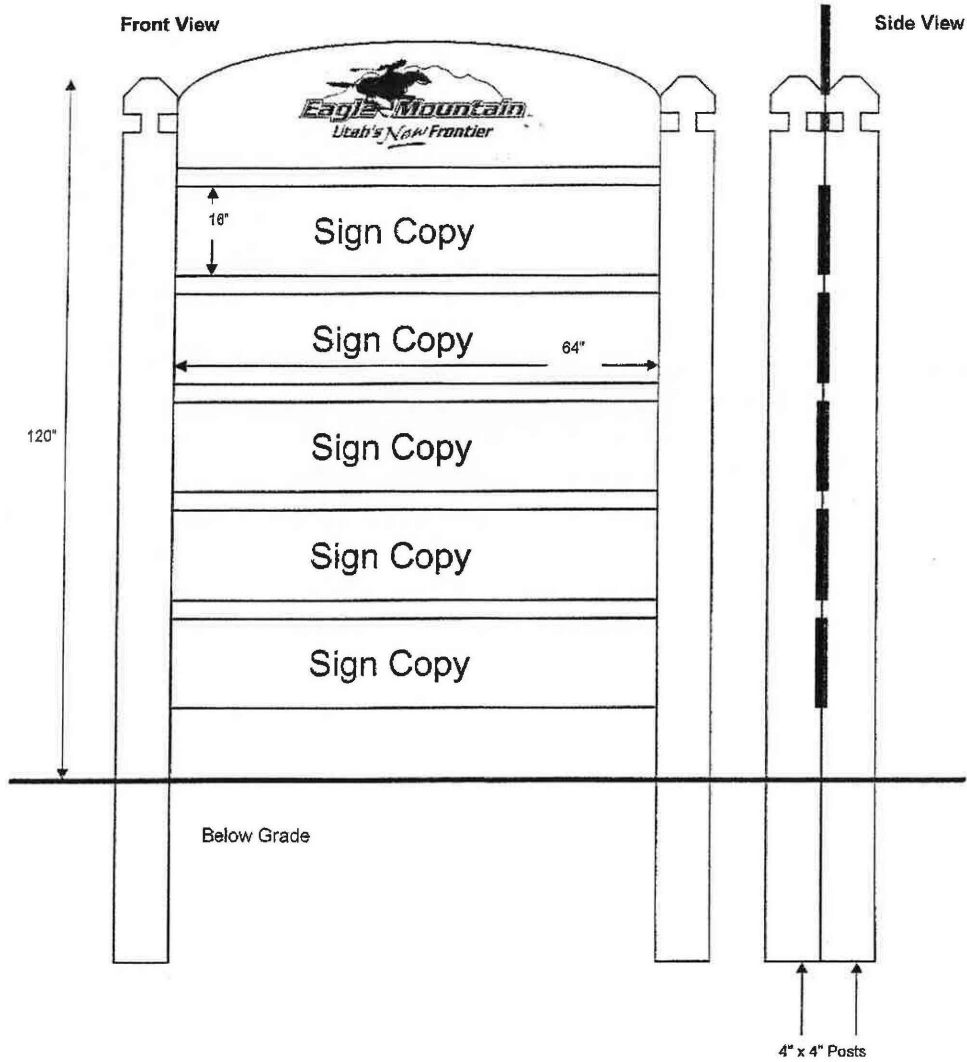


"Window sign" means signs, including posters, messages, or displays painted or mounted on the interior side of a window for special promotional or other temporary displays.



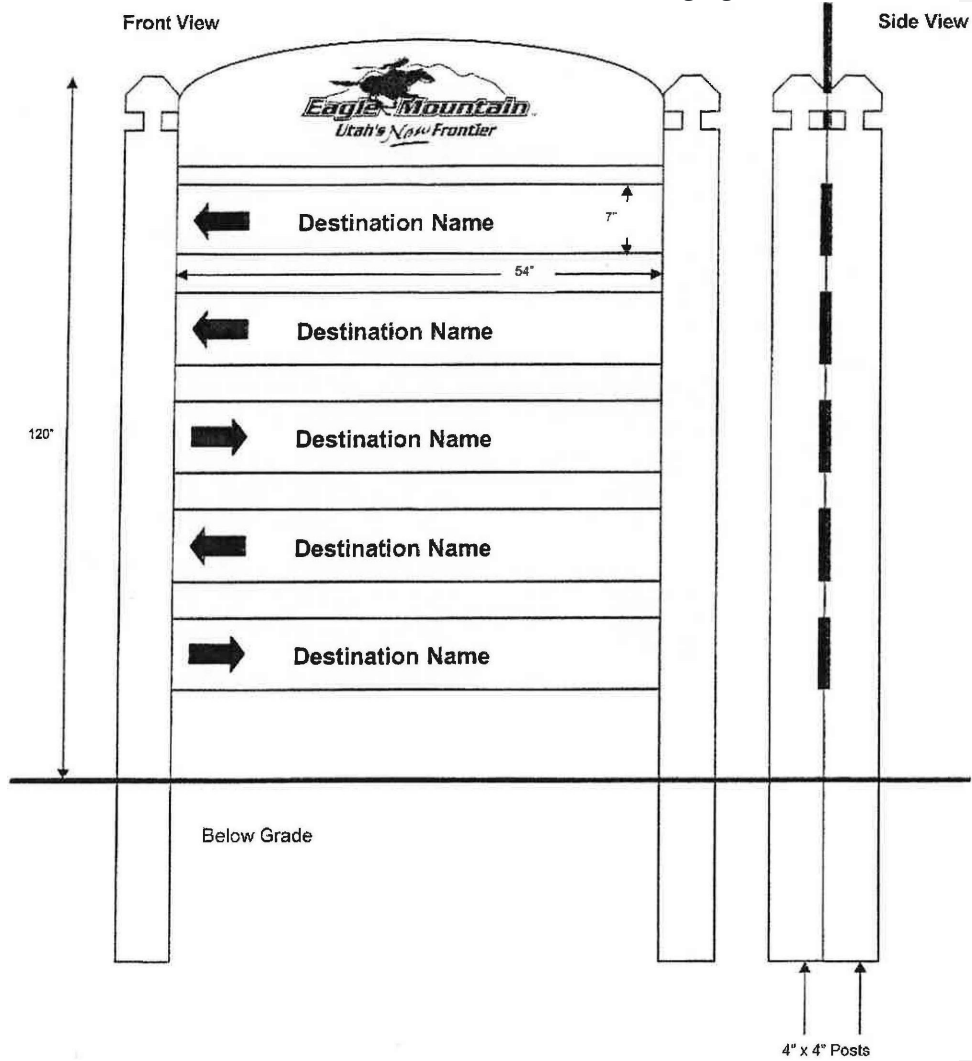
[Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.14); Ord. [O-18-2008](#) § 2 (Exh. A § 16.14); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.14); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.13). Formerly 17.80.150].

Schematic 17.80.170(a) - Model Home Signage



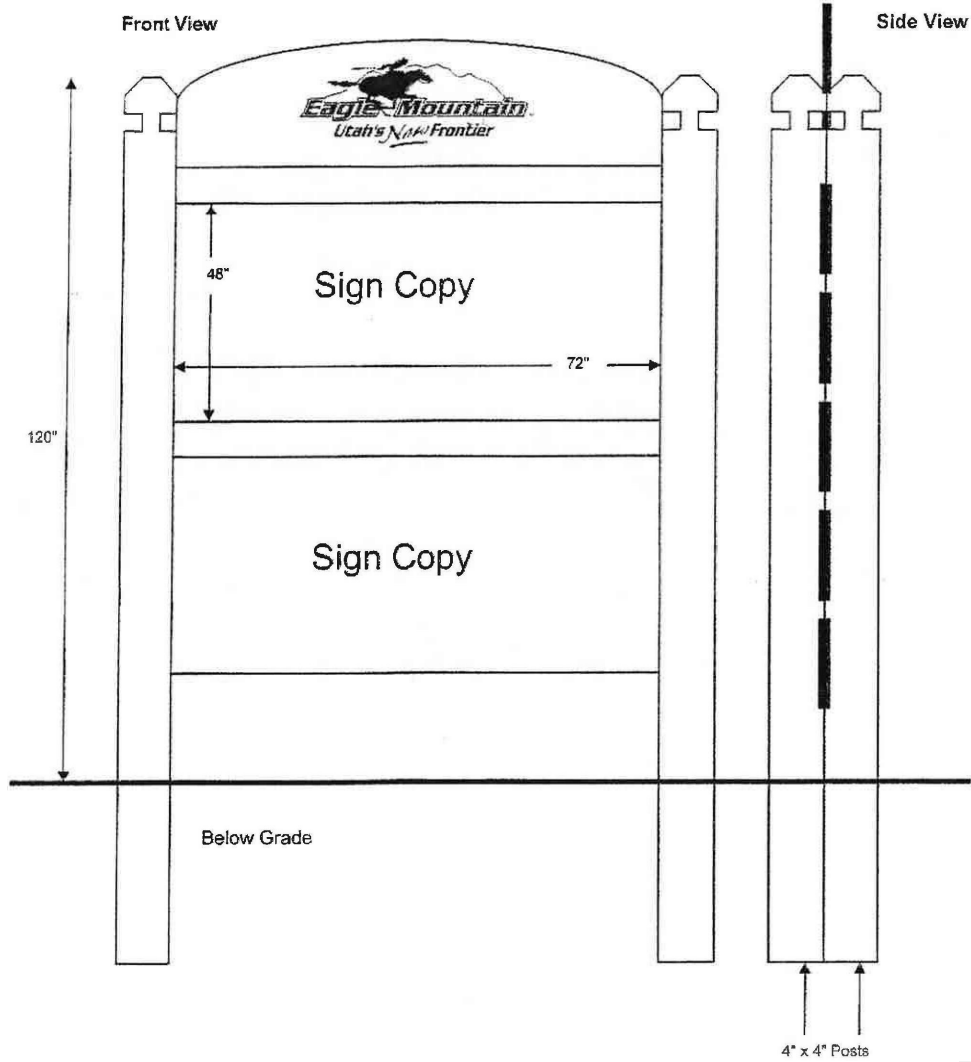
Signs shall be painted Monterrey Grey.

Schematic 17.80.170(b) - Directional Median Signage



Signs shall be painted Monterrey Grey.

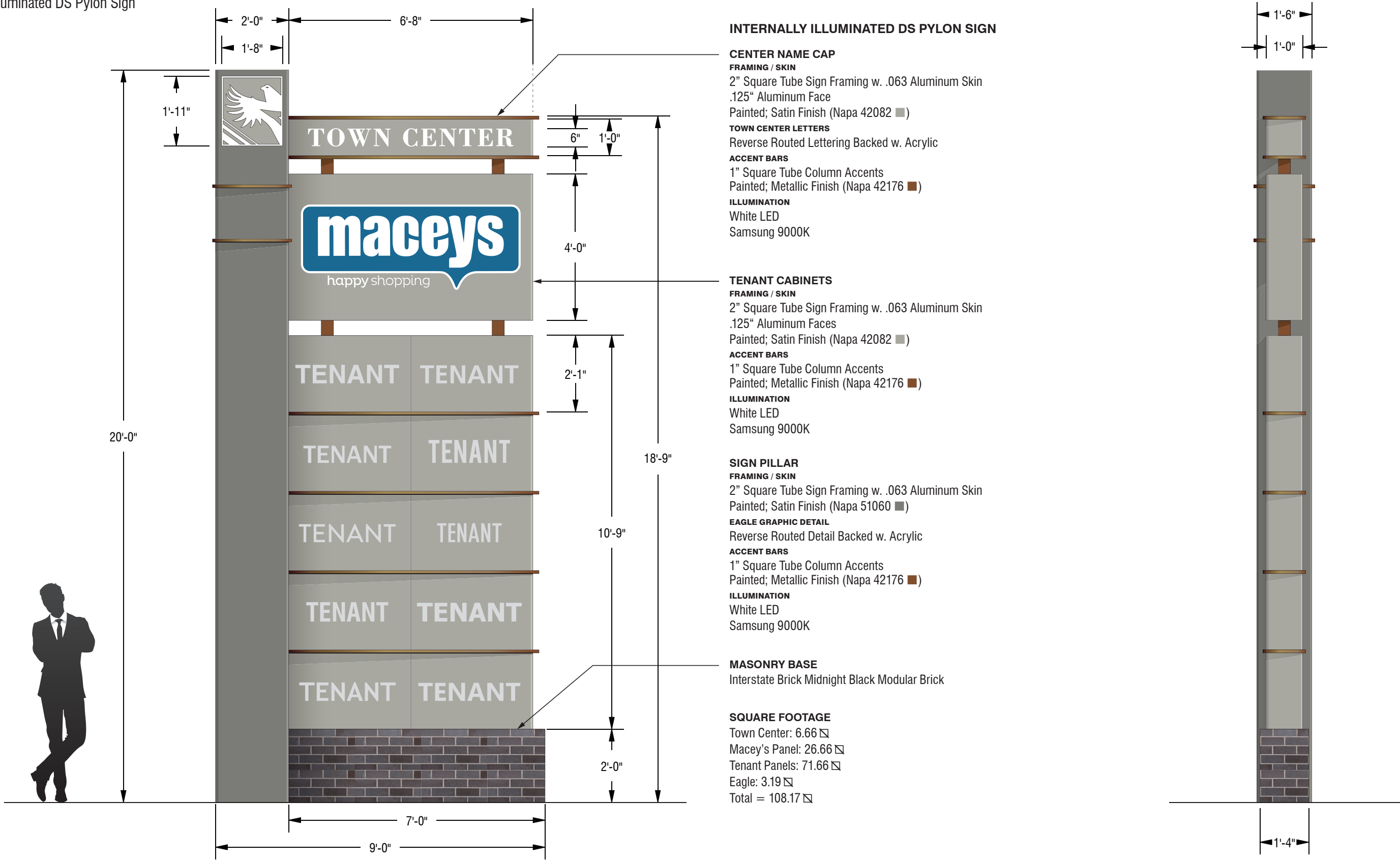
Schematic 17.80.170(c) - Directional/Advertising Business Signage



Signs shall be painted Monterrey Grey.

[Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(1) Schematics 15.1 – 15.3). Formerly 17.80.160.]

1 Internally Illuminated DS Pylon Sign



A Project Detail
SCALE 3/8" = 1'0"

Qty: 1 / ☉ Install
108.17

B Side Detail
SCALE 3/8" = 1'0"

SIGN

880 North 100 East, Lehi, UT 84043 801 766 0207



ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Volts Req'd: 120V Total Amps: 20.0 Circuits Req'd: 1

Primaries and final connection to sign by certified electrician. Client to provide primary electric feed to within 6 feet of sign location.

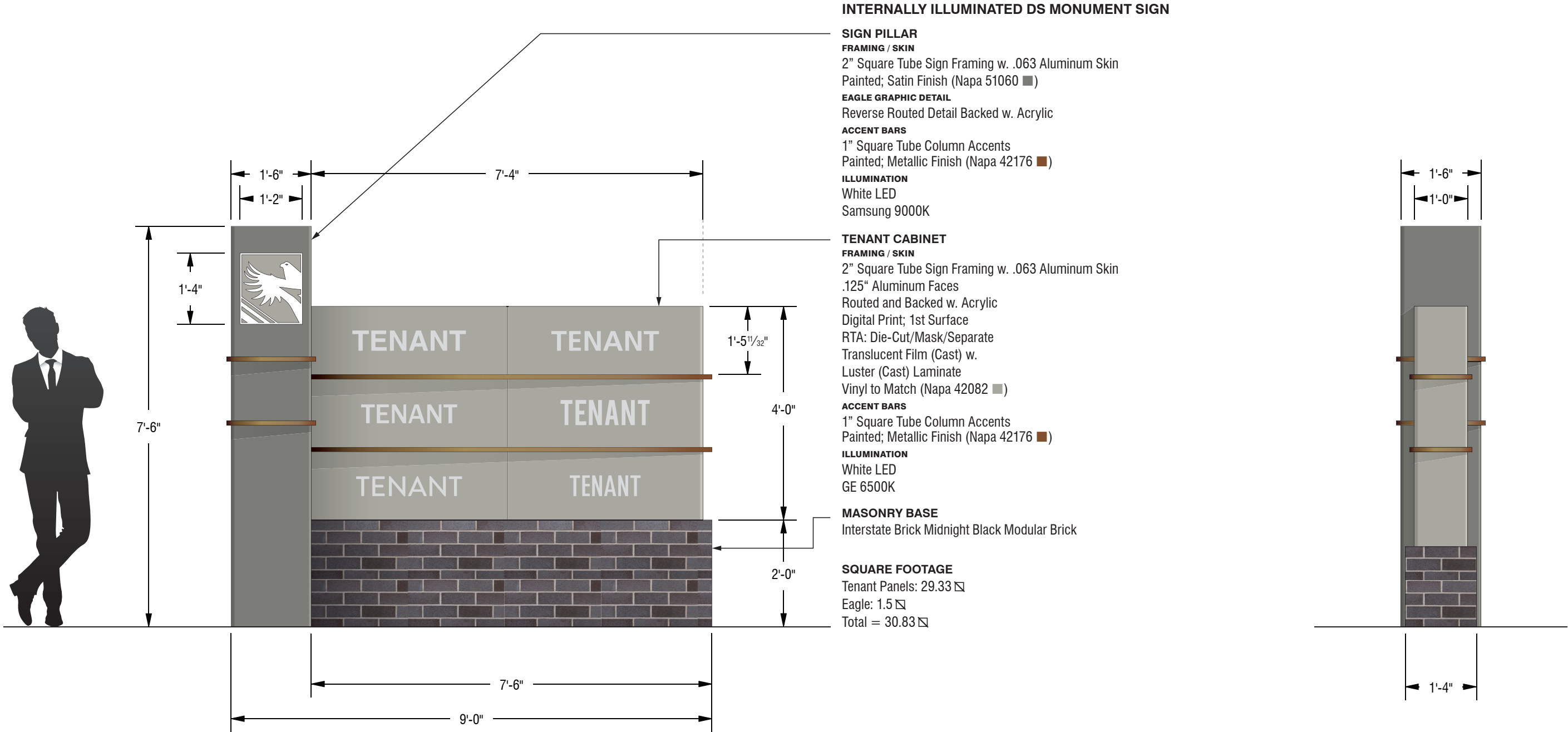
CONCEPT DRAWING

This concept drawing is presented to assist the client and determining the direction for this project. It is not a final Presentation Drawing or Construction Drawing. The limited specifications provided on this drawing are subject to change as the scope of work is further defined. A detailed drawing must be produced and signed by the client before production work can commence.

COMPANY Amsource
ADDRESS Eagle Mountain Town Center
CITY STATE Eagle Mountain, Utah
CUSTOMER

DESIGN # AMS EM M 002-20_km
DATE 10/08/20
SHEET 1.00
SR Zane Latimer 801.755.2953

FILE PATH: NEW JOBSD / AMSOURCE / EAGLE MOUNTAIN TOWN CENTER / DESIGN / AMS EM M 001-20



A Project Detail
SCALE 1/2" = 1'0"

Qty: 1 / ● Install
30.83

B Side Detail
SCALE 1/2" = 1'0"



880 North 100 East, Lehi, UT 84043 801 766 0207



ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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Primaries and final connection to sign by certified electrician.
Client to provide primary electric feed to within 6 feet of sign location.

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COMPANY
ADDRESS
CITY STATE
CUSTOMER

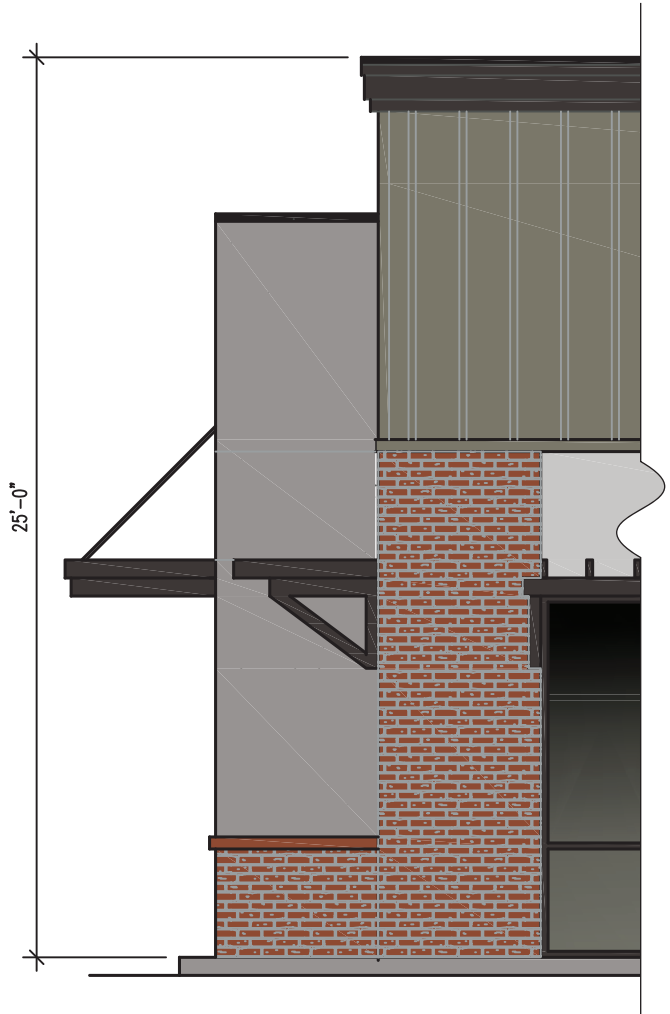
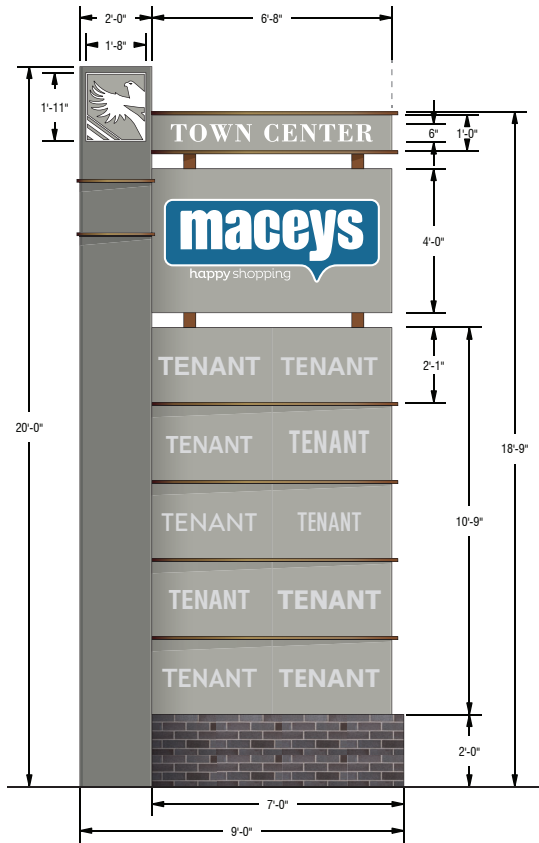
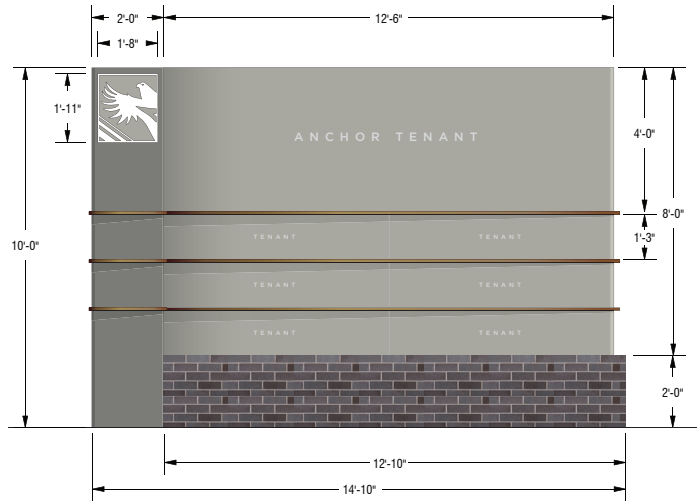
Amsource
Eagle Mountain Town Center
Eagle Mountain, Utah

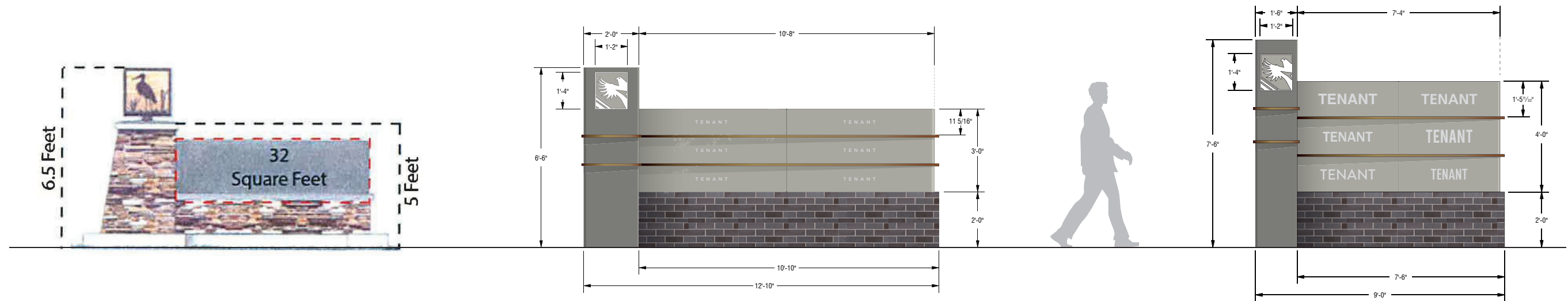
DESIGN # AMS EM M 002-20_km
DATE 10/08/20
SHEET 2.00
SR Zane Latimer 801.755.2953

FILE PATH: NEW JOBSD / AMSOURCE / EAGLE MOUNTAIN TOWN CENTER / DESIGN / AMS EM M 002-20

City Sign Ordinances for Comparable Zoning

	Eagle Mountain City	Saratoga Springs	Lehi City	Provo City	Herriman City
Zone	Community Commercial	Regional Commercial	Commercial 3+ acres	Neighborhood and Community Shopping Centers	C2 3+ acres
Sign type	Combined Shopping Center	Pedestal	Pylon Sign	Freestanding	Planned Center
Number	One Per Frontage	At each Major Entrance	1 each road	1 per frontage	Not Specified
Height	10 feet	20 feet	25 feet	35 feet	16 feet
sq.ft.	100 square feet	120 square feet	200 square feet	Between 90 and 230 Square Feet (Based on Frontage)	200 square feet
spacing	100 feet	300 feet	Not Specified	200 feet	Not Specified
Electronic	no	Yes	Yes	Yes	Yes





HERRIMAN CROSSROADS

Smith's

NANCE ORTHODONTICS

Cafe Rio MEXICAN GRILL

The UPS Store

TANNING



20 Feet

45 Square Feet Maximum

CEDAR VALLEY
HIGH SCHOOL

160 Square Feet
Maximum





770

Batteries + Bulbs

Batteries + Bulbs

Maceys

6:00 am to midnight - closed sundays

Goldenwest

Syntex

Great Clips

Pinnacle

Lighting

RECYCLING

The UPS Store



Papa Murphy's

Batteries + Bulbs

Allstate

NO PARKING
ANY TIME



Denny's

MEADOW BROOK

Denny's

19SPORTS

Great Harvest Bread Co.



La Fountain Mexican Restaurant

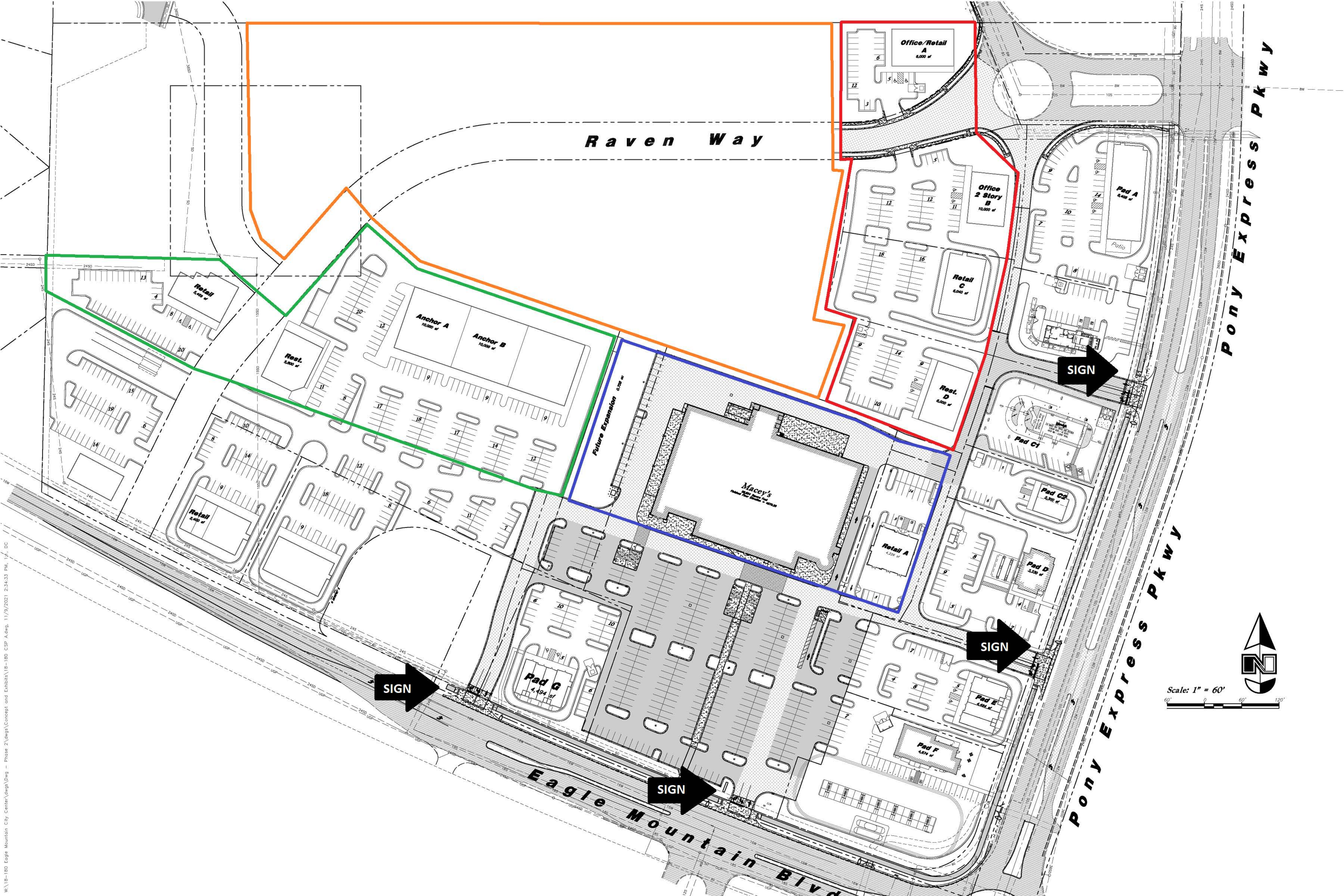
Camera Shy

Total Scrubs

NOW HIRING







Raven Way

Pony Express Pkwy

SIGN

SIGN

SIGN

SIGN

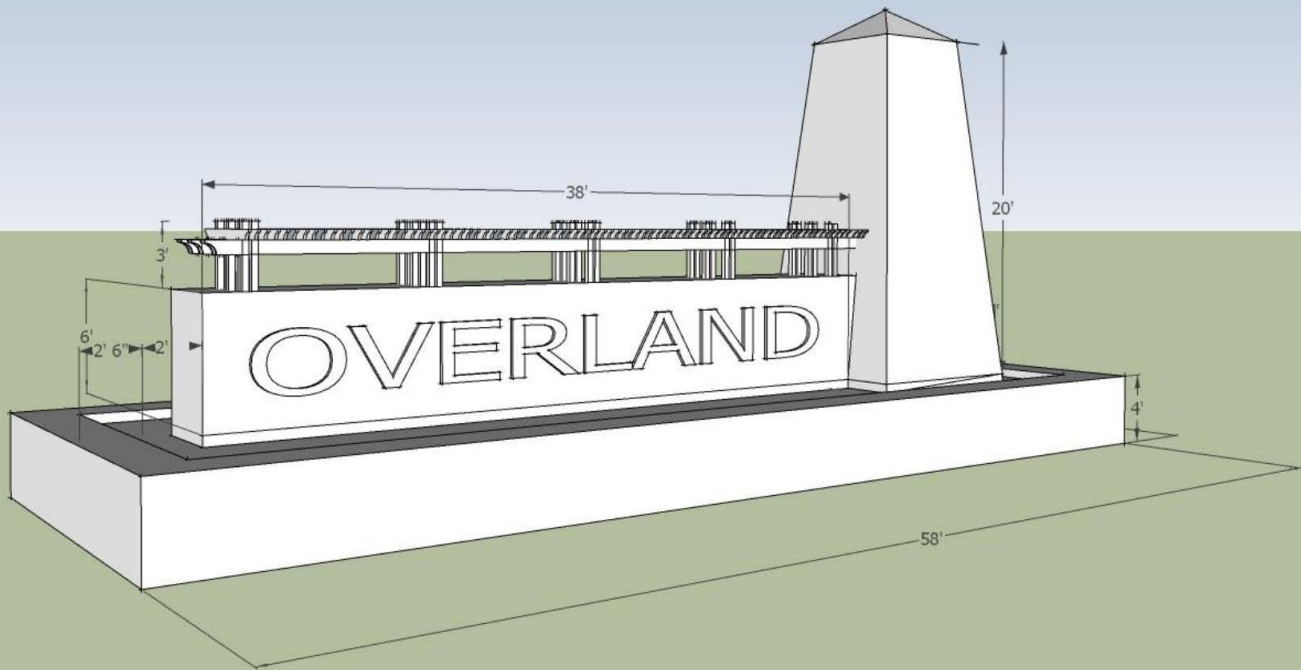
Eagle Mountain Blvd

Pony Express Pkwy

Scale: 1" = 60'



\\A\18-180 Eagle Mountain City Center\degs\deg - Phase 2\degs\Concept and Exhibits\18-180 CSP A.dwg, 11/9/2021 2:34:33 PM, V/L, DC







Walmart
Neighborhood Market
Pickup
PLATINUM DENTAL
Habit
edible
F-RGE
BARONA BOUTIQUE
WING-STOP
ubreakifix
SALLY Beauty
CosmoPro
ProV
Armed Forces Cancer Center

Colliers
801-610-1300
Spencer O. Shaw 801-830-7690
Cameron S. Jensen 801-879-7474



SARATOGA CROSSROADS

yoga fitness
CHUBBY'S CAFE
COLD STONE
maunices
cricket
ALLURE NAILS



Costa Vida
FRESH MEXICAN GRILL

Smith's
Marketplace

THE
CROSSING

Costa Vida
FRESH MEXICAN GRILL

Smith's Marketplace





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits Regarding Flagpole Heights.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

The proposed development code amendments to chapter 17.80 to allow for taller flag poles in non-residential zones (currently the code only allows flag poles up to 35').

ITEMS FOR CONSIDERATION:

Currently city code does not address flag pole heights in non-residential areas of the city, as a result the maximum height of flag poles is currently 35'.

The proposed changes:

- Clarify that all residential units may have a flag (including in multifamily developments).
- Allow flagpoles of up to 80' in non-residential areas.
- Clarify that flagpoles larger than 80' may be approved via a Conditional Use Application.
- Define the maximum size of flags in relation to the height of the flagpole.
- Designate that the National flag shall be the primary flag on a

flagpole.

REQUIRED FINDINGS:

Development code amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Eagle Mountain Planning Commission held a public hearing on the proposed changes for the Flag pole changes on September 14th the Planning Commission then recommended approval (4-0, 1 commissioner absent) to approve the code changes as they are presented in this packet.

ATTACHMENTS:

[ORD--EMMC 17.80 Sign Regulations and Sign Permits - Flagpole Heights](#)
[Flagpole Changes - Proposed](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
CHAPTER 17.80 SIGN REGULATIONS AND SIGN PERMITS
(MONUMENT SIGNS)**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 17.80 Sign Regulations and Sign Permits, 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 an amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.
2. The amendment 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 this 4th day of January, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 4th day of January, 2022.

Those voting aye:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting nay:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC

Director of Administrative Services/City Recorder

Posted on _____ by _____ .

Exhibit A

EMMC 17.80.120 Exempt Signs

O. On-Premises Home Business Signs. Home businesses with a valid business license from Eagle Mountain City may place one nonilluminated wall sign no larger than four square feet in size on the front of the principal dwelling no higher than the first story.

P. Official Signs. Signs that are owned and operated by Eagle Mountain City and are used for informational or civic purposes, including advertising special events within Eagle Mountain City. Official signs may include electronic message centers, reader boards, or other replaceable copy signs. Official signs that do not comply with the general provisions of this chapter must be approved by the city council. Electronic signs should be turned off between the hours of 12:00 a.m. and 5:00 a.m., except in the case of necessary communications. Electronic signs shall also comply with EMMC 17.80.070(F)(5)(c) in relation to maximum nighttime brightness and illumination. [Ord. O-14-2020 § 2 (Exh. A); Ord. O-03-2020 § 2 (Exh. A); Ord. O-17-2019 § 2 (Exh. A); Ord. O-05-2019 § 2 (Exh.

Q. Flagpoles. Any flagpole must comply with the following standards:

1. In residential zones:
 - a. A stand-alone flagpole not to exceed thirty-five feet (35') in height may be installed for every residential dwelling unit.
2. In non-residential zones:
 - a. Non-residential developments may install flagpoles eighty feet (80') in height.
 - b. A conditional use permit application shall be submitted if a flagpole will exceed eighty feet (80') in height.
3. Size. The size of the flag material, when measured diagonally, shall not exceed one-third (1/3) of the height of the flagpole.
 - a. If designed to accommodate such, flagpoles may hold more than one flag so long as the combined size of all flags, when measured diagonally, do not exceed one-half (1/2) of the height of the flagpole.
 - b. National flags shall be the primary flag with all other flags as secondary to the national flag.
4. Location. All flagpoles shall be located outside of any public right-of-way and in a place that will not impede traffic or cause a hazard for pedestrians or vehicles.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.75 Standards for Special Uses, 17.20 Agriculture Zone, 17.35 Commercial Zone, 17.37 Business Park Zone, 17.40 Industrial Zone, and 17.23 Open Space Zones, Relating to Indoor and Outdoor Shooting Ranges.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a

PUBLIC HEARING:

Yes

PREPARED BY:

Lianne Pengra, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

The RTI Overlay currently allows "Indoor Shooting Ranges" but there is no definition or standards for any type of shooting range in City Code.

This ordinance has been drafted to allow for both indoor and outdoor shooting ranges in the City as special uses in appropriate areas.

Staff presented a draft of this ordinance to the Planning Commission on October 26th 2021, where it was tabled and a number of changes were requested. Staff met with industry experts and drafted changes and held a second public hearing on the proposed change on November 9th where it received a recommendation of approval.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Development Code Amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

On November 9th 2021 the Planning Commission held a public hearing on the proposed development code amendments for shooting ranges and voted (4-0) (1 Commissioner was absent) to recommend approval of the proposed ordinances to the City Council.

ATTACHMENTS:

[ORD--EMMC Relating to Shooting Ranges](#)

[Draft Indoor & Outdoor Shooting Range Ordinances](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
CHAPTERS 17.10 DEFINITIONS, 17.75 STANDARDS FOR SPECIAL USES, 17.20
AGRICULTURE ZONE, 17.35 COMMERCIAL ZONE, 17.37 BUSINESS PARK ZONE,
17.40 INDUSTRIAL ZONE, AND 17.23 OPEN SPACE ZONES, RELATING TO
INDOOR AND OUTDOOR SHOOTING RANGES**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapters 17.10 Definitions, 17.75 Standards for Special Uses, 17.20 Agriculture Zone, 17.35 Commercial Zone, 17.37 Business Park Zone, 17.40 Industrial Zone, and 17.23 Open Space Zones, relating to indoor and outdoor shooting ranges, 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 an amendment to the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.75 Standards for Special Uses, 17.20 Agriculture Zone, 17.35 Commercial Zone, 17.37 Business Park Zone, 17.40 Industrial Zone, and 17.23 Open Space Zones, relating to indoor and outdoor shooting ranges.
2. The amendment 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 this 4th day of January, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 4th day of January, 2022.

Those voting aye:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting nay:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC

Director of Administrative Services/City Recorder

Posted on _____ by _____ .

Exhibit A

9.10.030 Discharge allowed at Firing Ranges

This article shall not prevent the firing of firearms at any rifle, pistol, or shotgun range lawfully designated by the City Council of Eagle Mountain

17.48.040 Allowed Uses

M – Indoor Shooting Ranges

17.10.030 Definitions

“Indoor Shooting Range” means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, shotguns, or Archery Bows, which is open to the General Public upon payment of a fee and which is located within the confines of a building.

“Outdoor Shooting Range” means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, shotguns, or Archery Bows, which is open to the General Public upon payment of a fee and which is located outside the confines of a building

Chapter 17.75 Standards for Special Use

17.75.072 Indoor Shooting Ranges

Indoor shooting ranges may be permitted only where:

A. Safety Regulations:

1. The range shall conform to all federal, state, and industry regulations and standards for health and safety.
2. Material and construction shall be designed and certified to capture all fired rounds.
3. No ammunition shall be permitted to be fired that exceeds the certified design specifications of the range.
4. No alcoholic beverages shall be sold, consumed, or permitted on the premises.
5. A written log of all range users shall be maintained by the ranger operator.
6. Minors shall not be permitted on the shooting range unless accompanied by a responsible adult at all times, and at no time shall a child under the age of eight (8) be permitted to discharge or handle firearms on the shooting range.
7. On-site supervision and monitoring shall be provided by the range operator/owner.
8. An alarm system, cut wire protected, shall be provided for general security of the premises.

B. Sound Study. A sound study shall be performed and submitted with the application indicating decibel levels at the property lines and on the interior of neighboring properties (if connected by a shared/party wall) a measurement of 65 decibels or above shall be considered a nuisance per 8.15.070 B

C. Additional Components: In addition to the above an Indoor Shooting Range may include the following components:

1. A retail component for the sale and on-site rental of firearms, ammunition and other accessories related to firearms. Such facility shall comply with all licensing and operation

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requirements of the Federal Bureau of Alcohol, Tobacco and Firearms (ATF), State Agencies, and other regulator organizations.

2. Classroom facilities to be used for community education, public forums, and seminars on gun safety and use.
3. Restaurant or dining component.

17.75.073 Outdoor Shooting Ranges

Outdoor shooting ranges may be permitted only where:

A. Lot Size. Shall be located on lots with a minimum of Five (5) acres in size.

B. Standards:

1. Access to the facility shall be from a public rights-of-way or road.
2. The applicant shall submit a plan of operations for the shooting range, including all ancillary uses and activities. Such plan shall include a health and safety plan that addresses the safety and security of patrons, guests, staff, and persons on adjacent parcels or lots of land.
3. Applicant shall provide documentation to demonstrate that such facility has been designed, and shall be operated, to contain, on-site, all projectiles and debris caused by firing ammunition.
4. Food services, as well as groceries, sporting goods, merchandise, guns, and ammunition shall only be provided or sold to patrons, guests, staff, or operators of the facility.
5. Outdoor Shooting Ranges shall be exempted from Commercial Design Standards
6. Outdoor Shooting Ranges shall not be located within ¼ of a mile of the Wildlife Corridor

C. Safety Regulations:

1. The range shall conform to all federal, state, and industry regulations and standards for health and safety.
2. Material and construction shall be designed and certified to capture all fired rounds.
3. No ammunition shall be permitted to be fired that exceeds the certified design specifications of the range.
4. No alcoholic beverages shall be sold, consumed, or permitted on the premises.
5. A written log of all range users shall be maintained by the ranger operator.
6. Minors shall not be permitted on the shooting range unless accompanied by responsible adult at all times, and at no time shall a child under the age of eight (8) be permitted to discharge or handle firearms on the shooting range.
7. On-site supervision and monitoring shall be provided by the range operator/owner.
8. Applicant shall submit a fire mitigation and safety plan
9. Use of exploding incendiary targets (such as Tannerite) shall be prohibited

D. Additional Components: In addition to the above an Outdoor Shooting Range may include the following components:

1. A retail component for the sale (and onsite rental) of firearms, ammunition and other accessories related to firearms. Such facility shall comply with all licensing and operation requirements of the Federal Bureau of Alcohol, Tobacco and Firearms (ATF), State Agencies, and other regulator organizations.
2. Classroom facilities to be used for community education, public forums, and seminars on gun safety and use.

3. Restaurant or dining component.
4. Event Facilities
5. Office, gathering/event spaces, restrooms
6. Shooting platforms
7. Storage structures
8. Outdoor shooting ranges shall be permitted to reclaim brass, copper, steal, lead and other materials commonly associated with shooting.

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17.20 Agriculture Zone

17.20.050 Conditional and special uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area and special uses as defined in 17.75 will be considered:

K. Outdoor Shooting Range – Special Use

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17.23 Open Space Zones

Land Use	Improved Open Space (OS-I)	Natural Open Space (OS-N)
<u>Outdoor Shooting Range</u>		<u>S</u>

17.35.030 Commercial Land Use Table

Commercial/Nonresidential Uses			
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
<u>Indoor Shooting Range</u>		<u>S</u>	<u>S</u>

17.37.030 Business Park Zones Land use table

Commercial/Nonresidential

Commercial/Nonresidential Uses			
	Light Manufacturing/Distribution (LMD)	Medical/Educational Campus (MEC)	Office Professional (OP)
<u>Indoor Shooting Range</u>	<u>S</u>		

17.40 Industrial Zone

17.40 Conditional and special uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area and special uses as defined in 17.75 will be considered:

K. Indoor Shooting Range – Special Use

L. Outdoor Shooting Range – Special Use



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 6.10 Animal Zone Regulations.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[ORD--EMMC 6.10 Animal Zoning Regulations](#)

[EMMC 6.10 Animal Zoning Regulations - Redlines](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
CHAPTER 6.10 ANIMAL ZONING REGULATIONS**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 6.10 Animal Zoning Regulations, 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 an amendment to the Eagle Mountain Municipal Code Chapter 6.10 Animal Zoning Regulations.
2. The amendment 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 this 4th day of January, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 4th day of January, 2022.

Those voting aye:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting nay:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC

Director of Administrative Services/City Recorder

Posted on _____ by _____ .

Exhibit A

6.10.010 Existing animal uses.

The keeping of any animal which existed lawfully prior to the effective date of the ordinance codified in this title which is not allowed under this title may be continued as a nonconforming use, except that if the nonconforming use is discontinued for one year or more it shall then be deemed abandoned and any future keeping of animals shall be in conformity with this title. [Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.020 General animal regulations for all zones.

All areas to be used by animals shall be adequately fenced so as to prevent their escape. No more than six birds or other flying animals shall be kept on any lot within 1,000 feet of an airport. Available fenced animal areas shall be located in rear or side yards and may include barns, corrals, pens, or other facilities directly related to the care, shelter or feeding of the animals, but shall not include the home or other accessory buildings. [Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.030 General animal regulations for the agriculture zone.

Livestock may be kept in the agriculture zone on lots greater than five acres in size, but shall be maintained in conditions that are healthy and do not pose a nuisance due to smell, noise, or unsightly trash or dilapidated buildings. [Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.040 General animal regulations for the commercial zones.

It shall be unlawful to possess livestock or other animals in the commercial zones, except in approved pet stores, boarding or grooming kennels, or as otherwise provided in this chapter. [Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.050 General animal regulations for the industrial zone.

It shall be unlawful to possess livestock or other animals in the industrial zone, except as otherwise provided in this chapter. [Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.060 General animal regulations for the residential zones – Permitted uses.

Table 6.10.80, Residential Livestock Requirements, identifies the minimum lot size, area requirements, number and type of livestock that may be kept as a permitted use within the residential zones. [Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.070 General animal regulations for the residential zones – Conditional uses.

The planning commission may consider exceptions to Table 6.10.080, Residential Livestock Requirements, through a conditional use permit process.

A. The planning commission shall review conditional use permits in accordance with the standards contained in Chapter [17.95](#) EMMC, Conditional Uses.

B. The planning commission shall conduct a public hearing in accordance with Chapter [17.95](#) EMMC, Conditional Uses.

C. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the conditional use shall be subject to revocation by the code enforcement or animal control officer. [Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.080 Residential livestock requirements.

A residential property may have a mix of the permitted animals so long as the required fencing area is provided. (Chickens, Ducks, and similar fowl are exempted from these regulations and are allowed per 17.25.030 Residential Land Use Table)

Table 6.10.080 – Residential Livestock Requirements*

Animal***		Max. Number Allowed on Lots			Available Fenced Area per Animal	Setback from Residence or Other Periodically Inhabited Building¹	Minimum Lot Size
	1/2 to .99 Acre	1 to 1.99 Acres	2 to 2.99 Acres	More than 3 Acres			
Horse/Mule	0**	4	8	12	22,000 s.f. per 1 – 4 animals	50	1 Acre**
Buffalo	0	2	4	6	22,000 s.f. per 1 – 4 animals	150	1 Acre
Cattle	2	4	8	12	2,500 s.f.	50	1/2 Acre
Donkey	2	4	8	12	2,500 s.f.	50	1/2 Acre
Llama	2	4	8	12	2,500 s.f.	50	1/2 Acre
Emu/Ostrich	4	8	12	16	500 s.f.	50	1/2 Acre
Sheep/Goat	4	8	12	16	500 s.f.	50	1/2 Acre
Pig (all kinds)	2	4	6	8	500 s.f.	150	1/2 Acre

¹ The setback requirement is measured from the closest point of an animal shelter or structure to a residence or building on an adjacent lot.

* Exceptions to these standards must be presented by the property owner through an alternative animal management plan to be heard by the planning commission. Approval of the plan by the commission shall be considered a conditional use and shall be subject to all required conditions. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the conditional use shall be subject to revocation by the code enforcement or animal control officer.

** 2 Horses/Mules allowed on ½ acre + properties with the Equine Overlay Zone

*** Miniature animals shall be counted as ½ of a unit of a full-sized species

6.10.090 Definitions.

For the purposes of this title, each of the following words and phrases shall have the following meaning:

“Animal” means birds, reptiles, and mammals other than the species *Homo sapiens*. An animal's offspring shall be considered 1/2 of a unit upon completion of weaning, until they reach full maturity.

“Hobby breeder kennel” means a dog or cat breeder that has been given conditional use approval to keep a limited number of animals, as approved in a conditional use permit, in a residential area, subject to all provisions of Chapter [6.05](#) EMMC and this chapter.

“Kennel” means any lot, building, structure, enclosure or premises whereupon or wherein five or more dogs over four months of age are kept or maintained for any purpose, including boarding, breeding, buying, grooming, letting for hire, training for fee, or selling.

“Livestock” means all animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs, cattle, and other grazing animals, and all ratites, including, but not limited to, ostriches, emus, and rheas.

“Wild animals” means any animals of a species that in their natural life are wild, including hybrids and animals which, as a result of their natural or wild condition, cannot be vaccinated effectively for rabies. These animals, however domesticated, shall include but not be limited to:

1. Alligators and crocodiles;
2. Bears (Ursidae). All bears, including grizzly bears, brown bears, black bears, etc.;
3. Cat family (Felidae). All except the commonly accepted domesticated cats, and including cheetah, cougar, leopard, lion, lynx, panther, mountain lion, tiger, wildcat, etc.;
4. Dog family (Canidae). All except domesticated dogs, and including wolf, part wolf, fox, part fox, coyote, part coyote, dingo, etc.;
5. Porcupine (Erethizontidae);
6. Primate (Nonhuman). All subhuman primates;
7. Raccoon (Procyonidae). All raccoons, including eastern raccoon, desert raccoon, ringtailed cat, etc.;
8. Skunks;
9. Venomous fish and piranha;
10. Venomous snakes and lizards;

11. Weasels (Mustelidae). All including weasels, martens, wolverines, badgers, otters, ermine, mink, mongoose, etc.

A complete list of other definitions related to animal control may be found in Chapter [6.05](#) EMMC.
[Ord. [O-12-2017](#) § 2 (Exh. A)].



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 4, 2022**

TITLE:	MOTION - Request for Waiver of Streetlight Requirements in the Deer Haven Development		
ITEM TYPE:	Motion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

RECOMMENDATION:

It is Planning Staff's recommendation that in order to improve the safety of our neighborhoods, streetlights should be required to be installed according to the spacing standards in City Code, especially at intersections. The streetlights that are installed in new subdivisions are full cut-off fixtures, which are compliant with our dark sky ordinance.

BACKGROUND:

Chapter 15.10.390 of the Municipal Code requires "streetlights to be installed on residential streets at a minimum spacing of 250 feet and a maximum spacing of 350 feet with alternating sides." We are requiring this spacing of streetlights on the construction plans for the Deer Haven subdivision.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

UPCOMING PLANNING-RELATED AGENDA ITEMS

Active Projects

Antelope Meadows Amended Preliminary Plat
Eagle Point Townhomes Pool & Clubhouse
Eagle Quest Rezone, Master Development Plan, and Preliminary Plat
Eagle Ridge General Plan Amendment, Rezone, Preliminary Plat
EM Data Center Rezone and Concept Plan
Fire Station 251 Site Plan
Founders Square Preliminary Plat
Pinnacles Preliminary Plat
Rezone of Properties in Expired MDAs
RTI Overlay Code Amendment
Rush Creek Preliminary Plat
Skyline Ridge Phase 2 Plat 6 Preliminary Plat
Stonebridge Corner GP Amendment, Rezone, Concept Plan, and Code Amendment
Triumph General Plan Amendment, Rezone, MDP, and Preliminary Plat
Wildlife Corridor Rezone

Code Amendments

Commercial Vehicle Parking
Community District Node Overlay
Driveway Width Restriction
Expiration of Applications
General Plan Land Use Adjacency Updates
Industrial Zone
Landlord Licensing / Accessory Apartments
Landscape Completion
Multifamily Amenities Distance Requirements
Wash Protection Overlay Zone