



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

December 13, 2022, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

- 4.A November 22, 2022 Planning Commission Minutes
[11.22.22 PC DRAFT Minutes](#)

5. Status Report

6. Action and Advisory Items

- 6.A [ACTION ITEM: PUBLIC HEARING -- Preliminary Plat of Ranches Crossing Plat A](#)
Preliminary Plat approval of a one-lot commercial subdivision of 3.47 acres at the northeast intersection of Ranches Parkway and Pony Express Parkway; parcel 58:034:0242 and parcel 58:034:0250.
[Civil Ranches Crossing](#)
[Ranches Crossing Plat A](#)
[Cove at Rock Creek wall](#)
- 6.B [ACTION ITEM: PUBLIC HEARING -- Harmony A-14 Site Plan](#)
Site plan approval of 38 single-family lots and open space within the Harmony development on 4.29 acres at Annabell Street and Rachel Way; Parcel 59:045:0143.
[Elevation A14 Classic](#)
[Elevation A14 Contemporary](#)
[Elevation A14 Craftsman](#)
[Elevation A14 Scandinavian](#)
[Harmony A14 Civil](#)
[Landscape Harmony A14](#)

Harmony DA

6.C ACTION ITEM / PUBLIC HEARING - Amendment to Chapter 9 (Moderate Income Housing) of the City's General Plan

A proposal by the City to amend the Moderate Income Housing element of our General Plan in order to fully comply with Utah State Code.

[EMC General Plan Ch 9 Existing](#)

[Moderate Income Housing Strategies - Draft Clean](#)

[Moderate Income Housing Strategies - Draft Redlined](#)

6.D 2023 Planning Commission Meeting Schedule

Approving the 2023 Planning Commission meeting schedule.

[PC 2023 Calendar](#)

7. Discussion Items

8. Adjournment

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

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



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

November 22, 2022, 6:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jason Allen, Matthew Everett, Erin Wells, and Alternate Commissioner Brent Strong. Commissioners Christopher Pengra and Jeremy Bergener were excused.

ELECTED OFFICIALS PRESENT: Councilmember Colby Curtis, Liaison to the Planning Commission.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Evan Berrett, Economic Development Director, and Robert Hobbs, Planning Manager.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

Commissioner Everett called the meeting to order at 6:47 p.m.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None.

3. Approval of Meeting Minutes

3.A. November 8, 2022 Planning Commission Minutes

MOTION: *Commissioner Wells moved to approve the November 8, 2022 minutes. Commissioner Allen seconded the motion.*

Those Voting Yes

☒ Jason Allen
☐ Jeremy Bergener
☒ Matthew Everett
☐ Chris Pengra
☒ Erin Wells

Those Voting No

☐ Jason Allen
☐ Jeremy Bergener
☐ Matthew Everett
☐ Chris Pengra
☐ Erin Wells

Those Abstaining

☐ Jason Allen
☐ Jeremy Bergener
☐ Matthew Everett
☐ Chris Pengra
☐ Erin Wells

Those Absent

☐ Jason Allen
☒ Jeremy Bergener
☐ Matthew Everett
☒ Chris Pengra
☐ Erin Wells

☒ Brent Strong ☐ Brent Strong ☐ Brent Strong ☐ Brent Strong

The motion passed with a unanimous vote.

As Commissioners Bergner and Pengra were absent, Alternate Commissioner Brent Strong voted.

4. Status Report

Mr. Mumford provided an update regarding the items removed from the agenda and the items approved during the November 8th City Council meeting.

5. Action and Advisory Items

5.A. ACTION ITEM / PUBLIC HEARING - Amendment to Chapter 9 (Moderate Income Housing) of the City's General Plan

Assistant City Administrator/Community Development Director Steve Mumford presented the item. Utah Code §10-9a-403 requires municipalities to include a moderate income housing element in their General Plan. The element must (A) provide a realistic opportunity to meet the need for additional moderate income housing within the next five years; (B) select three or more moderate income housing strategies described in §10-9a-403(2)(b)(iii) for implementation; and (C) include an implementation plan. Our current Moderate Income Housing Plan is required to be updated through the General Plan Amendment process, with a public hearing at a Planning Commission and City Council meeting, and an updated report submitted to the State prior to January 1, 2023.

In drafting the moderate income housing element, the City shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing: (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life. The plan must also include an analysis of how the City will provide a realistic opportunity for the development of moderate income housing within the next five years.

Lastly, the plan must include a recommendation to implement three or more of the following moderate income housing strategies from §10-9a-403(2)(b)(iii):

- (A) rezone for densities necessary to facilitate the production of moderate income housing;
- (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
- (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;

- (F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
- (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
- (H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- (I) amend land use regulations to allow for single room occupancy developments;
- (J) implement zoning incentives for moderate income units in new developments;
- (K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;
- (L) reduce, waive, or eliminate impact fees related to moderate income housing;
- (M) demonstrate creation of, or participation in, a community land trust program for moderate income housing;
- (N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
- (P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;
- (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
- (R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
- (S) create a program to transfer development rights for moderate income housing;
- ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
- (T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
- (U) develop a moderate income housing project for residents who are disabled or 55 years old or older;
- (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1:

- (W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and
- (X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

Mr. Mumford stated the City is working with a consultant on an Affordable Housing Plan. Either the consultant or staff will draft an update to this chapter incorporating the elements of the plan and the strategies. He noted that the State requires the verbatim adoption of the language of the allowed strategies. He listed and explained the strategies agreed upon during the joint meeting held with the Planning Commission and City Council immediately prior to this meeting:

- (E): create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- (N): implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- (R): eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
- (S): create a program to transfer development rights for moderate income housing; and
- (X): demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

Furthermore, the State requires a plan with timelines identifying specific measures and benchmarks for the implementation of each moderate income housing strategy selected that provides flexibility for the municipality to make adjustments as needed.

Commissioner Everett opened the public hearing at 6:57 p.m. As there were no comments, he closed the hearing.

Commissioner Everett thanked the administration and staff for facilitating the joint meeting with the City Council. He felt it was beneficial and allowed the two bodies to examine and consider each of the available strategies.

The Planning Commission discussed the selected strategies and recommended the following benchmarks and implementation timelines:

- (E): Conduct an annual review of the applicable Municipal Code standards and a report detailing the number of accessory dwelling units (ADUs) in the City;
- (N): Develop approval criteria and awarding mechanisms by July 1, 2024, if sufficient redevelopment agency and/or other funding is available, and track the amount of money awarded and the number of people assisted as the benchmark for the program;

- (R): Implement the fee removal by July 1, 2023, for detached ADUs and consider reducing or eliminating building permits for finishing basements to provide an ADU;
- (S): Research programs implemented by other cities to mitigate unintended consequences and implement a plan by January 1, 2026; and
- (X): Require a percentage of the units in single-family residential zones to be deed restricted, adopt the Affordable Housing Plan by December 31, 2023, update Municipal Code accordingly by December 31, 2024, and use the number of moderate income units developed as the benchmark.

Commissioner Everett stated that he is strongly in favor of strategy N to assist new and existing City employees and essential workforce such as first responders and teachers through point buydown on a mortgage or a down payment assistance program.

Commissioner Everett stated he appreciates the ways that larger businesses have worked in partnership with the City and have supported charitable efforts. Nevertheless, because the City assumes infrastructure impacts from hosting those businesses, he advocated for working with them to provide benefits for existing and future residents such as described in strategy O. He recommended that the City create a housing authority to manage the employee mortgage assistance program and other moderate income housing strategies as preferable to partnering with an outside entity or a State organization where the City would only receive a portion of the funds and feels monitoring the housing programs would be an onerous increase in workload to existing staff.

Commissioner Wells said that in the case that staff discovers that one of the agreed upon strategies is unfeasible, she would suggest D as an alternate strategy. The City could waive the permit fees for finishing basements as suggested earlier or provide money for the construction of a secondary entrance for an ADU with a requirement to rent the ADU at a set price for an established timeframe.

Commissioner Everett concurred and stated that strategy D could work in conjunction with strategy P and the programs could be overseen by a housing authority.

Commissioner Allen suggested strategy H to reduce parking requirements near senior living facilities as an optional strategy should a replacement be needed. Commissioners Strong and Everett agreed.

Discussion decided to table the item to allow staff to attend upcoming moderate housing webinars provided by the State and to permit the Commission to review the draft of the standards, prepared by staff based upon their discussion, at the December 13, 2022 meeting before making their recommendations to the City Council.

MOTION: *Commissioner Everett moved to table an amendment to Chapter 9 Moderate Income Housing of the City's General Plan to allow staff to draft timelines and benchmarks for the recommended strategies based upon the discussions during the Joint City Council and Planning Commission and Planning Commission meetings and to present the draft standards at the December 13, 2022 meeting for Planning Commission review and recommendation. Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☒ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☒ <i>Chris Pengra</i>
☒ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

As Commissioners Bergner and Pengra were absent, Alternate Commissioner Brent Strong voted.

6. Discussion Items

7. Next scheduled meeting

The next Planning Commission meeting is scheduled for December 13, 2022.

Commissioner Everett requested for the Harmony project to be on the agenda of the next meeting, regardless of whether the project is ready for review, to close the public hearing left open and continued to the December 13th meeting. He noted that the 2023 meeting calendar needs to be approved at the next meeting.

8. Adjournment

MOTION: *Commissioner Wells moved to adjourn at 7:42 p.m. Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☒ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☒ <i>Chris Pengra</i>
☒ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

As Commissioners Bergner and Pengra were absent, Alternate Commissioner Brent Strong voted.

The meeting was adjourned at 7:42 p.m.

Approved by the Planning Commission on December 13, 2022.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director

DRAFT



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 13, 2022**

TITLE:	ACTION ITEM: PUBLIC HEARING -- Preliminary Plat of Ranches Crossing Plat A		
ITEM TYPE:	Preliminary Plat		
FISCAL IMPACT:	None		
APPLICANT:	Brian Haskell		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE Commercial Community	ACREAGE 3.73	COMMUNITY Ranches Gateway

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud, Senior Planner

RECOMMENDATION:

BACKGROUND:

This request involves two lots of record to be combined into a single platted lot of 3.47 acres (with ROW, 3.74 acres). The plat also contains the continuation and completion of North Clear Rock Road to Pony Express. A restaurant site plan is currently under review on the proposed lot.

Completion of Clear Rock Road also requires a wall to be installed on the east side of the ROW along The Cove at Rock Creek Plat 3. The completion of the ROW has been contemplated with The Cove at Rock Creek Plat 3 (adjacent to east recorded in 2016) and with the eastbound Pony Express Parkway turn lane to northbound Clear Rock Road already installed.

The parcels in this request are no longer subject to The Ranches at Eagle Mountain Homeowner's Association, which was dissolved 2017 with the recording of document 48715:2017; *Termination and Cancellation of 2010 Declaration of The Ranches at Eagle Mountain Master Homeowner's Association, Inc.*

ITEMS FOR CONSIDERATION:

Preliminary Plat (EMMC §16.20) and Commercial Community zone (EMMC §17.35):

The Project has been reviewed by the DRC Committee. The plat configuration has been found to be in conformance with platting and CC zone standards subject to the following:

1. The Planning Commission shall make a determination of the interpretation of 17.100.050, *Access onto a Public Street: Access onto public rights-of-way shall not be closer than 100 feet from an intersection*. The access point from Clear Rock Road to the lot is approximately 90 feet from where the ROW curblineline of Clear Rock Road intersects with the curblineline of Pony Express Parkway. There will be a median in Clear Rock Road, however.

REQUIRED FINDINGS:

Plat approval is based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria of preliminary plat approval requests are contained in EMMC §16.20. Any entitlement related land use conditions (e.g., that stemming from a Master Development Agreement in force and of effect against the Property) should also be considered when reviewing a plat application. Plats are to be approved if all required elements and proper design are provided in the drawings.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the proposed preliminary plat of Ranches Crossing Plat A with the following condition(s):

1. Outstanding redlines corrected prior to scheduling with the City Council.
2. A recommendation, if any, regarding the the future lot access on Clear Rock Road regarding the distance from Pony Express Parkway.

ATTACHMENTS:

Civil Ranches Crossing
Ranches Crossing Plat A
Cove at Rock Creek wall

S. Lehmitz reviewed 11/22/2022 - No Comments

RBallif reviewed 11/28/2022 - Comments

SMumford reviewed 11/28/22 - Comments

Brad Hickman - Reviewed - 11/28/2022 - No Comments

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

CONTACTS

OWNER/DEVELOPER:

R5VENTURES
BRIAN HASKELL, AL RAFATI
801.592.3972
BRIAN@SCMUTAH.COM

CIVIL ENGINEER:

LEGACY DESIGN GROUP, LLC
CRAIG LARSEN, PE
PO BOX 1692
BOUNTIFUL, UT 84011-1692
605.725.5257
craig@egacydesigngroup.net

SURVEYOR:

AZTEC ENGINEERING, INC
AARON THOMAS, PLS
732 N 780 W
AMERICAN FORK, UT 84003
801.224.7308
AZTECENGINEERING@GMAIL.COM

UTILITY PROVIDERS

WATER, SANITARY SEWER, STORM SEWER:

EAGLE MOUNTAIN CITY
1650 E STAGECOACH RUN
EAGLE MOUNTAIN, UT
801.789.6609

ELECTRIC:

ROCKY MOUNTAIN POWER
1407 W NORTH TEMPLE
SALT LAKE CITY, UT 84116
1.866.870.3419 BUSINESS
1.800.469.3981 BUILDER

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)

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.

VICINITY MAP



SHEET INDEX & REVISION TABLE

LEGACY DESIGN GROUP ABERDEEN, SD SALT LAKE CITY, UT 605.229.8610		DATE	PERMIT SUBMITTAL	A: REVIEW	COMMENTS	L2:	L3:	L4:
S H E E T	C000	CIVIL COVER SHEET	X	X				
	C001	CIVIL NOTES	X	X				
	C002	CITY NOTES	X	X				
	C050	EX.CONDITIONS & DEMOLITION	X	X				
	C100	OVERALL SITE PLAN	X	X				
	C101	SITE PLAN CLEAR ROCK RD.	X	X				
	C102	SITE PLAN WEST ENTRANCE	X	X				
	C200	UTILITY PLAN & ST. PROFILE	X	X				
	C201	SS PLAN & PROFILE	X	X				
	C300	GRADING PLAN & PROFILE	X	X				
	C301	GRADING PLAN W ENTRANCE	X	X				
	C400	SWPPP	X	X				
	C401	SWPPP DETAILS	X	X				
	C500	CIVIL DETAILS	X	X				
	C501	CIVIL DETAILS	X	X				
	C502	CIVIL DETAILS	X	X				
	L100	LANDSCAPE PLAN	X	X				
	L101	LANDSCAPE DETAILS	X	X				
	L200	IRRIGATION PLAN	X	X				
	L201	IRRIGATION DETAILS	X	X				
	L202	IRRIGATION DETAILS	X	X				
X DENOTES REVISED OR NEW SHEET								
R DENOTES REMOVED SHEET								
* DENOTES FOR INFORMATION ONLY. SEE APPROVED ARCHITECTURAL SHEETS FOR CONSTRUCTION								

Ldg

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
385.501.7371

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info@legacydesigngroup.net

OWNER:
EAGLE 11 LLC.

RANCHES
CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

811

Know what's below.
Call before you dig.

Rev.	Date	Comment
-	-	-

DRAWN BY: DRS

DESIGN BY: CBL

ORIG. ISSUE DATE: JUNE 20, 2022

PROFESSIONAL ENGINEER
No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

11/9/2022 3:46:21 PM

CIVIL COVER
SHEET
C000

GENERAL NOTES

- ALL WORKS SHALL BE GOVERNED BY AND CONFORM TO APPLICABLE CURRENT NATIONAL AND LOCAL STANDARDS UNLESS OTHERWISE SPECIFIED ON DRAWINGS & THIS NOTE SHEET.
- THE PERMITTEE SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE CITY ORDINANCES AND REGULATIONS, SPECIFICATIONS AND STANDARDS RELATIVE TO WORK IN THE PUBLIC WAY.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. SUCH MEETING SHALL COMPLY WITH ADOPTED ENGINEERING STANDARDS.
- APPLICATION FOR INSPECTION BY GOVERNING AGENCY SHALL BE MADE BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS BEFORE THE SERVICES THEREOF WILL BE REQUIRED.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITH DILIGENCE AND EXPEDITION AND RESTORE THE PUBLIC WAY TO CITY SPECIFICATIONS WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE COMPLETION OF SUCH WORK, WITH REASONABLE WEAR AND TEAR EXCEPTED.
- NO BACKFILL SHALL OCCUR UNTIL THE UTILITY HAS BEEN INSTALLED CORRECTLY, INSPECTED, AND APPROVED FOR BACKFILLING
- THE OWNER'S SOIL TEST ENGINEER SHALL CERTIFY THAT ALL FILLS, BACKFILLS OVER UNDERGROUND UTILITIES, BASE AND ASPHALT HAVE BEEN ADEQUATELY COMPACTED. THIS CERTIFICATION SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY.
- ALL REPAVING OF UTILITY TRENCHES SHALL BE COMPLETED IN SUCH A MANNER AS TO ALLOW THE NEW PAVEMENT TO JOIN THE EXISTING PAVEMENT WITHOUT A RIDGE BEING FORMED AND TO THE SATISFACTION OF THE CITY ENGINEER.
- NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL (WHERE APPLICABLE) HAVE BEEN PLACED, INSPECTED AND APPROVED.
- NUCLEAR DENSITY TESTING OF ANY ASPHALT SHALL BE FOR GUIDANCE ONLY AT CONTRACTORS RISK. ACTUAL ASPHALT DENSITY SHALL BE DETERMINED BY CORES IF REQUIRED.
- THE CONTRACTOR SHALL COMPLY WITH MINIMUM SAFETY REQUIREMENTS AS GIVEN BY OSHA, NATIONAL AND LOCAL STANDARDS.

PROJECT NOTES

- LOCATION OF EXISTING UTILITIES AS SHOWN HAS BEEN IN PART TAKEN FROM RECORDS PROVIDED BY OTHERS. SURVEY DATA HAS BEEN USED TO SUPPLEMENT THESE RECORDS AS MUCH AS POSSIBLE. ACTUAL LOCATIONS MAY VARY SIGNIFICANTLY FROM LOCATIONS AS SHOWN ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATIONS OF EXISTING UTILITIES. UTILITIES NOT SHOWN ON PLANS, OR SHOWN INCORRECTLY SHALL BE WORKED AROUND AT NO ADDITIONAL COST TO THE OWNER. EXCEPTIONS SHALL BE OBTAINED IN ADVANCE IN WRITTEN FORM FROM THE ENGINEER AND ARE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE OWNER & ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION.
- PROJECT DATUM AND COORDINATES ARE BASED ON LOCALIZED CONTROL POINTS LOCATED AT THE FOLLOWING LOCATIONS:
SEE SITE PLAN, SHEET C100
- THE CONTRACTOR SHALL OBTAIN APPLICABLE PERMITS FROM LOCAL AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER NECESSARY PERMITS AND LICENSES REQUIRED FOR COMPLETION OF THE WORK AND WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL TEMPORARY WATER, POWER, OR OTHER UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT AS DETAILED.
- THE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE PRIOR TO BEGINNING CONSTRUCTION IN THE JURISDICTION WHERE THE PROJECT IS TO TAKE PLACE.
- THE CONTRACTOR SHALL MAINTAIN CLEAN CONSTRUCTION AREAS. ALL DEBRIS, RUBBISH AND TRASH MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A SET OF APPROVED DRAWINGS AT THE JOB SITE, ON WHICH THE CONTRACTOR SHALL RECORD ALL ACTUAL MEASUREMENTS AND DETAILS AS CONSTRUCTED. THESE DRAWINGS SHALL BE SUBMITTED AS "AS-BUILT" OR "RECORD" DRAWINGS AT THE CONCLUSION OF THE PROJECT. FINAL PAYMENT WILL NOT BE RELEASED UNTIL "AS-BUILT" OR "RECORD" DRAWINGS HAVE BEEN SUBMITTED TO AND ACCEPTED BY THE OWNER & ENGINEER.
- VARIOUS WATER, SANITARY AND STORM DRAIN SEWER, COMMUNICATION, GAS, AND ELECTRICAL UTILITIES EXIST IN OR NEAR THE IMPROVEMENT PROJECT. THE EXACT LOCATION OF THESE UTILITIES IS NOT KNOWN. THE CONTRACTOR SHALL EXERCISE CAUTION TO ENSURE MINIMAL DISRUPTION OF SERVICE DURING EARTHWORK OPERATIONS.
- CONTRACTOR SHALL ARRANGE FOR EXISTING UTILITY LOCATING AND MARKING

ENVIRONMENTAL

- THE CONTRACTOR WILL BE REQUIRED TO STORE ALL FUELS, OILS, SOLVENTS AND HAZARDOUS MATERIALS IN DESIGNATED IMPOUND AREAS LOCATED IN ONE OR MORE OF THE APPROVED STAGING AREAS. IMPOUND AREAS WILL BE EXCAVATED AND LINED WITH AN IMPERMEABLE LINER, BACKFILLED AND GRADED SUCH THAT A DEPRESSION IS CREATED. THE SIZE OF THE DEPRESSION SHALL BE LARGE ENOUGH TO COMPLETELY CONTAIN TOTAL VOLUMES OF HAZARDOUS MATERIALS BEING STORED AT THAT LOCATION. CLEAN-UP/CONTAINMENT KITS ARE TO BE KEPT AT EACH STORAGE LOCATION.
- THE CONTRACTOR SHALL CONSTRUCT ONE OR MORE "WASHOUT" AREAS FOR CONCRETE TRUCKS. "WASHOUT" AREAS SHALL BE LOCATED OUTSIDE THE FLOOD PLAIN OF ALL WATERWAYS. "WASHOUT" AREAS SHALL BE COMPLETELY CONTAINED WITHIN EXTERIOR DRAINAGE DITCHES. ALL WASTE CONCRETE IS TO BE REMOVED FROM SITE BY COMPLETION OF PROJECT.
- IN THE EVENT OF A SPILL, PERSONNEL DISCOVERING THE SPILL SHALL IMMEDIATELY MAKE ATTEMPTS TO CONTAIN AND/OR ABSORB THE SPILLED MATERIALS AND SHALL NOTIFY EMERGENCY RESPONSE AGENCIES.CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF ONE IS NOT PROVIDED, FILING THE "NOTICE OF INTENT" (NOI), AND OBTAINING PERMIT FROM THE STATE OR OTHER GOVERNING AGENCIES

CONCRETE

- CONCRETE CLASS/STRENGTH SHALL BE ACCORDING TO STRUCTURE TYPE AS FOLLOWS:
THRUST BLOCKS: 2000 PSI
NON-EXPOSED: 3000 PSI
EXPOSED: 4000 PSI
- AIR ENTRAINMENT IS NOT REQUIRED FOR THRUST BLOCKS. ALL EXPANSION JOINTS SHALL BE ACI RECOMMENDATIONS. MAXIMUM SLUMP FOR EXPOSED CONCRETE IS 4.5 INCHES, AND REQUIRED AIR CONTENT IS 6%±1%. 4000 PSI CONCRETE, CONCRETE FOR BOXES AND MANHOLES SHALL BE CONSIDERED AS EXPOSED CONCRETE.

EARTHWORK

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BLUE STAKES OR UTILITIES AS REQUIRED TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
- UNTREATED BASE COURSE MATERIALS SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION WITH THE FOLLOWING MODIFICATIONS:
GRADING BAND LIMITS FOR THE PERCENT PASSING THE NO. 200 SIEVE SHALL BE 6% TO 10% FOR ALL GRADES OF BASE COURSE.
- GRANULAR BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:
MAXIMUM PARTICLE SIZE: 4"
MAXIMUM PERCENT PASSING #200 SIEVE: 13%
- ALL TRENCHES AND EXCAVATIONS SHALL BE CUT, PROTECTED, AND SUPPORTED AS PRESCRIBED BY OSHA.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS.
- FILL MATERIAL ABOVE THE PIPE ZONE SHALL BE NATIVE GRANULAR MATERIAL APPROVED BY THE ENGINEER AND FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL AND STONES GREATER THAN 3 INCHES IN DIAMETER. IF ACCEPTABLE MATERIAL CANNOT BE FOUND ON SITE, APPROVED MATERIAL SHALL BE IMPORTED. NATIVE GRANULAR BACKFILL OR GRANULAR BACKFILL BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:
MAXIMUM PARTICLE SIZE: 3"
MAXIMUM PERCENT PASSING #200 SIEVE: 13%
- PIPE ZONE BEDDING MATERIAL SHALL BE FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL, AND STONES GREATER THAN 1 INCH IN DIAMETER. BACKFILL IN THE PIPE ZONE SHALL BE A 3/4" MINUS MATERIAL MEETING THE REQUIREMENTS OF THE ASTM CLASSIFICATION OF SOIL GROUPS GW OR GW-GM WITH THE EXCEPTION THAT THE FINES CONTENT (MATERIAL PASSING THE #200 SIEVE) SHALL BE LESS THAN 9% WHEN TESTED IN ACCORDANCE WITH ASTM C 136. CLASSIFICATION SHALL BE CONSISTENT WITH THE REQUIREMENTS OF ASTM D 2487 AND OTHER REFERENCED STANDARDS. PERCENTAGES IN TABLE 4 SHALL BE MAXIMUM PERCENT PASSING FOR EACH SIEVE SIZE. MATERIAL SHALL BE COMPACTED IN 6" LIFTS TO 95% RELATIVE COMPACTION (ASTM D-1557) OR 75% RELATIVE DENSITY (ASTM D4253, D4254). IF ACCEPTABLE MATERIAL CAN BE FOUND ON SITE, IT MAY BE USED UPON ENGINEER'S APPROVAL.
- PULVERIZED ASPHALT MAY BE USED AS GRANULAR BORROW (SUBBASE) AND AS SELECT FILL (UNTREATED BASE COURSE/ROAD BASE) UNDER SIDEWALKS AND IN PAVEMENT SECTIONS INSOFAR AS THE PULVERIZED ASPHALT MEETS THE GRADATION REQUIREMENTS OF THE SUBBASE OR BASE COURSE. WHERE PULVERIZED ASPHALT IS USED, COMPACTION AND OTHER INSTALLATION REQUIREMENTS OF APPROPRIATE SECTIONS SHALL APPLY.

PIPING

- PVC WATERLINES, 4 INCH THROUGH 12 INCH Ø, SHALL BE CONSTRUCTED OF C-900 PVC PIPE CONFORMING TO AWWA STANDARD C900, AND MEET GOVERNING AGENCY REQUIREMENTS.
- PVC WATERLINES, 14 INCH THROUGH 48 INCH Ø, SHALL BE CONSTRUCTED OF C-905 PVC PIPE CONFORMING TO AWWA STANDARD C905, AND MEET GOVERNING AGENCY REQUIREMENTS.
- ALL PVC PIPE MUST BE APPROVED FOR POTABLE WATER USE BY THE NATIONAL SANITATION FOUNDATION AND SHALL BEAR THE LOGO "NSFpw".
- ALL DUCTILE IRON PIPE SHALL BE EITHER CLASS 51 FOR 10" AND SMALLER OR CLASS 50 FOR 12" AND LARGER, ALL CONFORMING TO AWWA C-151, AS INDICATED ON THE DRAWINGS, AND MEET GOVERNING AGENCY REQUIREMENTS.
- ALL HDPE PIPE UTILIZED FOR POTABLE WATER MUST BE APPROVED FOR SUCH BY THE NATIONAL SANITATION FOUNDATION, MEET GOVERNING AGENCY REQUIREMENTS AND MEET AWWA C901/C906, ASTM D2239, ASTM D2737, ASTM D3035, ASTM F714 AND ANSI/NSF 14/61 LISTED.
- ALL WATER FITTINGS SHALL BE RATED FOR WORKING PRESSURES AT OR ABOVE 250 PSI AND MEET GOVERNING AGENCY REQUIREMENTS.
- BOLTS AND NUTS ON ALL FITTINGS SHALL BE COATED WITH FM GREASE AND ENTIRE FITTING SHALL BE WRAPPED IN PLASTIC PRIOR TO POURING OF THRUST BLOCKS AND BACK-FILLING.
- PIPE IS TO BE HANDLED WITH NYLON SLINGS, STEEL CABLE, OR PADDED LIFTING DEVICES. CHAINS OR PLATE CLAMPS SHALL NOT BE USED TO HANDLE OR POSITION PIPE.
- THE CONTRACTOR SHALL NOT OPERATE ANY VALVES ON THE EXISTING AGENCY-OWNED WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE AGENCY AT LEAST 24 HOURS BEFORE REQUESTED SHUT-OFFS AND THE AGENCY WILL OPEN AND CLOSE THE VALVES AS NEEDED.
- ALL OPEN ENDS AND/OR CUTS IN ABANDONED PIPING LEFT IN PLACE SHALL BE CAPPED OR PLUGGED BEFORE BACKFILLING.
- THRUST BLOCKS MAY BE ELIMINATED IF MEGALUG, ONE-BOLT, OR OTHER LOCK-TYPE JOINT RESTRAINTS ARE USED.
- WATER PIPE SHALL BE INSTALLED SUCH THAT DEVIATION FROM STRAIGHT LINE AT ANY JOINT SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS.
- STORM DRAIN PIPING LESS THAN 36" IN DIAMETER MAY BE EITHER REINFORCED CONCRETE PIPE (RCP) CLASS II, ADS N-12 HDPE, OR PVC PIPE (SCHEDULE 40 MIN.), UNLESS NOTED OTHERWISE. STORM DRAIN PIPING 36" IN DIAMETER AND LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS II UNLESS NOTED OTHERWISE.
- ALL SEWER PIPE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
- ALL UTILITY STUBS AND SLEEVING SHALL BE CAPPED OR PLUGGED AND MARKED WITH A 4x4 POST AND BACKFILLED BY CONTRACTOR ONLY AFTER THE ENGINEER'S SURVEYORS RECORD LOCATION AND INVERT OF STUB.
- JOINTS OF ALL RCP STORM DRAIN PIPE 48" IN DIAMETER AND LARGER SHALL BE GROUTED SMOOTH INSIDE THE PIPE AFTER PLACEMENT OF THE PIPE AND BACKFILL OPERATIONS ARE COMPLETE.
- THE CONTRACTOR MUST VERIFY LOCATION OF SEWER LATERAL AT BUILDING BEFORE INSTALLING "WYE" OR CONSTRUCTING LATERAL. LOCATIONS ON DRAWINGS ARE NOT CERTAIN AND MUST BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION.
- UTILITY BURIAL DEPTH SHALL BE PER LOCAL JURISDICTION REQUIREMENTS.

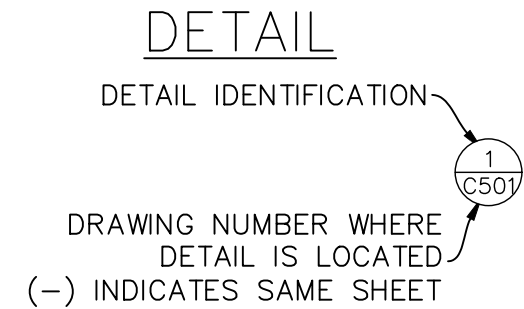
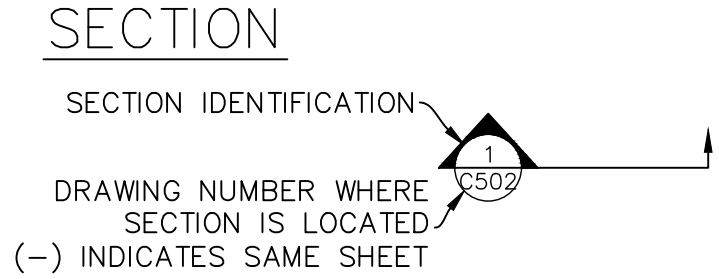
SPECIAL INSPECTIONS PER 2015/2019 IBC 1705

- CONCRETE:
 - INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT PRIOR TO CONCRETE PLACEMENT; PERIODIC, SEE ACI 318 CH. 20, 25.2, 25.3, 26.61-26.63; IBC 1908.4.
 - VERIFY USE OF REQUIRED DESIGN MIX; PERIODIC, SEE ACI 318: CH 19, 26.4.3, 26.4.4; IBC 1904.1, 1904.2, 1908.2, 1908.3.
 - INSPECT AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS; PERFORM OR PROVIDE ONE (1) SLUMP, ONE (1) AIR CONTENT & ONE (1) SET OF COMPRESSION CYLINDERS AND DETERMINE TEMPERATURE OF THE CONCRETE FOR EACH 50 CUBIC YARDS, OR FRACTION THEREOF, FOR EACH CONCRETE POUR; CONTINUOUS, SEE ASTM C172; ASTM C31; ACI 318:26.4 (2015 IBC); ACI 318:26.5 (2018 IBC), ACI 318:26.12; IBC 1908.10.
 - VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES; PERIODIC, SEE ACI 318: 26.5.3-26.5.5; IBC 1908.9.
- SOILS
 - VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY; PERIODIC.
 - VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL; PERIODIC.
 - PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS; PERIODIC.
 - VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL; CONTINUOUS.
 - PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY; PERIODIC.

ABBREVIATIONS

APPX	APPROXIMATE	NTS	NOT TO SCALE
BEG	BEGIN	OC, O.C.	ON CENTER
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BOT	BOTTOM	PL, $\varnothing$	PROPERTY LINE OR PLATE
BW, BOW	BOTTOM OF WALL	PC	POINT OF CURVE
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CL, $\varnothing$	CENTERLINE	PI	POINT OF INTERSECTION
CFS	CUBIC FEET PER SECOND	P.I. (P.I.V.)	POST INDICATOR (VALVE)
CLR	CLEAR	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PREFAB	PREFABRICATED
CONC	CONCRETE	PSF	POUND PER SQUARE FOOT
CONT	CONTINUOUS	PSI	POUND PER SQUARE INCH
CY	CUBIC YARD	PT	POINT OF TANGENCY
DET	DETAIL	PVI	POINT OF VERTICAL INTERSECTION
DIA, $\varnothing$	DIAMETER	QTY	QUANTITY
DIM	DIMENSION	R, RAD	RADIUS
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
EA	EACH	REF	REFERENCE
EG	EXISTING GRADE	REINF	REINFORCEMENT
EL, ELEV	ELEVATION	REQ'D	REQUIRED
EOA, EA	EDGE OF ASPHALT	SCH	SCHEDULE
EQ	EQUAL	SDMH	STORMDRAIN MANHOLE
EXIST, EX	EXISTING	SECT	SECTION
EXP	EXPANSION	SHT	SHEET
FDN	FOUNDATION	SMH	SEWER MAHGGLE
FG	FINISHED GRADE	SPEC	SPECIFICATION
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	STD	STANDARD
GAGE	GAGE	SW	SIDEWALK
GALV	GALVANIZED	SYM	SYMMETRICAL
HORIZ	HORIZONTAL	TA, TOA	TOP OF ASPHALT
HP	HIGH POINT	TBC	TOP BACK OF CURB
IB	INLET BOX	TBW	TOP BACK OF WALK
ID	INSIDE DIAMETER	TFW	TOP FACE OF WALK
IE	INVERT ELEVATION	TC, TOC	TOP OF CONCRETE
INV	INVERT	TOP	TOP
LB	POUND	TW, TOW	TOP OF WALL
LP	LOW POINT	TYP	TYPICAL
MATL	MATERIAL	UNO	UNLESS NOTED OTHERWISE
MAX	MAXIMUM	VC	VERTICAL CURVE
MIN	MINIMUM	VERT	VERTICAL
MISC	MISCELLANEOUS	W/	WITH
MFR	MANUFACTURER	W/O	WITHOUT
MWSEL	MAX WATER SURFACE ELEV.	WS	WATER SURFACE
NIC, N.I.C.	NOT IN CONTRACT	YD	YARD

DETAIL AND SECTION SYMBOLS



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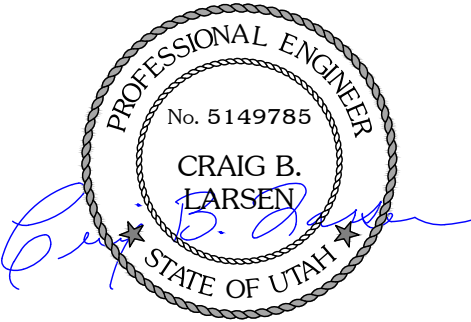
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



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CIVIL NOTES

C001

EAGLE MOUNTAIN CITY GENERAL NOTES:

1. SEWER–
 - PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
 - DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
 - SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
 - SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
 - LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY & 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) & NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
2. WATER–
 - VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" & 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 & OTHER FITTINGS.
 - SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE & BE DUAL CHECK MODEL, ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
 - WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT & TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
 - WATER CAN: THE WATER CAN FOR ¾" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM & 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, & ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY & 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 & HYDRANTS, DO NOT RUN UP VALVE BOXES.
 - WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) & GIS (SHOT IN) BEFORE BACKFILL.
 - VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" SEPARATION FROM STORM DRAIN OR OTHER OBSTACLE/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 & BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA–LUG FITTINGS.
3. STORM DRAIN–
 - BEDDING: ¾" GRAVEL 6" BELOW & 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) & NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
4. ROAD SECTION–
 - PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB–GRADE, SUB–BASE, & CURB BASE & ROAD BASE. CURB STAKES REQUIRED FOR SUB–GRADE INSPECTION & STRING LINE REQUIRED FOR SUB–BASE & 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 (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS & WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE & CONCRETE TO BE ¼" TO ⅜" DOWN FROM ASPHALT EDGE..



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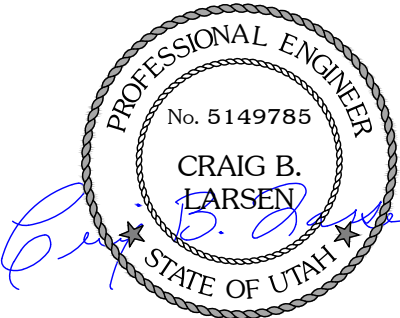
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SECTION 20, TOWNSHIP 5
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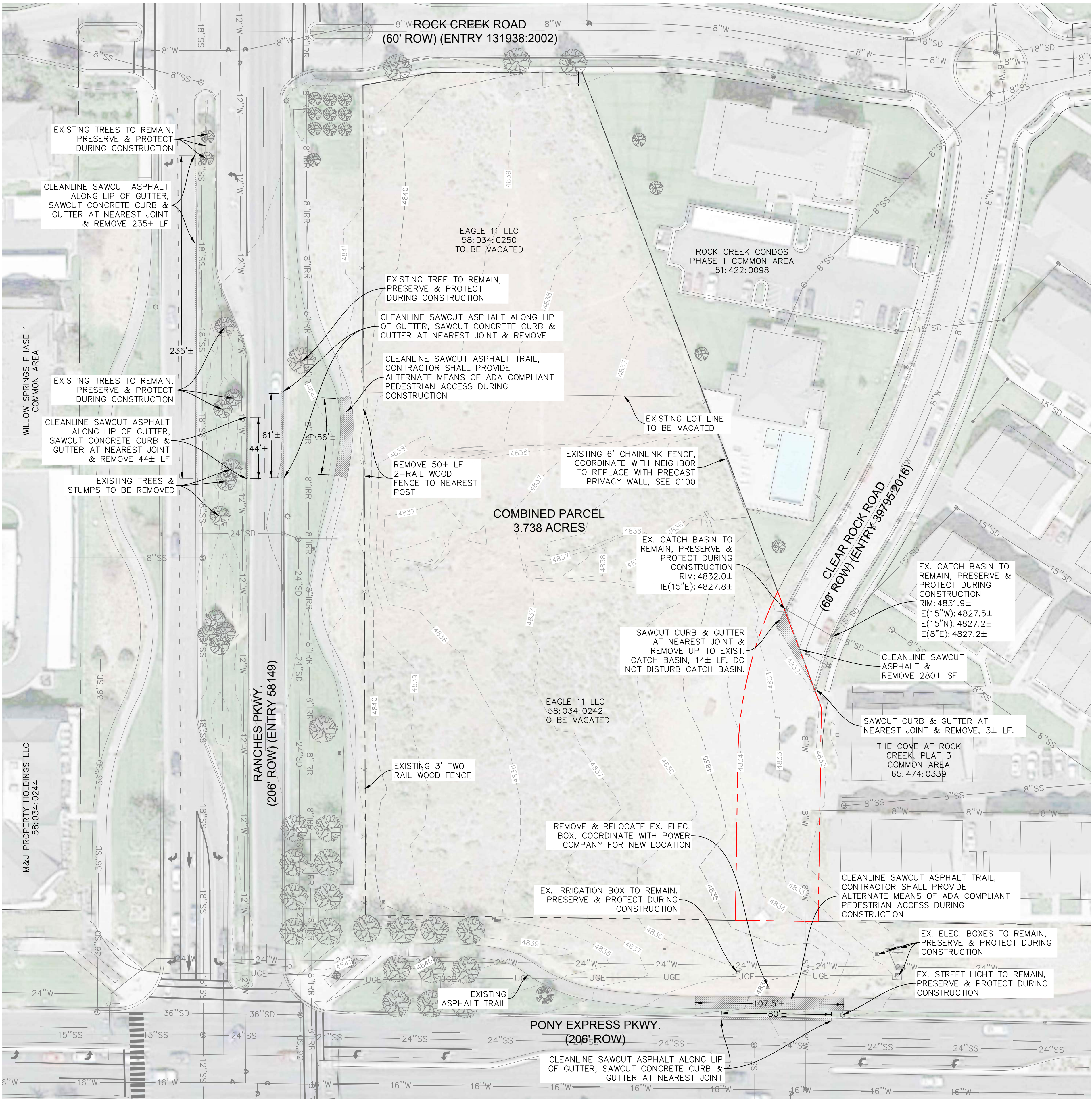
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CITY NOTES

C002

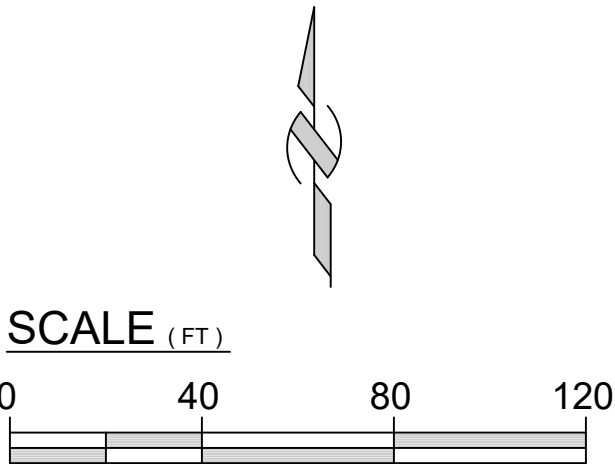


LEGEND

---	---	EXISTING PROPERTY LINE
---	---	EXISTING EASEMENT
---	---	EXISTING EASEMENT TO BE ABANDONED
---	---	EXISTING CURB & GUTTER
X	X	EXISTING FENCE
---	---	EXISTING BUILDING
---	---	REMOVE EXISTING CONCRETE ASPHALT
SD	SD	EXISTING STORMDRAIN LINE
SS	SS	EXISTING SANITARY SEWER LINE
W	W	EXISTING WATER LINE
OHE	OHE	EXISTING OVERHEAD ELECTRIC LINE
UGE	UGE	EXISTING UNDERGROUND ELECTRIC LINE
COM	COM	EXISTING COMMUNICATIONS LINE
G	G	EXISTING GAS LINE
COND	COND	EXISTING CONDUIT
X	X	EXISTING FENCE TO BE REMOVED
SD	SD	EXISTING BUILDING TO BE REMOVED
SS	SS	EXISTING STORMDRAIN LINE TO BE REMOVED
W	W	EXISTING SANITARY SEWER LINE TO BE REMOVED
OHE	OHE	EXISTING WATER LINE TO BE REMOVED
G	G	EXISTING OVERHEAD ELECTRIC LINE TO BE REMOVED
COM	COM	EXISTING UNDERGROUND ELECTRIC LINE TO BE REMOVED
G	G	EXISTING COMMUNICATIONS LINE TO BE REMOVED
COND	COND	EXISTING GAS LINE TO BE REMOVED
---	---	EXISTING CONDUIT TO BE REMOVED

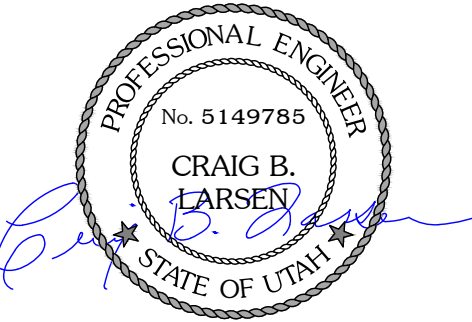
● EXISTING STORMDRAIN INLET
Ⓢ EXISTING STORMDRAIN COMBINATION BOX
Ⓢ EXISTING STORMDRAIN MANHOLE
Ⓢ EXISTING DOWNSPOUT (ROOF DRAIN W/CONNECTION)
Ⓢ EXISTING ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
Ⓢ EXISTING CLEANOUT
Ⓢ EXISTING SANITARY SEWER MANHOLE
Ⓢ EXISTING ELECTRICAL/TRANSFORMER BOX
Ⓢ EXISTING FIRE HYDRANT
Ⓢ EXISTING WATER METER
Ⓢ EXISTING WATER, IRRIGATION, POST INDICATOR VALVES
Ⓢ EXISTING FIRE DEPT. CONNECTION
Ⓢ EXISTING SITE LIGHT
Ⓢ EXISTING POWER POLE, GUY WIRE
Ⓢ EXISTING SIGN
Ⓢ EXISTING BOLLARD
Ⓢ EXISTING TREE

- NOTES:**
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES FOR UTILITY MARKING. DIAL 811.
 - EXISTING UTILITIES MUST BE UTILIZED OR ABANDONED. IF UNDOCUMENTED UTILITIES ARE FOUND DURING CONSTRUCTION CONTRACTOR SHALL CONTACT OWNER & ENGINEER FOR DIRECTION.
 - CONTRACTOR TO COORDINATE CLOSELY WITH CITY OF EAGLE MOUNTAIN OFFICIALS & PRIVATE UTILITY COMPANIES TO PROTECT, PRESERVE, & RESTORE EXISTING UTILITIES.
 - CONTRACTOR SHALL PROVIDE ALTERNATE MEANS OF ADA COMPLIANT PEDESTRIAN ACCESS DURING DEMOLITION & IMPROVEMENTS OF ASPHALT TRAIL.
 - CONTRACTOR TO COORDINATE WITH CITY OF EAGLE MOUNTAIN OFFICIALS WHEN CUTTING CURB & GUTTER FOR NEW ENTRANCES FROM PONY EXPRESS AND RANCHES PARKWAYS.



Rev.	Date	Comment
A	11.07.22	REVIEW COMMENTS

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: JUNE 20, 2022



OWNER:
EAGLE 11 LLC.

RANCHES CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

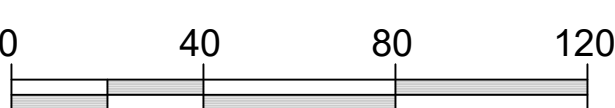
LEGEND

- PROPERTY LINE OF INTEREST
- PARKING OFFSET REQ'T
- BUILDING OFFSET REQ'T
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE ABANDONED
- PROPOSED EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED CONDUIT
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED SIGNAGE
- EXISTING SIGNAGE
- PROPOSED BOLLARD
- EXISTING BOLLARD
- PROPOSED ADA TRUNCATED DOMES
- SURVEY CONTROL
- FLEXIBLE PAVEMENT
- EXISTING TREE

KEY TAGS:

- INSTALL UDOT TYPE B4 CURB
- INSTALL CURB & GUTTER
- INSTALL SIDEWALK, WIDTH PER PLAN, USE THICKENED EDGE ADJACENT TO ASPHALT & CONCRETE PAVING
- INSTALL ADA RAMP
- ADA LANDING/ZONE; SLOPE < 2% ANY DIRECTION
- INSTALL CONCRETE WATERWAY, WIDTH PER PLAN
- LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN
- TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24', TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.
- INSTALL UDOT OPEN CONCRETE DRIVEWAY
- INSTALL PLOWABLE END
- INSTALL 6" RHINOROCK SCREEN WALL, COLOR BY OWNER
- INSTALL 12" PEDESTRIAN CROSSING STRIPING PER PLAN (9' WIDE)
- INSTALL 12" STOP LINE STRIPE PER PLAN
- INSTALL STREET & "STOP" SIGNS (R1-1)
- INSTALL CURB WALL & MATCH EXISTING EXISTING CURB STYLE
- INSTALL 4" PVC CONDUIT, TERMINATE 2' BEHIND CURB OR SIDEWALK, CAP W/DETECTABLE METALLIC CAP
- INSTALL TYPE B4 UDOT CURB & GUTTER 8" HIGH
- TRANSITION FROM TYPE B4 UDOT CURB & GUTTER TO CURB WALL (MATCH EXISTING) OVER 10 LF

SCALE (FT.)



RANCHES CROSSING
LOT 1: 3.47 ac.

SW cor 20
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E: 1505849.1810
Z: 4875.56

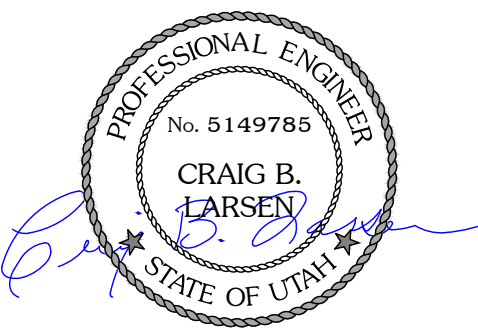
PONY EXPRESS PKWY.
(206' ROW)

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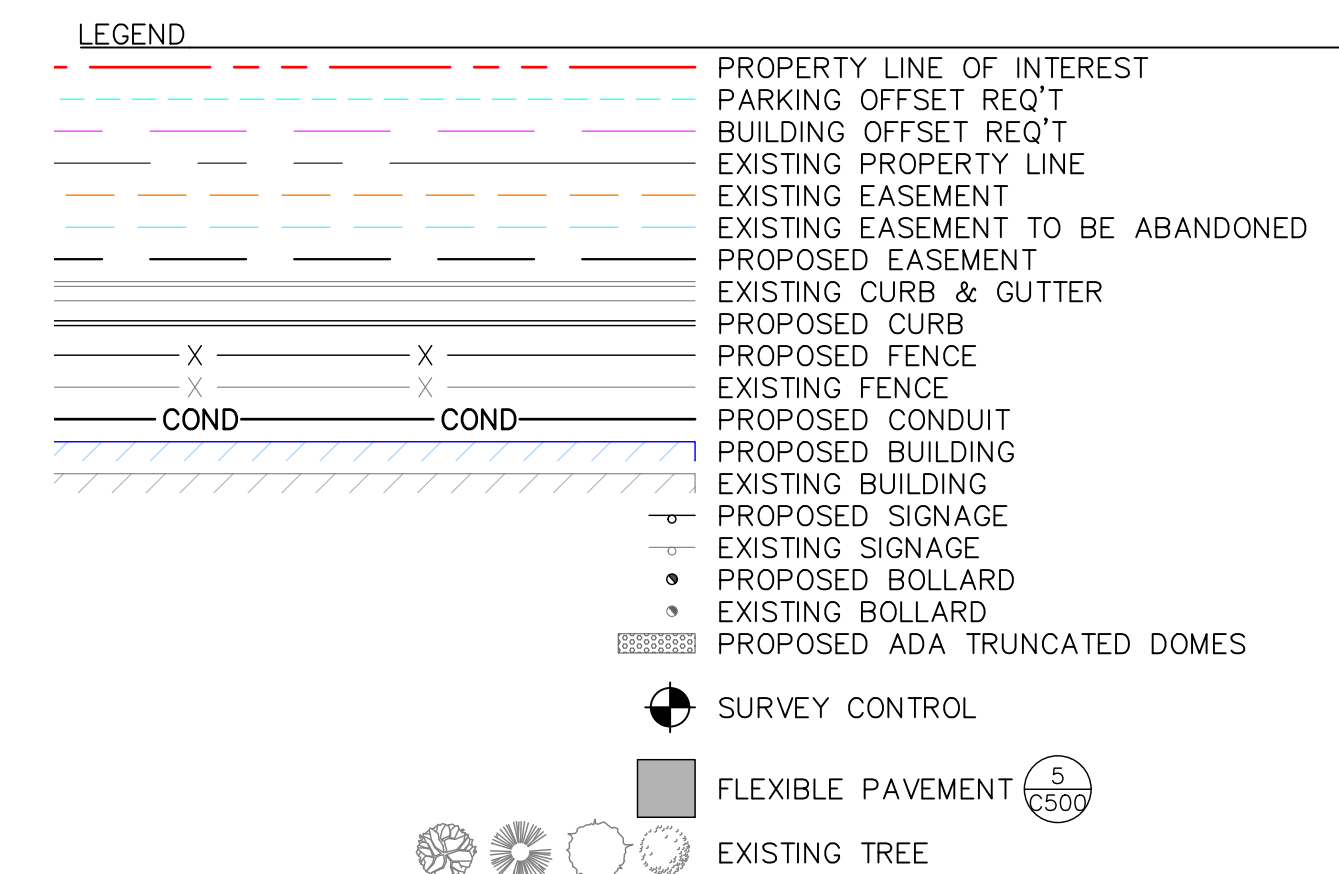
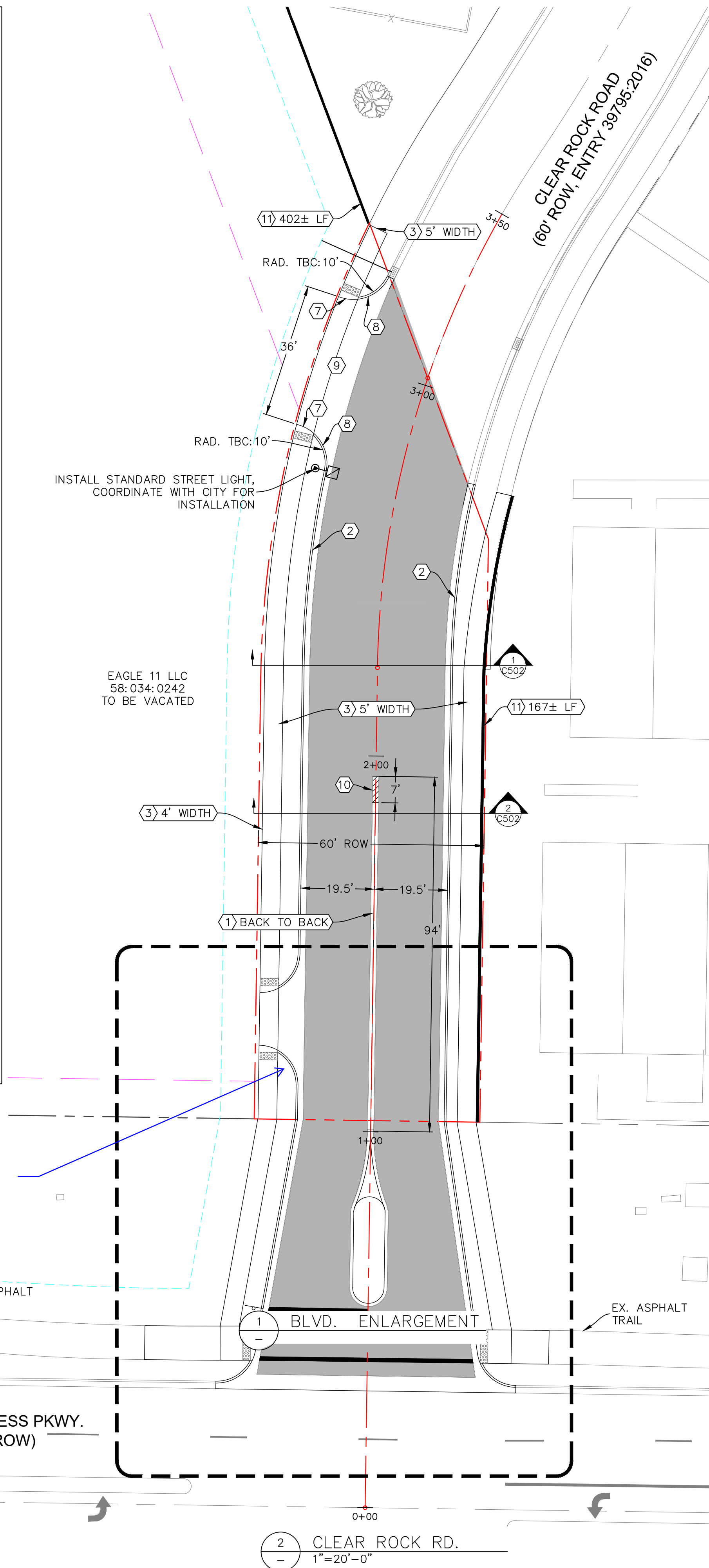
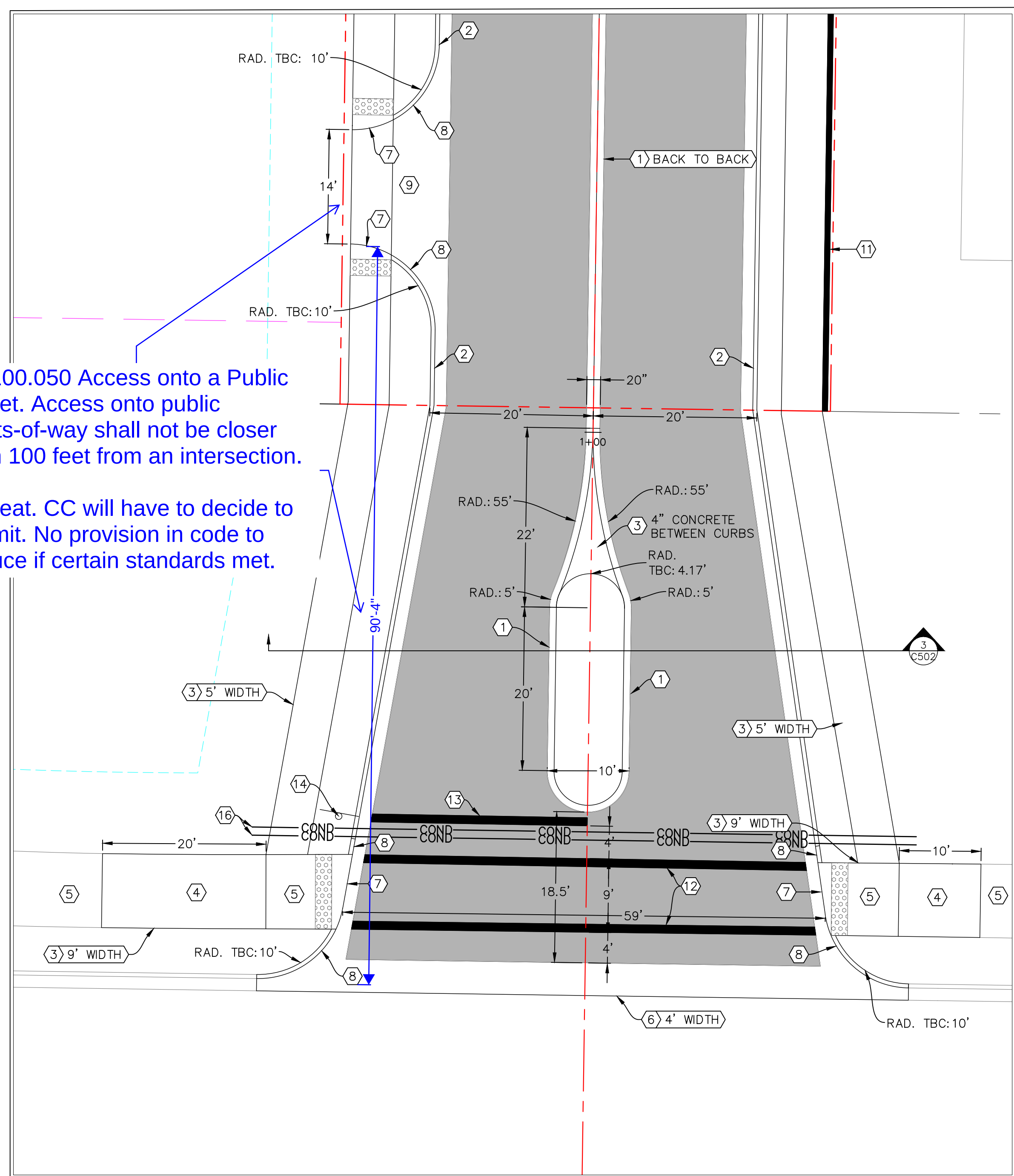
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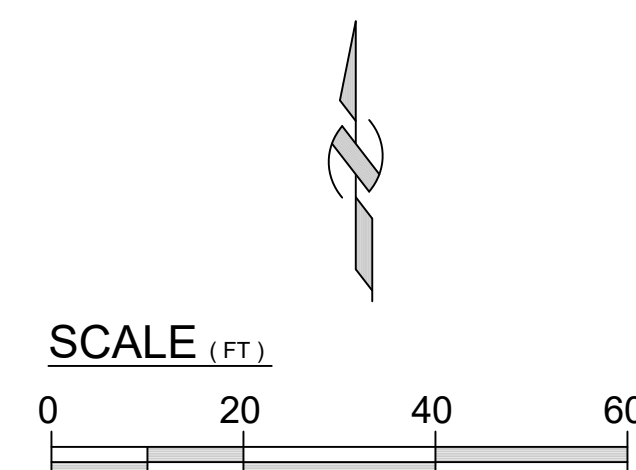
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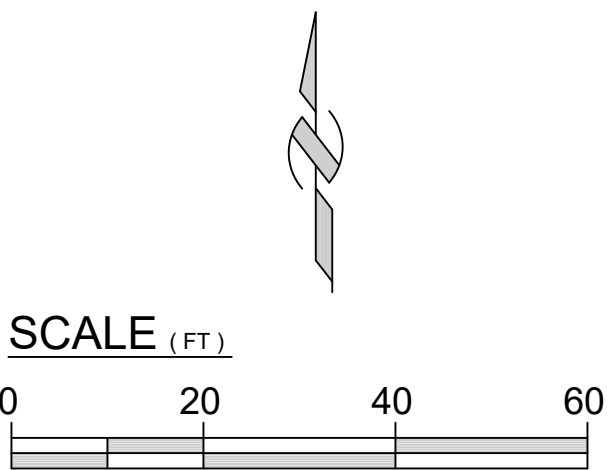
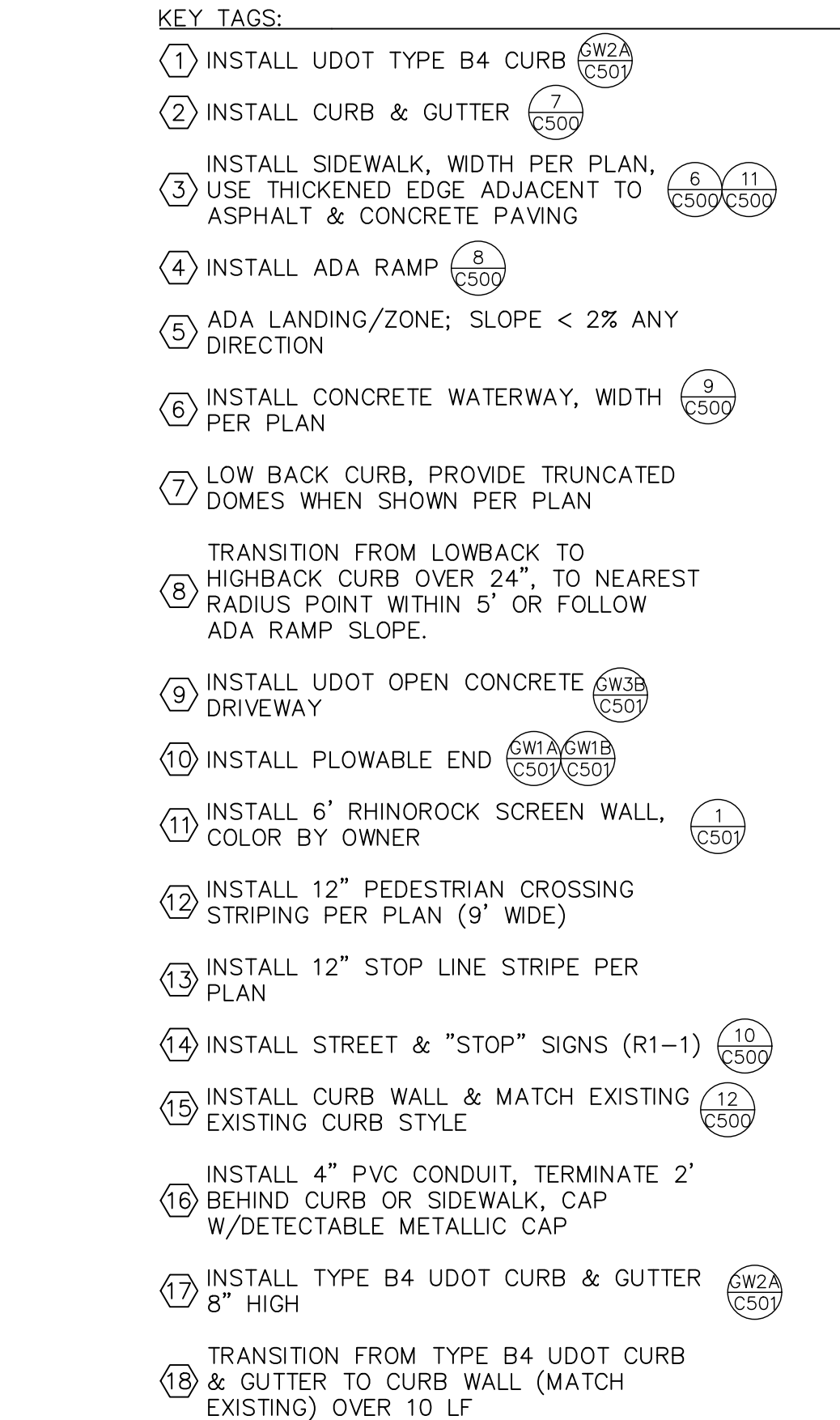
OVERALL
SITE PLAN
C100



- KEY TAGS:

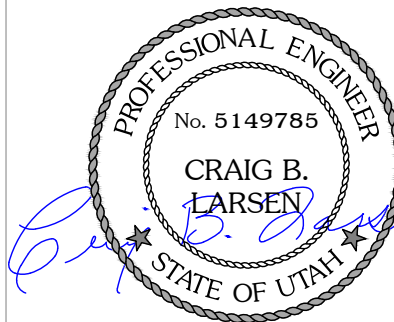
- ① INSTALL UDOT TYPE B4 CURB (5W2A C501)
- ② INSTALL CURB & GUTTER (7 C500)
- ③ INSTALL SIDEWALK, WIDTH PER PLAN, USE THICKENED EDGE ADJACENT TO ASPHALT & CONCRETE PAVING (6 C500 11 C500)
- ④ INSTALL ADA RAMP (8 C500)
- ⑤ ADA LANDING /ZONE; SLOPE < 2% ANY DIRECTION
- ⑥ INSTALL CONCRETE WATERWAY, WIDTH PER PLAN (9 C500)
- ⑦ LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN
TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24", TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.
- ⑧
- ⑨ INSTALL UDOT OPEN CONCRETE DRIVEWAY (6W3B C501)
- ⑩ INSTALL PLOWABLE END (5W1A C501 5W1B C501)
- ⑪ INSTALL 6' RHINOROCK SCREEN WALL, COLOR BY OWNER (1 C501)
- ⑫ INSTALL 12" PEDESTRIAN CROSSING STRIPING PER PLAN (9' WIDE)
- ⑬ INSTALL 12" STOP LINE STRIPE PER PLAN
- ⑭ INSTALL STREET & "STOP" SIGNS (R1-1) (10 C500)
- ⑮ INSTALL CURB WALL & MATCH EXISTING EXISTING CURB STYLE (12 C500)
- ⑯ INSTALL 4" PVC CONDUIT, TERMINATE 2' BEHIND CURB OR SIDEWALK, CAP W/DETECTABLE METALLIC CAP
- ⑰ INSTALL TYPE B4 UDOT CURB & GUTTER 8" HIGH (5W2A C501)
- ⑱ TRANSITION FROM TYPE B4 UDOT CURB & GUTTER TO CURB WALL (MATCH EXISTING) OVER 10 LF





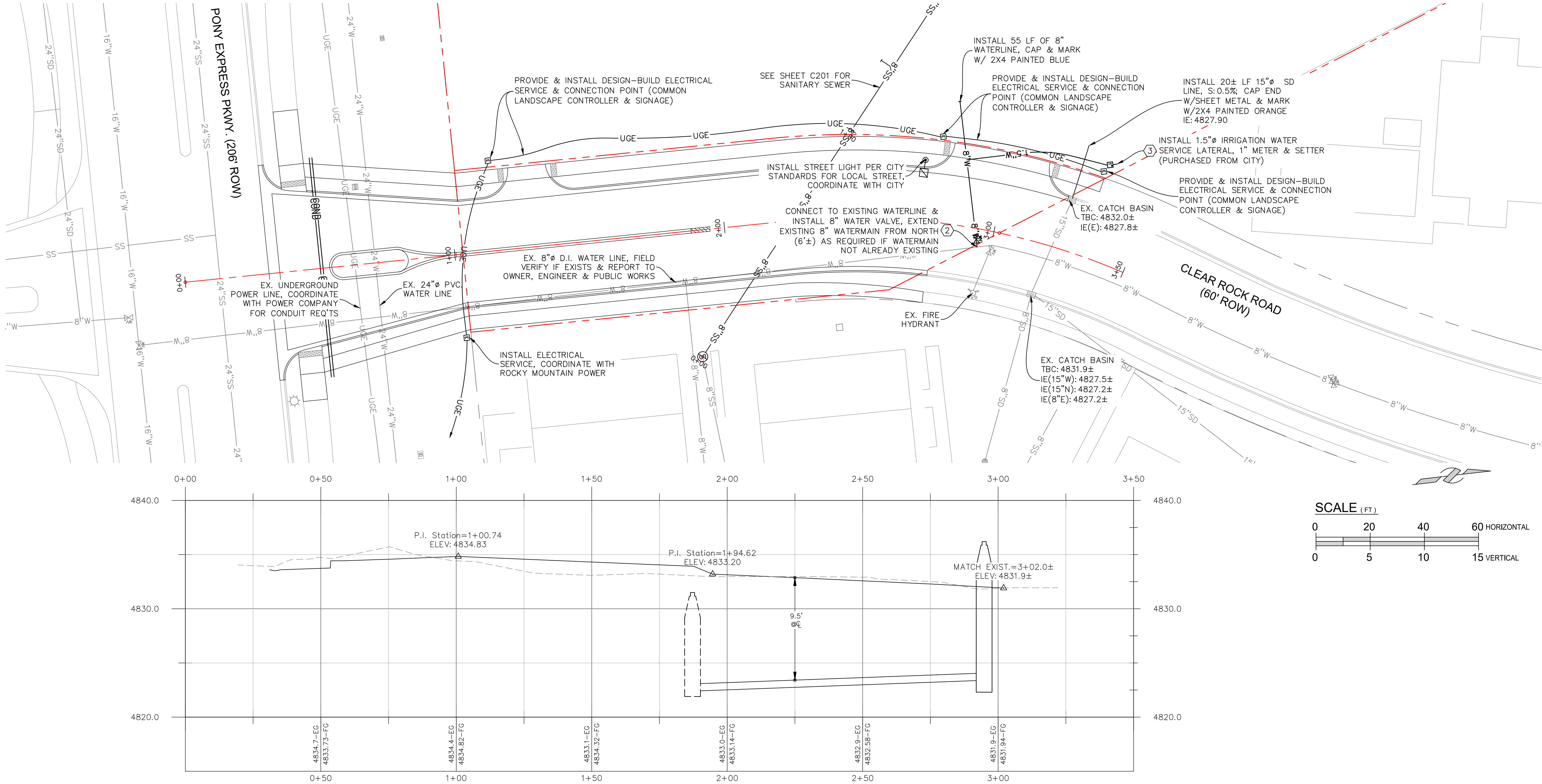
Rev.	Date	Comment
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DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: JUNE 20, 2022



11/9/2022 3:47:47 PM

SITE PLAN
WEST ENTRANCE
C102



EAGLE MOUNTAIN CITY GENERAL NOTES:

- SEWER—
 - PIPE BEDDING: $\frac{3}{4}$ " 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 & 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) & NO FLAT RINGS ALLOWED. 12" OF $\frac{3}{4}$ " GRAVEL REQUIRED UNDER MANHOLES/BOXES.
- WATER—
 - VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" & 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 & OTHER FITTINGS.
 - SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE & BE DUAL CHECK MODEL, ALSO $\frac{3}{4}$ " SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
 - WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT & TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
 - WATER CAN: THE WATER CAN FOR $\frac{3}{4}$ " & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM & 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, & ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY & 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 & HYDRANTS, DO NOT RUN UP VALVE BOXES.
 - WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) & GIS (SHOT IN) BEFORE BACKFILL.
 - VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" SEPARATION FROM STORM DRAIN OR OTHER OBSTACLE/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 & BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.
- STORM DRAIN—
 - BEDDING: $\frac{3}{4}$ " GRAVEL 6" BELOW & 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) & NO FLAT RINGS ALLOWED. 12" OF $\frac{3}{4}$ " GRAVEL REQUIRED UNDER MANHOLES/BOXES.
 - ROAD SECTION—
 - PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, & CURB BASE & ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION & STRING LINE REQUIRED FOR SUB-BASE & 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 ($\frac{3}{4}$ " MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS & WATER VALVE TOWERS TO BE $\frac{3}{4}$ " DOWN FROM ASPHALT EDGE & CONCRETE TO BE $\frac{1}{4}$ " TO $\frac{3}{8}$ " DOWN FROM ASPHALT EDGE..

GENERAL UTILITY NOTES:

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES FOR UTILITY MARKING. DIAL 811.
- CONTRACTOR SHALL FOLLOW GUIDELINES & RECOMMENDATIONS OF PROJECT GEOTECHNICAL INVESTIGATION & ALL ADDENDUMS.
- ALL UTILITY INSTALLATIONS SHALL BE DONE PER LOCAL JURISDICTION AND AGENCY REQUIREMENTS & SPECIFICATIONS.

KEY TAGS:

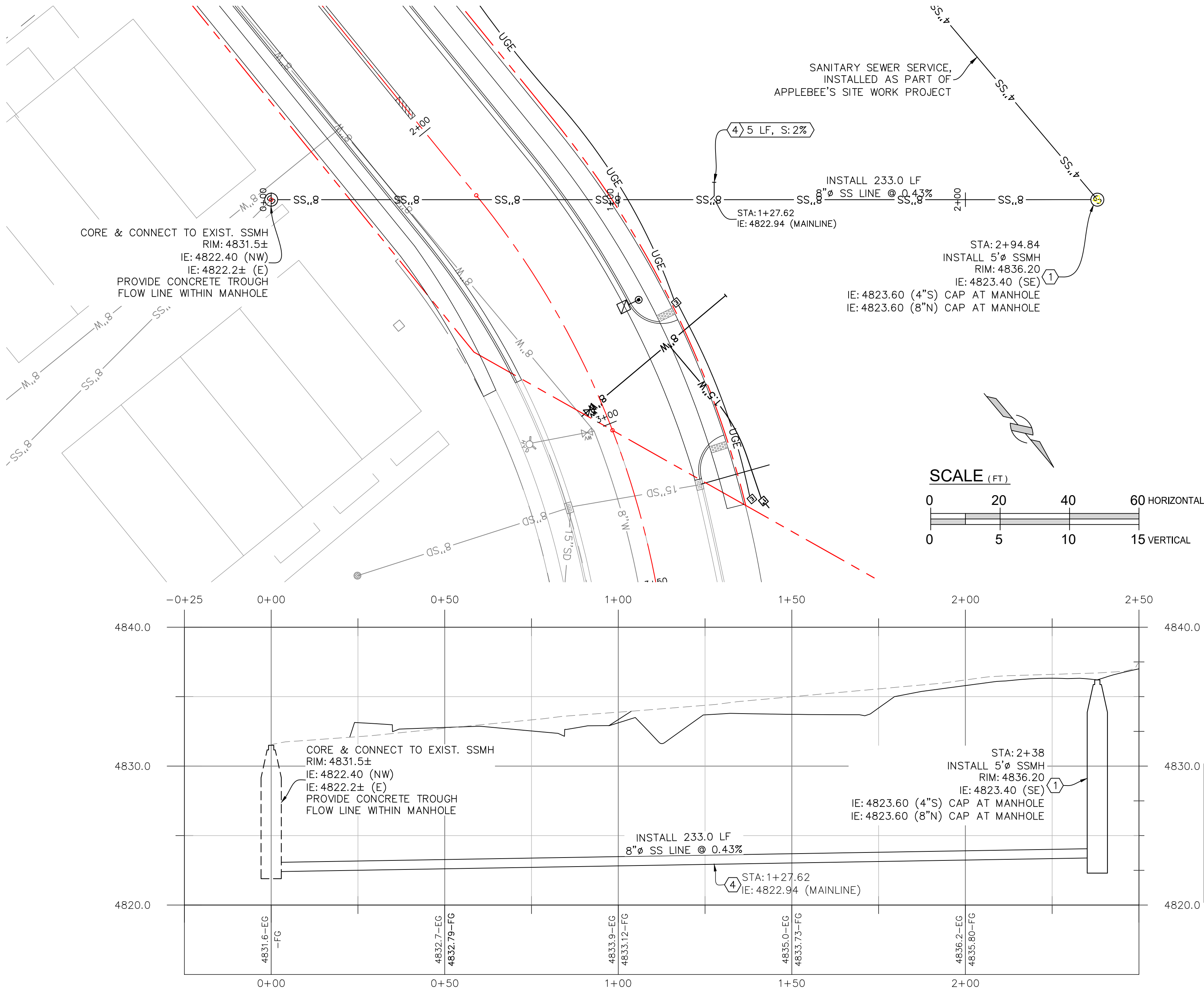
- INSTALL SS MANHOLE (4" C500)
- INSTALL WATER VALVE (3" C500)
- INSTALL WATER METER (3" C500)
- INSTALL 4" SANITARY SEWER STUB, S:2% (4" C500)

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 CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER & DIAMETER IF KNOWN
		WATER, IRRIGATION, POST INDICATOR VALVES

EAGLE MOUNTAIN CITY GENERAL NOTES:

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KEY TAGS:

- INSTALL SS MANHOLE
- INSTALL WATER VALVE
- INSTALL WATER METER
- INSTALL 4" SANITARY SEWER STUB, S: 2%, CAP & MARK END W/2X4 PAINTED GREEN.

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 CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER & DIAMETER IF KNOWN
		WATER, IRRIGATION, POST INDICATOR VALVES

OWNER:
EAGLE 11 LLC.

RANCHES
CROSSING

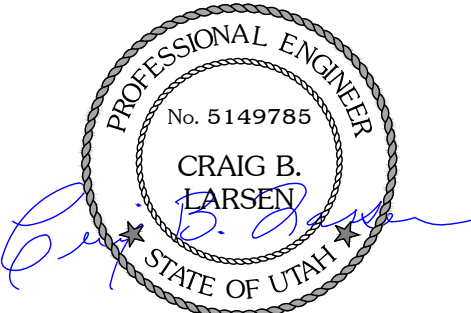
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



Rev.	Date	Comment
A	11.07.22	REVIEW COMMENTS

DRAWN BY: DRS
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11/9/2022 3:48:28 PM

SS PLAN
& PROFILE
C201

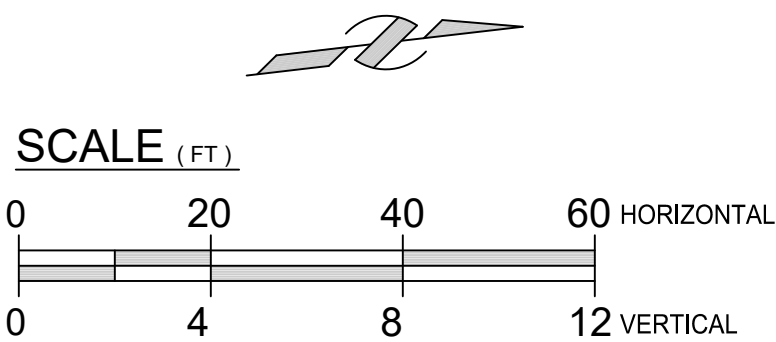
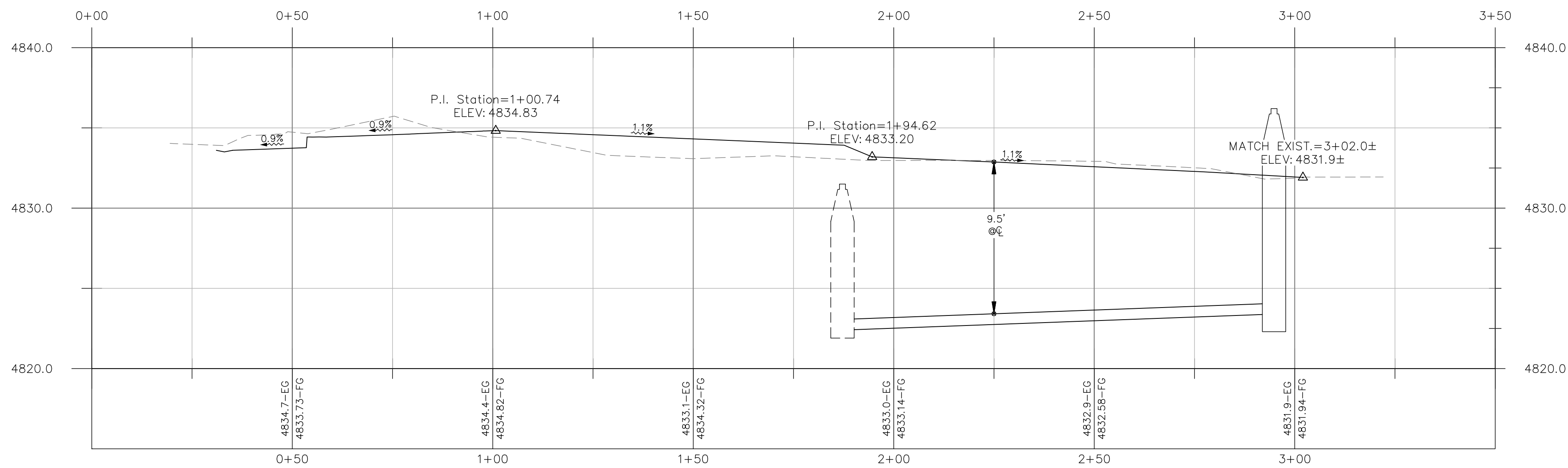
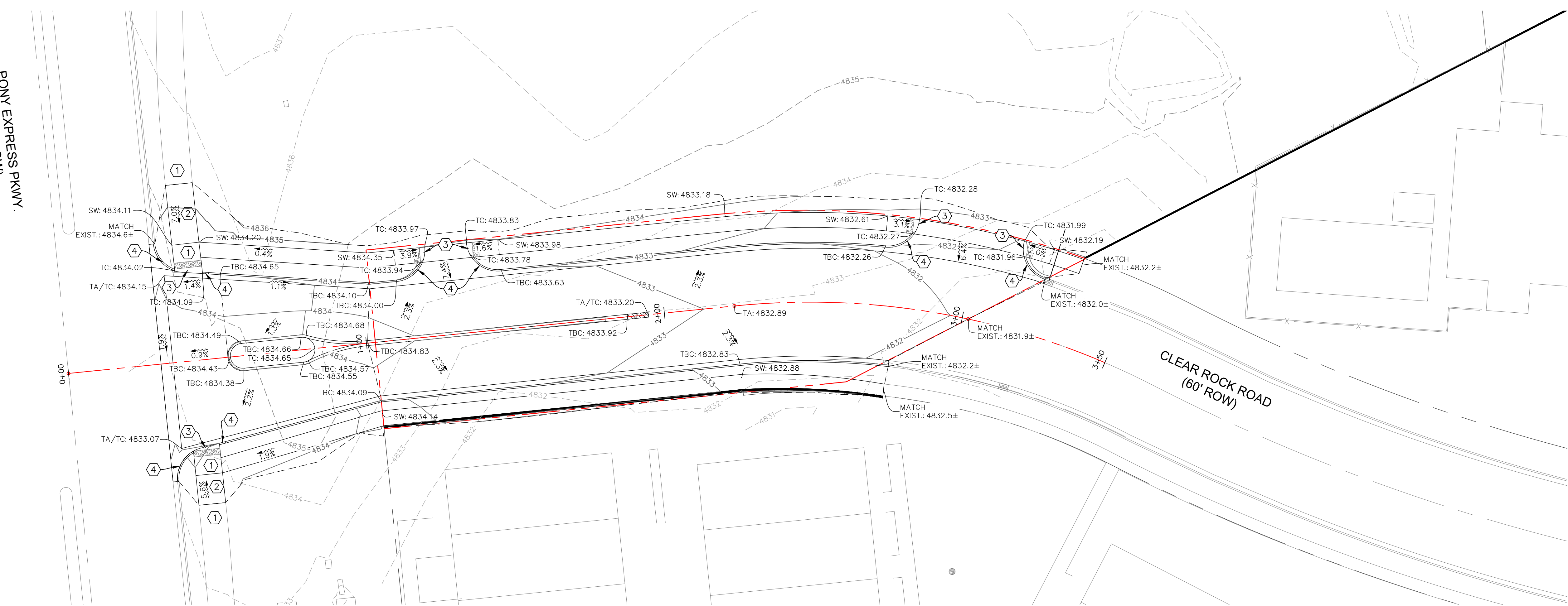
OWNER:
EAGLE 11 LLC.

RANCHES
CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

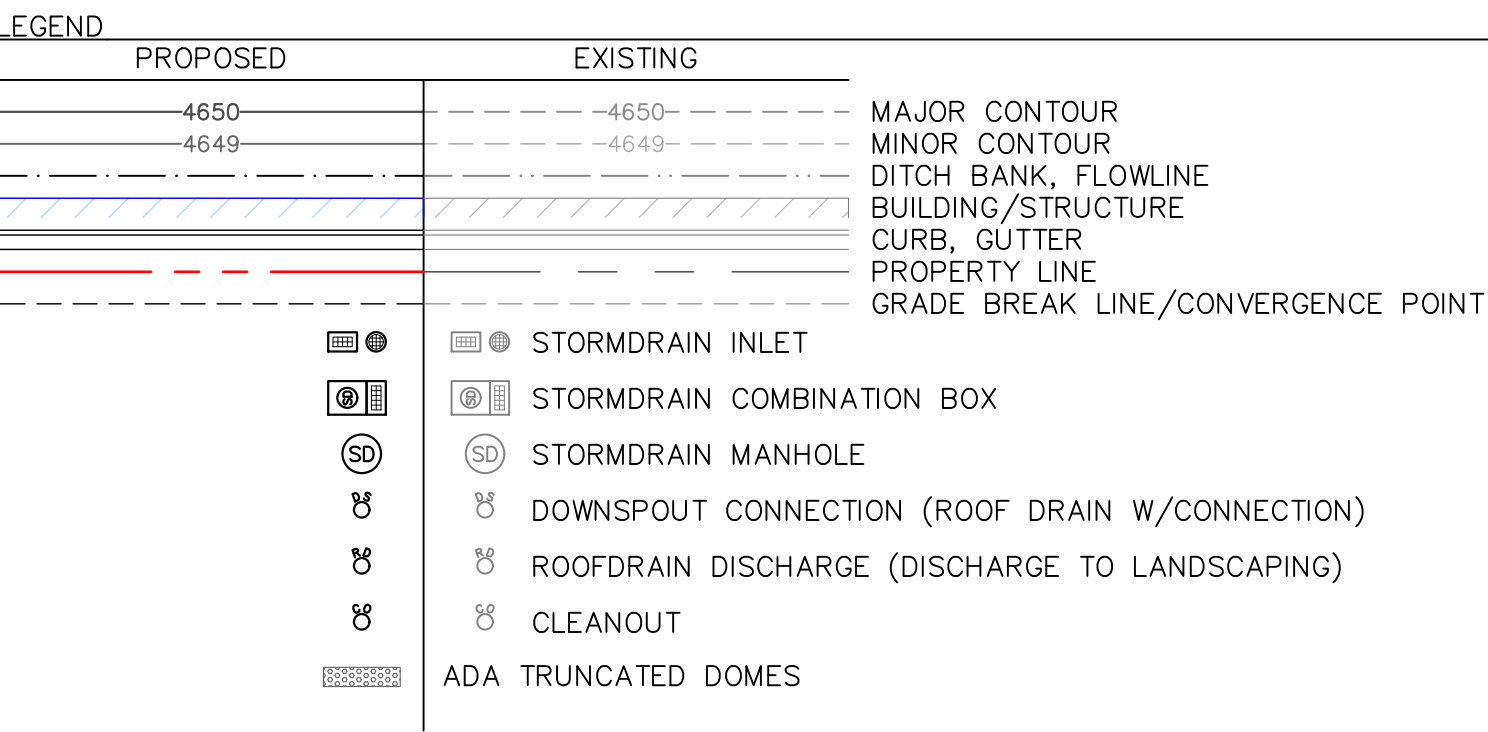
PONY EXPRESS PKWY.
(206' ROW)



DESIGN ELEVATION CALLOUT NOTIFICATION:
TA & TC LABELS REFER TO THE LOWER
ELEVATION WHEN LABEL IS PLACED AT A
POINT OF ABRUPT VERTICAL CHANGE (FACE
OF CURB, FACE OF DROP SIDEWALK, ETC.)

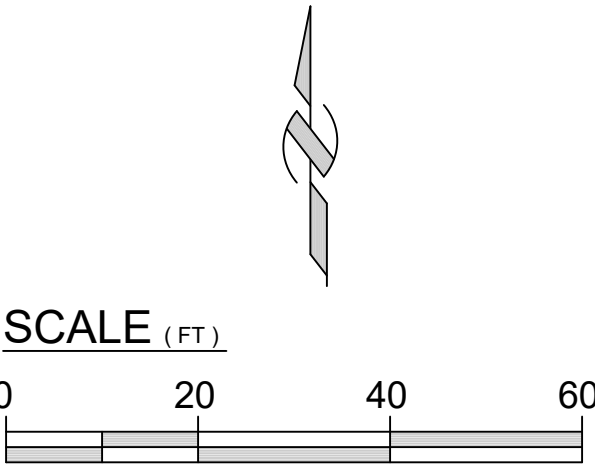
- KEY TAGS:
- ① ADA ZONE/LANDING, SLOPE < 2% IN ANY DIRECTION
 - ② INSTALL ADA RAMP
 - ③ LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN
 - ④ TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24", TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.

LEGEND		
PROPOSED	EXISTING	
		MAJOR CONTOUR
		MINOR CONTOUR
		DITCH BANK, FLOWLINE
		BUILDING/STRUCTURE
		CURB, GUTTER
		PROPERTY LINE
		GRADE BREAK LINE/CONVERGENCE POINT
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT
		ADA TRUNCATED DOMES



- ① ADA ZONE/LANDING, SLOPE < 2% IN ANY DIRECTION
- ② INSTALL ADA RAMP 
- ③ LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN
- ④ TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24", TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.

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OF CURB, FACE OF DROP SIDEWALK, ETC.)



L
dg

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
385.501.7371



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info@legacydesigngroup.net

OWNER:
EAGLE 11 LLC.

RANCHES CROSSING

CLEAR ROCK RD

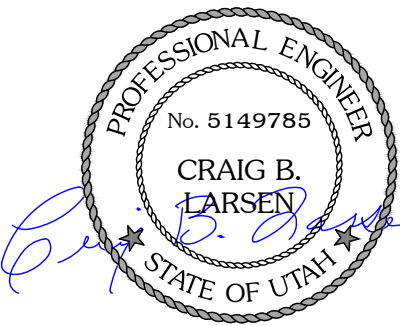
SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



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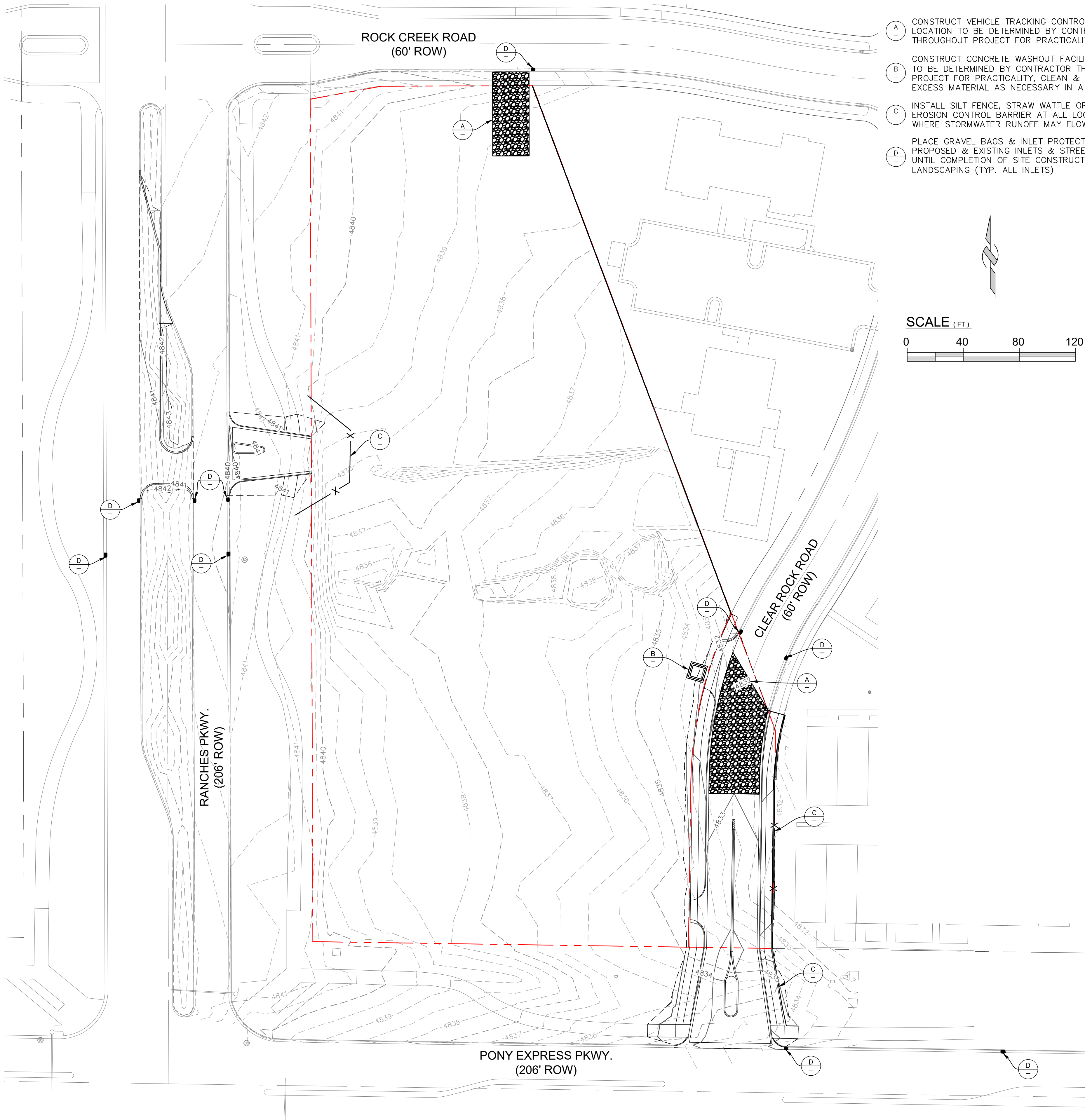
Rev.	Date	Comment
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DESIGN BY: CBL
ORIG. ISSUE DATE: JUNE 20, 2022

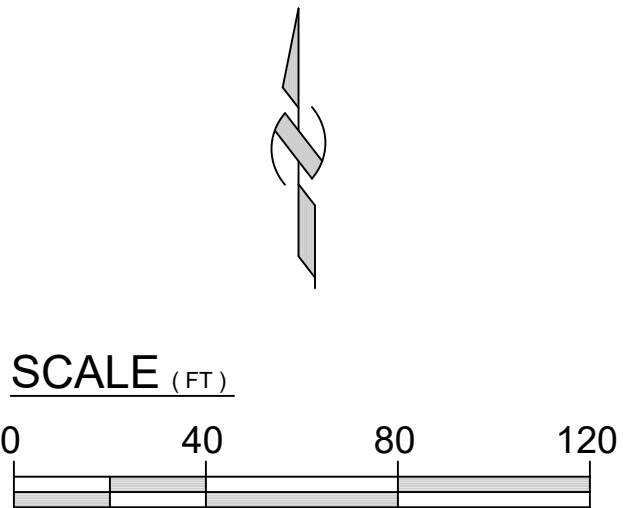


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GRADING PLAN WEST ENTRANCE C301



- (A) CONSTRUCT VEHICLE TRACKING CONTROL ENTRANCE, LOCATION TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY
- (B) CONSTRUCT CONCRETE WASHOUT FACILITY, LOCATION(S) TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY, CLEAN & DISPOSE OF EXCESS MATERIAL AS NECESSARY IN A LAWFUL MANNER
- (C) INSTALL SILT FENCE, STRAW WATTLE OR BALE EROSION CONTROL BARRIER AT ALL LOCATIONS WHERE STORMWATER RUNOFF MAY FLOW OFF-SITE
- (D) PLACE GRAVEL BAGS & INLET PROTECTION, OVER PROPOSED & EXISTING INLETS & STREET GUTTERS UNTIL COMPLETION OF SITE CONSTRUCTION & LANDSCAPING (TYP. ALL INLETS)



LEGEND		
PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
-1775	-1775	PROPERTY LINE
-1776	-1776	MAJOR CONTOUR
X		MINOR CONTOUR
		DITCH BANK, FLOWLINE
		SILT FENCE, STRAW WATTLE
		STRAW BAIL
		GRAVEL BAG
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION

Ldg

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
385.501.7371

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RANCHES
CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

811
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Rev.	Date	Comment
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DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: JUNE 20, 2022

PROFESSIONAL ENGINEER
No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

11/9/2022 3:49:35 PM

SWPPP

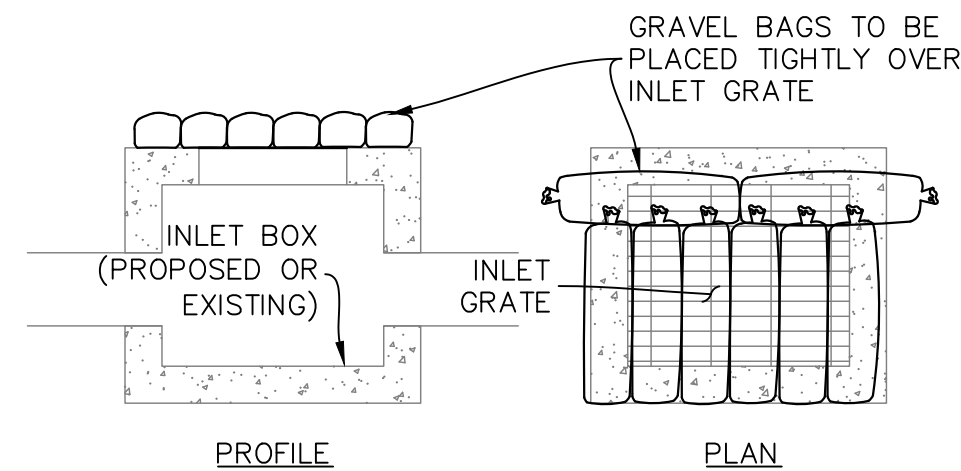
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OWNER:
EAGLE 11 LLC.

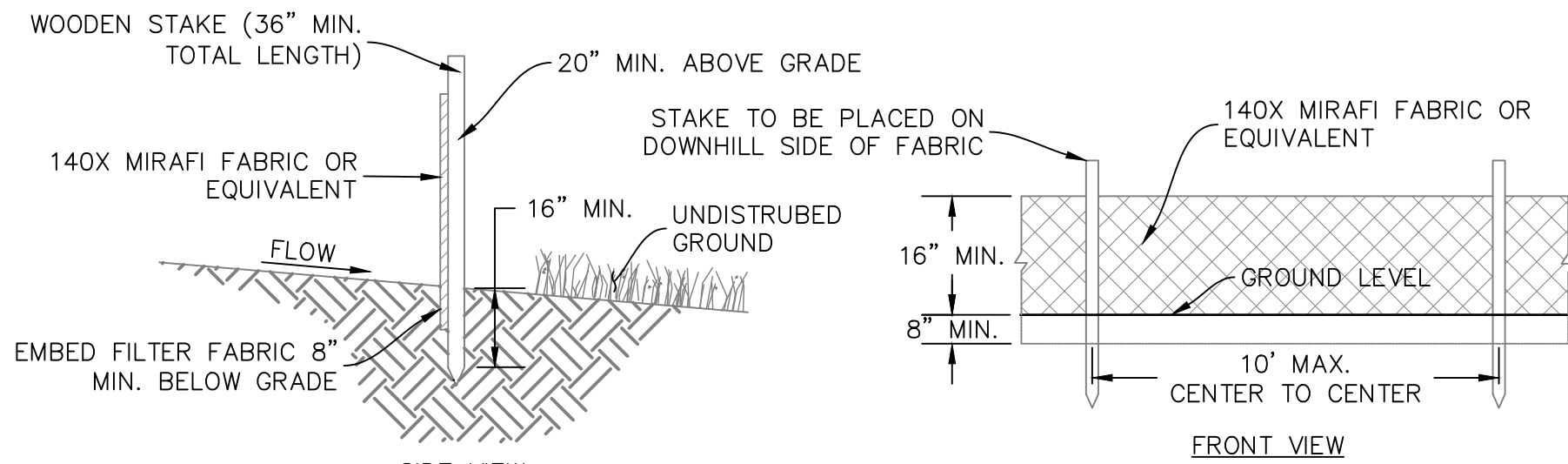
RANCHES CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

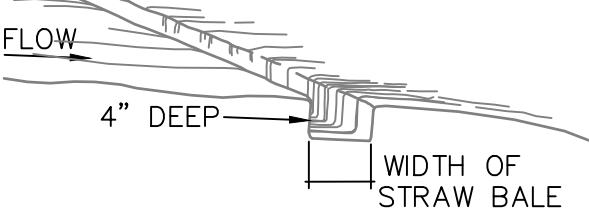


D
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NTS
GRAVEL BAGS



SILT FENCE

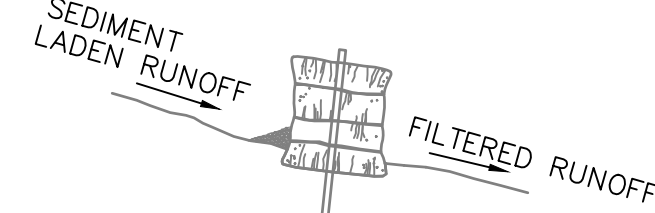
1. DIG A 4" BY 2' TRENCH. ALIGN TRENCH PARALLEL TO CONTOURS BUT CURVED SLIGHTLY UPHILL SO RUNOFF CANNOT ESCAPE AROUND THE END BALES. (SEE #2 BELOW)



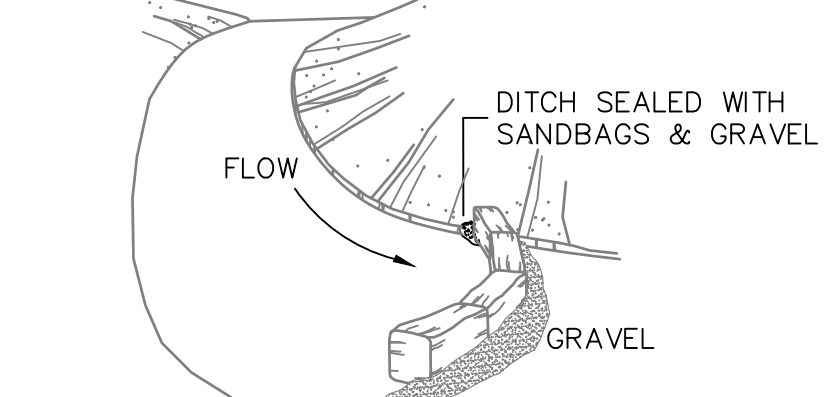
2. PLACE BALES IN TRENCH WITH ENDS TIGHTLY ABUTTED.

3. ANCHOR EACH BALE WITH 2 STAKES HAMMERED 1 1/2' TO 2' INTO THE GROUND. ANGLE THE FIRST STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE.

4. WEDGE LOOSE STRAW BETWEEN BALES. BACKFILL AND COMPACT THE EXCAVATED SOIL AGAINST THE UPHILL SIDE OF THE BARRIER.



5. WHEN INSTALLING BALES ON PAVEMENT, PILE GRAVEL OR ROCK BEHIND THE BALES TO HOLD THEM IN PLACE.

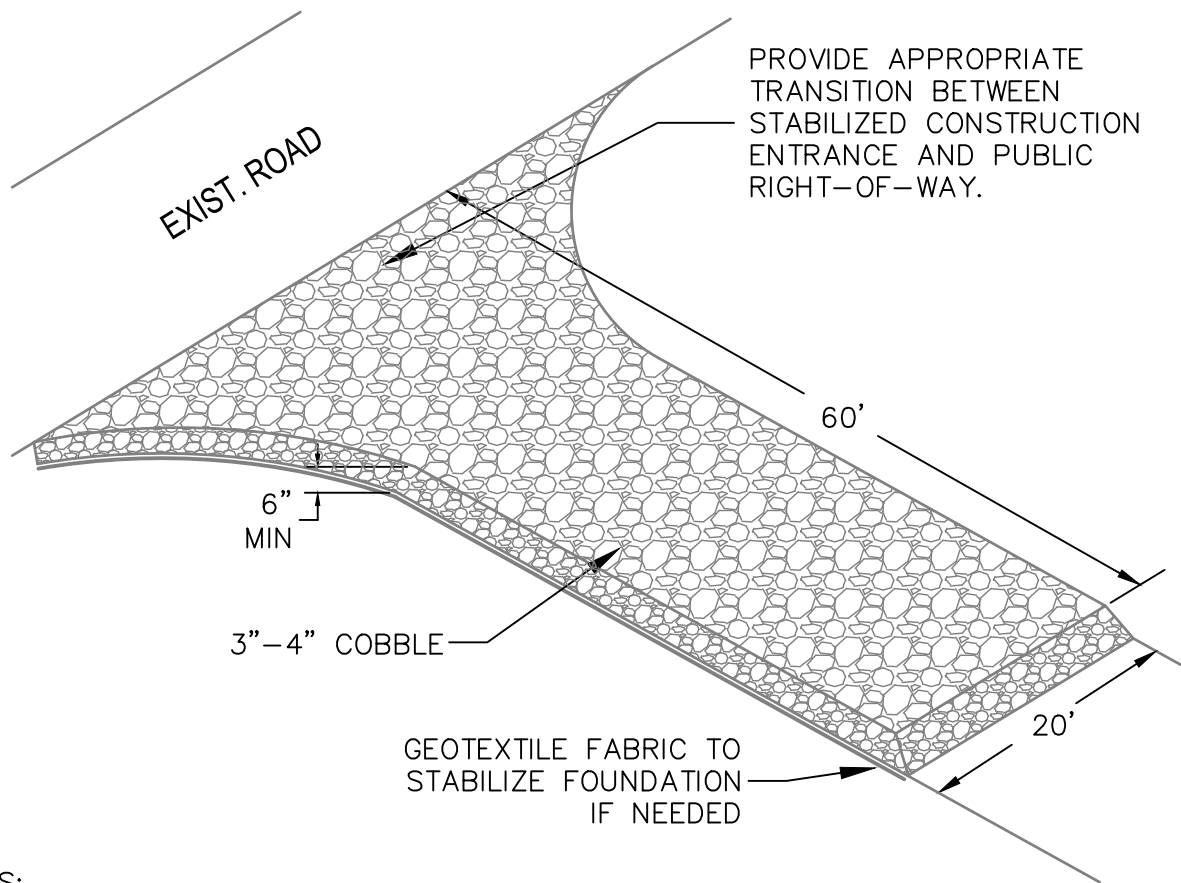


NOTES:

1. INSPECT PERIODICALLY AND AFTER EACH STORM. REPLACE DAMAGED WATTLES & BALES; RE-ANCHOR DISPLACED ONES. CLEAN OUT SEDIMENT BEFORE IT REACHES THE TOP OF THE WADDLES & BALES. DEPOSIT THE REMOVED SEDIMENT WHERE IT WILL NOT ENTER A DRAINAGE WAY.
2. MATERIALS:
 - 2.1. 9"Ø STRAW WATTLES BOUND WITH NETTING & TWINE, STRAW BALES BOUND WITH TWINE, WOOD STAKES 5' O.C. (2X2, 2' LONG) OR STEEL PICKETS.
 - 2.2. STRAW BALES BOUND WITH TWINE, WOOD STAKES (2X2, 4' LONG) OR STEEL PICKETS, 2 STAKES PER BALE.

STRAW WATTLE/BALE

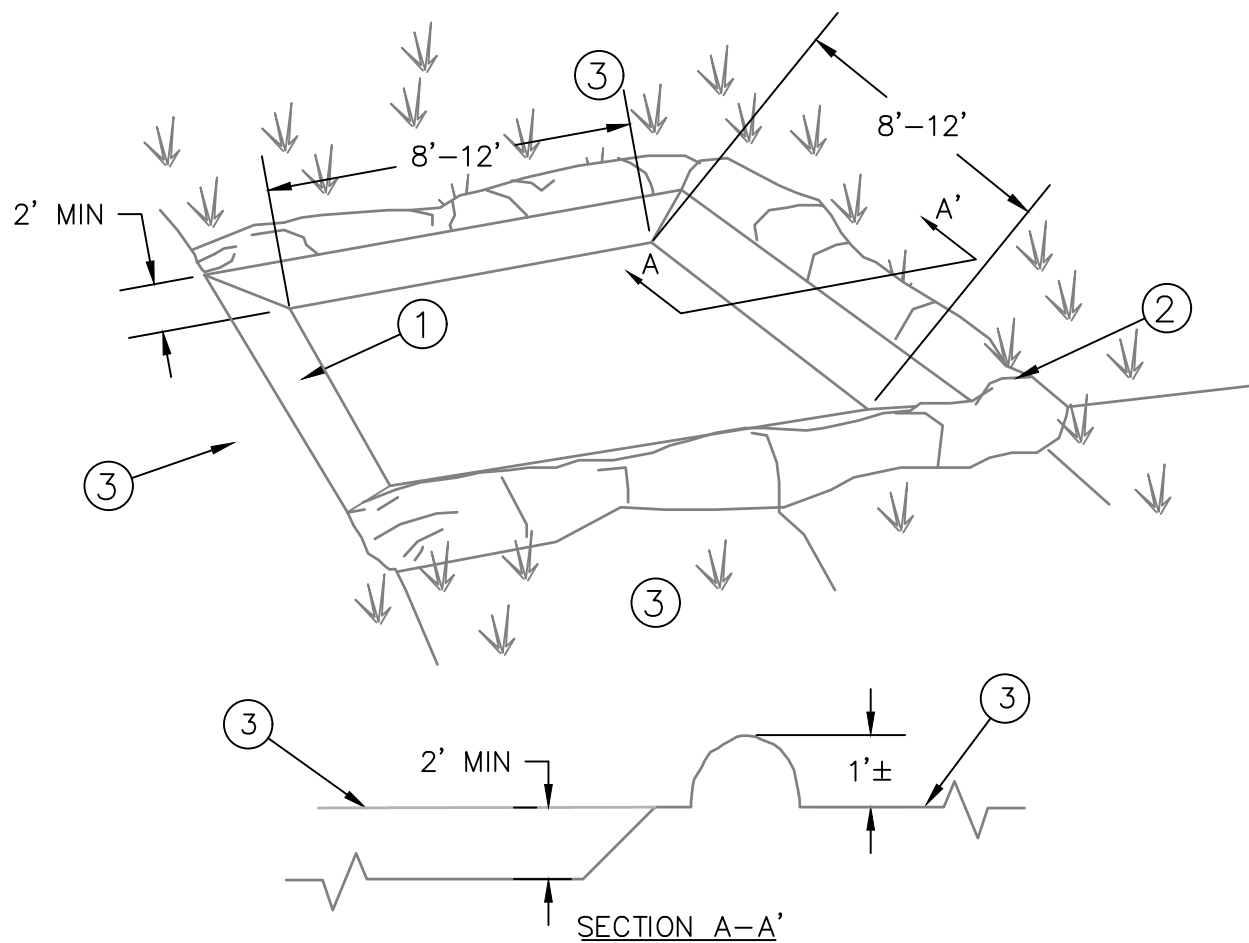
C
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NTS
SILT FENCE, STRAW WATTLE OR BALE EROSION CONTROL



NOTES:

1. STONE SIZE: 3"-4" OPEN GRADEROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 50'.
3. THICKNESS: NOT LESS THAN 6"
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

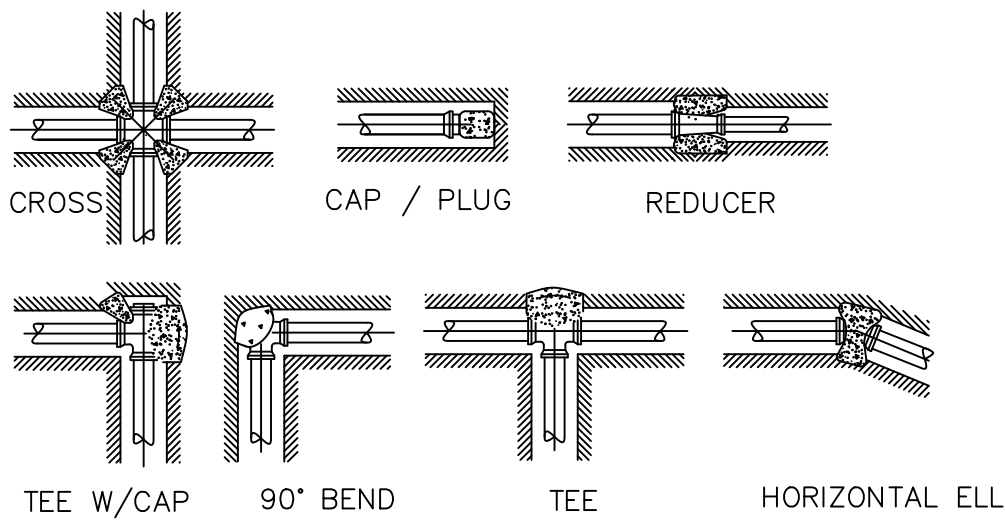
A
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NTS
VEHICLE TRACKING CONTROL



- ① EXCAVATE 2' DEPTH MIN.
- ② EXCAVATED MATERIAL TO FORM BERM ±1'
- ③ EXISTING GRADE

NOTE:
INSPECT PERIODICALLY AND CLEAN OUT CONCRETE BEFORE IT REACHES THE BOTTOM OF THE EARTH BERM. DISPOSE OF CONCRETE OFF-SITE IN LAWFUL MANNER RESTORE AREA TO ORIGINAL GRADE AT END OF JOB.

B
—
NTS
CONCRETE WASHOUT BASIN



BEARING AREA = (TEST PRESSURE/250) X (2000/SOIL BEARING STRESS) X (TABLE VALUE)

MINIMUM BEARING AREA IN SQUARE FEET										
FITTING SIZE	TEE, WYE PLUG OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22 1/2° BEND	11 1/4° BEND	45° VERT BEND* (CU YDS.)	22 1/2° VERT BEND (CU YDS.)	11 1/4° VERT BEND* (CU YDS.)
			A1	A2						
4"	2.4	3.3	3.3	1.5	1.8	0.9	0.5	1.2	0.5	0.2
6"	5.3	7.5	7.5	5.6	4.1	2.1	1.0	1.9	1.0	0.5
8"	9.4	13.3	13.3	10.0	7.2	3.7	1.8	3.4	1.8	0.9
10"	14.7	20.8	20.8	17.5	11.3	5.7	2.9	5.3	2.9	1.5
12"	21.2	30.0	30.0	26.7	16.2	8.3	4.2	7.7	4.1	2.1
14"	28.9	40.8	40.8	33.3	22.1	11.3	5.7	10.4	5.6	2.9
16"	37.7	53.3	53.3	45.8	28.9	14.7	7.4	13.6	7.4	3.8
18"	47.7	67.5	67.5	60.0	36.5	18.6	9.4	17.2	9.3	4.8

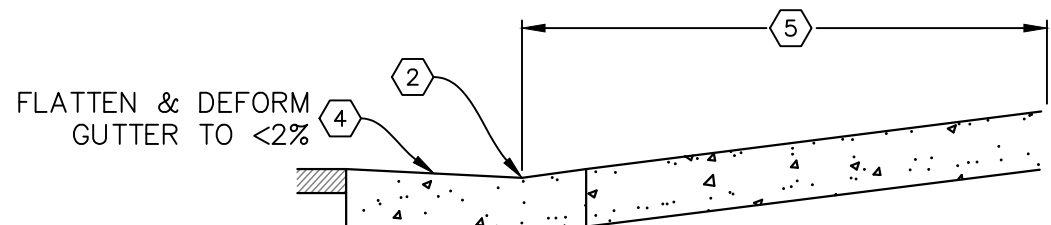
NOTES:

- CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH OR STRUCTURAL BACKFILL APPROVED BY ENGINEER.
- KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
- REQUIRED BEARING AREAS AT FITTINGS SHALL BE AS REQUIRED IN NOTE 7 TO CONFORM TO TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES) STATED IN THE SPECIFICATIONS.
- BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS TYPICAL DETAIL.
- ALL BURIED PIPING EXCEPT FLANGED, SCREWED, SOCKET WELD PVC OR WELDED STEEL PIPE SPECIFIED TO BE PRESSURE TESTED SHALL BE PROVIDED WITH CONCRETE THRUST BLOCKS AT ALL DIRECTION CHANGES UNLESS OTHERWISE NOTED.
- THRUST BLOCKS SHALL NOT BE LOCATED OR SIZED TO ENCASE ADJACENT PIPES OR FITTINGS.
- BEARING AREAS ARE BASED ON TEST PRESSURE OF 250 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT.

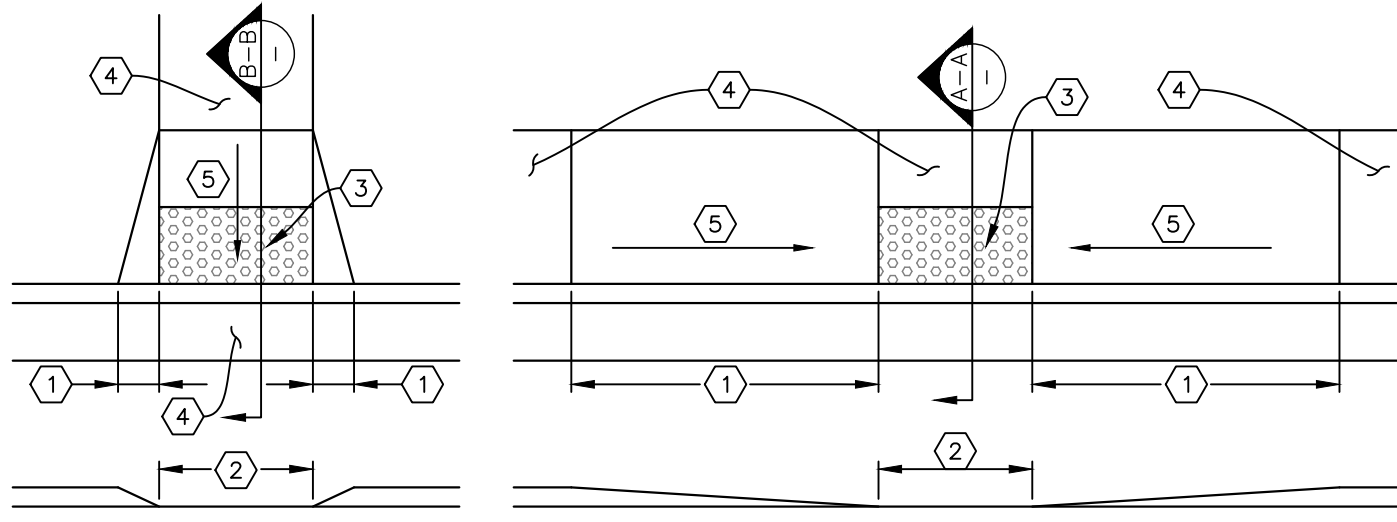
1 THRUST BLOCK NTS

USE FOTERRA STANDARD 48" PRECAST SANITARY SEWER MANHOLE W/INVERT CHANNELS, CONE, ADJUSTING RINGS, & TRAFFIC RATED NEENAH R-1955 FRAME & R-1733 LID W/"SANITARY SEWER" EMBOSHING OR APPROVED EQUAL. FRAME & GRATE TO RECEIVE CONCRETE COLLAR WHEN IN LANDSCAPED AREA. MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX.) & NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

4 SANITARY SEWER MANHOLE NTS

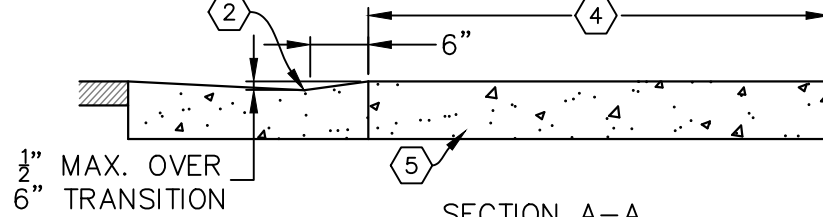


SECTION B-B



SECTION A-A

- TRANSITION TO LOWBACK CURB/ZERO REVEAL; L=RAMP LENGTH IF PARALLEL TO RAMP, 18" MIN. OTHERWISE
- LOWBACK CURB/ZERO REVEAL, SEE SITE PLAN FOR LENGTH
- TRUNCATED DOMES MEETING ADA REQ'TS ALONG ENTIRE DISTANCE OF LOWBACK CURB
- LANDING; SLOPE<2% FOR 60" MIN. IN DIRECTION OF TRAVEL
- RAMP; SLOPE<8%

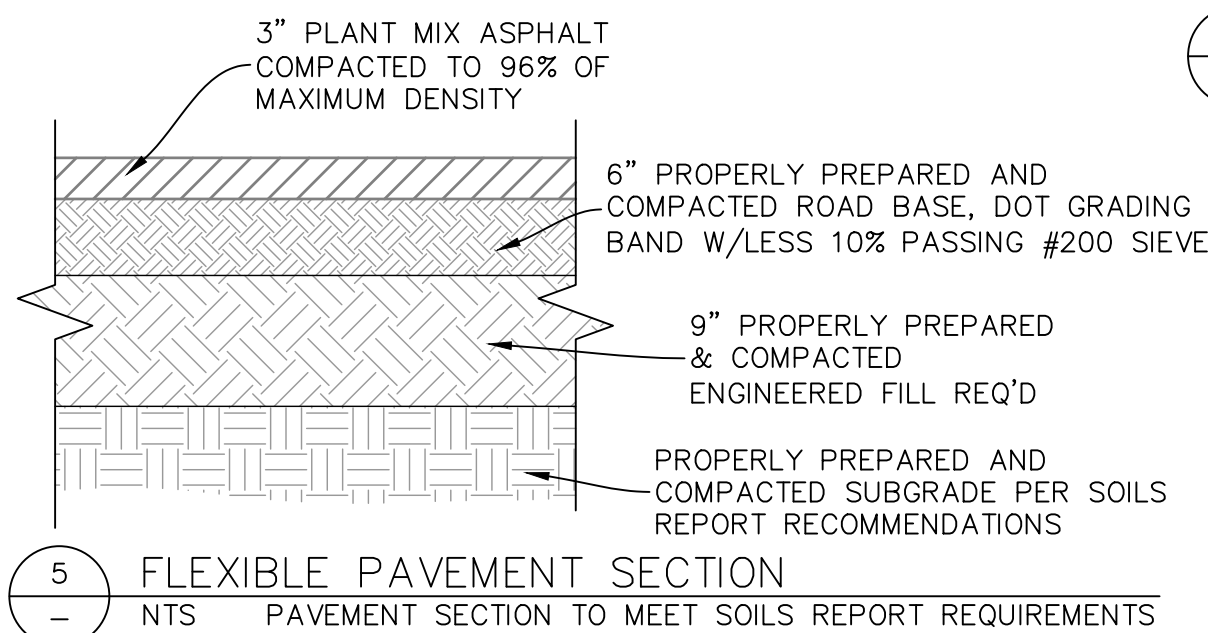


SECTION A-A

8 ADA RAMP NTS

NOTES:

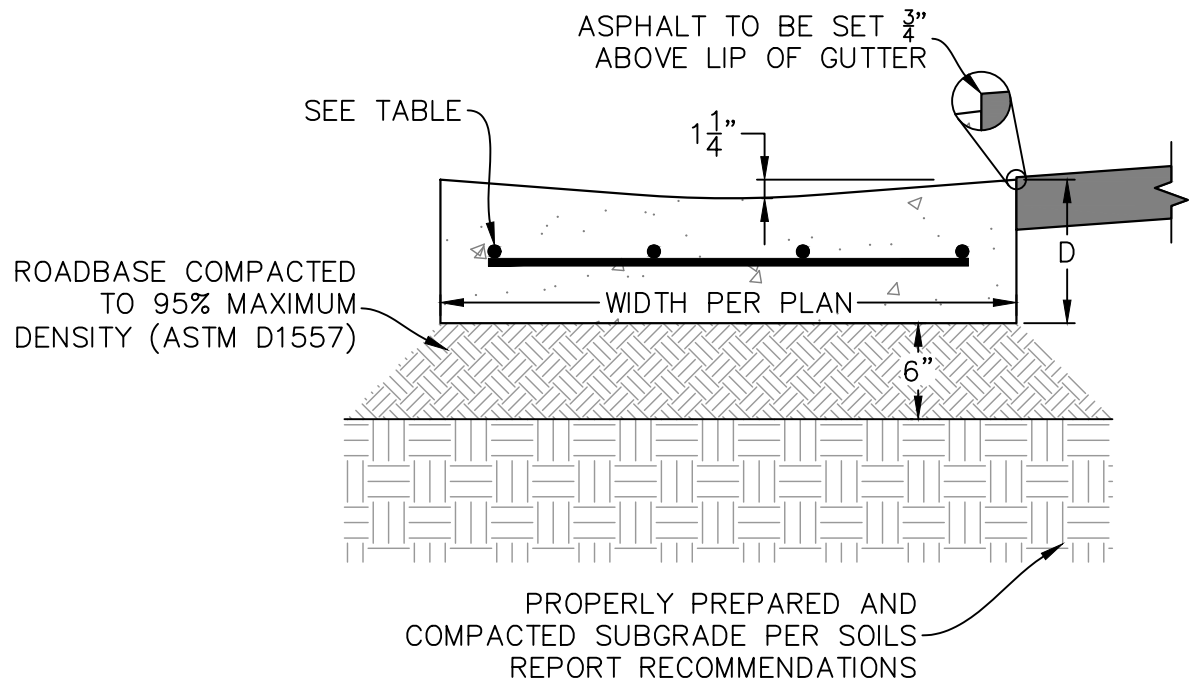
- RAMPS SHALL COMPLY WITH CURRENT DEPARTMENT OF JUSTICE ADA STANDARDS & ICC A117.1.
- ABRUPT CHANGES IN LEVEL UP TO 1/4" MAXIMUM ARE ALLOWED.
- ABRUPT CHANGES IN LEVEL GREATER THAN 1/4" BUT LESS THAN 3/4" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1 VERTICAL:2 HORIZONTAL.
- ABRUPT CHANGES IN LEVEL GREATER THAN 3/4" ARE PROHIBITED.



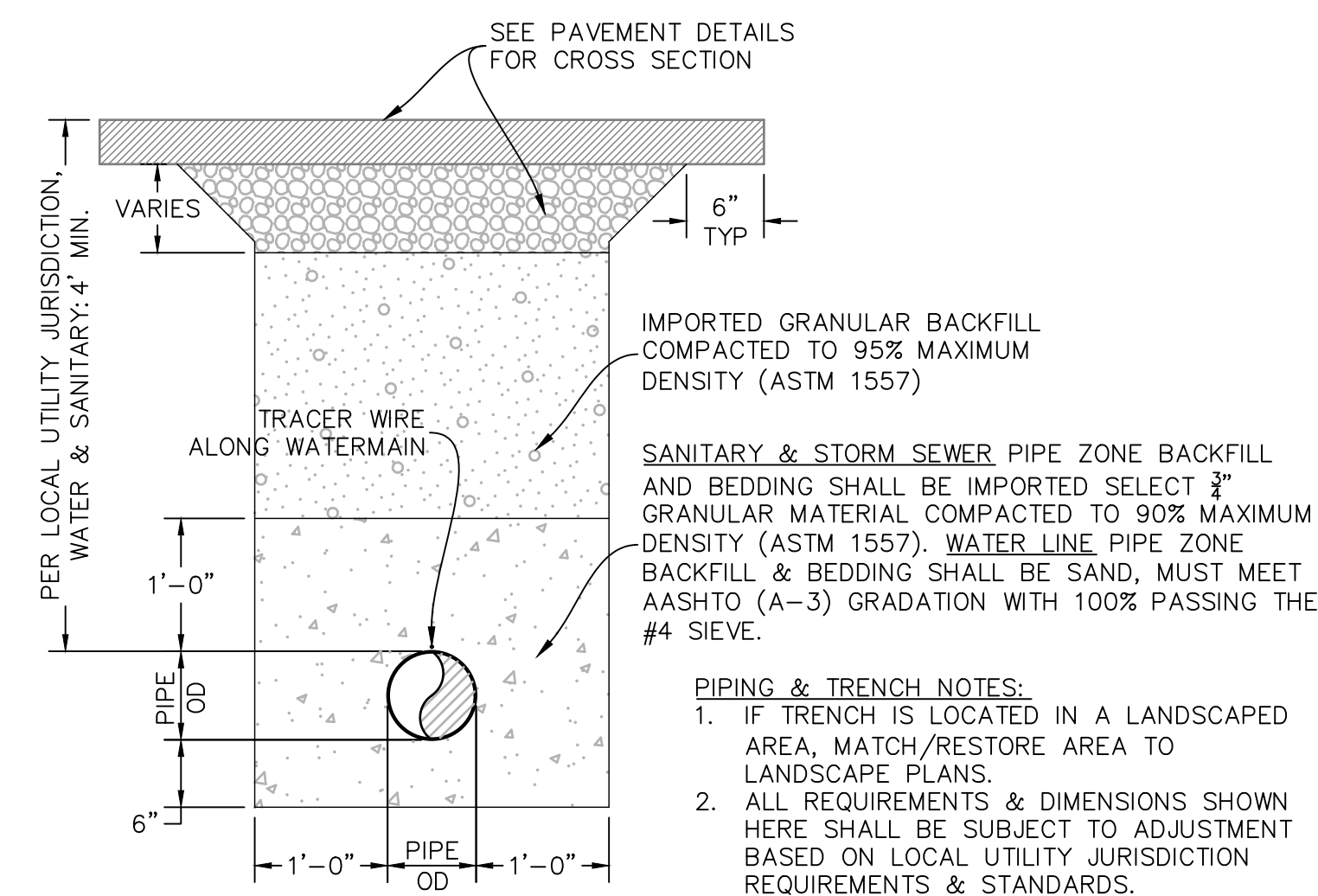
5 FLEXIBLE PAVEMENT SECTION NTS

PROPERLY PREPARED AND COMPACTED SUBGRADE PER SOILS REPORT RECOMMENDATIONS

WATERWAY DIMENSION TABLE			
WIDTH	D	STEEL	
24"	7"	3 No. 4 BARS	
36"	8"	4 No. 4 BARS TIED AT 24" O.C. W/No. 4 BAR	
48"	8"	5 No. 4 BARS TIED AT 24" O.C. W/No. 4 BAR	



9 CONCRETE WATERWAY NTS



2 STANDARD TRENCH DETAIL NTS: SEE GEOTECHNICAL INVESTIGATION FOR SPECIAL TRENCH REQ'TS

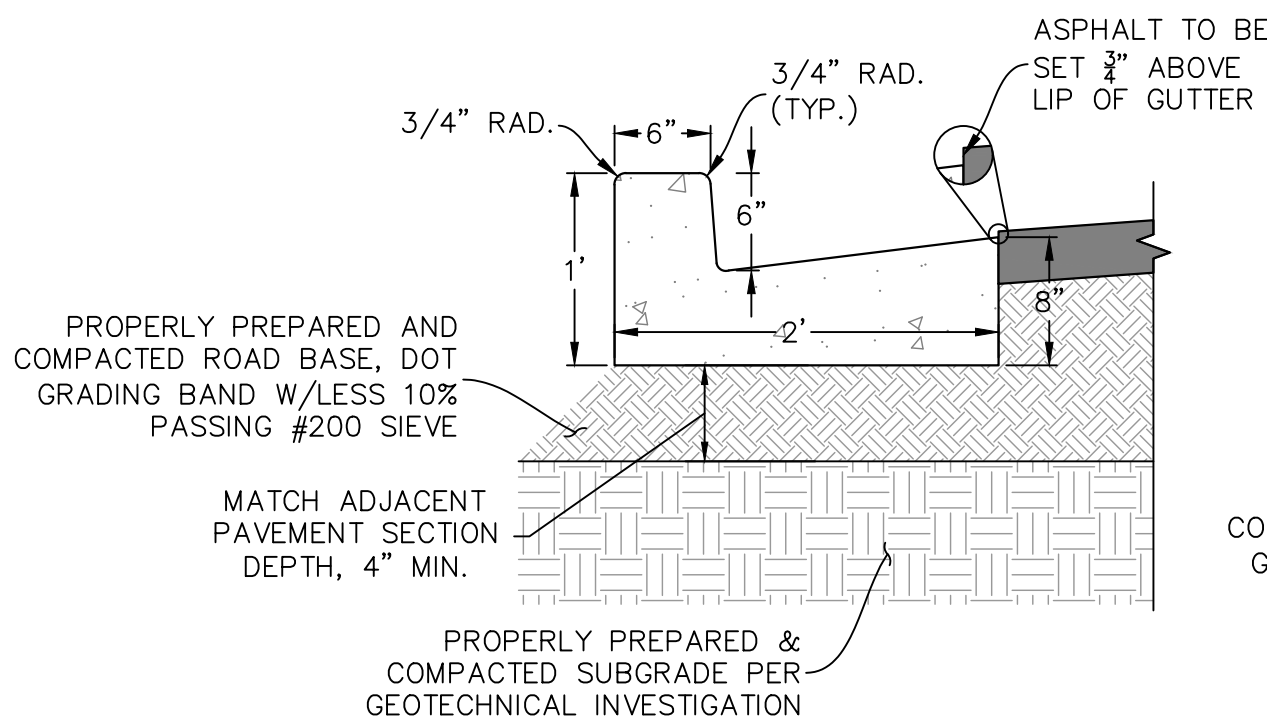
PIPING & TRENCH NOTES:

- IF TRENCH IS LOCATED IN A LANDSCAPED AREA, MATCH/RESTORE AREA TO LANDSCAPE PLANS.
- ALL REQUIREMENTS & DIMENSIONS SHOWN HERE SHALL BE SUBJECT TO ADJUSTMENT BASED ON LOCAL UTILITY JURISDICTION REQUIREMENTS & STANDARDS.

NOTES:

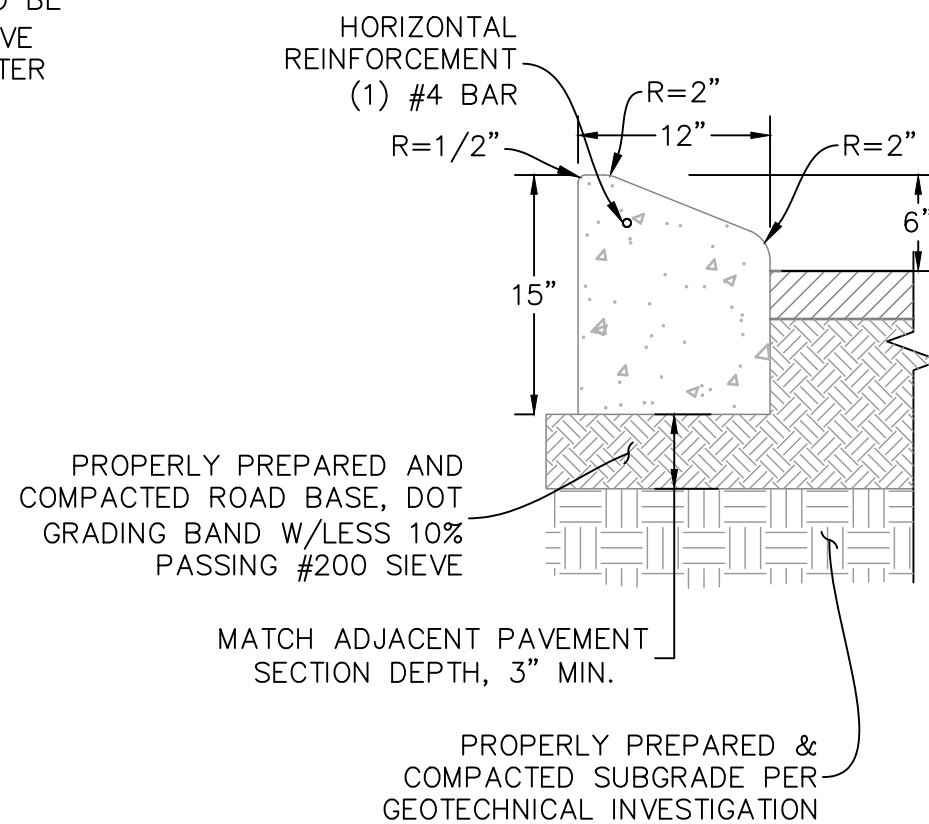
- SEE "TYPICAL CONCRETE SITEWORK & FLATWORK" DETAIL FOR ADD'L REQ'TS.

6 THICKENED EDGE SIDEWALK NTS

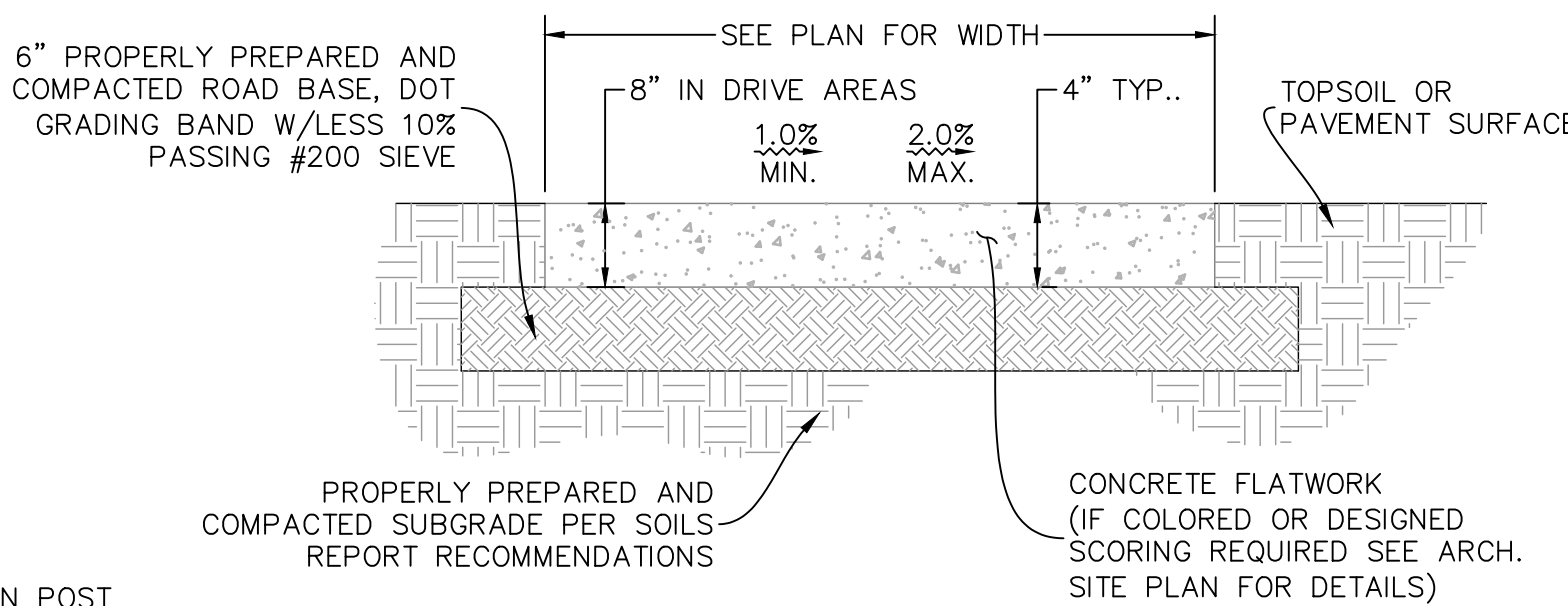


7 24" CURB & GUTTER NTS

NOTE: MATCH EXISTING ISLAND CURB WALL STYLE & DIMENSIONS. DIMENSIONS SHOWN ARE APPROXIMATE.



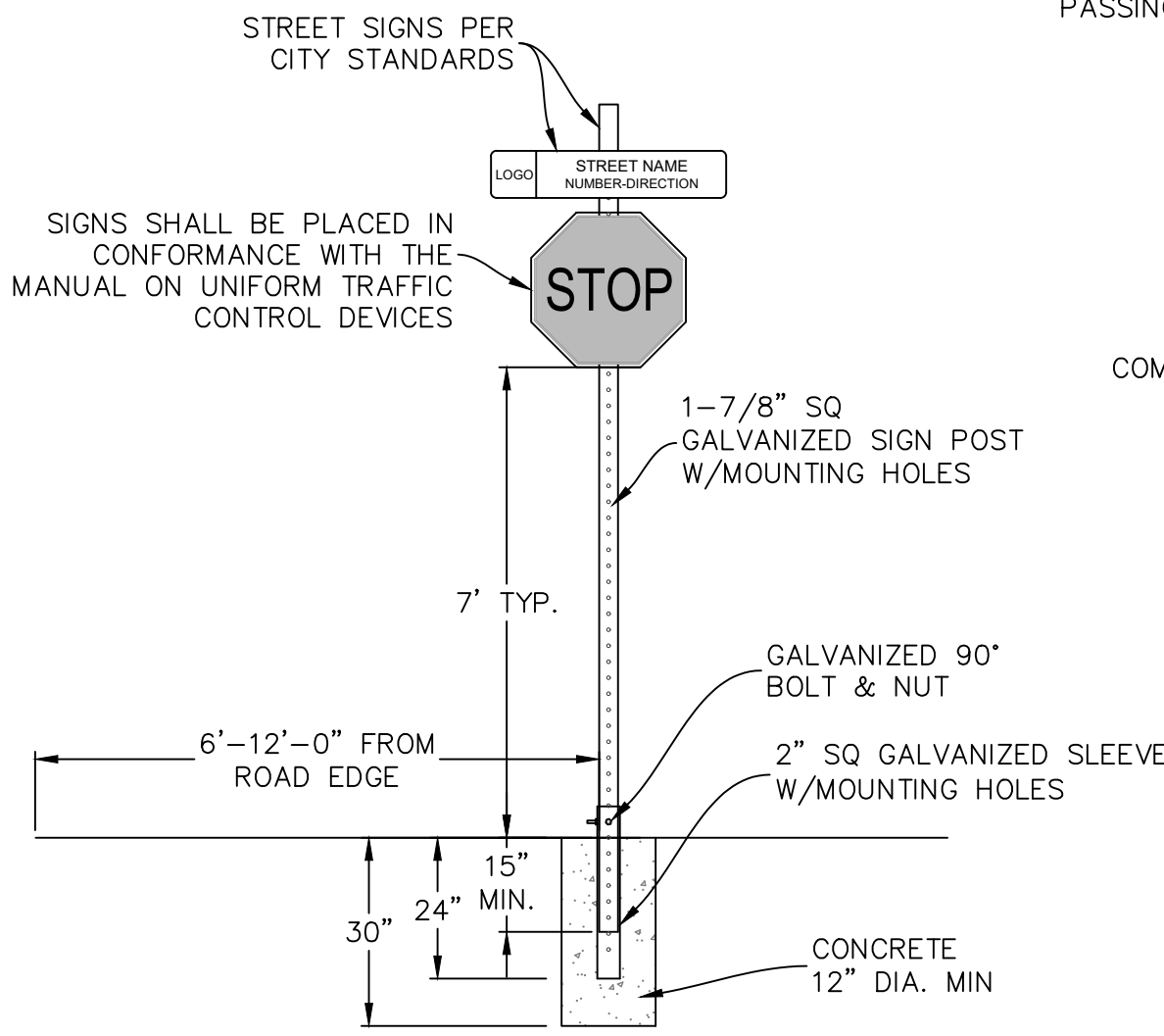
12 CONCRETE CURB WALL NTS



NOTES:

- CONCRETE SHALL CONTAIN NOT LESS THAN 6.3 BAGS CEMENT, HAVE 5-7% ENTRAINED AIR, AND SHALL BE PLACED AT A SLUMP NOT TO EXCEED 3.5".
- PLACE CONCRETE ON 6" OF ROAD BASE COMPACTED TO 95% MAXIMUM PROCTOR DENSITY AS DETERMINED BY ASTM D-1557.
- EXPANSION JOINTS EVERY 100 FEET, AT ALL CHANGES IN DIRECTION AND AT ALL LOCATIONS WHERE SLAB ABUTS OTHER CONCRETE OR SOLID OBJECT.
- PLACE SCORE LINES SPACED NOT GREATER THAN WIDTH OF SLAB OR SIDEWALK, MAX=8".
- SIDEWALK TO BE 8" THICK WHEN PLACED IN DRIVE APPROACH.
- USE FINE HAIR TO FINISH WALKS ON GRADES UNDER 6% AND ROUGH HAIR ON GRADES OVER 6%.

11 TYPICAL CONCRETE SIDEWALK & FLATWORK NTS

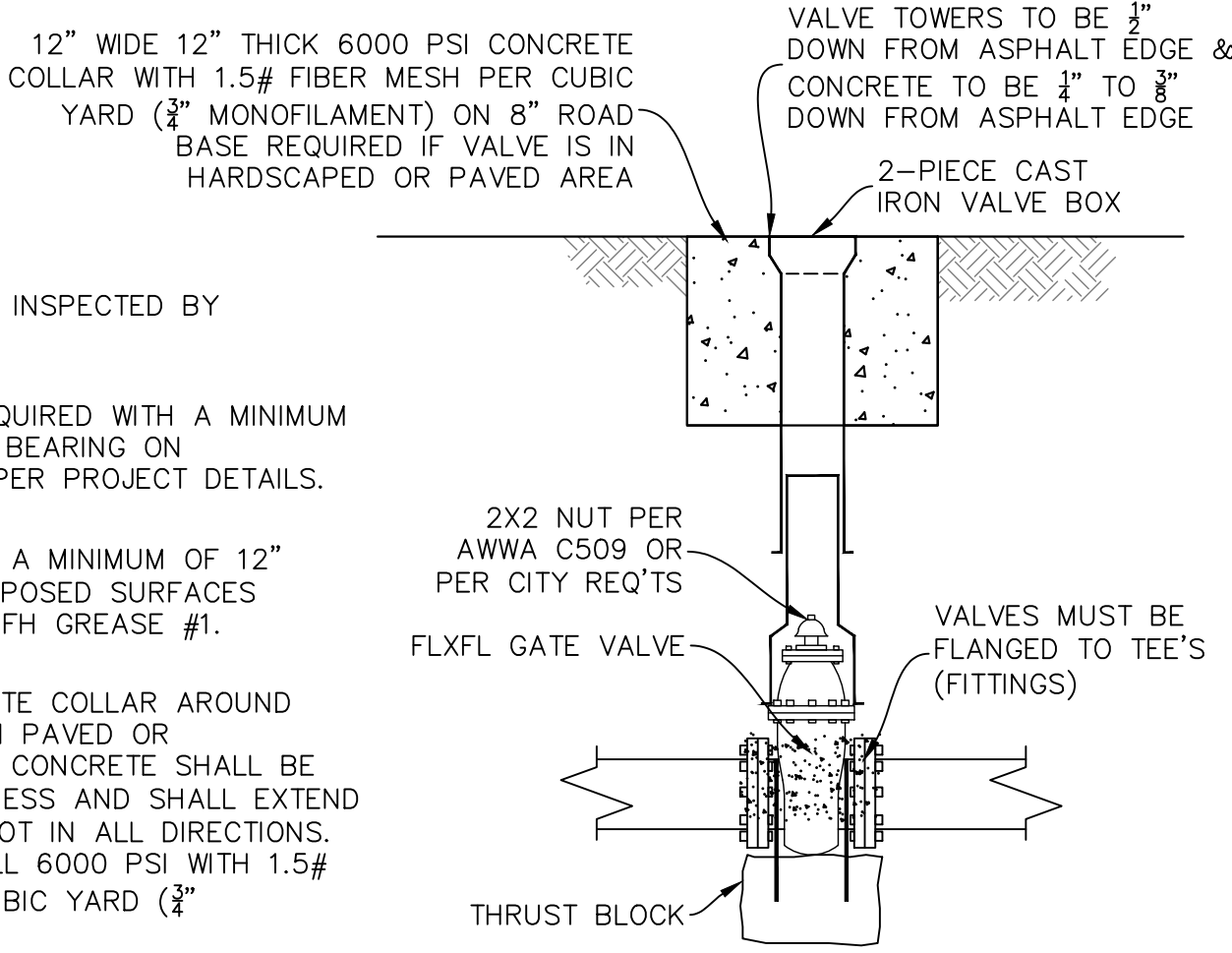


10 STREET & STOP SIGNS NTS

VALVE NOTES:

- ALL WORK MUST BE INSPECTED BY ENGINEER.
- THRUST BLOCKS REQUIRED WITH A MINIMUM OF 4 SQUARE FEET BEARING ON UNDISTURBED SOIL PER PROJECT DETAILS.
- #4 REBAR TO HAVE A MINIMUM OF 12" EMBEDMENT. ALL EXPOSED SURFACES COATED WITH POLY FH GREASE #1.
- CONSTRUCT CONCRETE COLLAR AROUND VALVE BOX WHEN IN PAVED OR LANDSCAPED AREA. CONCRETE SHALL BE 12" MINIMUM THICKNESS AND SHALL EXTEND A MINIMUM OF 1 FOOT IN ALL DIRECTIONS. CONCRETE MIX SHALL 6000 PSI WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT).

3 WATER VALVE NTS



OWNER:
EAGLE 11 LLC.

RANCHES CROSSING

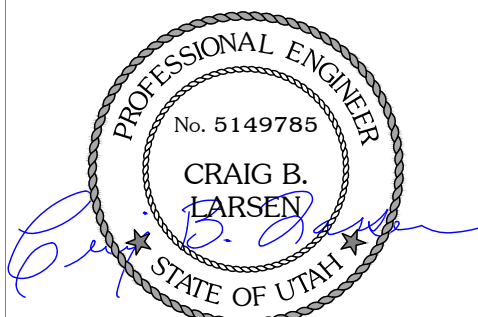
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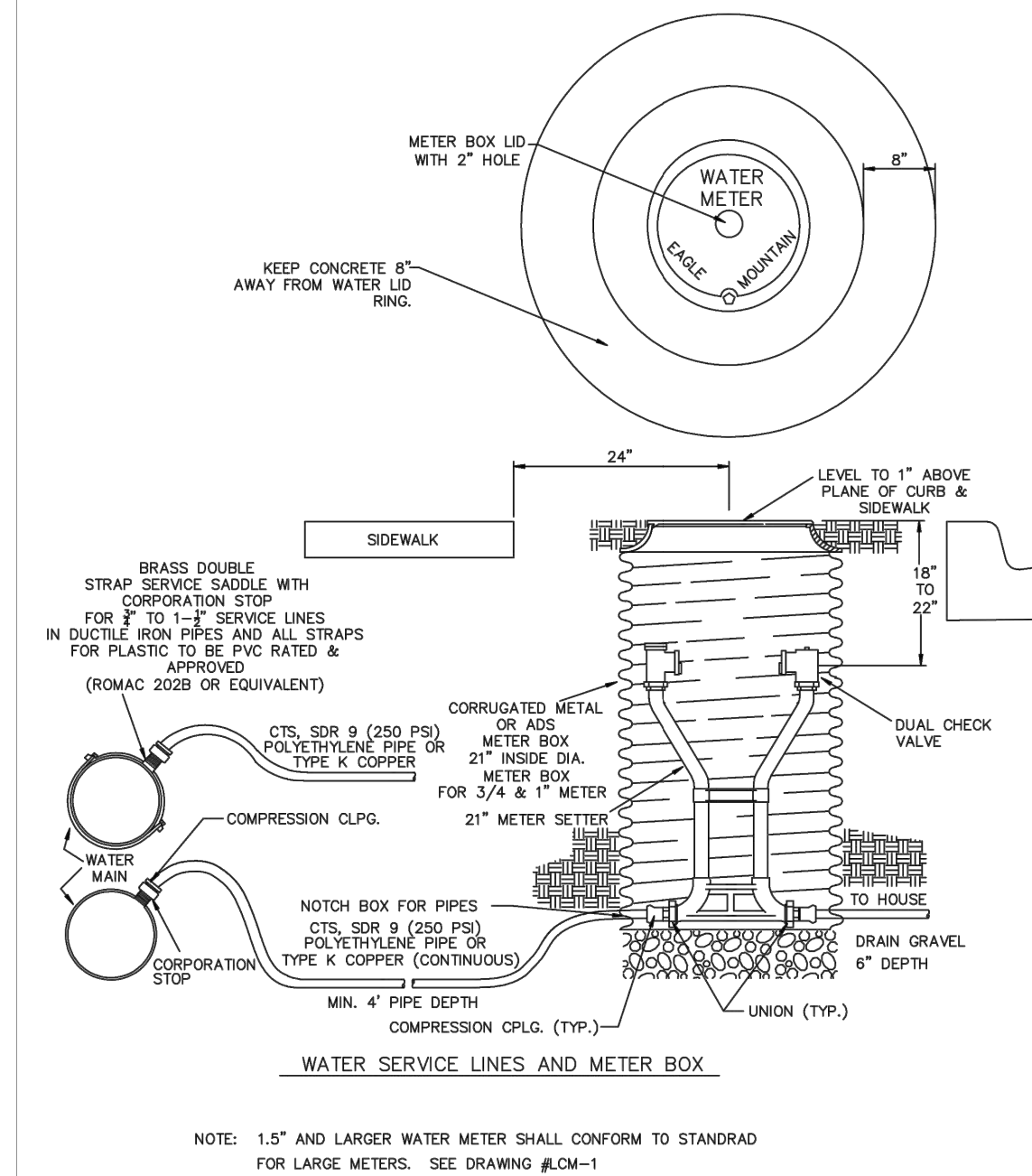
Rev.	Date	Comment
A	11.07.22	REVIEW COMMENTS

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DESIGN BY: CBL
ORIG. ISSUE DATE: JUNE 20, 2022

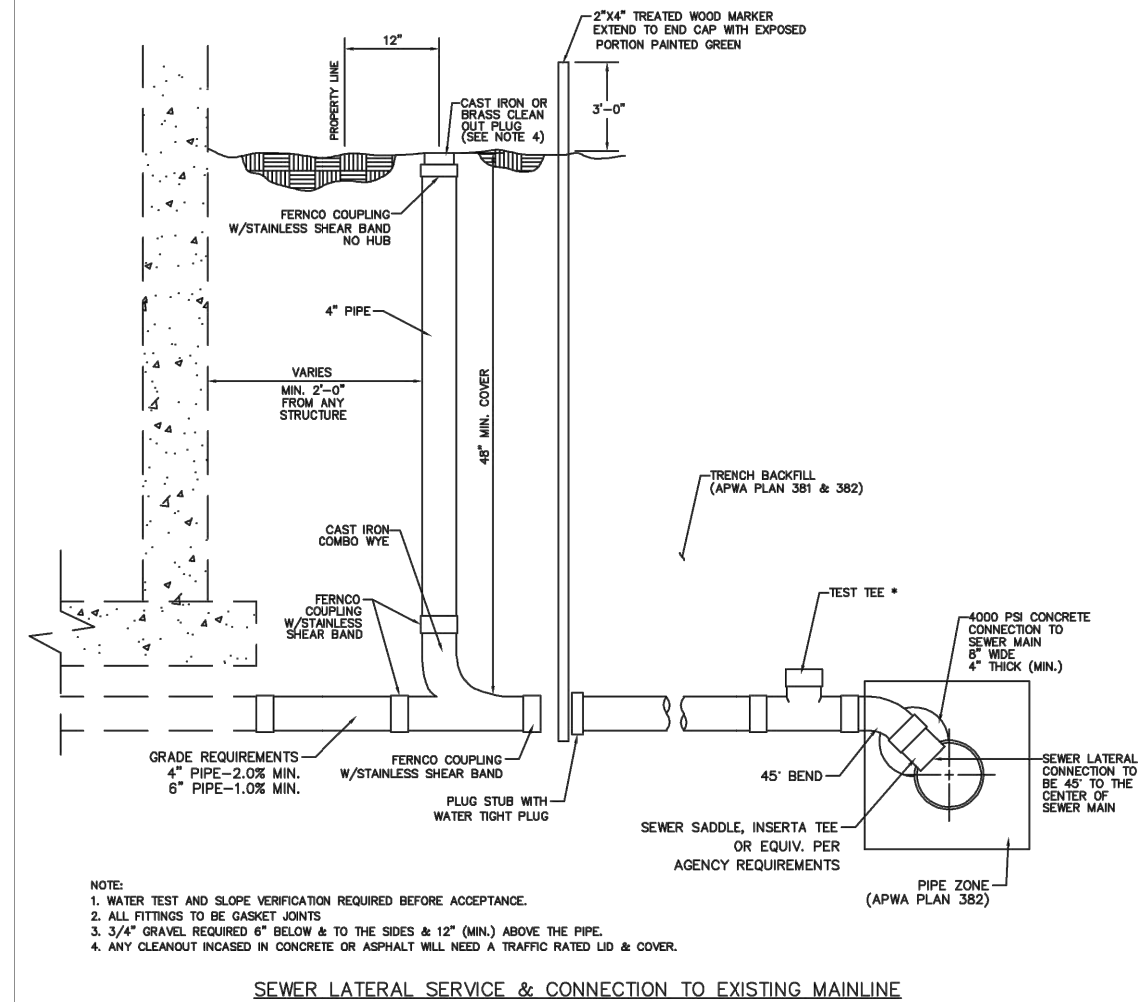


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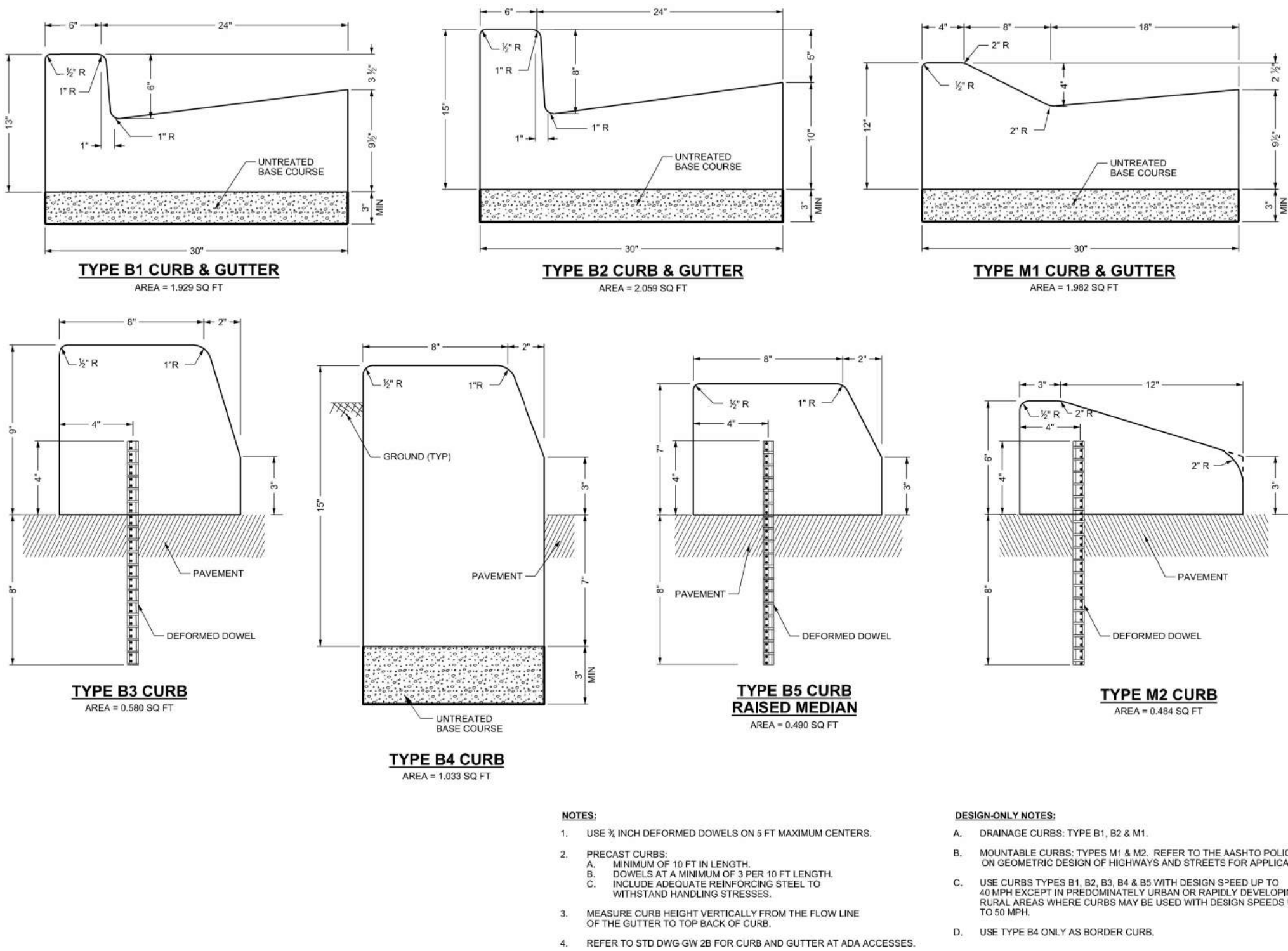
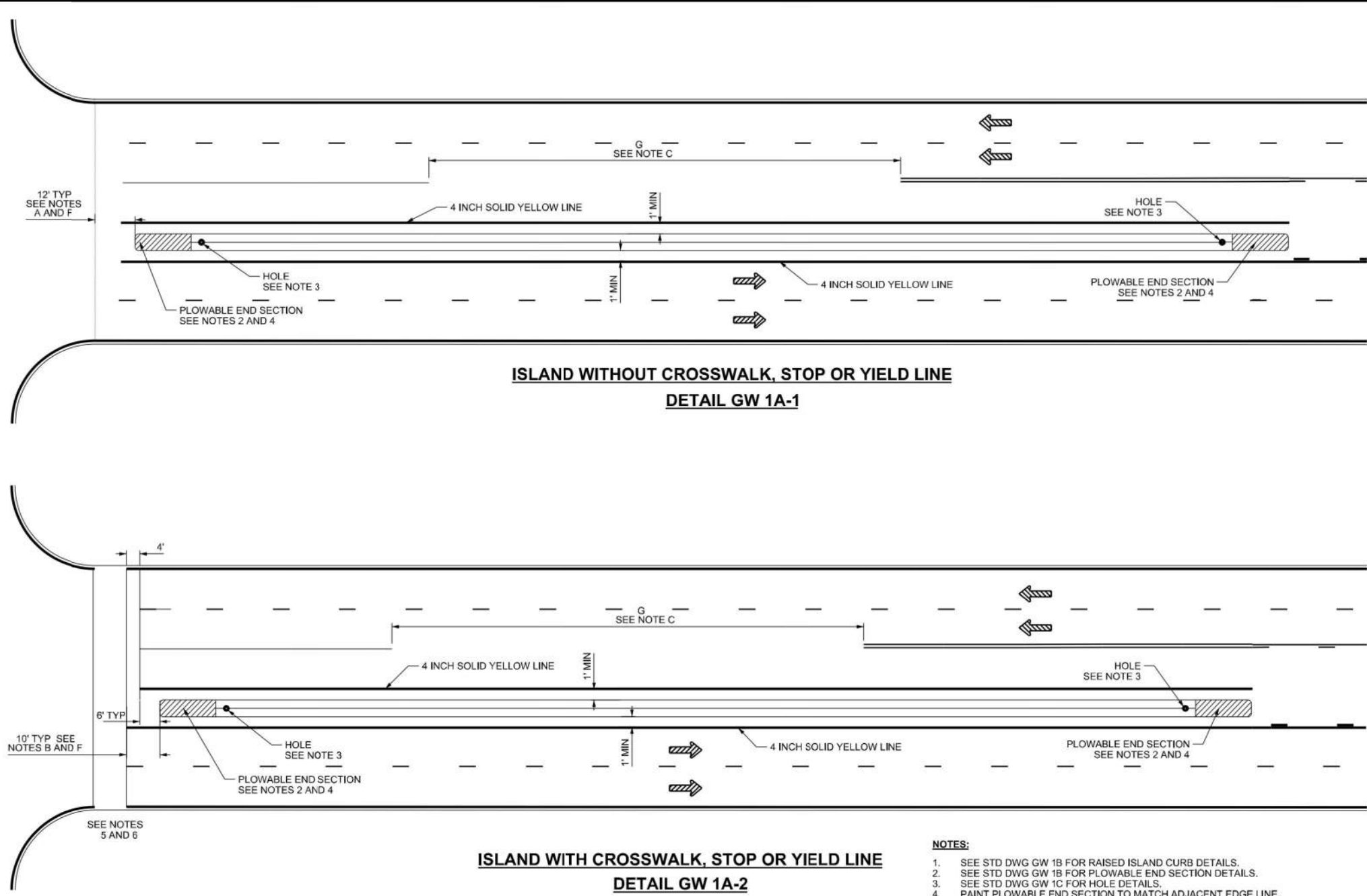
CIVIL DETAILS C500



DRAWN: RSB DATE: NOV 2020 SCALE: N.T.S.	EAGLE MOUNTAIN CITY 	STANDARD DETAILS FOR WATER LINE, SETTER & CAN	DRAWING NO.: WSC-1
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DRAWN: RSB DATE: SEP 2017 SCALE: N.T.S.	EAGLE MOUNTAIN CITY 	STANDARD DETAILS FOR SEWER LATERAL SERVICE & CONNECTION	DRAWING NO.: SLSC-1
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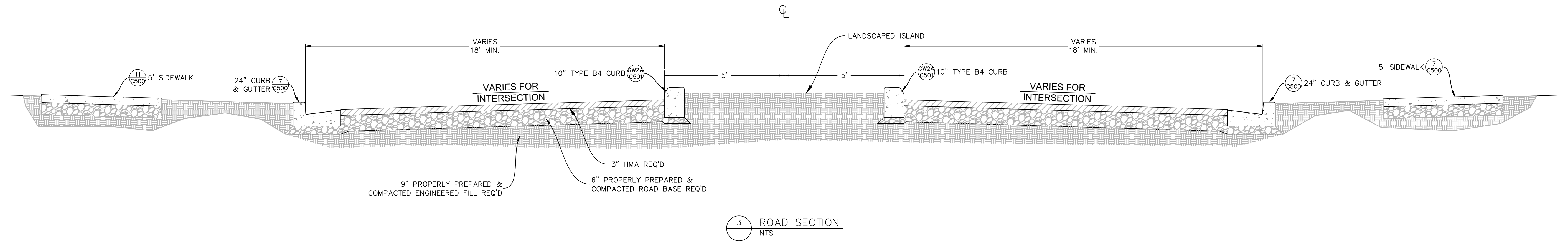
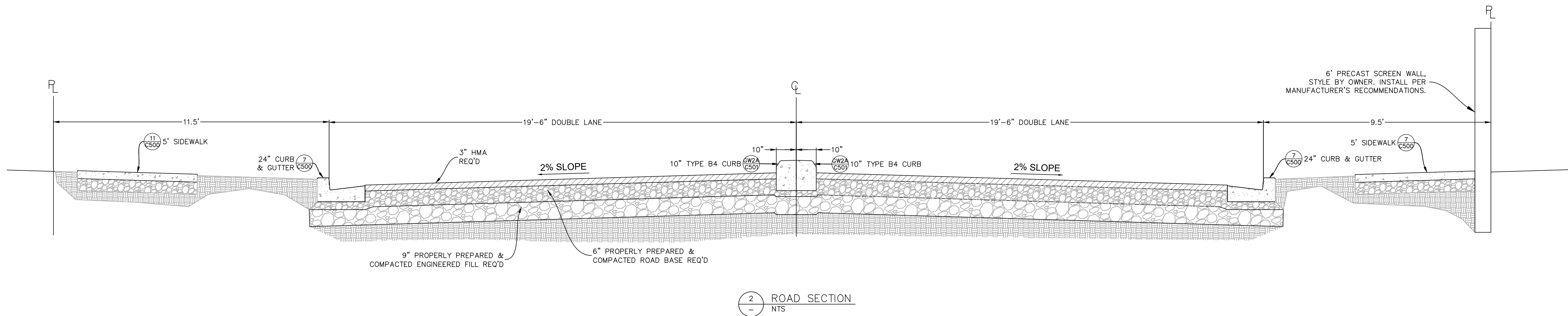
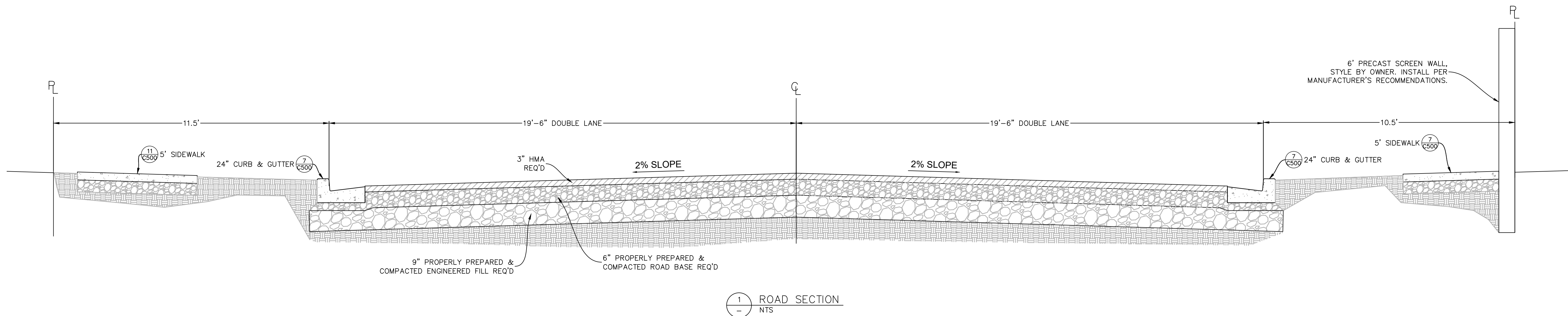
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OWNER:
EAGLE 11 LLC.

RANCHES
CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

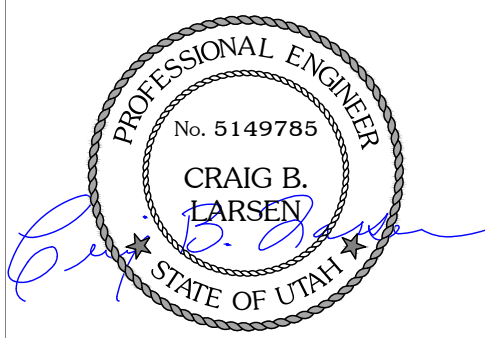


EAGLE MOUNTAIN ROAD SECTION NOTES:
1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: IE. SUB-GRADE, SUB-BASE, CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR SIDEWALKS AND TRAILS.
3. COLLARS: ALL COLLARS TO BE 1" WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANOLE COVERS AND WATER VALVE TOWERS TO BE 2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 2" TO 3" DOWN FROM ASPHALT EDGE.



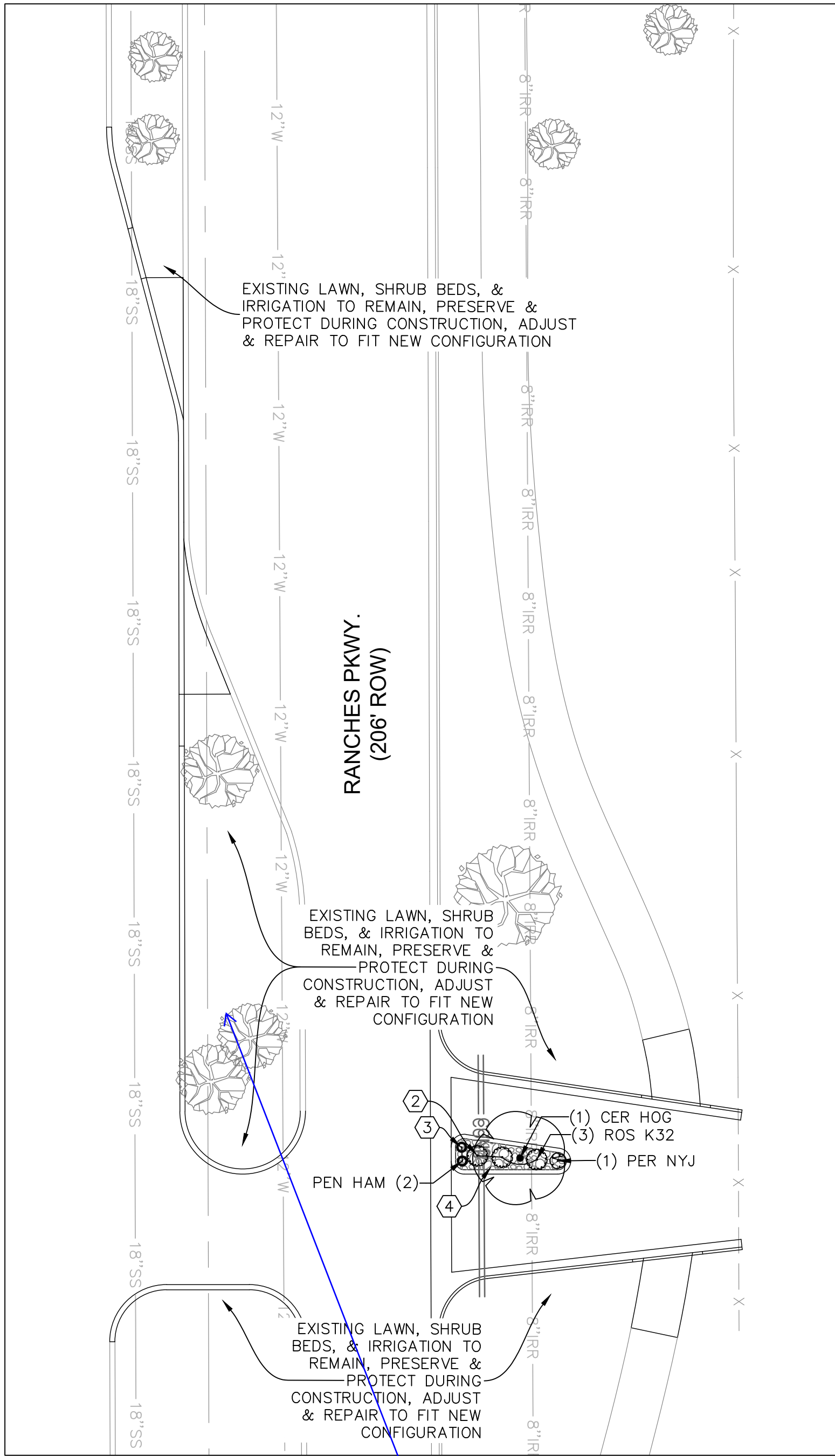
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DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: JUNE 20, 2022

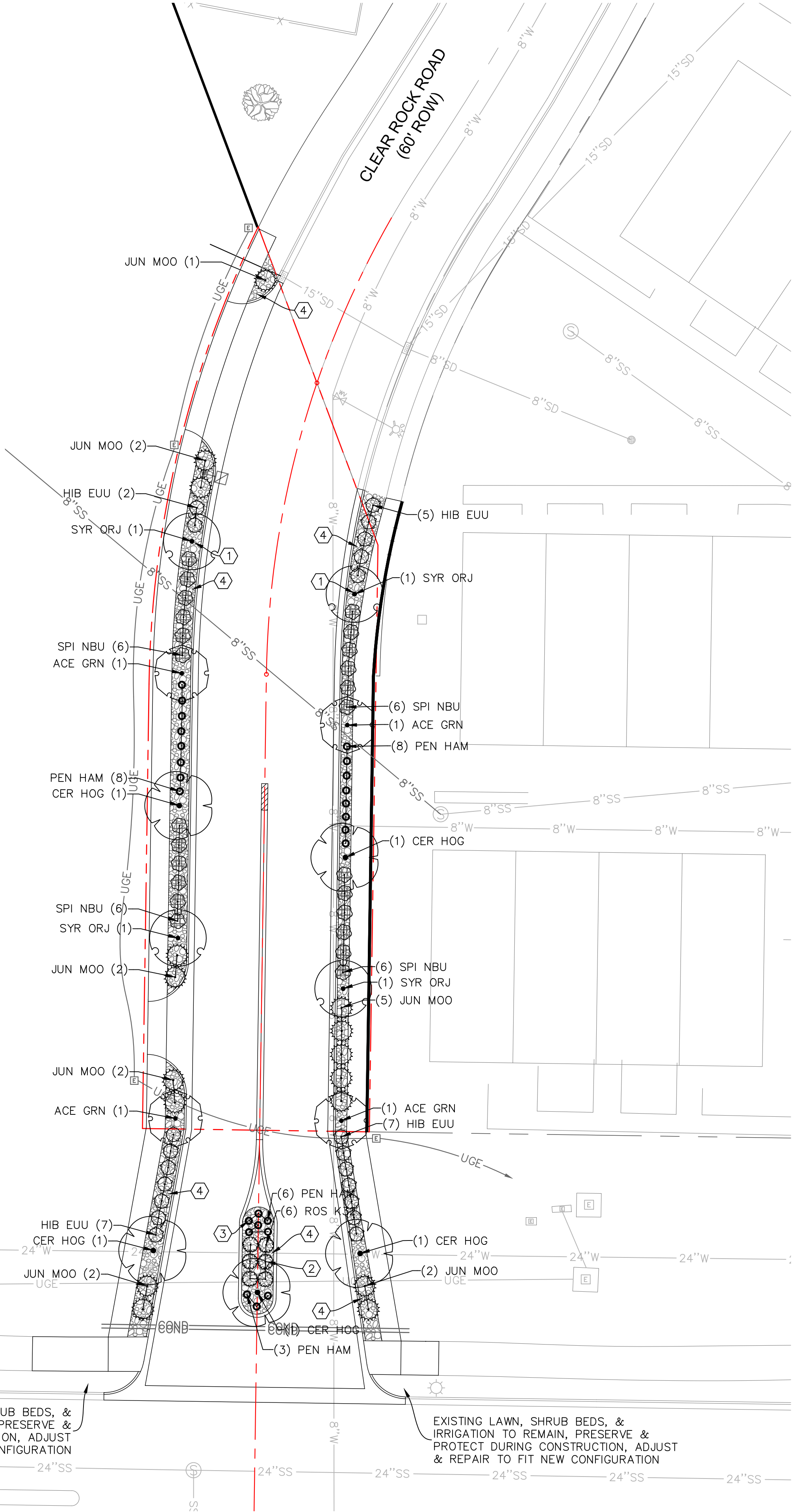
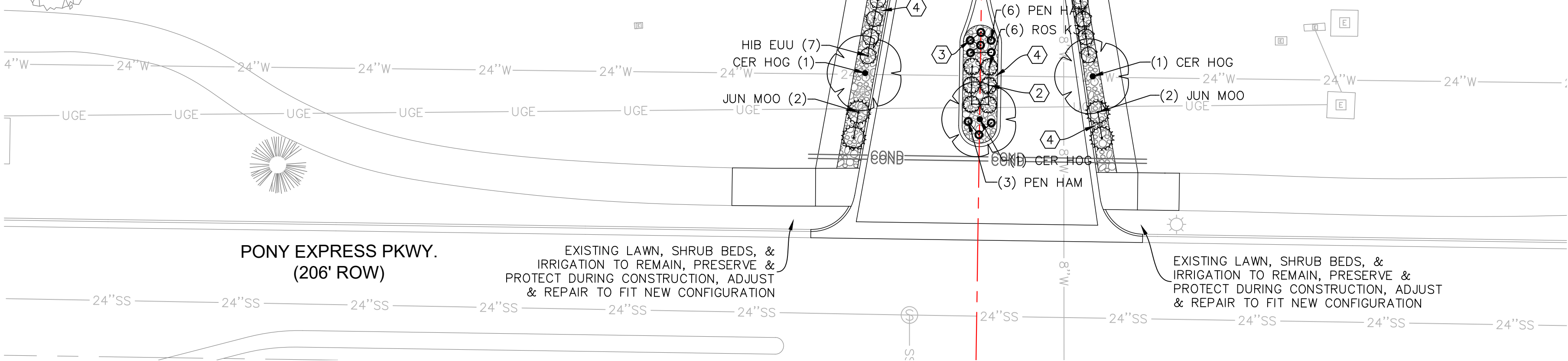


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CIVIL
DETAILS
C502



The landscaping in this area may change to a localscape. Work with City to coordinate.



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

		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

SCALE (FT.)

0 20 40 60

KEY TAGS:

- ① TREE PLANTING TYPICAL
- ② SHRUB PLANTING TYPICAL
- ③ PERENNIAL/ORNAMENTAL GRASS PLANTING TYPICAL
- ④ PLANTER BED: INSTALL 3-INCH DEPTH 1"Ø (MIN.) ROCK MULCH OVER DEWITT PRO 5 OZ. WEED BARRIER FABRIC

LANDSCAPE NOTES:

- DECORATIVE ROCK MULCH MIN. 1" AGGREGATE TO MATCH EXISTING ROCK MULCH ON SITE SHALL BE A MIN. OF 3" DEPTH ABOVE DEWITT PRO WEED BARRIER FABRIC. CONTRACTOR TO SUBMIT ROCK SAMPLES/PRICING TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- 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.

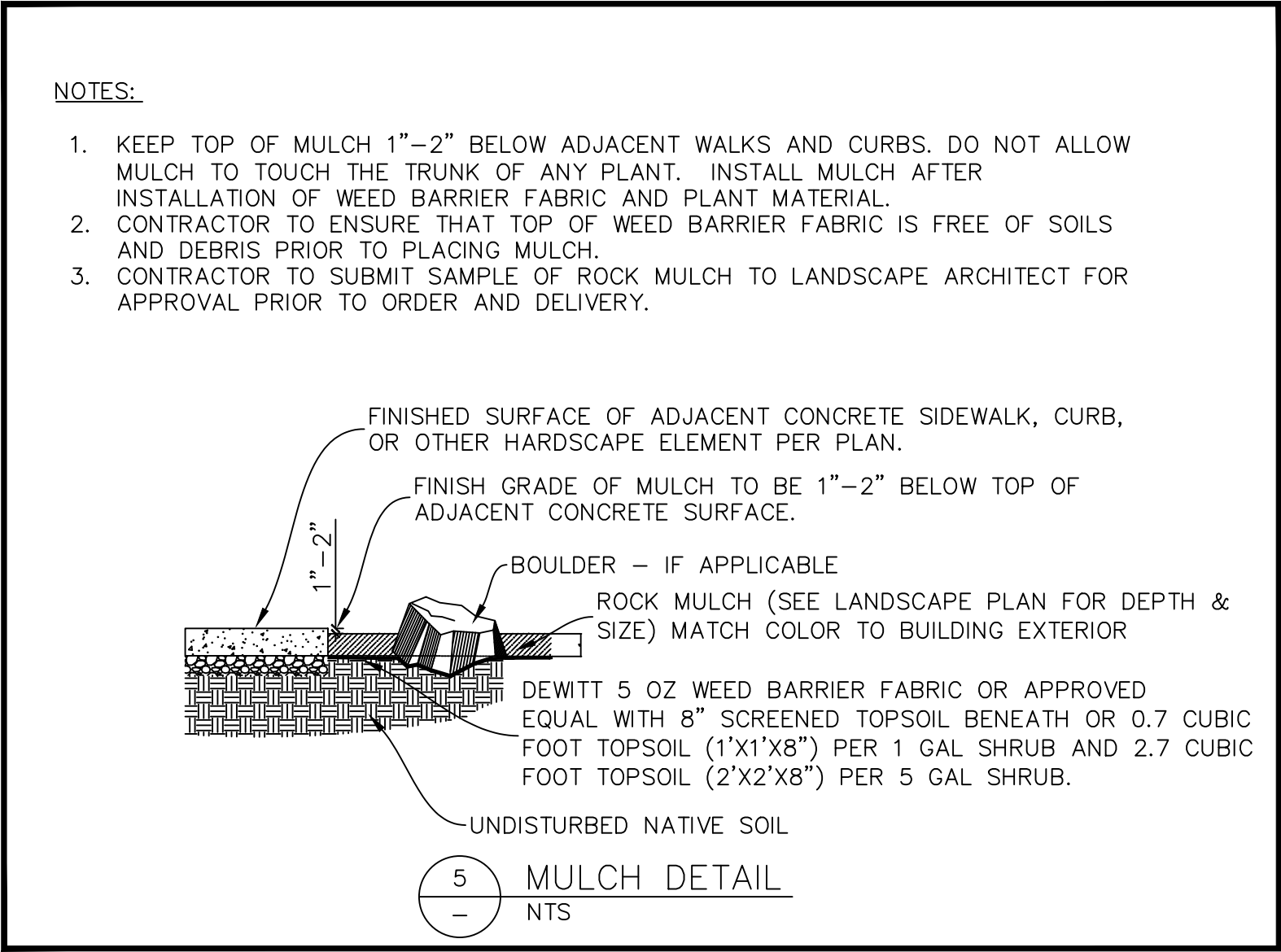
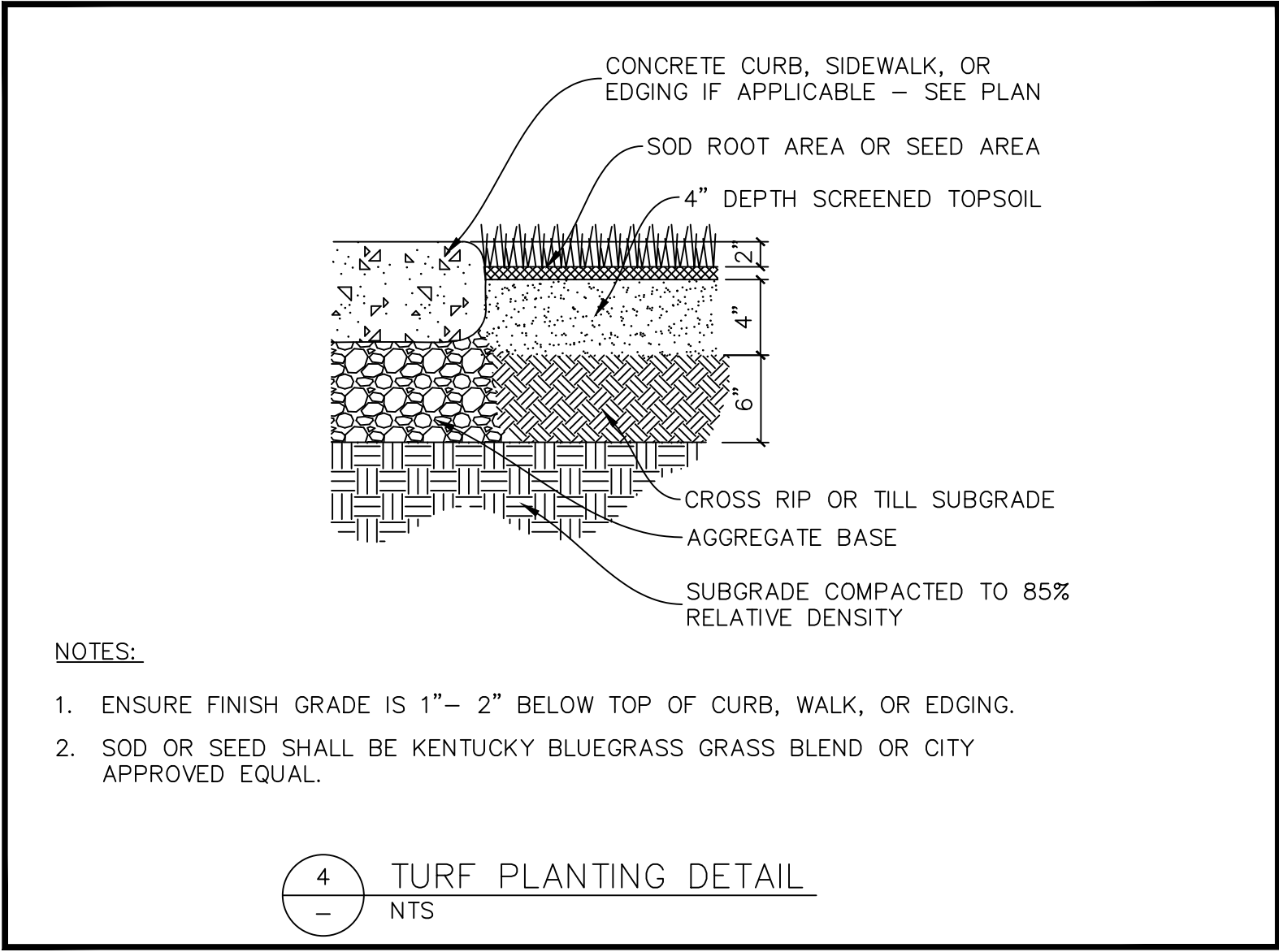
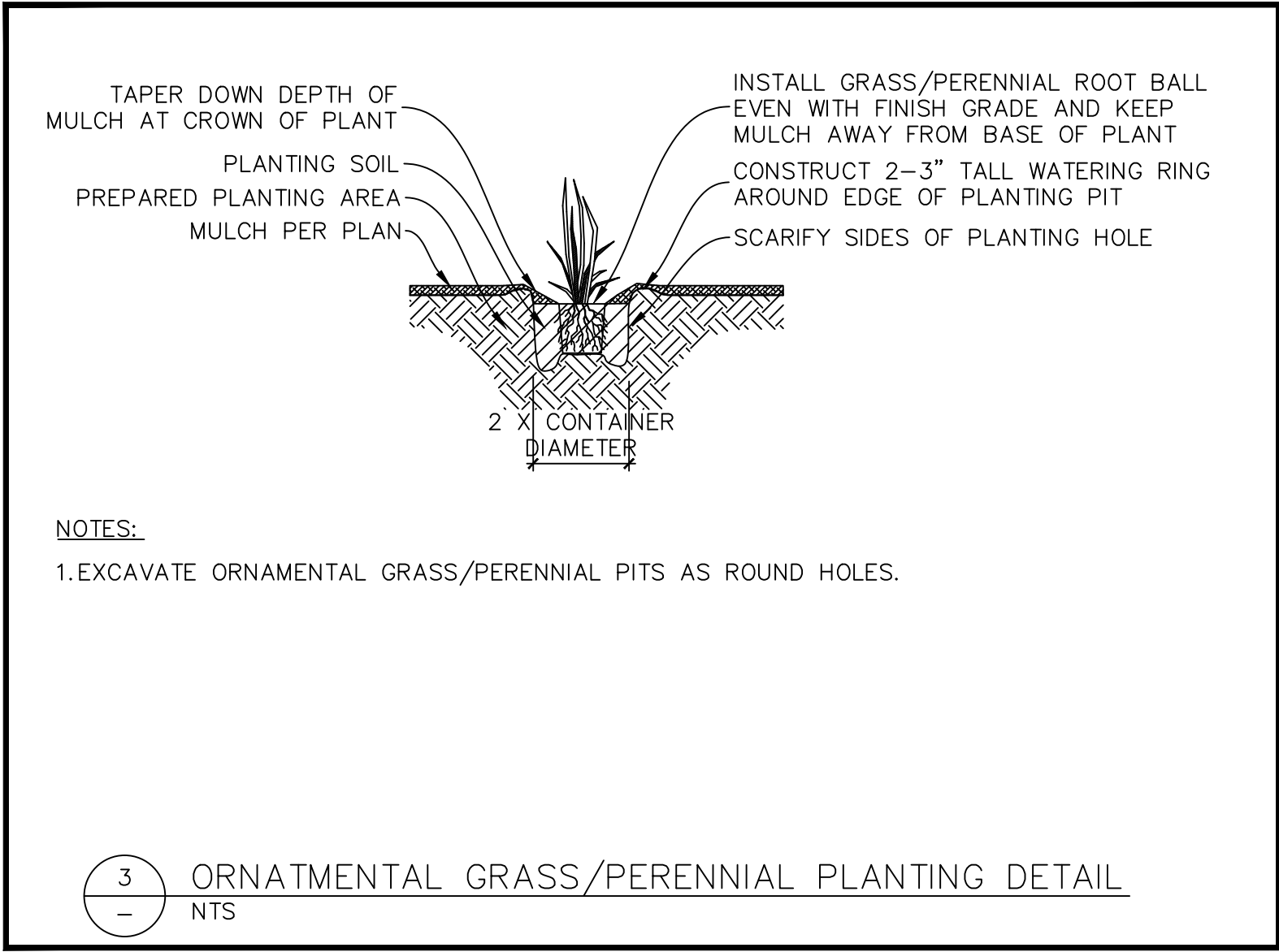
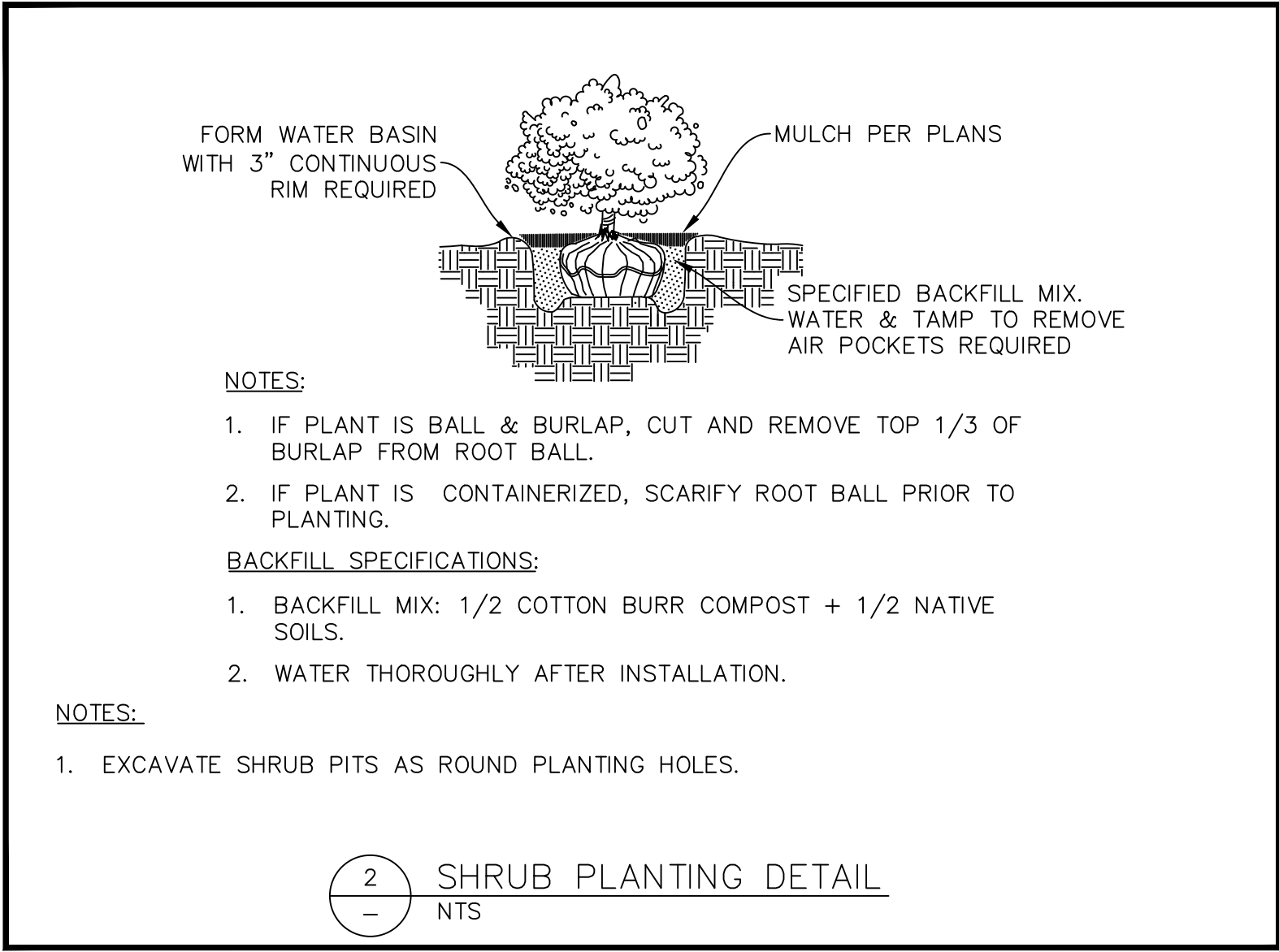
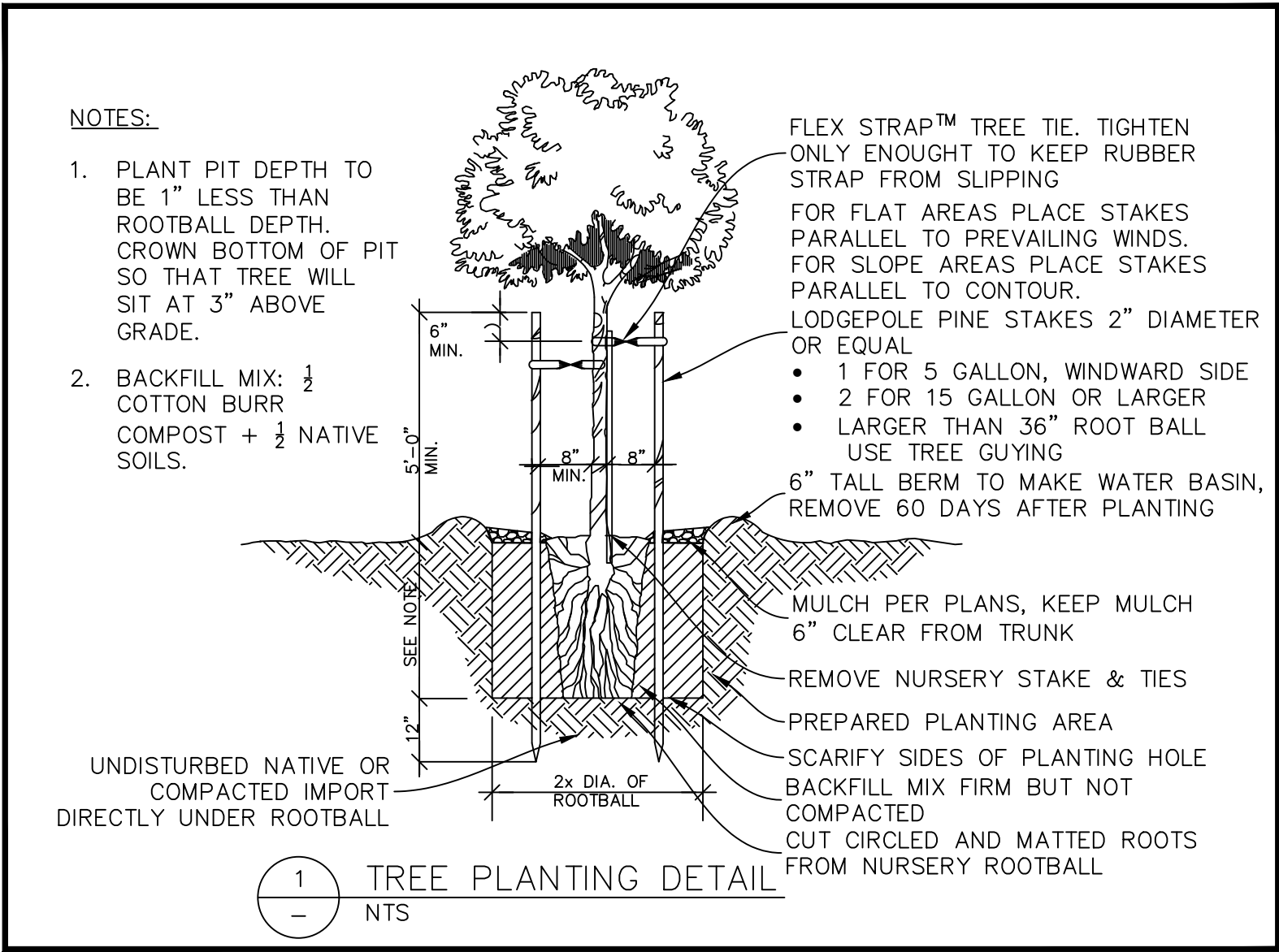
LANDSCAPE AREAS SUMMARY

LANDSCAPE AREAS SUMMARY	
TOTAL LANDSCAPE AREA	3,035 SF
TURF LANDSCAPE AREA	834 SF (27.5%)
WATER-WISE LANDSCAPE AREA	2,201 SF (72.5%)
ROW TREES	14 TREES

Add a note with result of discussion with Brad Hickman regarding landscaping along Pony Express as to what, if any, and who maintains.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	ACE GRN	Acer tataricum 'GarAnn'	Hot Wings® Tatarian Maple	1.5" Cal.	B&B	4
	CER HOG	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Eastern Redbud	1.5" Cal.	B&B	6
	SYR ORJ	Syringa reticulata 'Summer Storm'	Summer Storm Japanese Tree Lilac	1.5" Cal.	B&B	4
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	ROS K32	Rosa x 'Radsunny' TM	Sunny Knock Out Yellow Rose	5 gal.	Pot	9
DROUGHT TOLERANT	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	HIB EUU	Hibiscus syriacus 'SHIMRV24' TM	Lil' Kim Violet Rose of Sharon	2 gal.	Pot	21
	JUN MOO	Juniperus sabina 'Monard' TM	Moor-Dense Juniper	5 gal.	Pot	16
	PER NYJ	Perovskia atriplicifolia 'Blue Jean Baby'	Blue Jean Baby Russian Sage	1 gal.	Pot	1
	SPI NBU	Spiraea betulifolia 'COURISPI01' TM	Pink Sparkler Birchleaf Spirea	2 gal.	Pot	24
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	PEN HAM	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	Pot	27
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	ROC MUL	Rock Mulch	3" Depth Rock Mulch	---		2,201 sf

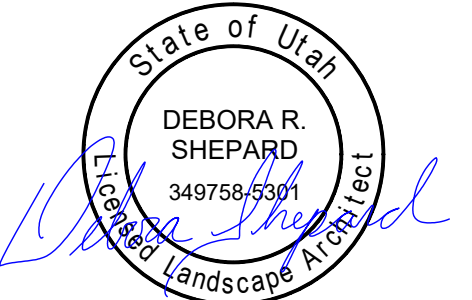


LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WARRANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING. ALL PLANT LOCATIONS ARE APPROXIMATE. IF NECESSARY ADJUST PLANTING LOCATIONS TO ACCOMMODATE UTILITIES AND OTHER UNFORESEEN OBSTACLES. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.
3. PRIOR TO PLANTING THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE MOISTENED PRIOR TO PLANTING.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" TOPSOIL IN ALL NEW TURF GRASS AREAS AND 10" TOPSOIL IN PLANTER BEDS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE. TOPSOIL MIX FOR ALL AREAS TO MEET THE FOLLOWING CRITERIA:
 - pH 5.5-8.0
 - MINIMUM 1% ORGANIC MATTER
 - TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION); SAND <70% CLAY <30%
 - SILT: = BALANCE
 - STONE FRAGMENTS (GRAVELS OR ANY SOIL PARTICLE GREATER THAN 2 MM IN SIZE): <5% (BY VOLUME)
5. CONCRETE MOWCURB, STEEL EDGING, OR 6" PROFESSIONAL BLACK PLASTIC EDGING TO BE INSTALLED BETWEEN PLANTER AREAS AND TURF SOD.
6. MULCH PER LANDSCAPE PLAN TO BE IMPLEMENTED AT A DEPTH OF 3" TO 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. MULCH TO BE PLACED OVER DEWITT PRO 5 WEED BARRIER FABRIC. PRIOR TO PLACEMENT OF WEED FABRIC, TREAT AREAS WITH PRE-EMERGENT HERBICIDE, APPLY PER MANUFACTURERS RECOMMENDATIONS.
7. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
8. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT.
6. PLANT MATERIAL SHALL NOT BE ROOT BOUND. WATER PLANTS THOROUGHLY THE SAME DAY AS PLANTING TO SETTLE BACKFILL, FINISH BACKFILLING FORM A WATER BASIN AROUND EACH PLANT TO ENSURE PROPER WATER COLLECTION, AND WATER AGAIN.
7. CONTRACTOR TO FERTILIZE TREES, SHRUBS, PERENNIALS, AND GRASSES WITH MILLERS A TO Z MIX ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
8. THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE. TREES THAT REQUIRE ROOT BALL MODIFICATIONS PRIOR TO PLANTING ARE HIGHLY RECOMMENDED FOR STAKING TO TEMPORARILY SUPPORT THE TREE. PLANTS SHALL STAND PLUMB AFTER STAKING. REMOVE TREE STAKING AFTER ONE FULL GROWING SEASON UNLESS DIRECTED BY OWNER.
9. MONITOR ALL PLANTS TO ENSURE LONGEVITY AND THAT NO SETTLING OCCURS. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS UNTIL PROJECT COMPLETION AS DETERMINED BY THE OWNERS. TURF SHALL BE CONSIDERED FULLY ESTABLISHED WHEN GRASS STANDS ARE UNIFORM AND THICK, WITH NO BARE OR THIN SPOTS, AND ROOTS HAVE BEGUN TO SPREAD AND KNIT TOGETHER. NO WEEDS SHALL BE ALLOWED IN THE GRASS. THE MAINTENANCE WORK REQUIRED SHALL INCLUDE BUT NOT BE LIMITED TO: DAILY WATERING AS NEEDED; WEEDING AND REMOVAL OF ALL WEEDS FROM PLANTING AREAS; REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR PERENNIALS; FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER; ADJUSTING SPRINKLER HEAD HEIGHTS AND WATERING PATTERNS; FILLING AND RE-COMPACTION OF ERODED AREAS ALONG WITH ANY RE-PLANTING; GRASS SHALL BE MOWED WHEN BLADES REACH 3" TALL, NO MORE THAN $\frac{1}{3}$ OF THE BLADE SHALL BE REMOVED PER CUTTING. CUTTING FREQUENCY SHALL BE ONCE EVERY 5 TO 7 DAYS; AND WEEKLY REMOVAL OF TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.
10. THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
11. AT SUBSTANTIAL COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH.
12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE FOR 30 DAYS PAST THE FINAL INSPECTION. THE MAINTENANCE IS TO INCLUDE WEEDING PLANTER BEDS, SPRAYING THE TURF AREAS FOR WEEDS AND FERTILIZATION (1 APPLICATION AFTER INITIAL APPLICATION), MOWING, TRIMMING, AND IRRIGATION REPAIRS.
13. ALL TREES, SHRUBS, AND PERENNIALS SHALL BE GUARANTEED BY THE CONTRACTOR TO GROW AND BE IN GOOD HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE MAINTENANCE PERIOD.
14. THE ONLY CONDITIONS WHICH RELIEVE THE CONTRACTOR FROM THE GUARANTEE OF PLANT MATERIALS AS DESCRIBED ABOVE ARE THOSE WHICH CAN BE SHOWN ARE A DIRECT RESULT OF IMPROPER CARE OR WATERING BY THE OWNER OR AN OFFICIAL NATURAL DISASTER.
15. THE CONTRACTOR, WITHIN 15 DAYS OF RECEIVING NOTIFICATION, SHALL REMOVE AND REPLACE GUARANTEED PLANT MATERIAL WHICH FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. PLANT MATERIAL REPLACEMENT SHALL BE MADE WITH THE SAME TYPE AND SIZE AS SPECIFIED ON THE PLANTING PLAN.

Rev.	Date	Comment
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DESIGN BY: DRS
ORIG. ISSUE DATE: JUNE 20, 2022



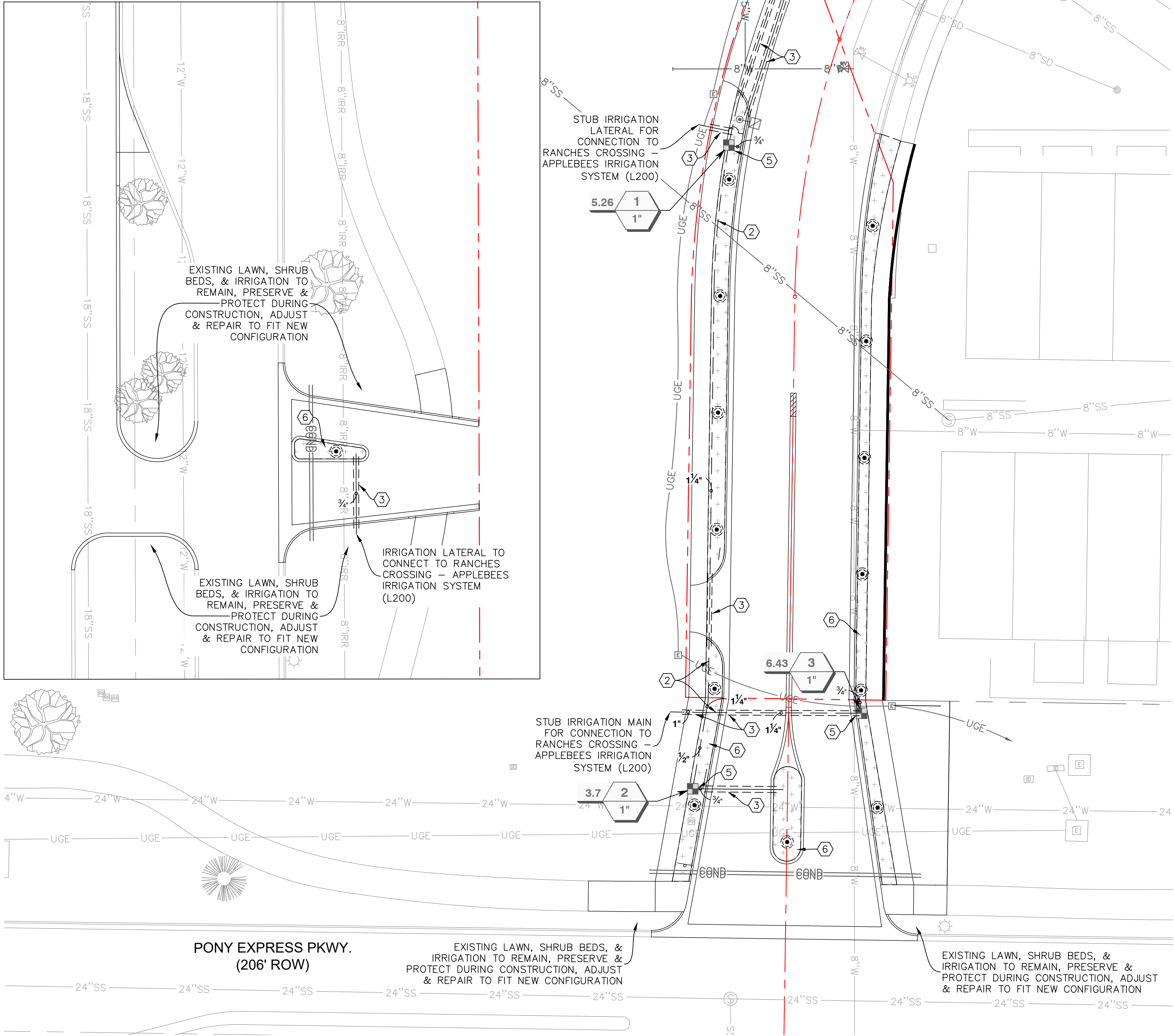
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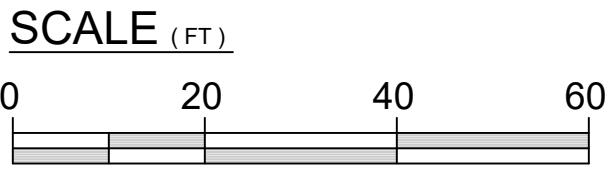
- 1 POINT OF CONNECTION: CONNECT ONTO 1.5" IRRIGATION LINE STUB (SEE SHEET C200) PER ALL APPLICABLE CODES AND ORDINANCES. INSTALL BACK FLOW PREVENTER & MASTER VALVE (SIZE TO MATCH MAINLINE).
- 2 PIPE TRENCHING: TYPICAL TRENCHING FOR LATERAL AND MAINLINE PIPES
- 3 SLEEVING: TYPICAL SLEEVING UNDER CONCRETE AND ASPHALT SURFACES
- 4 CONTROLLER: COMMERCIAL PEDESTAL CONTROLLER. COORDINATE ACTUAL LOCATION WITH OWNER
- 5 DRIP CONTROL ZONE VALVE: TYPICAL DRIP CONTROL ZONE VALVE
- 6 DRIP EMITTER AREA: TYPICAL DRIP IRRIGATION EMITTER AREA

LANDSCAPE NOTES:

1. CONTRACTOR MAY ADJUST OR MODIFY LANDSCAPING PLAN AND IRRIGATION PLAN INDICATED HERE SO LONG AS ALL CITY REQUIREMENTS ARE MET AND OWNER APPROVES ALL CHANGES.
2. CONTRACTOR TO INSTALL A TWO-WIRE SYSTEM FOR FUTURE EXPANSION OF IRRIGATION SYSTEM.

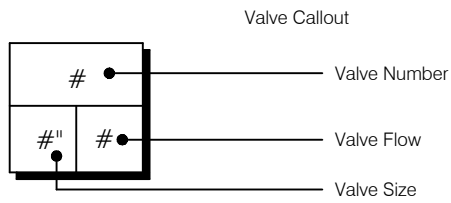


LEGEND		
PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		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



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRB-COM 1" Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	3
	Drip Emitter .9 GPH @ 12" O.C. APPROX. 20 L.F. OF TUBING PER TREE RAINBIRD XFD BROWN DRIPLINE TUBING WITH IN-LINE EMITTER 18" AND 36" FROM TREE BASE. SEE DETAIL	14
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 2.0 GPH emitters (2 assigned to each 1 gal. plant) 2.0 GPH emitters (3 assigned to each 5 gal. plant) 2.0 GPH emitters (3 assigned to each 2 gal. plant) 2.0 GPH emitters (3 assigned to each 3 gal. plant) 2.0 GPH emitters (5 assigned to each 1.5" Cal. plant)	2,201 s.f.
	Master Valve (Size Per Pipe)	1
	Zurn Wilkins 975 1-1/2" Reduced Pressure Backflow preventer, install per WaterPro requirements	1
	Rain Bird ESPLXIVM-LXMM-LXMPED 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall Mount Enclosure. Install in Rain Bird LXMM-LXMPED Powder Coated Metal Cabinet w/ Pedestal. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations. Point of Connection 1"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	163.6 l.f.
	Irrigation Mainline: PVC Schedule 40 1/2"	23.2 l.f.
	Irrigation Mainline: PVC Schedule 40 1"	44.3 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/4"	313.8 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	215.1 l.f.

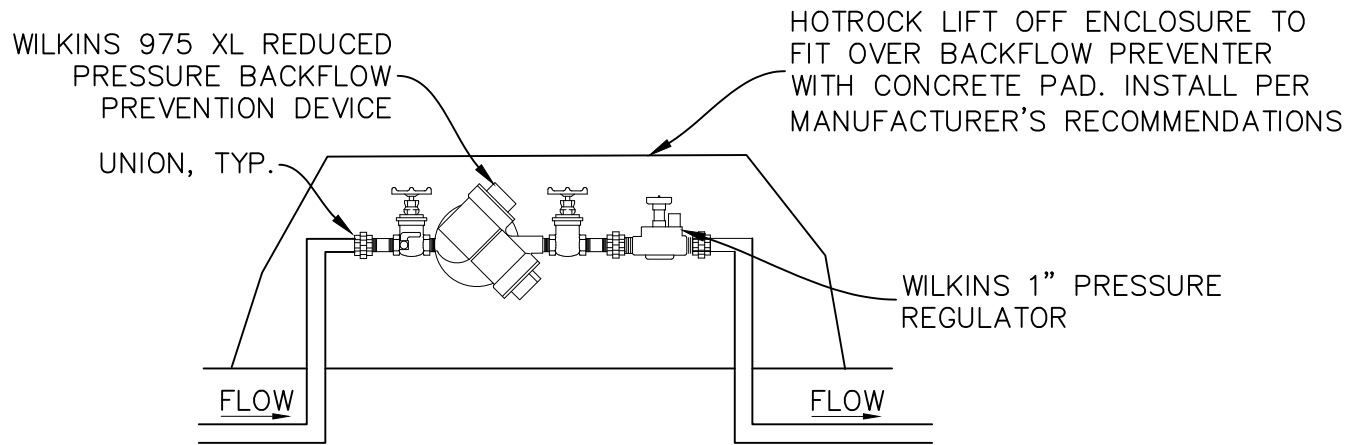


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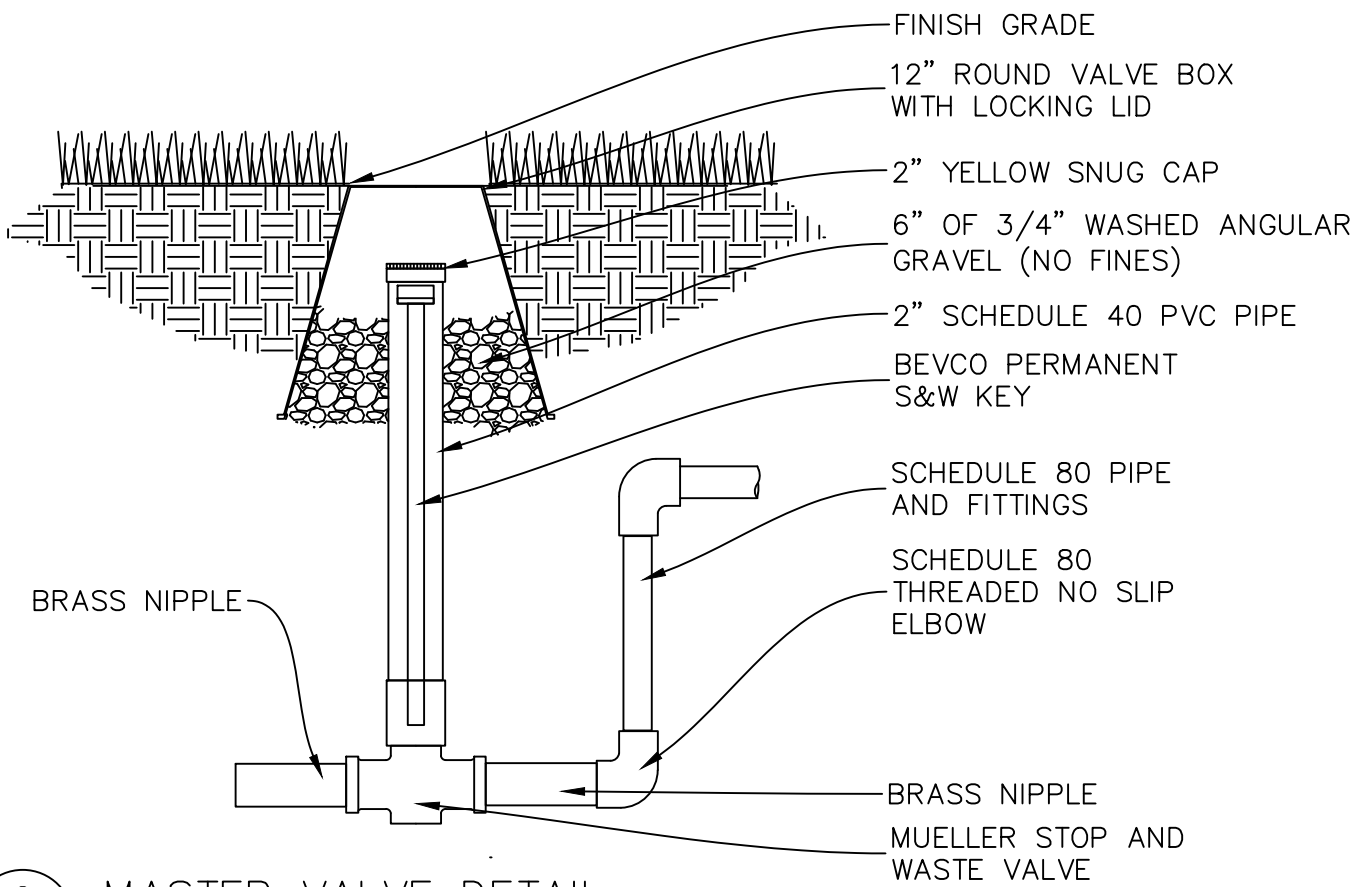
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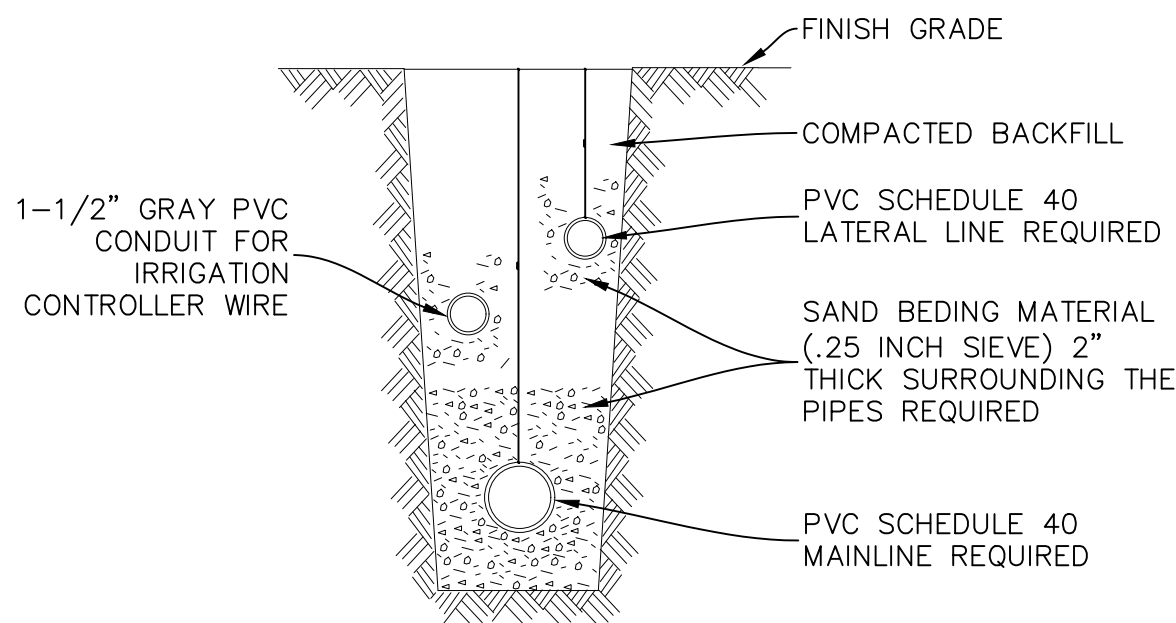
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. WHEREVER AN IRON BASED MATERIAL ADJOINS A BRASS BASED MATERIAL A DIELECTRIC UNION IS REQUIRED. SIZE AS NECESSARY.
3. WRAP ALL THREADS WITH TEFLON TAPE. 1 1/2 TO 2 WRAPS MAXIMUM.
4. MAIN LINE PIPE SIZE SHALL BE 2". DOWNSIZE TO 1.5" THRU BACKFLOW PREVENTER ASSEMBLY AND THEN UPSIZE TO 2" DIRECTLY DOWNSTREAM OF PRESSURE REGULATOR.



1
-
BACKFLOW DETAIL
NTS



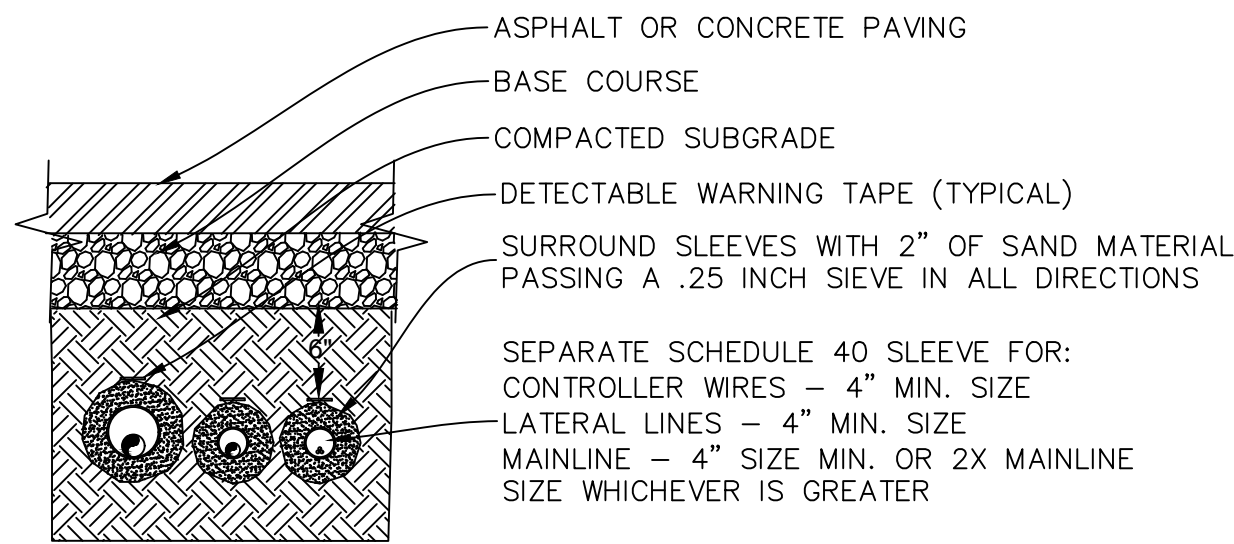
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MASTER VALVE DETAIL
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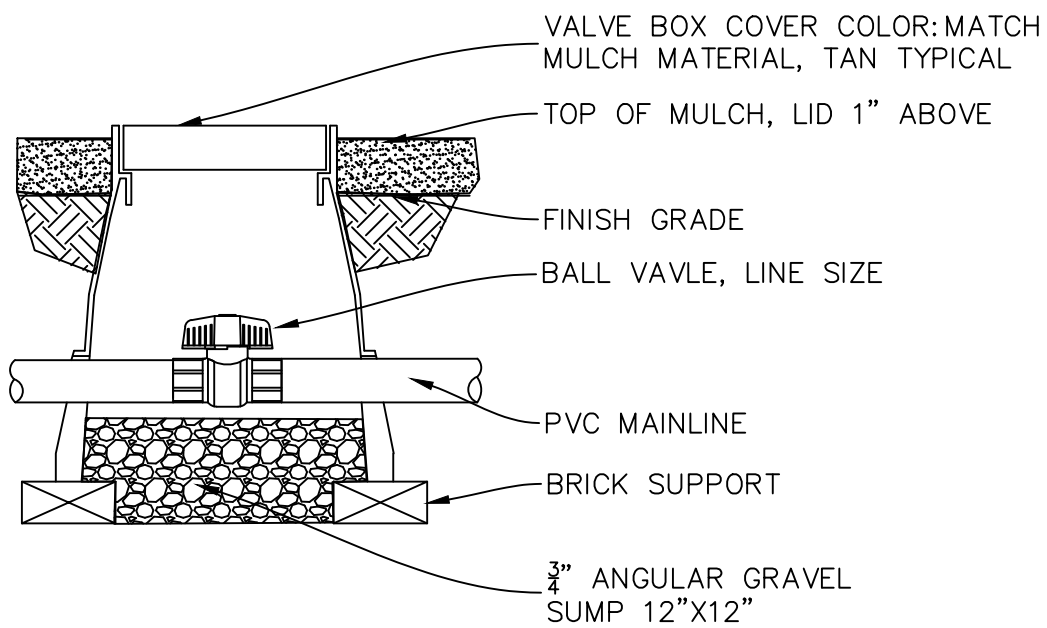
3
-
PIPE LAYOUT AND TRENCHING DETAIL
NTS

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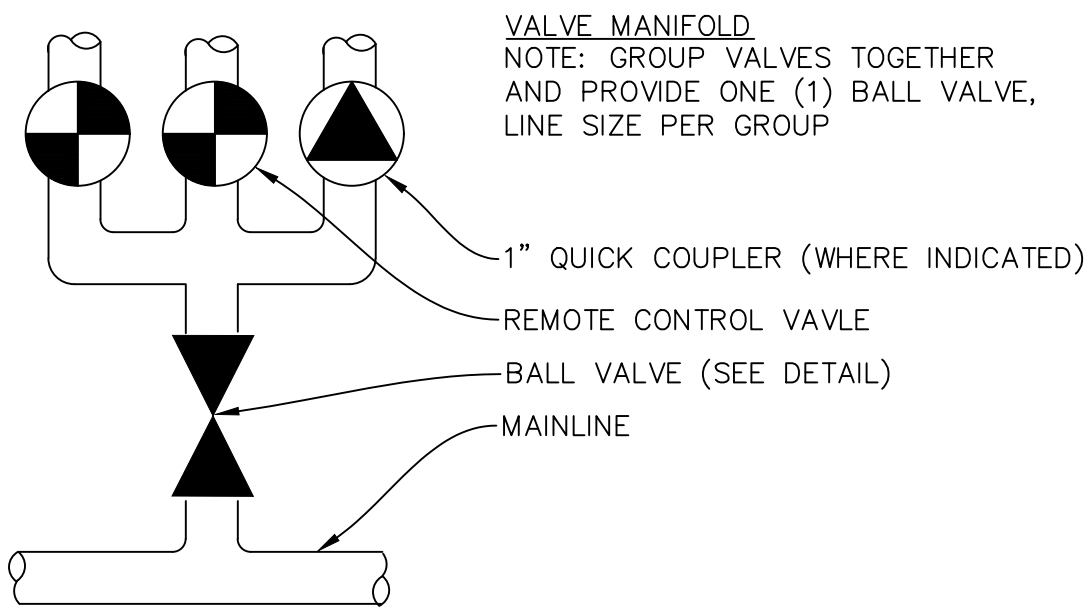
1. WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH ADD MULTIPLE SLEEVES.
2. WIRES SHALL BE IN SEPARATE SLEEVE.
3. EXTEND ALL SLEEVING 8" MINIMUM BEYOND EDGE OF PAVING.



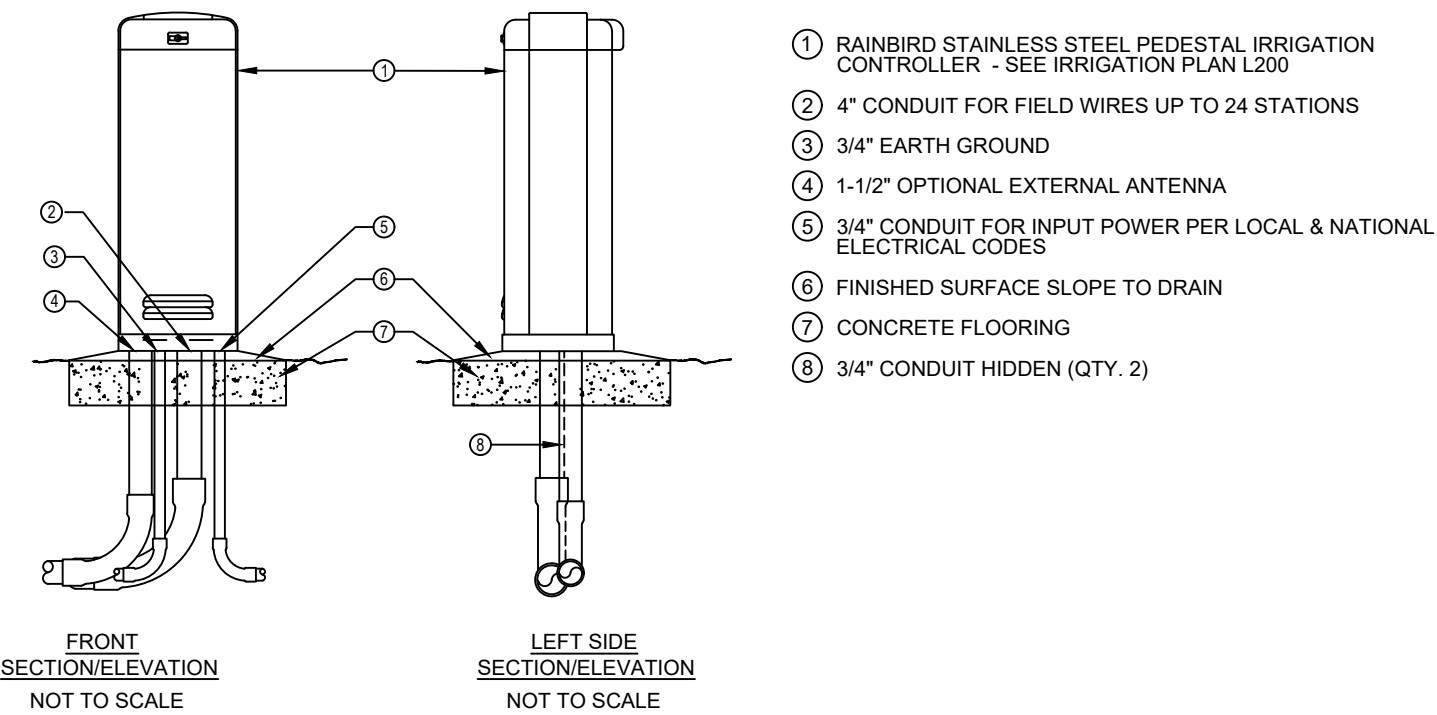
4
-
SLEEVING DETAIL
NTS



5
-
BALL VALVE DETAIL
NTS



6
-
VALVE MANIFOLD DETAIL
NTS



7
-
PEDESTAL MOUNT IRRIGATION CONTROLLER DETAIL
NTS

OWNER:
EAGLE 11 LLC.

RANCHES
CROSSING

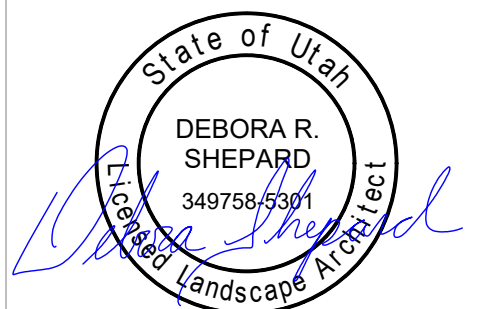
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SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



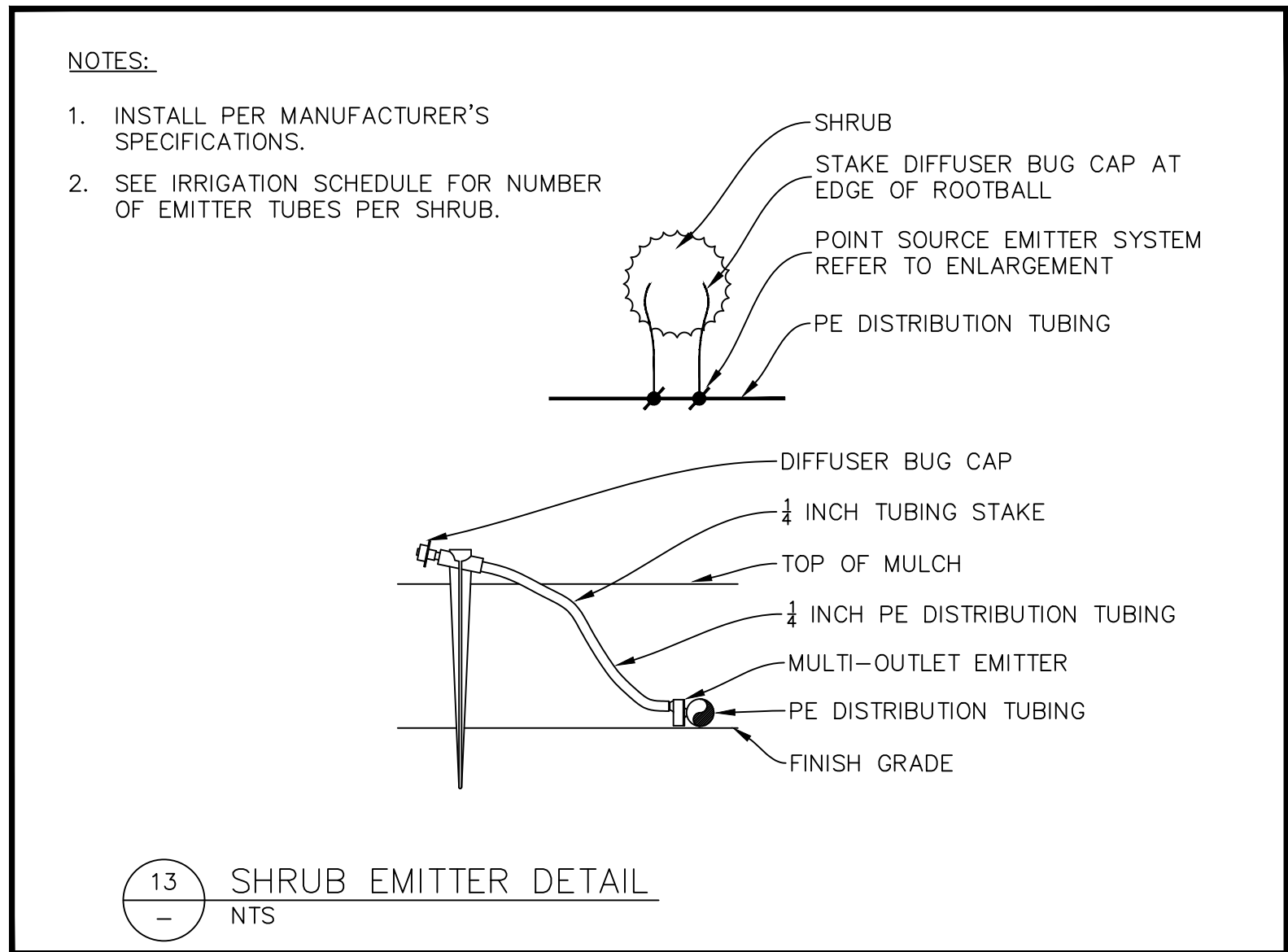
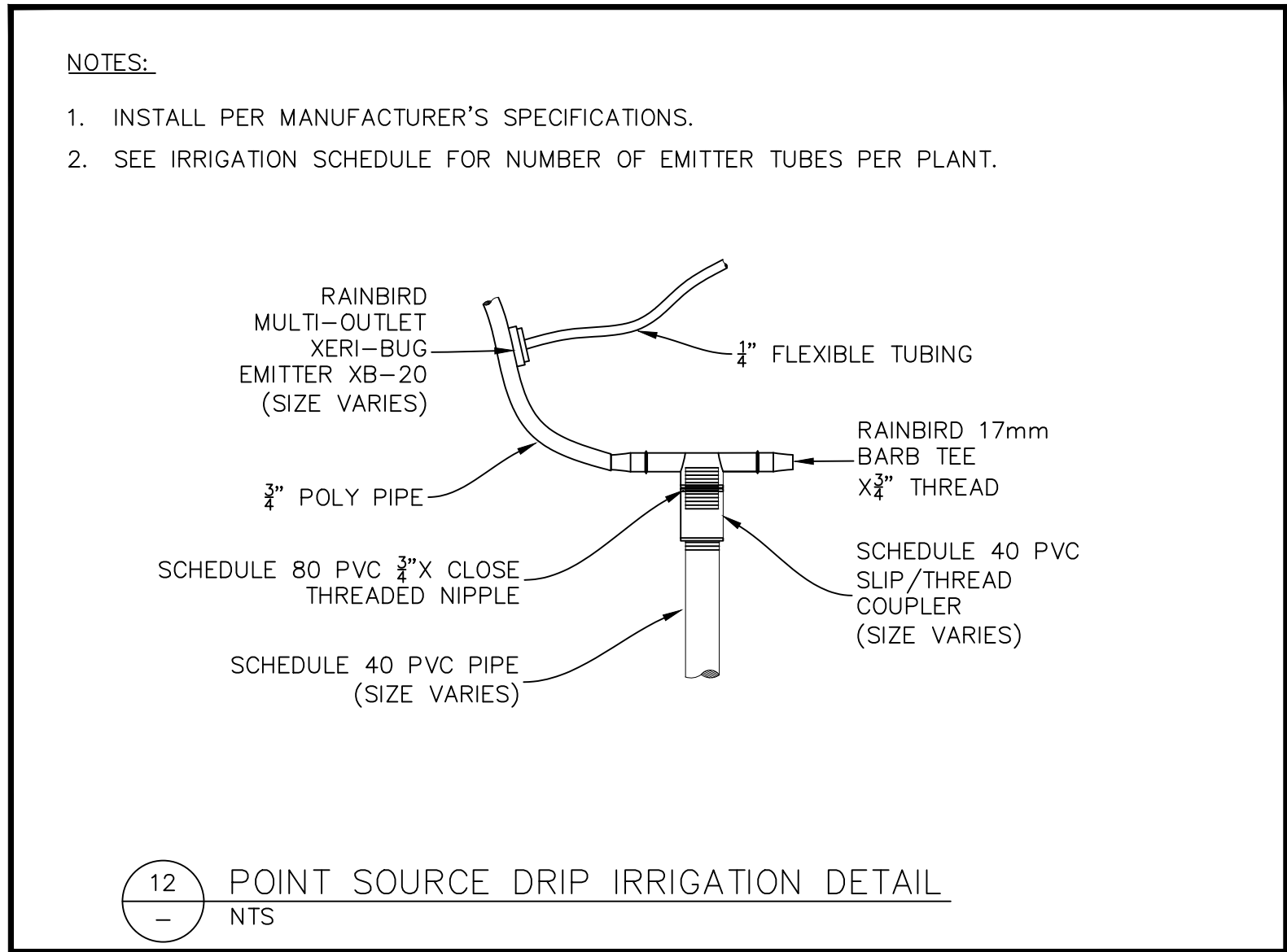
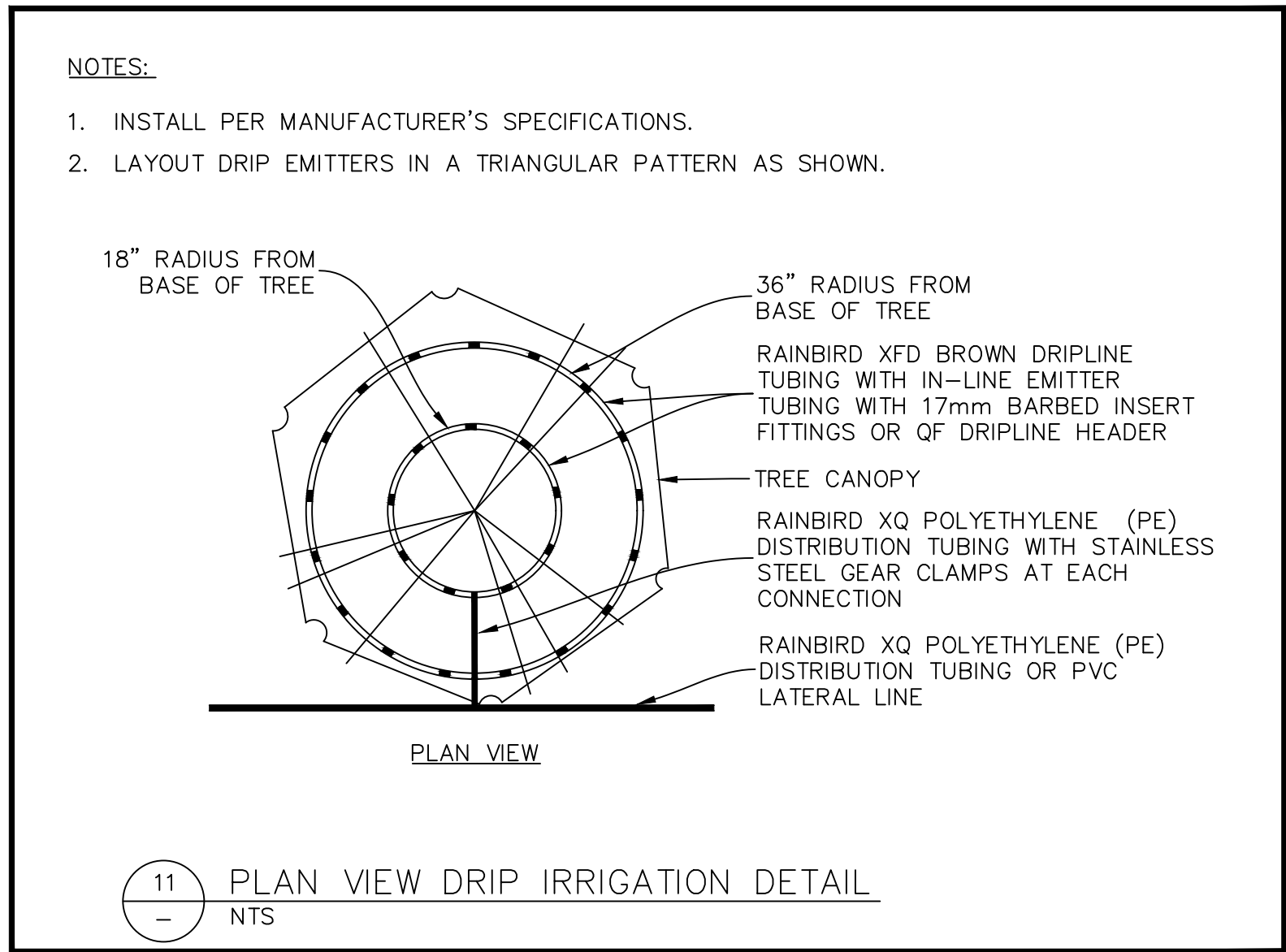
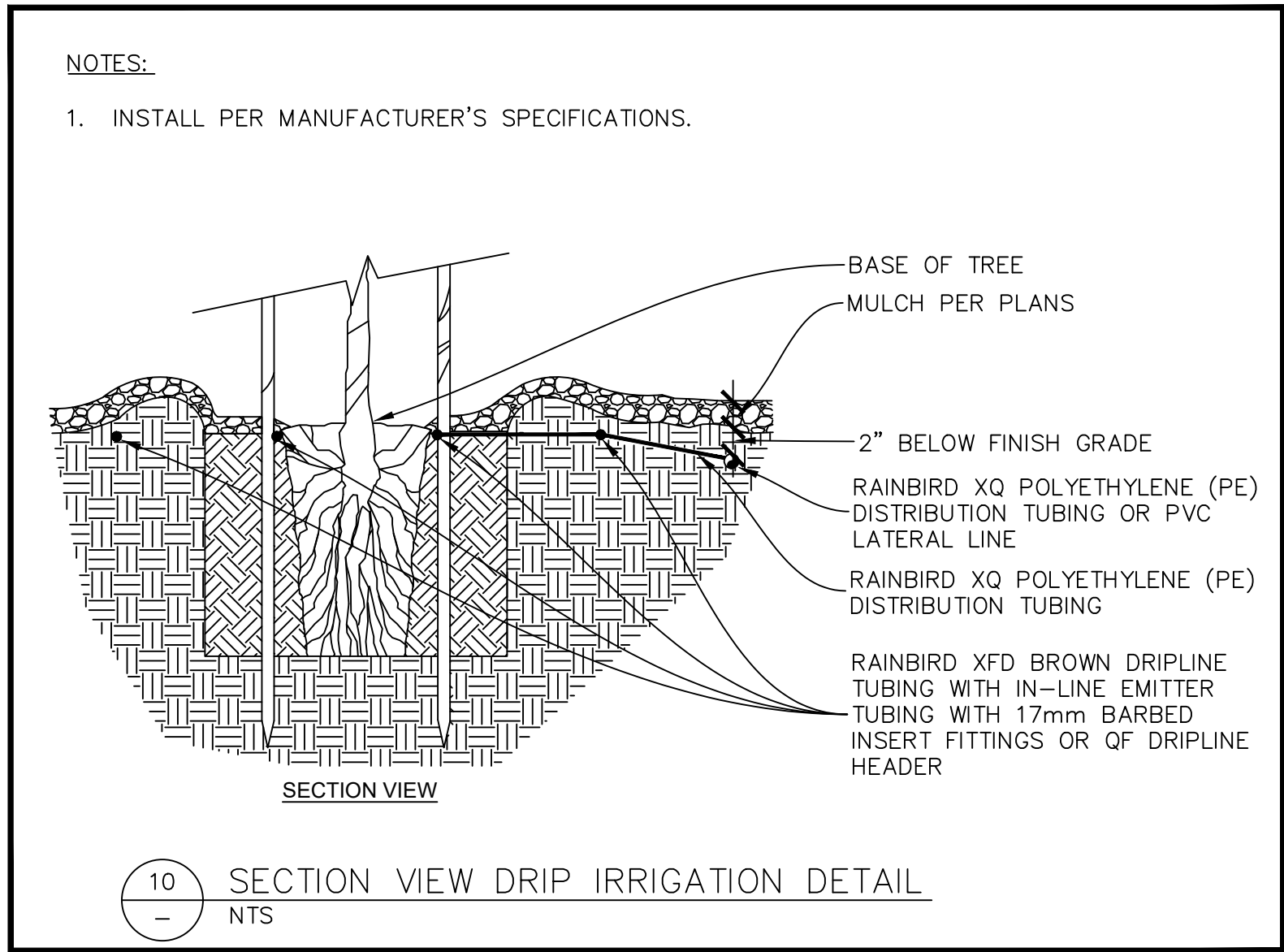
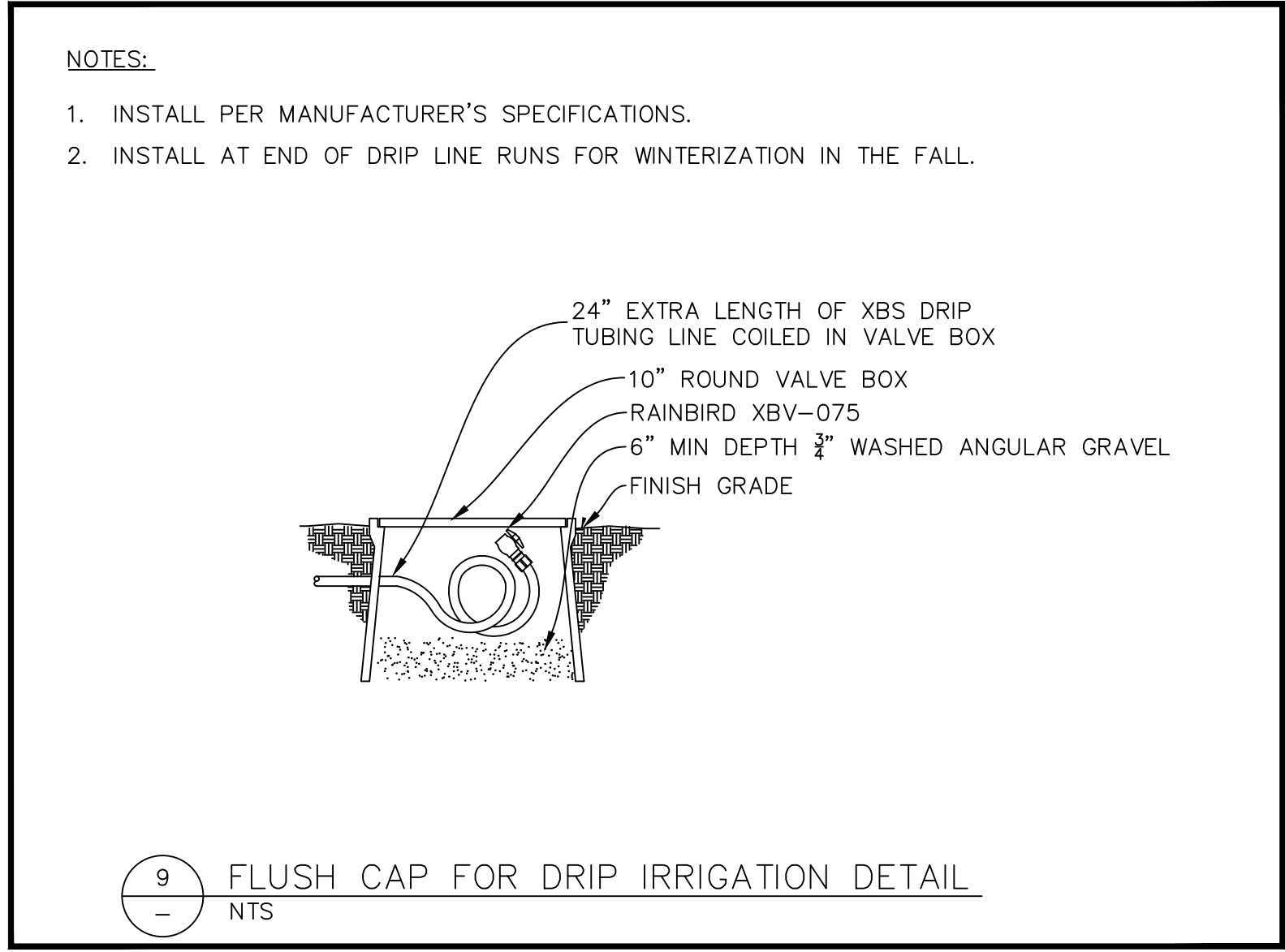
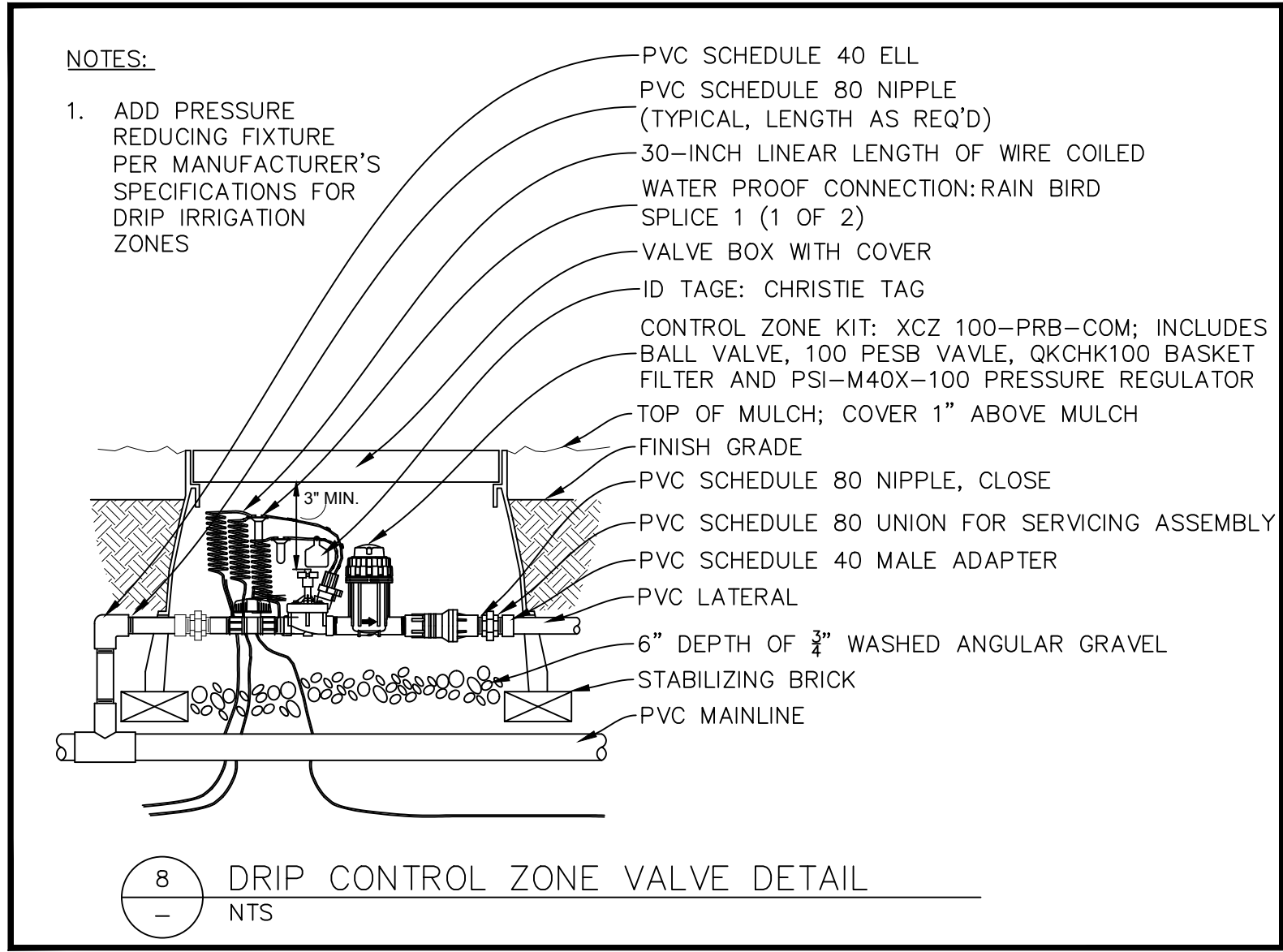
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IRRIGATION
DETAILS
L201



IRRIGATION NOTES

1. IRRIGATION PLAN IS DIAGRAMMATIC, ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY AND ON THE PROPERTY OF THE OWNER, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND AND DETAILS FOR EQUIPMENT AND INSTALLATION. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
2. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF POINT OF CONNECTION AND THE STATIC WATER PRESSURE AT THAT LOCATION PRIOR TO BEGINNING ANY IRRIGATION WORK. IF THE LOCATION OR WATER PRESSURE IS DIFFERENT THAN EXPRESSED BY THE DRAWINGS OR IF THE PRESSURE APPEARS TO BE UNUSUALLY HIGH OR LOW, THE CONTRACTOR SHALL CONTACT THE OWNERS REP IMMEDIATELY.
3. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO WORK ON THE LANDSCAPE AND IRRIGATION.
4. BACKFLOW PREVENTION DEVICES SHALL BE AS INDICATED ON THE PLANS AND SCHEDULE AND BE INSTALLED AS TO MANUFACTURERS RECOMMENDATIONS.
5. ALL MAINLINE AND LATERAL PIPE TO BE SCHEDULE 40 PVC PIPE. NO POLY PIPE SHALL BE INCLUDED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" MUST BE SCHEDULE 80 OR BETTER. MANUAL DRAIN VALVES SHALL BE PLACED ON THE MAINLINE IN LOW SPOTS. ALL MANUAL DRAINS SHALL BE PLACED IN SEPARATE VALVE BOXES.
6. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
7. MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. PLANT MATERIAL TO BE PLANTED 12" AWAY FROM IRRIGATION BOXES OR SPRAY HEADS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS CLEARLY STATED ON PLANS.
8. CONTRACTOR SHALL INSTALL A 1" THREADED TEE WITH 1" THREADED PLUG AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.INSTALL FLUSH CAP AT THE END OF ALL DRIP IRRIGATION LINES TO FACILITATE BLOW-OUT AND MAINTENANCE (SEE DETAIL 11, SHEET L202).
9. 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

10. INSTALL DRIP IRRIGATION PER PLANS AND DETAILS. INSTALL DRIP RINGS AT ALL TREES. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
11. CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES.
12. WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
13. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
14. IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
15. SPACE ALL SPRAY HEADS 2" AWAY FROM ANY HARDSCAPE.
16. CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
17. IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
18. MAIN LINES SHALL BE 24" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
19. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
20. IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
21. CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE VAN AND/OR U-SERIES NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
22. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER, INSTALL PER MANUFACTURERS INSTRUCTIONS. IRRIGATION CONTRACTOR SHALL PROVIDE AN AS-BUILT IRRIGATION PLAN UPON COMPLETION OF INSTALLATION AND PRIOR TO FINAL PAYMENT.
23. INSTALL A FLUSH CAP AT THE END OF EACH DRIP LINE PER DETAILS FOR MAINTENANCE.
24. THE PURPOSE OF THE IRRIGATION SYSTEM IS TO PROVIDE SUFFICIENT WATER TO MAINTAIN PLANTS IN OPTIMAL CONDITION DURING DRIER WEATHER CONDITIONS. TIME CLOCKS SHALL BE ADJUSTED CONTINUOUSLY THROUGHOUT THE YEAR TO PROVIDE WATER ONLY WHEN THE SOIL IS DRY AT A DEPTH OF FOUR (4) INCHES THE FIRST INITIAL GROWING SEASON AND SIX (6) INCHES THE FOLLOWING YEARS.
25. IF ANY SUBSURFACE DRAINAGE OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS, OR AT LOWER PORTIONS OF SLOPES, IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERINGS THE CONTRACTOR SHALL NOTIFY THE OWNERS REP.
26. INSPECTIONS OF IRRIGATION SYSTEM SHALL BE MADE ON A DAILY BASIS TO OBSERVE AND PROVIDE REPAIRS OR REMEDIES TO THE FOLLOWING UNACCEPTABLE PROBLEMS: OVER-SPRAY ON SIDEWALKS, STREETS, PAVED AREAS, PARKING AREAS, FENCES, WALLS, SIGNS, BUILDINGS, OR STRUCTURES; DRAINAGE OR RUN-OFF ACROSS SIDEWALKS, PAVING, OR STREETS; DAMAGED OR IMPROPERLY OPERATING HEADS, PIPING, VALVES, CONTROLLER, OR OTHER IRRIGATION EQUIPMENT.
27. CONTRACTOR TO PROVIDE 2 HOURS OF TRAINING TO OWNER AT THE END OF THE PROJECT REGARDING OPERATION FOR IRRIGATION SYSTEM. CONTRACTOR WILL SHOW OWNER HOW TO OPERATE THE STOP AND WASTE VALVE, BACKFLOW VALVE, CONTROLLER, AND REMOTE CONTROL VALVES.
28. AT THE TIME OF SUBSTANTIAL COMPLETION (DEFINED AS COMPLETE INSTALLATION AND PROPER FUNCTIONING OF IRRIGATION SYSTEM AND MOWCURB, INSTALLATION OF ALL PLANT MATERIALS INCLUDING STAKING OF TREES, AND PLACEMENT OF SOIL PREP AND MULCH) THE CONTRACTOR SHALL SCHEDULE A WALK THROUGH WITH THE OWNER TO REVIEW COMPLETED WORK AND GENERATE A PUNCH LIST. AT THIS TIME THE WARRANTY PERIOD OF ONE (1) YEAR BEGINS. THE CONTRACTOR HAS THIRTY (30) DAYS TO SATISFY THE ITEMS ON THE PUNCH LIST.
29. IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY OWNER.

OWNER:
EAGLE 11 LLC.

RANCHES CROSSING

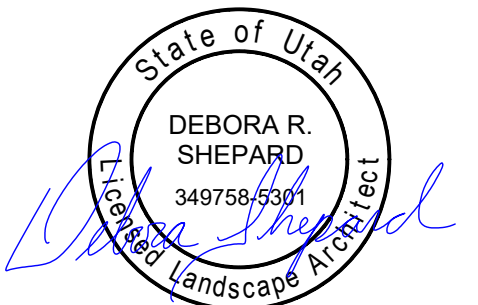
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SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
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UTAH COUNTY, UTAH



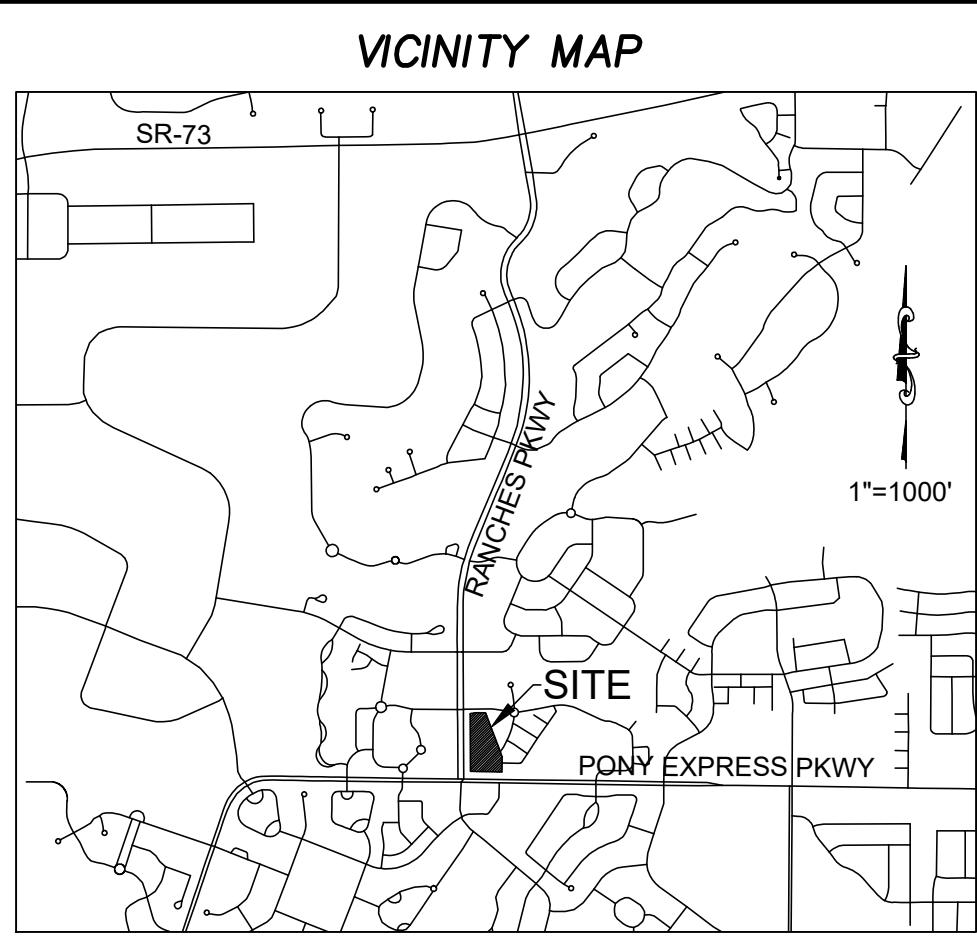
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IRRIGATION DETAILS L202



RANCHES CROSSING PLAT A CALCULATIONS

TOTAL ACREAGE:	3.739 ACRES
TOTAL ACREAGE IN LOTS:	3.467 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	3.467 ACRES
LARGEST LOT SIZE:	3.467 ACRES
SMALLEST LOT SIZE:	3.467 ACRES
OVERALL DENSITY:	0.267 LOTS/ACRE
TOTAL # OF LOTS:	1 LOT

COMMUNITY COMMERCIAL ZONING SETBACKS

MAXIMUM HEIGHT OF STRUCTURES:	50'
FRONT SETBACK REQUIREMENT:	10' MIN. & 25' MAX
REAR SETBACK REQUIREMENT:	20' MIN. (35' MIN. ADJ TO RES.)
SIDE SETBACK REQUIREMENT:	NONE (EQUAL TO BUILDING HEIGHT IF ADJ TO RES.)

DOMINION ENERGY

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

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

10-9a-603.
17 is county.

ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS DATE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	285.00	125.28	25°11'13"	124.28	N 13°26'12" E
C2	255.00	82.04	18°26'2"	81.69	N 10°3'37" E

SURVEYOR: AZTEC ENGINEERING INC. 732 N. 780 W. AMERICAN FORK, UT. 84003 AZTECENGINEERING@GMAIL.COM	Surveyor's Seal	Notary Public Seal
--	-----------------	--------------------

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT 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 328.18 FEET; THENCE NORTH 0°10'38" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF RANCHES PARKWAY A DISTANCE OF 601.38 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF ROCK CREEK CONDOMINIUMS PHASE 1 THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 79°37'08" EAST 51.81 FEET, AND 2) NORTH 89°49'22" EAST 107.91 FEET; THENCE SOUTH 20°37'28" EAST ALONG THE WESTERLY BOUNDARIES OF ROCK CREEK CONDOMINIUMS PHASE 1 AND THE COVE AT ROCK CREEK PHASE 3 A DISTANCE OF 402.56 FEET; THENCE SOUTH 0°50'36" WEST ALONG THE WESTERLY BOUNDARY OF ROCK CREEK PHASE 3 A DISTANCE OF 155.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 162,888 SQUARE FEET OR 3.739 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR APPROVED BY CITY ATTORNEY

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

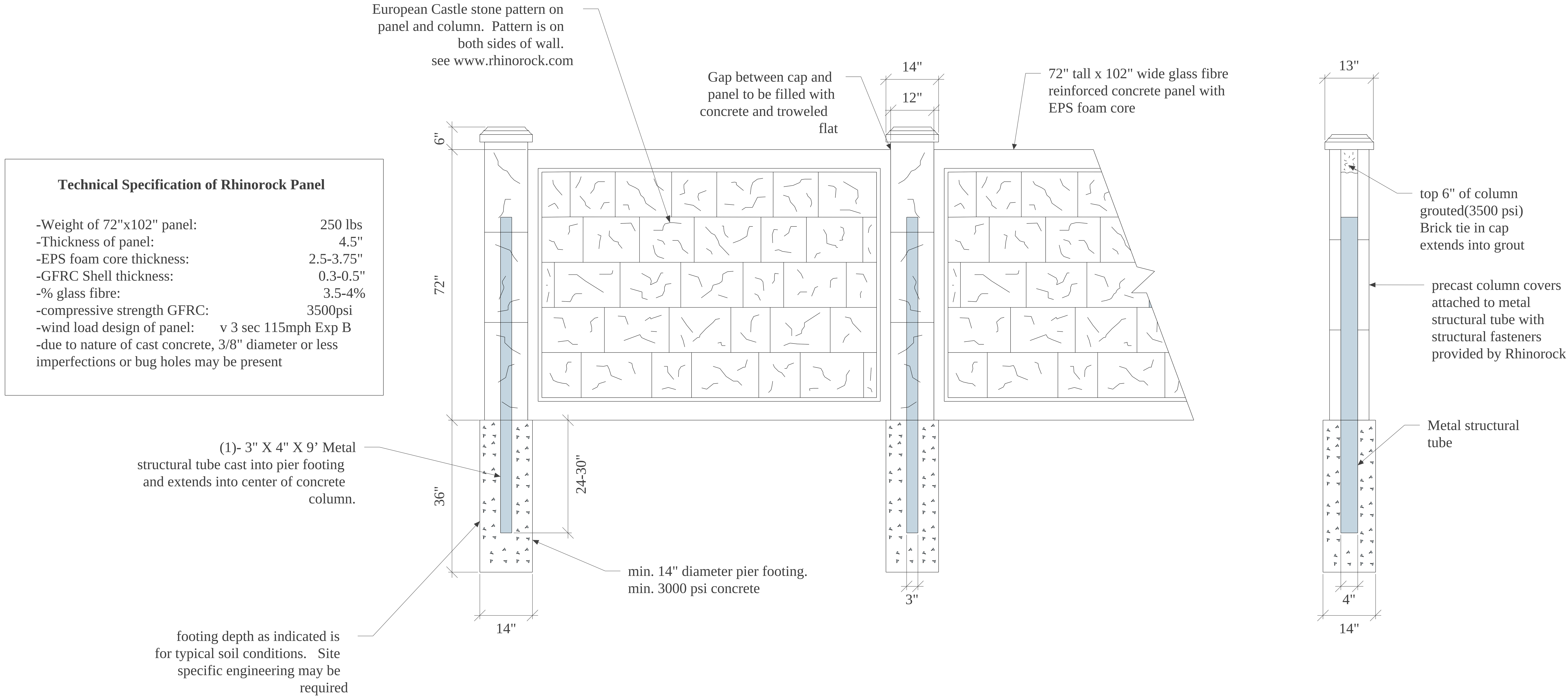
PLAT A
RANCHES CROSSING
SUBDIVISION

LOCATED IN THE SW QUARTER OF SEC 20, TOWNSHIP 5S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

City Engineer's Seal	Clerk-Recorder Seal	County Recorder Seal
----------------------	---------------------	----------------------



A RHINOROCK WALL ELEVATION

Rhinorock™
(801) 735-8877

B RHINOROCK COLUMN DETAIL



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 13, 2022**

TITLE:	ACTION ITEM: PUBLIC HEARING -- Harmony A-14 Site Plan
ITEM TYPE:	Site Plan
APPLICANT:	Flagship Homes, Bronson Tatton

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

This item was continued from the November 8, 2022 Planning Commission meeting at the request of the applicant. Staff has not received revised plans. The Planning Commission kept the public hearing open to this meeting, which can now be closed. Rescheduling with the Planning Commission will be done and new notices will be sent when the applicant determines the project is ready to move forward.

The Planning Commission first reviewed the Harmony A-14 site plan on August 9, 2022. The applicant has since changed the proposed dwelling architecture and also now proposes detached garages. According to Utah State Code, cities cannot regulate architecture of single-family dwellings unless there are standards contained in a development agreement. This is the case with Harmony A-14 in that there are a few standards which the proposed architecture must meet as outlined in the Harmony Preliminary Plat Development Agreement.

Bronson Tatton with Flagship Homes requests site plan approval of 38 single-family lots and associated open space. The proposed site plan is within the Harmony development. The preliminary plat was approved on March 25, 2014, and a development agreement was approved by the City Council on January 6, 2015. The location of the proposal is identified in the agreement as "Alternative Design Block" which permits flexibility in the type of residential units proposed. Within the Harmony development there are four areas with this designation and a permitted total of 182 units. This proposal will utilize 38 of the units with 144 remaining to be located in the three Alternative Design Block (ADB) areas.

Open space is proposed with amenities consisting of covered and uncovered benches, ornamental garden, lawn area, and a covered picnic area. The agreement requires a minimum of 10,374 square feet of open space (273 square feet per lot) and the applicant proposes 17,291 square feet or 455 square feet per lot. As per the development agreement, "the location and type of improvements/amenities are to be approved as part of the final plat application." Final plat is not applied for at this time so the Planning Commission and City Council are to approve the site plan, which contains the park improvements, and such approval will then be incorporated into the final plat approved by staff. The development agreements states that approval within the ADB will be approved through the site plan and final plat process. The intent of the ADB is to foster creativity and variation of neighborhood design and limit the typical pattern of development under standard zoning.

Subsection 20 of the development agreement:

Architectural Standards. All homes on lots within the project shall have a 'carriage' style, or decorative garage door. The front of all homes will have at least two textures, including rock, brick, stucco, or decorative material, similar to Hardy board. The texture shall wrap around the front of the home at least until the first windows along each side of the home. Typical vinyl siding will not be used on the front of the homes.

ITEMS FOR CONSIDERATION:

Staff review of the site plan is consistent with the Development Agreement provided the applicant corrects any existing redlines of the proposal. Staff feels the existing redlines, if any, are minor in nature and can be finalized, with a condition of the Planning Commission, prior to scheduling the item with the City Council.

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 proposes to develop the property in compliance with this provision and applicable standards of the Harmony Development Agreement.

Other considerations:

1. Picket fencing is proposed around the common area. There is no indication of fencing along the ROW. Ornamental fencing is

proposed between the lots.

2. Two private street lights will be installed on the east and west side of the north alley. Potential for a public street light on the southwest corner of the development.

3. Architectural plans are included with this report and are compliant with the agreement. The DA requires two materials/textures on the front façade and wrap around to the at least the first window. Also, garage door are to be carriage-style or decorative. The applicant proposes garage doors with a row of windows at the top of the door.

B. Screening requirements: Screening requirements are not applicable to this type of development.

C. Access requirements: Two access points are shown from Rachel Way in a u-shaped configuration. Unified Fire has approved the configuration with no alley connection to the west with Browning Street or to the east with Annabell Street.

D. Conveyance of Water Shares: To be completed prior to recording of the final plat.

Compliance with the approved Harmony Development Agreement.

REQUIRED FINDINGS:

Site plan approvals are based upon compliance with City Code requirements and requirements of applicable development agreements. The approval criteria for site plans can be found in EMMC §17.100, and the Harmony Development Agreement attached to this report.

RECOMMENDATION:

Staff recommends the Planning Commission close the public hearing. A new date for the request to be heard by the Planning Commission will be determined by the applicant.

ATTACHMENTS:

[Elevation A14 Classic](#)

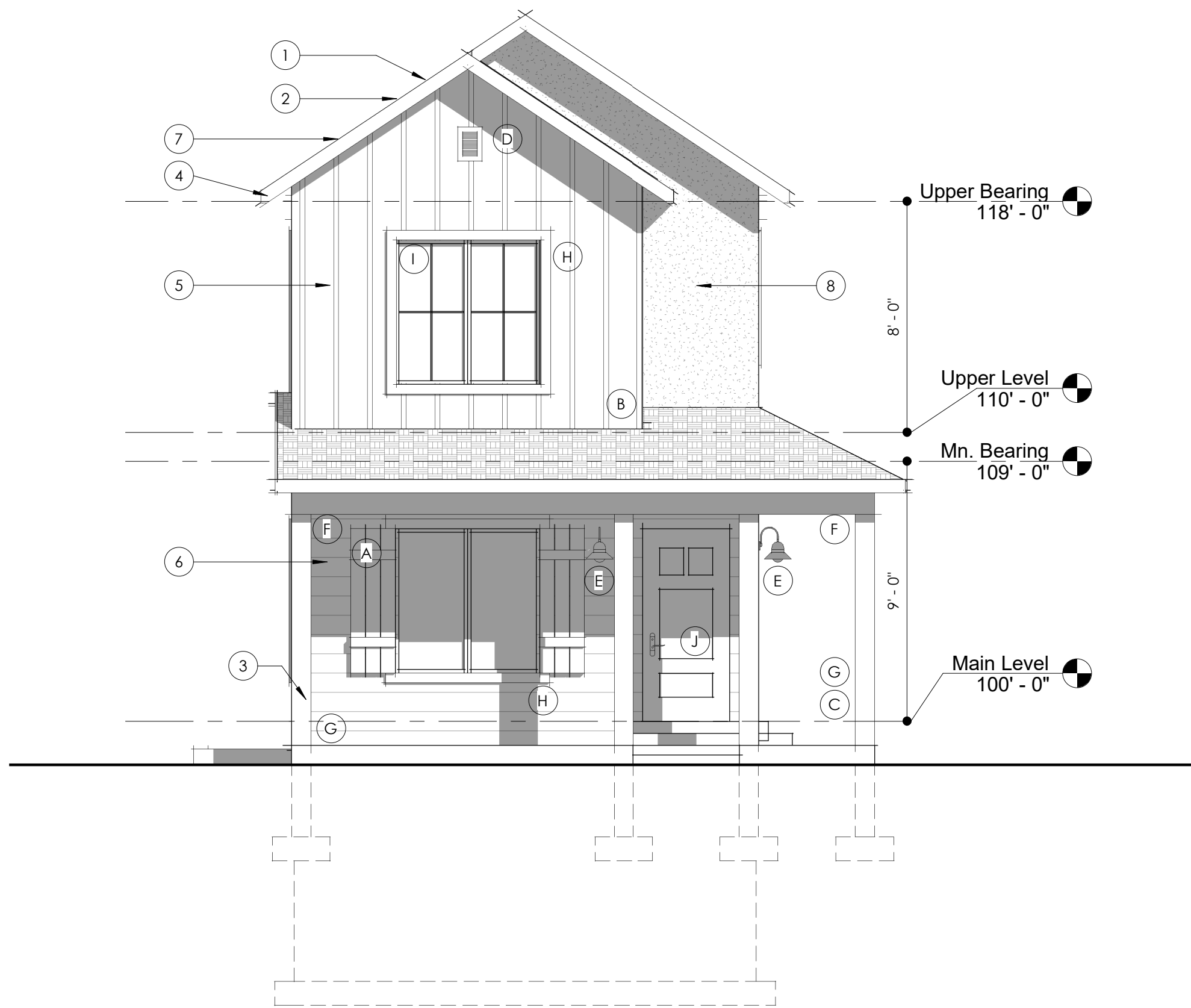
[Elevation A14 Contemporary](#)

[Elevation A14 Craftsman](#)

[Elevation A14 Scandinavian](#)

[Harmony A14 Civil](#)

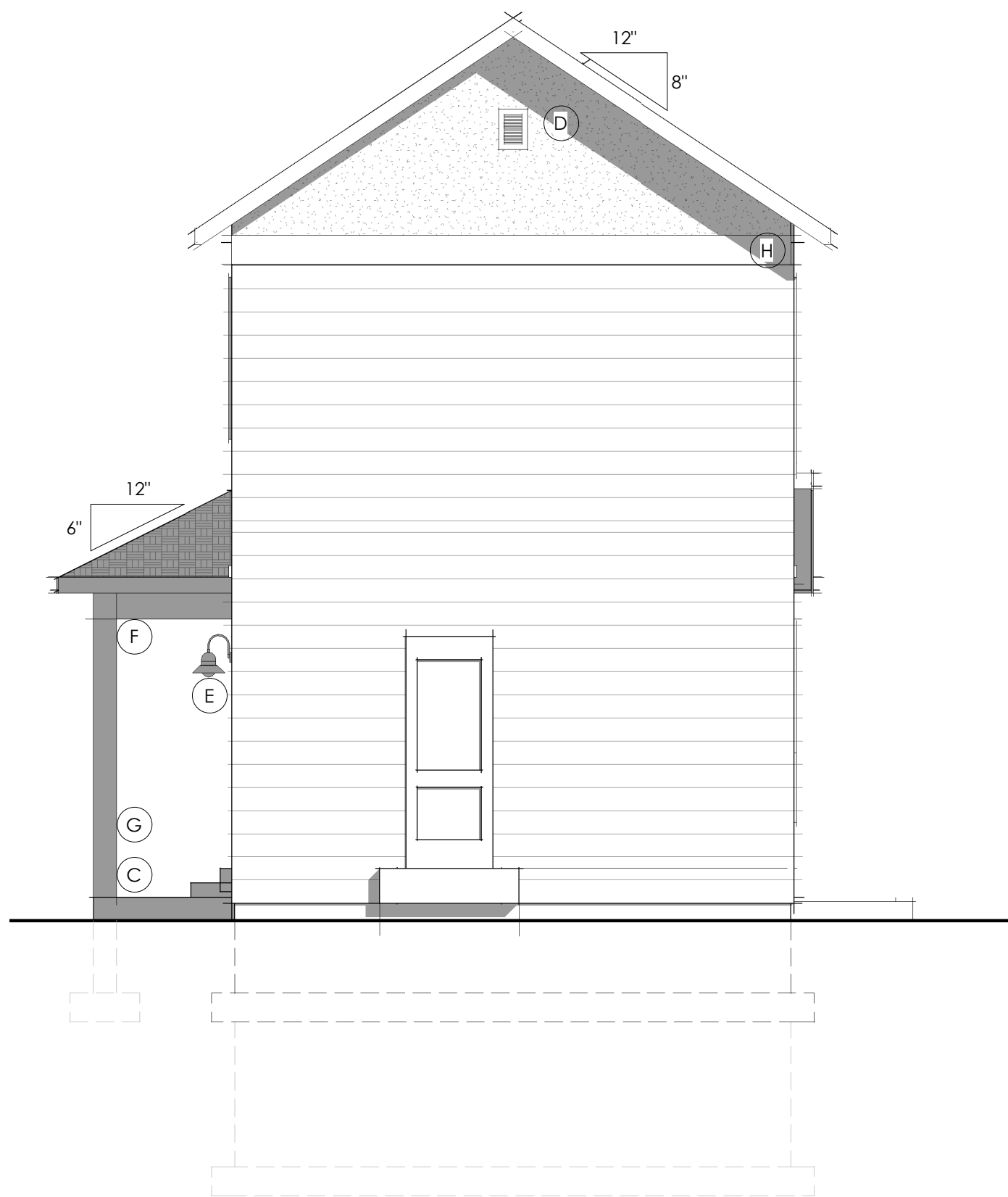
Landscape Harmony A14
Harmony DA



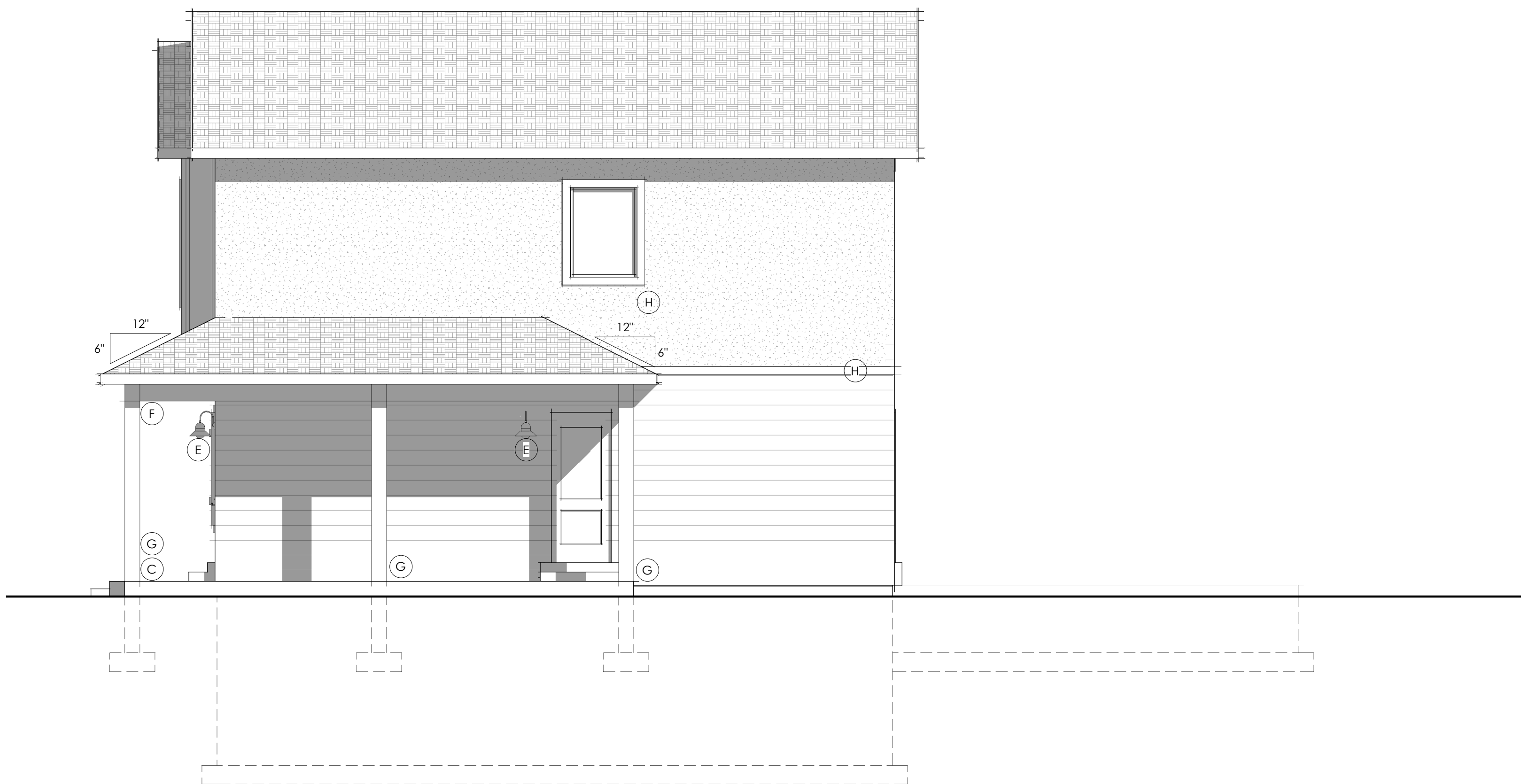
FRONT ELEVATION
Base Model



LEFT ELEVATION
Base Model



REAR ELEVATION
Base Model



RIGHT ELEVATION
Base Model

SHEET NOTES

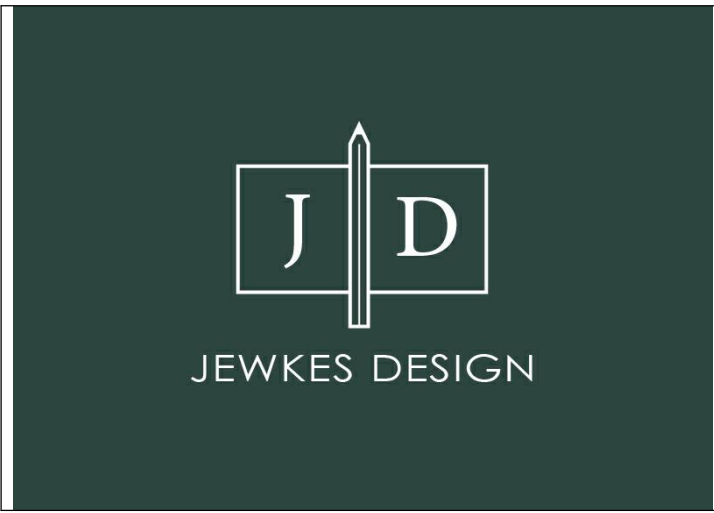
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2	Architectural asphalt composition shingles w/ style as per owner. Shingles to be class 'A'
3	timber columns w/ finish as per owner
4	6" Fascia board w/ style & vented soffit as per owner
5	Board & batten siding as per owner. Style, finish, and color as per owner
6	Horizontal siding w/ style, color, and finish as per owner
7	All vents to be 3' from ridge to make room for future solar panels
8	Stucco system w/ hardcoat finish. Style, color, and finish as per owner

ARCHITECTURAL DETAILING

#	Comments
A	Decorative shutters
B	Popouts
C	Porch
D	Decorative Gable/Roof
E	Architectural lighting
F	Exposed Timbers
G	Column
H	Decorative Trim
I	Window grids
J	Decorative Door

ARCHITECTURAL FINISHES

	HORIZONTAL SIDING
	BOARD AND BATTEN
	STUCCO
	BLACK ASPHALT SHINGLE



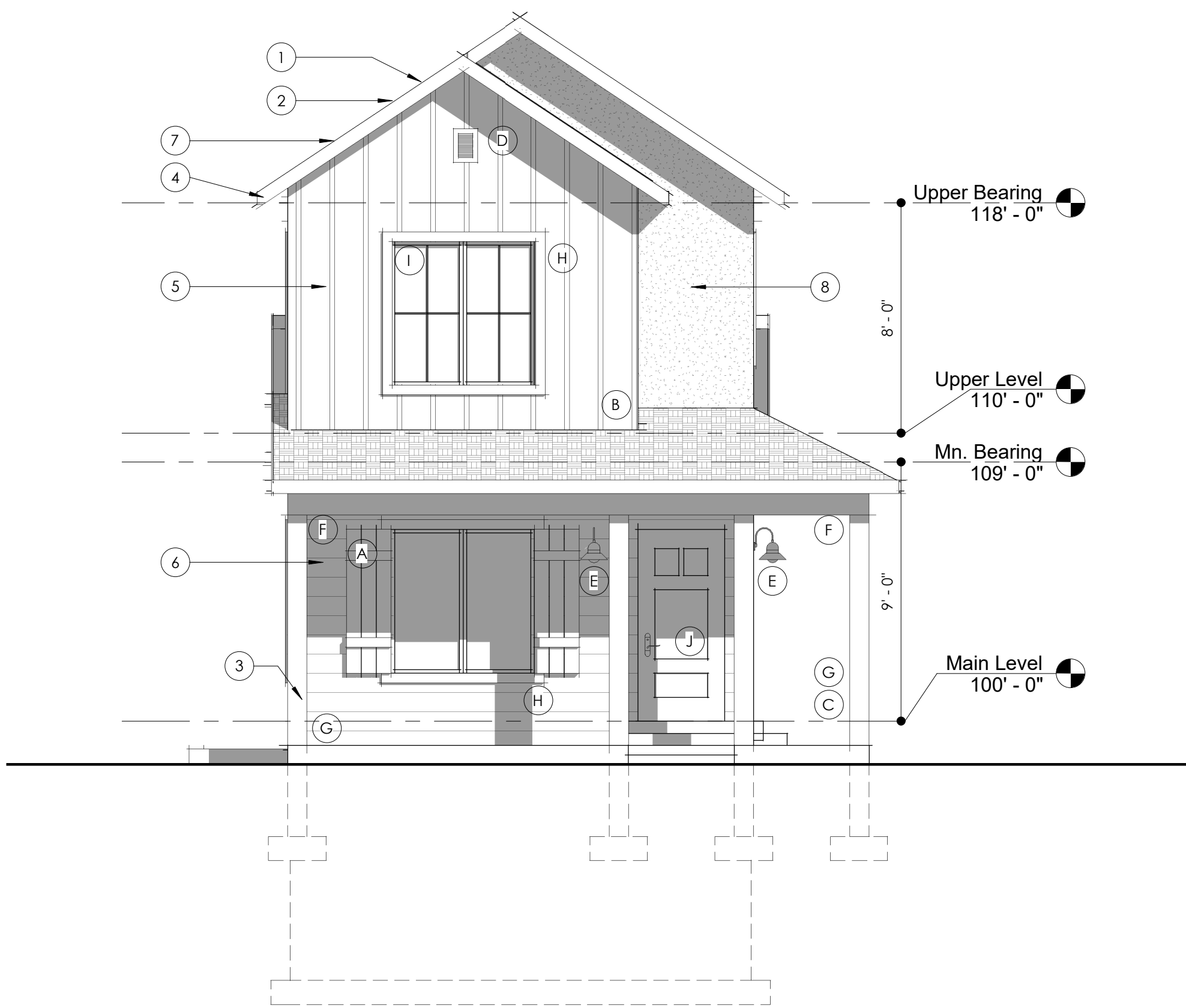
FlexHomes 2-Story: Classic

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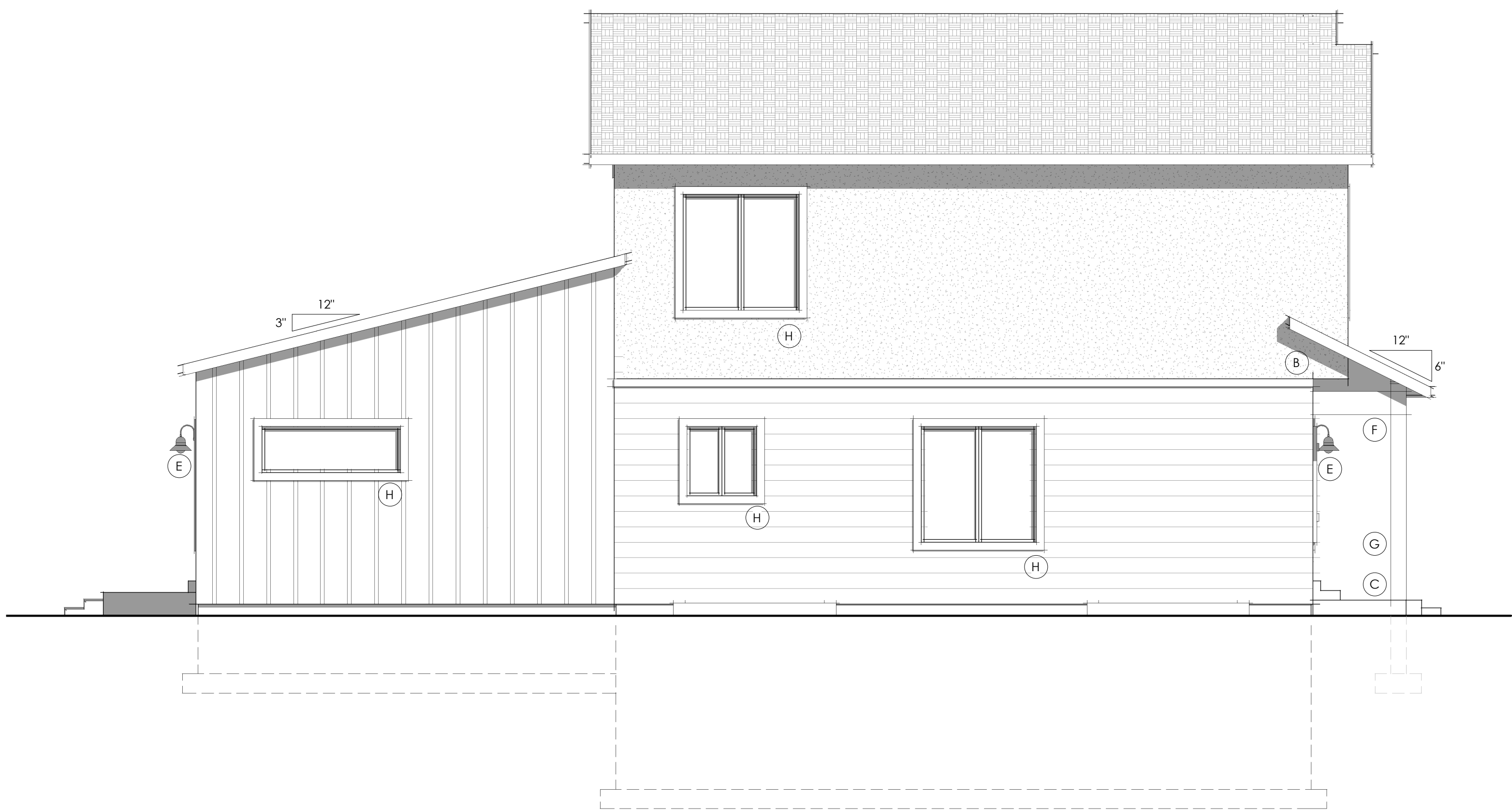
Project -tbt	TBT
27 October 2022	TBT

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24 x 36 (paper size)	Scale: 1/4" = 1'-0"

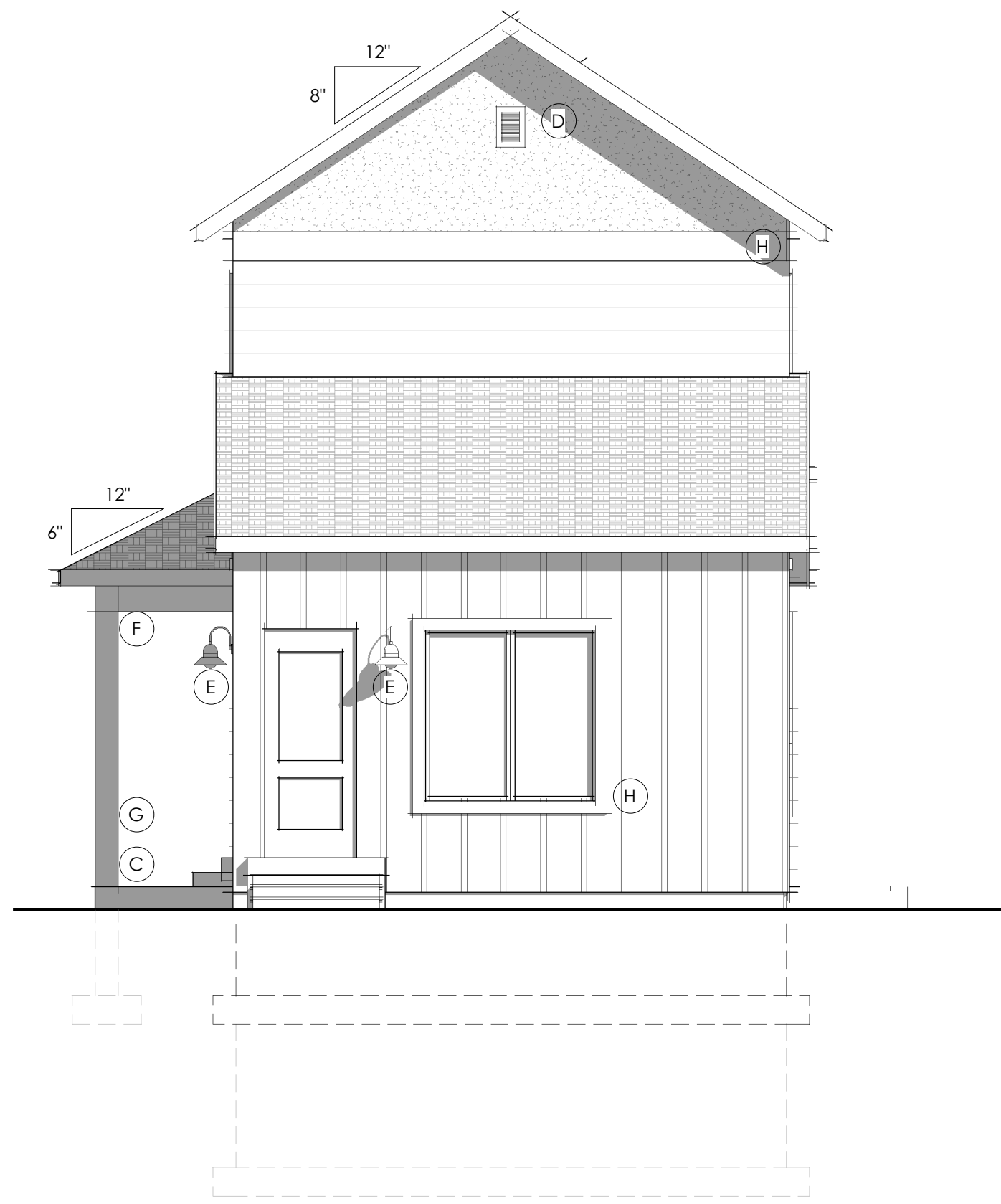
ELEVATIONS - BASE



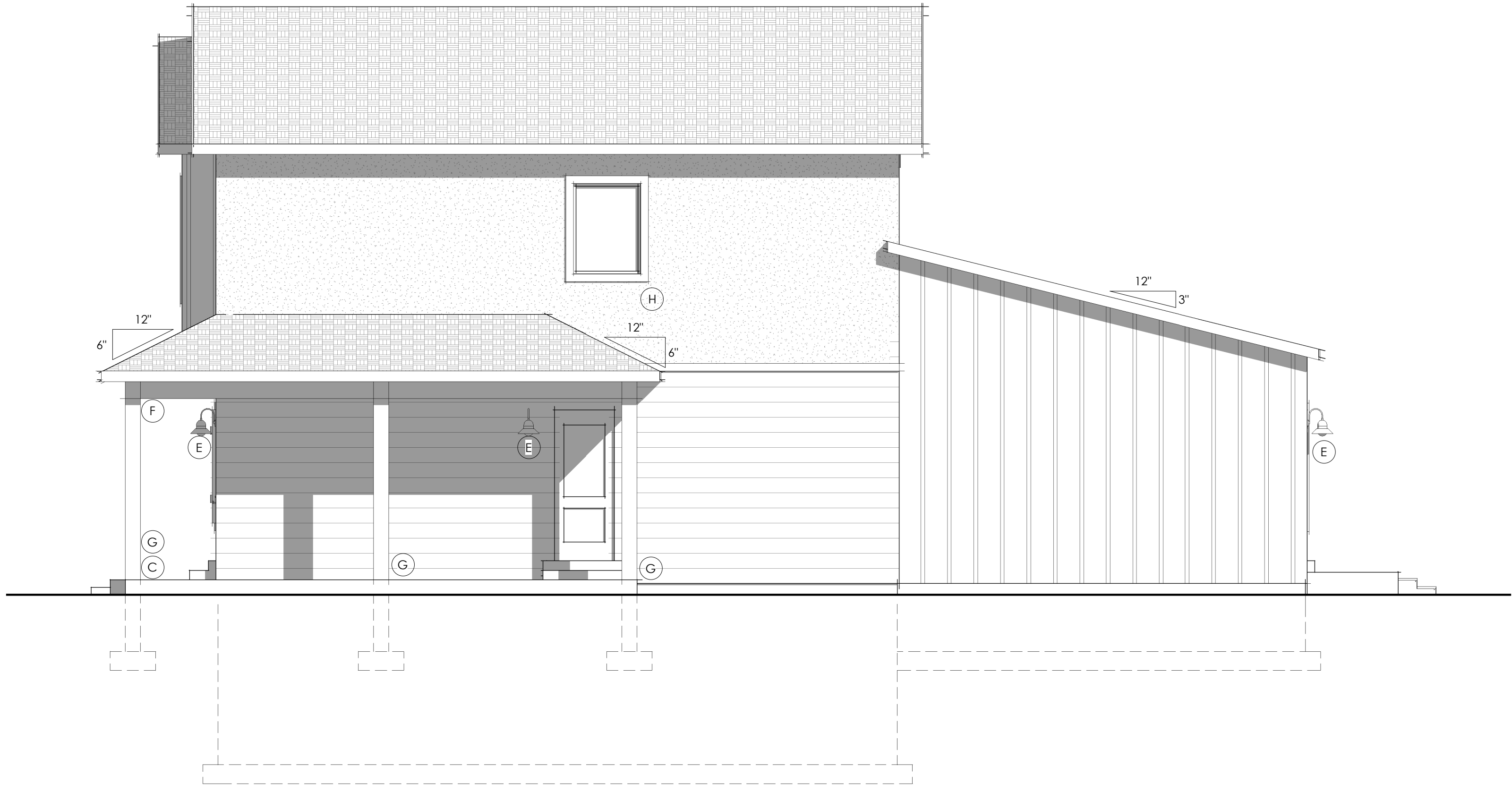
FRONT ELEVATION
Owner's Suite Expansion



LEFT ELEVATION
Owner's Suite Expansion



REAR ELEVATION
Owner's Suite Expansion



RIGHT ELEVATION
Owner's Suite Expansion

SHEET NOTES

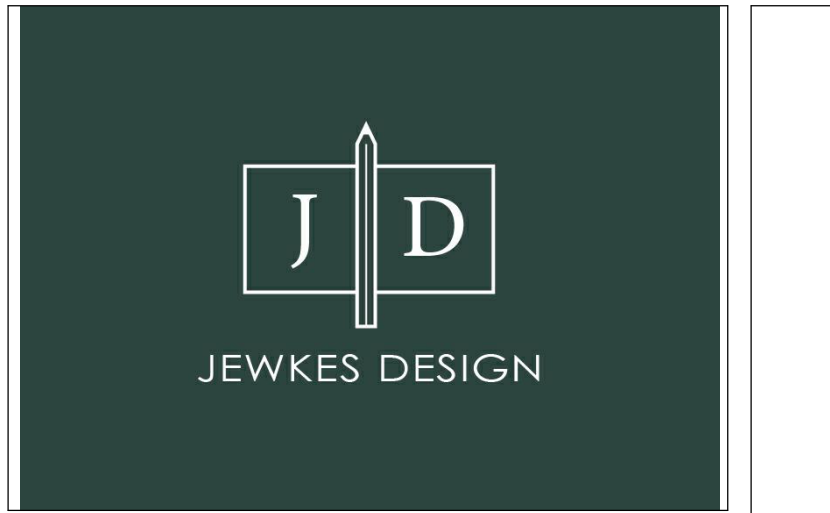
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6	Horizontal siding w/ style, color, and finish as per owner
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ARCHITECTURAL FINISHES

	HORIZONTAL SIDING
	BOARD AND BATTEN
	STUCCO
	BLACK ASPHALT SHINGLE



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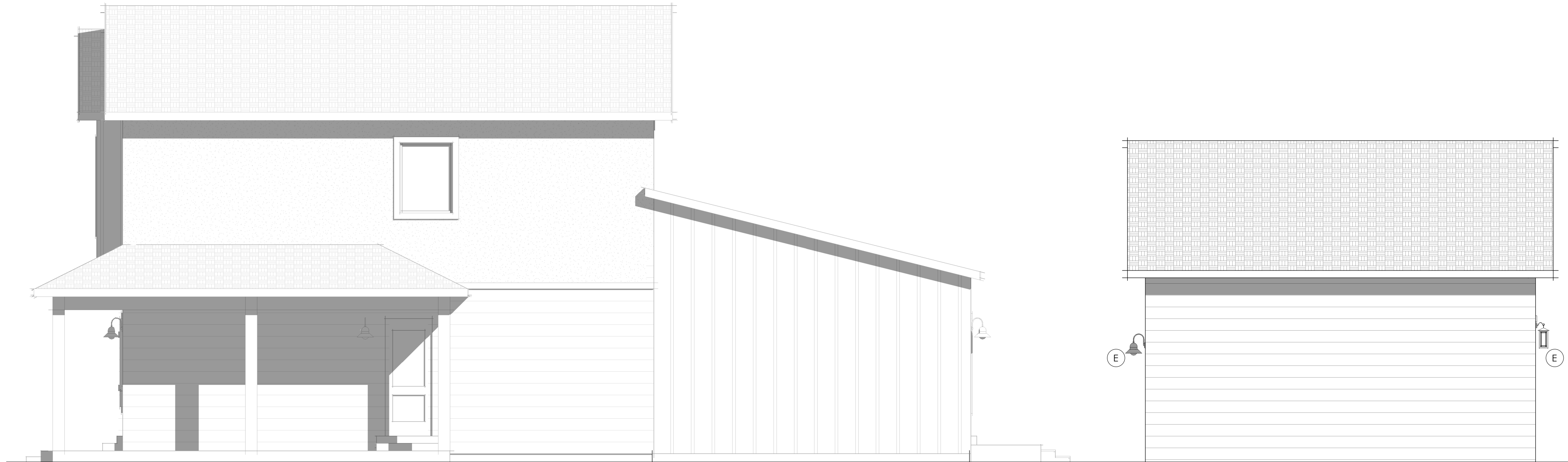
Project -tbt	TBT
27 October 2022	TBT

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ELEVATIONS - COMPLETE



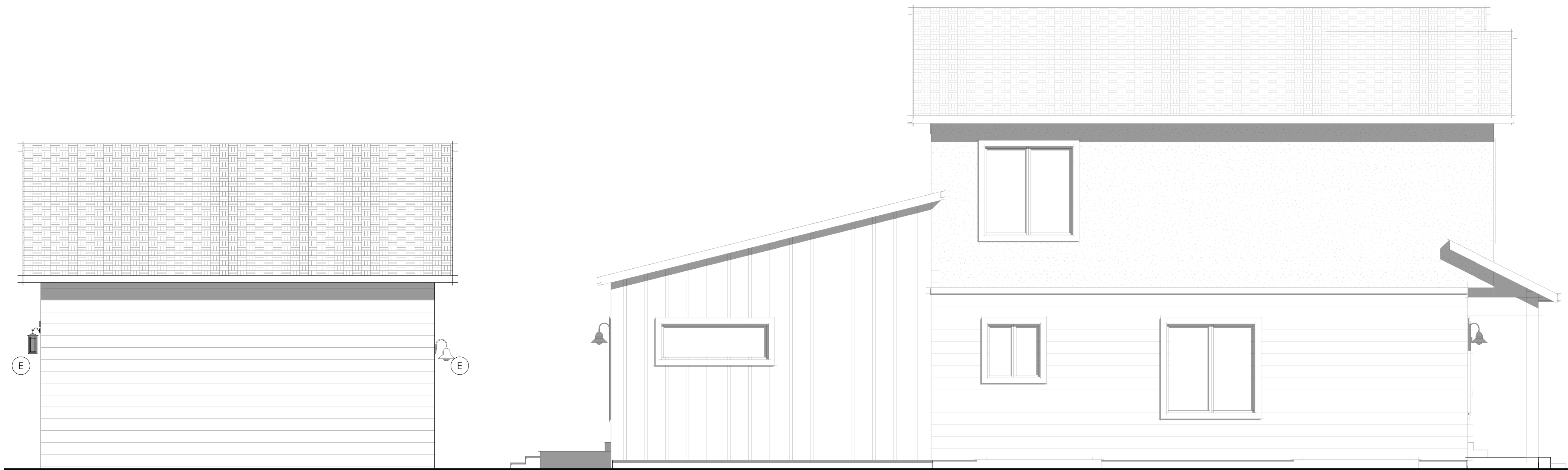
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

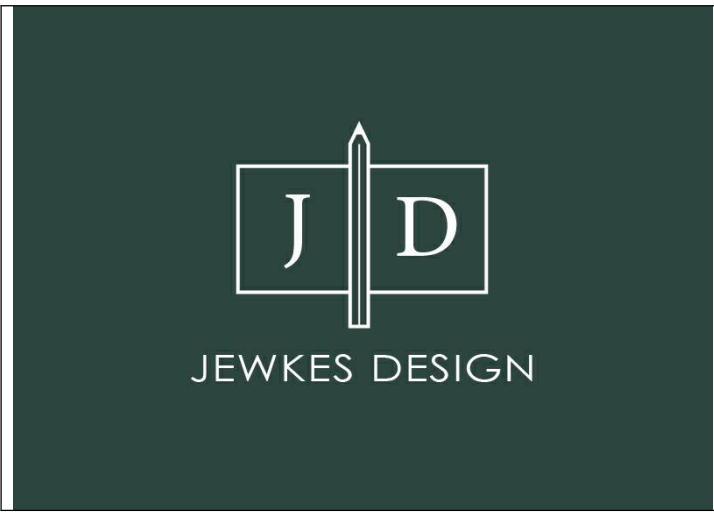


LEFT ELEVATION

SHEET NOTES

ARCHITECTURAL DETAILING

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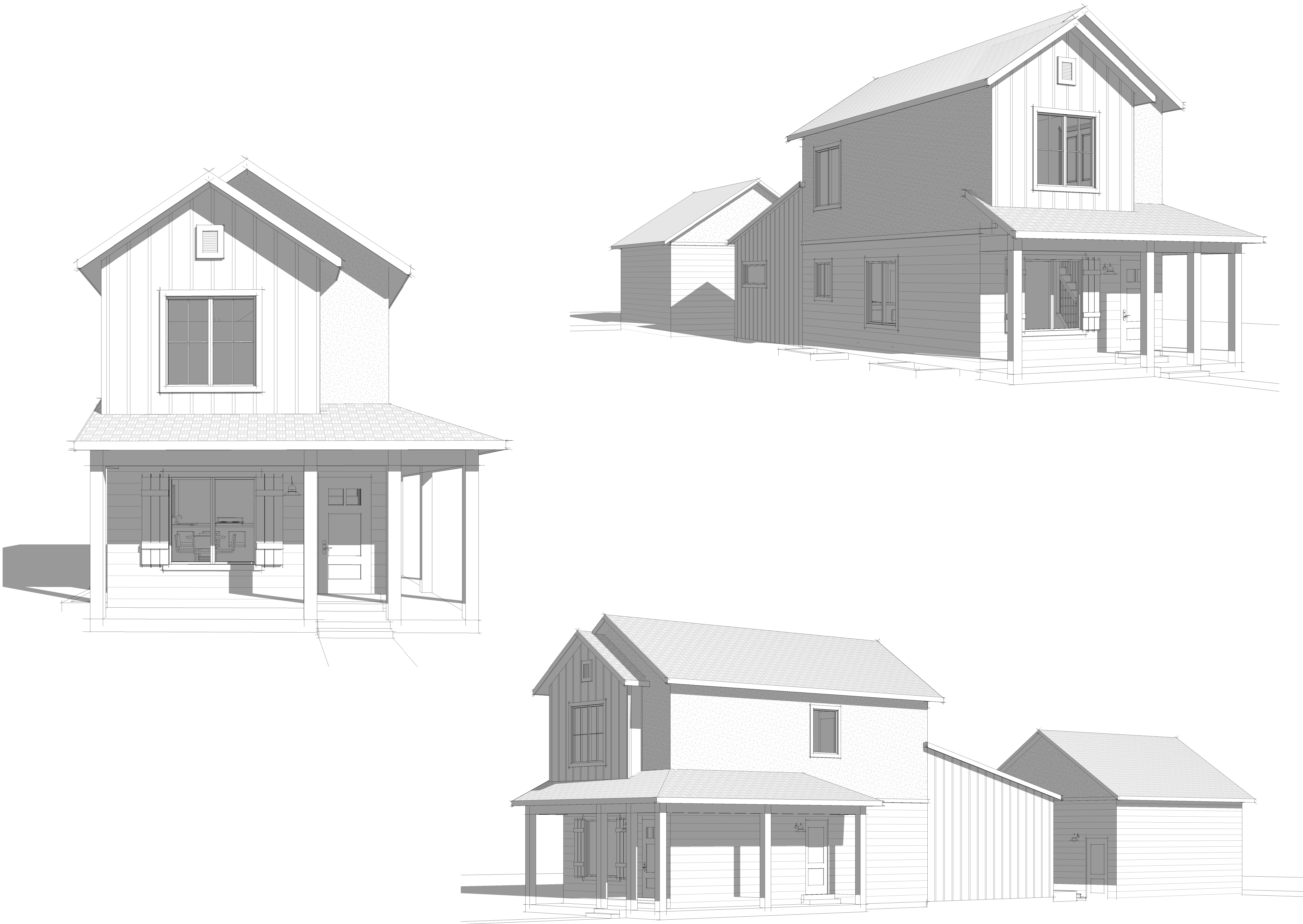
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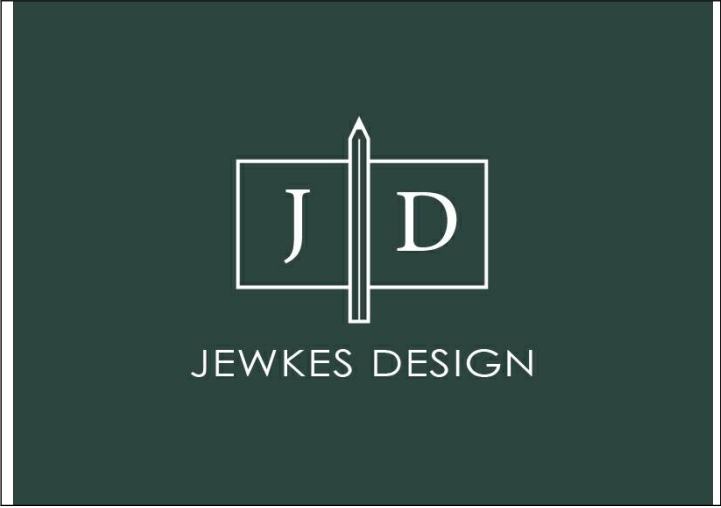
Project -tbt	TBT
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ELEVATIONS - GARAGE



SHEET NOTES



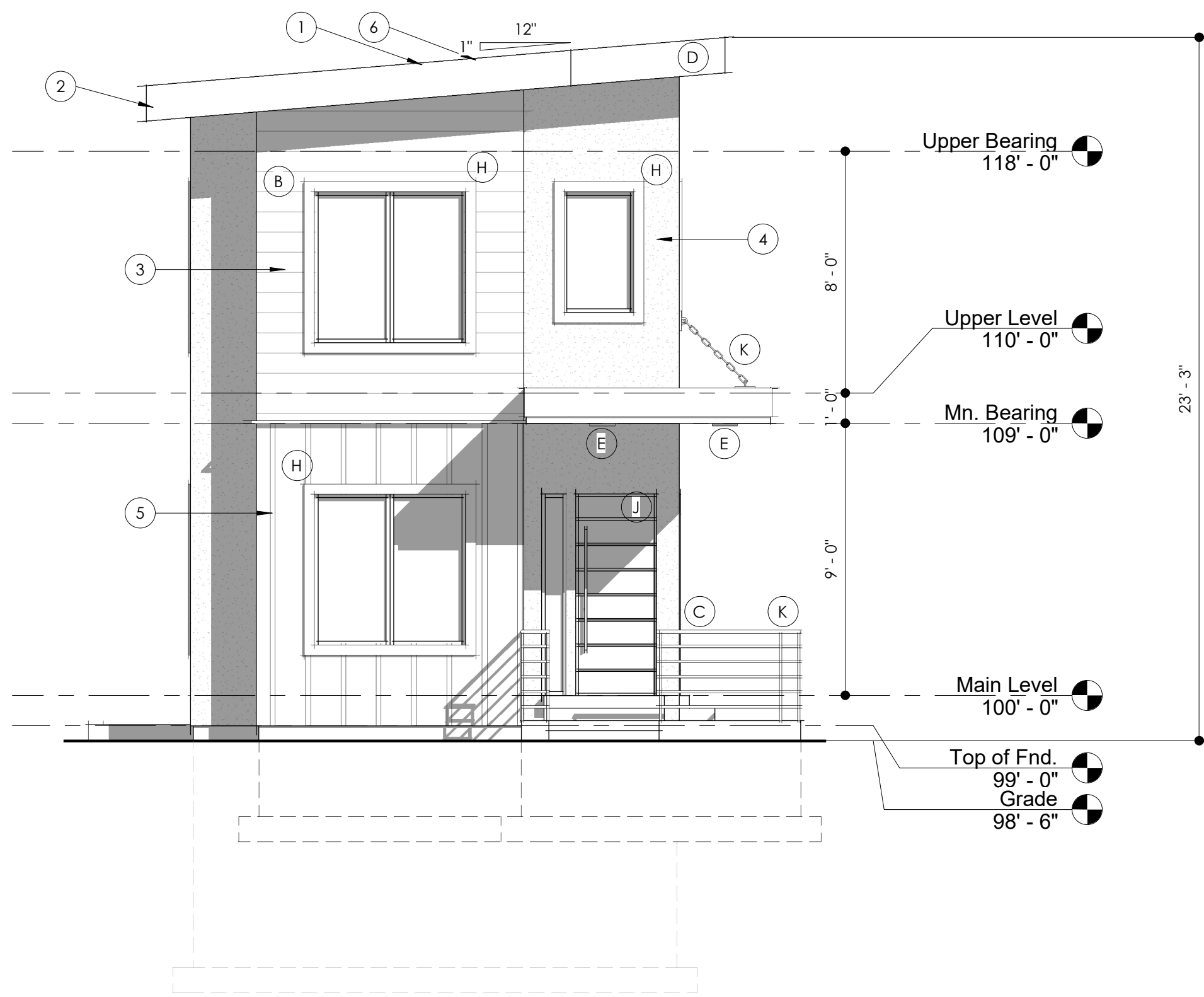
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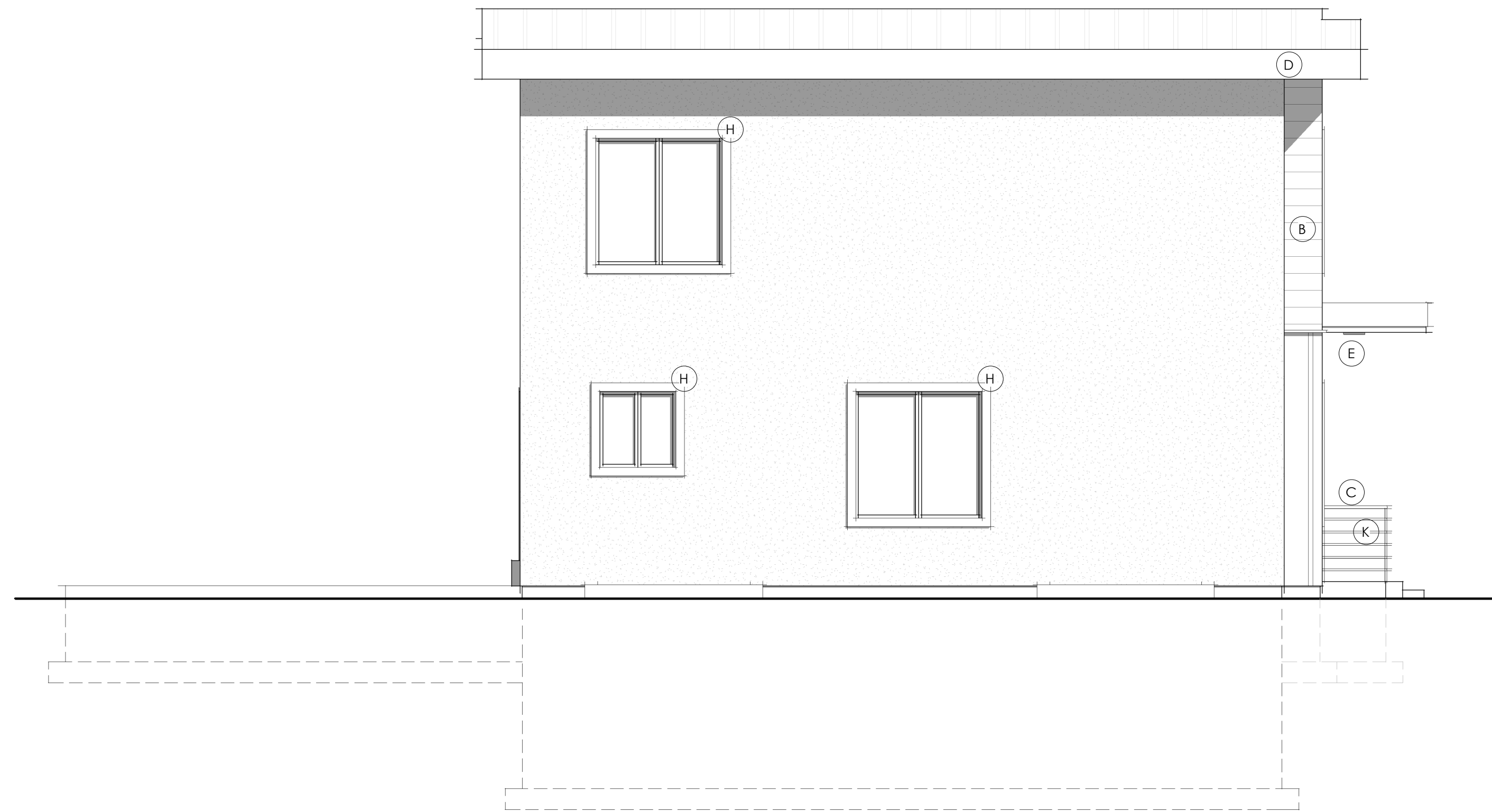
Project -tbt	TBT
27 October 2022	TBT

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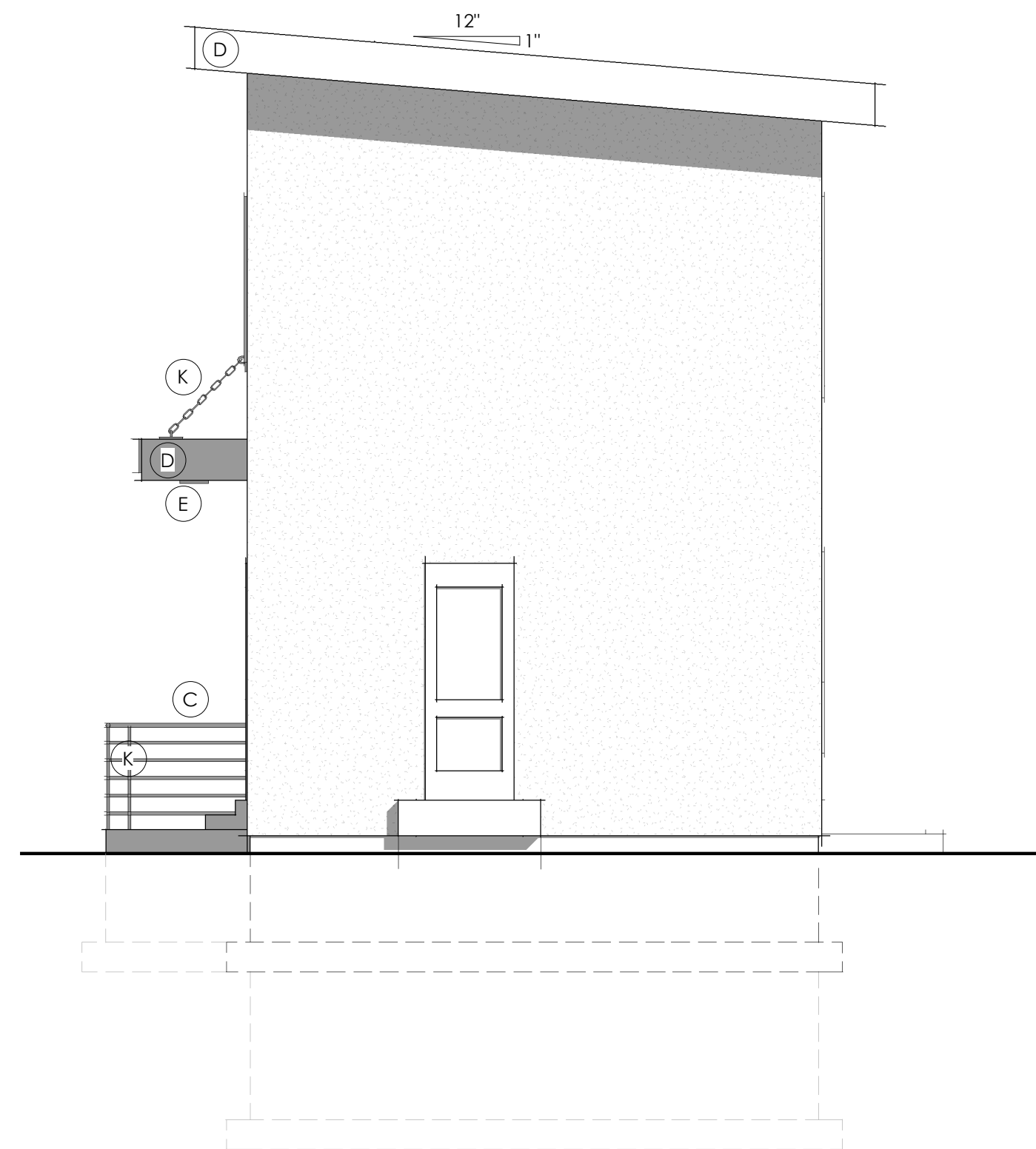
3D VIEWS - COMPLETE



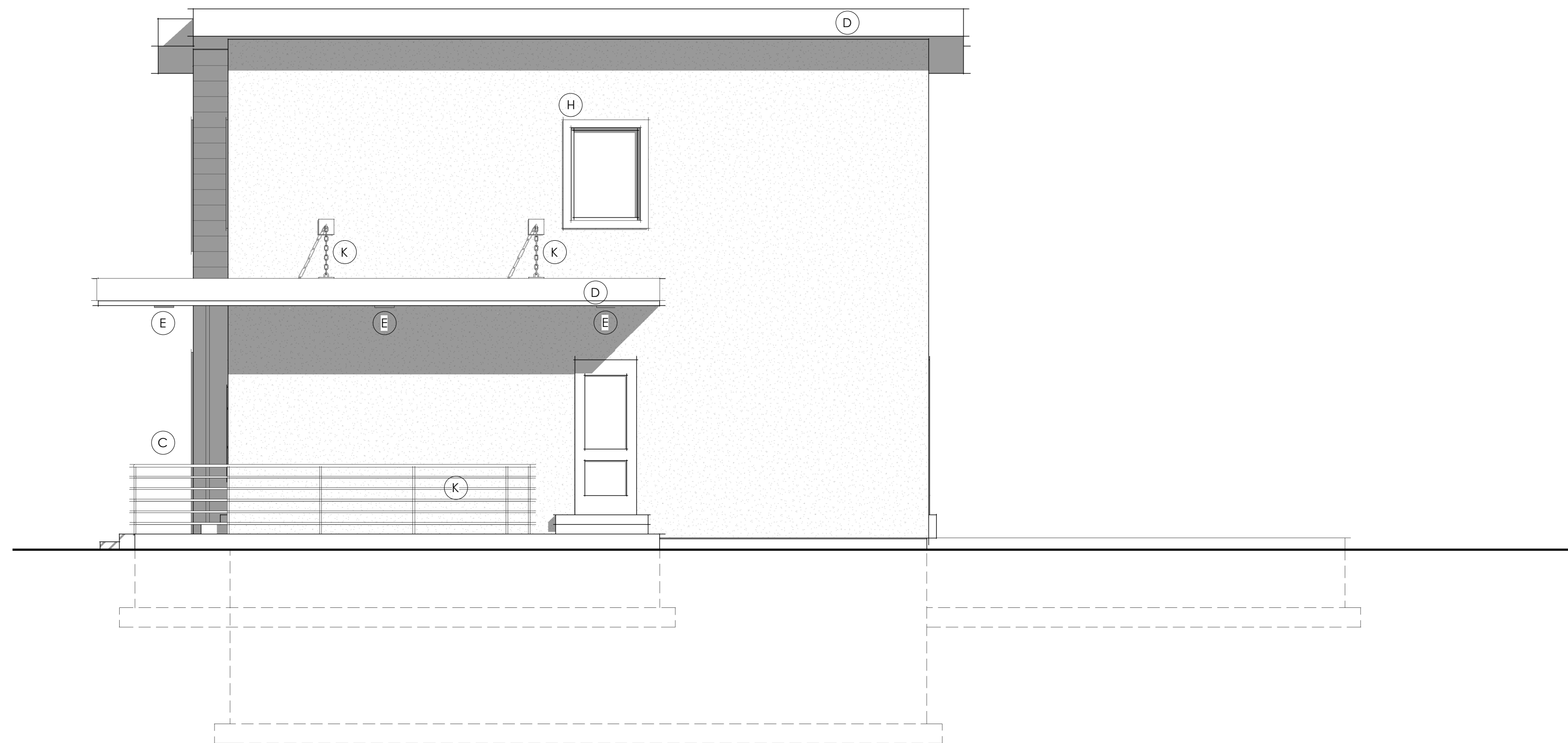
FRONT ELEVATION
Base Model



LEFT ELEVATION
Base Model



REAR ELEVATION
Base Model



RIGHT ELEVATION
Base Model

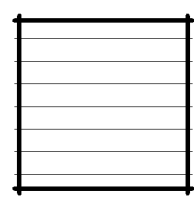
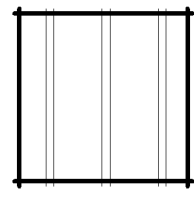
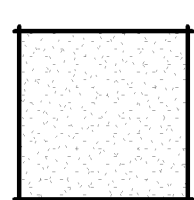
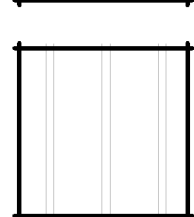
SHEET NOTES

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1	Standing seam metal roof w/ color and style as per owner
2	12" Fascia board w/ style & vented soffit as per owner
3	Horizontal siding w/ style, color, and finish as per owner
4	Stucco system w/ hardcoat finish. Style, color, and finish as per owner
5	Stone veneer w/ 22 ga. ties @ 16" o.c. each way. Style, color, and finish as per owner
6	All vents to be 3' from ridge to make room for future solar panels

ARCHITECTURAL DETAILING

#	Comments
A	Decorative shutters n/a
B	Popouts
C	Porch
D	Decorative Gable / Roof
E	Architectural lighting
F	Exposed Timbers n/a
G	Column n/a
H	Decorative Trim
I	Window grids n/a
J	Decorative Door
K	Detailed railings and accessories
L	Trellis Structure

ARCHITECTURAL FINISHES

	HORIZONTAL SIDING / WOOD COMPOSITE
	BOARD AND BATTEN
	STUCCO
	METAL ROOF

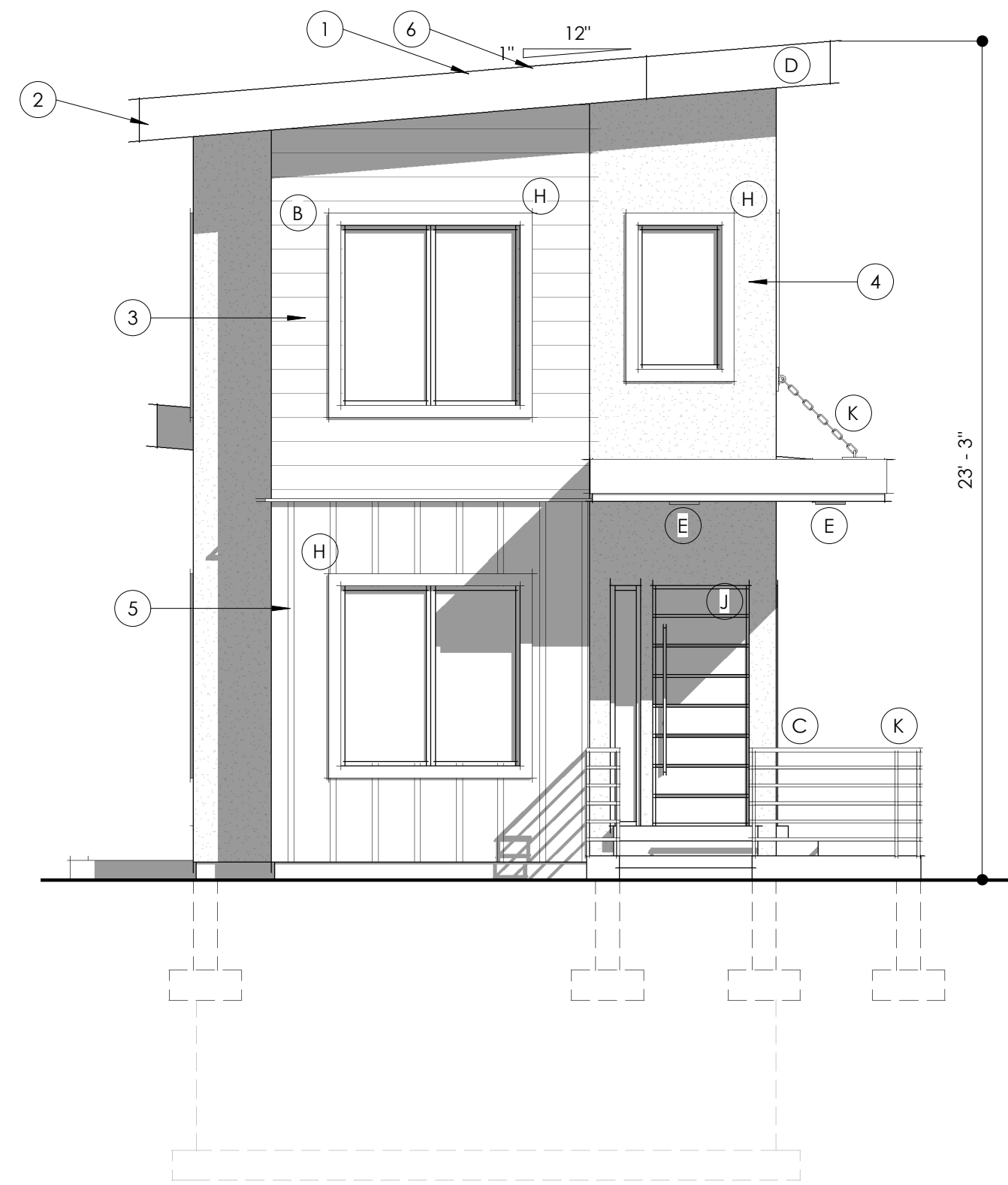


FlexHomes 2-Story : Modern

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10 October 2022	TBT

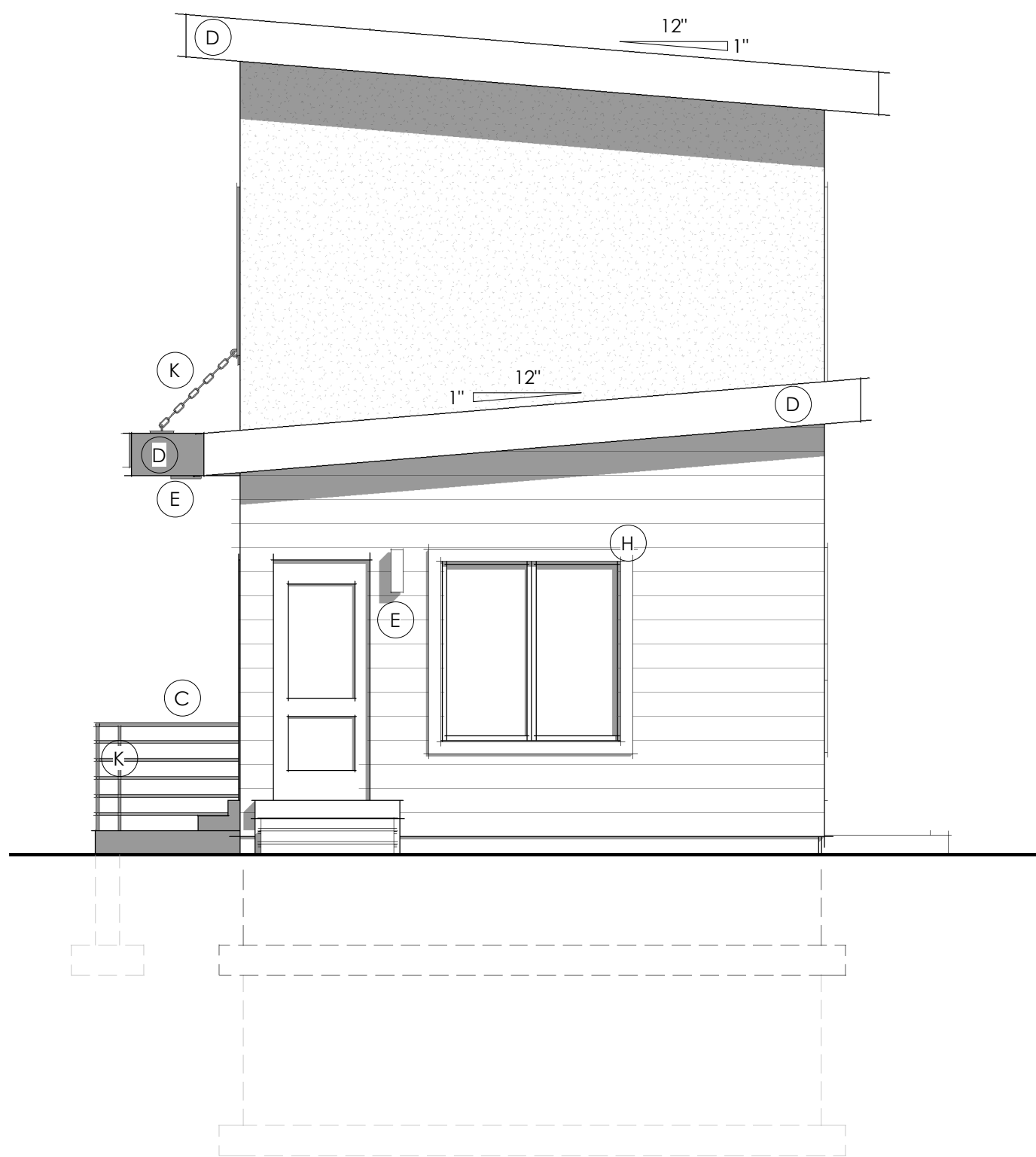
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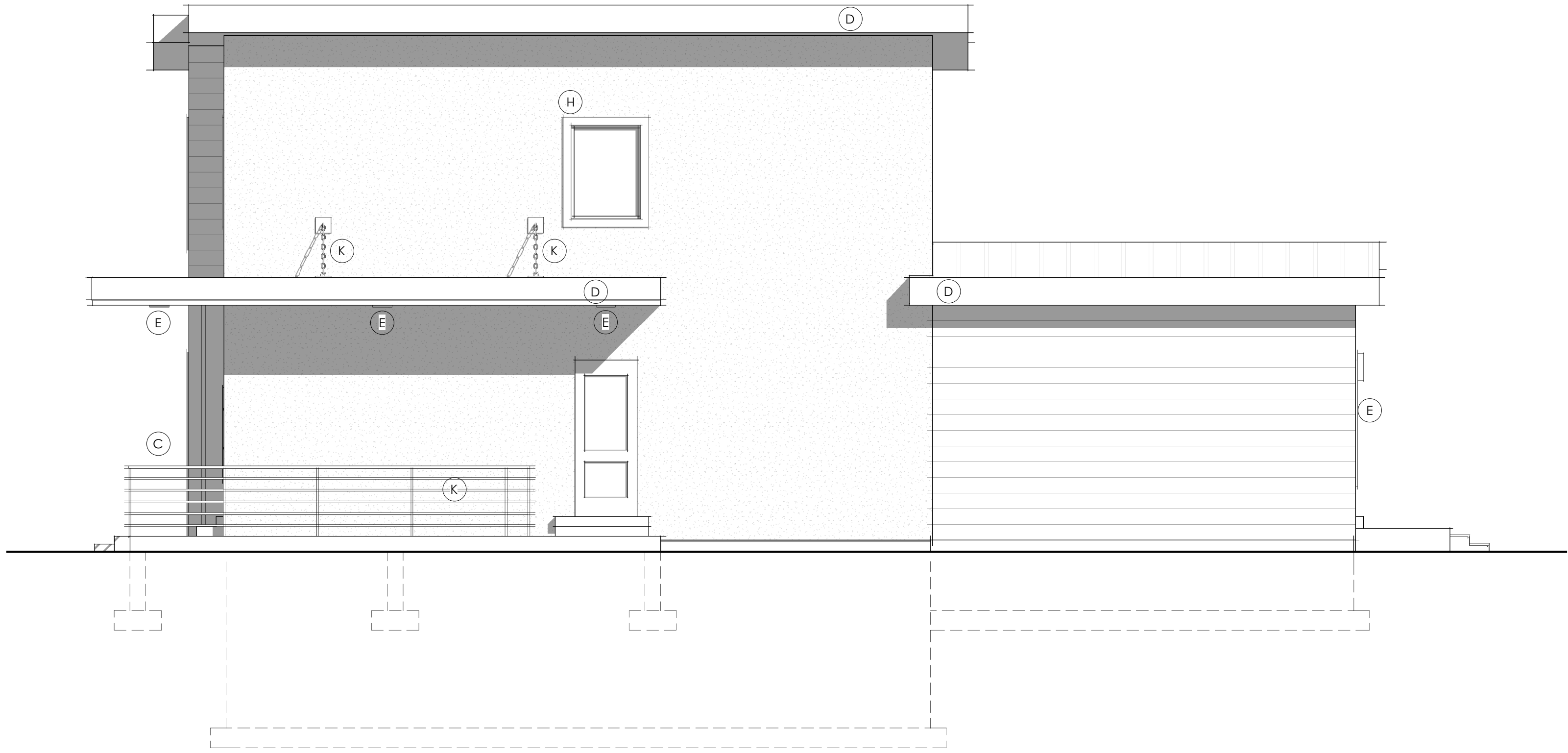
FRONT ELEVATION
Owner's Suite Expansion



LEFT ELEVATION
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REAR ELEVATION
Owner's Suite Expansion



RIGHT ELEVATION
Owner's Suite Expansion

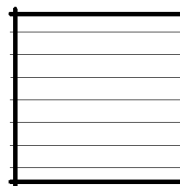
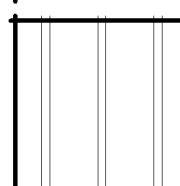
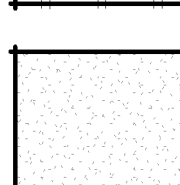
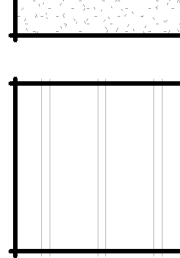
SHEET NOTES

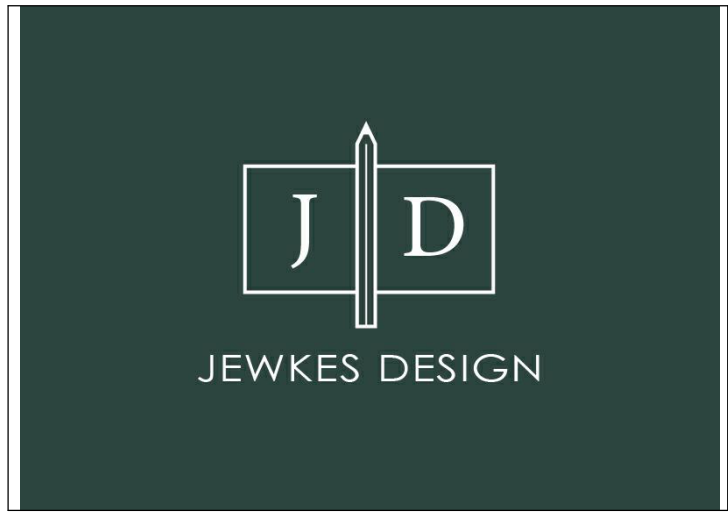
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ARCHITECTURAL FINISHES

	HORIZONTAL SIDING / WOOD COMPOSITE
	BOARD AND BATTEN
	STUCCO
	METAL ROOF



FlexHomes 2-Story : Modern

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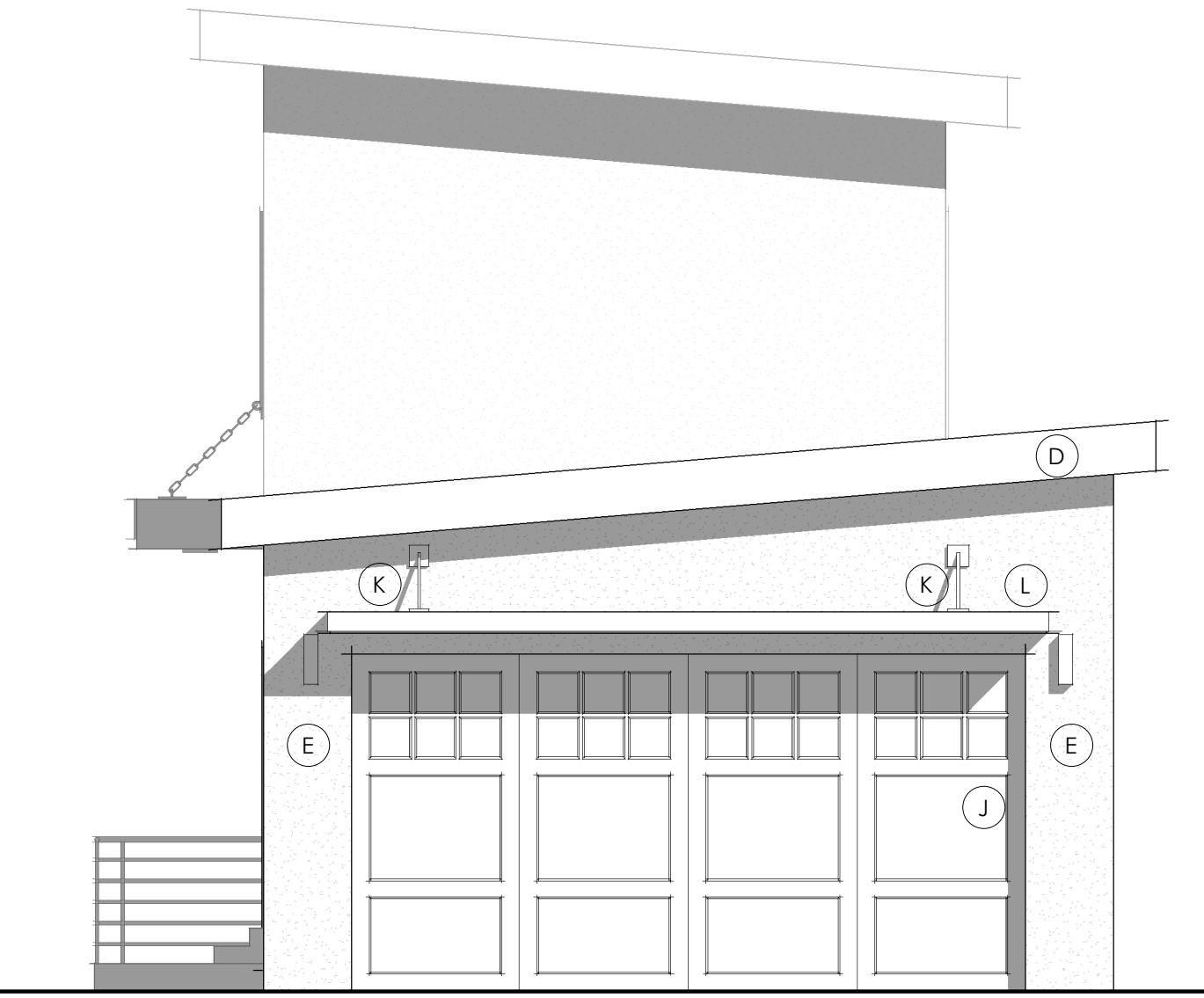
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10 October 2022	TBT

A202	
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ELEVATIONS - COMPLETE



LEFT ELEVATION



REAR ELEVATION

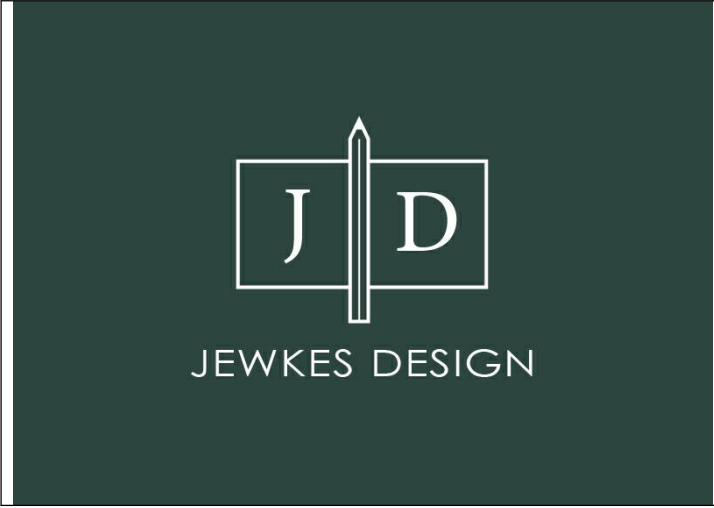


RIGHT ELEVATION

SHEET NOTES

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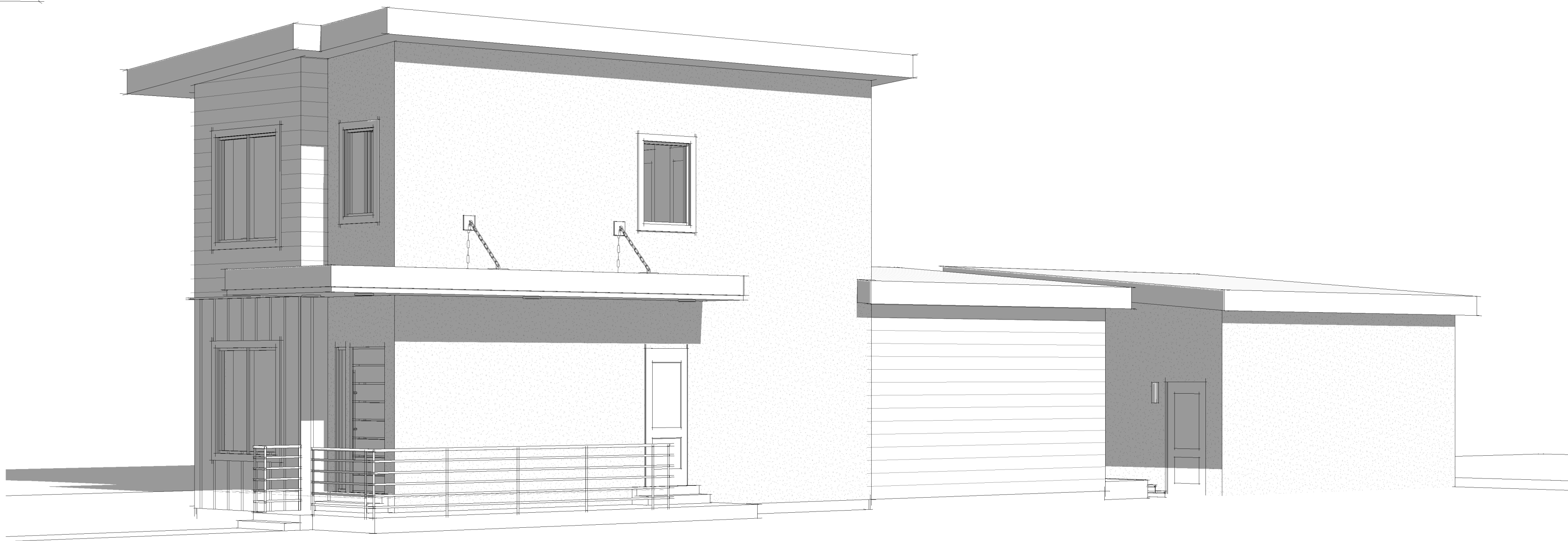
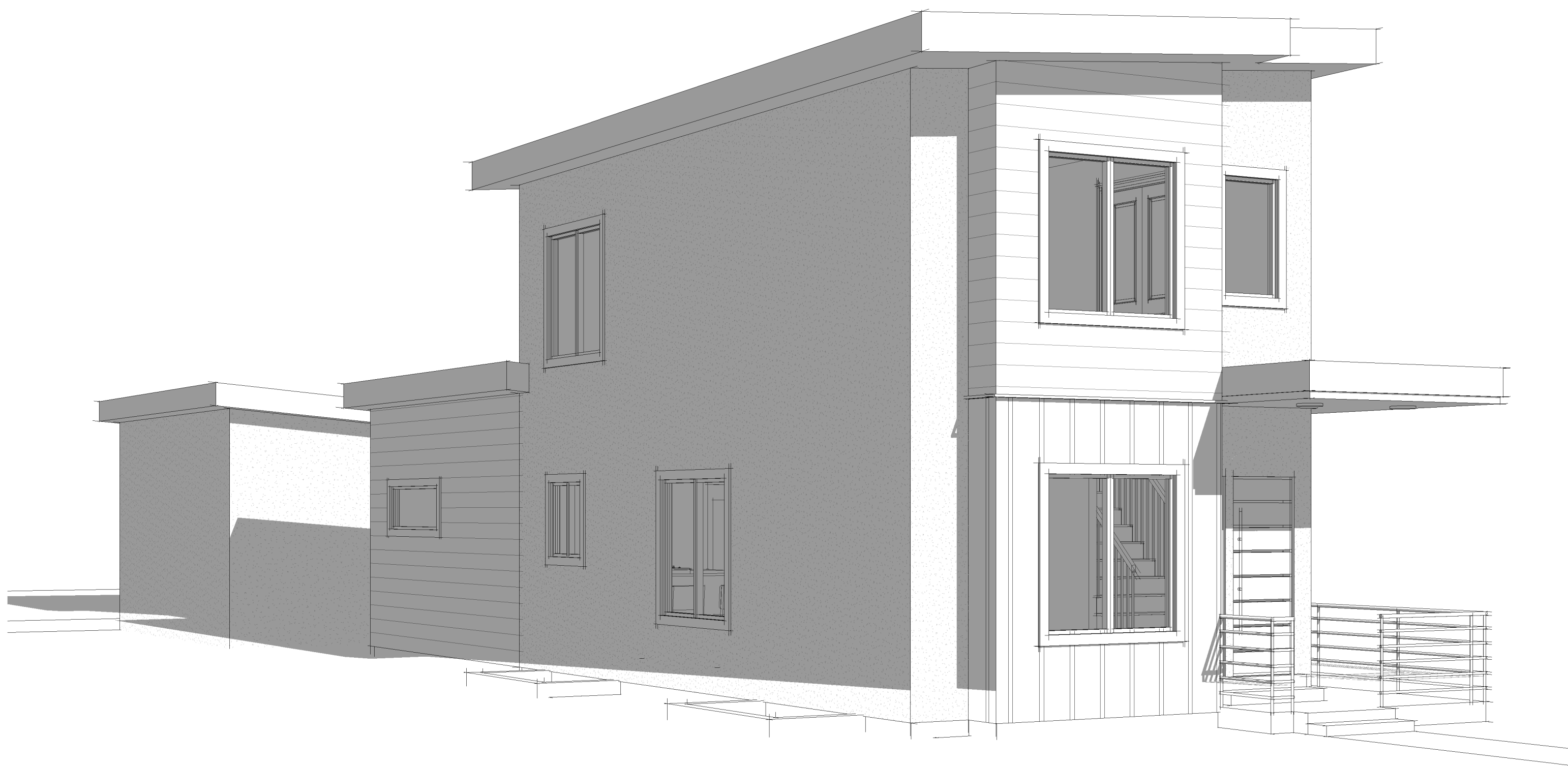
Project -tbt TBT

10 October 2022 TBT

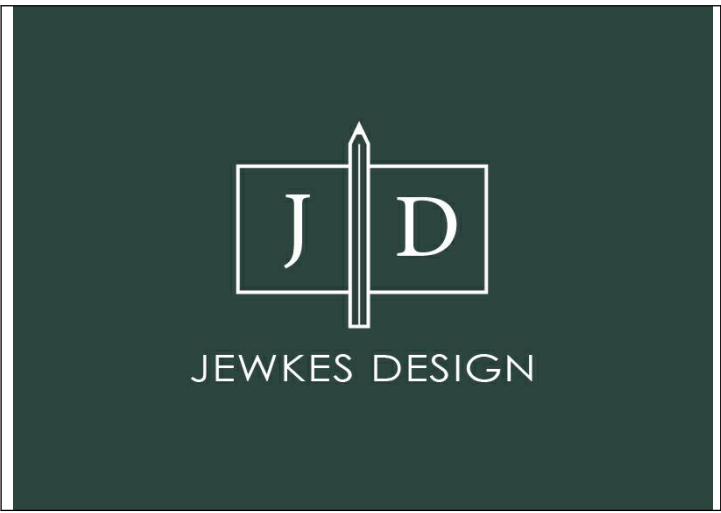
A203

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ELEVATIONS - GARAGE



SHEET NOTES

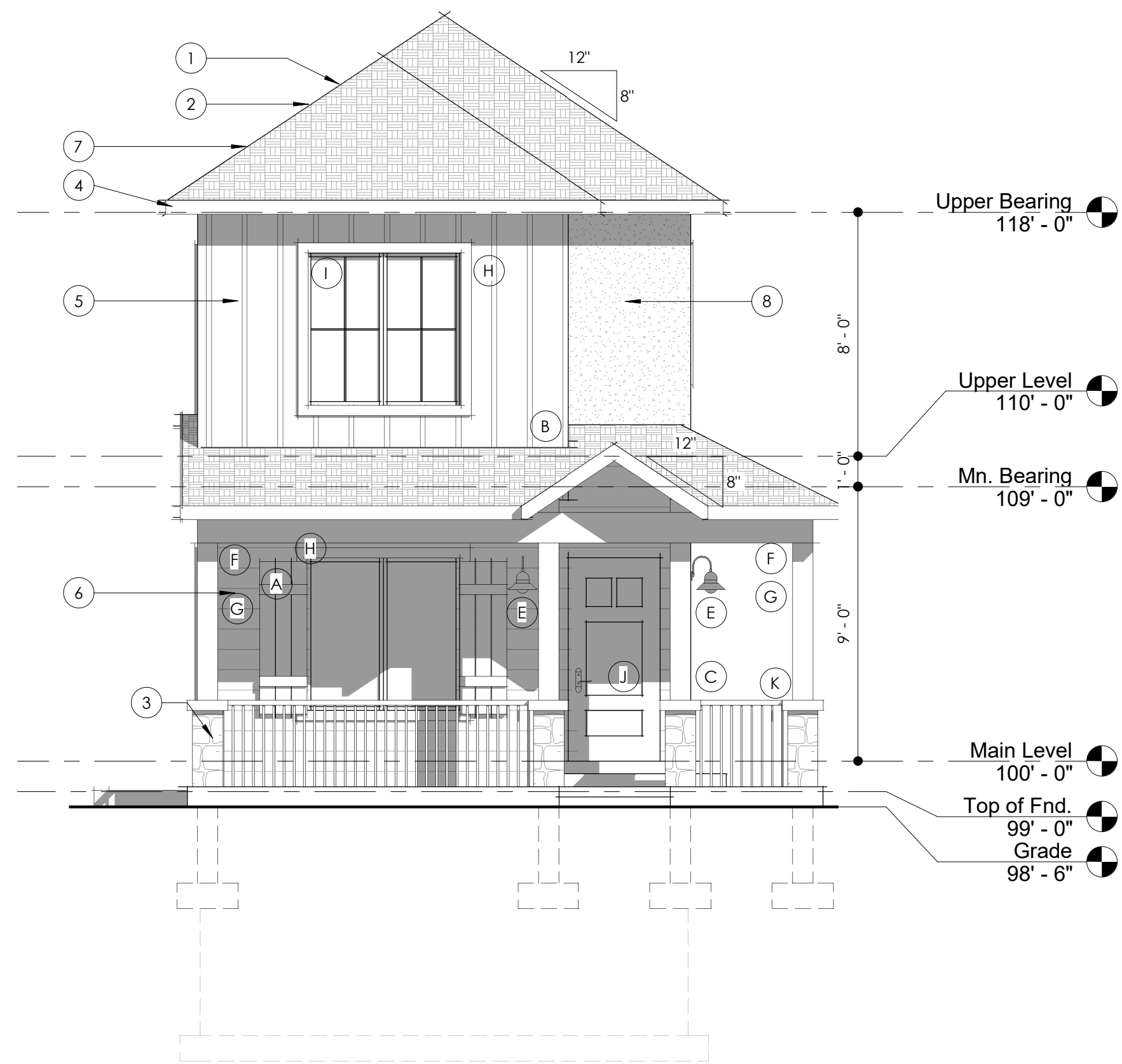


FlexHomes 2-Story : Modern

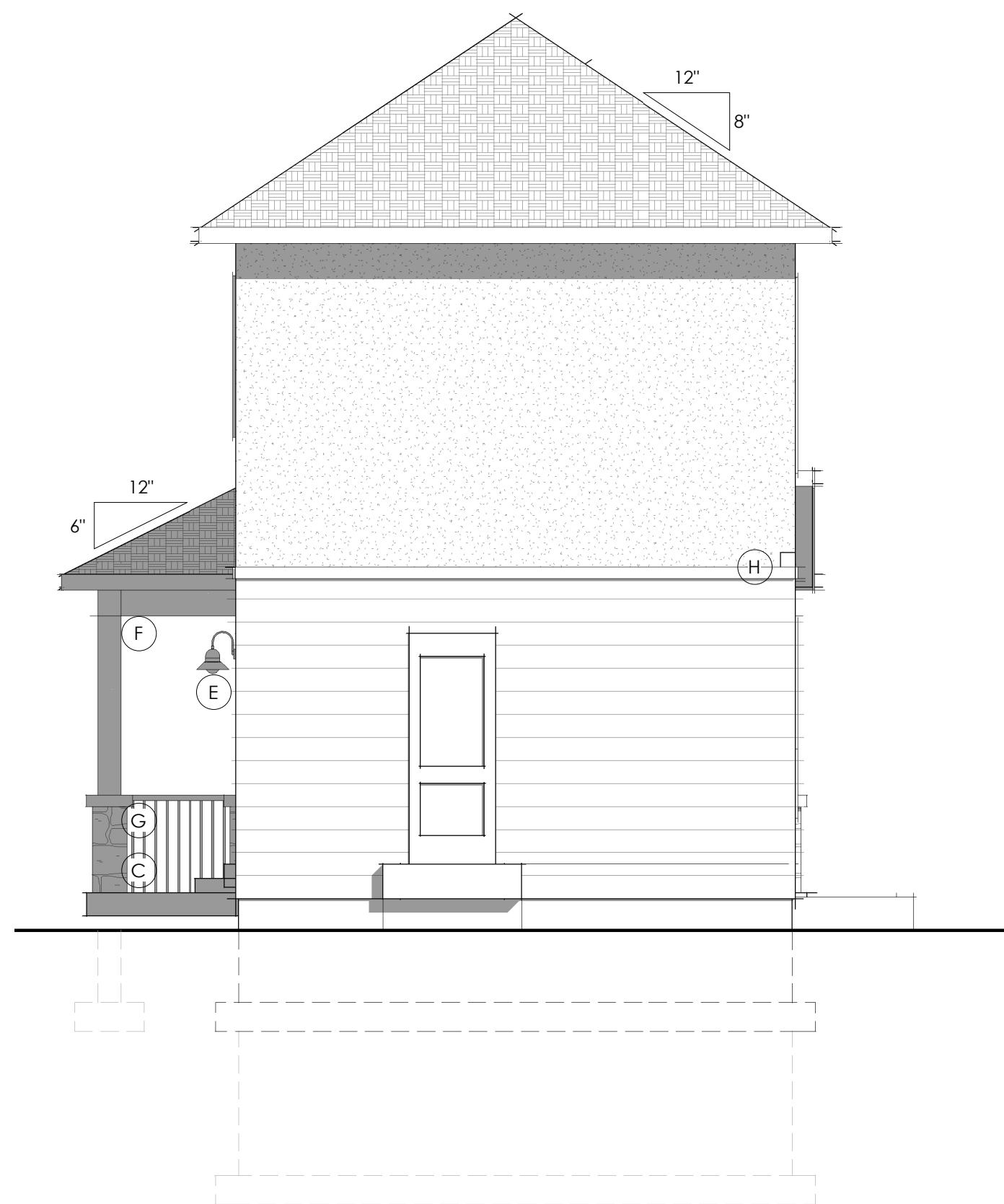
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10 October 2022	TBT
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3D VIEWS - COMPLETE



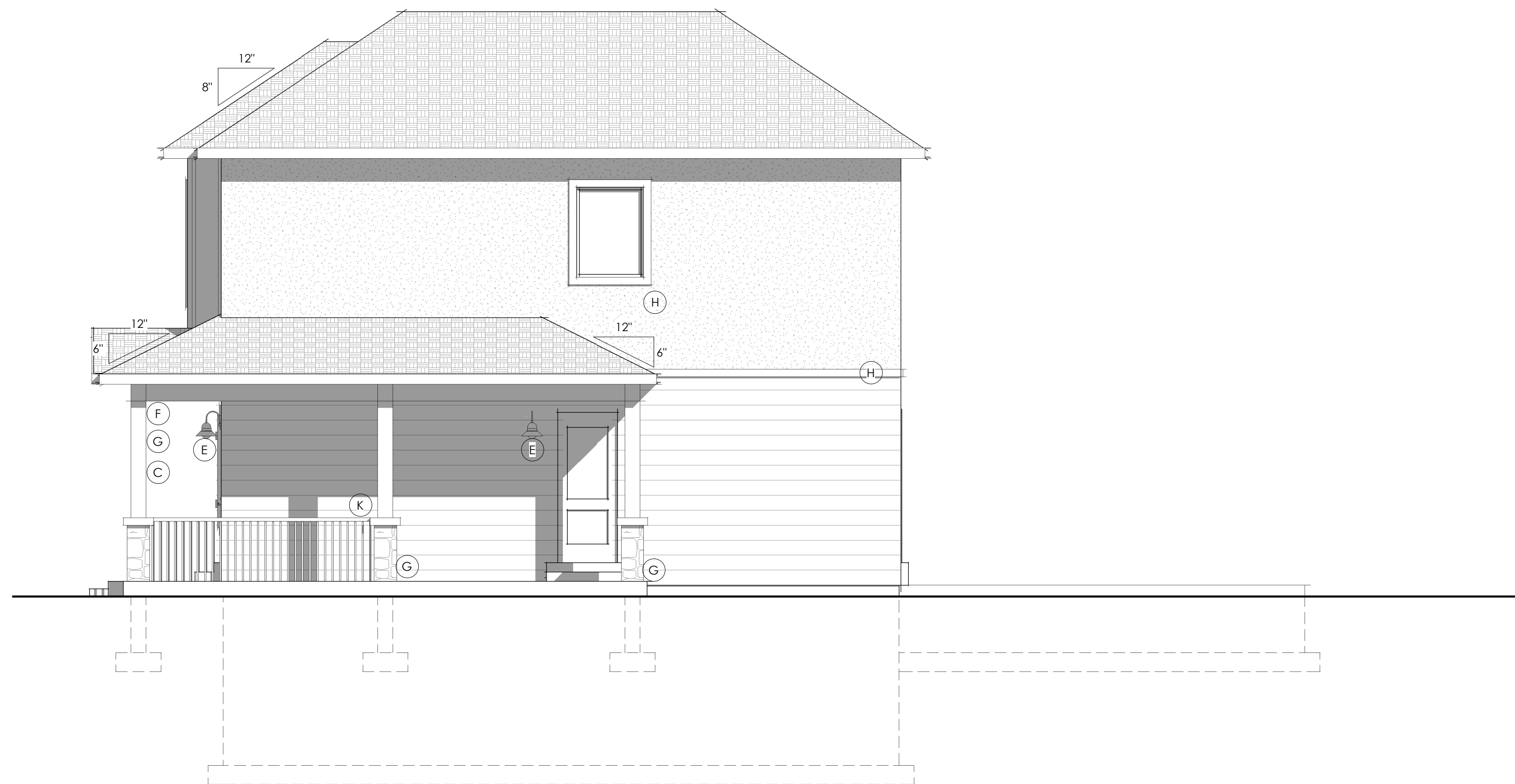
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Base Model



REAR ELEVATION
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RIGHT ELEVATION
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H	Decorative Trim
I	Window grids
J	Decorative Door
K	Detailed railings

ARCHITECTURAL FINISHES

	HORIZONTAL SIDING
	BOARD AND BATTEN
	STUCCO
	BLACK ASPHALT SHINGLE



FlexHomes 2-Story: Craftsman

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Project -tbt	TBT
10 October 2022	TBT

A201	
12 x 18 (paper size)	Scale: 1/8" = 1'-0"
24 x 36 (paper size)	Scale: 1/4" = 1'-0"

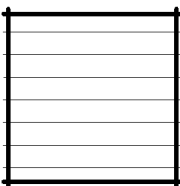
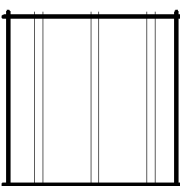
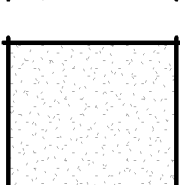
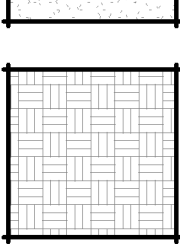
SHEET NOTES

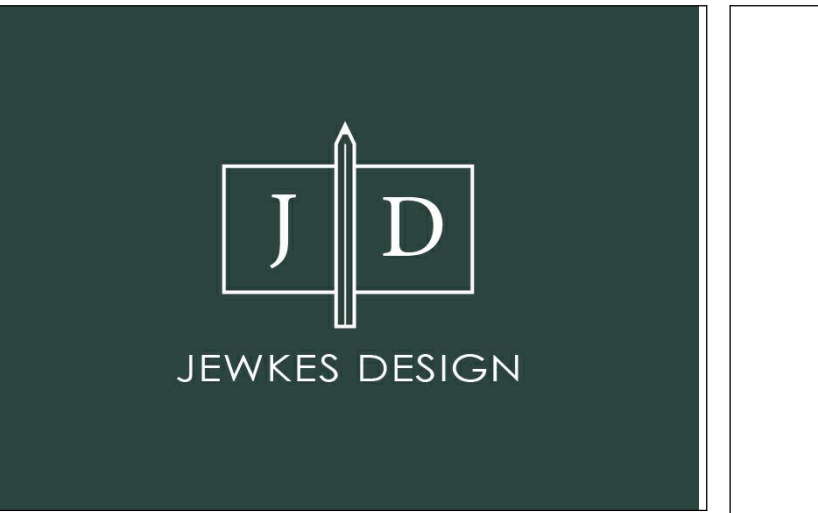
#	Comments
1	Soffit, ridge, & j-vents to be provided to adequate attic ventilation. Ventilation to equal 1/300 of attic space as per IRC
2	Architectural asphalt composition shingles w/ style as per owner. Shingles to be class 'A'
3	8" x 8 timber columns w/ stone base as per owner.
4	6" Fascia board w/ style & vented soffit as per owner
5	Board & batten siding as per owner. Style, finish, and color as per owner
6	Horizontal siding w/ style, color, and finish as per owner
7	All vents to be 3' from ridge to make room for future solar panels
8	Stucco system w/ hardcoat finish. Style, color, and finish as per owner

ARCHITECTURAL DETAILING

#	Comments
A	Decorative shutters
B	Popouts
C	Porch
D	Decorative Gable n/a
E	Architectural lighting
F	Exposed Timbers
G	Column
H	Decorative Trim
I	Window grids
J	Decorative Door
K	Detailed railings

ARCHITECTURAL FINISHES

	HORIZONTAL SIDING
	BOARD AND BATTEN
	STUCCO
	BLACK ASPHALT SHINGLE



FlexHomes 2-Story: Craftsman

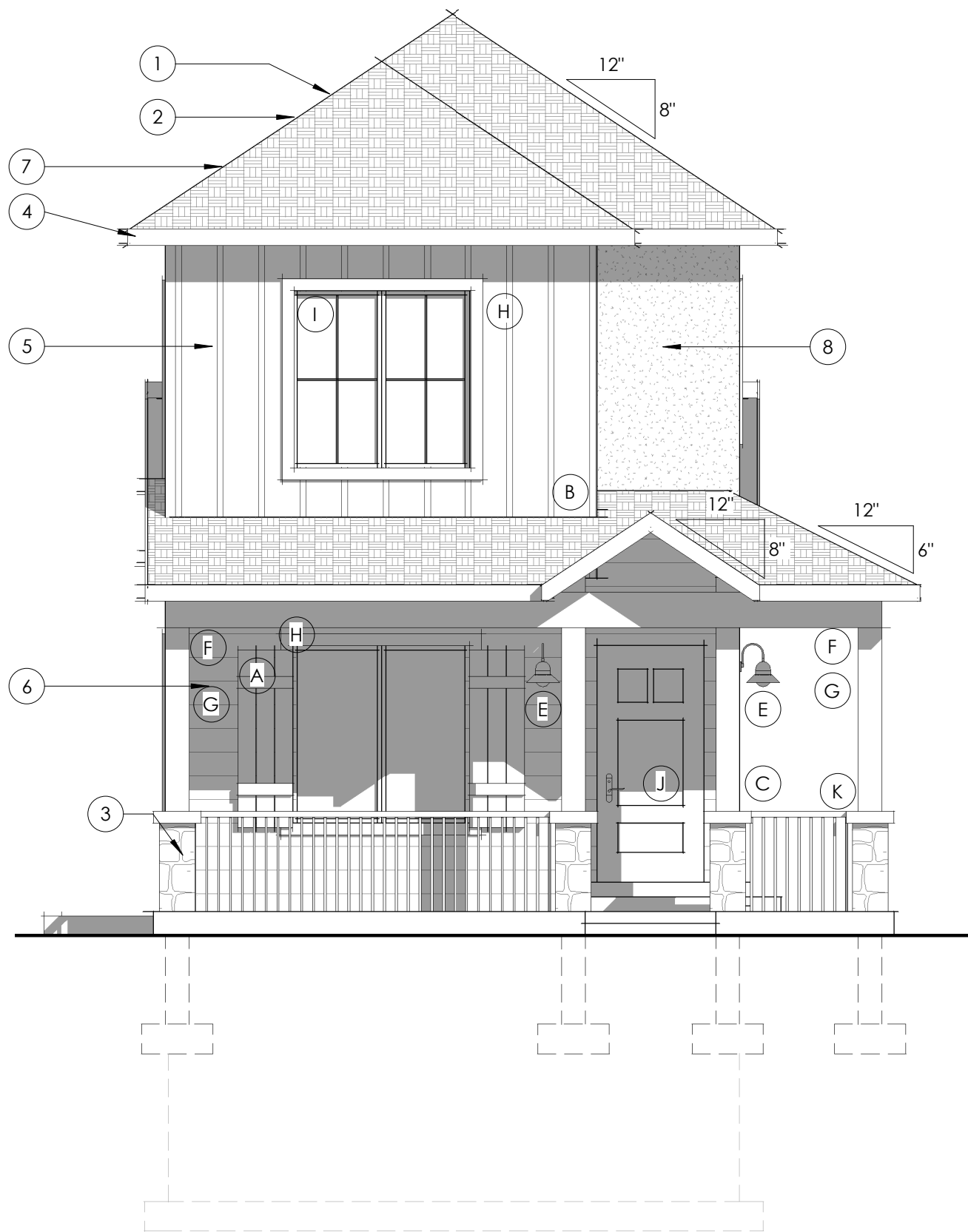
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Project -tbt	TBT
10 October 2022	TBT

A202

12 x 18 (paper size)	Scale: 1/8" = 1'-0"
24 x 36 (paper size)	Scale: 1/4" = 1'-0"

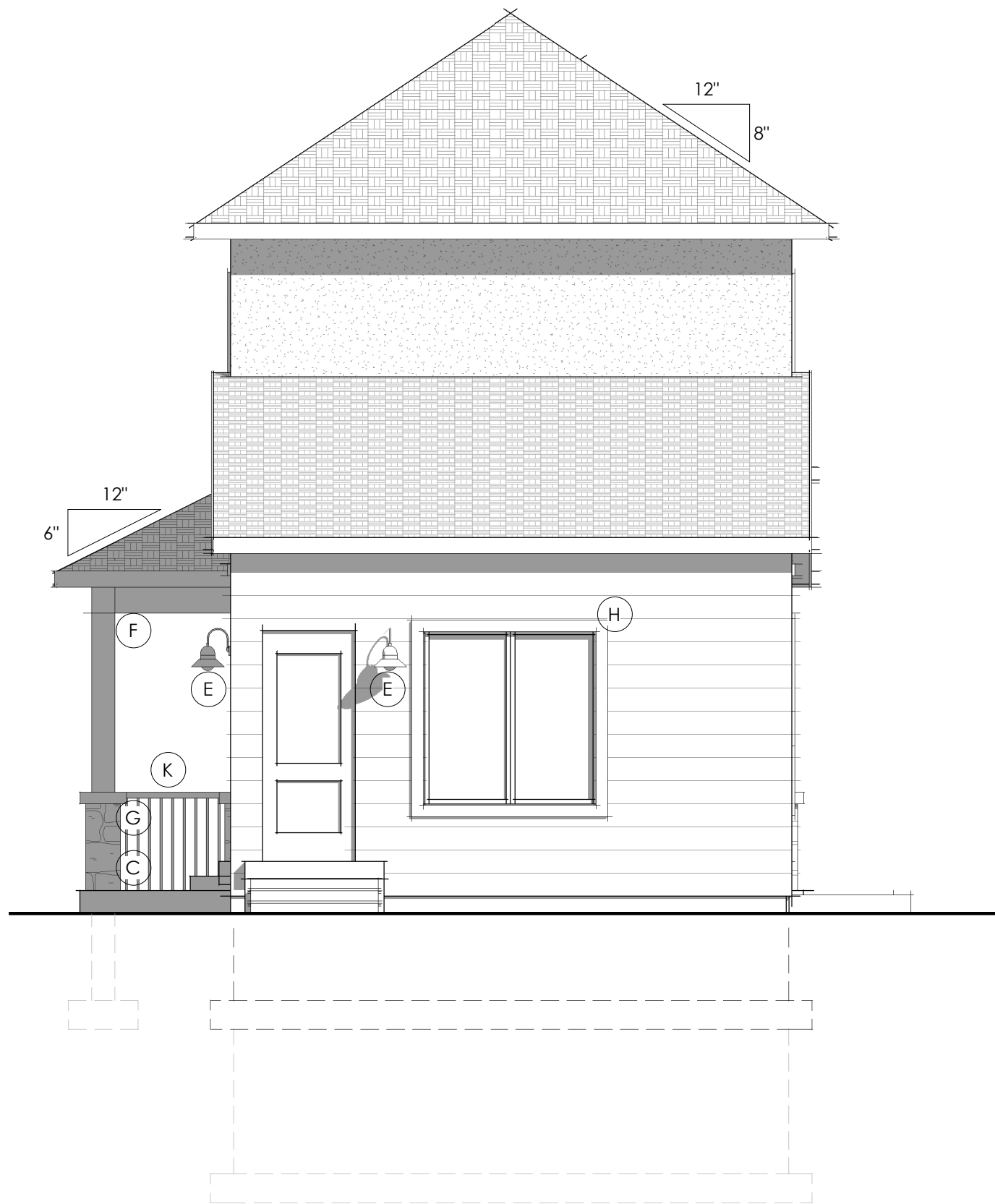
ELEVATIONS - COMPLETE



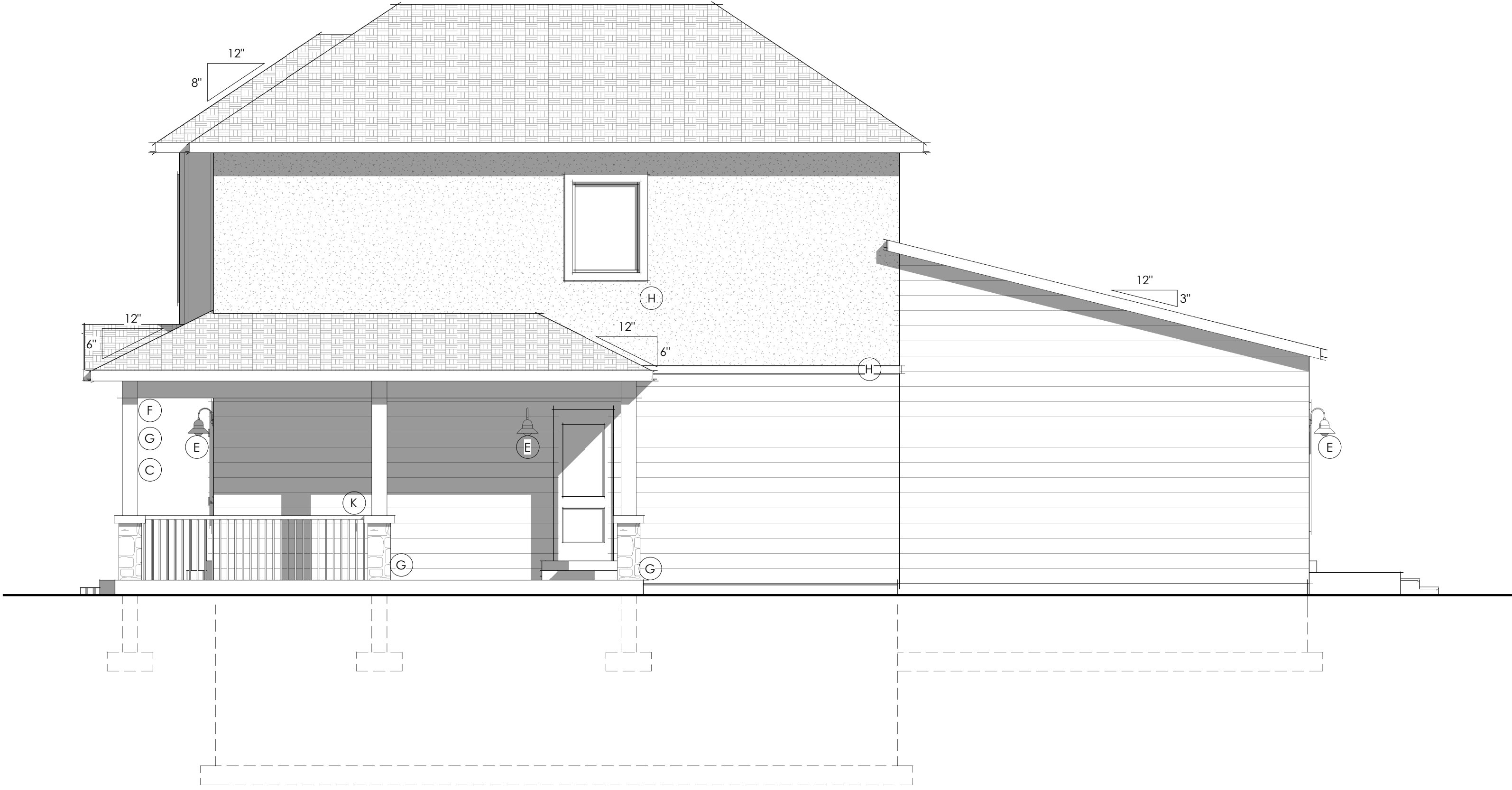
FRONT ELEVATION
Owner's Suite Expansion



LEFT ELEVATION
Owner's Suite Expansion



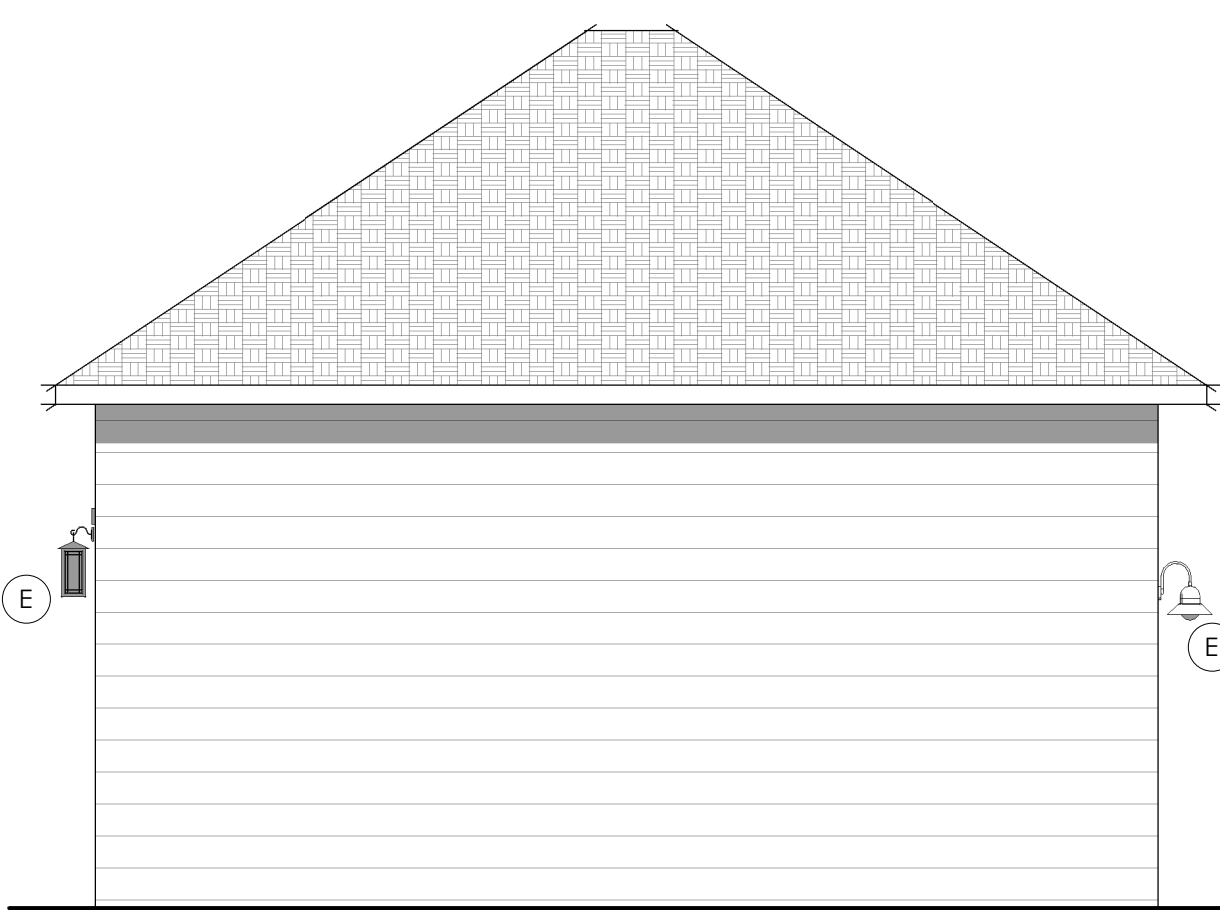
REAR ELEVATION
Owner's Suite Expansion



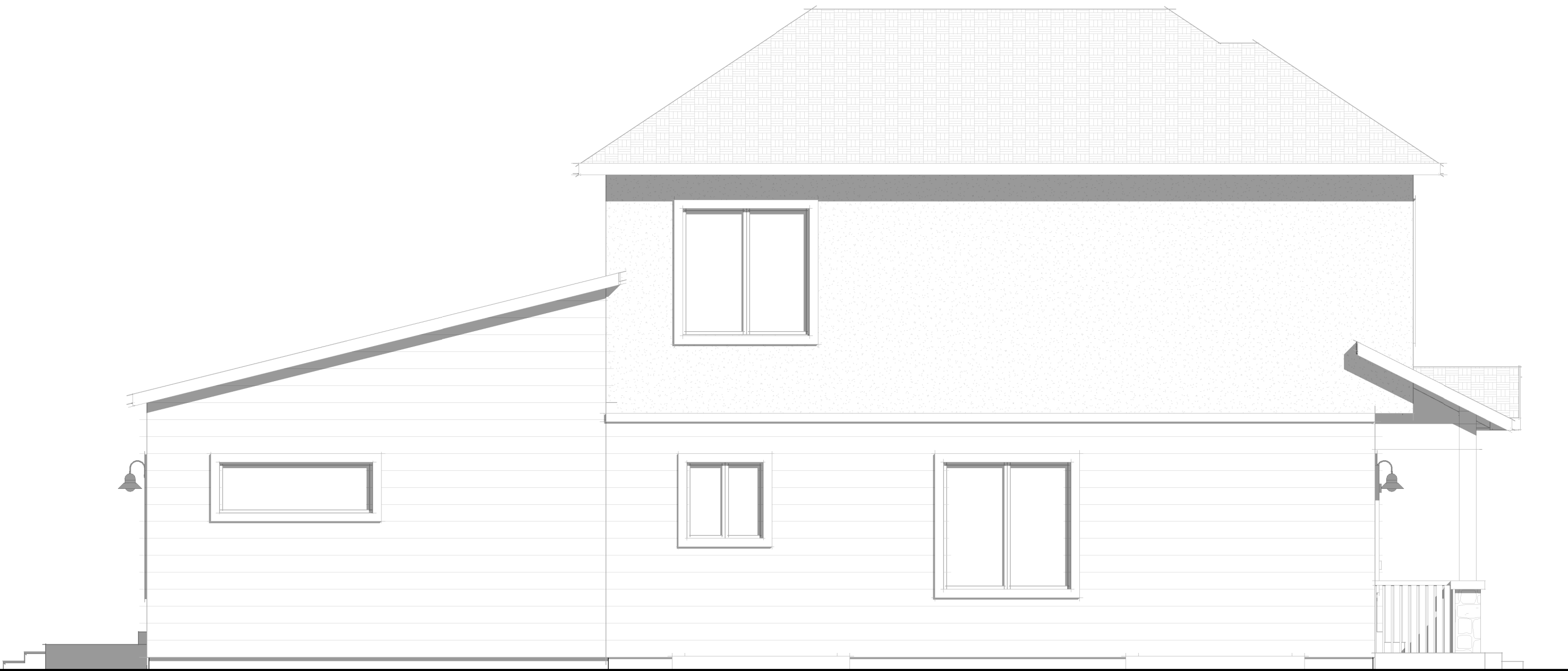
RIGHT ELEVATION
Owner's Suite Expansion



FRONT ELEVATION



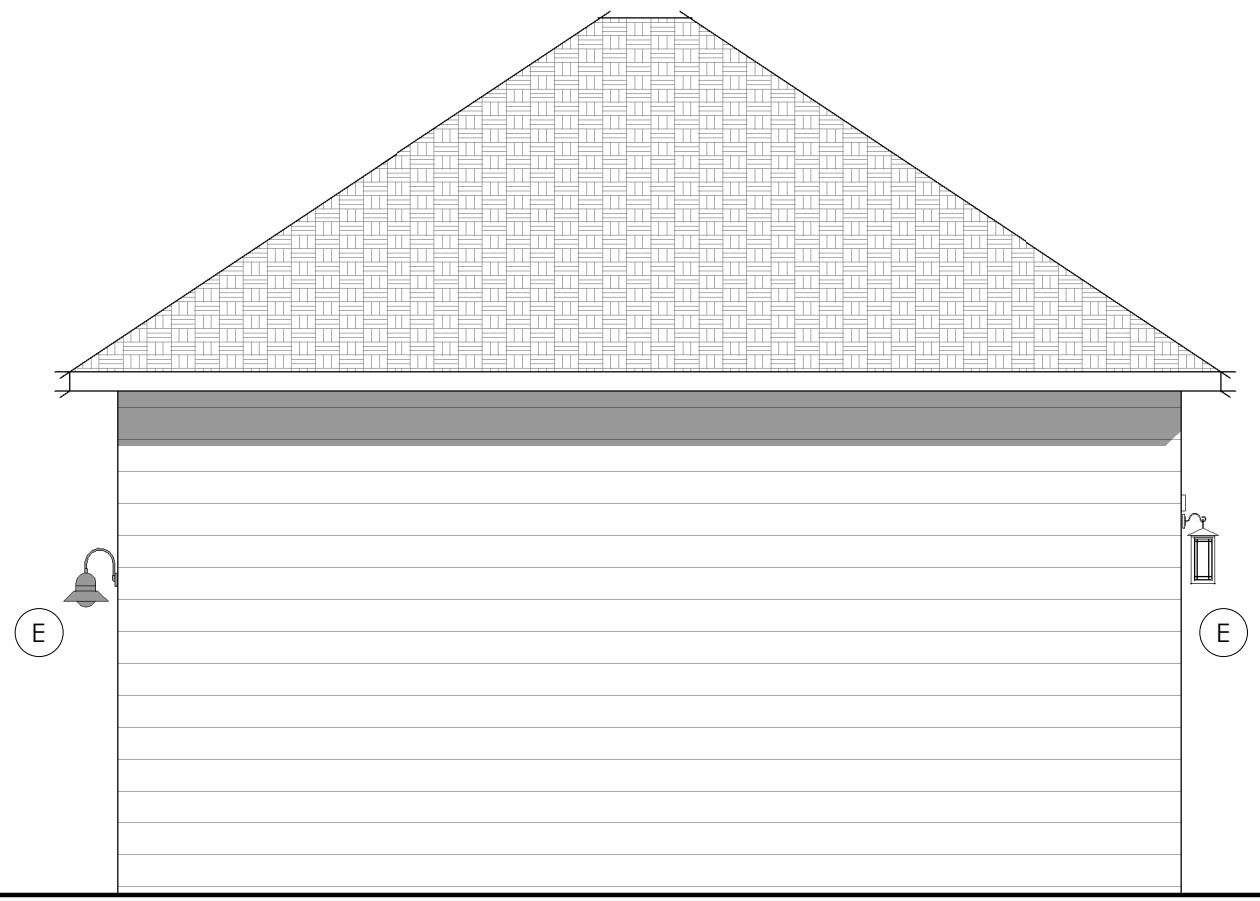
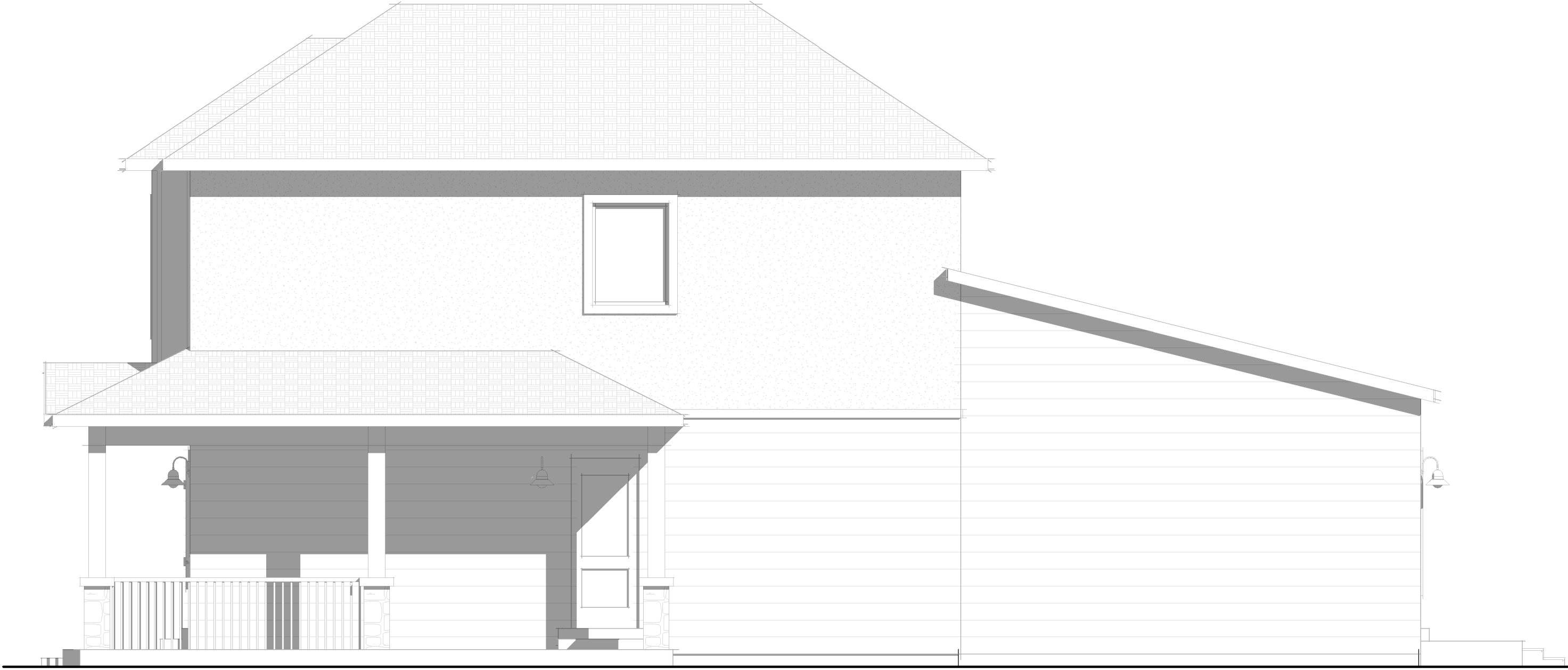
LEFT ELEVATION



RIGHT ELEVATION



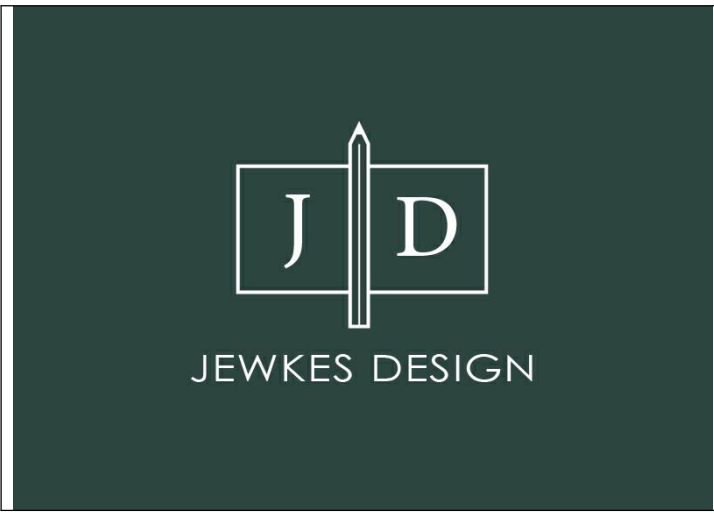
REAR ELEVATION



SHEET NOTES

ARCHITECTURAL DETAILING

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A	Decorative shutters
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G	Column
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I	Window grids
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FlexHomes 2-Story: Craftsman

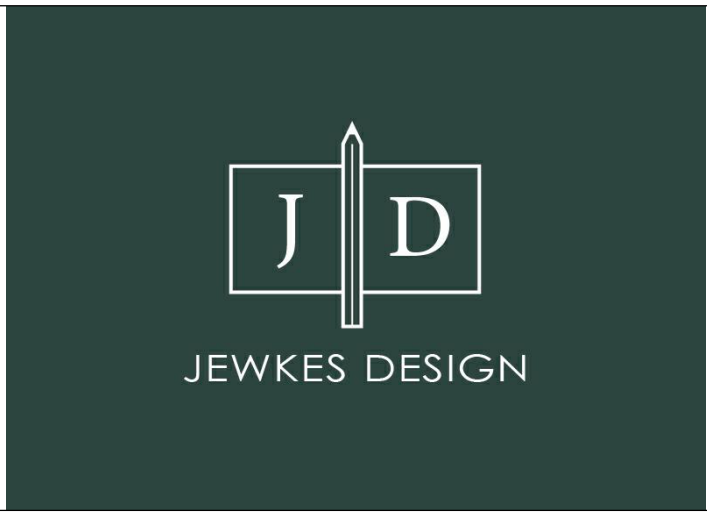
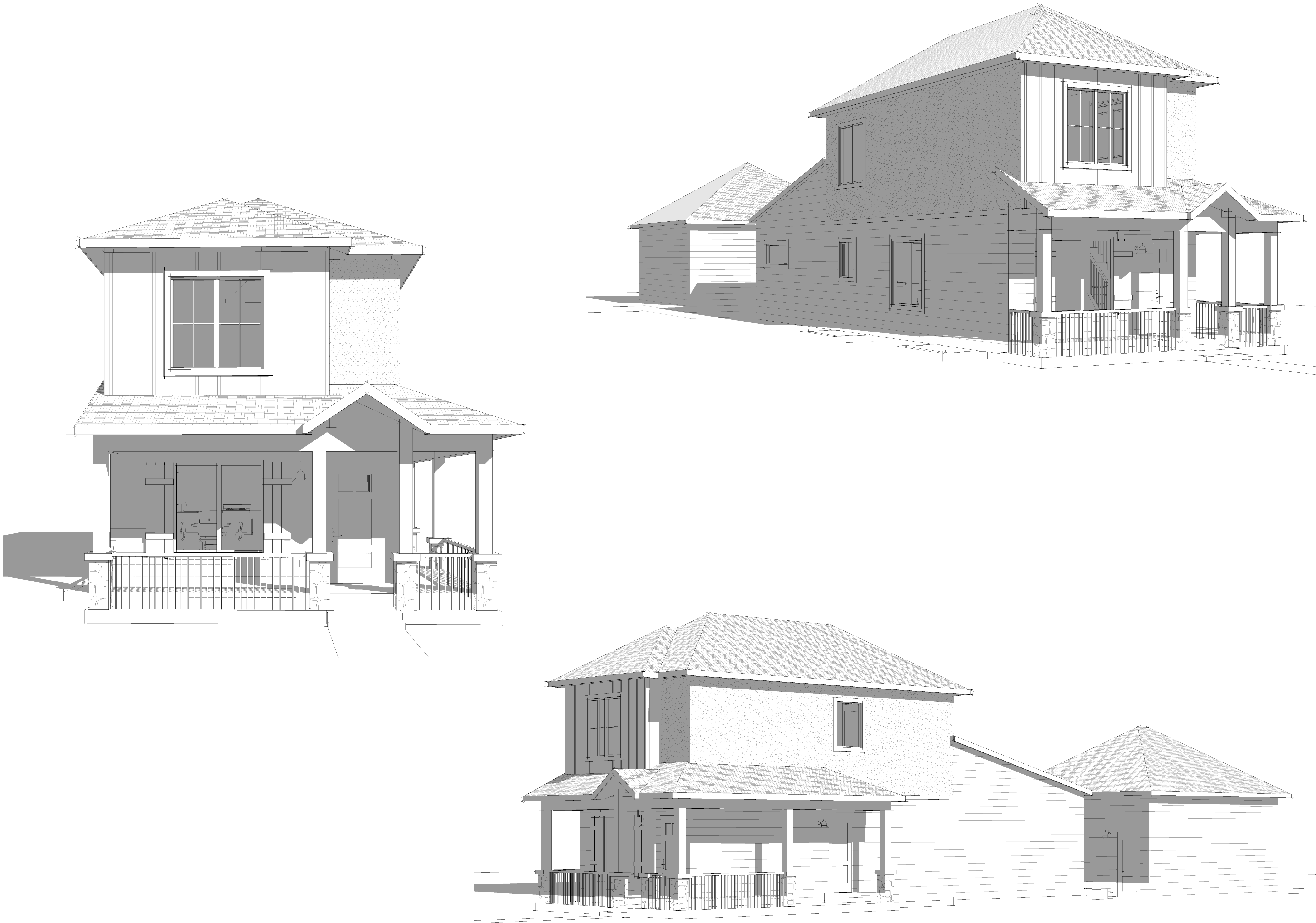
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Project -tbt	TBT
10 October 2022	TBT

A203	
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24 x 36 (paper size)	Scale: 1/4" = 1'-0"

ELEVATIONS - GARAGE

SHEET NOTES



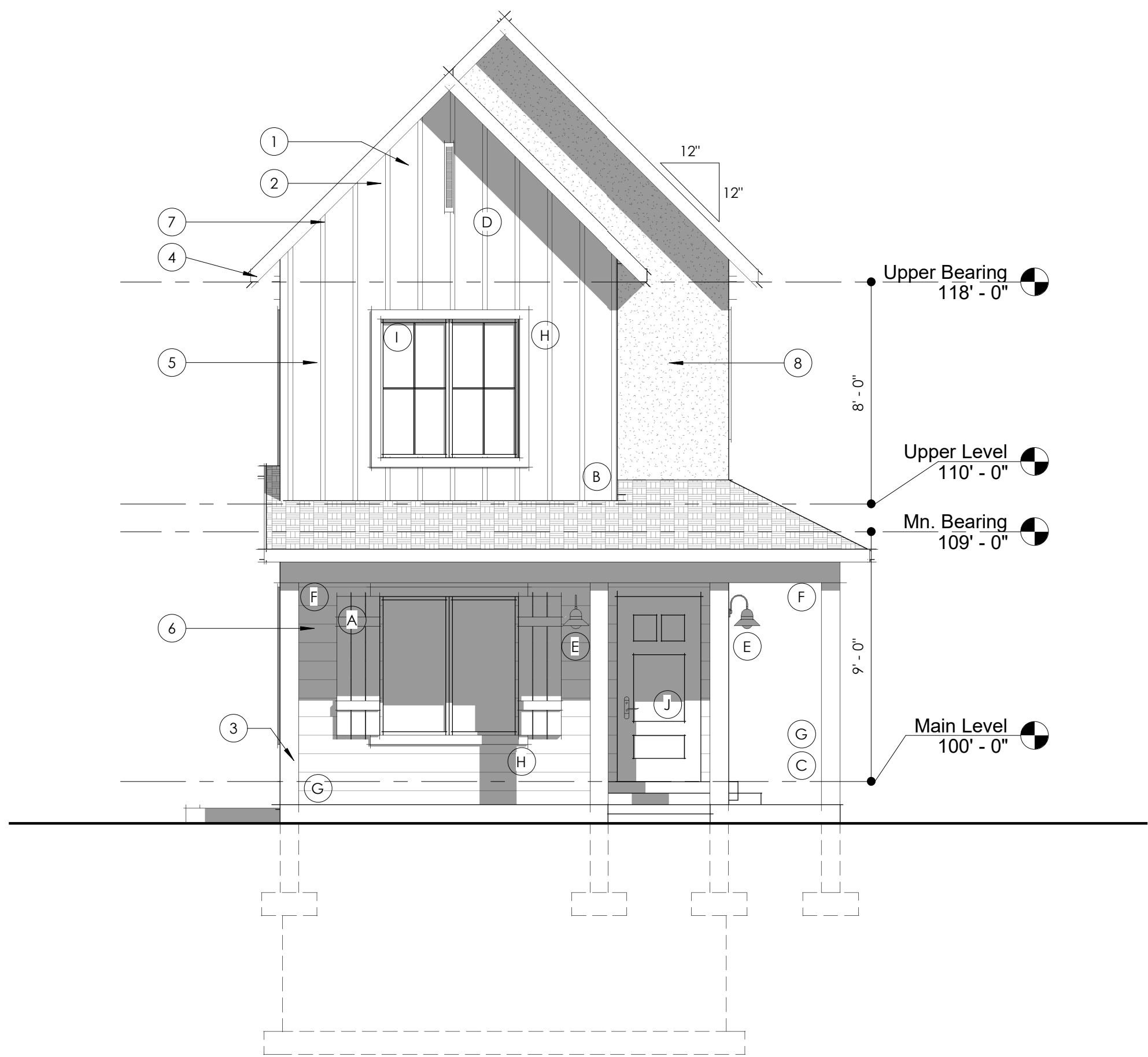
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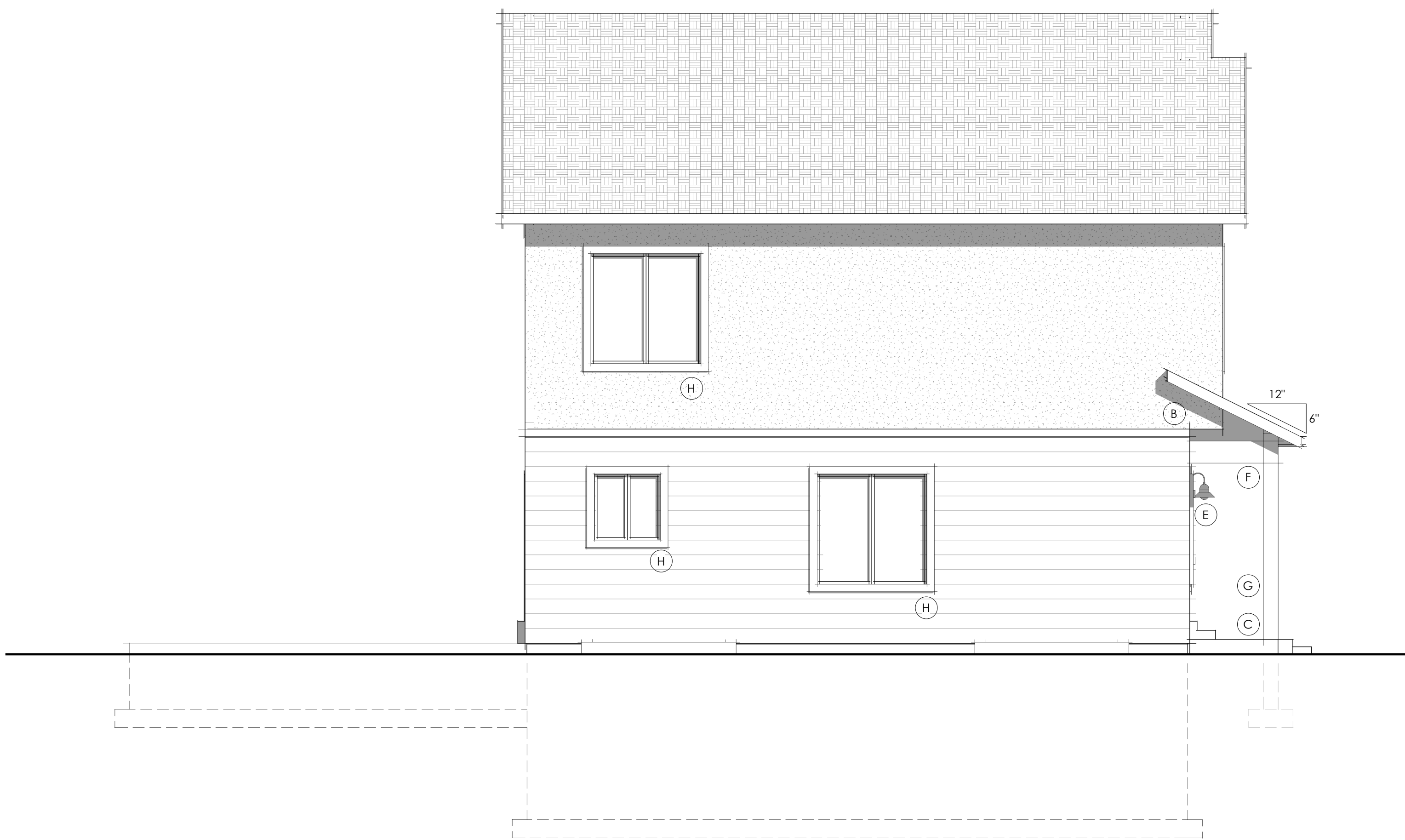
Project -tbt	TBT
10 October 2022	TBT

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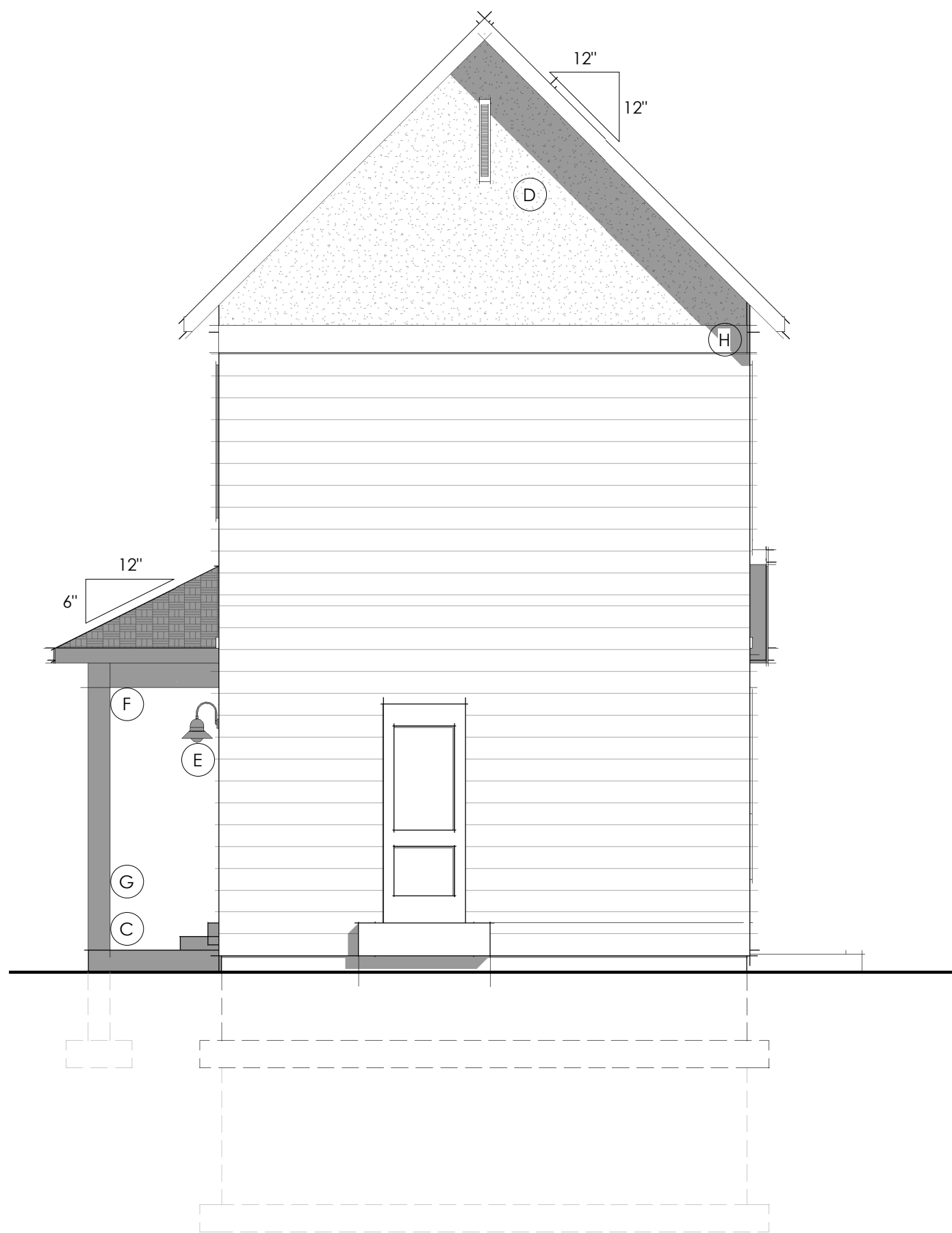
3D VIEWS - COMPLETE



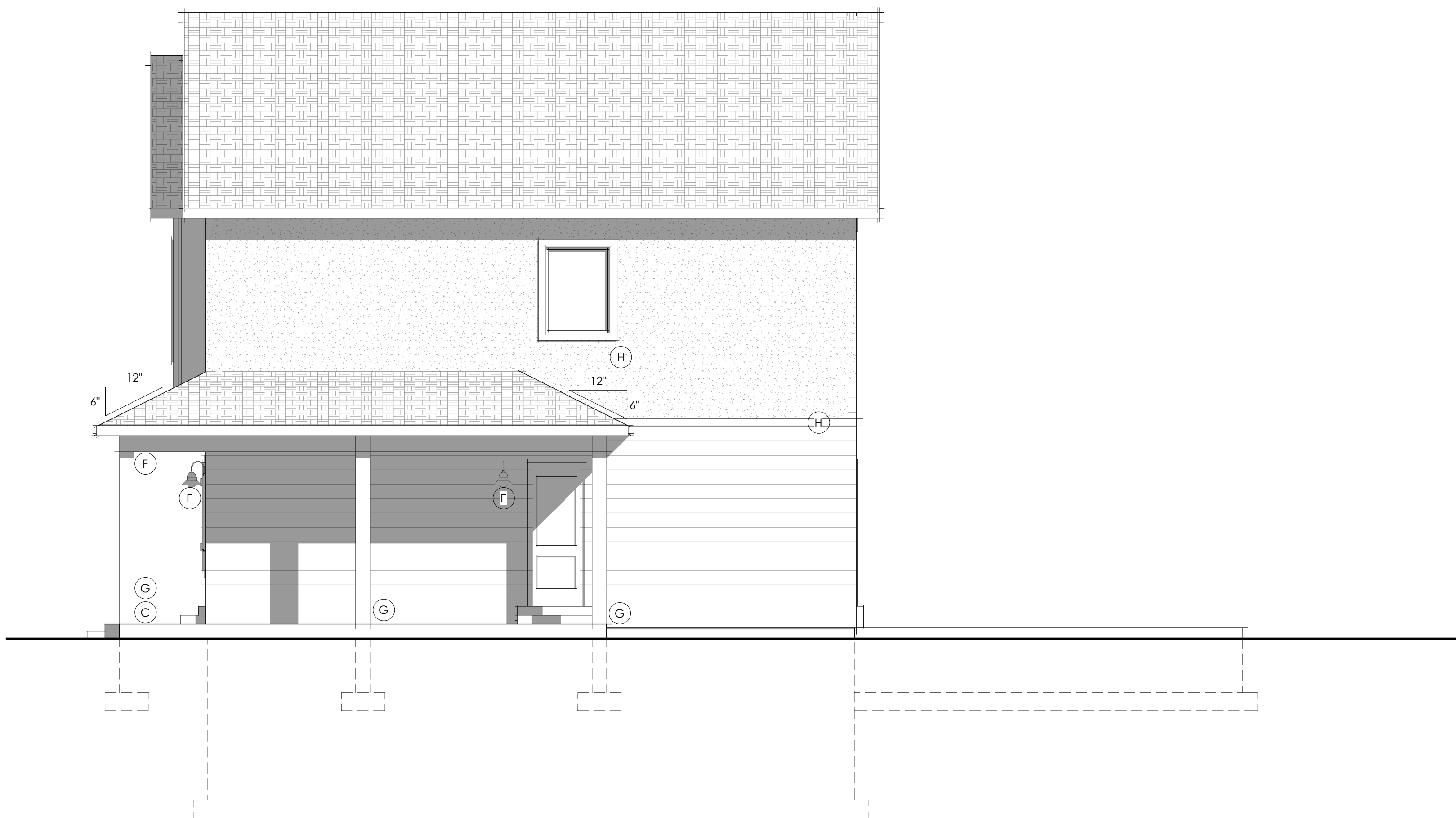
FRONT ELEVATION
Base Model



LEFT ELEVATION
Base Model



REAR ELEVATION
Base Model



RIGHT ELEVATION
Base Model

SHEET NOTES

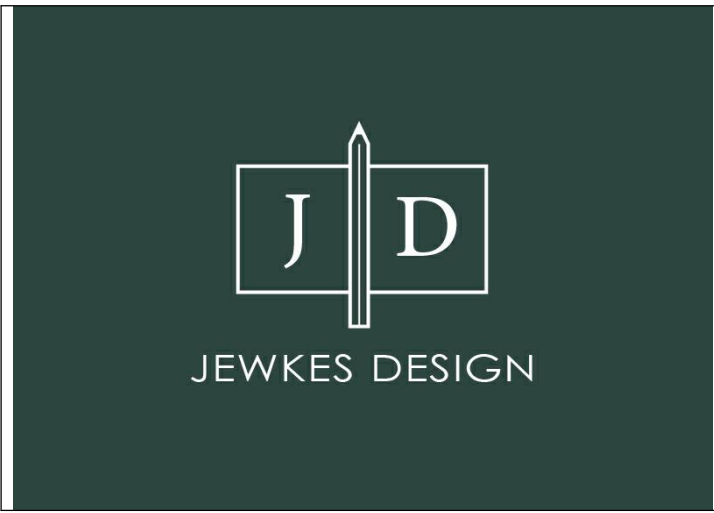
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ARCHITECTURAL FINISHES

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	BOARD AND BATTEN
	STUCCO
	BLACK ASPHALT SHINGLE



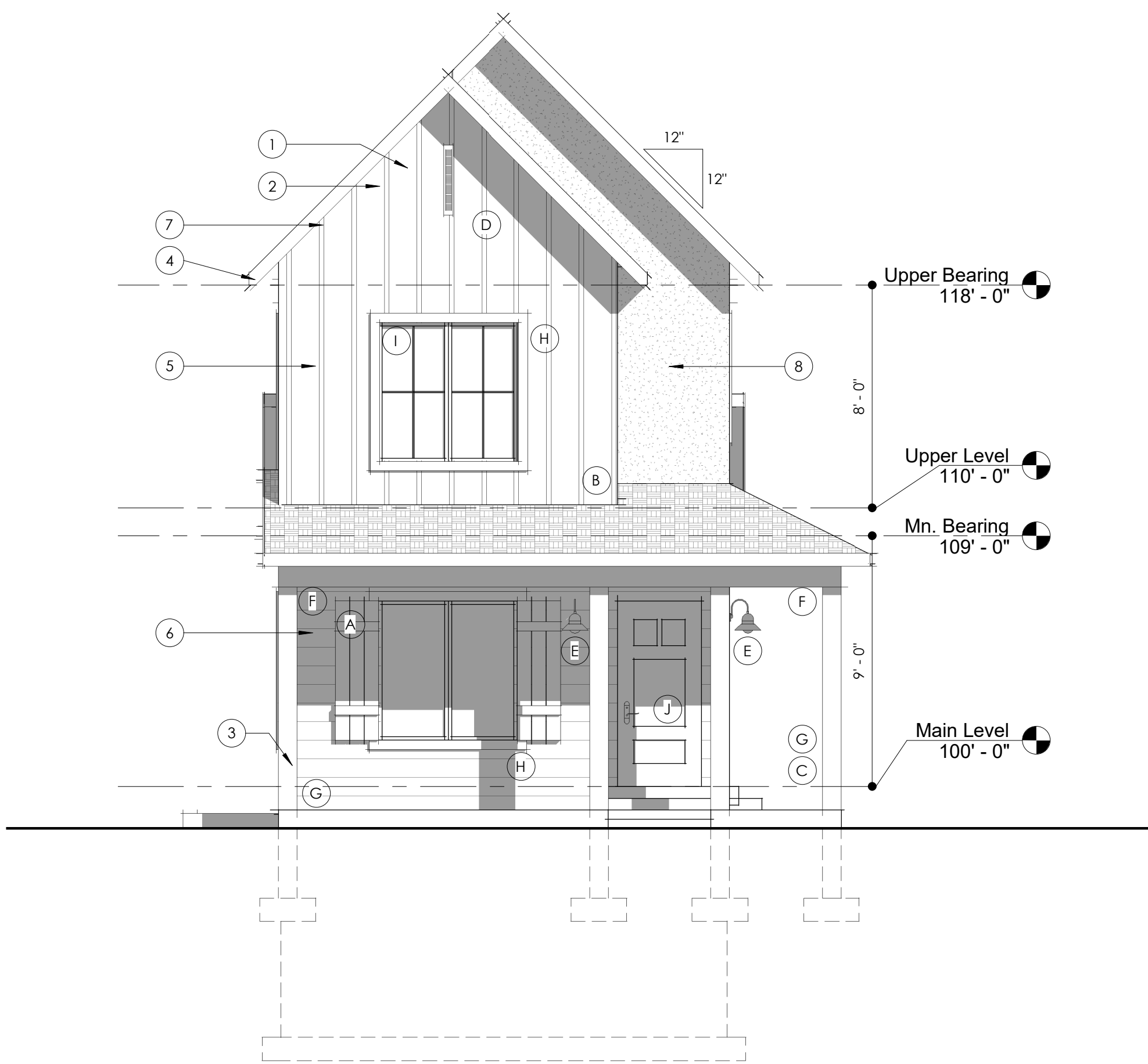
FlexHomes 2-Story: Scandinavian

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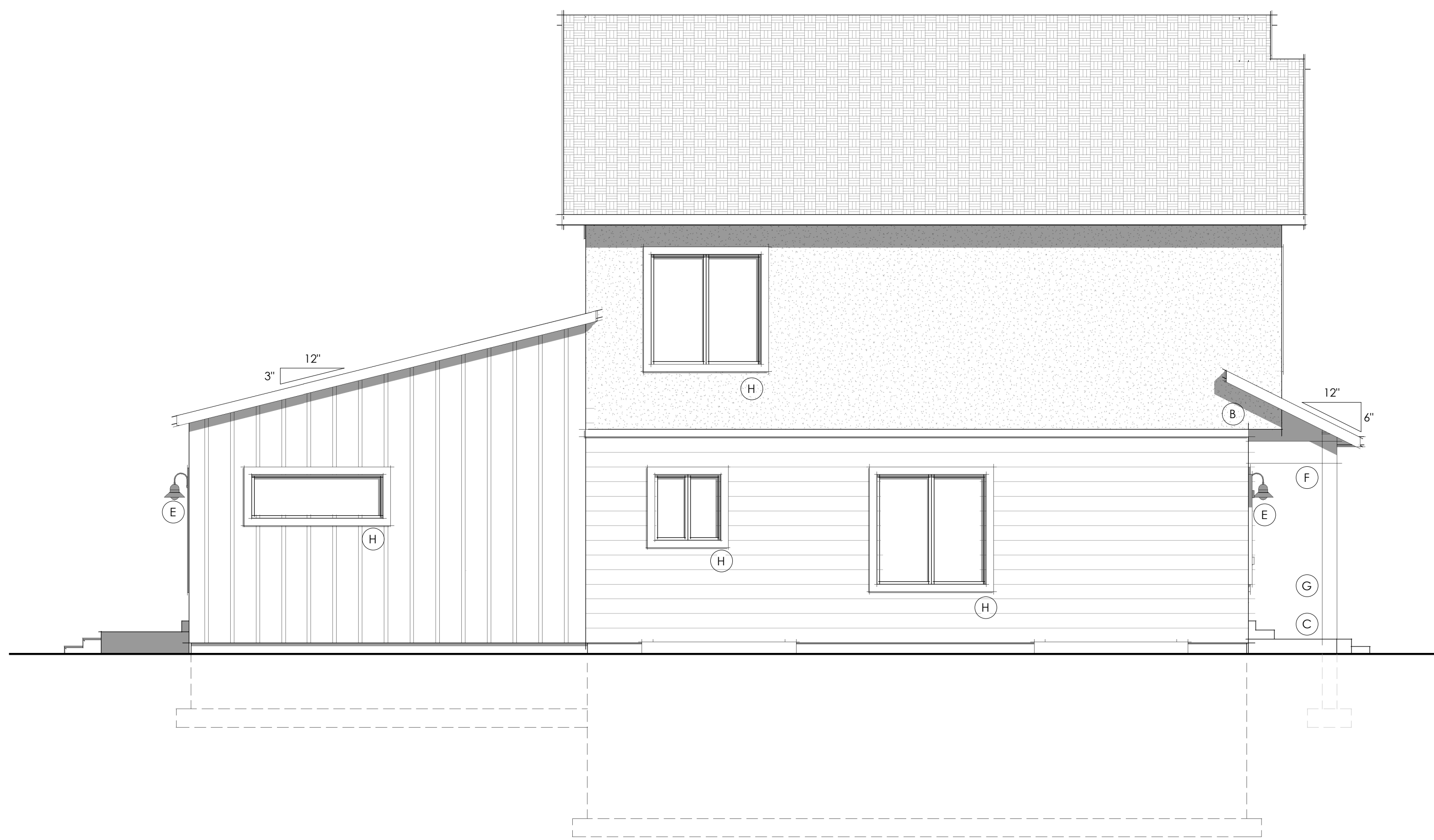
Project -tbt	TBT
27 October 2022	TBT

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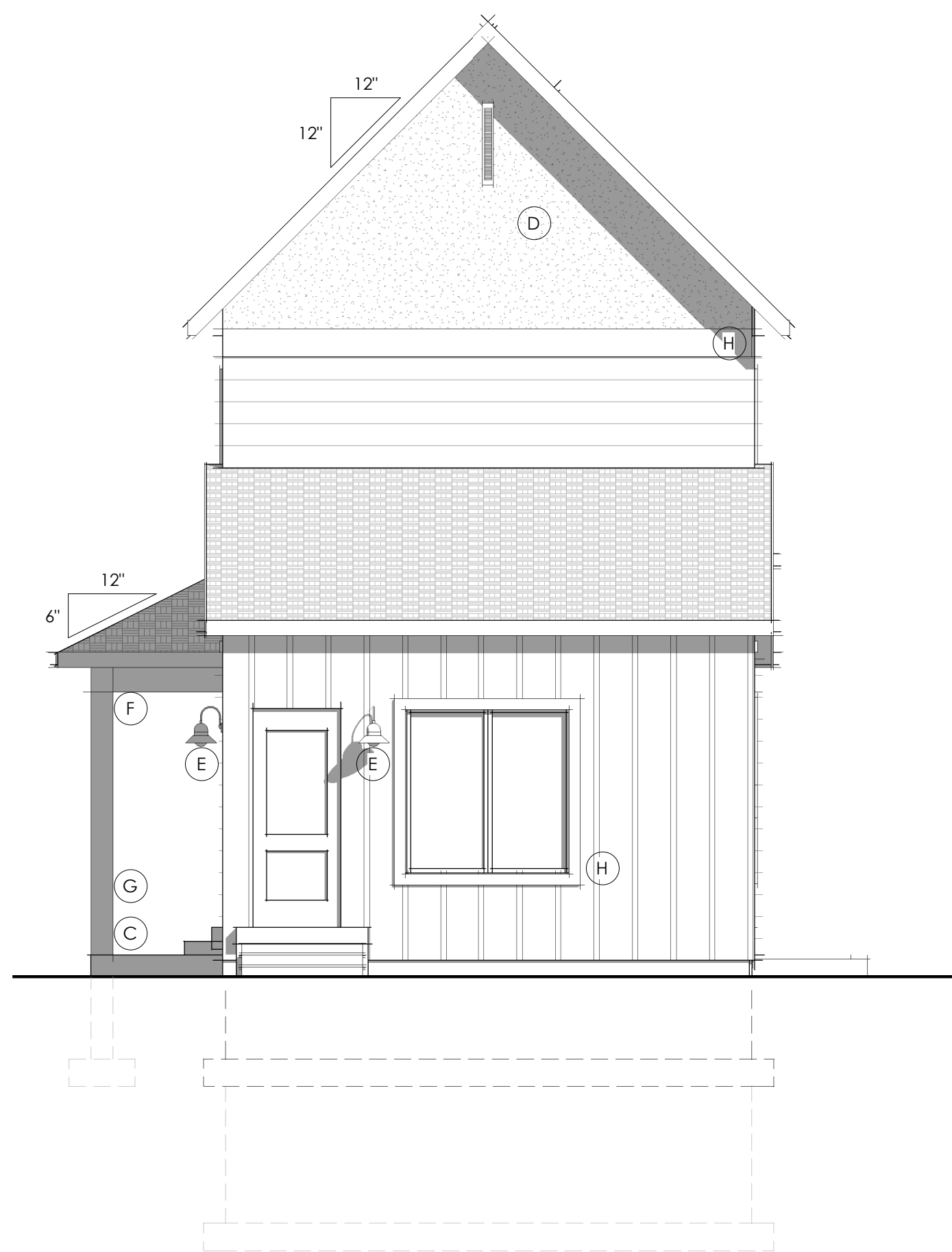
ELEVATIONS - BASE



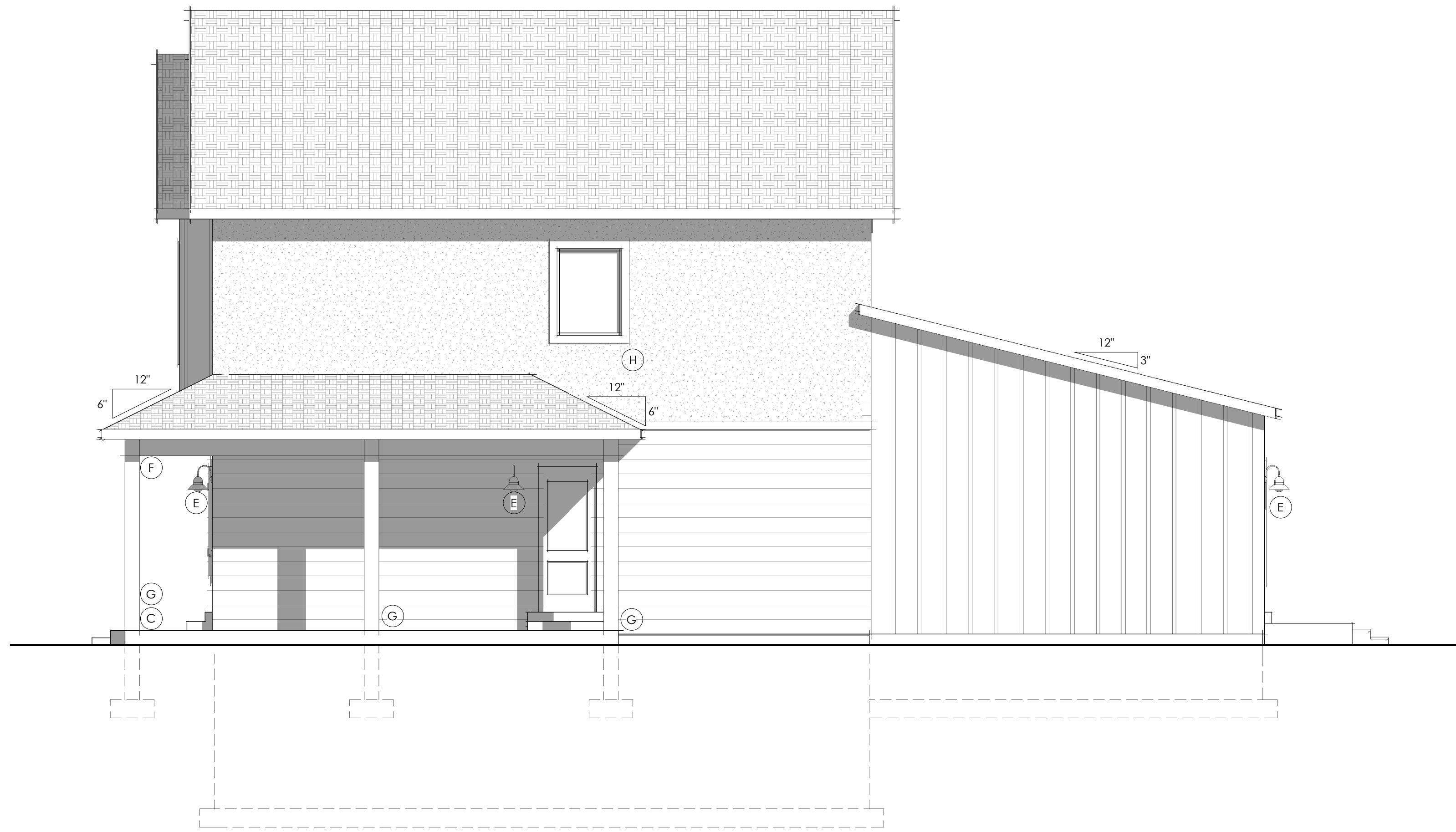
FRONT ELEVATION
Owner's Suite Expansion



LEFT ELEVATION
Owner's Suite Expansion



REAR ELEVATION
Owner's Suite Expansion



RIGHT ELEVATION
Owner's Suite Expansion

SHEET NOTES

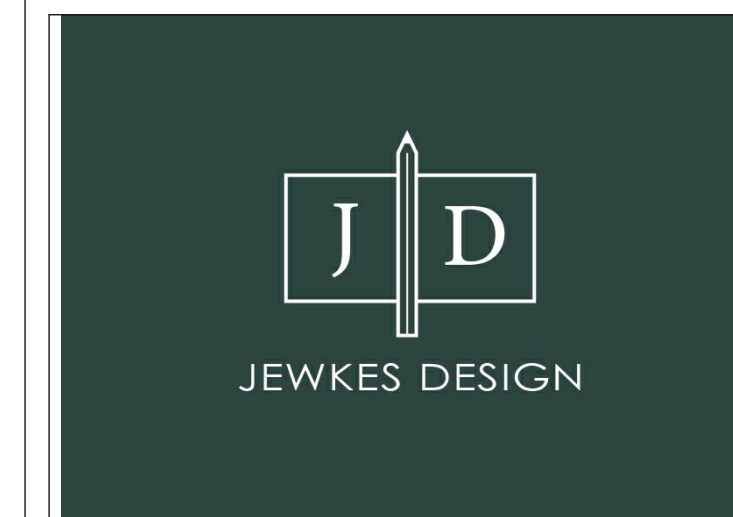
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ARCHITECTURAL FINISHES

	HORIZONTAL SIDING
	BOARD AND BATTEN
	STUCCO
	BLACK ASPHALT SHINGLE



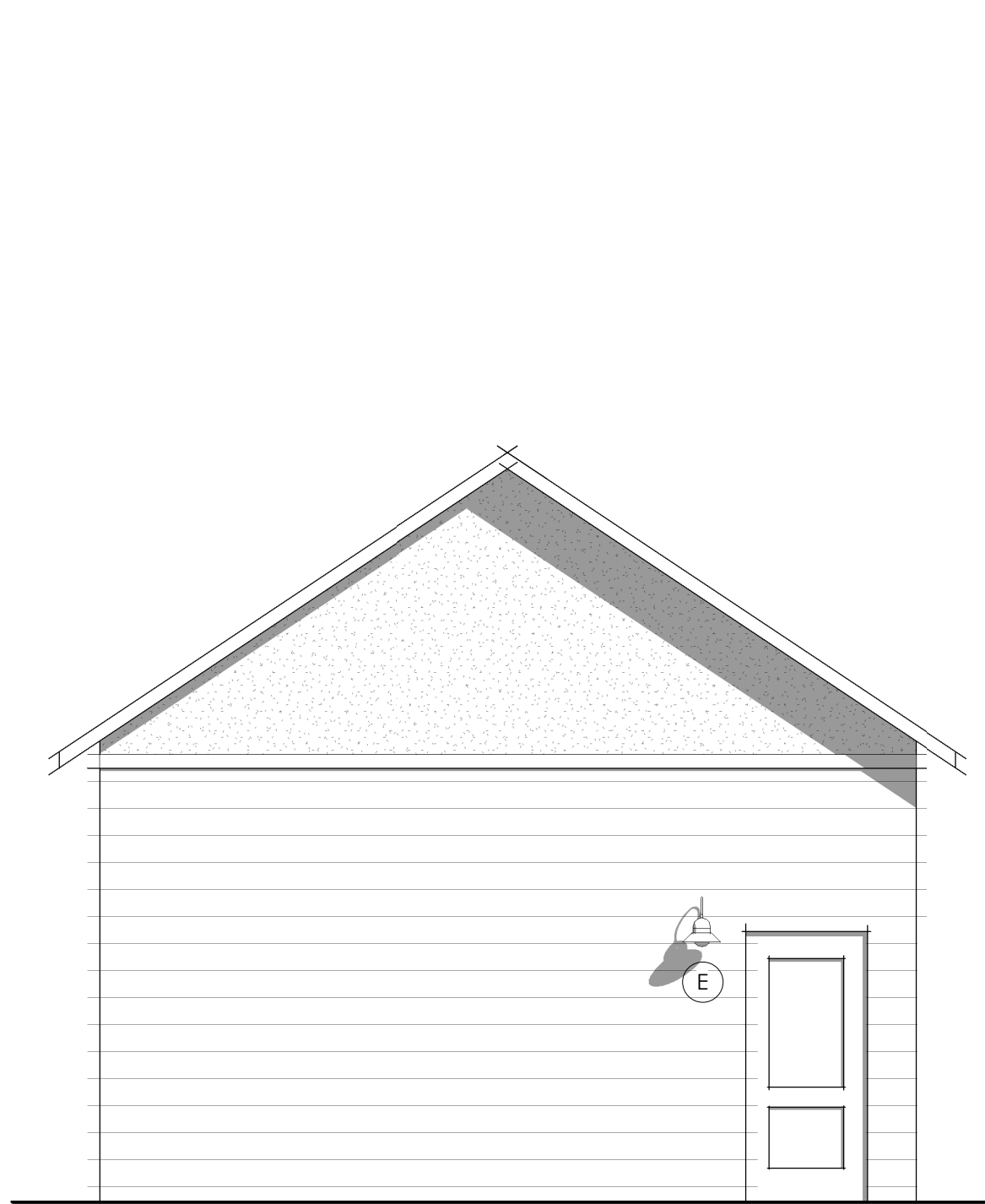
FlexHomes 2-Story: Scandinavian

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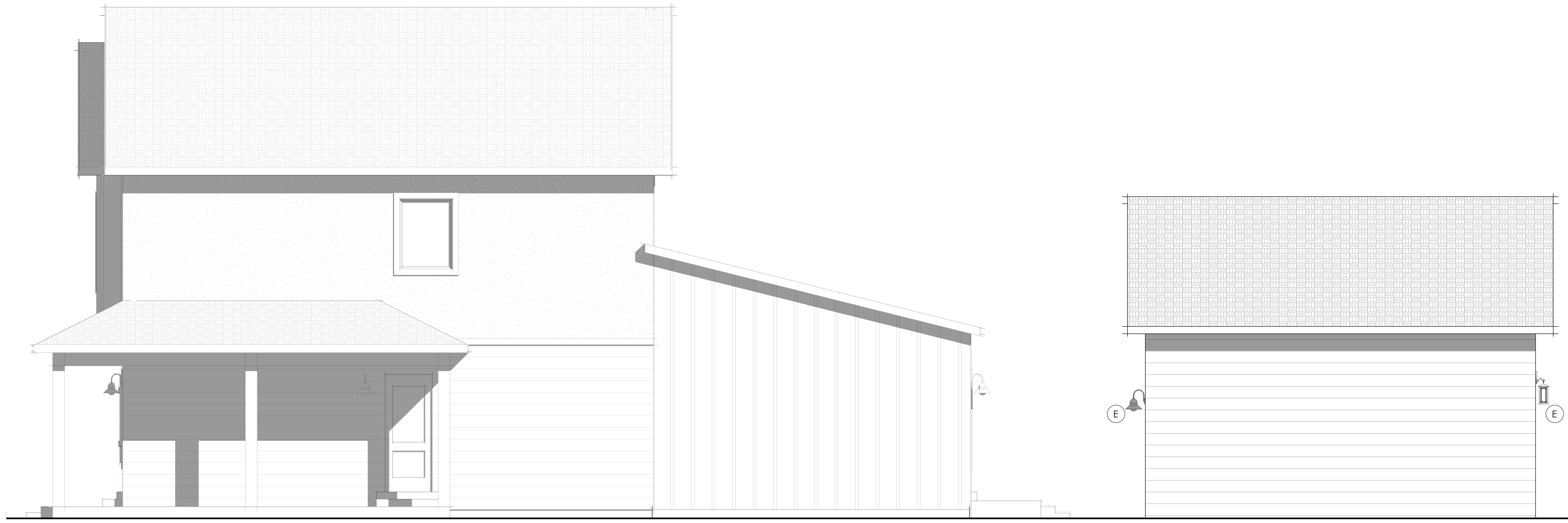
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27 October 2022	TBT

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ELEVATIONS - COMPLETE



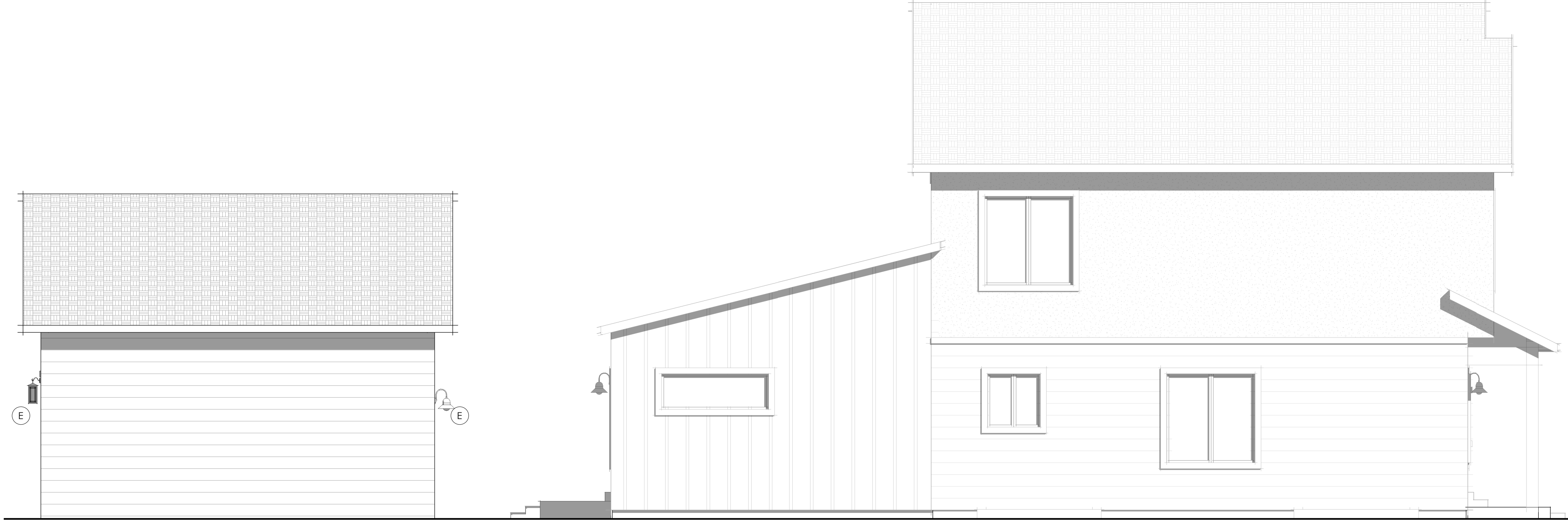
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

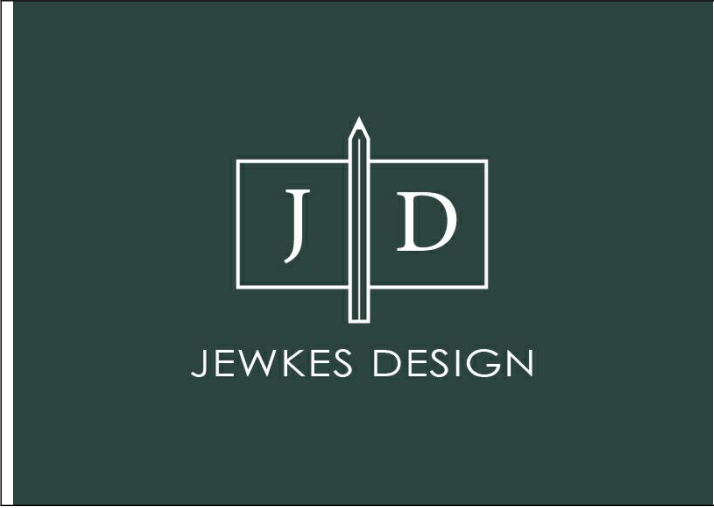


LEFT ELEVATION

SHEET NOTES

ARCHITECTURAL DETAILING

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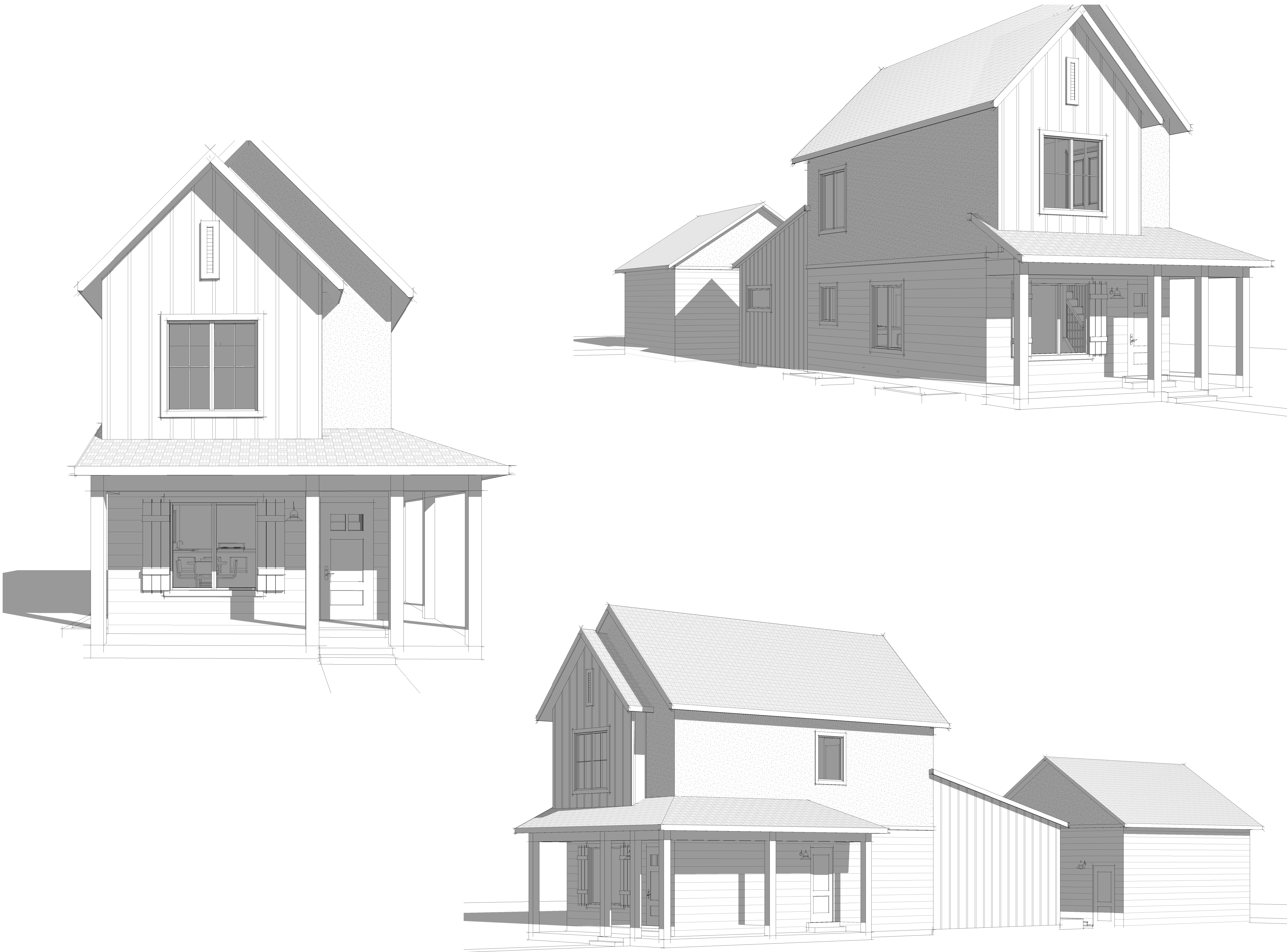
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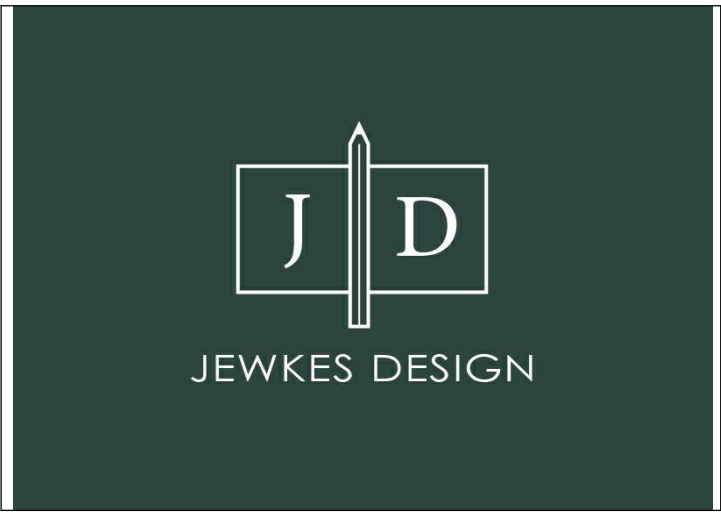
Project -tbt	TBT
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ELEVATIONS - GARAGE



SHEET NOTES



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3D VIEWS - COMPLETE

HARMONY PHASE 'A' PLAT '14'

CONSTRUCTION PLANS

EAGLE MOUNTAIN, UTAH

prepared for:
FLAGSHIP HOMES
300 SOUTH 1350 EAST, ST 2ND FLOOR
LEHI, UT 84043
PHONE: (801)766-4442

prepared by:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

GENERAL NOTES:

- 1) AS-BUILT DRAWING, FORMATTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING GPS COORDINATES AND ELEVATIONS FOR UTILITIES.
- 2) ALL CONSTRUCTION IS TO BE DONE AS PER EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
- 3) CONTRACTOR TO ENSURE ALL ADA REQUIREMENTS ARE MET AND CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
- 4) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE EAGLE MOUNTAIN CITY STAFF, THE CONTRACTOR, ALL SUBCONTRACTORS AND THE PROPERTY OWNER.

EAGLE MOUNTAIN CITY GENERAL NOTES:

- SEWER--**
- Pipe bedding: ½" 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 ½" gravel required under manholes/boxes.
- WATER--**
- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
Services & Fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also ¾" setters to have double braces. Setters to be set at: 18" to 22" from the top of setter to top of lid.
Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
Water Can: the water can for 3/4" & 1" services will need to be 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specifications.
Hydrants: hydrants to be 5' bury (minimum).
Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot 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: ½" 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 & and post collar pour.
Man holes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of ½" gravel required under manholes/boxes
- ROAD SECTION--**
- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars, Manhole covers and water valve towers to be ½" down from asphalt edge and concrete to be ¾" to 3/8" down from asphalt edge.

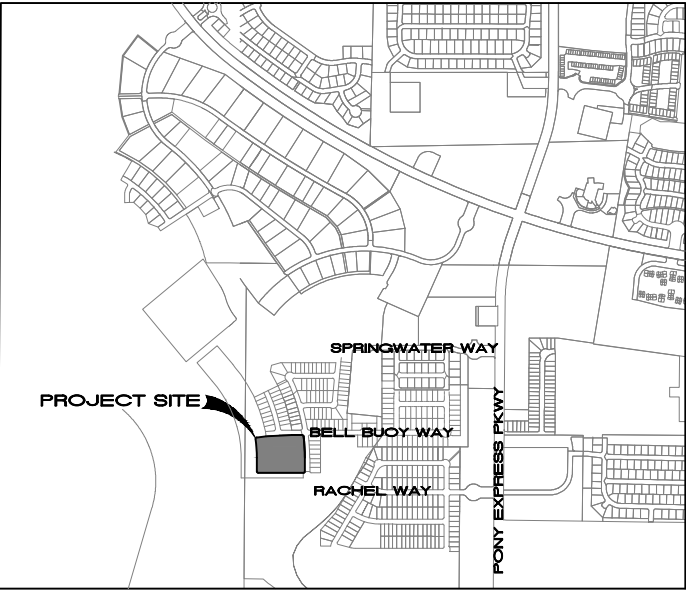
ALTERNATIVE BLOCK DESIGN NOTE:

THIS AREA IS DESIGNATED AS AN ALTERNATIVE BLOCK DESIGN IN THE HARMONY MASTER DEVELOPMENT AGREEMENT WHICH REQUIRES THE HOMES FRONT ONTO THE PUBLIC STREETS OR INTO THE OPEN SPACE AREA AND THAT THE DRIVEWAYS/GARAGES ARE ACCESSED BY THE PRIVATE ALLEYS.



SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	UTILITY PLAN
3	GRADING & DRAINAGE PLAN
4	PRIVATE ALLEY (NORTH) PLAN AND PROFILE
5	PRIVATE ALLEY (EAST AND WEST) PLAN AND PROFILE
PLAT	FINAL PLAT



VICINITY MAP

LAND USE	
ACREAGE:	4.286 acres
ACREAGE IN LOTS:	3.086 acres
ACREAGE IN PRIVATE ALLEY:	0.571 acres
LARGEST LOT:	4,274 sq.ft.
SMALLEST LOT:	3,137 sq.ft.
AVERAGE LOT SIZE:	3,540 acres
LOTS:	38 LOTS
UNIT DENSITY:	8.87 LOTS PER ACRE



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

J:\FLAGSHIP\HARMONY\dwg\01_COVER.dwg

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

EAGLE MOUNTAIN,
UTAH

HARMONY PHASE 'A' PLAT '14'
A RESIDENTIAL SUBDIVISION

COVER SHEET

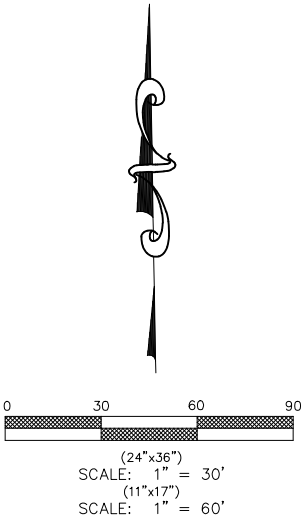
JOB
FS HARMONY
SHEET NO.
1



- LEGEND
- PROPERTY BOUNDARY LINE
 - EXISTING FENCE LINE
 - ROAD CENTERLINE
 - EASEMENT LINE
 - CUL PROPOSED PVC CLASS-200 SDR-21 CULINARY WATERLINE
 - 8"SS PROPOSED PVC SDR-35 SEWER W/ MH
 - EXISTING STORM DRAIN W/ MH
 - EXISTING SANITARY SEWER W/ MH
 - EXISTING CULINARY OR SECONDARY PIPE (SIZE AND TYPE SHOWN)
 - FIRE HYDRANT
 - WATER VALVE
 - BLOW OFF

- KEYED NOTES
- 1. CONSTRUCT ADA RAMP AS PER EAGLE MOUNTAIN CITY STANDARDS
 - 2. INSTALL FIRE HYDRANT AS PER EAGLE MOUNTAIN CITY STANDARDS
 - 3. CONSTRUCT 5' CONCRETE SIDEWALK
 - 4. CONNECT INTO EXISTING SEWER STUB. CONTRACTOR TO VERIFY SIZE, INVERT ELEVATION AND LOCATION.
 - 5. ASPHALT PARKING AREA WITH 6" CONCRETE CURB WALL
 - 6. CONNECT INTO EXISTING 8" CULINARY LINE WITH CONSTRUCTION VALVE
 - 7. PRIVATE STREET LIGHT, COORDINATE WITH DEVELOPER FOR SPECIFICATIONS
 - 8. INSTALL STREET/STOP SIGN PER EAGLE MOUNTAIN CITY STANDARDS
 - 9. INSTALL FLUSH HYDRANTS PER EAGLE MOUNTAIN CITY STANDARDS
 - 10. INSTALL NO PARKING SIGNS PER EAGLE MOUNTAIN CITY STANDARDS
 - 11. REPLACE EXIST. SW WITH 6" THICK MIN. PER EAGLE MOUNTAIN CITY STANDARDS
 - 12. INSTALL 2" IRRIGATION LATERAL PER EAGLE MOUNTAIN CITY STANDARDS

- UTILITY NOTES
- 1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
 - 2. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
 - 3. CULINARY WATER - 48" MIN. DEPTH TO TOP OF PIPE C900 PVC..
 - 4. SEWER 8" SDR-35 PVC PIPE WITH MANHOLES AS NOTED.
 - 5. WATER TEES, ELBOWS, PIPE BEDDING AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS.
 - 6. ALL VALVES ARE TO BE FLANGED TO THE TEE.



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	9/14/22
CDGD FILE:	

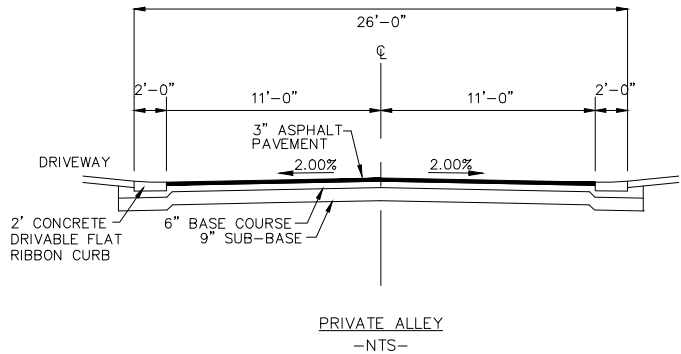
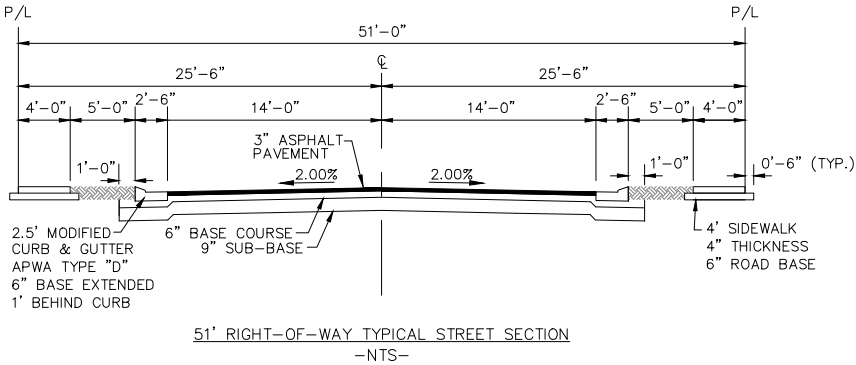
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27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN, UTAH	HARMONY PHASE 'A' PLAT '14' A RESIDENTIAL SUBDIVISION	UTILITY PLAN	JOB FS H6
			SHEET NO. 2



GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
3. DRAINAGE FOR EACH LOT IS TO BE DIRECTED TO THE STREET. IF LOT GRADING DOES NOT ALLOW THE DRAINAGE TO FLOW TO THE STREET, THE ALLEY WAY OR THE OPEN SPACE, THEN THE PROPERTY OWNER IS RESPONSIBLE TO RETAIN RUNOFF ON OWN LOT.



REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1				TGT
2				TGT
3				TGT
4				TGT

DATE:	9/14/22
CDD FILE:	

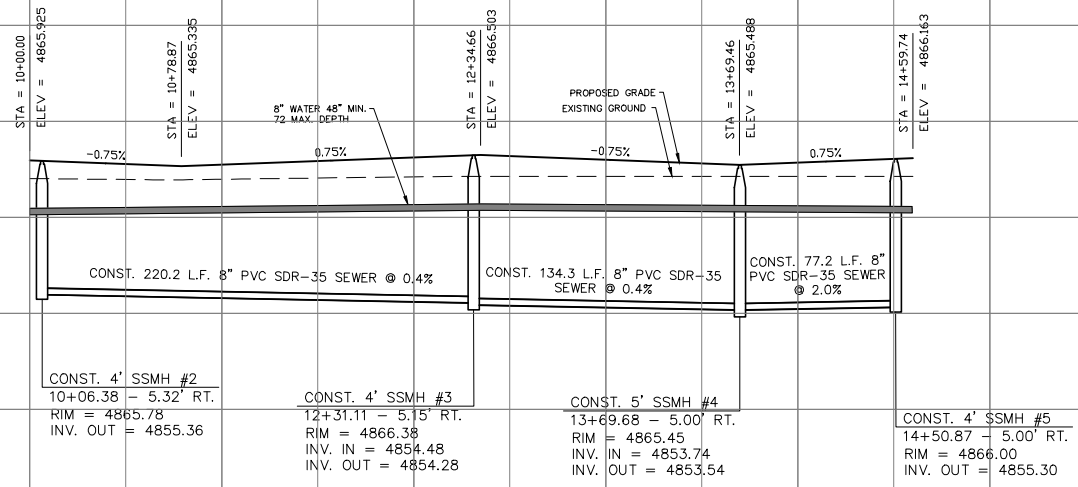
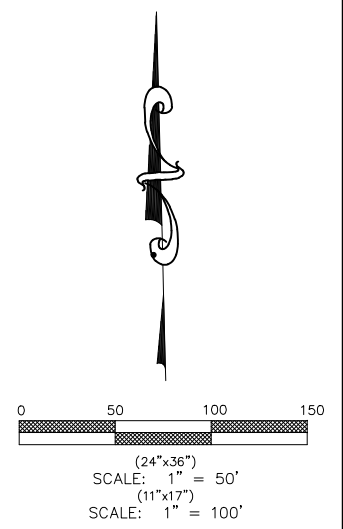
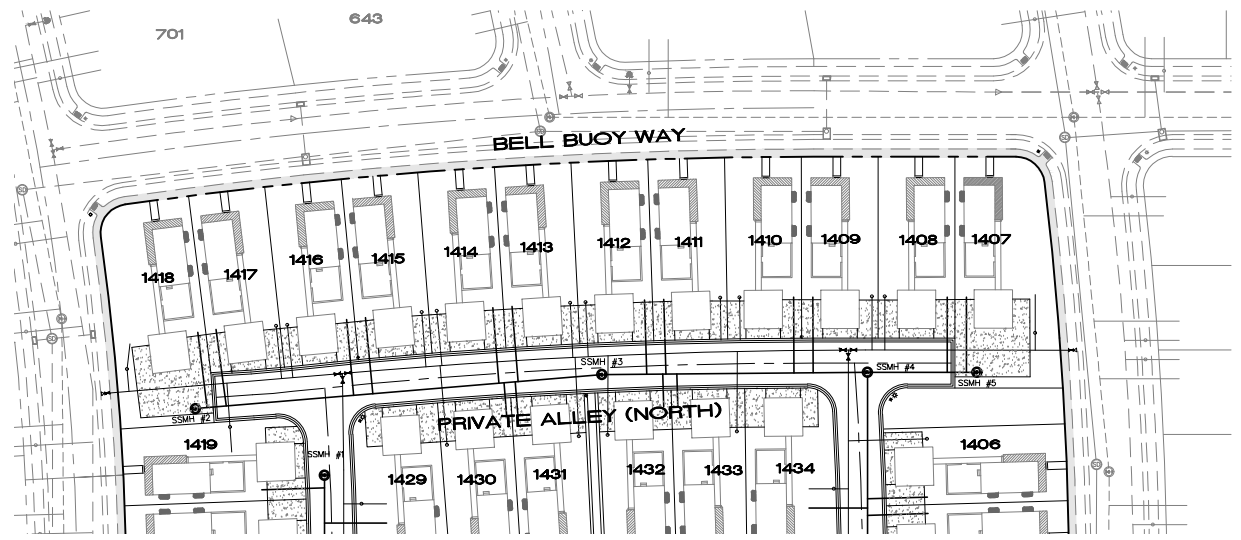
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN,
UTAH

HARMONY PHASE 'A' PLAT '14'
A RESIDENTIAL SUBDIVISION

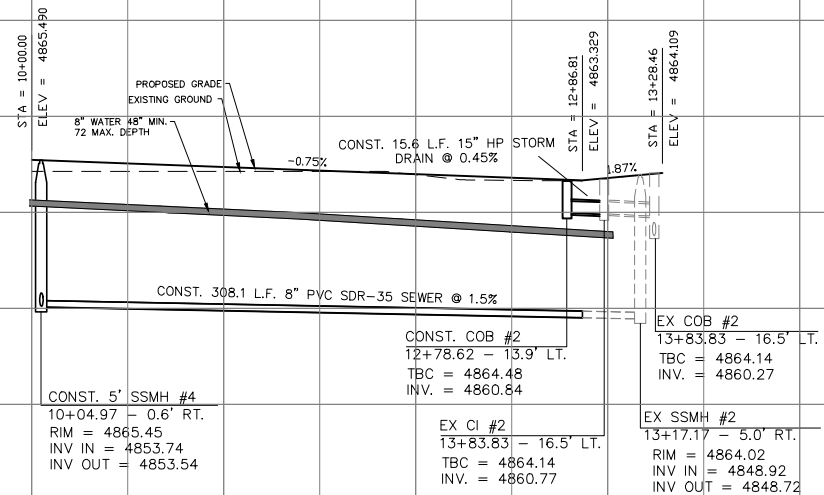
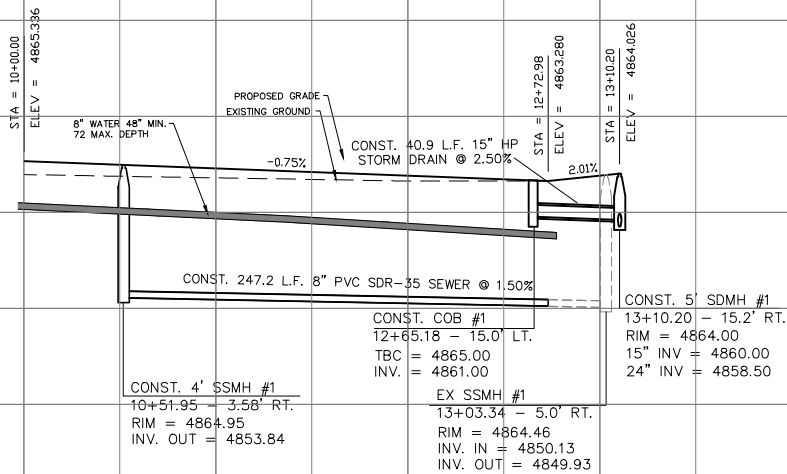
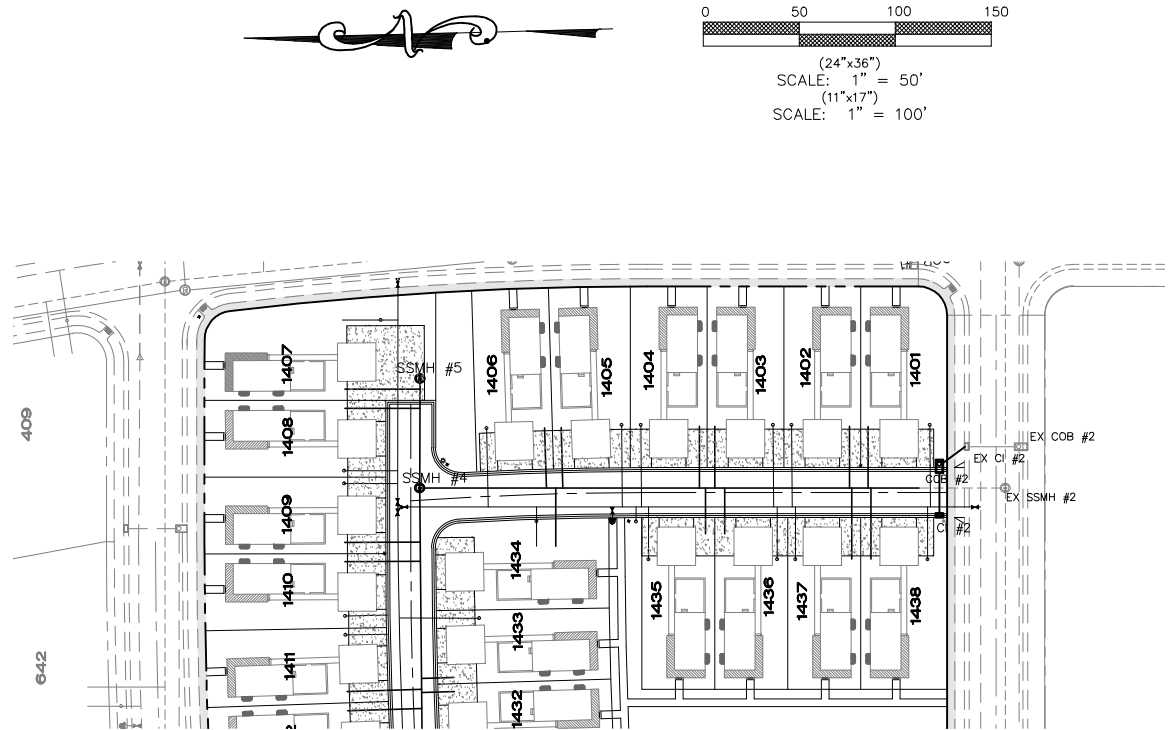
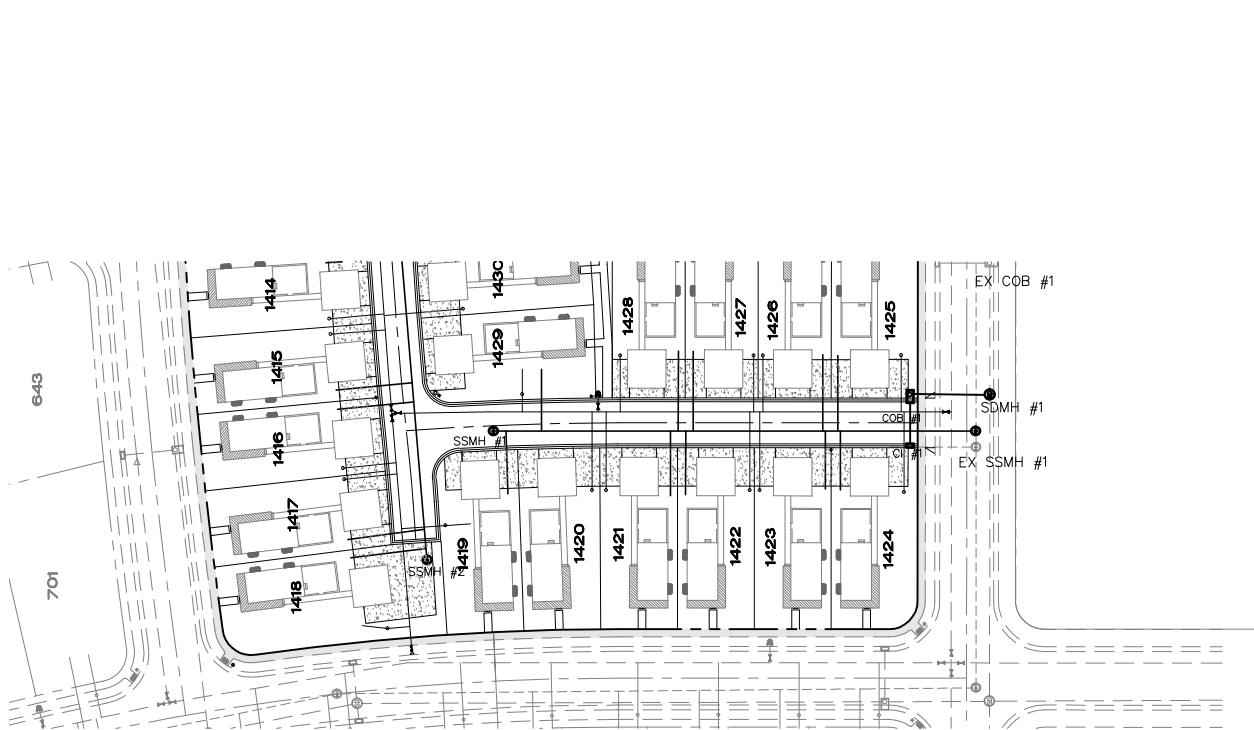
GRADING PLAN

JOB
FS HARMONY
SHEET NO.
3



(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 10'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 20'



(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 10'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 20'

10+00 11+00 12+00 13+00 14+00

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

EAGLE MOUNTAIN,
UTAH

HARMONY PHASE 'A' PLAT '14'
A RESIDENTIAL SUBDIVISION

PLAN AND PROFILE
EAST & WEST PRIVATE ALLEYS

JOB
013B
SHEET NO.
5

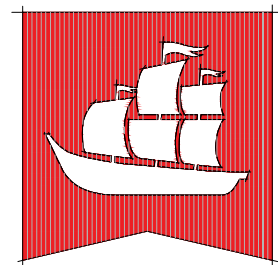
REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1				TGT
2				TGT
3				TGT
4				TGT
J:\FLAGSHIP\HARMONY\dwg\04 PP.dwg				



OPEN SPACE LEGEND

- 1 Custom Covered Bench Swings (2)
- 2 Ornamental Garden
- 3 Decorative Picket Fence (775 LF)
- 4 Benches (4)
- 5 Open Lawn Area
- 6 Rose Garden
- 7 Covered Picnic Tables (2)
- 8 Fire Pit
-  HOA Maintained Landscape
-  Privately Maintained Landscape

*Waterwise landscaping principles implemented throughout



flagship
homes

300 South 1350 East, 2nd Floor
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

HARMONY PHASE A PLAT 14

LANDSCAPE PLANS

Rachel Way • Eagle Mountain • Utah

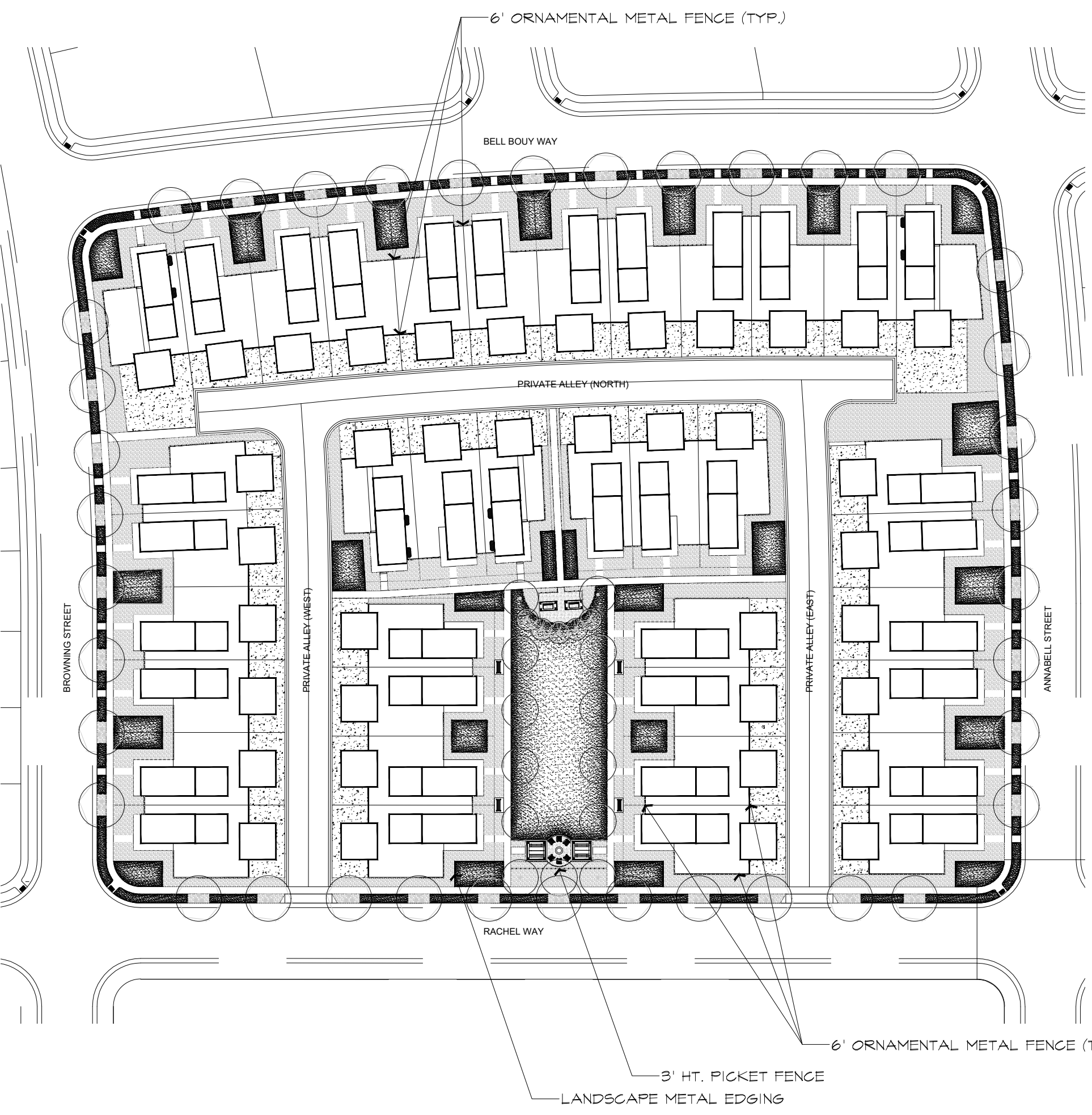
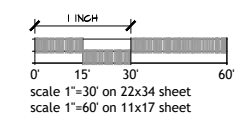
SEPTEMBER 2022

LANDSCAPE
planting plan

L1.1

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL
	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple Mature Size: H20' W24'	B & B	1.5"-2.0"
	Acer truncatum x platanoide 'Pacific Sunset' / Pacific Sunset Maple Mature Size: H30' W25'	B & B	2" Cal
	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust Mature Size: H35-45' W25-35'	B & B	2-3" Cal.
SHRUBS	BOTANICAL / COMMON NAME	SIZE	
	Caryopteris x clandonensis 'Grand Bleu' / Grand Bleu Mature Size: H3' W3'	5 gal	
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Mature Size: H3' W3'	5 gal	
	Rosa shrub 'Knock Out' / Knock Out Rose Mature Size: H3' W3'	5 gal	
ORNAMENTAL GRASS	BOTANICAL / COMMON NAME	SIZE	
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama Mature Size: H30-36" W30-36"	1 gal	
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Mature Size: H3-5' W2-3'	1 gal	
	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass Mature Size: H48" W24-36"	1 gal	
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass Mature Size: H2' W3'	1 gal	
	Stipa tenacissima / Mexican Feather Grass Mature Size: H2' W2'	1 gal	
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE	
	Agastache aurantiaca 'Apricot Sprite' / Apricot Sprite Hyssop Mature Size: H24-30" W36"	1 gal	
	Centranthus ruber / Red Valerian Mature Size: H24-30" W36"	1 gal	
	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower Mature Size: H3-4' W2-3'	1 gal	
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Mature Size: H18" W18"	1 gal	
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint Mature Size: H24-30" W36"	1 gal	
	Oenothera missouriensis 'Ozark Sundrops' / Missouri Primrose Mature Size: H12" W24"	1 gal	
	Penstemon digitalis 'Huskers Red' / Husker Red Beard-Tongue Mature Size: H30" W24"	1 gal	
	Perovskia atriplicifolia 'Russian Sage' Mature Size: H3-4' W3-4'	1 gal	
	Perovskia atriplicifolia 'Little Lace' / Little Lace Russian Sage Mature Size: H12-14" W12-14"	1 gal	
	Rudbeckia fulgida 'Goldsturm' / Goldsturm Black-eyed Susan Mature Size: H24-30" W24"	1 gal	
	Salvia nemorosa 'May Night' / May Night Sage Mature Size: H18-24" W18"	1 gal	
	Sedum spectabile 'Autumn Joy' / Stonecrop Mature Size: H18-24" W18-24"	1 gal	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	
	Gray/Brown Crusher Fines	mulch	
	Planting Bed Area Mulch (3" depth) Mulch at a minimum of 3" depth with weed barrier fabric (Dewitt Pro-5)	mulch	
	Turf Sod Bluegrass / Kentucky Bluegrass	sod	



4' maximum height from
front of dwelling to ROW.



ADIRONDACK CHAIR



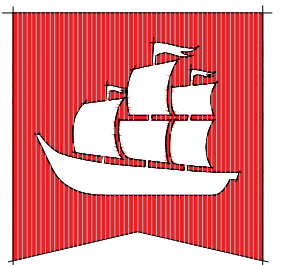
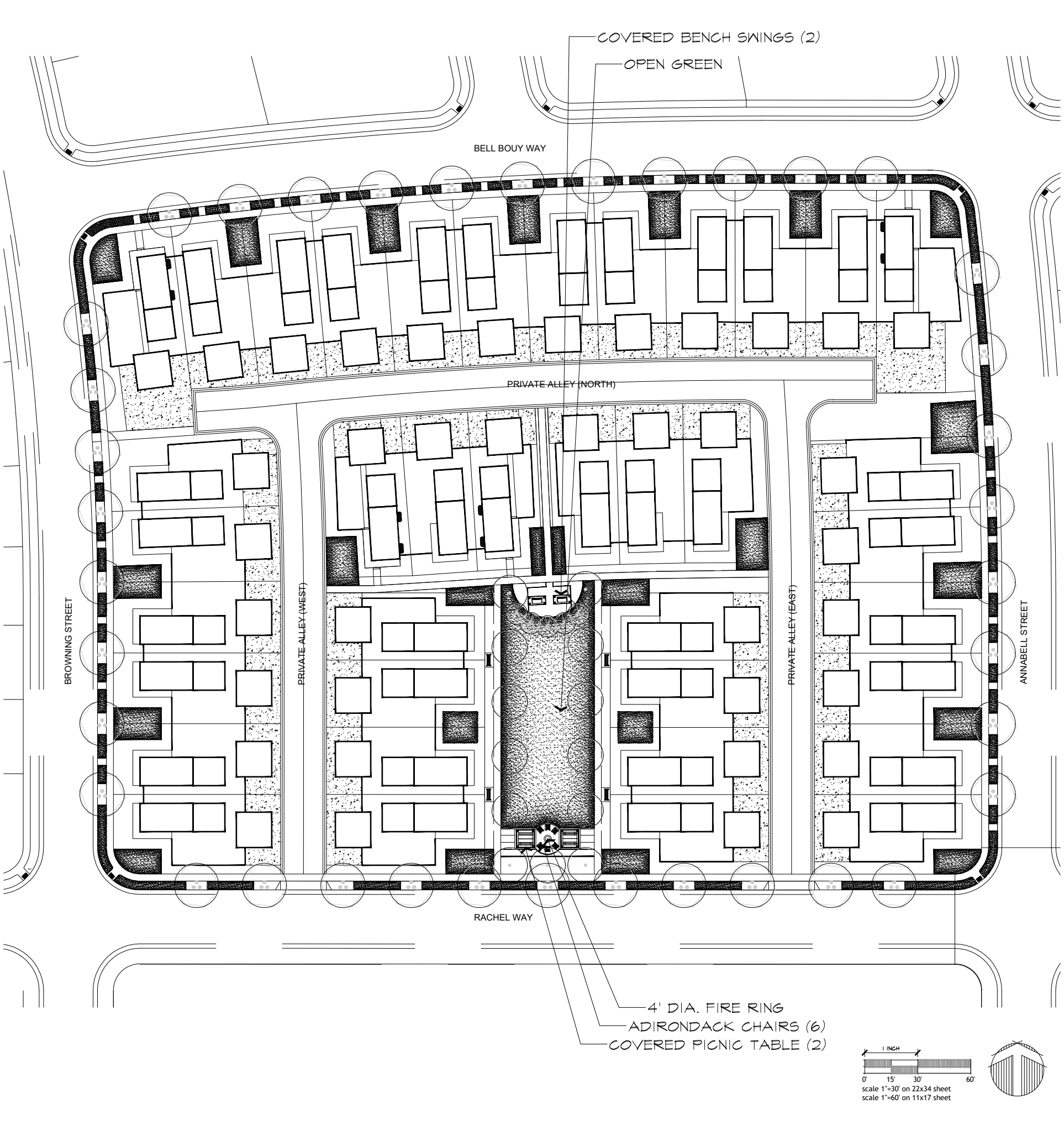
PICNIC TABLE



BENCH SWING



STONE FIRE PIT



flagship
homes

300 South 1350 East, 2nd Floor
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

HARMONY PHASE A PLAT 14

LANDSCAPE PLANS

Rachel Way . Eagle Mountain . Utah

SEPTEMBER 2022

LANDSCAPE
amenity plan

L1.2



DEVELOPMENT AGREEMENT

EAGLE MOUNTAIN CITY

And

EAGLE MOUNTAIN PROPERTIES, LLC

For

HARMONY PRELIMINARY PLAT

ENT 93083:2018 PG 1 of 16
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Sep 27 4:30 pm FEE 60.00 BY CS
RECORDED FOR EAGLE MOUNTAIN CITY

This Development Agreement for the Harmony Preliminary Plat (this "Agreement") is entered into as of the 6th day of January, 2015, by and between Eagle Mountain City, Utah, a Utah Municipal Corporation (the "City") and Eagle Mountain Properties, LLC, a Utah limited liability company ("Developer").

This Agreement is made with reference to the following facts:

A. Developer has received conditional approval from the City Planning Commission for a new preliminary plat known as Harmony (the "Project"), which is attached as Exhibit "B."

B. The Project consists of approximately 772 acres of land (the "Property") located west of Pony Express Parkway, south and southwest of the existing Overland Trails Subdivision. A legal description of the Property is attached as Exhibit "A."

C. The Project is zoned as residential and commercial in accordance with the Eagle Mountain Properties Master Development Plan, and will be improved in compliance with procedures and standards in the Eagle Mountain 1997 Interim Development Code, as well as the Public Works Standards and Specifications, Building Codes, Fire Codes, etc. that are in effect at the time an application for final plat approval is submitted to the City, and the terms of this Development Agreement.

D. The parties wish to define the rights and responsibilities of the parties with respect to the development of the land and funding of improvements in the Harmony Preliminary Plat.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

1 Governing Standards. The Project shall be governed by the procedures, standards and requirements of the Eagle Mountain City 1997 Interim Development Code and the Public Works Standards and Specifications, Building Codes, Fire Codes, this Agreement, and the preliminary plat, etc. that are in effect at the time a substantially complete application for final plat approval is submitted to the City. All plats and site plan applications submitted after December 22, 2017 shall be governed by the preliminary plat and this Agreement, and the City

Code and standards and specifications at the time of submittal.

2 Zoning, Density and Land Use Standards. The Project is zoned as residential and commercial in accordance with the Eagle Mountain Properties Master Development Plan, and the uses for the Project are regulated by the Eagle Mountain Properties Master Development Agreement.

2.1 Project Areas and Densities. The total Project calculations are as follows:

Total Land Area:	772.49 acres
Total Acreage in Single-Family Lots:	344.30 acres
Total Acres Alternative Design Blocks:	17.690 acres
Total Multi-Family Acreage:	92.186 acres
Total Acreage Commercial	26.806 acres
Total Acreage Church Sites (6 sites)	23.845 acres
Total Acreage Schools	28.88 acres
Total Open Space	40.64 acres
Total Improved Open Space	35.98 acres
Single-Family Lots	2,360 lots
Alternative Design Block Units (maximums)	182 units
Multi-Family Units (conceptual, not vested)	1,935 units
Total # of Units (conceptual, not vested)	4,477 units
Single-Family Density	4.23 lots/acre
Multi-Family Density (conceptual, not vested)	21 units/acre
Overall Density	5.8 units/acre

The Developer acknowledges that the Eagle Mountain Properties Master Development Agreement expires December 22, 2017. Despite that expiration, the Harmony project is vested with the Single-Family density, the street configuration, and the lot layouts. Any multi-family or commercial site plan or final plat application for this project submitted after that date shall comply with the current City Code at the time of submittal. The City makes no guarantee or warranty that the maximum multi-family densities can be achieved and the parties acknowledge that as development progresses certain market, infrastructure, and/or other similar constraints beyond the control of the parties may be presented which could prevent the practical use of all vested densities. Future City Codes shall not apply to the single-family areas unless the Council, on the record, finds that a compelling, countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the Property.

3 Church Sites. The Project includes six church sites located throughout the development. In the event the church sites are not purchased, and remain undeveloped, the owner may elect to re-plat these blocks to a density of up to 3.86 dwelling units per acre. Half-width of the surrounding public streets may be included in the density calculations. No lot in any

re-platted church block shall have a width of less than fifty feet, and no multi-family product may be platted on the church blocks. No lot or street configurations are vested for these parcels.

4 Junior High School Site. The Junior High School block has been reserved for a future school. In the event the School District does not choose this block for another school, the school block may be platted to a maximum density of 3.86 dwelling units per acre. Half-width of the surrounding public streets may be included in the density calculations. No lot in this re-platted block shall have a width of less than fifty feet, and no multi-family product may be platted on the school blocks. No lot or street configurations are vested for these parcels.

5 Improved Open Spaces and Trails. The Project contains 40.64 acres of total open space, including parks, decorative open space areas, and 4.66 acres of land to be preserved for the historic Pony Express Trail corridor. The open space breakdown is as follows:

Improved Park Area (Acres)

A	1.49
B	0.31
C	1.90
D	0.27
E	3.13
F	0.86
G	1.06
H	1.62
I	1.79
J	4.23
K	3.70
L	13.84

Unimproved Open Space Area (Acres)

M	4.66
---	------

Improved Open Space Area (Acres)

N	0.23
O	0.20
P	0.20
Q	0.17
R	0.07
S	0.06
T	0.21
U	0.40
V	0.15

W

0.09

- 5.1 Improved Open Space. The Project currently contains the following open space areas: twelve (12) areas to be improved by Developer as parks for a total of 34.2 acres; and ten (10) open space areas to be improved by Developer with decorative landscaping, park benches, etc. for a total of 1.78 acres; and a 4.66-acre area to remain as unimproved open space, reserved for the future improvement of the historic Pony Express Trail corridor. These open space areas are to be designed in detail (including type and quality of amenities and improvements) according to the City Code in effect at the time a substantially complete application for final plat or site plan approval is submitted to the City. All parks which are used as open space should have drainage piped through the park so that the park becomes usable and nuisance water is allowed to flow through, and spill over when flows begin to exceed historical runoff. Also, a pad for pavilions, tot lots, and other amenities should be provided above the pond water mark to allow full use of these facilities without increasing the required maintenance. These will be designed with each phase of development.
- 5.2 Trails. An inter-connective trail system has been included between all of the parks and the schools in the Project. Trails are included along the major roadways, as required, and widened sidewalks are included along some neighborhood streets. There are a total of 10.30 miles of widened sidewalk and trails within this development. The "development" trails shall be built along with the infrastructure for each associated subdivision, according to the Harmony "typical road cross sections" approved with this preliminary plat, or the City's current standards in effect at the time a substantially complete application for final plat or site plan approval is submitted to the City.
- 5.3 Linear Park. The linear park in the center of the project shall continue until it intersects with Many Bears Street on the north and Pole Canyon Boulevard on the south, to provide a linear park and trail connection through the project.

6 Park Completion / Timing. A park must be designated with each final plat for partial improvement along with required infrastructure for that plat at time of submittal. Parks must be improved at a rate of at least 2.5 acres/400 lots, or approximately 273 square feet per lot. For example, Plat A-1 includes 34 lots, so 9,282 square feet of park space plus amenities must be improved in a park within 1,320 feet of the plat as part of the infrastructure improvements for that plat. The location and type of improvements/amenities are to be approved as part of the final plat application. A fee-in-lieu of improved open space may be approved at the discretion of the approval authority along with each final plat application.

- 7 Alternative Block Designs. Blocks A through D (to be added to the Preliminary

Plat) are to be platted and designed as either single-family detached cluster home, patio home, or garden court developments, as defined in the Eagle Mountain Municipal Code Section 17.10.030, or other similar product as approved by the Planning Commission and City Council. The homes/lots fronting onto a green court may have a minimum frontage of 35 feet, and the homes/lots fronting a public street may have a minimum frontage of 40 feet, with no garages facing the public street. The fronts of homes shall face the public street or the green court. The final design will be approved at the Final Plat and Site Plan stage. The City makes no guarantee that the density maximum shown on the preliminary plat for these areas can be achieved.

8 Lot Layout / Lot Size Variation. There shall be a variety of lot sizes throughout the Harmony plat, with no single street having more than four lots in a row that are less than 52 feet wide; or, in other words, for every four lots in a row, that are less than 52 feet, the next lot shall be at least 52 feet wide. No more than three homes of the same elevation or color shall be located along a single row of homes.

9 Driveways. Residential driveways shall be a minimum of 22 feet in length from the property line.

10 Multi-Family Review. All multi-family or commercial site plans or plat applications for this project shall comply with the Eagle Mountain City 1997 Interim Development Code if submitted before the expiration of the Eagle Mountain Properties Master Development Agreement (October 7, 2017). All multi-family and commercial applications submitted after the expiration date shall comply with the then current City Code at the time of submittal to the City of a complete application including all required application fees. The multi-family areas are not vested with density, and any reference to the number of units on the Preliminary Plat is conceptual and informational only. The multi-family areas must be designed with density and product transitions between the single family lots and the high density or commercial areas. Appropriate density and product transitioning will be determined at the time of site plan applications.

11 Corner Lots. All corner lots shall contain a "corner cutoff" setback to allow for proper distance for gas and electric utilities to round the corners of a lot while still keeping the required distance from a building foundation. This includes taking a triangle out of the potential building pad measuring five feet each direction at the corner of the setbacks.

12 Phasing of Construction. Phasing shall generally follow the phasing included in the Harmony Project Overall Phase Index, but the City understands that variations to this phasing for various reasons will occur. Every phase shall include approved emergency vehicle access and turnaround, and no more than fifteen (15) lots may be built on a dead-end street or cul-de-sac.

13 Traffic Studies / Road Failures. All roads within the development that are not

included in the City's Master Transportation Plan or Future Land Use and Transportation Corridors Plan must be paid for by the Developer. The City Engineer shall have the discretion to require traffic studies with each final plat application. If, according to developer's traffic study, the next plat would likely reduce the level of service to level of service D or worse as defined in the North American highway LOS standards Highway Capacity Manual (HCM) and AASHTO Geometric Design of Highways and Streets ("Green Book"), on Eagle Mountain Boulevard, Pony Express Parkway, or SR73, the developer would be required to fund the difference between the project cost and any impact fees previously collected by the City toward the required road project, under the terms of the Eagle Mountain Properties Master Development Agreement (2.6.7). In that event, an impact fee credit, if requested, will then be applied to the future development of the Project to effectively reimburse the owner/developer for this additional cost over time.

14 Utility Services and Infrastructure Improvements. Except as provided in a reimbursement agreement which may be entered between the City and the Developer, the Developer agrees to dedicate to the City all required easements, property, and rights of way necessary for the construction and location of City owned utilities, utility facilities, roads, and other public ways within the boundaries of Harmony at the time of final plat recordation. Any easements, property, and rights of way shall be conveyed to the City free and clear of any encumbrances.

15 Off-Site Utilities. Necessary off-site utility improvements must be completed to the satisfaction of the City Engineer and City Energy Director (or gas and electric companies) prior to issuance of any building permits in a phase that requires such off-site improvements.

16 Storm Drainage. Storm drain detention basins designed and built to the City's adopted specifications must be installed prior to issuance of any building permits for lots that would drain into such basin. Easements are required for all offsite storm drain infrastructure. Detention ponds that are designed to allow for a discharge may be designed as temporary retention ponds until the phasing allows for the completion of the offsite outfall storm drain, provided that an overflow storm drain can be provided. Drainage plans are required to be submitted along with each final plat for approval. Developer agrees to comply with drainage standards in the City Code at the time of final plat and/or building permit submittal.

17 Street Names. The street names provided with this Preliminary Plat are considered reserved, following any changes required by City Staff. The names shown on the preliminary plat for several streets will require name changes for addressing and safety purposes, as well as to avoid duplication or confusion. These include: Doris Parkway (changed to Pole Canyon Boulevard), Brittany Street, Oquirrh View, Gracie Way, and Natahki Street (to be changed to Shumate Street), and others. Street names will require review and approval by the City Staff prior to any final plat approvals.

18 Not-A-Part. The areas labeled "Not a Part" on the preliminary plat are not a part of the Project, and are not vested with any density, road configuration, or lot layout (this includes the future multi-family areas, the Kent & Deborah Sievers property, and the Mountain Trails Elementary School site).

19 Fencing. Six-foot high privacy fencing or a decorative wall is required to be installed by the developer for all rear lots along a collector or arterial road. This fencing shall be included in any improvement completion assurance (bond) with the City and shall be installed along with the infrastructure for the subdivision.

20 Architectural Standards. All homes on lots within the project shall have 'carriage' style, or decorative, garage doors. The front of all homes will have at least two textures, including rock, brick, stucco, or decorative material, similar to Hardy board. The texture shall wrap around the front of the home at least until the first windows along each side of the home. Typical vinyl siding will not be used on the front of the homes.

21 Home Owner's Association. The Harmony Development, including the commercial and multi-family areas, will be part of the Harmony Home Owner's Association (HOA). All of the parks and public spaces, identified as parcels 'A' through 'W' on the Harmony Preliminary Plat, will be dedicated to Eagle Mountain City with their respective final plats. All trail corridors and certain other spaces, 'M' through 'W', will be maintained by the HOA, which will have rights of access for that maintenance. All other parks and open space areas are to be maintained by Eagle Mountain City.

22 Expirations. Due to the magnitude of the Harmony Development, this Preliminary Plat Approval shall continue in full force and effect for 10 years after the date of the Harmony Development Agreement, which is the 6th day of January, 2015, and shall be automatically renewed for continuing periods of five (5) additional years on every five (5) year anniversary of the effective date of the Harmony Development Agreement. This automatic renewal and extension shall occur unless the City Council finds that a compelling, countervailing and substantial public harm will result from an automatic five year renewal prior to the date that the renewal would have otherwise occurred.

23 Developer's Remedies Upon Default. Developer acknowledges and agrees that Developer's sole and exclusive remedy under this Agreement shall be specific performance of the development rights granted in this Agreement and City's obligations under this Agreement. In no event shall city be liable to developer, its successors or assigns, for any indirect, special, punitive, incidental, or consequential damages, including, without limitation, lost profits, costs of delay, or liabilities to third parties for any breach or default under the terms of this Agreement and related to its duties under this Agreement. This provision shall not affect the respective rights and responsibilities of City or Developer under any other agreement or contract between them, or for any causes of action arising beyond the terms and provisions of this Agreement.

24 City's Remedies Upon Default. Upon default of any terms or conditions of this Agreement, City may require specific performances of Developer's obligations and City may withhold issuance of any building permits or further approvals with the Project until Developer has fully complied with the terms and conditions of this Agreement.

25 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any party hereto. This Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing.

26 Integration. This Agreement supersedes any previous agreement, representation, or understanding between the parties relating to the subject matter hereof; provided however, that the Development Code of the City shall govern the procedures and standards for approval of each subdivision and public improvement.

27 Not Severable. The provisions of this Agreement are not severable, and should any provision hereof be deemed by a court of competent jurisdiction to be void, unenforceable or invalid, such provision shall affect the remainder of this Agreement, and shall provide grounds for dissolution or amendment of the Agreement at the option of the parties in the exclusive discretion of each of them.

28 Waiver. Any waiver by any party hereto of any breach of any kind or character what so ever by the other party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of the other party.

29 No Modification. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

30 Governing Law. This Agreement is entered into in Utah County in the State of Utah and shall be construed in accordance with the laws of the State of Utah.



Dated this 6 day of January, 2015.

EAGLE MOUNTAIN PROPERTIES, LLC



John Walden Managing Member

Dated this 7 day of January, 2015.

ATTEST:

EAGLE MOUNTAIN CITY

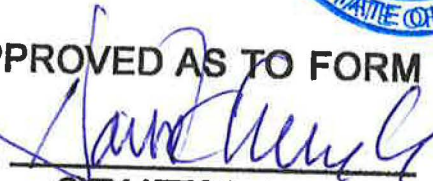


Fionnuala Kofoed, City Recorder



Christopher Pengra, Mayor



APPROVED AS TO FORM
BY: 

CITY ATTORNEY



Exhibit A

[Legal Description & Existing Site Plan]



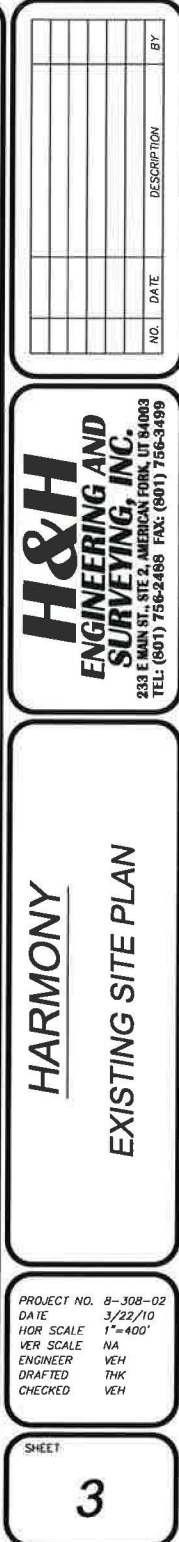


Exhibit B

93083:2018 PG 14 of 16

[Harmony Preliminary Plan and Plat]

A handwritten signature in black ink, appearing to be a stylized 'M' or 'W'.

[illegible][illegible]

OPEN SPACE TABULATION

POLE CANYON BOULEVARD

LEGEND

- | | |
|---|---------------------------|
|  | PARKS AND OPEN SPACE |
|  | UNIMPROVED OPEN SPACE |
|  | TRAILS |
|  | CIVIC |
|  | CHURCH |
|  | COMMERCIAL |
|  | MULTI-FAMILY RESIDENTIAL |
|  | SINGLE FAMILY RESIDENTIAL |
|  | ALTERNATIVE DESIGN BLOCK |





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 13, 2022**

TITLE: ACTION ITEM / PUBLIC HEARING - Amendment to Chapter 9 (Moderate Income Housing) of the City's General Plan

ITEM TYPE: General Plan Amendment

APPLICANT: City of Eagle Mountain

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Utah Code §10-9a-403 requires municipalities to include a moderate-income housing element in their General Plan. The element must (A) provide a realistic opportunity to meet the need for additional moderate-income housing within the next five years; (B) select three or more moderate income housing strategies described in §10-9a-403(2)(b)(iii) for implementation; and (C) include an implementation plan. Our current Moderate Income Housing Plan is required to be updated through the General Plan Amendment process (public hearing at PC and CC) and updated report submitted to the State prior to January 1, 2023.

In drafting the moderate income housing element, the City shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing: (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life. The plan must also include an analysis of how the City will provide a realistic opportunity for the development of moderate-income housing within the next five years. Lastly, the plan must include a recommendation to implement three or more of the moderate income housing strategies listed in §10-9a-403(2)(b)(iii).

Following a joint City Council & Planning Commission meeting on November 22, and a Planning Commission meeting on November 22, the five chosen strategies are as follows:

STRATEGY E: Create, or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

STRATEGY N: Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates with the municipality.

STRATEGY R: Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.

STRATEGY S: Create a program to transfer development rights for moderate income housing.

STRATEGY X: Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

Now the Planning Commission must review and decide whether to formally recommend to the City Council whether these five strategies are appropriate to adopt and implement, along with the identified timelines and benchmarks/measurements.

ITEMS FOR CONSIDERATION:

Utah Code §10-9a-408(5)(a) states that "A municipality qualifies for priority consideration under this subsection (5) if the specified municipality's moderate income housing report: (i) complies with subsection (2); and (ii) demonstrates to the division that the specified

municipality made plans to implement: (A) five or more moderate income housing strategies..."

The Code also states that the Transportation Commission may give priority consideration to transportation projects located within the boundaries of the specified municipality; and the Governor's Office of Planning and Budget may give priority consideration for awarding financial grants to the specified municipality under the COVID-19 Local Assistance Matching Grant Program.

If we fail to comply with State Code and include at least 3 strategies and an implementation plan for those strategies by February 16, 2023, State Code specifies that the Department of Transportation may not program funds from the Transportation Investment Fund to projects located within the boundaries of the specified municipality. In other words, we will be ineligible for transportation funding through the TIP and STIP process (which begins with MAG).

Following discussions respecting the state's requirements, as already noted, five strategies and associated implementation timelines are proposed for approval and incorporation into Chapter 9 [the Moderate-Income Housing section] of the City's General Plan.

REQUIRED FINDINGS:

Section 12.3 of the General Plan discusses the amendment process. Amendments require public hearings by the Planning Commission and the City Council. As a guide, amendments to the plan should include findings on the following items:

- The proposed amendment is in the public interest.
- The proposed amendment is consistent with the broad intent of the General Plan.
- The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare.
- The proposed amendment has been processed in accordance with all applicable requirements of the Utah Code.

RECOMMENDATION:

The Planning Commission must make a recommendation to the City Council including the amendments to Chapter 9 of the General Plan (Moderate Income Housing), specifically amending the strategies and adding an implementation plan for each strategy. The current strategies, listed in section 9.4 of the plan, must be amended and at least 3-5 strategies chosen from the list in Utah Code. Five strategies already deemed agreeable have been included in the "Items for Consideration" section and are re-stated in the attached "EMC Gen. Plan Chp. 9 Updated Strategies" document.

Staff recommends that you make a recommendation of approval to the City Council to add the five strategies and implementation measures to Chapter 9 of the General Plan, as proposed (*or with the following changes...*).

ATTACHMENTS:

[EMC General Plan Ch 9 Existing](#)

[Moderate Income Housing Strategies - Draft Clean](#)

[Moderate Income Housing Strategies - Draft Redlined](#)

Chapter Nine

MODERATE INCOME HOUSING





9.1 WHAT WE KNOW

Utah State Code (Section 10-9a-403) requires municipalities to include a plan for moderate-income housing as part of a general plan. It outlines the responsibility of a City to facilitate a “reasonable opportunity” for those households with moderate-income to live within the City. Moderate-income housing is defined by HUD as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located.” This study uses Area Median Income (AMI) in the Provo-Orem, UT Metropolitan Statistical Area¹

¹ The Provo-Orem, UT MSA includes Utah and Juab Counties grouped together. HUD calculates the regional area AMI at this geographic level and not at an individual county level for Utah County.

Household Size	30%	50%	80% of AMI
1 person	\$356	\$593	\$948
2 person	\$406	\$676	\$1,083
3 person	\$504	\$761	\$1,218
4 person	\$608	\$845	\$1,353
5 person	\$711	\$914	\$1,461
6 person	\$815	\$981	\$1,570
7 person	\$918	\$1,049	\$1,678
8 person	\$1,022	\$1,116	\$1,786

Source: HUD

Monthly Housing Allowance by Household Size and AMI Thresholds

(MSA) as determined by the U.S. Department of Housing and Urban Development (HUD) and average household size to determine moderate income thresholds for an average household.

AREA MEDIAN INCOME LEVELS

According to HUD, the AMI for 2016 in the MSA is \$67,625. Utah County has an average household size of 3.62; therefore, a household of four persons is used as the average family size, putting the moderate-income threshold at \$54,100.

HUD considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. This 30 percent should include

utilities and other housing costs such as mortgage and hazard insurance.

The table below shows affordable monthly allowances at different levels of income. These amounts represent total housing costs affordable at 30 percent of gross income. Utah Code does not stipulate whether those of moderate income must be able to purchase a home, so the allowance considers affordability for either a mortgage or rental rate. A family choosing housing would need to factor utilities and other fees for a given housing unit within this affordable range. For example, a household of four at the 80 percent AMI threshold has a monthly housing allowance of \$1,353. If utilities are \$250², the family can afford a rent or mortgage payment of \$1,029 per month, including taxes and interest if applicable.

Translating this moderate-income affordability level to home values, a family of four at 80 percent of AMI can afford a home in Eagle Mountain up to \$196,133. This assumes utility payments at \$250 per month, current City property tax rates, insurances, a four percent interest rate, 30 year mortgage term and a 10 percent down payment. The table below shows the home price ranges affordable to household income categories at various interest rates. The bottom table on the page shows the ranges specific to targeted low- and moderate-income households. Note the significant difference the interest rate

² Utilities include water, sewer, storm drain, gas, electric, and garbage. This is an estimated amount for a typical resident.

Household Income Range	Home Price Range					
	4% Mortgage		5% Mortgage		6% Mortgage	
	Low	High	Low	High	Low	High
\$10,000 to \$14,999	\$0	\$10,301	\$0	\$9,161	\$0	\$8,203
\$15,000 to \$24,999	\$10,301	\$57,827	\$9,161	\$51,428	\$8,203	\$46,047
\$25,000 to \$34,999	\$57,827	\$105,353	\$51,428	\$93,695	\$46,047	\$83,892
\$35,000 to \$49,999	\$105,353	\$176,643	\$93,695	\$157,095	\$83,892	\$140,659
\$50,000 to \$74,999	\$176,643	\$295,458	\$157,095	\$262,762	\$140,659	\$235,270
\$75,000 to \$99,999	\$295,458	\$414,273	\$262,762	\$368,429	\$235,270	\$329,881
\$100,000 to \$149,999	\$414,273	\$651,904	\$368,429	\$579,763	\$329,881	\$519,104
\$150,000 to \$199,999	\$651,904	\$889,535	\$579,763	\$791,096	\$519,104	\$708,327
\$200,000 or more	\$889,535		\$791,096		\$708,327	

Source: ZPII

Affordable Home Price Ranges by Income Category and Mortgage Interest Rate

Household Income Range			Home Price Range					
			4% Mortgage		5% Mortgage		6% Mortgage	
	Income Range - Low	Income Range - High	Low	High	Low	High	Low	High
< 30% of AMI	\$0	\$24,300	\$0	\$54,505	\$0	\$48,473	\$0	\$43,402
30% to 50% of AMI	\$24,300	\$33,800	\$54,505	\$99,655	\$48,473	\$88,627	\$43,402	\$79,354
50% to 80% of AMI	\$33,800	\$54,100	\$99,655	\$196,133	\$88,627	\$174,428	\$79,354	\$156,179

Source: ZPII

Affordable Price Ranges by Targeted Group and Interest Rate

can make. While current rates are currently at historic lows under four percent, making housing much more affordable, affordability in the City will be more difficult to maintain if interest rates rise in the future.

PRICING AND AFFORDABILITY

Table 9.4 below shows the distribution of units by home value, as assessed and maintained by the Utah County Assessor's office. The median value is \$216,050 of these assessed values. This median value is above the affordable threshold of \$196,133. Approximately 36.3 percent (2,709 units) are within this affordability target or below.

Generally, housing units on larger parcels are more expensive. This is partially due to higher land costs, but is also often due to the larger homes generally associated with a larger lot. While these properties are valuable and provide high property tax revenue per parcel, value is more densely concentrated on smaller lots. Higher property tax revenues are available per acre in more dense housing. The maps on the following

two pages show the biggest lots on the north side of the City, while among the highest value per unit, have much lower value per acre.

Approximately half of rental units in Eagle Mountain are affordable, but rental units are limited, which impacts affordability and impedes housing choices. Eagle Mountain has no apartment complexes within the City and the housing unit ownership rate is a very high 86 percent. Rental units are important options for households that do not have down payment savings, would have trouble with loan approval, or simply for those not wishing to make a large commitment on purchasing a home. The only rental units available are individually-owned units that are privately rented – approximately 1,046 units. The ACS estimates these rents to start in the \$800 range, but the majority of rentals have a gross rent above \$1,250 per month and the median gross rent is \$1,367, only slightly higher than the monthly housing allowance \$1,353 for a household at 80 percent of AMI and indicated that about half of units (approximately 523 units) are available under this allowance.

Home Value	# of Units	% of Total	Cumulative % of Total
<\$125,000	715	9.58%	9.58%
\$125,000 - \$139,999	151	2.02%	11.60%
\$140,000 - \$149,999	141	1.89%	13.49%
\$150,000 - \$159,999	73	0.98%	14.47%
\$160,000 - \$169,999	272	3.64%	18.12%
\$170,000 - \$179,999	403	5.40%	23.52%
\$180,000 - \$189,999	615	8.24%	31.76%
\$190,000 - \$199,999	519	6.95%	38.71%
\$200,000 - \$219,999	1,038	13.91%	52.62%
\$220,000 - \$239,999	938	12.57%	65.19%
\$240,000 - \$259,999	761	10.20%	75.39%
\$260,000 - \$279,999	535	7.17%	82.55%
\$280,000 - \$299,999	307	4.11%	86.67%
\$300,000 - \$324,999	289	3.87%	90.54%
\$325,000 - \$349,999	203	2.72%	93.26%
\$350,000 - \$374,999	128	1.72%	94.98%
\$375,000 - \$399,999	90	1.21%	96.18%
\$400,000 - \$424,999	55	0.74%	96.92%
\$425,000 - \$449,999	53	0.71%	97.63%
\$450,000 - \$474,999	46	0.62%	98.24%
\$475,000 - \$499,999	36	0.48%	98.73%
\$500,000 - \$599,999	53	0.71%	99.44%
\$600,000 - \$699,999	23	0.31%	99.75%
\$700,000+	19	0.25%	100.00%

Source: Utah County Parcel Database

Non-Rental Residential Unit Values

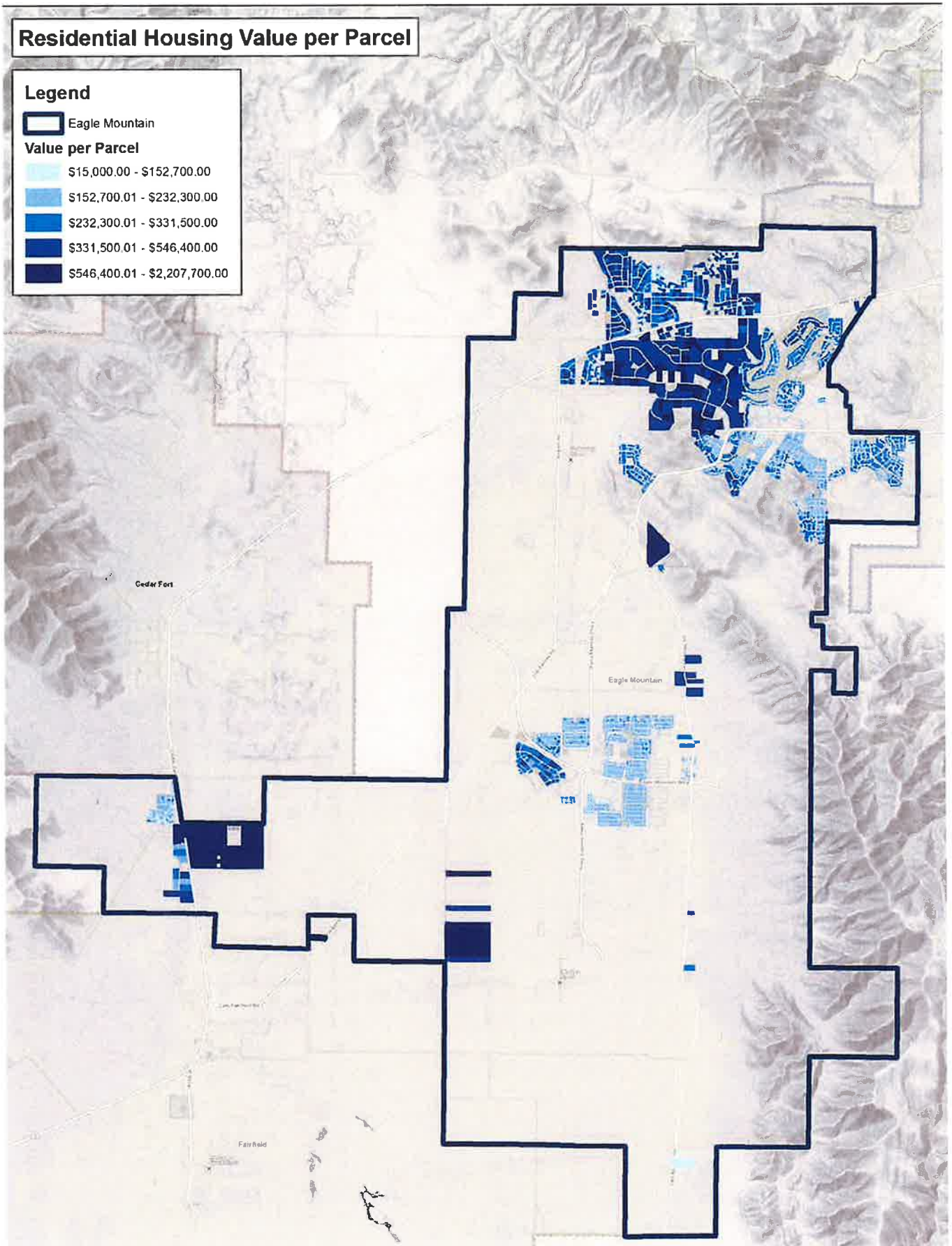
Residential Housing Value per Parcel

Legend

 Eagle Mountain

Value per Parcel

-  \$15,000.00 - \$152,700.00
-  \$152,700.01 - \$232,300.00
-  \$232,300.01 - \$331,500.00
-  \$331,500.01 - \$546,400.00
-  \$546,400.01 - \$2,207,700.00



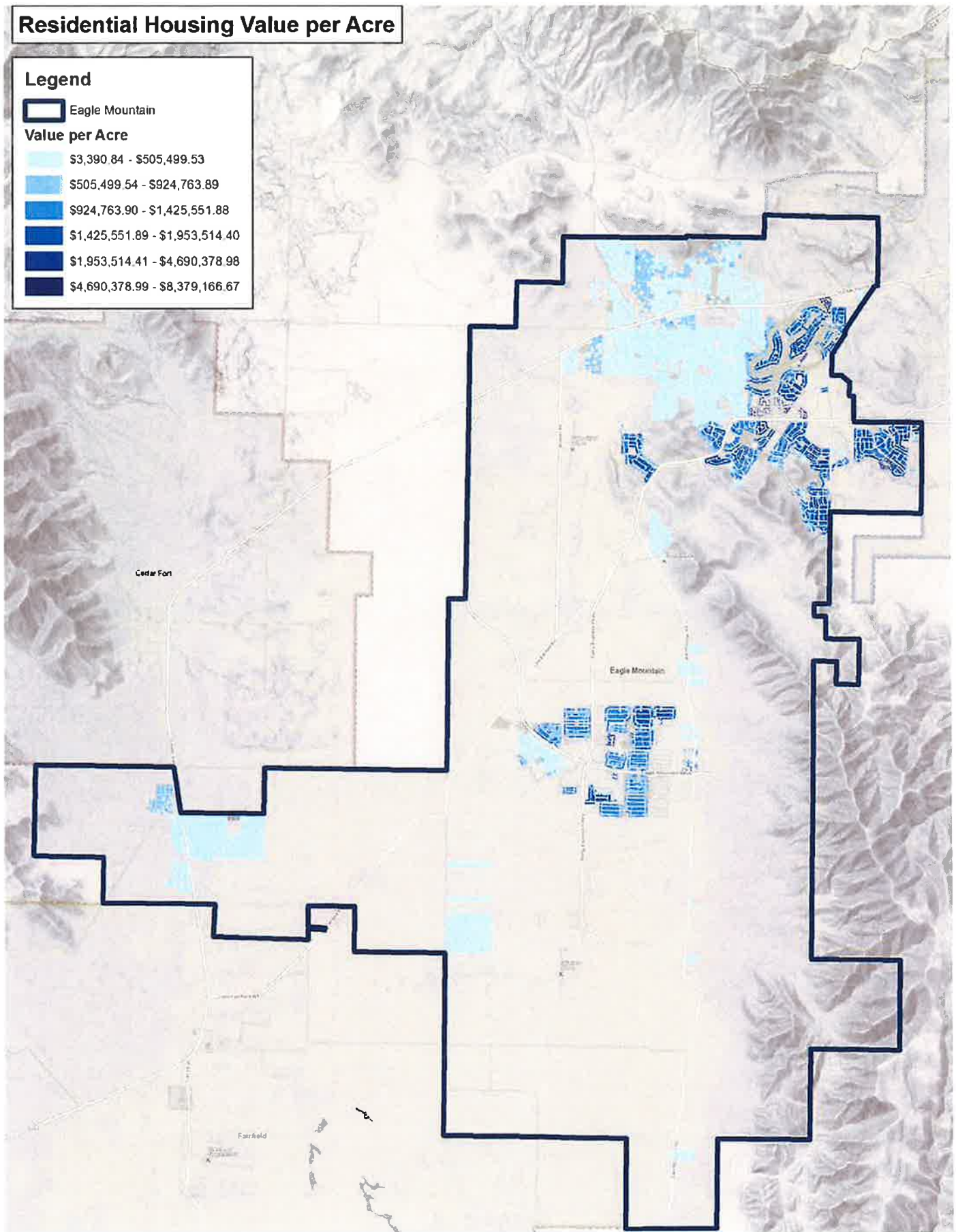
Residential Housing Value per Acre

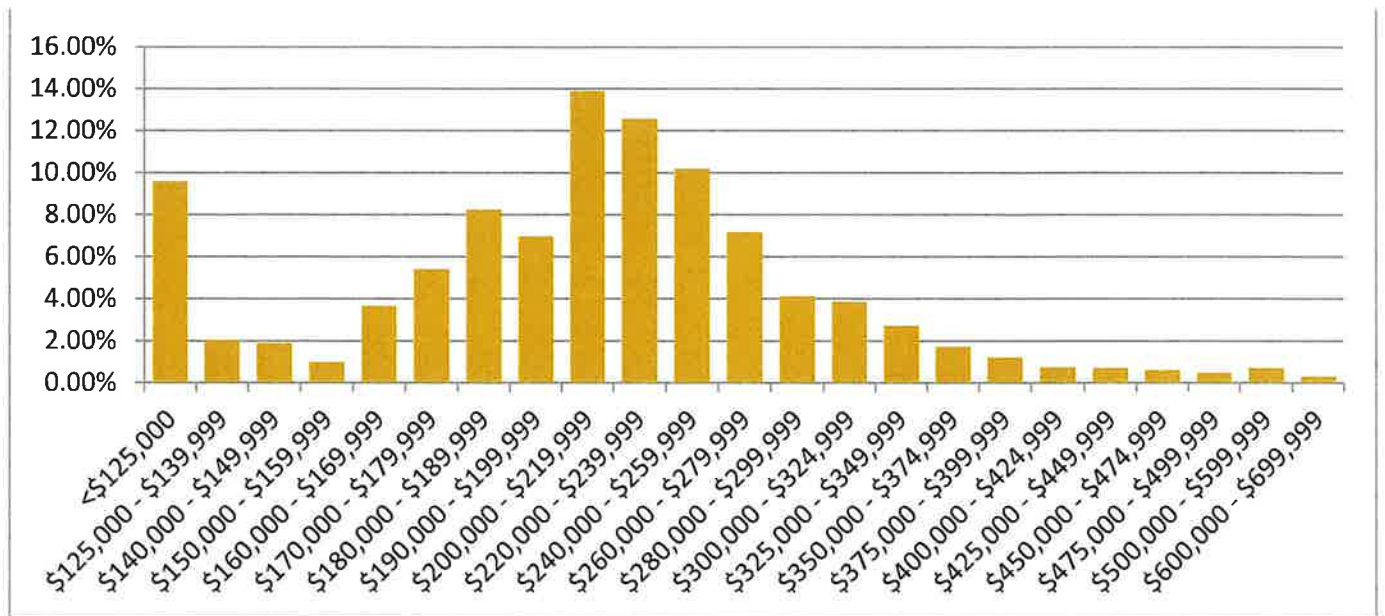
Legend

 Eagle Mountain

Value per Acre

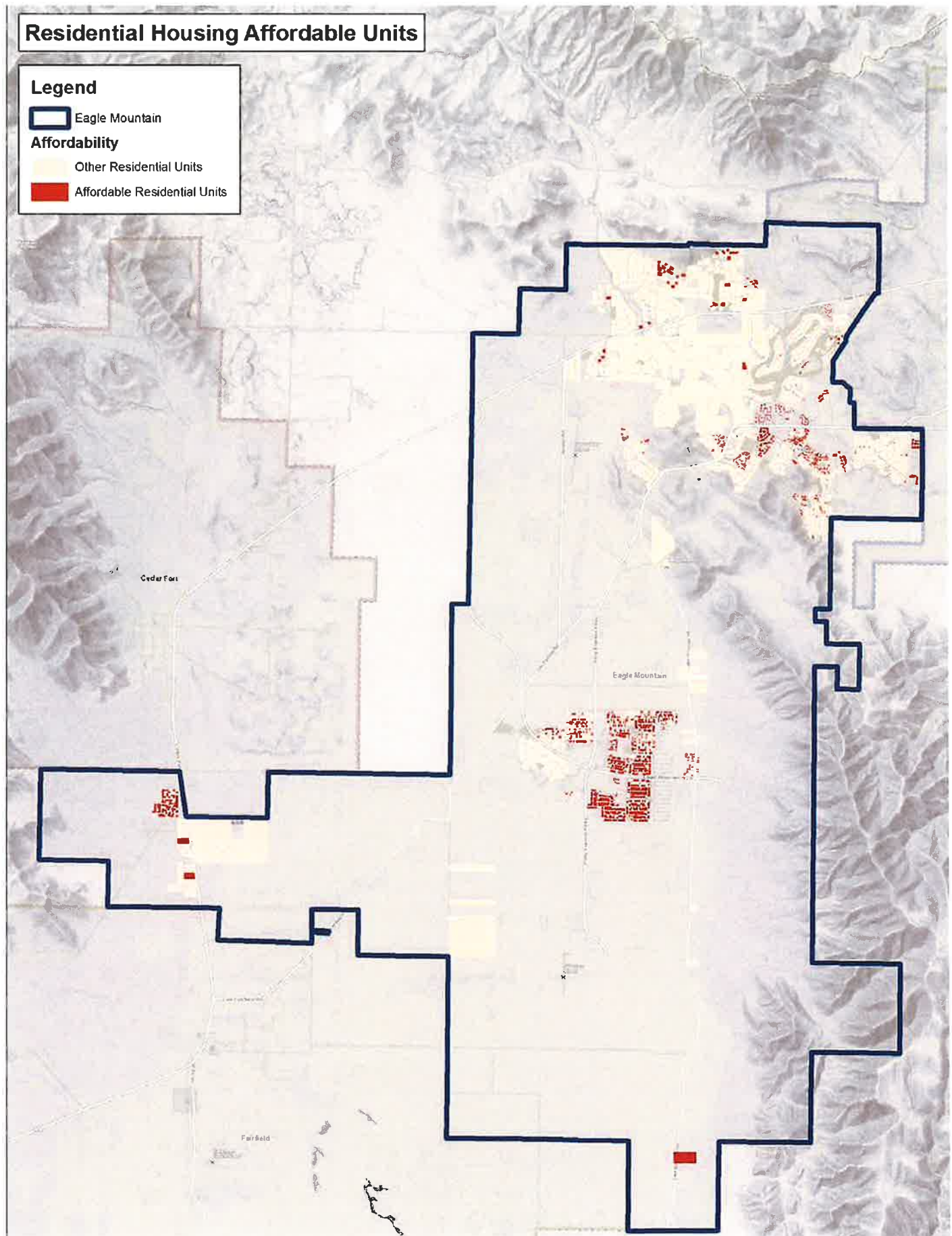
	\$3,390.84 - \$505,499.53
	\$505,499.54 - \$924,763.89
	\$924,763.90 - \$1,425,551.88
	\$1,425,551.89 - \$1,953,514.40
	\$1,953,514.41 - \$4,690,378.98
	\$4,690,378.99 - \$8,379,166.67





Percent of Housing Units by Market Value

Currently, there is a very reasonable opportunity for moderate-income households to live in the City and the housing supply exceeds current demands. Approximately 27 percent of the households are considered low- or moderate-income. The estimated average market value of units in the City is a very affordable \$83 per square foot. Based on market property values and the costs of ownership, the estimated number of units that can be classified as affordable is 2,709, over one-third of housing units. Many of these units are individually rented, also at affordable rates. The units that are affordable are also high-quality and often newly constructed. Additionally, Eagle Mountain still qualifies for USDA rural home loans, which affects affordability.



9.2 HOW DOES THIS HELP US PLAN FOR THE FUTURE

MATCHING MARKET WITH DEMOGRAPHICS

Outside of moderate-income affordability, it is notable how current housing availability matches income levels of Eagle Mountain residents. This analysis again assumes a four percent mortgage rate, 10 percent down payment, 30 percent of gross income, \$250 in utilities per month, and other factors like taxes and insurance. The table below shows the home price range that is affordable for a given household income level and indicates the percentage of households and units in each of those range categories.

The percentages at the upper end of the Household Income range indicate some wiggle room for increased growth in luxury housing, as there are few units in the affordable home price range that correspond with the upper end of the household income range. However, the excess of high income households compared to home values is more likely an indication of the low average price per square foot in the area, noted earlier as a very affordable \$83 per square foot.

Comparing these numbers across rows shows that the large segment of the population making above \$75,000 per year has limited housing stock that reaches into their full buying

potential. However, this isn't necessarily an indication that there are no luxury homes in Eagle Mountain, but that high-income households are possibly able to find quality housing at a good price in the City, especially as home values continue to recover from the recession. Also, the large household sizes in Eagle Mountain serve to reduce per capita incomes and provide families with less discretionary income to spend on larger homes.

For low income households in the \$25,000 to \$35,000 range, there are fewer housing units in the matching affordability range. While there are many affordable units in the City, this is an at-risk population being underserved.

Average sale prices in Eagle Mountain of single-family homes confirm a strong upward trend in home values. As values increase and the trend of building single-family home developments continues, it will be important to monitor that affordability keeps pace with population growth. An increase in values will lead to a lower percentage of affordable units, while the percentage of low- to moderate-income households is more likely to remain stable.

Household Income Range	% of HH in Income Range	Affordable Home Price Range	Affordable SFR Units
\$10,000 to \$14,999	2.2%	\$0 to \$10,301	9.58%
\$15,000 to \$24,999	2.8%	\$10,301 to \$57,827	2.0%
\$25,000 to \$34,999	4.0%	\$57,827 to \$105,353	1.4%
\$35,000 to \$49,999	18.2%	\$105,353 to \$176,643	17.9%
\$50,000 to \$74,999	29.4%	\$176,643 to \$295,458	64.6%
\$75,000 to \$99,999	18.4%	\$295,458 to \$414,273	10.7%
\$100,000 to \$149,999	16.4%	\$414,273 to \$651,904	3.1%
\$150,000 to \$199,999	3.2%	\$651,904 to \$889,535	0.3%
\$200,000 or more	2.6%	>\$889,535	0.0%

Household Income and Home Price Distribution

City	2012 Value	2013 Value	2014 Value	2015 Value	2016 Value	% Change 2012 to 2016
Eagle Mountain	\$179,900	\$198,000	\$212,950	\$243,900	\$257,500	43.1%
Lehi	\$219,900	\$246,794	\$257,000	\$294,000	\$310,201	41.1%
Saratoga Springs	\$225,000	\$249,700	\$284,512	\$299,000	\$332,000	47.6%

Historic Sales Prices for Eagle Mountain and Nearby Cities

9.3 GOAL & OBJECTIVES

The following overall goal, four objectives, and five action strategies capture Eagle Mountain's approach for addressing the issues and opportunities related to the City's Moderate Income Housing. The objectives represent what Eagle Mountain would like to achieve.

OVERALL GOAL FOR THE CHAPTER

Overall Moderate Income Housing Goal: Ensure Eagle Mountain maintains reasonable affordability and provides housing diversity during times of rapid population growth and varying development trends.

PLAN OBJECTIVES – WHAT DO WE WANT TO ACHIEVE?

OBJECTIVE 1: Ensure affordable housing grows proportionally with normal development. While affordability is not currently a major concern, the lack of rental units may present a housing impediment to consumer choice.

OBJECTIVE 2: Support affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles.

OBJECTIVE 3: Provide the opportunity for affordable home ownership by offering a range of housing types, including attached dwellings, for purchase.

OBJECTIVE 4: Provide desirable affordable housing options that integrate well into surrounding neighborhood contexts.

9.4 ACTION PLAN – HOW DO WE MAKE IT HAPPEN?

The strategies in the Action Plan section are action items for achieving the overall goal and detailed objectives. Many action strategies will work to achieve more than one, individual objective.

STRATEGY 1: Carefully monitor affordability in the City during rapid growth spurts to ensure affordable housing needs are anticipated.

STRATEGY 2: Designate areas in the future land use framework where multi-family development will be permitted. Support a range of multi-family housing types including townhomes, row-homes, and duplexes, which appeal to a variety of population demographics, including younger and older individuals.

STRATEGY 3: Streamline development processes to allow a range of development types to occur in order to provide a diversity of housing options as the city grows.

STRATEGY 4: Introduce and integrate rental units into neighborhoods by allowing for multi-family or town home mixed-use development to function as buffers between commercial and single-family residential areas.

STRATEGY 5: Continue to support the integration of small lot sizes into developments to offer a mix of housing within the same neighborhood.

STRATEGY 6: Allow for accessory dwelling units, including detached units, to be integrated into residential neighborhoods.

GOAL/INITIATIVE/STRATEGY MATRIX: MODERATE INCOME HOUSING

A quick guide showing the relationship between chapter goals, objectives, & strategies and the key initiatives from Part One for Moderate Income Housing.

		INITIATIVE 2				
		Distinctive Development Patterns				
MODERATE INCOME HOUSING GOAL		OBJECTIVES	1 Ensure affordable housing grows proportionally with normal development. The potential lack of rental units may present a housing impediment to consumer choice	2 Support affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles	3 Provide the opportunity for affordable home ownership by offering a range of housing types, for including attached dwellings, for purchase	4 Provide desirable affordable housing options that integrate well into surrounding neighborhood contexts
Ensure Eagle Mountain maintains reasonable affordability and provides housing diversity during times of rapid population growth and varying development trends.						
STRATEGY / ACTION						
1 Monitor affordability in the City, ensure affordable housing needs are anticipated						
2 Support a range of multi-family housing types, designate where they will be permitted						
3 Streamline development process, allow a range of development types to occur						
4 Integrate rental units into neighborhood, allow multi-family or town home mixed-use development						
5 Support integration of small lot sizes to offer a mix of housing within the same neighborhood						
6 Allow for accessory dwelling units, including detached units, in residential neighborhoods						

9.3 GOAL & OBJECTIVES

The following overall goal, objectives, and action strategies represent Eagle Mountain’s planned approach for addressing the issues and opportunities related to the City’s Moderate Income Housing needs.

OVERALL GOAL FOR THE CHAPTER

Overall Moderate Income Housing Goal: Maintain and facilitate opportunities for reasonable affordability and diverse housing sizes and products throughout the city.

PLAN OBJECTIVES -- WHAT DOES THE CITY WANT TO ACHIEVE?

OBJECTIVE 1: Ensure affordable housing opportunities grows proportionally with normal housing development.

OBJECTIVE 2: Support affordable housing options that address the needs of low to moderate income households and individuals by encouraging the offering of a wide range of product sizes, types, and styles.

OBJECTIVE 3: Provide increased opportunities for affordable home ownership by offering programs, fee reductions, and facilitating a range of housing types for purchase.

OBJECTIVE 4: Provide allowance for desirable affordable housing options that integrate well into new or existing neighborhoods, such as internal and detached accessory dwelling units.

OBJECTIVE 5: Guide density and affordable housing to locations near services, major roadways, and institutional uses through the General Plan, district area plans, zoning, and density transfer options.

9.4 ACTION PLAN – HOW DO WE MAKE IT HAPPEN?

The following five (5) moderate income housing strategies are action items for achieving the overall goal and the objectives, and were chosen from the strategies identified in UCA§10-9a-403(2)(b)(iii). Many action strategies will work to achieve more than one specified objective.

STRATEGY 1: Create, or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

TIMELINE: The City currently allows for internal and detached accessory dwelling units throughout many residential zones in the city. City Code amendments were completed in 2021 to update the accessory dwelling unit chapter to fully comply with Utah Code and to reduce and further define regulations in relation to ADUs. Once per year, beginning in 2023, City staff will review the City’s Accessory Dwelling Unit code (EMMC Chapter 17.70) and provide a report to the Planning Commission and City Council of its status and effectiveness, and propose amendments, as needed.

ACTIONS/MEASURES:

- Track the number of approved internal ADUs
- Track the number of approved detached ADUs

- Track the number of new homes that include completed ADUs with the initial home construction
- Track the distribution of ADUs throughout the city

STRATEGY 2: Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.

TIMELINE: Public employees, including teachers, firefighters, police, city employees, and others often have a lower salary than many private sector employees and find it difficult to afford to live in the same city in which they work. Eagle Mountain desires to avoid that issue by helping these types of employees with a mortgage assistance program, and by July 1, 2024 will create this program.

ACTIONS/MEASURES:

- Create and approve a policy for a mortgage assistance program for public employees, outlining qualifications, requirements, and processes
- Contract with a partner, hire an employee, or designate an employee or department to oversee the program
- Track the number of people that receive a benefit from the program
- Track the number of employers or agencies with employees that benefit from the program

STRATEGY 3: Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.

IMPLEMENTATION TIMELINE: The City currently does not charge impact fees for accessory dwelling units. The City will continue to find ways to reduce impediments to accessory dwelling units, specifically keeping fees as minimal as possible. By July 1, 2023, the City Staff will provide a report to the City Council outlining all City-required fees charged for ADUs, and will recommend changes, if necessary, to reduce fees.

ACTIONS/MEASURES:

- Eliminate impact fees for detached ADUs
- Review the Consolidated Fee Schedule and amend to reduce fees for ADUs, if necessary

STRATEGY 4: Create a program to transfer development rights for moderate income housing.

IMPLEMENTATION TIMELINE: Creating a mechanism to transfer development rights (TDR) can be quite complicated and requires a good deal of research and consideration of the potential impacts, both positive and negative. A TDR code intends to provide additional tools for the City and for property owners to place density and moderate income housing in the locations that are best suited for those types of residential units. By January 1, 2026, the City Staff will propose a TDR code to the Planning Commission and City Council for their consideration.

ACTIONS/MEASURES:

- Prepare a draft TDR code
- Review a TDR code with the Planning Commission

- Review a TDR code with the City Council
- Adopt a TDR code
- Track the number of developments that utilize the TDR code

STRATEGY 5: Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

IMPLEMENTATION TIMELINE: By December 31, 2024, the City will adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing. By December 31, 2023, the City will also create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.

ACTIONS/MEASURES:

- Work with consultants to draft an “Affordable Housing Plan”
- Adopt an “Affordable Housing Plan” that identifies the planned uses for RDA housing allocation funds
- Present a draft land use ordinance to the Planning Commission and City Council
- Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing
- Track the number of projects that provide moderate income housing as more than 10% of their projects

		INITIATIVE 2				
MODERATE INCOME HOUSING GOAL		Distinctive Development Patterns				
Maintain and facilitate opportunities for reasonable affordability and diverse housing sizes and products throughout the city.	OBJECTIVES	1 Ensure affordable housing opportunities grow proportionally with normal housing development	2 Support affordable housing options that address the needs of low to moderate income households and individuals by encouraging the offering of a wide range of product sizes, types, and styles.	3 Provide increased opportunities for affordable home ownership by offering programs, fee reductions, and facilitating a range of housing types for purchase.	4 Provide allowance for desirable affordable housing options that integrate well into new or existing neighborhoods, such as internal and detached accessory dwelling units.	5 Guide density and affordable housing to locations near services, major roadways, and institutional uses through the General Plan, district area plans, zoning, and density transfer options.
STRATEGY / ACTION						
1 Create, or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.						
2 Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.						
3 Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.						
4 Create a program to transfer development rights for moderate income housing.						
5 Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.						

9.3 GOAL & OBJECTIVES

The following overall goal, ~~four~~ objectives, and ~~five~~ action strategies **represent** ~~capture~~ Eagle Mountain's **planned** approach for addressing the issues and opportunities related to the City's Moderate Income Housing **needs**. ~~The objectives represent what Eagle Mountain would like to achieve.~~

OVERALL GOAL FOR THE CHAPTER

Overall Moderate Income Housing Goal: **Maintain and facilitate opportunities for** ~~Ensure Eagle Mountain maintains~~ reasonable affordability and ~~provides~~ **diverse** housing **sizes and products throughout the city.** ~~diversity during times of rapid population growth and varying development trends.~~

PLAN OBJECTIVES -- WHAT DOES THE CITY WANT TO ACHIEVE?

OBJECTIVE 1: Ensure affordable housing **opportunities** grows proportionally with normal **housing** development. ~~While affordability is not currently a major concern, the lack of rental units may present a housing impediment to consumer choice.~~

OBJECTIVE 2: Support affordable housing options that address the needs of low to moderate income households and individuals by **encouraging the offering of a wide range of product sizes, types, and styles.** ~~options for a range of demographics and lifestyles.~~

OBJECTIVE 3: Provide **increased** the ~~opportunities~~ **ies** for affordable home ownership by offering ~~a range of housing types, including attached dwellings, for purchase.~~ **programs, fee reductions, and facilitating a range of housing types for purchase.**

OBJECTIVE 4: Provide **allowance for** desirable affordable housing options that integrate well into **new or existing neighborhoods, such as internal and detached accessory dwelling units.** ~~surrounding neighborhood contexts.~~

OBJECTIVE 5: Guide density and affordable housing to locations near services, major roadways, and institutional uses through the General Plan, district area plans, zoning, and density transfer options.

9.4 ACTION PLAN – HOW DO WE MAKE IT HAPPEN?

The **following five (5) moderate income housing** strategies ~~in the Action Plan section~~ are action items for achieving the overall goal and ~~detailed the objectives, and were chosen from the strategies identified in UCA§10-9a-403(2)(b)(iii).~~ Many action strategies will work to achieve more than one **specified,** ~~individual~~ objective.

STRATEGY 1: ~~Carefully monitor affordability in the City during rapid growth spurts to ensure affordable housing needs are anticipated.~~ **Create, or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.**

TIMELINE: The City currently allows for internal and detached accessory dwelling units throughout many residential zones in the city. City Code amendments were completed in 2021 to update the accessory dwelling unit chapter to fully comply with Utah Code and to reduce and further define regulations in relation to ADUs. Once per year, beginning in 2023, City staff will review the City's Accessory Dwelling

Unit code (EMMC Chapter 17.70) and provide a report to the Planning Commission and City Council of its status and effectiveness, and propose amendments, as needed.

ACTIONS/MEASURES:

- Track the number of approved internal ADUs
- Track the number of approved detached ADUs
- Track the number of new homes that include completed ADUs with the initial home construction
- Track the distribution of ADUs throughout the city

STRATEGY 2: ~~Designate areas in the future land use framework where multi-family development will be permitted. Support a range of multi-family housing types including townhomes, row homes, and duplexes, which appeal to a variety of population demographics, including younger and older individuals.~~ Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.

TIMELINE: Public employees, including teachers, firefighters, police, city employees, and others often have a lower salary than many private sector employees and find it difficult to afford to live in the same city in which they work. Eagle Mountain desires to avoid that issue by helping these types of employees with a mortgage assistance program, and by July 1, 2024 will create this program.

ACTIONS/MEASURES:

- Create and approve a policy for a mortgage assistance program for public employees, outlining qualifications, requirements, and processes
- Contract with a partner, hire an employee, or designate an employee or department to oversee the program
- Track the number of people that receive a benefit from the program
- Track the number of employers or agencies with employees that benefit from the program

STRATEGY 3: ~~Streamline development processes to allow a range of development types to occur in order to provide a diversity of housing options as the city grows.~~ Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.

IMPLEMENTATION TIMELINE: The City currently does not charge impact fees for accessory dwelling units. The City will continue to find ways to reduce impediments to accessory dwelling units, specifically keeping fees as minimal as possible. By July 1, 2023, the City Staff will provide a report to the City Council outlining all City-required fees charged for ADUs, and will recommend changes, if necessary, to reduce fees.

ACTIONS/MEASURES:

- Eliminate impact fees for detached ADUs
- Review the Consolidated Fee Schedule and amend to reduce fees for ADUs, if necessary

STRATEGY 4: ~~Introduce and integrate rental units into neighborhoods by allowing for multi-family or town homes mixed-use development to function as buffers between commercial and single-family residential areas.~~ Create a program to transfer development rights for moderate income housing.

IMPLEMENTATION TIMELINE: Creating a mechanism to transfer development rights (TDR) can be quite complicated and requires a good deal of research and consideration of the potential impacts, both positive and negative. A TDR code intends to provide additional tools for the City and for property owners to place density and moderate income housing in the locations that are best suited for those types of residential units. By January 1, 2026, the City Staff will propose a TDR code to the Planning Commission and City Council for their consideration.

ACTIONS/MEASURES:

- Prepare a draft TDR code
- Review a TDR code with the Planning Commission
- Review a TDR code with the City Council
- Adopt a TDR code
- Track the number of developments that utilize the TDR code

STRATEGY 5: ~~Continue to support the integration of small lot sizes into developments to offer a mix of housing within the same neighborhood.~~ Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

IMPLEMENTATION TIMELINE: By December 31, 2024, the City will adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing. By December 31, 2023, the City will also create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.

ACTIONS/MEASURES:

- Work with consultants to draft an “Affordable Housing Plan”
- Adopt an “Affordable Housing Plan” that identifies the planned uses for RDA housing allocation funds
- Present a draft land use ordinance to the Planning Commission and City Council
- Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing
- Track the number of projects that provide moderate income housing as more than 10% of their projects

STRATEGY 6: ~~Allow for accessory dwelling units, including detached units, to be integrated into residential neighborhoods.~~

		INITIATIVE 2				
MODERATE INCOME HOUSING GOAL		Distinctive Development Patterns				
Maintain and facilitate opportunities for reasonable affordability and diverse housing sizes and products throughout the city.	OBJECTIVES	1 Ensure affordable housing opportunities grow proportionally with normal housing development	2 Support affordable housing options that address the needs of low to moderate income households and individuals by encouraging the offering of a wide range of product sizes, types, and styles.	3 Provide increased opportunities for affordable home ownership by offering programs, fee reductions, and facilitating a range of housing types for purchase.	4 Provide allowance for desirable affordable housing options that integrate well into new or existing neighborhoods, such as internal and detached accessory dwelling units.	5 Guide density and affordable housing to locations near services, major roadways, and institutional uses through the General Plan, district area plans, zoning, and density transfer options.
STRATEGY / ACTION						
1 Create, or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.						
2 Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.						
3 Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.						
4 Create a program to transfer development rights for moderate income housing.						
5 Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.						



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 13, 2022**

TITLE:	2023 Planning Commission Meeting Schedule		
ITEM TYPE:	Motion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

David Stroud, Planning

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

EAGLE MOUNTAIN PLANNING COMMISSION

2023 MEETING SCHEDULE

Eagle Mountain City Planning Commission, 1650 E. Stagecoach Run, Eagle Mountain, Utah

Work Sessions : 5:30 p.m.

Policy Sessions 6:30 p.m.

January 10, 24

February 14, 28

March 14, 28

April 11, 25

May 9, 23

June 13, 27

July 11, 25

August 8, 22

September 12, 26

October 10, 24

November 14, 28

December 12

The public is invited to participate in all Planning Commission meetings or listen to open portions of electronic meetings at <https://eaglemountaincity.com/cityrecorder/citymeetings-portal#meetingdocs>. If you need a special accommodation to participate in a Planning Commission meeting, please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[PC 2023 Calendar](#)

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