



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING

**December 12, 2023, 5:30 PM**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

#### **1. Discussion Items**

##### **1.A [CONCEPT PLAN/DISCUSSION - Gardner Farms](#)**

Planning Commission review of the concept plan of Gardner Farms. Feedback to applicant as staff and the applicant work on the development agreement of the Master Development Plan.

[Location Map Gardner Farms](#)

[MDP Gardner Farms](#)

### **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 28, 2023 Planning Commission Minutes**

[11.28.2023 PC DRAFT Minutes](#)

#### **5. Status Report**

#### **6. Action and Advisory Items**

##### **6.A [ACTION ITEM - Quailhill Stake Temporary Site Plan](#)**

Request to locate a temporary trailer to house Quailhill Stake offices to accommodate the needs of the local congregations at 7995 N. Silver Lake Parkway.

[Quailhill Stake temp site](#)

##### **6.B [ACTION ITEM -- CODE AMENDMENTS TO EMMC TITLE 15 CONSTRUCTION STANDARDS](#)**

Planning Commission review and recommendations regarding code amendments to sewer system standards.



6.C [2024 Planning Commission Meeting Schedule](#)

Approve the 2024 Planning Commission Meeting Schedule.

[EMC PC 2024 Calendar.pdf](#)

6.D [ACTION ITEM - City Center Commercial Phase A Plat 6 - Rezone](#)

Planning Commission review and recommendation regarding a proposed rezone of a portion of City Center Commercial Phase A Plat 1 Lot 1 (Utah County Assessor No. 65:509:0001 -- also addressed as 1308 E. Eagle Mountain Boulevard) from Commercial C-1 to Commercial Community.

[Proposed Rezone Map](#)

[Vicinity Map](#)

[City Center Commercial Phase A Plat 1](#)

[Proposed Amended Plat](#)

6.E [ACTION ITEM - City Center Commercial Phase A Plat 6 - Recorded Plat Amendment](#)

Planning Commission review and recommendation regarding a proposed recorded plat amendment of City Center Commercial Phase A Plat 1 Lot 1 (Utah County Assessor No. 65:509:0001 -- also addressed as 1308 E. Eagle Mountain Boulevard), dividing the lot into two separate lots.

[Proposed Amended Plat](#)

[City Center Commercial Phase A Plat 1](#)

[Vicinity Map](#)

[Proposed Rezone Map](#)

6.F [ACTION ITEM - Alpine School District Middle School Site Plan](#)

Site plan approval of a middle school location of Alpine School District.

[ASD Eagle Mountain Middle School](#)

6.G [ACTION ITEM - Marketplace at Eagle Mountain Town Center Medical Site Plan](#)

Recommendation of approval to construct a medical services building in the Marketplace at Eagle Mountain Town Center development.

[M@EMMC Civil](#)

[M@EMM Architecture](#)

[M@EMM Landscape](#)

[M@EMM Electrical](#)

6.H [ACTION / PUBLIC HEARING - Official Zoning Map Adoption - Ordinance](#)

The City is adopting an official updated city-wide zoning map, which will be an interactive digital online map. Properties are not being rezoned with this approval. The City is simply clarifying the zoning and creating a user-friendly map.

7. **Discussion Items**

8. **Next scheduled meeting**

## **9. Adjournment**

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

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



**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING  
DECEMBER 12, 2023**

**TITLE:** CONCEPT PLAN/DISCUSSION - Gardner Farms

**ITEM TYPE:** Discussion

**APPLICANT:** Chase Bryan

**ACTION ITEM:**

No

**PUBLIC HEARING:**

No

**PREPARED BY:**

David Stroud, Planning

**BACKGROUND:**

The subject property is along the west side of Eagle Mountain Boulevard and contains 160 acres. Developments greater than 40 acres in size are required to have an approved Master Development Agreement (MDA) approved. The Master Development Plan (MDP) will identify a land use and zoning map, utility plans, and infrastructure funding. To the south, west, and north is Utah County and to the east across Eagle Mountain Boulevard is unencumbered Agriculture property in the City with a future land use of Employment Center/Campus or Regional Commercial.

**ITEMS FOR CONSIDERATION:**

**REQUIRED FINDINGS:**

**RECOMMENDATION:**

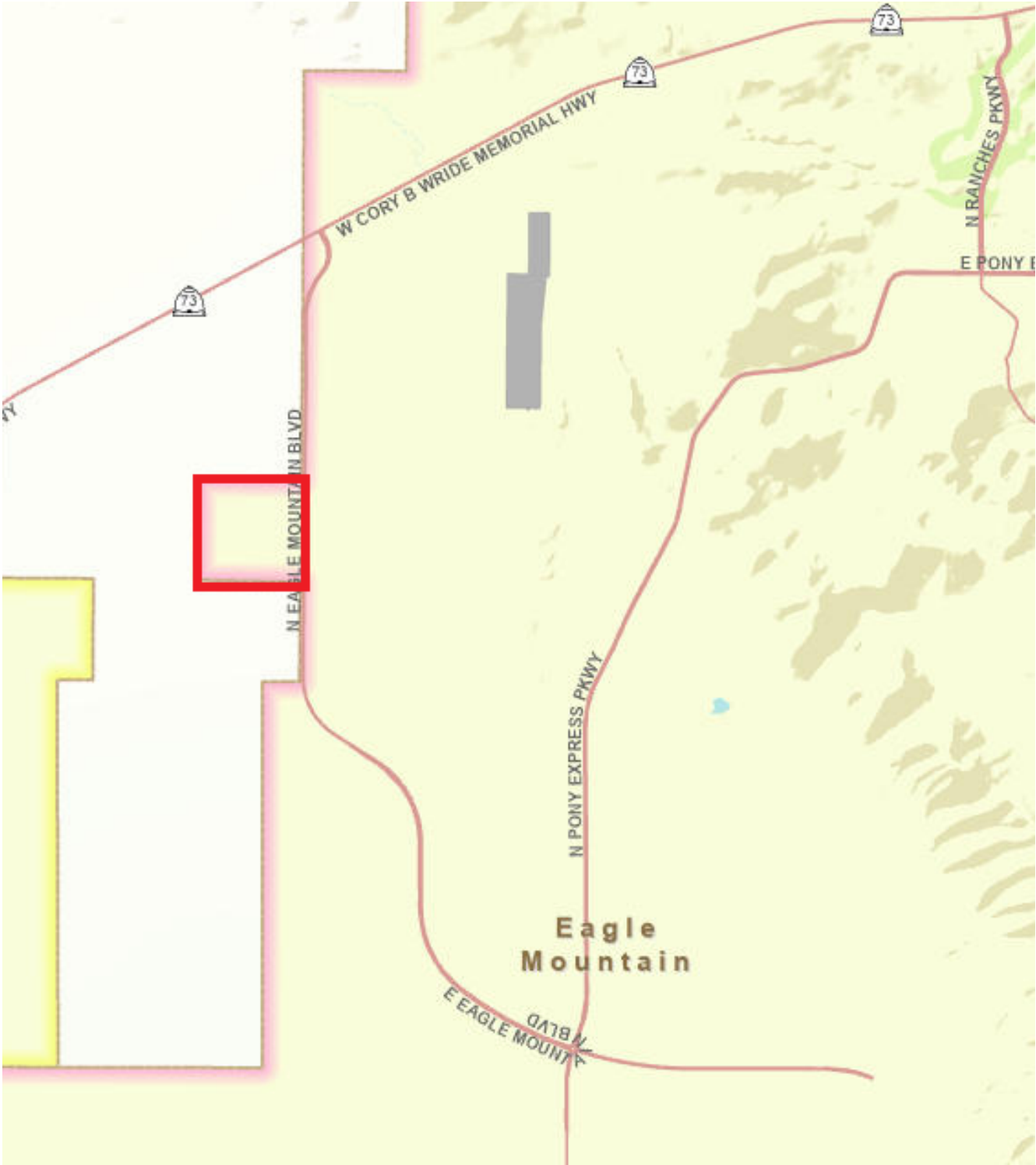
Discussion item only. Recommendation of the Planning Commission will be forwarded to the City Council

**ATTACHMENTS:**

[Location Map Gardner Farms](#)

[MDP Gardner Farms](#)

# Gardner Farms Location Map

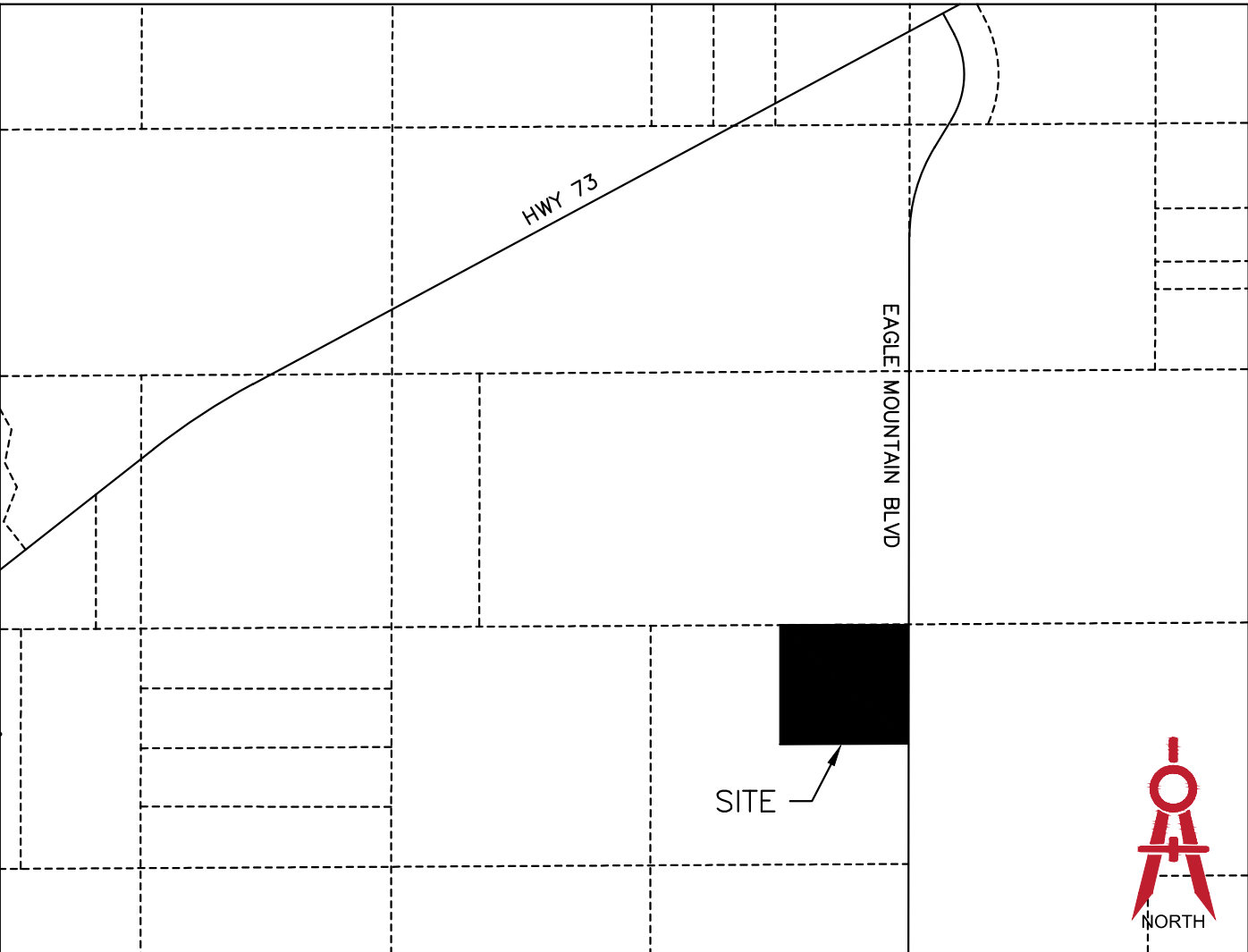




| SHEET INDEX |                                      |
|-------------|--------------------------------------|
| SHEET       | DESCRIPTION                          |
| G-0         | COVER SHEET                          |
| G-1         | GENERAL NOTES, LEGEND, ABBREVIATIONS |
| C-0         | EXISTING CONDITIONS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

Erosion Control Sheet needed.

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

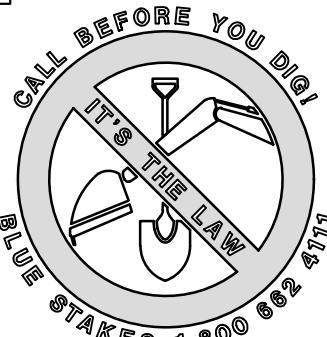


VICINITY MAP

NTS

### BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 34 AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°38'06" EAST 1.00 FEET ALONG THE SECTION LINE OF SECTION 35 TO THE WEST RIGHT-OF-WAY LINE OF EAGLE MOUNTAIN BOULEVARD (ENTRY NO. 83435); THENCE SOUTH 0°48'33" WEST 2653.41 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE QUARTER SECTION LINE OF SECTION 35; THENCE NORTH 89°51'20" WEST 1.00 FEET ALONG THE QUARTER SECTION OF SECTION 35 TO THE EAST QUARTER CORNER OF SECTION 34; THENCE NORTH 88°38'55" WEST 2655.26 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER QUARTER CORNER OF SECTION 34; THENCE NORTH 0°50'38" EAST 2631.66 FEET ALONG THE QUARTER SECTION LINE TO THE NORTH QUARTER CORNER OF SECTION 34; THENCE SOUTH 89°07'05" EAST 2653.55 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 161.085 ACRES OR 7,017,869 SQUARE FEET, MORE OR LESS.



PROJECT ENGINEER:  
LARVIN POLLOCK  
ELEVATE ENGINEERING  
2208 WEST 700 SOUTH  
SPRINGVILLE, UT 84663  
(801) 718-5993  
LARVIN@ELEVATENG.COM

RBallif 11/21/23 commetns

tblack—11/27/23-landscape plan?

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

DPayne 11/29/2023- Comments

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

S. Lehmitz reviewed 11/30/2023 - Comments

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

D Stroud 12.6.23 comments

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 ddevogd@unifiedfire.org  
Streets, Zac Hilton, 801-789-6684 zhilton@emcity.org

Add EM city general notes

Add plan & profile sheets for utilities

AutoCAD file to check addresses

# GARDNER FARMS

## MASTER DEVELOPMENT PLAN

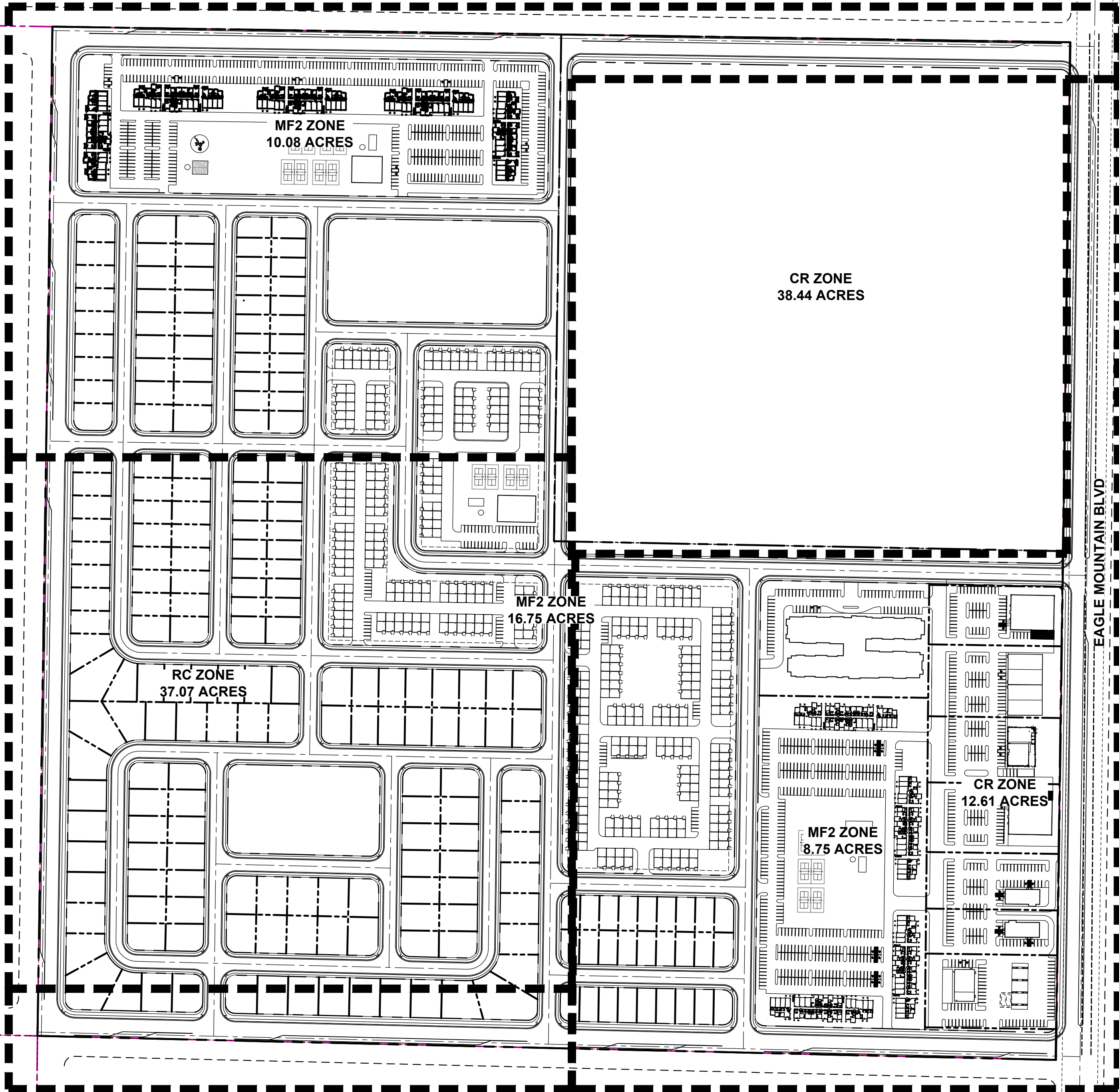
### EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 5 SOUTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN

SHEET  
C-3

SHEET  
C-4

SHEET  
C-6



SHEET  
C-5

SITE MAP  
SCALE: 1" = 200'

NO.

REVISIONS

BY

DATE

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|  |  |  |  |
|  |  |  |  |

PROJECT ENGINEER: LP

DESIGNER: GB

ELEVATE ENGINEERING

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

GARDNER FARMS MASTER DEVELOPMENT PLAN

CIVIL COVER SHEET

EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER

1/09/2017

10864737

LARVIN POLLOCK

STATE OF UTAH

SHEET:  
**G-0**

DATE:  
Nov 09, 2023

C:\Users\AndrewMecham\Elevate Engineering Dropbox\Utah\Chase Bryan\Gardner Farms Master Plan\GARDNER FARMS MASTER PLAN\_4D.dwg — — Nov 09, 2023—5:41pm



## GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
2. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE LOCATIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
4. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
10. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE IN ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
11. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN MAPLETON CITY SHALL BE IN ACCORDANCE WITH HIGHLAND CITY STANDARDS AND SPECIFICATIONS. (LATEST EDITION)
12. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, AND ALL OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH MUTCID CONSTRUCTION AREA TRAFFIC CONTROL.
13. CONTRACTOR TO VERIFY ELEVATIONS OF ALL EXISTING IMPROVEMENTS WHERE CONNECTIONS ARE TO BE MADE AND SHALL ADVISE ENGINEER OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
14. VARIANCES FROM THE NOISE ORDINANCES OR WORK HOURS REGULATED BY MAPLETON CITY MUNICIPAL CODE MUST BE APPLIED FOR BY THE GENERAL CONTRACTOR TO MAPLETON CITY.

## LEGEND

|                         | EXISTING | PROPOSED |
|-------------------------|----------|----------|
| CROSS ACCESS EASEMENT   |          |          |
| DEMOLITION              |          |          |
| CONCRETE PAVEMENT       |          |          |
| ASPHALT PAVEMENT        |          |          |
| UDOT ASPHALT PAVEMENT   |          |          |
| ROCK WALL               |          |          |
| RIGHT-OF-WAY            |          |          |
| PUBLIC UTILITY EASEMENT |          |          |
| SECTION LINE            |          |          |
| MATCH LINE              |          |          |
| ROAD CENTERLINE         |          |          |
| CURB & GUTTER           |          |          |
| FLOW AWAY CURB & GUTTER |          |          |
| DITCH FLOWLINE          |          |          |
| EDGE OF ASPHALT         |          |          |
| TOP/TOE OF SLOPE        |          |          |
| FIELD FENCE             |          |          |
| VINYL FENCE             |          |          |
| WROUGHT IRON FENCE      |          |          |
| CONCRETE RETAINING WALL |          |          |
| WATER LINE              |          |          |
| SEWER LINE              |          |          |
| STORM DRAIN             |          |          |
| OVERHEAD POWER          |          |          |
| UNDERGROUND POWER       |          |          |
| PRESSURIZED IRRIGATION  |          |          |
| TELEPHONE LINE          |          |          |
| NATURAL GAS             |          |          |
| CONTOUR (MAJOR)         |          |          |
| CONTOUR (MINOR)         |          |          |
| POWER POLE              |          |          |
| GUY WIRE                |          |          |
| SS MANHOLE              |          |          |
| FIRE HYDRANT            |          |          |
| WATER VALVE             |          |          |
| WATER METER             |          |          |
| PI VALVE                |          |          |
| SD MANHOLE              |          |          |
| SD CURB INLET           |          |          |
| SD CATCH BASIN          |          |          |
| SURFACE SLOPE           |          |          |
| PROPERTY CORNER         |          |          |
| SIGN                    |          |          |
| LIGHT                   |          |          |
| COMMUNICATION PEDESTAL  |          |          |
| CABLE PEDESTAL          |          |          |
| POWER PEDESTAL          |          |          |
| TRANSFORMER             |          |          |
| SECTION MONUMENT        |          |          |

## ABBREVIATIONS

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

|  |           | <b>GARDNER FARMS MASTER DEVELOPMENT PLAN</b><br><b>GENERAL NOTES, LEGEND, ABBREVIATIONS</b><br><br>EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013 |      |  |  | ELEVATE ENGINEERING<br><br>2208 WEST 700 SOUTH<br>SPRINGVILLE, UT 84663<br>PHONE: (801) 718-5993<br>info@elevateeng.com |  | <table><thead><tr><th>NO.</th><th>REVISIONS</th><th>BY</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table> |  | NO. | REVISIONS | BY | DATE |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| NO.                                                                                   | REVISIONS | BY                                                                                                                                               | DATE |                                                                                      |  |                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                  |  |     |           |    |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| SHEET:<br><b>G-1</b>                                                                  |           | DATE:<br>Nov 09, 2023                                                                                                                            |      | PROJECT ENGINEER: LP                                                                 |  | DESIGNER: LP                                                                                                            |  |                                                                                                                                                                                                                                                                                                                  |  |     |           |    |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |





# LEGEND

|                              |                                                                                     |
|------------------------------|-------------------------------------------------------------------------------------|
| LOT LINES (PROPERTY)         |  |
| EXISTING ROAD CENTERLINE     |  |
| EXISTING GRADE CONTOUR LINES |  |

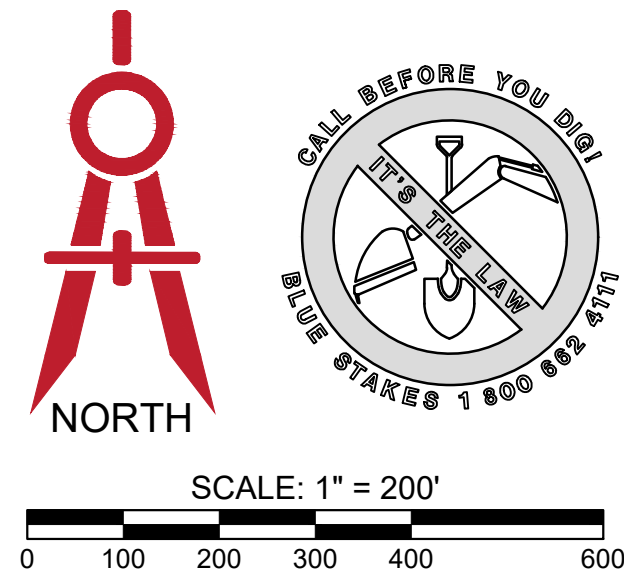
SOIL DATA:  
SANDY GRAVELS AND COBBLES WITH SILT. SOIL CLASS D.

**GARDNER FARMS MASTER DEVELOPMENT PLAN  
EXISTING CONDITIONS**

EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

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

| NO. | REVISIONS | BY |
|-----|-----------|----|
|     |           |    |
|     |           |    |
|     |           |    |
|     |           |    |



**SHEET:**  
**C-0**  
**DATE:**  
Nov 09, 2023



PROJECT ENGINEER:  
LARVIN POLLOCK  
ELEVATE ENGINEERING  
2208 WEST 700 SOUTH  
SPRINGVILLE, UT 84663  
(801) 718-5993  
LARVIN@ELEVATENG.COM

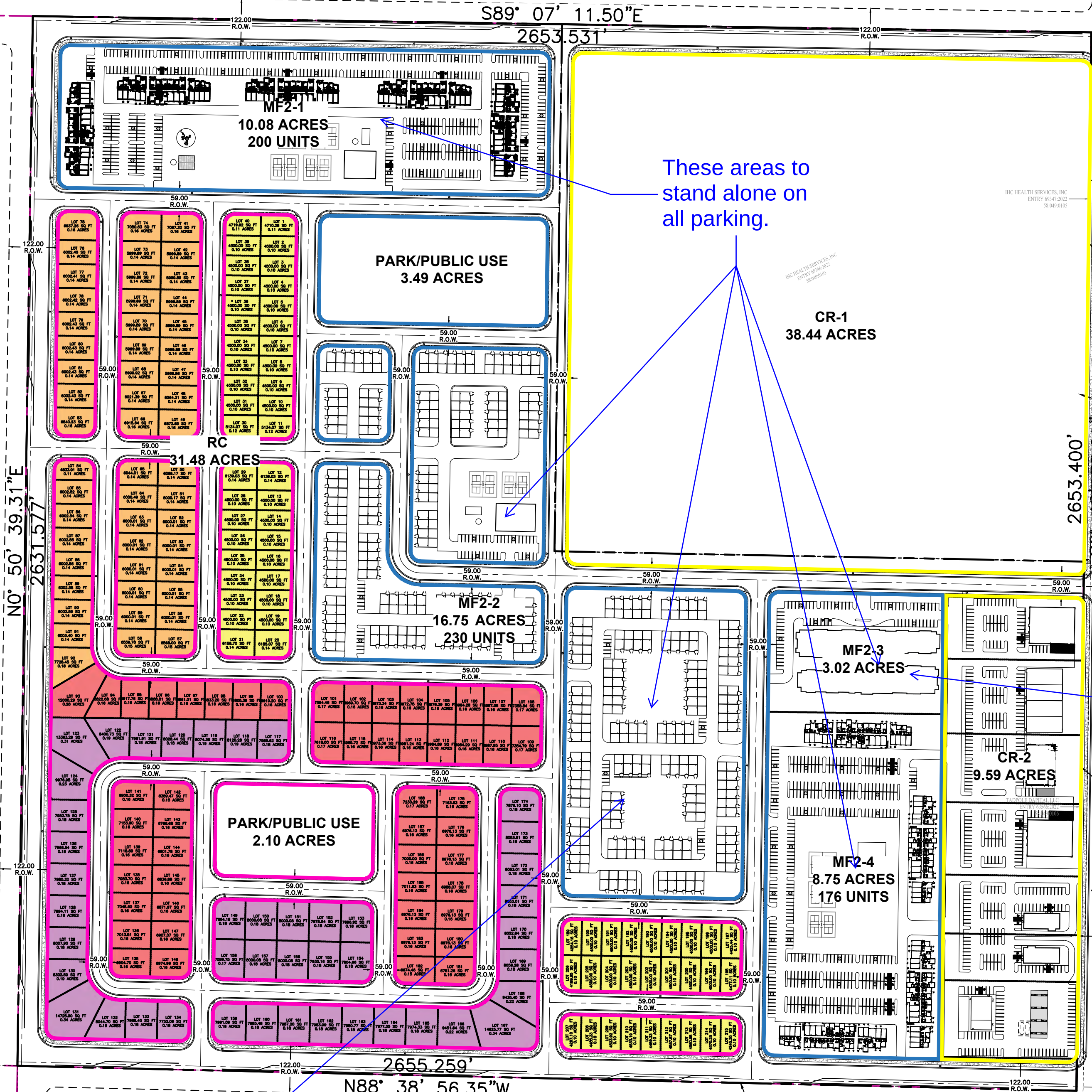
STEVEN G. & KAY SMITH  
2078/762

JAY & JUDY PETERSON  
LIVING TRUST  
20970:2000  
(NW1/4)

CORPORATION OF THE  
PRESIDING BISHOPRIC  
OF THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS  
1575/936  
(SW1/4)

HOLBROOK LONG RIDGE,  
LLC  
160232:2020  
(SE1/4)

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



No need to break down CR area.

Exceeds max density

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

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

15 additional parking stalls still needed

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

MF2-4?

# LEGEND

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

## PROPOSED ZONING

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

## PROPOSED ZONING BREAKDOWN

|                    |                      |                                  |
|--------------------|----------------------|----------------------------------|
| <b>CR ZONE:</b>    |                      |                                  |
| CR-1               | 1,674,508            | SF± (38.44 ACRES)                |
| CR-2               | 417,861              | SF± (9.59 ACRES)                 |
| <b>MF2 ZONE:</b>   |                      |                                  |
| MF2-3              | 131,522              | SF± (3.02 ACRES)                 |
| MF2-1:             | 439,008              | SF± (10.08 ACRES)                |
| MAX PROVIDED:      | 20.00 UNITS PER ACRE | 19.84 UNITS PER ACRE (200 UNITS) |
| MF2-4:             | 381,102              | SF± (8.75 ACRES)                 |
| MAX PROVIDED:      | 20.00 UNITS PER ACRE | 20.11 UNITS PER ACRE (176 UNITS) |
| MF2-2:             | 729,782              | SF± (16.75 ACRES)                |
| MAX PROVIDED:      | 20.00 UNITS PER ACRE | 13.73 UNITS PER ACRE (230 UNITS) |
| <b>RC ZONE:</b>    |                      |                                  |
| SFD 50'x90' LOTS:  | 67 LOTS              |                                  |
| SFD 60'x100' LOTS: | 51 LOTS              |                                  |
| SFD 70'x100' LOTS: | 53 LOTS              |                                  |
| SFD 80'x100' LOTS: | 44 LOTS              |                                  |
| TOTAL SFD LOTS:    | 215 LOTS             |                                  |
| AVG. LOT SIZE:     | 6,188 SF±            |                                  |
| MINIMUM LOT SIZE:  | 4,500 SF±            |                                  |

## PARKING TABULATION:

|                                                                                                    |                              |
|----------------------------------------------------------------------------------------------------|------------------------------|
| APARTMENTS (MF2-1): 2 PER UNIT + .33 PER UNIT FOR GUESTS                                           | REQUIRED: 466 STALLS         |
| PROVIDED: 470 STALLS                                                                               |                              |
| APARTMENTS (MF2-4): 2 PER UNIT + .33 PER UNIT FOR GUESTS                                           | REQUIRED: 410 STALLS         |
| PROVIDED: 377 STALLS                                                                               |                              |
| TOWNHOMES (MF2-2): 2 PER UNIT + .33 PER UNIT FOR GUESTS                                            | REQUIRED: 536                |
| PROVIDED: 550 (INCLUDING 230 2-CAR GARAGES)                                                        |                              |
| ASSISTED LIVING (MF2-3): 1 STALL FOR EVERY 4 BEDS + 1 STALL FOR EACH EMPLOYEE DURING REGULAR HOURS | REQUIRED: NUMBER OF BEDS TBD |
| PROVIDED: 71 STALLS                                                                                |                              |
| COMMERCIAL (CR-3): TO BE DETERMINED BY USE TYPE                                                    |                              |

## OPENSACE SUMMARY:

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

## OPEN SPACE BREAKDOWN:

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



## NOTES:

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

SCALE: 1" = 200'



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larvin@elevateng.com

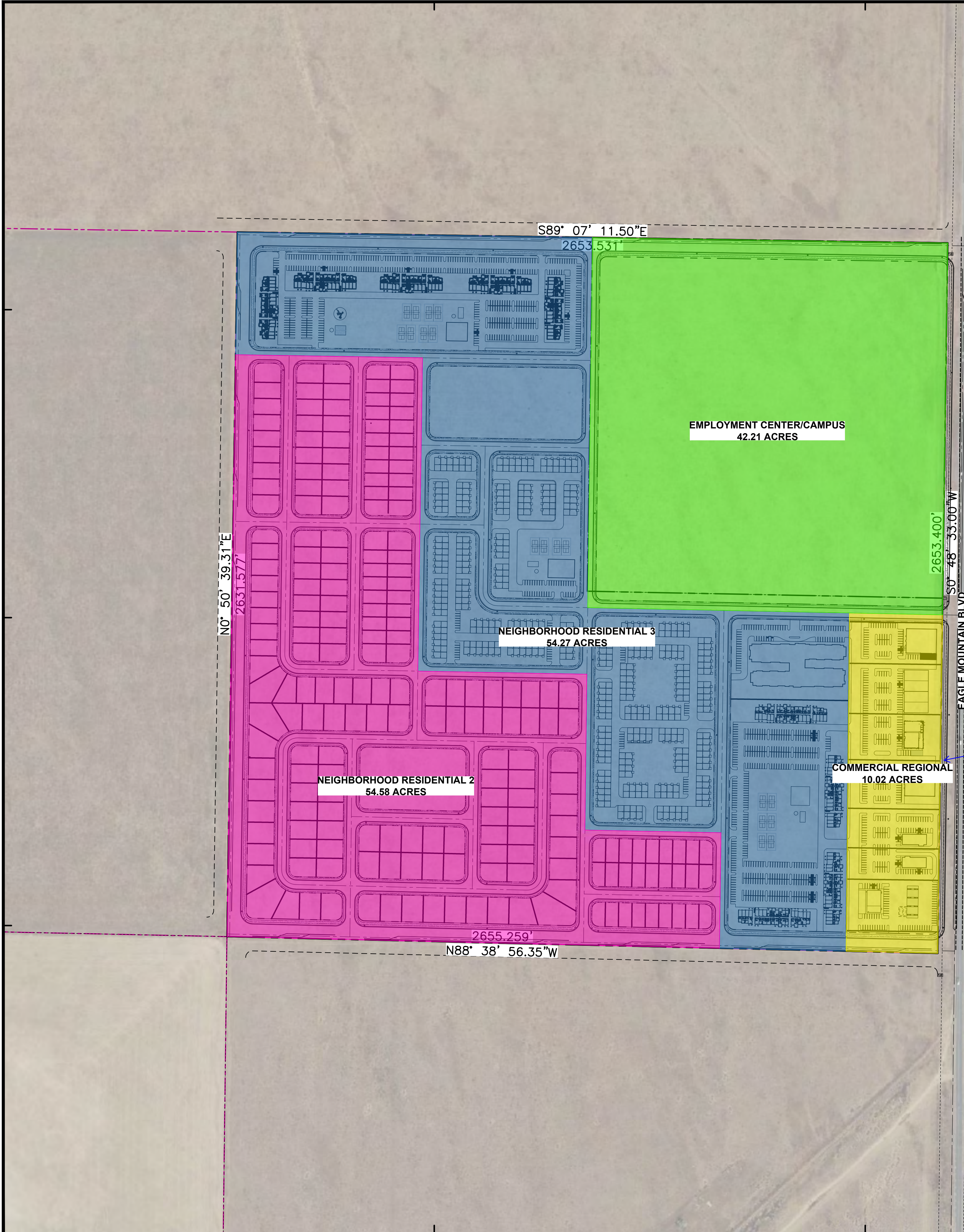
GARDNER FARMS  
OVERALL SITE PLAN  
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013



SHEET:  
**C-1**

DATE: Nov 09, 2023





## LEGEND

### Residential Categories:

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

### Mixed Use/Commercial Categories:

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

### Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

Use General Plan colors

Regional Commercial in GP. Commercial Regional is a zone.



SCALE: 1" = 200'

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GARDNER FARMS

GENERAL PLAN DESIGNATIONS

EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER

1/09/2023

10864737

LARVIN POLLOCK

STATE OF UTAH

SHEET:

C-2

DATE:

Nov 09, 2023

NO.

REVISIONS

BY

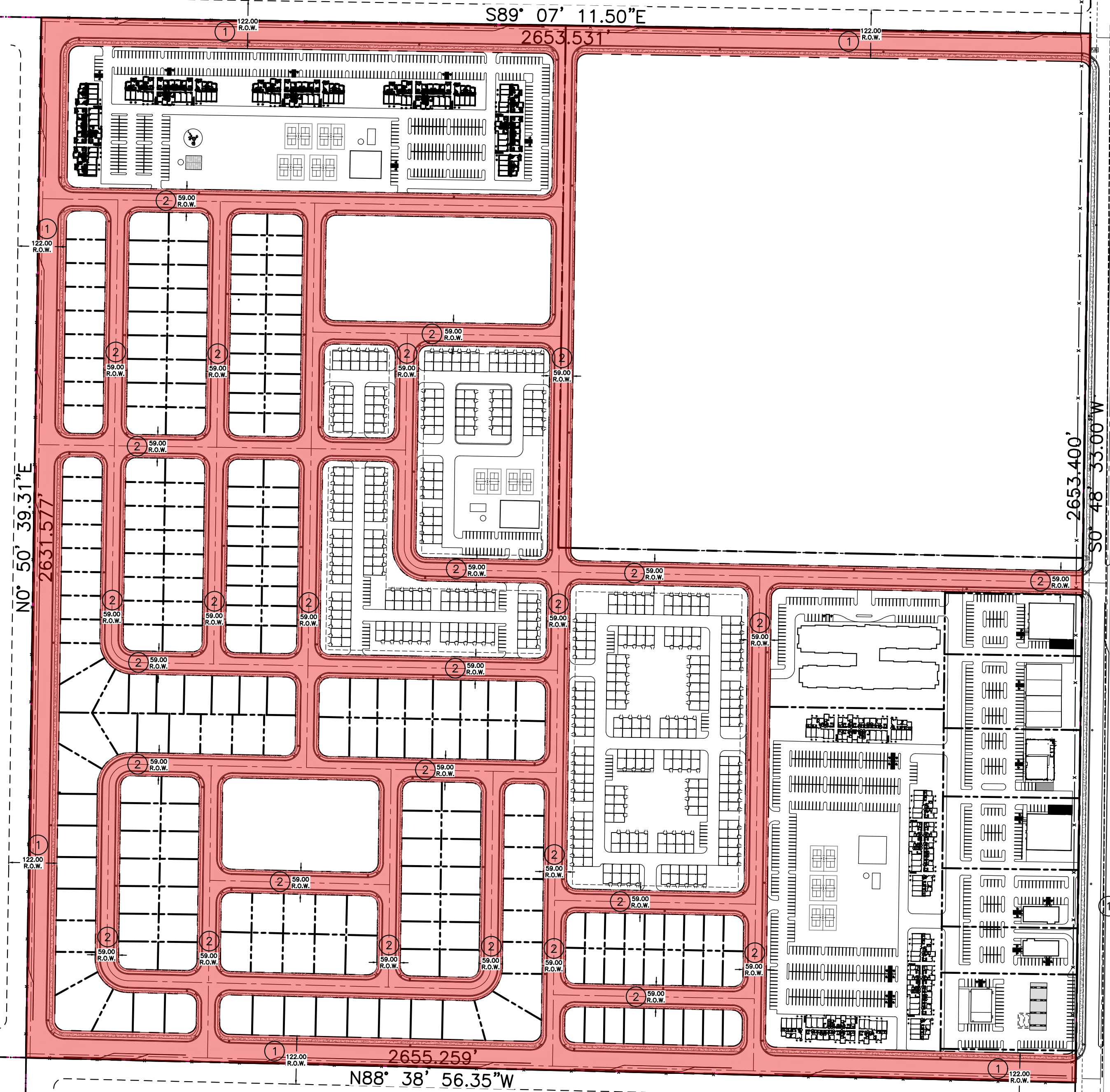
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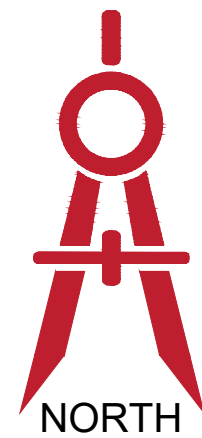
DESIGNER: GB

C:\Users\AndrewMecham\Elevate Engineering Dropbox\Utah\Chase Bryan\Gardner Farms Master Plan\GARDNER FARMS MASTER PLAN\_4D.dwg -- Nov 09, 2023--5:41pm





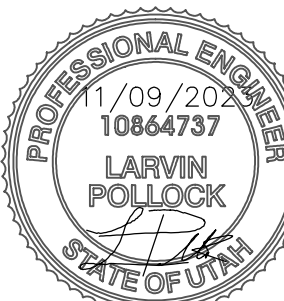
- RIGHT-OF-WAY NOTES:
1.  INDICATES ROADS TO BE DEDICATED TO THE CITY.
  2. ROADS NOT SHADED TO REMAIN PRIVATE DRIVES.
  3. SEE SHEET C-10 FOR DETAILS OF TYPICAL SECTIONS.
  4. ALL HALF-SECTIONS TO BE BUILT TO HALF-ROW WIDTH + 10 FEET.
  5. THE DESIGN OF EACH INTERSECTION WILL BE COMPLETED WITH FINAL PLAT TO DETERMINE NEED FOR FLARED INTERSECTION.
- ① 122' ROW/77' ASPHALT W. 13' MEDIAN  
② 59' ROW/32' ASPHALT



SCALE: 1" = 200'

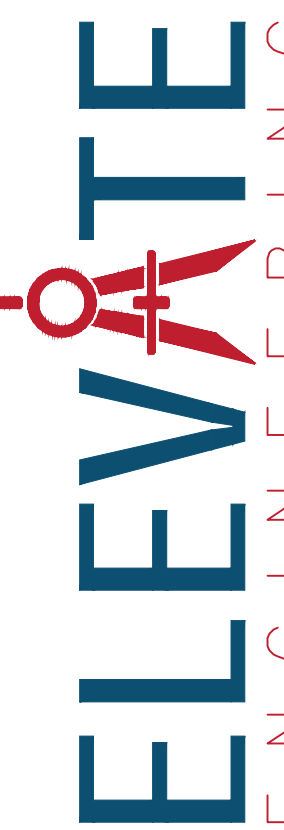
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**GARDNER FARMS MASTER DEVELOPMENT PLAN**  
**RIGHT-OF-WAY PLAN**  
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013



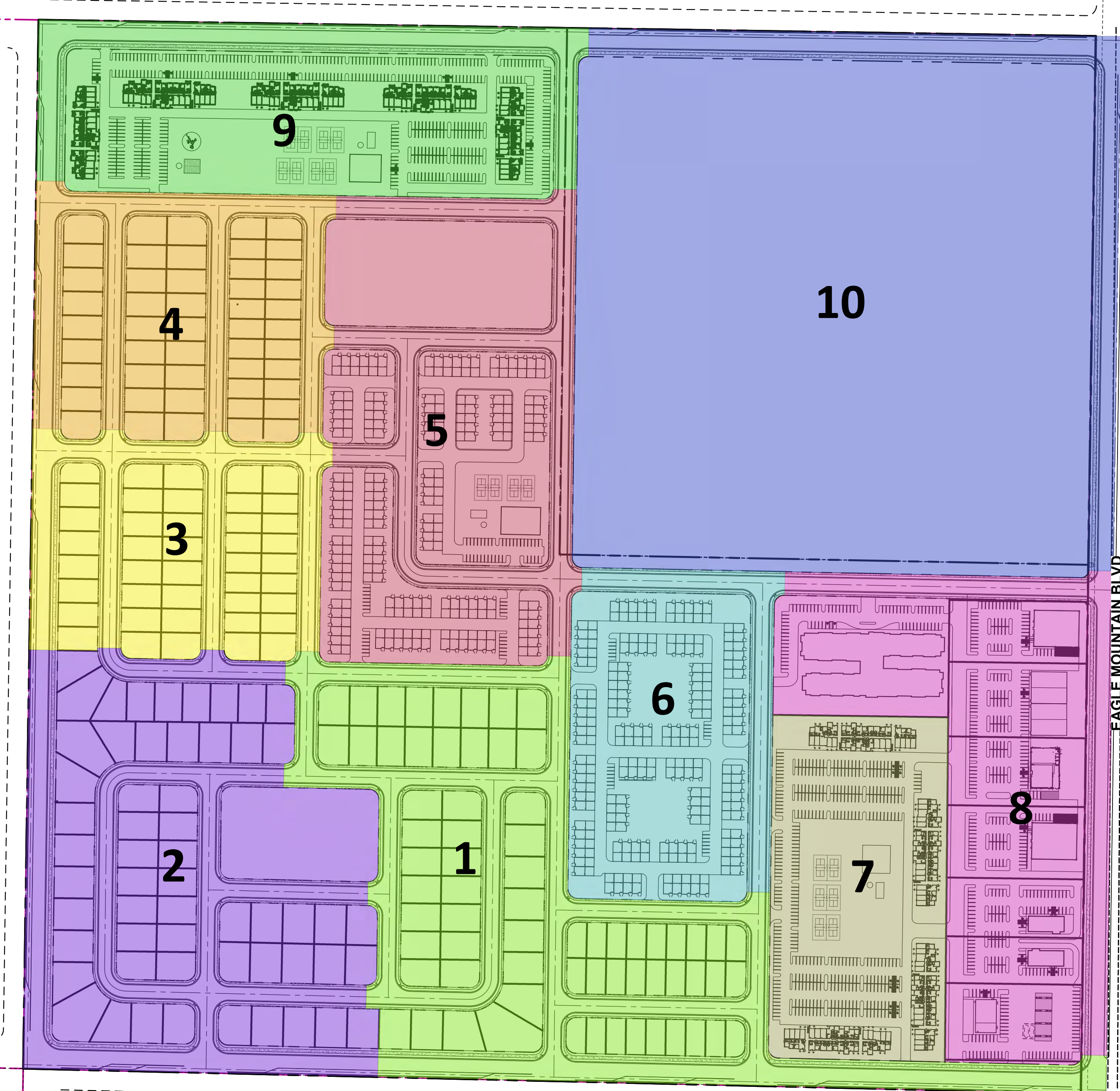
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**C-3**  
DATE: Nov 09, 2023

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| PROJECT ENGINEER: LP |           | DESIGNER: GB |      |





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

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

# LEGEND

ASSISTED LIVING

44 PLEX APARTMENTS

40 PLEX APARTMENTS

TOWNHOMES

SINGLE FAMILY

PHASING NOTES:

PHASING MAY CHANGE AT THE OWNER'S DISCRETION.

Use this base diagram to show fencing plan.

NORTH

SCALE: 1" = 200'

CALL BEFORE YOU DIG  
IT'S THE LAW  
800 853 4737

NO.

REVISIONS

BY

DATE

|  |  |  |  |
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larvin@elevateeng.com

PROJECT ENGINEER: LP

DESIGNER: GB

GARDNER FARMS

PHASING PLAN

EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

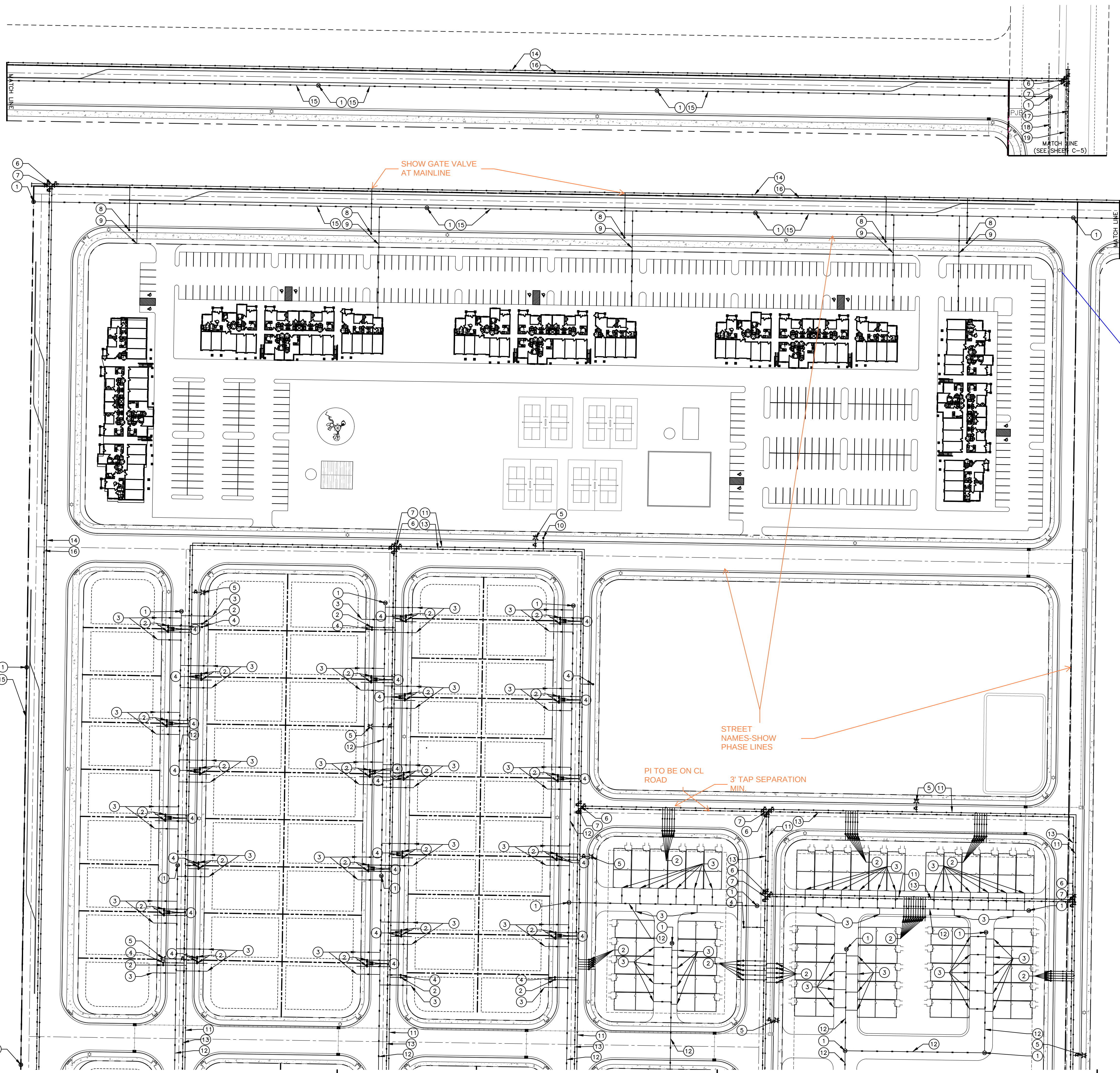
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C-4

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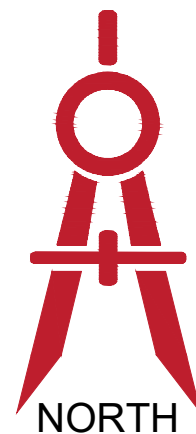
- DESIGN NOTES:
- 1. INSTALL 4" SEWER MANHOLE PER EMC STANDARDS.
  - 2. INSTALL 1" PVC CULINARY WATER LATERAL AND METER PER EMC STANDARDS.
  - 3. INSTALL 4" PVC SANITARY SEWER LATERAL PER EMC STANDARDS.
  - 4. INSTALL PRESSURIZED IRRIGATION BOX AND 1" LATERAL PER EMC STANDARDS.
  - 5. INSTALL FIRE HYDRANT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

Street lights?

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

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

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



SCALE: 1" = 60'

| NO. | REVISIONS | BY | DATE |
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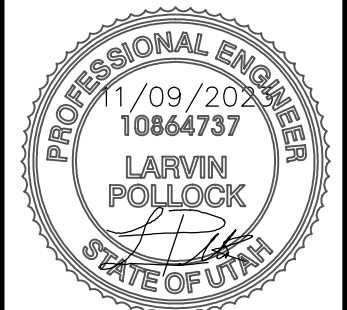
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GARDNER FARMS MASTER DEVELOPMENT PLAN  
UTILITY PLAN

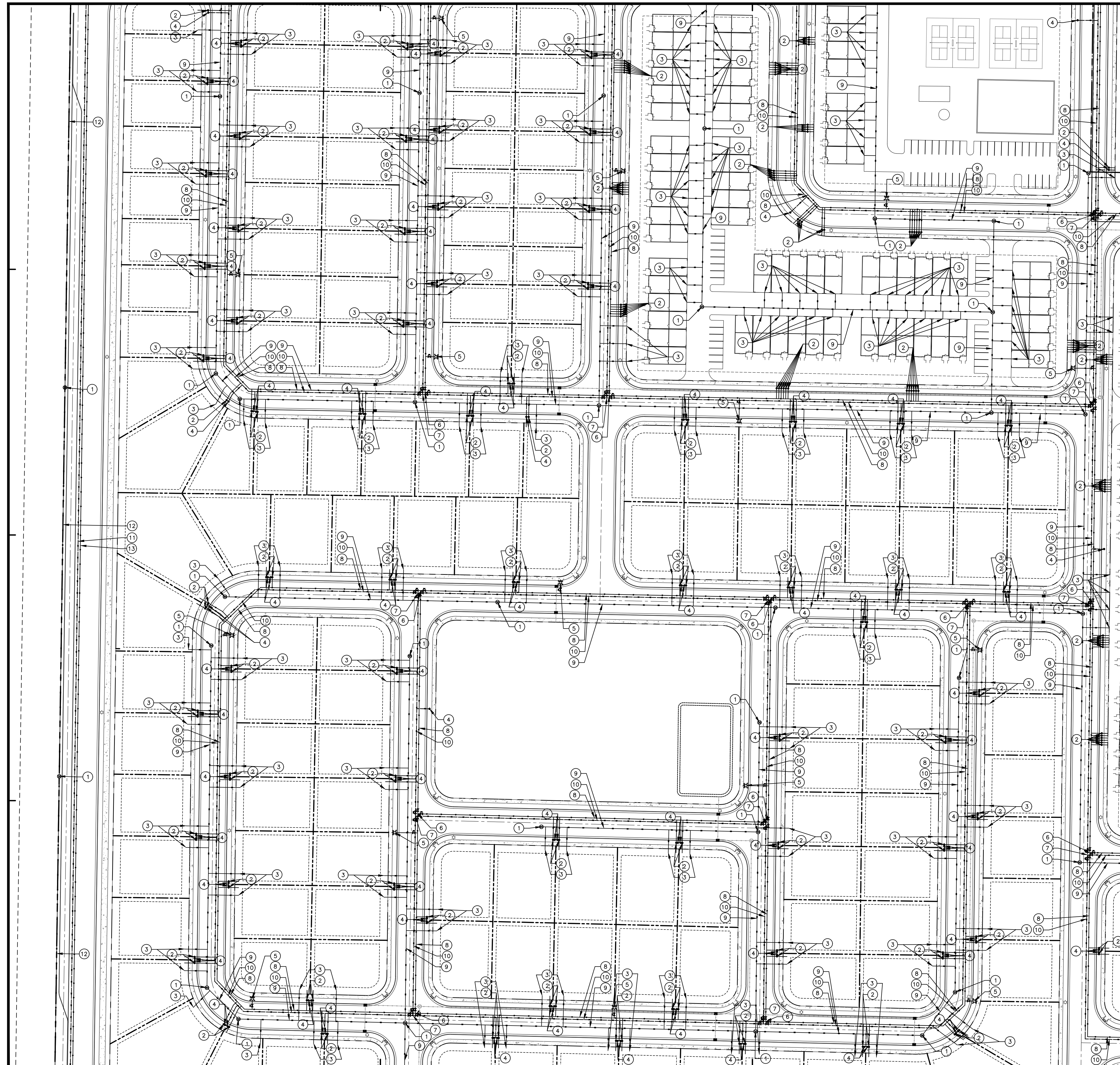
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013



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**C-5**

DATE: Nov 09, 2023

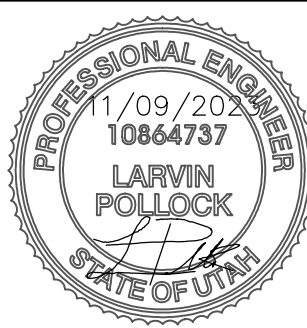
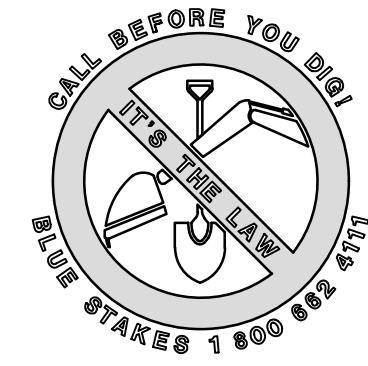
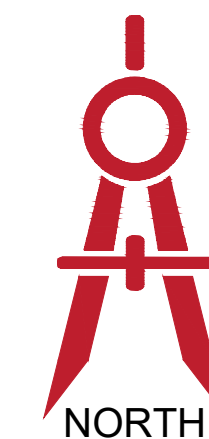




DESIGN NOTES:

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

Street lights?



**SHEET:**  
**C-6**

DATE: Nov 09, 2023

# GARDNER FARMS MASTER DEVELOPMENT PLAN

## UTILITY PLAN

## UTILITY PLAN

EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

# ELEVATE ENGINEERING

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larvin@elevateng.com

2208 WEST 700 SOUTH

2208 WEST 700 SOUTH

2208 WEST 700 SOUTH

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|----------------------|--------------|
| PROJECT ENGINEER: LP | DESIGNER: GB |
|----------------------|--------------|

DESIGNER: GB

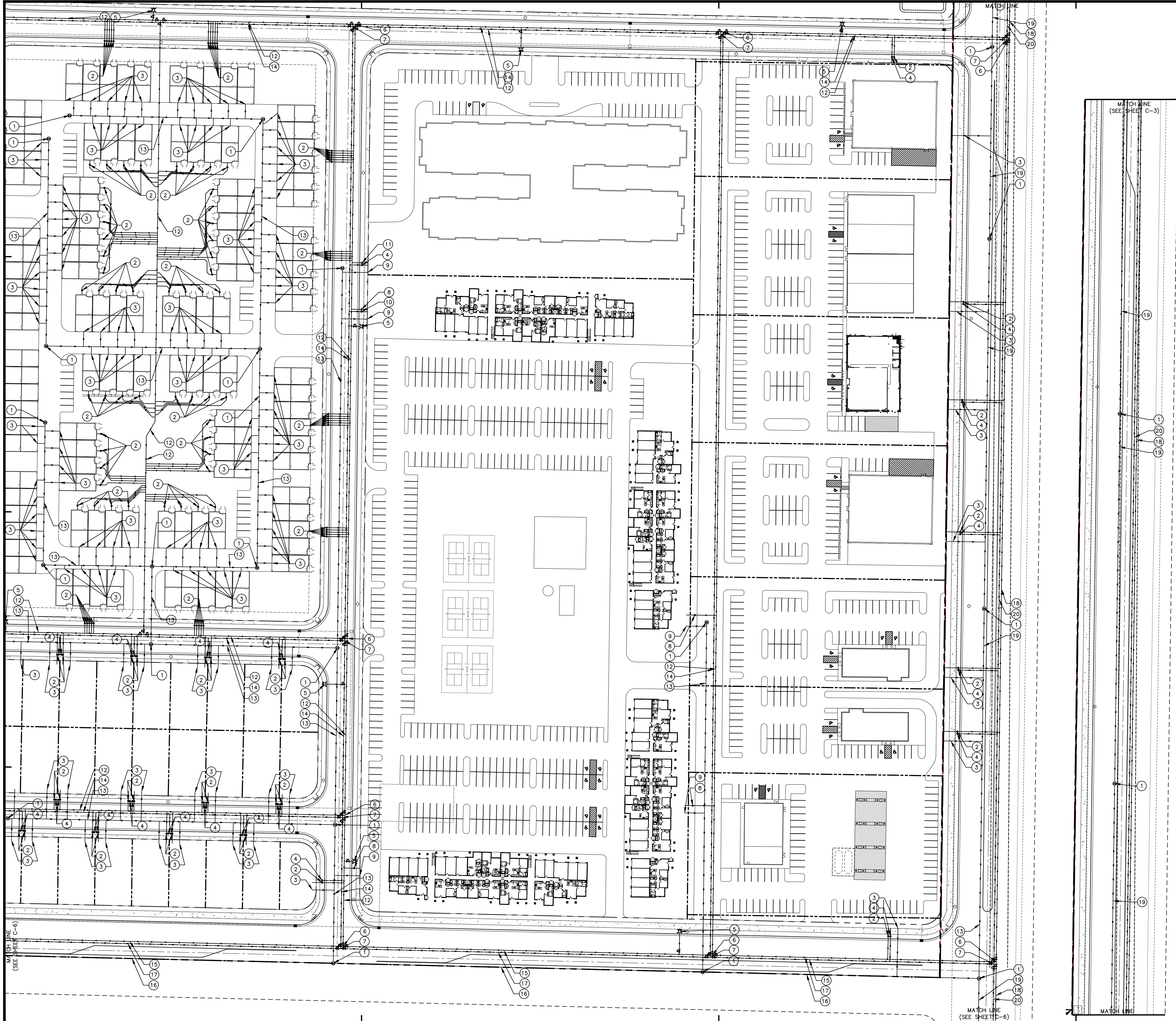
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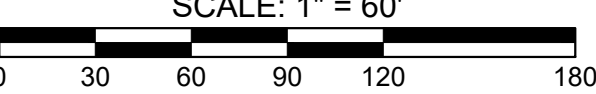
- DESIGN NOTES:
- ① INSTALL 4" SEWER MANHOLE PER EMC STANDARDS.
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  - ④ INSTALL PRESSURIZED IRRIGATION BOX AND 1" LATERAL PER EMC STANDARDS.
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  - ⑥ INSTALL WATER VALVES AT EACH INTERSECTION PER EMC STANDARDS.
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  - ⑩ INSTALL PRESSURIZED IRRIGATION BOX AND 2" LATERAL PER EMC STANDARDS.
  - ⑪ INSTALL 2" PVC CULINARY WATER LATERAL AND METER PER EMC STANDARDS.
  - ⑫ INSTALL 8" PVC CULINARY WATER MAIN PER EMC STANDARDS.
  - ⑬ INSTALL 8" PVC SANITARY SEWER MAIN PER EMC STANDARDS.
  - ⑭ INSTALL 6" IRRIGATION MAIN PER EMC STANDARDS.
  - ⑮ INSTALL 12" PVC CULINARY WATER MAIN PER EMC STANDARDS.
  - ⑯ INSTALL 10" PVC SANITARY SEWER MAIN PER EMC STANDARDS.
  - ⑰ INSTALL 8" IRRIGATION MAIN PER EMC STANDARDS.
  - ⑱ INSTALL 16" PVC CULINARY WATER MAIN PER EMC STANDARDS.
  - ⑲ INSTALL 12" PVC SANITARY SEWER MAIN PER EMC STANDARDS.
  - ⑳ INSTALL 10" IRRIGATION MAIN PER EMC STANDARDS.

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

Street lights?



NORTH



SCALE: 1" = 60'



CALL BEFORE YOU DIG  
BLUE STAKES 1 800 882 8711

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

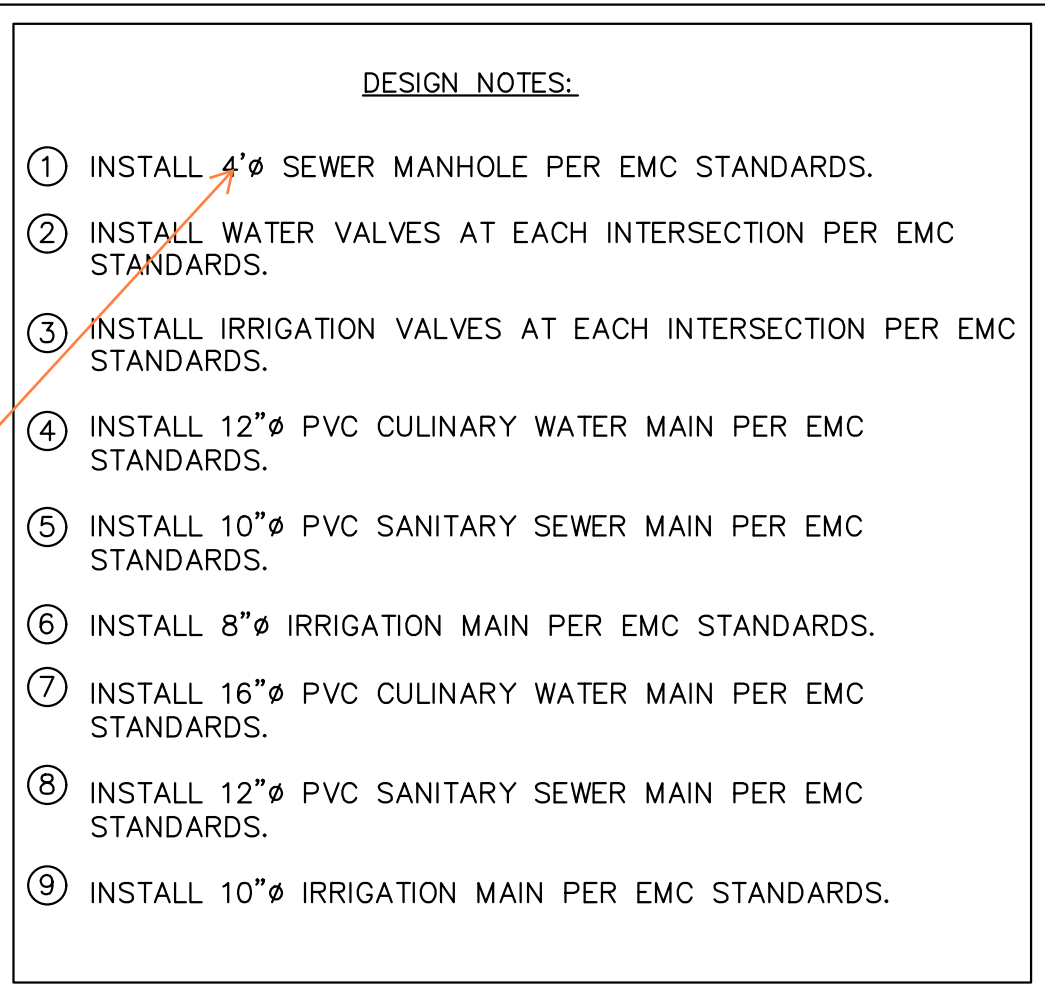
**ELEVATE ENGINEERING**  
2208 WEST 700 SOUTH  
SPRINGVILLE, UT 84663  
PHONE: (801) 718-5993  
larvin@elevateeng.com

**DESIGNER: GB**  
**PROJECT ENGINEER: LP**

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SHEET: **C-7**  
DATE: Nov 09, 2023





Street lights?

12" PIPE AND  
LARGER TO HAVE  
60" DIA MH MIN.

PI TO BE ON CL  
ROAD

- EXISTING FIRE  
HYDRANT

CONNECT TO  
EXISTING UTILITIES W/ CONSTRUCTION  
VALVE

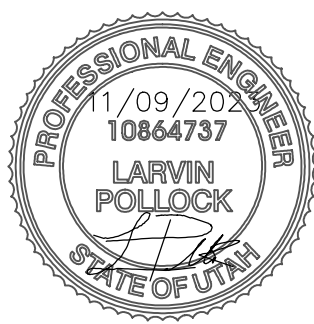
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NORTH



SCALE: 1" = 60'



SHEET

**C-8**

DATE: Nov 09, 2023

# GARDNER FARMS MASTER DEVELOPMENT PLAN

## UTILITY PLAN

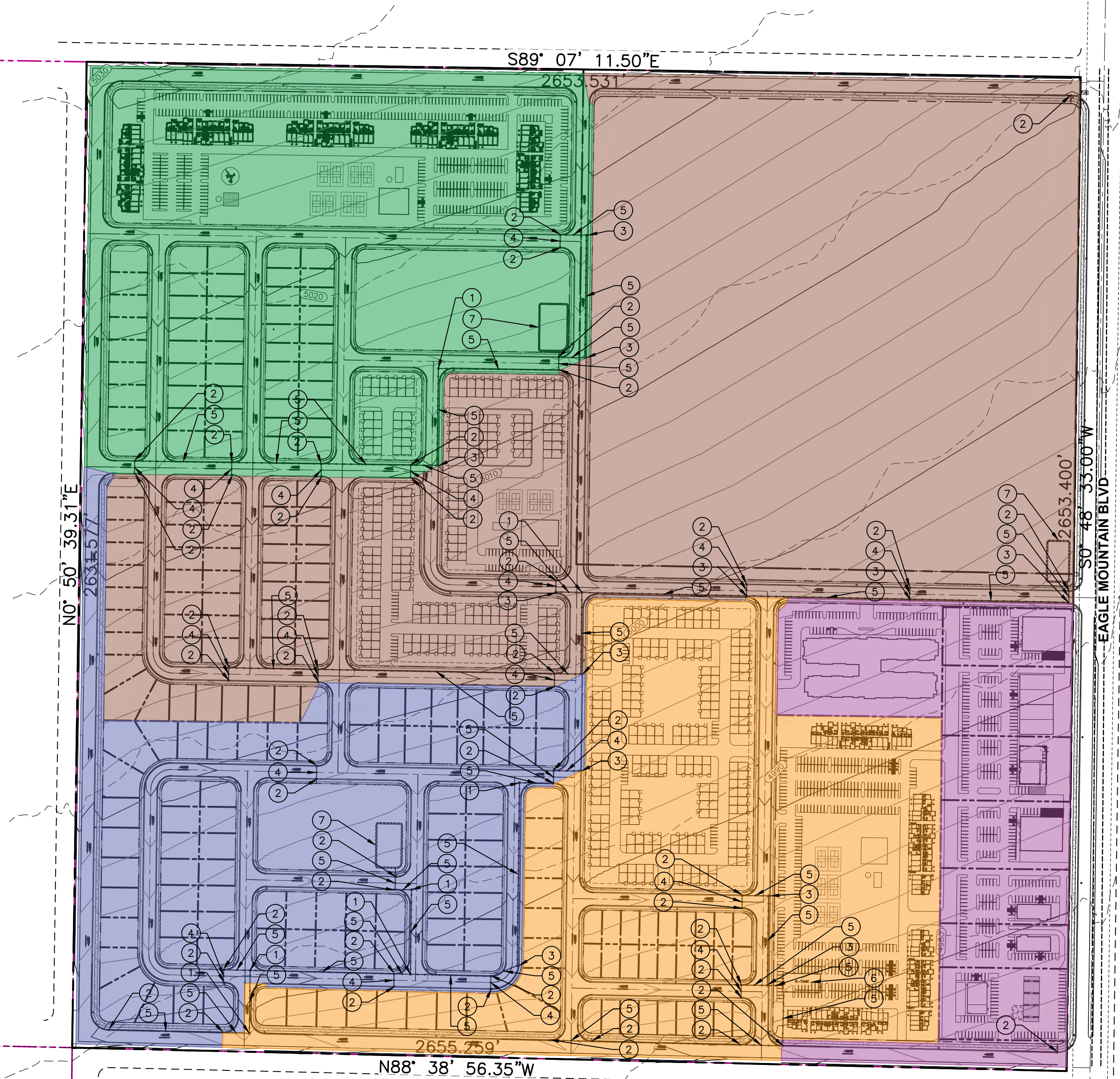
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

# ELEVATE ENGINEERING

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SPRINGVILLE, UT 84663  
PHONE: (801) 718-5993  
larvin@elevateng.com

PROJECT ENGINEER: LP DESIGNER: GB





15" minimum pipe size

# LEGEND

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

## DESIGN NOTES:

- INSTALL 48" MANHOLE PER EMC STANDARD.
- INSTALL CATCH BASIN PER APWA STANDARDS.
- INSTALL COMBINATION CATCH BASIN/CLEANOUT BOX PER APWA STANDARDS.
- INSTALL 42" HDPE PIPE WITH 0.20% MINIMUM SLOPE..
- INSTALL 15" HDPE PIPE WITH 0.15% MINIMUM SLOPE.
- INSTALL R-TANKS PER EMC STANDARDS.
- 80TH PERCENTILE TO BE RETAINED PRIOR TO RELEASE.

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

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

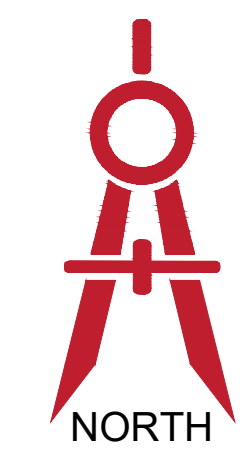
| Northwest Basin | C Value | Area (SF) | Area (AC)   | 100 yr. Retention Volume (CF) |
|-----------------|---------|-----------|-------------|-------------------------------|
| Totals          | 0.5     | 1,349,476 | 30.97970615 | 101,211                       |

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

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

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

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

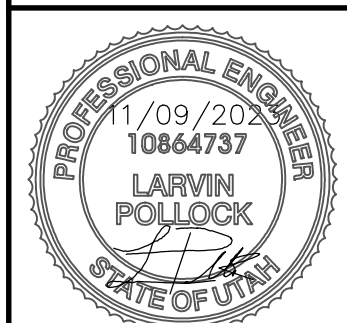


SCALE: 1" = 200'

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SPRINGVILLE, UT 84663  
PHONE: (801) 718-5993  
larvin@elevateeng.com

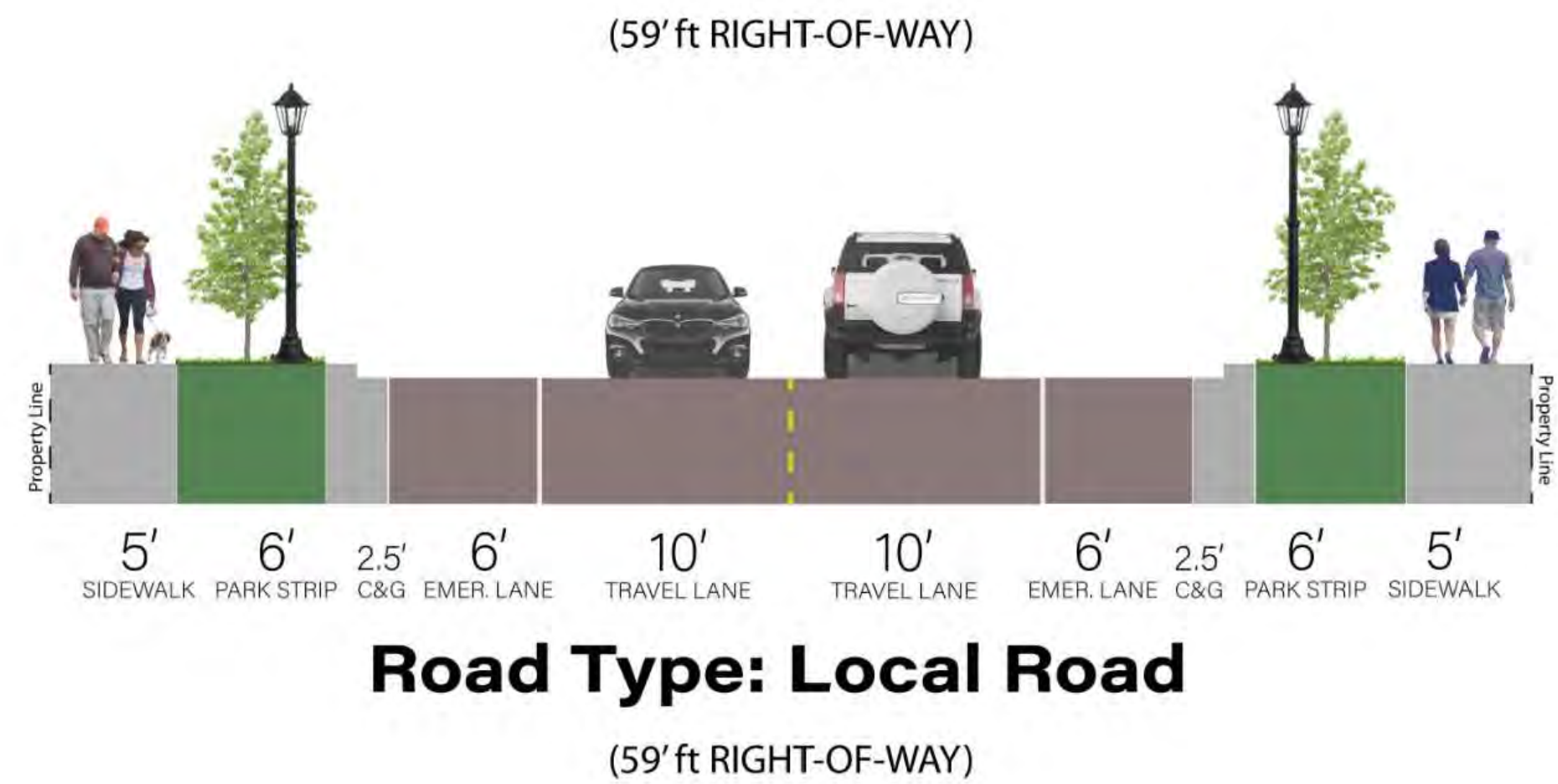
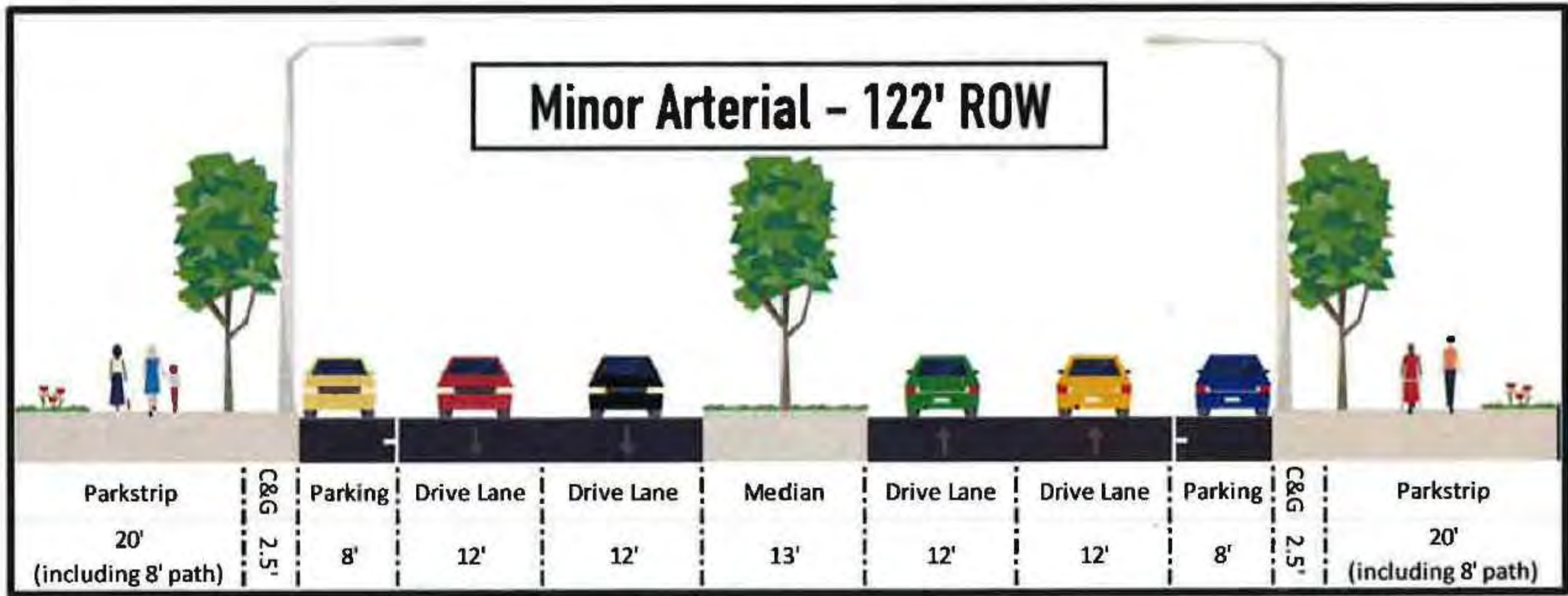


GARDNER FARMS MASTER DEVELOPMENT PLAN  
PRELIMINARY DRAINAGE PLAN  
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013



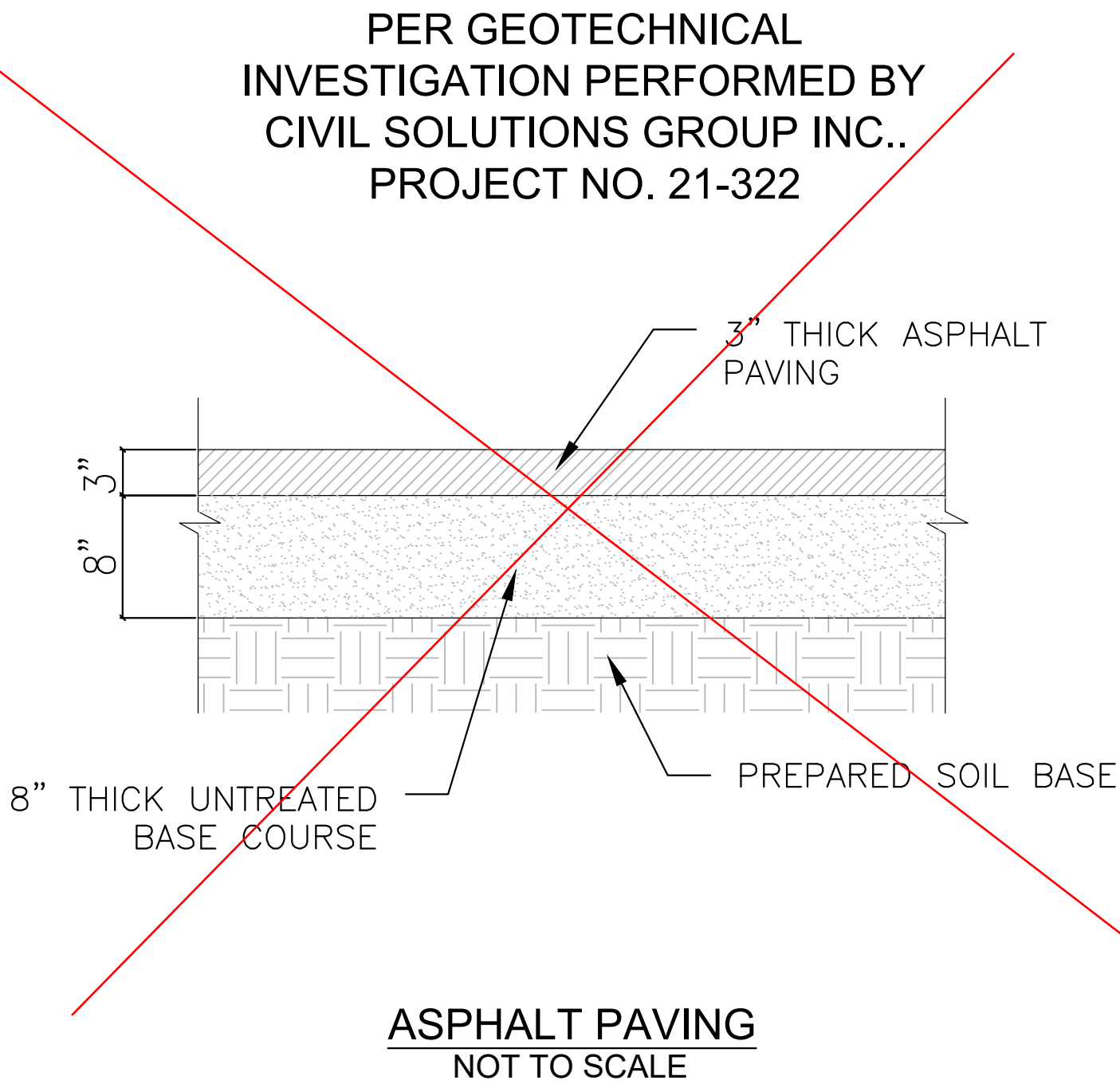
SHEET:  
**C-9**  
DATE: Nov 09, 2023





SHOW ROAD X SECTIONS AND PUBLIC OR PRIVATE/  
STREET NAMES

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







# EAGLE MOUNTAIN Planning Commission MEETING MINUTES

November 28, 2023, 5:30 p.m.  
Eagle Mountain City Council Chambers  
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Jeremy Bergener, Matthew Everett, Robert Fox, and Brent Strong. Alternate Commissioner Jimmy Eaton was absent.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Caden Lyon, Planner; and Elizabeth Fewkes, Recording Secretary.

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

Commissioner Everett called the meeting to order at 5:34 p.m.

### 1. Discussion Items

#### 1.A. DISCUSSION ITEM – Rose Ranch (Formerly Mae Land)

Senior Planner David Stroud presented the item. The applicant contemplates a development containing a variety of single-family lots on Parcel 59:043:0016 consisting of 79.9 acres. The applicants propose a total of 225 lots – 22 R1 lots, 21 R2 lots, 123 R3 lots, and 59 RC lots. The major issue impacting the project is the current Fairfield Road and the future City plan to convert the road into a trail. Initial plans have Fairfield Road converted to open space. However, the plan for the foreseeable future is to keep the road, which prevents the area from being used as open space.

Applicant representative Austin Smith explained that they are considering donating 12 acres of open space, rather than the five acres of required, in exchange for increased density in the project.

Applicant representative Greg Magleby with LEI Engineers and Surveyors explained the differences between the concept plan presented during the meeting and the one in the packet materials. The updated plan has shorter block lengths with a pedestrian corridor. The angle of Fairfield Road creates triangle shapes that are more difficult to develop. Fairfield Road is currently being used as a roadway even though it might be converted to a regional trail. They discussed developing a park to the southeast of Fairfield Road but the City indicated that they would rather add acreage to existing parks. Dedicating the area to the southeast to the City would allow the City to negotiate a land trade with the School and Institutional Trust Lands Administration (SITLA) or develop the land as open space independently or in conjunction with the future trail. Some of the RC lots exceed the lot size requirement for the RC Zone. The acreages of the larger RC lots would qualify for the R1 or R2 zoning but the lots have narrower frontages than permitted in those zones. Costs for the developer and the maintenance for the City increase with greater lot frontages because the cost of the road installation and maintenance is divided between fewer homes.



The Planning Commission provided the following feedback to the applicants:

- SITLA has not been open to similar land trade proposals;
- Desire to see a more even distribution between the lot sizes with 50% of the lots being in the R1 and R2 zoning designations;
- Support of the land to the southeast being open space rather than homes especially due to the uncertainty of the future of Fairfield Road; and
- Concerns about the request to consider narrow lot frontages.

City Attorney Marcus Draper clarified that as Fairfield Road has been used continuously as a roadway for over ten years, it is dedicated and abandoned to the public under the road dedication statute regardless of the ownership of the underlying land.

1.B. DISCUSSION ITEM – Residential Definitions and Chapter Redo – Including Land Use Table

Senior Planner Robert Hobbs presented the item. Day-to-day zoning administration has revealed the need to add several definitions related to residential use to Municipal Code. At the same time, it was thought beneficial to reformat the land use table to make it easier for the public and City staff to use by arranging uses by type and alphabetizing them.

Commissioner Everett stated he would like to discuss which uses should be designated as special uses when the item returns for further review.

Mr. Hobbs requested that the Planning Commissioners email him with their use concerns to be included in the future discussion of the item.

Commissioner Everett adjourned the work session at 6:16 p.m.

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

Commissioner Everett called the policy session to order at 6:31 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. November 14, 2023 Planning Commission Minutes

**MOTION:** *Commissioner Bergener moved to approve the November 14, 2023 minutes. Commissioner Strong seconded the motion.*



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***The motion passed with a unanimous vote.***

5. Status Report

None.

6. Action and Advisory Items

6.A. ACTION – Firefly NPA 8 A3 – Site Plan

Mr. Hobbs presented the item. In 2023, the Pole Canyon 2010 Master Development Plan (MDP) and Master Development Agreement (MDA) were amended and re-stated to recompose the project into the Firefly planned community. The changeover included a collection of changes to layout and building design concepts. The submittal of the Master Site Plan comes on the heels of the City's approval of the Firefly project and, recently, the NPA 8 A3 preliminary plat that pertains to the same ground as the site plan. Firefly 8.1 1A is the first of various anticipated site plans to be submitted to the City for review and approval. Minimum lot area, building sizes, and architectural style and theme were in compliance with Municipal Code. Elevation examples of the townhomes, with groupings of four, five, or six units, represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly. The front façade, architectural detailing, and garage doors should be evaluated to determine if they are compliant.

Applicant representative David Vitek confirmed that all the units will include unfinished basements.

Commissioner Fox said that he approves of the product and the square footage is in line with market demands.

*Commissioner Everett opened the public hearing at 6:44 p.m. As there were no comments, he closed the hearing.*

Commissioner Everett said he discussed his Municipal Code garage door requirement concerns with the applicant and is satisfied with the product.

**MOTION:** ***Commissioner Fox moved to recommend approval to the City Council of the site plan for Firefly NPA 8 A3. Commissioner Everett seconded the motion.***



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***The motion passed with a unanimous vote.***

#### **6.B. ACTION – Wildlife Corridor Overlay Zone – Ordinance**

Wildlife Biologist/Environmental Planner Todd Black presented the item. Municipal Code amendment changes to Title 17.49 were presented as a discussion item to the Planning Commission last year in October. This section has gone through multiple staff revisions and is now ready to present to the Planning Commission and City Council. While not changing the intent of the Wildlife Overlay Zone standards, several additions have been made to add clarity and definitions. Suggested changes clarify how future wildlife overlay zones can be determined, and how they will be stored within the City's files. Language has also been added to allow for fines and penalties for violations of this code. The addition of 17.49.090 deals with noncompliance. Further edits and alterations will be made and then the section will be presented to the City Council on January 16, 2024.

*Commissioner Allen arrived at 6:50 p.m.*

Discussion ensued regarding the following:

- Whether to measure the buffer distance from the top or the center of the wash;
- Measuring the 75-foot natural buffer from the center of the wash would require staking the wash but would impact less property;
- Literature and studies that support a 75-foot buffer;
- Concerns with impact to property owners should the wash change due to erosion;
- Current owners will have legal nonconforming status;
- Adding a section to Municipal Code dedicated to natural features such as ridgelines, slopes, and washes;
- Approvals concerning the Wildlife Corridor Overlay Zone have been updated in the documents to make the City Council the approval authority; and
- Concern with allowing density transfers as permitted in 17.49.060(A)(3) prior to the City codifying standards governing density transfers and whether to specify that density transfers are only permitted within the development or to allow transfers between developments.

The Planning Commission requested the following changes to Title 49:

- 17.49.060(H) Wildlife Crossing Structures: remove the sentence, "Wildlife crossing structures ensure habitat connectivity and minimize wildlife-vehicle collisions;"



- 17.49.060(H) Wildlife Crossing Structures: amend the final sentence to, “The City may seasonally restrict the wildlife crossings due to migrating fauna and to avoid human-wildlife conflicts;” and
- 17.49.080(A)(1) Dedication for Public Use: add a list of agencies that qualify as well-established third-party land conservation organizations.

*Commissioner Everett opened the public hearing at 7:24 p.m.*

Bettina Cameron, speaking on behalf of the Eagle Mountain Nature and Wildlife Alliance, requested that the Planning Commission move the item forward to allow staff and the City Council to make additional changes as merited.

*Commissioner Everett closed the public hearing at 7:24 p.m.*

Commissioner Everett suggested tabling the item to allow staff to make the changes requested before making a recommendation to the City Council, especially where the item will not be going to the City Council until January 16, 2024, and the Planning Commission will meet again twice before then.

Commissioner Fox advocated for establishing mechanisms to build the structures and handle density credits before the standards go into effect.

**MOTION:** *Commissioner Everett moved to table an amendment to Eagle Mountain Municipal Code 17.49 to the next meeting to give staff time to work on the language and to implement the requested changes. Commissioner Fox seconded the motion.*

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*The motion passed with a unanimous vote.*

**SUBSTITUTE MOTION:** *Commissioner Everett moved to table an amendment to Eagle Mountain Municipal Code 17.49 to a future meeting to give staff time to work on the language and to implement the requested changes. Commissioner Fox seconded the motion.*

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***The motion passed with a unanimous vote.***

6.C. ACTION/PUBLIC HEARING – Official Zoning Map Adoption – Ordinance

*This item was removed from the agenda.*

6.D. ACTION – Various Sections in Title 17 Relating to Height of Multi-Family Structures, and Height and Standards of Religious or Cultural Meeting Halls – Ordinance

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

The multifamily building height is proposed to only apply to the MF2 Zone. The main difference between this zone and the MF1 Zone is that the MF2 Zone permits 12 units or less per building and the MF1 2 to 6 units per building. Townhomes will typically be constructed in the MF1 Zone while stacked units (condo or apartment) will be constructed in the MF2 Zone. While not increasing the total number of stories, the change does increase the potential overall height of a multifamily building in MF2. While an overall height would be permitted at 45 feet, this does not necessarily mean all future buildings in the MF2 Zone will be constructed at the maximum height. It does provide for the option of greater architectural design, which is the reason for the proposed change.

*Commissioner Everett opened the public hearing at 7:39 p.m. As there were no comments, he closed the hearing.*

Commissioner Everett said that he approves of the idea of standardizing chapel steeple heights and has no concern about allowing 70-foot-tall steeples. He is amenable to allowing the 45-foot height increase as long as the three-story limitation remains in place. He supports allowing rooftop amenities.

**MOTION:** ***Commissioner Strong moved to recommend approval to the City Council of the amendments to Eagle Mountain Municipal Code Title 17. Commissioner Everett seconded the motion.***



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***The motion passed with a unanimous vote.***

#### 6.E. ACTION – Drive-Thru – Ordinance

Mr. Hobbs presented the item. The proposed amendment introduces language to require some form of an escape or bypass lane to be a part of the design and installation of drive-thru lanes. Varying businesses, usually fast food related, already make escape or bypass lanes part of their site design and many banks and credit unions incorporate them by default given their building designs to improve product delivery efficiency and relieve potential, perceived liability. Escape or bypass lanes contemplated by the draft language are not intended to be egregious in the amount of land they consume, considering any space given over to them to be worthwhile given their possible benefit. A vehicle trapped in a standard drive-thru with no confirmable, easy way to exit in the case of emergency or other reason is an undesirable predicament they are intended to remedy.

Discussion considered the need for sufficient space to allow for a drive-thru escape or bypass lane.

*Commissioner Everett opened the public hearing at 7:53 p.m. As there were no comments, he closed the hearing.*

Commissioner Everett stated that he is unsure about the concept. Although he understands the benefits of an escape lane, he feels that such restrictions will impede development in the City. He evaluated restaurants in the area with and without an escape lane option.

Mr. Hobbs stated that in his experience with other cities, similar requirements have not had negative impacts on businesses deciding to locate in the City.

Commissioner Fox said having been a business owner, he thinks that the requirement will be beneficial to the City and businesses, for cases where cars stall or catch fire or medical emergencies. He thinks that if the developer is aware of the need for an additional ten feet during the planning phase, it will not make much of a difference or deter businesses.

Discussion ensued regarding the potential impact of the escape lane on business attraction, ways to adjust site plans to accommodate the escape lane, and stacking lane length requirements and needs.



Commissioner Strong noted that most newer sites have elected to put in escape lanes even without the requirement. He is concerned that the City would be creating standards for something that is not a problem.

Commissioner Bergener stated that an escape lane requirement could be limiting in some instances such as drive-through lanes wrapping around buildings. Nevertheless, he recognizes the benefits of having escape lanes.

**MOTION:**        *Commissioner Fox moved to recommend approval to the City Council of the amendments to Eagle Mountain Municipal Code 17.75.069 and 17.55.130. Commissioner Allen seconded the motion.*

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*The motion passed with a vote of 3:2.*

#### 6.F. ACTION – Fencing – Ordinance

Mr. Hobbs presented the item. Three matters triggered the attached code changes. First, a desire to reformat the code’s fencing language to better organize the same into one thematically arranged location. Second, a desire to add wording respecting site screens, suitable fencing materials and their care and keeping, the equivalency of berms and hedges to fences, and electric fencing. Third, to help more specifically direct which rights-of-way screen walls will be required given requests advanced to the City Council for exceptions to the masonry walls that have been made and granted or denied.

New language in the standards largely pertains to:

1. Defining allowable fence materials;
2. Maintenance of fences;
3. The use of residential privacy screens for specific instances;
4. Electric fencing standards introduction;
5. Berms and hedges serving as functional equivalents to fences;
6. Fencing requirements in instances of perceived, possible impacts and clarification that the City does not enforce private homeowner’s association (HOA) Declaration of Covenants, Conditions, and Restrictions (CCRs) fencing requirements; and,
7. Provisions to handle the abatement of unlawful fences.

Discussion ensued regarding the difficulty in determining and enforcing the specific fencing maintenance standards and amending or removing the electric fencing standards.



*Commissioner Everett opened the public hearing at 8:36 p.m.*

Bettina Cameron expressed concern about the universality of the standards and the impact on large lots. She thinks there should be exceptions for agricultural uses and the Wildlife Corridor Zone.

Mr. Hobbs clarified that the standards specific to livestock fencing are included in other areas of Municipal Code and wildlife corridor fencing would be subject to the standards specified in the Wildlife Corridor Overlay Zone standards.

*Commissioner Everett closed the public hearing at 8:39 p.m.*

Commissioner Everett stated that although he is unsure about the wording in the privacy screening section, he is unable to provide improved language. As such, the standards can move forward to the City Council for further evaluation and consideration.

**MOTION:** *Commissioner Allen moved to recommend approval to the City Council of the amendments to Eagle Mountain Municipal Code Section 17.10.030 and Chapter 17.60 striking Section 17.60.120(K)(4), “Installation requirements. No electric fence shall be installed or used unless it is completely surrounded by a non-electrical fence or wall that is not less than 6’ in height save in the case where the fence serves to contain livestock – in which case the fence may be no higher than 6’,” and renumber the following sections accordingly. Commissioner Strong seconded the motion.*

**AMENDED MOTION:** *Commissioner Allen moved to recommend approval to the City Council of the amendments to Eagle Mountain Municipal Code Section 17.10.030 and Chapter 17.60 with the following changes:*

- 1. Strike Section 17.60.120(K)(4), “Installation requirements. No electric fence shall be installed or used unless it is completely surrounded by a non-electrical fence or wall that is not less than 6’ in height save in the case where the fence serves to contain livestock – in which case the fence may be no higher than 6’,” and renumber the following sections accordingly; and*
- 2. Add a note to 17.60.120(A) referencing livestock standards that permit wire as acceptable fencing for agricultural uses.*

*Commissioner Strong seconded the motion.*

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*The motion passed with a unanimous vote.*



## 6.G. ACTION – Lot Line Adjustments – Ordinance

Mr. Hobbs presented the item. The State's last legislative session included passage of House Bill 406. The bill introduced various edits to State law, including the allowance for a property line adjustment to be executed by survey between a subdivision and an outlying parcel of ground in lieu of platting via a plat amendment process. This code amendment introduces that allowance into Municipal Code in keeping with the State's action.

Commissioner Strong expressed concern about lot line adjustments between properties with different zoning, lot line adjustments being approved by staff, and impacts of lot line adjustment on neighboring property values. He asked if the City could require public notification and comment on some types of lot line adjustments.

Planning Director Brandon Larsen explained that although the State Code requires the land use authority to approve the lot line adjustments, the applicant still needs to receive a notice of lot line approval from the City to be able to record the change with the County.

Discussion ensued clarifying the following:

- The Planning Director is the land use authority for lot line adjustments and applications must meet City standards including currently applicable zoning requirements;
- A lot line adjustment would not alter the underlying zoning and could result in multiple zones on a single property; and
- The City could ask the landowner to apply for a rezone to resolve multiple zoning issues but not condition the lot line adjustment approval on the rezone.

*Commissioner Everett opened the public hearing at 9:04 p.m.*

Bettina Cameron requested clarification regarding the land use authority for approvals for lot line adjustments and for the standards to clearly reflect which body is approving the applications.

*Commissioner Everett closed the public hearing at 9:06 p.m.*

Mr. Larsen suggested amending the second sentence in 16.50.040 Approval Process to read, “For lot line adjustments that are approved or approved with conditions, the planning director (or their designee) shall ensure that the notice of lot line adjustment approval, which includes a legal description prepared by a publicly licensed surveyor, is recorded in the office of the County Recorder, as set forth in Title 10, Chapter 9a, Part 6, Municipal Land Use, Development, and Management Act,” to require review by a publicly licensed surveyor (PLS).

Mr. Draper recommended adding the requirement for a legal description prepared by a PLS to EMMC 16.50.030, rather than 16.50.040. However as 16.50.040 was not included in this amendment, the change would need to be noticed and approved during a future meeting or added to the recommendation for the City Council.



**MOTION:** *Commissioner Everett moved to recommend approval to the City Council of the amendments to Eagle Mountain Municipal Code as follows:*

- 1. 17.10.030 Definitions as presented;*
- 2. 16.50 Lot Line Adjustments as presented; and*
- 3. Have staff add language in the appropriate section of 16.50.030 regarding requiring a legal description of the lot line change prepared by a publicly licensed surveyor to be presented to the City Council.*

*Commissioner Allen seconded the motion.*

**AMENDED MOTION:** *Commissioner Everett moved to recommend approval to the City Council of Eagle Mountain Municipal Code as follows:*

- 1. 17.10.030 Definitions as presented;*
- 2. 16.50 Lot Line Adjustments as presented;*
- 3. Have staff add language in the appropriate section of 16.50.030 regarding requiring a legal description of the lot line change prepared by a publicly licensed surveyor to be presented to the City Council;*
- 4. 16.55.040 Approval Process and Exceptions with the changes that are presented in the staff report; and*
- 5. Staff may bring section 16.50.030, which was not included in the staff report, to the Planning Commission for additional review if they feel it is necessary.*

*Commissioner Allen seconded the motion.*

| <i>Those Voting Yes</i>                                    | <i>Those Voting No</i>                          | <i>Those Abstaining</i>                         | <i>Those Absent</i>                             |
|------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> <i>Jason Allen</i>     | <input type="checkbox"/> <i>Jason Allen</i>     | <input type="checkbox"/> <i>Jason Allen</i>     | <input type="checkbox"/> <i>Jason Allen</i>     |
| <input checked="" type="checkbox"/> <i>Jeremy Bergener</i> | <input type="checkbox"/> <i>Jeremy Bergener</i> | <input type="checkbox"/> <i>Jeremy Bergener</i> | <input type="checkbox"/> <i>Jeremy Bergener</i> |
| <input checked="" type="checkbox"/> <i>Matthew Everett</i> | <input type="checkbox"/> <i>Matthew Everett</i> | <input type="checkbox"/> <i>Matthew Everett</i> | <input type="checkbox"/> <i>Matthew Everett</i> |
| <input checked="" type="checkbox"/> <i>Robert Fox</i>      | <input type="checkbox"/> <i>Robert Fox</i>      | <input type="checkbox"/> <i>Robert Fox</i>      | <input type="checkbox"/> <i>Robert Fox</i>      |
| <input checked="" type="checkbox"/> <i>Brent Strong</i>    | <input type="checkbox"/> <i>Brent Strong</i>    | <input type="checkbox"/> <i>Brent Strong</i>    | <input type="checkbox"/> <i>Brent Strong</i>    |

*The motion passed with a unanimous vote.*

6.H. ACTION – Livestock – Ordinance

Mr. Hobbs presented the item. Conflict between two neighbors over the placement of a chicken coop brought to light the need to slightly modify the presentation of required setbacks for accessory livestock structures to other structures nearby and the need to define the word “structure.” The amendments do not change current policy but rather clarify separations for livestock quartering.

Discussion verified the distance requirements between structures housing livestock and residential units.

*Commissioner Everett opened the public hearing at 9:23 p.m. As there were no comments, he closed the hearing.*



**MOTION:** *Commissioner Bergener moved to recommend approval to the City Council of the amendments to Eagle Mountain Municipal Code 17.10 and 17.25.040 as drafted. Commissioner Allen seconded the motion.*

| <i>Those Voting Yes</i>                                    | <i>Those Voting No</i>                                  | <i>Those Abstaining</i>                         | <i>Those Absent</i>                             |
|------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> <i>Jason Allen</i>     | <input type="checkbox"/> <i>Jason Allen</i>             | <input type="checkbox"/> <i>Jason Allen</i>     | <input type="checkbox"/> <i>Jason Allen</i>     |
| <input checked="" type="checkbox"/> <i>Jeremy Bergener</i> | <input type="checkbox"/> <i>Jeremy Bergener</i>         | <input type="checkbox"/> <i>Jeremy Bergener</i> | <input type="checkbox"/> <i>Jeremy Bergener</i> |
| <input checked="" type="checkbox"/> <i>Matthew Everett</i> | <input type="checkbox"/> <i>Matthew Everett</i>         | <input type="checkbox"/> <i>Matthew Everett</i> | <input type="checkbox"/> <i>Matthew Everett</i> |
| <input checked="" type="checkbox"/> <i>Robert Fox</i>      | <input type="checkbox"/> <i>Robert Fox</i>              | <input type="checkbox"/> <i>Robert Fox</i>      | <input type="checkbox"/> <i>Robert Fox</i>      |
| <input type="checkbox"/> <i>Brent Strong</i>               | <input checked="" type="checkbox"/> <i>Brent Strong</i> | <input type="checkbox"/> <i>Brent Strong</i>    | <input type="checkbox"/> <i>Brent Strong</i>    |

*The motion passed with a vote of 4:1.*

6.I. ACTION ITEM/PUBLIC HEARING – Landscape Ordinance Amending the Eagle Mountain Municipal Code, Chapter 7 Parks, Trails, and Special Events; Chapter 16 Subdivisions; and Chapter 17 Zoning.

*This item was removed from the agenda.*

7. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for December 12, 2023.

8. Adjournment

**MOTION:** *Commissioner Allen moved to adjourn at 9:25 p.m. Commissioner Everett seconded the motion.*

| <i>Those Voting Yes</i>                                    | <i>Those Voting No</i>                          | <i>Those Abstaining</i>                         | <i>Those Absent</i>                             |
|------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> <i>Jason Allen</i>     | <input type="checkbox"/> <i>Jason Allen</i>     | <input type="checkbox"/> <i>Jason Allen</i>     | <input type="checkbox"/> <i>Jason Allen</i>     |
| <input checked="" type="checkbox"/> <i>Jeremy Bergener</i> | <input type="checkbox"/> <i>Jeremy Bergener</i> | <input type="checkbox"/> <i>Jeremy Bergener</i> | <input type="checkbox"/> <i>Jeremy Bergener</i> |
| <input checked="" type="checkbox"/> <i>Matthew Everett</i> | <input type="checkbox"/> <i>Matthew Everett</i> | <input type="checkbox"/> <i>Matthew Everett</i> | <input type="checkbox"/> <i>Matthew Everett</i> |
| <input checked="" type="checkbox"/> <i>Robert Fox</i>      | <input type="checkbox"/> <i>Robert Fox</i>      | <input type="checkbox"/> <i>Robert Fox</i>      | <input type="checkbox"/> <i>Robert Fox</i>      |
| <input checked="" type="checkbox"/> <i>Brent Strong</i>    | <input type="checkbox"/> <i>Brent Strong</i>    | <input type="checkbox"/> <i>Brent Strong</i>    | <input type="checkbox"/> <i>Brent Strong</i>    |

*The motion passed with a unanimous vote.*

The meeting was adjourned at 9:25 p.m.

Approved by the Planning Commission on December 12, 2023.

---

Brandon Larsen



Planning Director

DRAFT





**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING  
DECEMBER 12, 2023**

**TITLE:** ACTION ITEM - Quailhill Stake Temporary Site Plan

**ITEM TYPE:** Temporary Site Plan

**APPLICANT:** Chad Evans, Evans and Associates Architecture

**ACTION ITEM:**

Yes

**PUBLIC HEARING:**

No

**PREPARED BY:**

David Stroud, Planning

**BACKGROUND:**

**ITEMS FOR CONSIDERATION:**

Temporary site plans may be subject to standard site plan requirements unless the City Council determines that compliance with select or all standards may be waived.

**REQUIRED FINDINGS:**

17.100.120 Temporary site plans:

The Planning Director and Planning Commission may recommend waiving some of the requirements of this title or chapter when a site plan is temporary in nature. A temporary site plan approval shall be valid for a period of time as determined by the City Council as part of the initial review. Applicants may request that temporary site plan approval be renewed. The same approval process procedures described in this chapter shall be followed, with the exception of the mandatory public hearing requirement. At the discretion of the Planning Director or Planning Commission, a public hearing may be required when renewing a temporary site plan application.

**RECOMMENDATION:**

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the Quailhill Stake Temporary Site plan request, with the following condition:

1. Submit elevations of the temporary structure.



**ATTACHMENTS:**

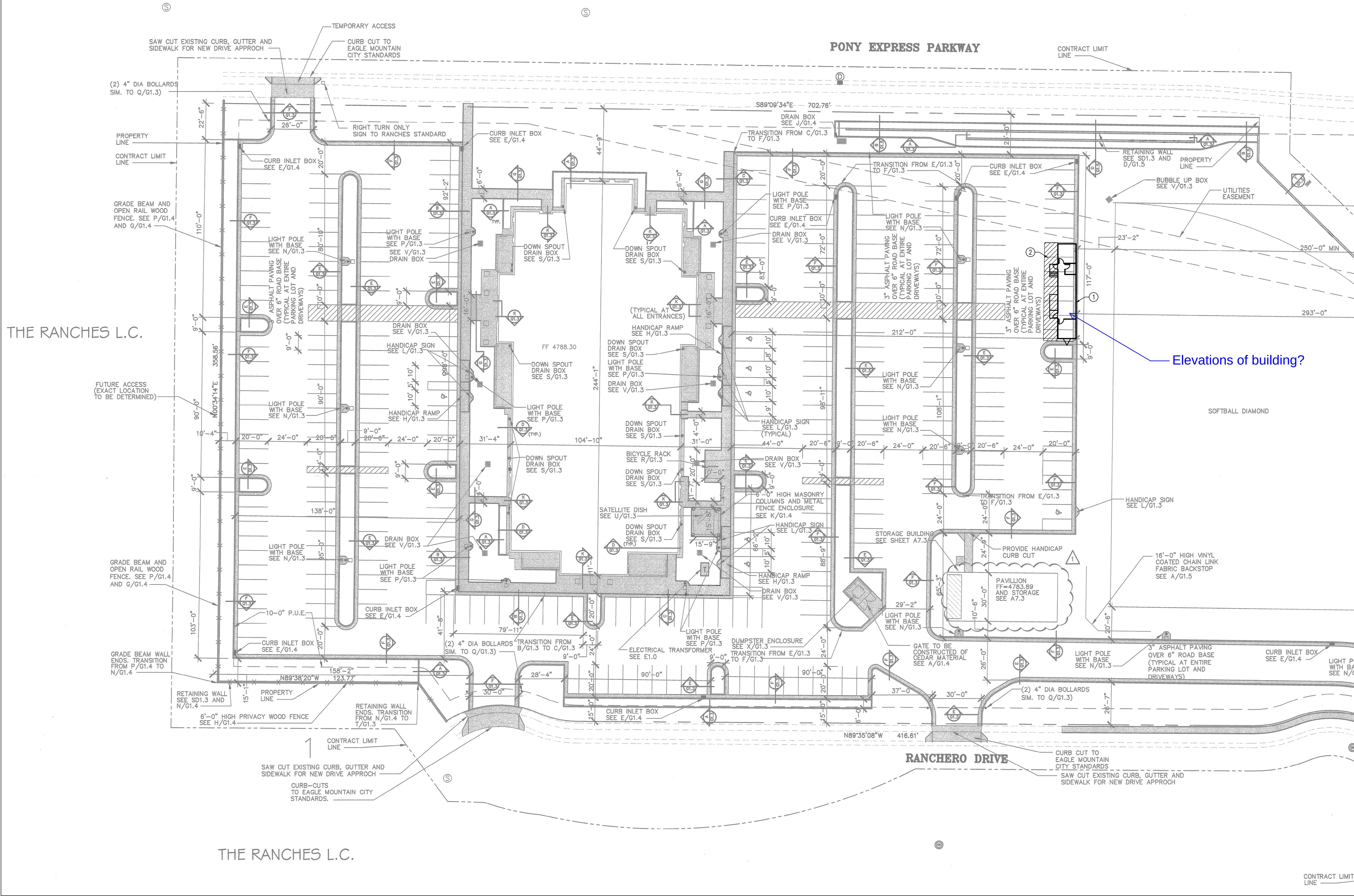
[Quaillhill Stake temp site](#)



R. Hobbs 11/20/23  
RBallif 11/20/23 no comment  
tblack 11/20/23 no comment  
DDeVoogd/UFA 11/20/2023 - No Comment  
CTrusty 11/28/23- No Comment

DPayne 11/30/2023- No Comment  
Z. Hilton - Reviewed - 12/04/2023 - No Comments  
D Stroud 12.5.23 comments

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



- GENERAL NOTES
- ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
  - MOBILE OFFICE TRAILER ELECTRICAL PANELS WILL NEED TO BE PROVIDED WITH TWO (2) LUGS PER PHASE TO ACCOMMODATE THE REQUIRED FEEDERS AND A MAIN BREAKER TO COMPLY WITH THE NEC.
- KEYED NOTES
- 12'-0" x 60'-0" MOBILE OFFICE TRAILER; RAMP AND STAIRS WILL BE PROVIDED BY TRAILER COMPANY
  - CROSS-STRIPE EXISTING PARKING STALLS

evans + associates architecture  
11576 south tree street, suite 103b, draper, utah 84020  
phone 801-933-9212 fax 801-933-9213

Stamp  
LICENSED ARCHITECT  
PAUL ANTHONY EVANS  
273770  
STATE OF UTAH

A Temporary Trailer for  
Saratoga Springs Quailhill Stake Modular  
Saratoga Springs UT Quailhill Stake

4506 East Pony Express Parkway  
Eagle Mountain, Utah 84005

Project for:  
THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS

| Revisions | Date | Description |
|-----------|------|-------------|
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |

Project Number  
23-109  
Plan Series  
Modular  
Property Number  
590-1819-23010401  
Date  
October 30, 2023  
Sheet Title  
ARCHITECTURAL SITE PLAN

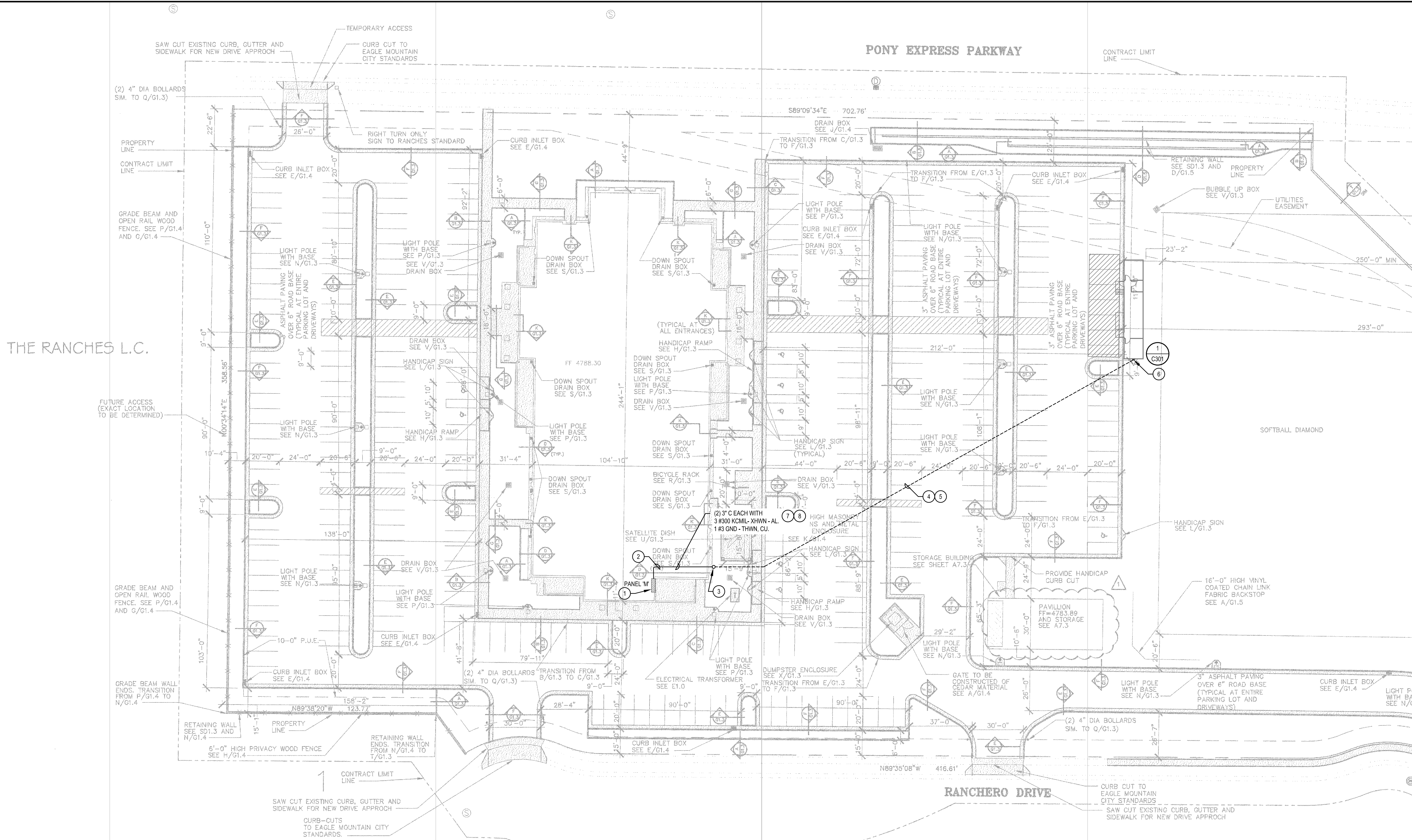
Sheet  
C101

ARCHITECTURAL SITE PLAN

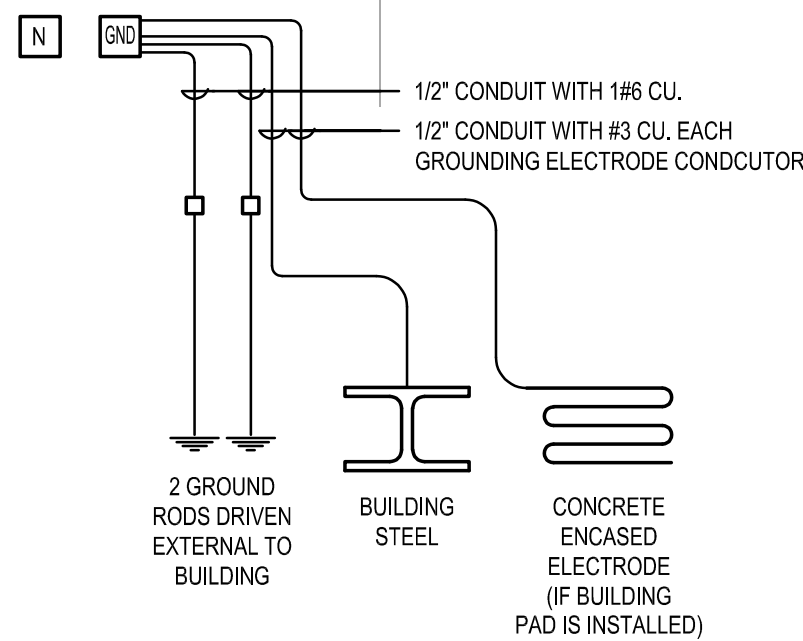
SCALE: 1" = 30'-0"







- KEYED NOTES**
- PROVIDE A NEW 400 AMP, 2 POLE FRAME BREAKER WITH A 150 AMP TRIP IN EXISTING PANEL 'M' TO FEED THE TEMPORARY STAKE TRAILER, CONFIRM TRIP SIZE WITH THE TRAILER SUPPLIER PRIOR TO ORDERING THE BREAKER. NEW BREAKER TO BE OF THE SAME MANUFACTURE (SQ D) AND INTERRUPTING CURRENT AS THE EXISTING INSTALLED. CONTRACTOR TO FIELD VERIFY ALL REQUIREMENTS PRIOR TO ORDERING THE BREAKER. PROVIDE ILSCO PIN ADAPTERS TO REDUCE THE CONDUCTOR SIZE AS NECESSARY TO FIT IN THE BREAKER LUGS. DO NOT TRIM CONDUCTORS TO FIT LUGS.
  - ROUTE NEW CONDUIT THROUGH THE EXISTING ATTIC SPACE TO LOCATION SHOWN.
  - ROUTE NEW CONDUIT DOWN THE EXTERIOR OF THE BUILDING. CONFIRM LOCATION WITH WINDOWS AND ARCHITECT PRIOR TO ANY ROUGH-IN. CONTRACTOR TO PATCH EXISTING SOFFIT TO BE WATERTIGHT ONCE THE CONDUIT IS EXTENDED THROUGH.
  - PROVIDE BORING FROM NEW CONDUIT TO THE TEMPORARY TRAILER LOCATION. CONTRACTOR SHALL CONFIRM LOCATIONS OF ALL UTILITIES, STORM DRAINS, BRANCH CIRCUITS, ETC PRIOR TO BORING. ANY DAMAGE DONE TO EXISTING BELOW GRADE INFRASTRUCTURE SHALL BE REPLACED TO ORIGINAL CONDITIONS.
  - ANY DAMAGE DONE TO THE EXISTING LANDSCAPE OR IRRIGATION SYSTEM SHALL BE REPAIRED BACK TO ORIGINAL CONDITIONS.
  - PROVIDE ALL REQUIRED FEEDER TERMINATIONS AT THE TRAILER PANEL. THE TRAILER PANEL WILL NEED TO BE PROVIDED WITH TWO (2) LUGS PER PHASE TO ACCOMMODATE THE FEEDER. PROVIDE ILSCO PIN ADAPTERS TO REDUCE THE CONDUCTOR SIZE AS NECESSARY TO FIT IN THE BREAKER LUGS. DO NOT TRIM CONDUCTORS TO FIT LUGS. FEEDER TO ENTER THE PANEL WHERE IT EMERGES FROM BELOW GRADE. DO NOT ROUTED FEEDER THROUGH THE TRAILER. CONFIRM EXACT PANEL LOCATION WITH THE TRAILER INSTALLER PRIOR TO ANY ROUGH-IN.
  - CONTRACTOR TO ADJUST THE FEEDER CONDUCTORS AND CONDUIT BASED ON THE ACTUAL INSTALLED FEEDER LENGTH AND ACTUAL TRAILER ELECTRICAL LOAD AS NECESSARY FOR A 2% MAXIMUM VOLTAGE DROP. CONTRACTOR MAY REACH OUT THE ENGINEER TO ASSIST WITH THE FEEDER ADJUSTMENTS.
  - FEEDER CONDUCTORS ARE BASED ON 80% OF THE 150 AMP BREAKER AND LENGTH AS SHOWN. ACTUAL TRAILER ELECTRICAL LOAD IS UNKNOWN AT THE TIME OF DESIGN. CONTRACTOR TO VERIFY ACTUAL TRAILER ELECTRICAL LOAD WITH THE TRAILER INSTALLER PRIOR TO RUNNING CONDUIT OR ORDERING THE FEEDER CONDUCTORS. SEE KEYED NOTE #7.



**ELECTRICAL SITE PLAN**  
SCALE: 1" = 30'-0"



**ENVISION**  
ENGINEERING  
240 East Morris Ave. Suite 200  
South Salt Lake City, UT 84115  
P (801) 534-1130  
F (801) 534-1080  
www.envisioneng.com  
ENV-2023-260.00

**evans + associates architecture**  
11576 south state street, suite 103b, draper, utah 84020  
PH: 801-933-9212

Stamp  
REGISTERED PROFESSIONAL ENGINEER  
DAVID P. WHITTON  
No. 264397  
STATE OF UTAH  
2023/11/09

A Temporary Trailer for  
**Saratoga Springs Quailhill Stake Modular**  
**Saratoga Springs UT Quailhill Stake**  
4506 East Pony Express Parkway  
Eagle Mountain, Utah 84005

Project for:  
**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

| Revisions | Description | Mark | Date |
|-----------|-------------|------|------|
|           |             |      |      |
|           |             |      |      |
|           |             |      |      |

Project Number  
23-109  
Plan Series  
Modular  
Property Number  
590-1819-23010401  
Date  
October 30, 2023

Sheet Title  
**ELECTRICAL SITE PLAN**

Sheet  
**C301**





**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING  
DECEMBER 12, 2023**

|                                        |                                                                        |                       |                         |
|----------------------------------------|------------------------------------------------------------------------|-----------------------|-------------------------|
| <b>TITLE:</b>                          | ACTION ITEM -- CODE AMENDMENTS TO EMMC TITLE 15 CONSTRUCTION STANDARDS |                       |                         |
| <b>ITEM TYPE:</b>                      | Ordinance                                                              |                       |                         |
| <b>FISCAL IMPACT:</b>                  | N/A                                                                    |                       |                         |
| <b>APPLICANT:</b>                      | Eagle Mountain City -- Chris Trusty representing                       |                       |                         |
| <b>GENERAL PLAN DESIGNATION</b><br>n/a | <b>CURRENT ZONE</b><br>n/a                                             | <b>ACREAGE</b><br>n/a | <b>COMMUNITY</b><br>n/a |

**PUBLIC HEARING:**

Yes

**PREPARED BY:**

Chris Trusty, Engineering

**PRESENTED BY:**

Chris Trusty

**RECOMMENDATION:**

Staff recommends that the Planning Commission advance a positive recommendation to the City Council respecting the proposed code changes.

**BACKGROUND:**

Periodically city staff will review construction standards to ensure that they are up to date and reflect typically standards. After a recent review, modifications have been made to the standards to help clarify portions of the code that may have been vague or misunderstood. The changes are included in the attachment.

Because these changes would be considered a land use regulation these are being brought before the Planning Commission for a public hearing and recommendation to the City Council.

Below is a response from the trust regarding insurance viability for sewer laterals:

"

Hello Finn,

Thank you for the question. I am glad to see the City making efforts in this area.

The Trust insures many cities, towns and districts across the state that



provide sewer services. Most of those entities only claim ownership of the sewer mains leaving the property owners to be responsible for the laterals. There are good reasons for that. Chief among them is the fact that with ownership comes maintenance responsibilities.

If you own a portion of a sewer lateral, and that lateral sinks, breaks or simply gets clogged then the responsibility for the repairs and subsequent damages falls to the City. Hence, just like the main line, the City needs to have an inspection and clean out program for all of its laterals, at least to the point of the property line. That raises the questions of whether the City has such a program? And, does the City have the capability of inspecting and maintaining those laterals with sufficient frequency to avoid problems? These questions could also carry responsibility back to the installation of the lateral. If the City owns the portion of a lateral that is in the right of way, does it require specific installation procedures and materials for its portion of the line, and do you inspect the installation to ensure compliance? Also, who bears the cost of the installation of the lateral? If it is the City's line, shouldn't the City bear those costs?

Considering the above, it is interesting to note that for main lines that get clogged, it is most often impossible to identify the source of a clog and therefore there is nobody for the City/Trust to go after for reimbursement should a clog cause a claim. That is not the case for a lateral. A clog in a lateral, unless it is caused by roots, is generally from waste that is dumped into the line by the homeowner. So, when a lateral gets clogged beyond the property line, who is responsible, is it the City as the owner, or is it the homeowner? This scenario has a real potential for creating discord.

You asked if there are coverage concerns that arise out of the City's current ordinance. In general, there are not. Where the City is responsible/liable, we provide coverage. However, if ownership of the laterals increases the claims frequency and/or severity then it will have an impact on the City's premium. Also, if the City does not maintain the laterals and losses occur, it could jeopardize the insurability of that risk. "

The City does not currently conduct routine inspections on sewer laterals.



**ITEMS FOR CONSIDERATION:**

**REQUIRED FINDINGS:**

Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

Ordinance enactment is a legislative process and left to the discretion of the City Council.

**PLANNING COMMISSION ACTION/RECOMMENDATION:**

n/a

**ATTACHMENTS:**





**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING**  
**DECEMBER 12, 2023**

**TITLE:** 2024 Planning Commission Meeting Schedule

**ITEM TYPE:** Motion

**FISCAL IMPACT:**

**APPLICANT:**

**GENERAL PLAN  
DESIGNATION**

**CURRENT ZONE**

**ACREAGE**

**COMMUNITY**

**PUBLIC HEARING:**

No

**PREPARED BY:**

Brandon Larsen, Planning

**PRESENTED BY:**

Brandon Larsen

**RECOMMENDATION:**

Approve the 2024 Planning Commission Meeting Schedule.

**BACKGROUND:**

**ITEMS FOR CONSIDERATION:**

**REQUIRED FINDINGS:**

**PLANNING COMMISSION ACTION/RECOMMENDATION:**

**ATTACHMENTS:**

[EMC PC 2024 Calendar.pdf](#)



**EAGLE MOUNTAIN PLANNING COMMISSION  
2024 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 9, 23

February 13, 27

March 12, 26

April 9, 23

May 14, 28

June 11, 25

July 9, 23

August 13, 27

September 10, 24

October 8, 22

November 12, 26

December 10

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.

If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801.789.6610. Open portions of the meeting can be viewed at <https://eaglemountaincity.com/city-recorder/city-meetings-portal>.





**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING  
DECEMBER 12, 2023**

**TITLE:** ACTION ITEM - City Center Commercial Phase A Plat 6 - Rezone

**ITEM TYPE:** Rezone

**APPLICANT:** Ben Nielsen

**ACTION ITEM:**

Yes

**PUBLIC HEARING:**

Yes

**PREPARED BY:**

Steven Lehmitz, Planning

**BACKGROUND:**

The Eagle Mountain Properties MDA initially zoned this property Commercial C-1 in 1997. It has since been platted and a portion of City Center Commercial Phase A Plat 1 Lot 1 has been developed. The owners of Lot 1 are seeking to subdivide the lot, creating an additional lot for commercial use. The rezone request is for the proposed lot being created, changing it to Commercial Community, one of our current commercial zones.

**ITEMS FOR CONSIDERATION:**

EMMC 17.35.020(B) states, "Commercial Community (CC). This zone provides areas of commercial retail, office, and services, located near transportation hubs and major intersections and designed to buffer neighboring residential areas. Developments should incorporate coordinated circulation, architecture, and landscaping, and a balance of uses oriented to local residents and passing motorists. This zone is generally appropriate within some areas designated as Community Commercial on the city's future land use map, but may also be considered for approval in other areas at the discretion of the approval authority, depending on the surrounding land uses, adjacency to transportation hubs or major intersections, and potential impacts to neighboring land uses."

EMMC 17.90.060 contains the criteria for approval of a rezone. These are included below, along with some commentary related to this application.

*A. Compliance with General Plan. The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map, and comply with the policies and provisions of the city general plan.*



- The proposed rezone area is shown on the Future Land Use Map as Community Commercial. The proposal for Commercial Community as the new zone designation fits within the Community Commercial General Plan Category.

- 

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

- Currently the property is zoned for commercial development and this request simply rezones it to a current commercial zoning designation. As this property is adjacent to residential lots, improvements will be required to alleviate buffering concerns. There is already a screening wall installed along most of the shared border, and that will be required to be completed during site development. The city also holds a 10' public trail easement along that property line. Rezoning to Commercial Community will also establish current setback standards for the site, particularly adjacent to residential property.

*C. City Services. The proposed uses can be accommodated with public services and will not overburden the city's service capacity.*

- The city's service capacity won't be overburdened by this request.

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

- The proposition of an additional commercial lot won't significantly increase traffic generation.

*E. Property Values. The proposed uses are not expected to have a significant negative impact on surrounding property values.*

- The proposition of an additional commercial lot won't have a significant negative impact on surrounding property values. Considering that the City Center Commercial development is already zoned for commercial use and how the lots have been subdivided in the past, this is a predictable update.

**REQUIRED FINDINGS:**

A rezone is a legislative decision and is considered valid if reasonably debatable and not illegal. The criteria for approval for a rezone are listed in EMMC 17.90.060.

**RECOMMENDATION:**

Staff recommends that the Planning Commission forward the rezone application to the City Council with a positive recommendation.

**ATTACHMENTS:**

[Proposed Rezone Map](#)

[Vicinity Map](#)

[City Center Commercial Phase A Plat 1](#)

[Proposed Amended Plat](#)





0.96 acre

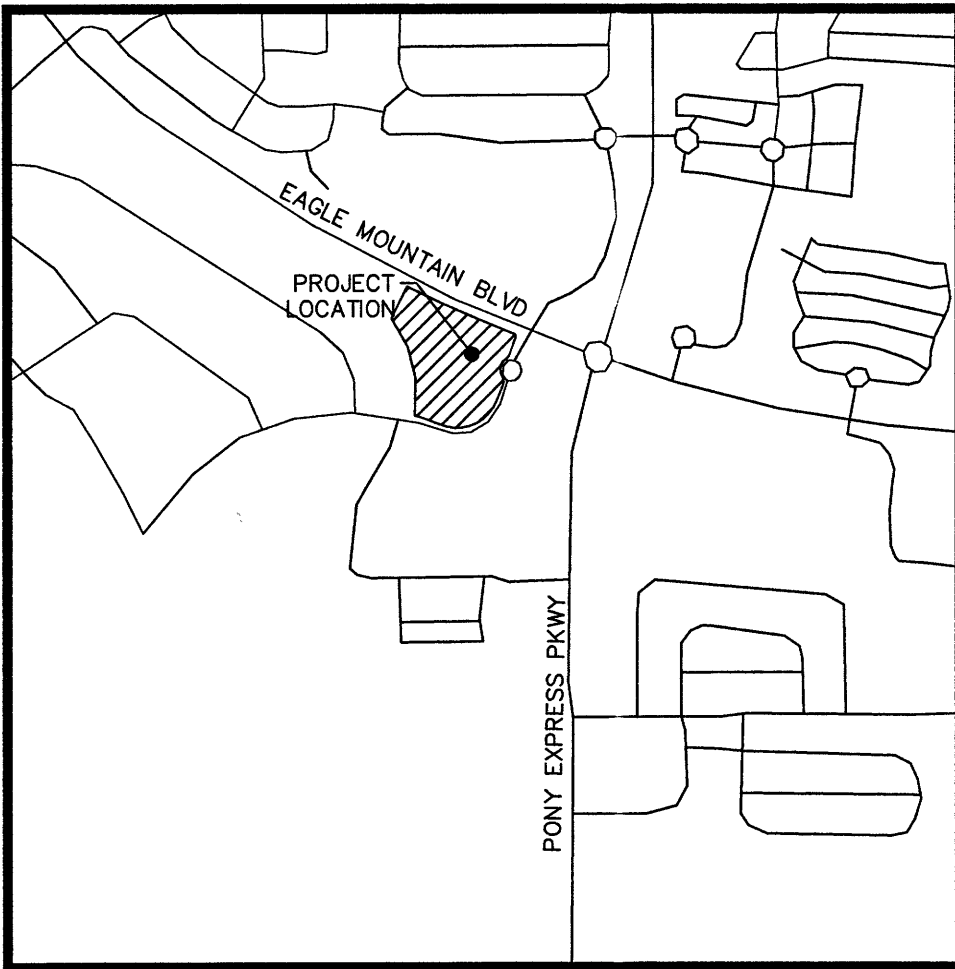
Proposed rezone from  
Commercial C-1 to  
**Commercial Community**



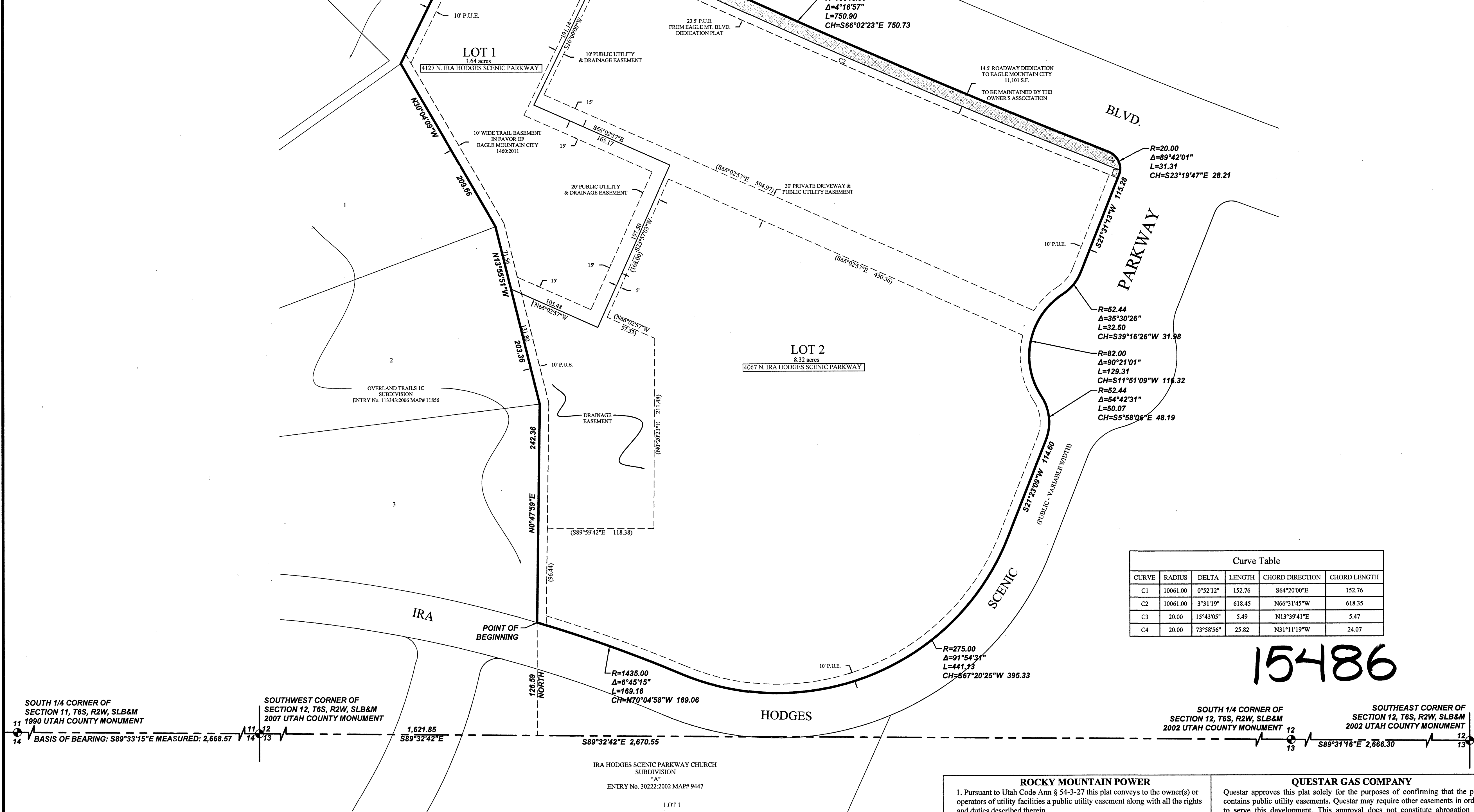


0.96 acre





VICINITY MAP  
N.T.S.



PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
502 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
www.focusutah.com

NOTES:

#5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS.  
P.U.E. = PUBLIC UTILITY EASEMENT  
ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT OF WAY ARE PRIVATE UTILITIES

SITE TABULATIONS

|                            |                              |
|----------------------------|------------------------------|
| TOTAL # OF LOTS:           | 2 LOTS                       |
| TOTAL ACRES:               | 10.22 ACRES                  |
| TOTAL ACRES IN LOTS:       | 9.96 ACRES                   |
| TOTAL OPEN SPACE:          | 0.00 ACRES                   |
| TOTAL IMPROVED OPEN SPACE: | 0.00 ACRES                   |
| AVERAGE LOT SIZE:          | 4.08 ACRES OR 216,929 SQ.FT. |
| LARGEST LOT SIZE:          | 8.32 ACRES                   |
| SMALLEST LOT SIZE:         | 1.64 ACRES                   |
| OVERALL DENSITY:           | 0.20 UNITS/ACRE              |

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.  
DIRECT COMMUNICATIONS  
DATE 5-13-16

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.  
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under  
(1) A recorded easement or right-of-way  
(2) The law applicable to prescriptive rights  
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or  
(4) Any other provision of law  
APPROVED BY CITY ENGINEER  
DATE 6/13/16

QUESTAR GAS COMPANY

Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-way department at 1-800-366-8532.  
Approved this 13 day of June, 2016 Questar Gas Company  
By: [Signature]  
Title: [Signature]

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.  
Dennis P. Carlisle  
DENNIS P. CARLISLE  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 172675  
DATE June 9, 2016

BOUNDARY DESCRIPTION

A portion of the SW 1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:  
Beginning at the southeast corner of Lot 3, OVERLAND TRAILS 1C Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder located S89°32'42"E along the Section line 1,621.85 feet and North 126.59 feet from the Southwest Corner of Section 12, T6S, R2W, S.L.B. & M.; thence along said plat the following 3 (three) courses and distances: N0°47'59"E 242.36 feet; thence N13°55'51"W 203.36 feet; thence N30°04'09"W 209.66 feet to the southeasterly line of OVERLAND TRAILS ESTATES Phase 1 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N26°06'37"E along said plat 228.09 feet to the southerly right-of-way line of Eagle Mountain Boulevard; thence Southwesterly along the arc of a 10,046.50 foot radius non-tangent curve (radius bears: N26°06'05"E) 750.90 feet through a central angle of 4°16'57" (chord: S66°02'23"E 750.73 feet) to a point of reverse curvature on the northwesterly line of Ira Hodges Scenic Drive; thence along said roadway the following 8 (eight) courses and distances: thence along the arc of a 20.00 foot radius curve to the right 31.31 feet through a central angle of 89°49'47"E 28.21 feet; thence S21°31'13"W 115.28 feet; thence along the arc of a 52.44 foot radius curve to the right 32.50 feet through a central angle of 35°30'26" (chord: S39°16'26"W 31.98 feet) to a point of reverse curvature; thence along the arc of an 82.00 foot radius curve to the left 129.31 feet through a central angle of 90°21'01" (chord: S11°51'09"W 116.32 feet) to a point of reverse curvature; thence along the arc of a 52.44 foot radius curve to the right 50.07 feet through a central angle of 54°42'31" (chord: S5°58'06"E 48.19 feet); thence S21°23'09"W 114.60 feet; thence along the arc of a 275.00 foot radius curve to the right 441.13 feet through a central angle of 91°54'31" (chord: S67°20'25"W 395.33 feet) to a point of reverse curvature; thence along the arc of a 1,435.00 foot radius curve to the left 169.16 feet through a central angle of 6°45'15" (chord: N70°04'58"W 169.06 feet) to the point of beginning.  
Contains: 10.22 +/- acres

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.  
OWNER(S):  
PRINTED NAME OF OWNER  
AUTHORIZED SIGNATURE(S)  
WESTATES COMMERCIAL PROPERTY LLC  
LIMITED LIABILITY ACKNOWLEDGMENT  
STATE OF UTAH  
S.S.  
COUNTY OF Utah  
ON THE 15 DAY OF June A.D. 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, [Signature], WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE [Signature] OF Westates Commercial Property LLC, A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: 1/1/2020  
NOTARY PUBLIC  
RESIDING IN Utah COUNTY  
MY COMMISSION No. #686717  
Fionnuala B. Koford  
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
S.S.  
COUNTY OF Utah  
ON THE 1 DAY OF August A.D. 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, [Signature], WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE [Signature] OF T1 Mortenaga Company, A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: 1/1/2020  
NOTARY PUBLIC  
RESIDING IN Utah COUNTY  
MY COMMISSION No. #686717  
Fionnuala B. Koford  
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
S.S.  
COUNTY OF Utah  
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MY COMMISSION EXPIRES: 1/1/2020  
NOTARY PUBLIC  
RESIDING IN Utah COUNTY  
MY COMMISSION No. #686717  
Fionnuala B. Koford  
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 27 DAY OF March, 2017.  
APPROVED BY MAYOR  
APPROVED BY CITY ATTORNEY  
APPROVED BY CITY ENGINEER  
(SEE SEAL BELOW)  
ATTEST BY CITY RECORDER  
(SEE SEAL BELOW)

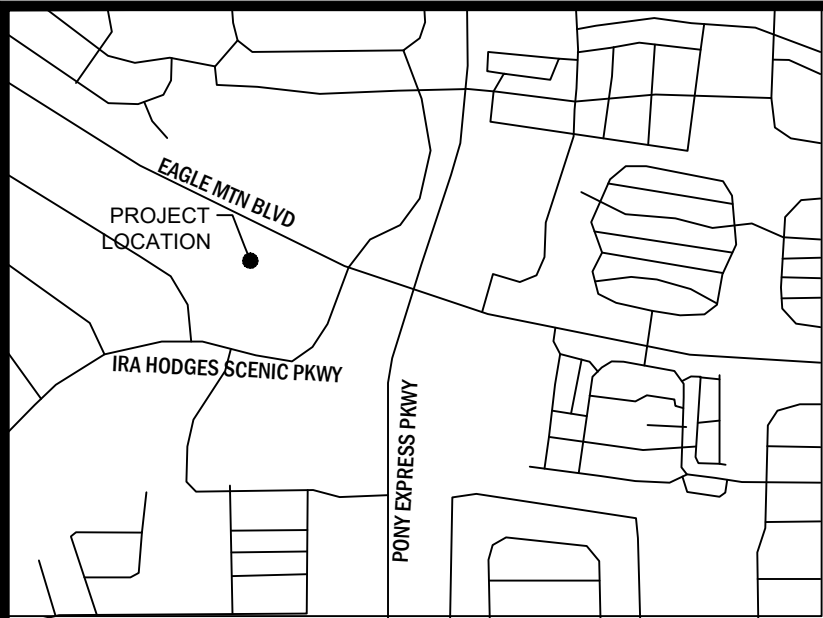
PHASE "A", PLAT 1  
CITY CENTER COMMERCIAL

SUBDIVISION  
EAGLE MOUNTAIN, UTAH COUNTY

JEFFERY SMITH  
UTAH COUNTY RECORDER  
RECORDED FOR EAGLE MOUNTAIN CITY  
SCALE: 1"=60'  
2017, April 12

|                 |                    |                           |                      |
|-----------------|--------------------|---------------------------|----------------------|
| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | COUNTY RECORDER SEAL |
| [Seal]          | [Seal]             | [Seal]                    | [Seal]               |





VICINITY MAP

SITE TABULATIONS

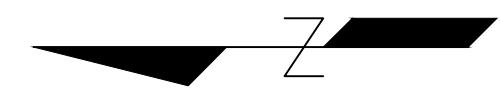
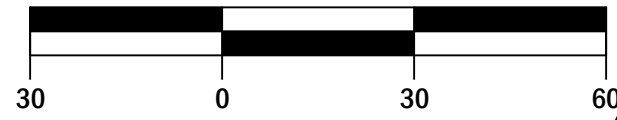
PROJECT ACREAGE: 1.64 ACRES  
TOTAL ACREAGE IN LOTS: 1.64 ACRES  
TOTAL NUMBER OF LOTS: 2  
TOTAL ACREAGE OF OPEN SPACE: 0.00 ACRES  
TOTAL ACREAGE OF IMPROVED OPEN SPACE: 0.00 ACRES  
AVERAGE LOT SIZE: 35,648 S.F.  
LARGEST LOT SIZE: 41,740 S.F.  
SMALLEST LOT SIZE: 29,556 S.F.  
OVERALL DENSITY: 1.22 UNITS/ACRE

LEGEND

SECTION MONUMENT

SECTION LINE  
BOUNDARY LINE  
PROPOSED LOT LINE  
EASEMENT LINE  
EXISTING LOT LINE

SCALE 1"=30'



COMCAST

APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOES NOT WARRANT THE LOCATION OF ANY PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT MODIFY, AFFECT, OR WAIVE ANY RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY OR UNDER ANY EASEMENTS, RIGHTS-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PROVISION OF TELECOMMUNICATIONS SERVICES OR THE TERMS OF SUCH SERVICES.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DOMINION ENERGY UTAH

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

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYES TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN § 10-9a-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
  - A RECORDED EASEMENT OR RIGHT OF WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND 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 COMMUNICATION CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS

DATE

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this plat, and that this plat is true and correct.

PRELIMINARY FOR REVIEW ONLY

Spencer W. Llewelyn  
Professional Land Surveyor  
License No. 10516507

Date

BOUNDARY DESCRIPTION

ALL OF LOT 1, PHASE "A", PLAT 1, CITY CENTER COMMERCIAL SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1, PHASE "A", PLAT 1, CITY CENTER COMMERCIAL SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE UTAH COUNTY RECORDER'S OFFICE, SAID CORNER BEING LOCATED S89°32'42"E ALONG THE SECTION LINE AND NORTH 496.62 FEET FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N13°55'51"W 71.56 FEET; THENCE N30°04'09"W 209.66 FEET; THENCE N26°06'37"E 213.59 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 10061.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 152.76 FEET THROUGH A CENTRAL ANGLE OF 0°52'12" (CHORD: S64°20'00"E 152.76 FEET); THENCE S26°00'00"W 191.14 FEET; THENCE S66°02'57"E 165.17 FEET; THENCE S23°57'03"W 197.50 FEET; THENCE N66°02'57"W 105.48 FEET TO THE POINT OF BEGINNING.  
CONTAINS 1.64 +/- ACRES  
2 LOTS

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

LAKE MOUNTAIN - EAGLE MOUNTAIN PROPERTIES LLC

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
SS.  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE/THEY ARE THE \_\_\_\_\_ OF LAKE MOUNTAIN - EAGLE MOUNTAIN PROPERTIES LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE/THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH  
RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION NO. \_\_\_\_\_

PRINTED FULL NAME OF NOTARY

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREET, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

APPROVED BY MAYOR \_\_\_\_\_

ATTEST:  
CITY RECORDER (SEE SEAL BELOW)

APPROVED BY CITY ATTORNEY \_\_\_\_\_

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

PHASE "A", PLAT 6  
CITY CENTER COMMERCIAL  
SUBDIVISION  
(INCLUDES THE PARTIAL VACATION AND AMENDMENT OF LOT 1, CITY CENTER COMMERCIAL, PHASE "A", PLAT 1)  
SW1/4 OF SECTION 12,  
TOWNSHIP 6 SOUTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH

|                                                                 |
|-----------------------------------------------------------------|
| OWNER:                                                          |
| LAKE MOUNTAIN - EAGLE MOUNTAIN PROPERTIES LLC                   |
| SURVEYOR:                                                       |
| ..Record Data\logo_white_background.jpg                         |
| 1079 W. COYOTE GULCH WAY<br>BLUFFDALE, UT 84065<br>801-654-8391 |

|                  |                       |                       |                              |
|------------------|-----------------------|-----------------------|------------------------------|
| SURVEYOR'S STAMP | CITY ENGINEER'S STAMP | CITY RECORDER'S STAMP | UTAH COUNTY RECORDER'S STAMP |
|                  |                       |                       |                              |





**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING  
DECEMBER 12, 2023**

**TITLE:** ACTION ITEM - City Center Commercial Phase A Plat 6 - Recorded Plat Amendment

**ITEM TYPE:** Recorded Plat Amendment

**APPLICANT:** Ben Nielsen

**ACTION ITEM:**

Yes

**PUBLIC HEARING:**

No

**PREPARED BY:**

Steven Lehmitz, Planning

**BACKGROUND:**

City Center Commercial Phase A Plat 1 was recorded in 2017. Lot 2 of that plat has been subdivided a couple of times to create smaller commercial lots that have since been developed. The owners of Lot 1 are seeking to do the same and divide the lot, creating another commercial lot. Along with this application there is a rezone request to change the newly created lot to a current commercial zone.

**ITEMS FOR CONSIDERATION:**

The recorded plat amendment application could be considered with Commercial Development Standards found in EMMC 17.35.040 in mind. The proposed lot would have a unique shape. Setbacks would have to be adhered to and could dictate the size of building being constructed and the uses able to function there. Site Plan approval will still be required before development.

EMMC 16.55.030(A)(1) requires a petition to be submitted that states the purpose of the proposed amended plat and contains the signatures of those property owners on the plat that consent to the petition. Staff didn't require the applicant to submit this as the owners of City Center Commercial Phase A Plat 1 Lot 1 are the sole owners on the plat as Lot 2 was vacated from the plat.

**REQUIRED FINDINGS:**

The approval process for a recorded plat amendment is described in EMMC 16.55.040.

**RECOMMENDATION:**

Staff recommends that the Planning Commission forward the recorded plat amendment application to the City Council with a positive recommendation, along with any conditions or changes made at the meeting.

**ATTACHMENTS:**

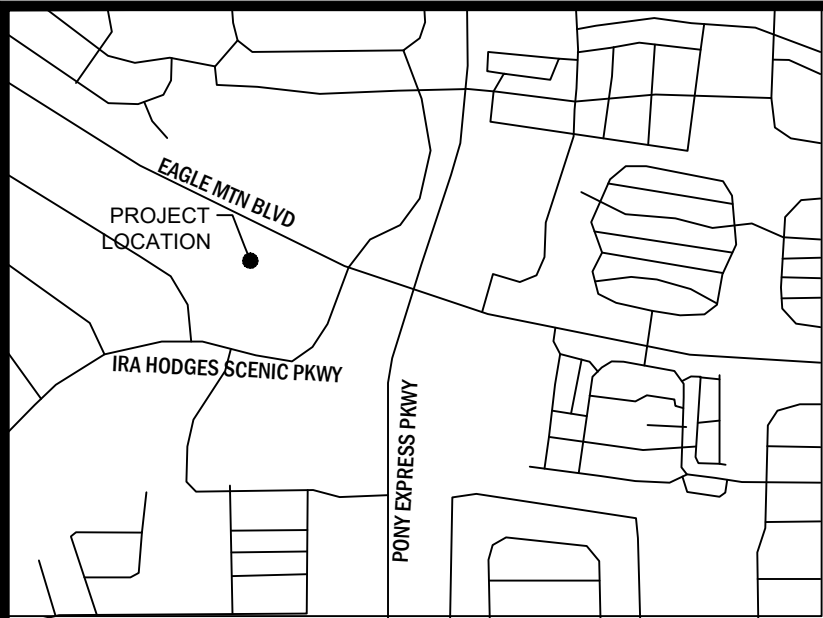
[Proposed Amended Plat](#)

[City Center Commercial Phase A Plat 1](#)

[Vicinity Map](#)

[Proposed Rezone Map](#)





VICINITY MAP

SITE TABULATIONS

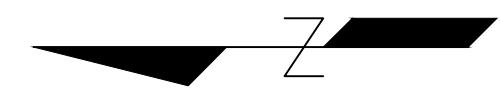
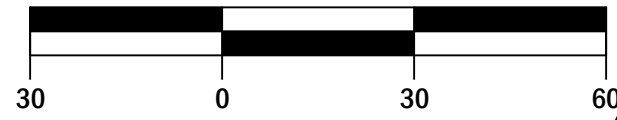
PROJECT ACREAGE: 1.64 ACRES  
TOTAL ACREAGE IN LOTS: 1.64 ACRES  
TOTAL NUMBER OF LOTS: 2  
TOTAL ACREAGE OF OPEN SPACE: 0.00 ACRES  
TOTAL ACREAGE OF IMPROVED OPEN SPACE: 0.00 ACRES  
AVERAGE LOT SIZE: 35,648 S.F.  
LARGEST LOT SIZE: 41,740 S.F.  
SMALLEST LOT SIZE: 29,556 S.F.  
OVERALL DENSITY: 1.22 UNITS/ACRE

LEGEND

SECTION MONUMENT

SECTION LINE  
BOUNDARY LINE  
PROPOSED LOT LINE  
EASEMENT LINE  
EXISTING LOT LINE

SCALE 1"=30'



COMCAST

APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOES NOT WARRANT THE LOCATION OF ANY PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT MODIFY, AFFECT, OR WAIVE ANY RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY OR UNDER ANY EASEMENTS, RIGHTS-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PROVISION OF TELECOMMUNICATIONS SERVICES OR THE TERMS OF SUCH SERVICES.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DOMINION ENERGY UTAH

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

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYES TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN § 10-9a-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
  - A RECORDED EASEMENT OR RIGHT OF WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND 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 COMMUNICATION CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS

DATE

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this plat, and that this plat is true and correct.

PRELIMINARY FOR REVIEW ONLY

Spencer W. Llewelyn  
Professional Land Surveyor  
License No. 10516507

Date

BOUNDARY DESCRIPTION

ALL OF LOT 1, PHASE "A", PLAT 1, CITY CENTER COMMERCIAL SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1, PHASE "A", PLAT 1, CITY CENTER COMMERCIAL SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE UTAH COUNTY RECORDER'S OFFICE, SAID CORNER BEING LOCATED S89°32'42"E ALONG THE SECTION LINE AND NORTH 496.62 FEET FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N13°55'51"W 71.56 FEET; THENCE N30°04'09"W 209.66 FEET; THENCE N26°06'37"E 213.59 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 10061.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 152.76 FEET THROUGH A CENTRAL ANGLE OF 0°52'12" (CHORD: S64°20'00"E 152.76 FEET); THENCE S26°00'00"W 191.14 FEET; THENCE S66°02'57"E 165.17 FEET; THENCE S23°57'03"W 197.50 FEET; THENCE N66°02'57"W 105.48 FEET TO THE POINT OF BEGINNING.  
CONTAINS 1.64 +/- ACRES  
2 LOTS

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

LAKE MOUNTAIN - EAGLE MOUNTAIN PROPERTIES LLC

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
SS.  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE/THEY ARE THE \_\_\_\_\_ OF LAKE MOUNTAIN - EAGLE MOUNTAIN PROPERTIES LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE/THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH  
RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION NO. \_\_\_\_\_

PRINTED FULL NAME OF NOTARY

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREET, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

APPROVED BY MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_  
CITY RECORDER (SEE SEAL BELOW)

APPROVED BY CITY ATTORNEY \_\_\_\_\_

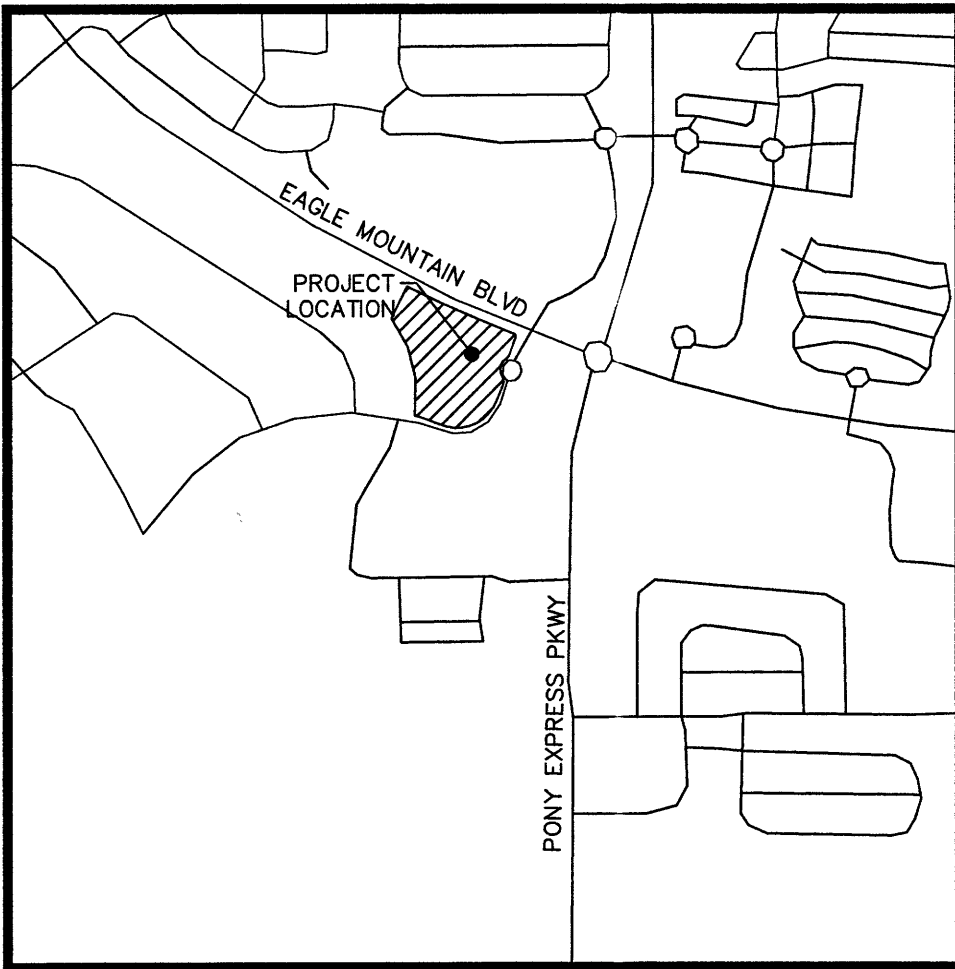
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

PHASE "A", PLAT 6  
CITY CENTER COMMERCIAL  
SUBDIVISION  
(INCLUDES THE PARTIAL VACATION AND AMENDMENT OF LOT 1, CITY CENTER COMMERCIAL, PHASE "A", PLAT 1)  
SW1/4 OF SECTION 12,  
TOWNSHIP 6 SOUTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH

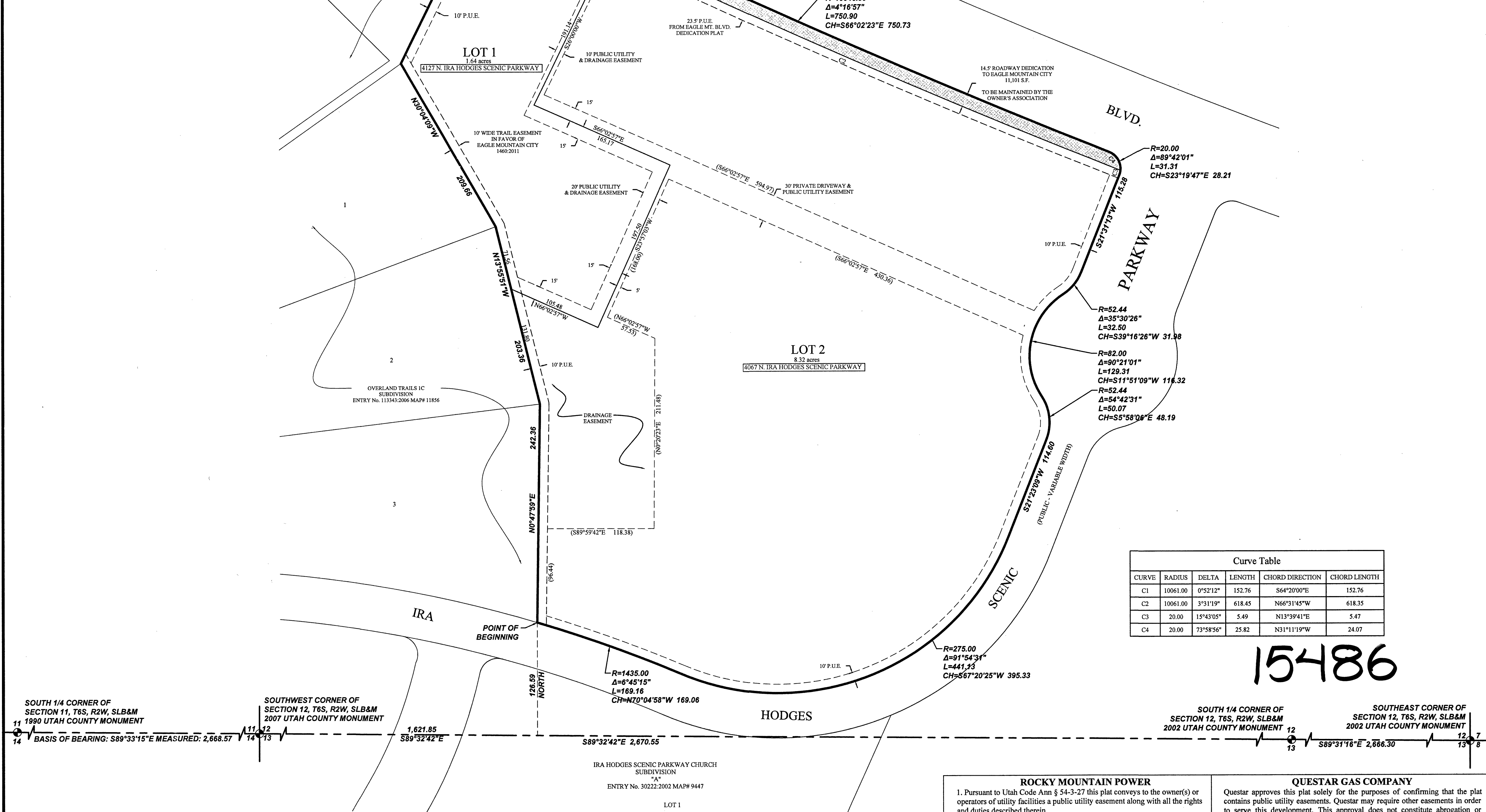
|                                                                 |
|-----------------------------------------------------------------|
| OWNER:                                                          |
| LAKE MOUNTAIN - EAGLE MOUNTAIN PROPERTIES LLC                   |
| SURVEYOR:                                                       |
| ..Record Data\logo_white_background.jpg                         |
| 1079 W. COYOTE GULCH WAY<br>BLUFFDALE, UT 84065<br>801-654-8391 |

|                  |                       |                       |                              |
|------------------|-----------------------|-----------------------|------------------------------|
| SURVEYOR'S STAMP | CITY ENGINEER'S STAMP | CITY RECORDER'S STAMP | UTAH COUNTY RECORDER'S STAMP |
|                  |                       |                       |                              |





VICINITY MAP  
N.T.S.



PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
502 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
www.focusutah.com

NOTES:

#5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS.  
P.U.E. = PUBLIC UTILITY EASEMENT  
ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT OF WAY ARE PRIVATE UTILITIES

SITE TABULATIONS

|                            |                              |
|----------------------------|------------------------------|
| TOTAL # OF LOTS:           | 2 LOTS                       |
| TOTAL ACRES:               | 10.22 ACRES                  |
| TOTAL ACRES IN LOTS:       | 9.96 ACRES                   |
| TOTAL OPEN SPACE:          | 0.00 ACRES                   |
| TOTAL IMPROVED OPEN SPACE: | 0.00 ACRES                   |
| AVERAGE LOT SIZE:          | 4.08 ACRES OR 216,929 SQ.FT. |
| LARGEST LOT SIZE:          | 8.32 ACRES                   |
| SMALLEST LOT SIZE:         | 1.64 ACRES                   |
| OVERALL DENSITY:           | 0.20 UNITS/ACRE              |

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.  
DIRECT COMMUNICATIONS  
DATE 5-13-16

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.  
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under  
(1) A recorded easement or right-of-way  
(2) The law applicable to prescriptive rights  
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or  
(4) Any other provision of law  
APPROVED BY CITY ENGINEER  
DATE 6/13/16

QUESTAR GAS COMPANY

Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-way department at 1-800-366-8532.  
Approved this 13 day of June, 2016 Questar Gas Company  
By: [Signature]  
Title: Asst. Specialist

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.  
Dennis P. Carlisle  
DENNIS P. CARLISLE  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 172675  
DATE June 9, 2016

BOUNDARY DESCRIPTION

A portion of the SW 1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:  
Beginning at the southeast corner of Lot 3, OVERLAND TRAILS 1C Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder located S89°32'42"E along the Section line 1,621.85 feet and North 126.59 feet from the Southwest Corner of Section 12, T6S, R2W, S.L.B. & M.; thence along said plat the following 3 (three) courses and distances: N0°47'59"E 242.36 feet; thence N13°55'51"W 203.36 feet; thence N30°04'09"W 209.66 feet to the southeasterly line of OVERLAND TRAILS ESTATES Phase 1 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N26°06'37"E along said plat 228.09 feet to the southerly right-of-way line of Eagle Mountain Boulevard; thence Southwesterly along the arc of a 10,046.50 foot radius non-tangent curve (radius bears: N26°06'05"E) 750.90 feet through a central angle of 4°16'57" (chord: S66°02'23"E 750.73 feet) to a point of reverse curvature on the northwesterly line of Ira Hodges Scenic Drive; thence along said roadway the following 8 (eight) courses and distances: thence along the arc of a 20.00 foot radius curve to the right 31.31 feet through a central angle of 89°42'01" (chord: S23°13'13"W 115.28 feet); thence S21°31'13"W 115.28 feet; thence along the arc of a 52.44 foot radius curve to the right 32.50 feet through a central angle of 35°30'26" (chord: S39°16'26"W 31.98 feet) to a point of reverse curvature; thence along the arc of an 82.00 foot radius curve to the left 129.31 feet through a central angle of 90°21'01" (chord: S11°51'09"W 116.32 feet) to a point of reverse curvature; thence along the arc of a 52.44 foot radius curve to the right 50.07 feet through a central angle of 54°42'31" (chord: S5°58'06"E 48.19 feet); thence S21°23'09"W 114.60 feet; thence along the arc of a 275.00 foot radius curve to the right 441.13 feet through a central angle of 91°54'31" (chord: S67°20'25"W 395.33 feet) to a point of reverse curvature; thence along the arc of a 1,435.00 foot radius curve to the left 169.16 feet through a central angle of 6°45'15" (chord: N70°04'58"W 169.06 feet) to the point of beginning.  
Contains: 10.22 +/- acres

OWNER'S DEDICATION

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

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
S.S.  
COUNTY OF Utah  
ON THE 15 DAY OF June A.D. 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, J. T. Mortenga, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Westates Commercial Property LLC, A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: 1/1/2020  
NOTARY PUBLIC  
RESIDING IN Utah COUNTY  
MY COMMISSION No. #686717  
Fionnuala B. Koford  
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
S.S.  
COUNTY OF Utah  
ON THE 1 DAY OF August A.D. 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, J. T. Mortenga, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF T. J. Mortenga Company, A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: 1/1/2020  
NOTARY PUBLIC  
RESIDING IN Utah COUNTY  
MY COMMISSION No. #686717  
Fionnuala B. Koford  
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 27 DAY OF March, 2017.  
APPROVED BY MAYOR  
APPROVED BY CITY ATTORNEY  
APPROVED BY CITY ENGINEER  
(SEE SEAL BELOW)  
ATTEST BY CITY RECORDER  
(SEE SEAL BELOW)

PHASE "A", PLAT 1  
CITY CENTER COMMERCIAL

ENT. 35161-2017 Map 4 15486  
JEFFERY SMITH  
UTAH COUNTY RECORDER

EAGLE MOUNTAIN, UTAH COUNTY RECORDER  
RECORDED FOR EAGLE MOUNTAIN CITY  
SCALE: 1"=60'  
2017, April 12

|                                                                                 |                                                                      |                                                                       |                                                                       |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------|
| SURVEYOR'S SEAL                                                                 | NOTARY PUBLIC SEAL                                                   | CITY-COUNTY ENGINEER SEAL                                             | COUNTY RECORDER SEAL                                                  |
| PROFESSIONAL LAND SURVEYOR<br>No. 172675<br>DENNIS P. CARLISLE<br>STATE OF UTAH | FIONNUALA B. KOFORD<br>NOTARY PUBLIC<br>UTAH<br>COM. EXP. 01-01-2020 | JEFFERY SMITH<br>CITY-COUNTY ENGINEER<br>UTAH<br>COM. EXP. 01-01-2020 | UTAH COUNTY RECORDER<br>JEFFERY SMITH<br>UTAH<br>COM. EXP. 01-01-2020 |





0.96 acre





0.96 acre

Proposed rezone from  
Commercial C-1 to  
**Commercial Community**





**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING  
DECEMBER 12, 2023**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| <b>TITLE:</b>     | ACTION ITEM - Alpine School District Middle School Site Plan |
| <b>ITEM TYPE:</b> | Site Plan                                                    |
| <b>APPLICANT:</b> | Alpine School District                                       |

**ACTION ITEM:**

Yes

**PUBLIC HEARING:**

Yes

**PREPARED BY:**

David Stroud, Planning

**BACKGROUND:**

Alpine School District is in need of a middle school to educate the projected future student population of the north Eagle Mountain area. The site location is in the northwest area of the City and immediately adjacent to Arrival, to the north.

**ITEMS FOR CONSIDERATION:**

Zoning - schools shall be permitted uses in all zones.

Parking - No parking standards exists for a public school. EMMC states when no parking standard exists, the City Engineer shall make a recommendation to the Planning Commission. While the City Engineer likely has no basis to recommend parking of a school, staff recommends the Planning Commission consider parking as proposed by the school district.

Landscaping - City cannot regulate.

Architecture - City cannot regulate.

Fencing - City cannot regulate.

**REQUIRED FINDINGS:**

According to Utah Code 10-9a-305

(3) A municipality may not:

(a) impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property;

(b) except as otherwise provided in this section, require a school district or charter school to participate in the cost of any roadway or sidewalk, or a study on the impact of a school on a roadway or

sidewalk, that is not reasonably necessary for the safety of school children and not located on or contiguous to school property, unless the roadway or sidewalk is required to connect an otherwise isolated school site to an existing roadway;

(c) require a district or charter school to pay fees not authorized by this section;

(d) provide for inspection of school construction or assess a fee or other charges for inspection, unless the school district or charter school is unable to provide for inspection by an inspector, other than the project architect or contractor, who is qualified under criteria established by the state superintendent;

(e) require a school district or charter school to pay any impact fee for an improvement project unless the impact fee is imposed as provided in Title 11, Chapter 36a, Impact Fees Act;

(f) impose regulations upon the location of an educational facility except as necessary to avoid unreasonable risks to health or safety; or

(g) for a land use or a structure owned or operated by a school district or charter school that is not an educational facility but is used in support of providing instruction to pupils, impose a regulation that:

(i) is not imposed on a similar land use or structure in the zone in which the land use or structure is approved; or

(ii) uses the tax exempt status of the school district or charter school as criteria for prohibiting or regulating the land use or location of the structure.

**RECOMMENDATION:**

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the site plan of Alpine School District Middle School with the following condition:

1. Lighting shall comply with EMMC.

**ATTACHMENTS:**

[ASD Eagle Mountain Middle School](#)



RBallif 11/13/23 no comment  
CTrusty 11/13/23- Comment

DDeVoogd/UFA 11/13/2023 - No Comments

M Bahr 11-15-23  
NO COMMENTS  
S. Lehmitz reviewed 11/16/2023 - No Comments  
DPayne 11/17/2023- No Comment  
D Stroud 11.28.23 comment

# ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT  
1190 E BELLE ST. & 9050 N HARMONY WAL, EAGLE MOUNTAIN, UT



524 SOUTH 600 EAST  
SALT LAKE CITY, UT 84102  
801.575.8800 | VCBO.COM



**owner**  
SCOTT JOHNSON  
ALPINE SCHOOL DISTRICT

**general contractor**  
MARK PETERSEN  
WESTLAND CONSTRUCTION  
1411 W 1250 S SUITE 103  
OREM, UT 84058  
mark@westlandconstruction.com  
801.374.0085

**architect**  
DAVID S. COX  
VCBO ARCHITECTURE  
524 SOUTH 600 EAST  
SALT LAKE CITY, UT 84102  
dcox@vcbo.com  
801.575.8800

**civil engineer**  
NICHOLE LUTHI  
MERIDIAN ENGINEERING, INC.  
1628 WEST 11010 SOUTH SUITE 102  
SOUTH JORDAN, UT 84095  
nluthi@meamerica.com  
801.569.1315

**structural engineer**  
ALEX KARRAS  
CALDER RICHARDS STRUCTURAL CONSULTING  
634 400 W SUITE 100  
SALT LAKE CITY, UT 84101  
scott@crseng.com  
801.466.1699

**mechanical engineer**  
MITCH TERVORT  
OLSEN & PETERSON ENGINEERING  
14 EAST 2700 SOUTH  
SALT LAKE CITY, UT 84115  
mitch@op-eng.com  
801.486.4646

**electrical engineer**  
DRAYTON BAILEY  
BNA CONSULTING  
635 SOUTH STATE STREET  
SALT LAKE CITY, UT 84111  
drayton@bnaconsulting.com  
801.532.2196

**food services**  
ED REICH  
W.S. REICH & ASSOCIATES  
2846 SOUTH 450 WEST  
BOUNTIFUL, UT 84010  
ed@wsreich.com  
801.295.4109

**landscape architect**  
ERIC LYMAN  
EA LYMAN LANDSCAPE ARCHITECTS  
8193 PINE CREEK LANE  
SANDY, UT 84083  
eric@ealyman.com  
801.943.6564

**fire marshal**  
CHRIS HENDRICKSON  
UTAH STATE FIRE MARSHAL'S OFFICE  
5272 SOUTH COLLEGE DRIVE SUITE 302  
MURRAY, UT 84123  
cahendrickson@utah.gov  
385.302.5411

**4-way inspector**  
MIKE BURR  
ALPINE SCHOOL DISTRICT  
490 NORTH STATE STREET  
LINDON, UT 84042  
mburr@alpinedistrict.org  
801.610.8584

Sheet index  
Lighting cut sheets and  
lumen calcs? Down lit  
and full cutoff.



ABBREVIATIONS

NOT ALL ABBREVIATIONS MAY BE USED

|         |                                    |               |                             |
|---------|------------------------------------|---------------|-----------------------------|
| &<br>@  | AND<br>AT                          | LAV<br>LB/LBS | LAVATORY<br>POUND (S)       |
| ACT     | ACOUSTICAL CEILING TILE            | MAT           | MATERIAL (S)                |
| ADJ     | ADJUSTABLE                         | MAX           | MAXIMUM                     |
| AFF     | ABOVE FINISH FLOOR                 | MDF           | MEDIUM DENSITY FIBERBOARD   |
| ALT     | ALTERNATE                          | MECH          | MECHANICAL                  |
| AL/ALUM | ALUMINUM                           | MEMB          | MEMBRANE                    |
| APPROX  | APPROXIMATE                        | MEZZ          | MEZZANINE                   |
| ARCH    | ARCHITECTURAL                      | MFR           | MANUFACTURER                |
|         |                                    | MGR           | MANAGER                     |
| BD      | BOARD                              | MIN           | MINIMUM                     |
| BLDG    | BUILDING                           | MIR           | MIRROR                      |
| BLK     | BLOCK (ING)                        | MISC          | MISCELLANEOUS               |
| BO      | BOTTOM OF                          | MO            | MASONRY OPENING             |
| BRG     | BEARING                            | MOUNT. (ED)   | MOUNT. (ED)                 |
| BSMT    | BASEMENT                           | MTL           | METAL                       |
| BS      | BOTH SIDES                         | MW            | MICROWAVE                   |
| BW      | BOTH WAYS                          |               |                             |
| CAB     | CABINET                            | N             | NORTH                       |
| CB      | CATCH BASIN                        | NIC           | NOT IN CONTRACT             |
| CCSA    | CUSTOM COLOR SELECTED BY ARCHITECT | NO            | NUMBER                      |
| CG      | CORNER GUARD                       | NOM           | NOMINAL                     |
| CHAM    | CHAMFER                            | NRC           | NOISE REDUCTION COEFFICIENT |
| CJ      | CONTROL JOINT                      | NTS           | NOT TO SCALE                |
| CL      | CENTER LINE                        | OC            | ON CENTER                   |
| CLG     | CEILING                            | OD            | OUTSIDE DIAMETER            |
| CLR     | CLEAR                              | OCF           | OWNER FURNISHED             |
| CM      | CONSTRUCTION MANAGER               | OCF           | CONTRACTOR INSTALLED        |
| COL     | COLUMN                             | OFD           | OVERFLOW DRAIN              |
| COMP    | COMPUTER                           | OH            | OVERHEAD                    |
| CONC    | CONCRETE                           | OPG           | OPENING                     |
| CONT    | CONTINUOUS                         | OPP           | OPPOSITE                    |
| CMU     | CONCRETE MASONRY UNIT              | OSB           | ORIENTED STRAND BOARD       |
| CSBA    | COLOR SELECTED BY ARCHITECT        | OZ            | OUNCE                       |
| CT      | CERAMIC TILE                       | PERI          | PERIMETER                   |
|         |                                    | PERM          | PERMANENT                   |
| D       | DEPTH                              | PL            | PLATE                       |
| DB      | DECK BEARING                       | PLM           | PLASTIC LAMINATE            |
| DBL     | DOUBLE                             | PNL           | PANEL                       |
| DEPT    | DEPARTMENT                         | PNT           | PAINT (ED)                  |
| DF      | DRINKING FOUNTAIN                  | P.O.          | POINT OF                    |
| DIA     | DIAMETER                           | PR            | PAIR                        |
| DIM     | DIMENSION                          | PT            | POST TENSIONED              |
| DRN     | DRAIN                              | PART          | PARTITION                   |
| DTU/DET | DETAIL                             | PLY           | PLYWOOD                     |
| DW      | DISHWASHER                         | QT            | QUARRY TILE                 |
| DWG     | DRAWING                            |               |                             |
| E       | EAST                               | R / RAD       | RADIUS                      |
| (E)     | EXISTING                           | RCP           | REFLECTED CEILING PLAN      |
| EA      | EACH                               | REC           | RECESSED                    |
| EIFS    | EXTERIOR INSULATION SYSTEM         | REF           | REFERENCE                   |
| EJ      | EXPANSION JOINT                    | REFG          | REFRIGERATOR                |
| EL      | ELECTRICAL                         | RENF          | REINFORCE (ED)              |
| ELEV    | ELEVATION                          | REM           | REMOVE (ED)                 |
| EQ      | EQUAL                              | REPL          | REPLACE                     |
| EQUIP   | EQUIPMENT                          | REQD          | REQUIRED                    |
| EVAP    | EVAPORATIVE                        | REV           | REVISION (S)                |
| EXIST   | EXISTING                           | RM            | ROOM                        |
| EXP     | EXPANSION                          | RO            | ROUGH OPENING               |
| EXT     | EXTERIOR                           | S             | SOUTH                       |
| EW      | ELECTRIC WATER COOLER              | SALV          | SALVAGE (ED)                |
|         |                                    | SECT          | SECTION                     |
| FA      | FIRE ALARM                         | SF            | SQUARE FOOT                 |
| FD      | FLOOR DRAIN                        | SIM           | SIMILAR                     |
| FON     | FOUNDATION                         | SINT          | SEALANT                     |
| FE      | FIRE EXTINGUISHER                  | SPEC          | SPECIFICATION (S)           |
| FEC     | FIRE EXTINGUISHER CABINET          | SS            | STAINLESS STEEL             |
| FG      | FINISH GRADE                       | STC           | SOUND TRANSMISSION CLASS    |
| FH      | FIRE HYDRANT                       | STD           | STANDARD                    |
|         |                                    | STL           | STEEL                       |
| FIN     | FINISHED                           | STOR          | STORAGE                     |
| FLR     | FLOOR                              | STRUC         | STRUCTURE (AL)              |
| F.O.    | FACE OF                            | SUSP          | SUSPENDED                   |
| FT      | FOOT, FEET                         | SYM           | SYMMETRY (ICAL)             |
| FRP     | FIBER REINFORCED PANEL             |               |                             |
| FRT     | FIRE RETARDANT TREATED WOOD        | T             | THICKNESS                   |
| FTG     | FOOTING                            | T & B         | TOP AND BOTTOM              |
| FV      | FIELD VERIFY                       | T & G         | TONGUE AND GROOVE           |
|         |                                    | TBD           | TO BE DETERMINED            |
| GA      | GAUGE                              | TEMP          | TEMPORARY                   |
| GALV    | GALVANIZED                         | THRU          | THROUGH                     |
| GB      | GRAB BAR                           | T.O.          | TOP OF                      |
| GC      | GENERAL CONTRACTOR                 | TRANS         | TRANSFORMER                 |
| GFRC    | GLASSFIBER REINFORCED PANEL        | TS            | TUBE STEEL                  |
| GYP     | GYP SUM                            | TYP           | TYPICAL                     |
| GWB     | GYP SUM WALLBOARD                  | UNF           | UNFINISHED                  |
|         |                                    | UNO           | UNLESS OTHERWISE NOTED      |
| HB      | HOSE BIBB                          | VAR           | VARIES                      |
| HC      | HANDICAP ACCESSIBLE                | VB            | VAPOR BARRIER               |
| HDW     | HARDWARE                           | VCT           | VINYL COMPOSITION TILE      |
| HDF     | HIGH DENSITY FIBERBOARD            | VERT          | VERTICAL                    |
| HM      | HOLLOW METAL                       | VEST          | VESTIBULE                   |
| H       | HEIGHT                             | VVC           | VINYL WALLCOVERING          |
| HOR     | HORIZONTAL                         |               |                             |
| ID      | INSIDE DIAMETER                    | W             | WEST                        |
| ICF     | INSULATED CONCRETE FORM            | W             | WIDTH                       |
| IN      | INCH                               | W             | WITH                        |
| INCL    | INCLUDE                            | WC            | WATER CLOSET                |
| INFO    | INFORMATION                        | WD            | WOOD                        |
| INT     | INTERIOR                           | WO            | WITHOUT                     |
| INSUL   | INSULATE, (D), (ION)               | WOSC          | WAINSCOT                    |
| INV     | INVERT                             | WWF           | WELDED WIRE FABRIC          |
|         |                                    |               |                             |
| JST     | JOIST                              |               |                             |
| JT      | JOINT                              |               |                             |

UTILITY CONTACTS

power

ROCKY MOUNTAIN POWER  
www.rockymountainpower.net  
1-800-469-3981

natural gas

DOMINION ENERGY  
dominionenergy.com  
801-324-5111

water/sewer drain

EAGLE MOUNTAIN CITY  
www.eaglemountaincity.com/public-utilities  
801-789-6678

sewer

EAGLE MOUNTAIN CITY  
www.eaglemountaincity.com/public-utilities  
801-789-6678

telephone

CENTURYLINK  
www.centurylink.com  
800-244-1111

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cahendrickson@utah.gov  
385-302-5411

4-way inspector

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LONDON, UT 84042  
mbur@apnsdshd.org  
801-610-8884

SHEET INDEX - VOLUME 1

|         |                                     |                    |                                                             |
|---------|-------------------------------------|--------------------|-------------------------------------------------------------|
| GENERAL | COVER                               | CG410              | BELLE STREET ROADWAY PLAN AND PROFILE STA 49+70 - STA 55+70 |
| CVR     | GENERAL INFORMATION + INDEX         | CG411              | BELLE STREET ROADWAY PLAN AND PROFILE STA 55+70 - STA 61+70 |
| G301    | CODE - LIFE SAFETY - LEVEL 01       | CG412              | BELLE STREET ROADWAY PLAN AND PROFILE STA 61+70 - STA 63+90 |
| G110    | CODE - LIFE SAFETY - LEVEL 02       | CG420              | HARMONY WAY ROADWAY PLAN AND PROFILE                        |
| G120    | FIRE WALL SECTIONS                  | CG421              | HARMONY WAY ROADWAY PLAN AND PROFILE                        |
| G200    | UL RATED METAL STUD WALL ASSEMBLIES | CG422              | HARMONY WAY ROADWAY PLAN AND PROFILE                        |
| G301    | TYP AND ACCESSIBILITY STANDARDS     | CG423              | HARMONY WAY ROADWAY PLAN AND PROFILE                        |
| G401    | SLAB PLAN - LEVEL 01                | CG424              | HARMONY WAY ROADWAY PLAN AND PROFILE                        |
| G402    | SLAB PLAN - LEVEL 02                | CG450              | HYDROLOGY PLAN                                              |
|         |                                     | CG460              | CUT FILL PLAN                                               |
| CNVL    |                                     | C500               | EROSION CONTROL PLAN                                        |
| C100    | GENERAL NOTES AND DETAILS           | C510               | EROSION CONTROL PLAN DETAILS                                |
| C101    | UTILITY DETAILS                     |                    |                                                             |
| C102    | CITY DETAILS                        | LANDSCAPE          |                                                             |
| C103    | CITY DETAILS                        | L100               | OVERALL PLANTING DETAILS                                    |
| C104    | CITY DETAILS                        | L101               | PLANTING PLAN                                               |
| C105    | CITY DETAILS                        | L102               | PLANTING PLAN                                               |
| C200    | EXISTING SURVEY AND TOPOGRAPHY      | L103               | PLANTING PLAN                                               |
| C201    | EXISTING SURVEY AND TOPOGRAPHY      | L104               | PLANTING PLAN                                               |
| C202    | EXISTING SURVEY AND TOPOGRAPHY      | L105               | PLANTING PLAN                                               |
| C203    | EXISTING SURVEY AND TOPOGRAPHY      | L106               | PLANTING PLAN                                               |
| C204    | EXISTING SURVEY AND TOPOGRAPHY      | L200               | IRRIGATION PLAN                                             |
| CS210   | OVERALL DEMOLITION PLAN             | L201               | IRRIGATION PLAN                                             |
| CS211   | OFFSITE DEMOLITION PLAN             | L202               | IRRIGATION PLAN                                             |
| CS212   | OFFSITE DEMOLITION PLAN             | L203               | IRRIGATION PLAN                                             |
| CS220   | SIGNAGE AND STRIPING PLAN           | L204               | IRRIGATION PLAN                                             |
| CS221   | SIGNAGE AND STRIPING PLAN           | L205               | IRRIGATION PLAN                                             |
| CS222   | SIGNAGE AND STRIPING PLAN           | L206               | IRRIGATION PLAN                                             |
| CS223   | SIGNAGE AND STRIPING PLAN           | L501               | IRRIGATION DETAILS                                          |
| CS230   | OVERALL SITE LAYOUT PLAN            | L502               | IRRIGATION DETAILS                                          |
| CS231   | ENLARGED SITE LAYOUT PLAN           | L503               | IRRIGATION DETAILS                                          |
| CS232   | ENLARGED SITE LAYOUT PLAN           | L504               | IRRIGATION DETAILS                                          |
| CS233   | ENLARGED SITE LAYOUT PLAN           | L505               | PLANTING DETAILS                                            |
| CS234   | ENLARGED SITE LAYOUT PLAN           |                    |                                                             |
| CS235   | ENLARGED SITE LAYOUT PLAN           | ARCHITECTURAL SITE |                                                             |
| CS236   | ENLARGED SITE LAYOUT PLAN           | AS100              | PLAN - SITE - OVERALL                                       |
| CS237   | ENLARGED SITE LAYOUT PLAN           | AS101              | OUTDOOR STORAGE BUILDING                                    |
| CU300   | OVERALL UTILITY PLAN                | AS102              | PLAN - SITE - ENLARGED PICKLEBALL                           |
| CU301   | ENLARGED UTILITY PLAN               | AS501              | SITE DETAILS                                                |
| CU302   | ENLARGED UTILITY PLAN               |                    |                                                             |
| CU303   | ENLARGED UTILITY PLAN               | ELECTRICAL         |                                                             |
| CU304   | ENLARGED UTILITY PLAN               | E101               | ELECTRICAL SITE PLAN                                        |
| CU305   | ENLARGED UTILITY PLAN               |                    |                                                             |
| CU306   | ENLARGED UTILITY PLAN               | ARCHITECTURAL      |                                                             |
| CU307   | ENLARGED UTILITY PLAN               | A201               | EXTERIOR ELEVATIONS                                         |
| CU308   | ON-SITE SEWER LINE PLAN AND PROFILE | A202               | EXTERIOR ELEVATIONS                                         |
| CU309   | ON-SITE SEWER LINE PLAN AND PROFILE | A203               | EXTERIOR ELEVATIONS                                         |
| CU340   | WATER LINE PLAN AND PROFILE         | A204               | EXTERIOR ELEVATIONS                                         |
| CU341   | WATER LINE PLAN AND PROFILE         |                    |                                                             |
| CU342   | WATER LINE PLAN AND PROFILE         |                    |                                                             |
| CU343   | WATER LINE PLAN AND PROFILE         |                    |                                                             |
| CG400   | OVERALL GRADING PLAN                |                    |                                                             |
| CG401   | ENLARGED GRADING PLAN               |                    |                                                             |
| CG402   | ENLARGED GRADING PLAN               |                    |                                                             |
| CG403   | ENLARGED GRADING PLAN               |                    |                                                             |
| CG404   | ENLARGED GRADING PLAN               |                    |                                                             |
| CG405   | ENLARGED GRADING PLAN               |                    |                                                             |
| CG406   | ENLARGED GRADING PLAN               |                    |                                                             |
| CG407   | ENLARGED GRADING PLAN               |                    |                                                             |

REFERENCE SYMBOL LEGEND

BUILDING SECTION

DETAIL SECTION

WALL SECTION

LAYOUT GRID LINES

INTERIOR ELEVATION

REVISIONS TAG

CEILING TAG

WINDOW TAG

DETAIL REFERENCE

SITE PLAN AREAS

|                       | AREA SF      | AREA ACRES  | PERCENTAGE |
|-----------------------|--------------|-------------|------------|
| TOTAL IMPACTED AREA   | 1,512,379 SF | 34.72 ACRES | 100.0%     |
| TOTAL SCHOOL PROPERTY | 1,512,379 SF | 34.72 ACRES | 100.0%     |
| IMPERVIOUS AREA       | 406,961 SF   | 9.34 ACRES  | 26.3%      |
| LANDSCAPE AREA        | 979,192 SF   | 22.48 ACRES | 64.7%      |
| BUILDING PAD AREA     | 117,969 SF   | 2.71 ACRES  | 7.8%       |

VICINITY MAP

VCBO ARCHITECTURE

524 SOUTH 800 EAST  
SALT LAKE CITY, UT 84102

801-575-8800  
VCBO.COM

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT

1190 E BELLE ST. & 9050 N HARMONY WAL. EAGLE MOUNTAIN, UT

CONFORMED SET

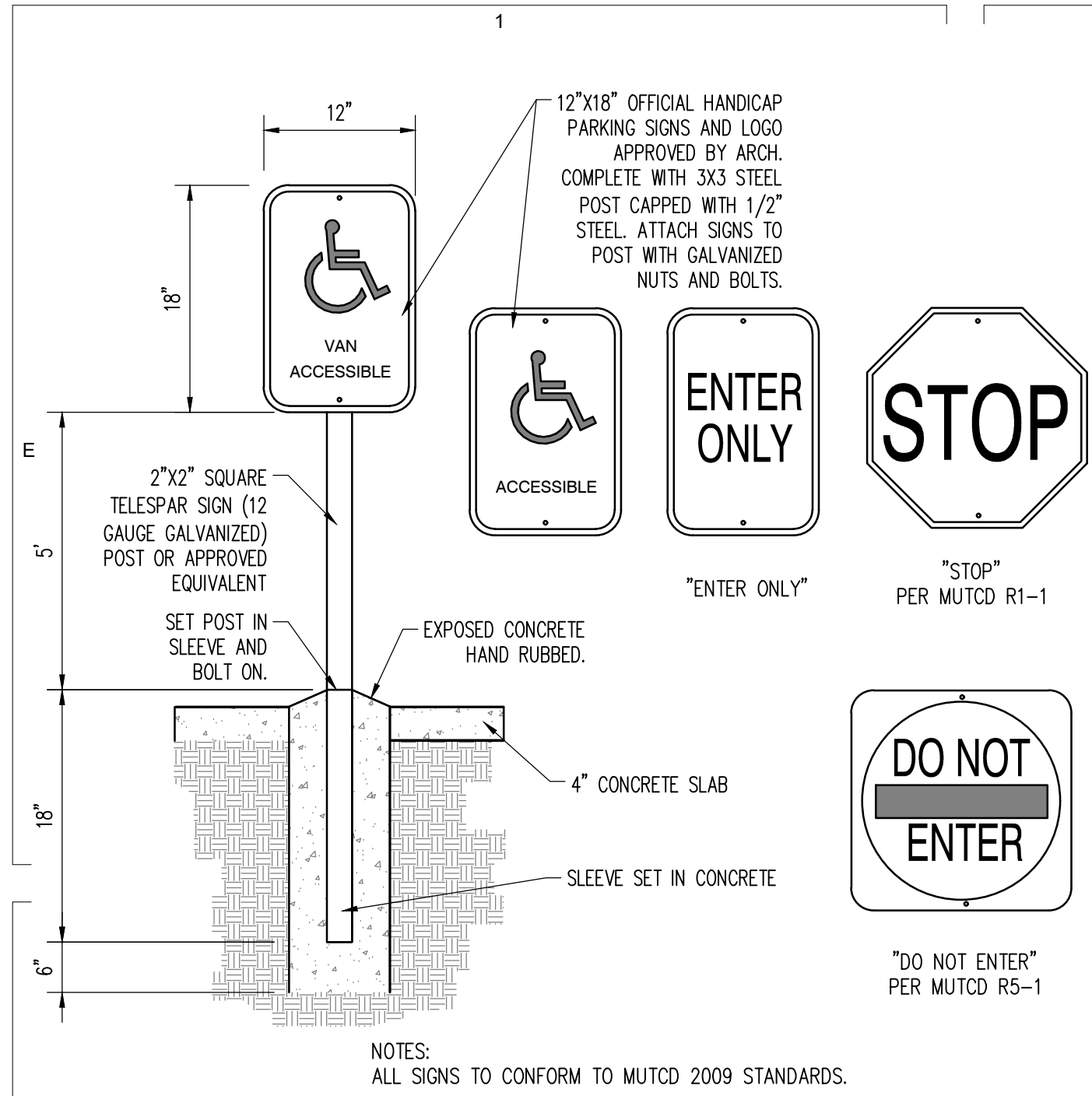
GENERAL INFORMATION + INDEX

G0001



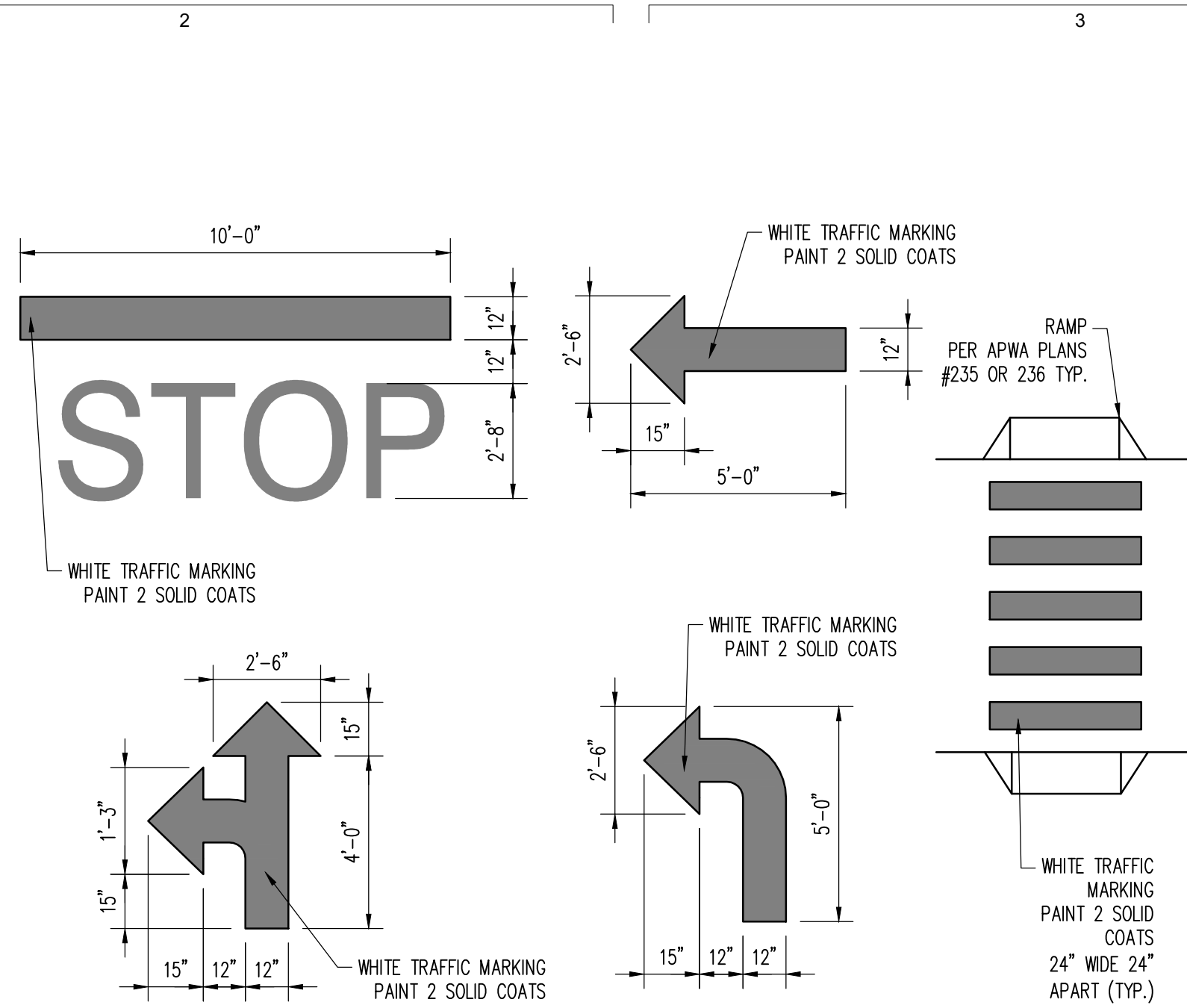






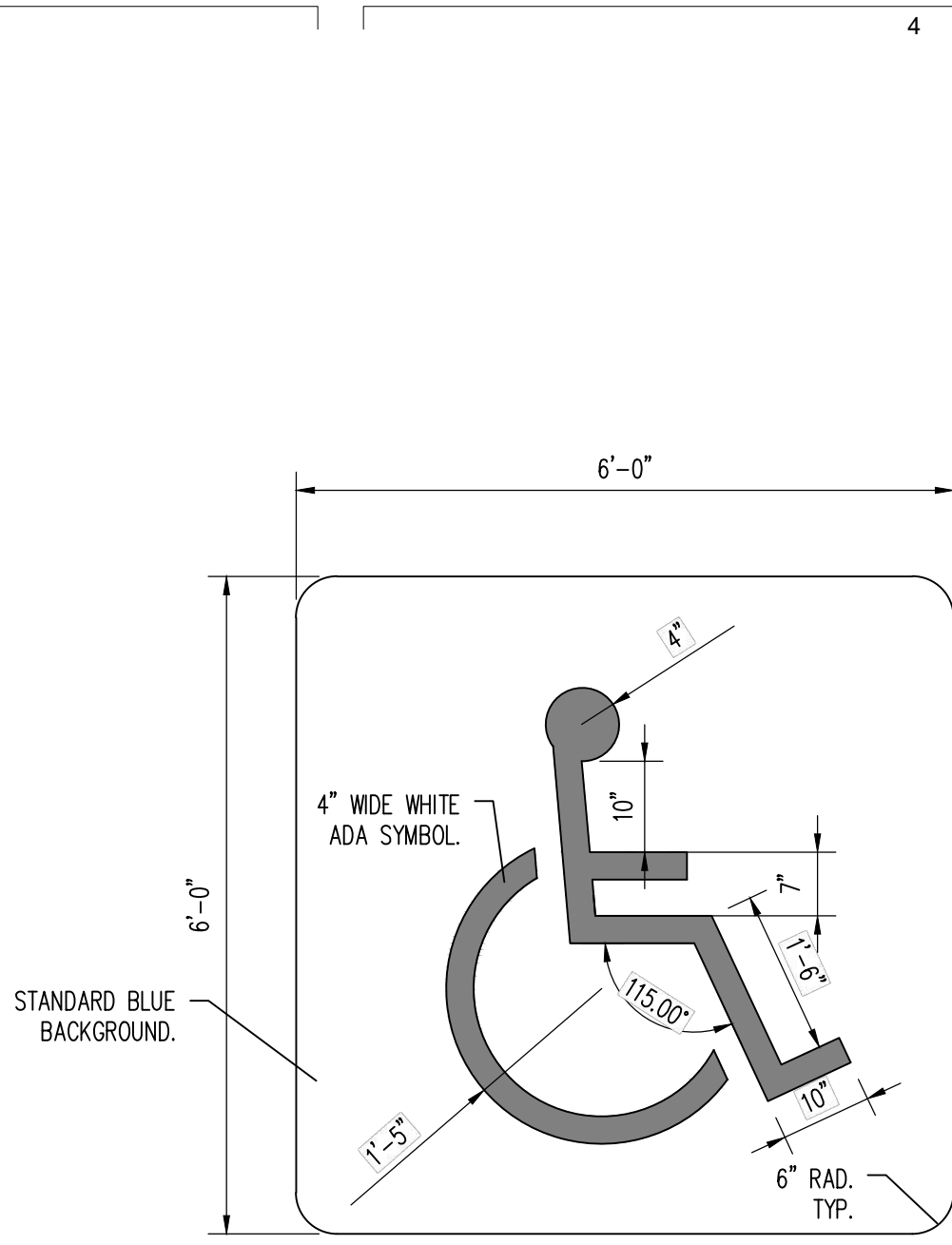
SIGN DETAIL 1  
N.T.S.

A



PAINTED TRAFFIC MARKINGS  
N.T.S.

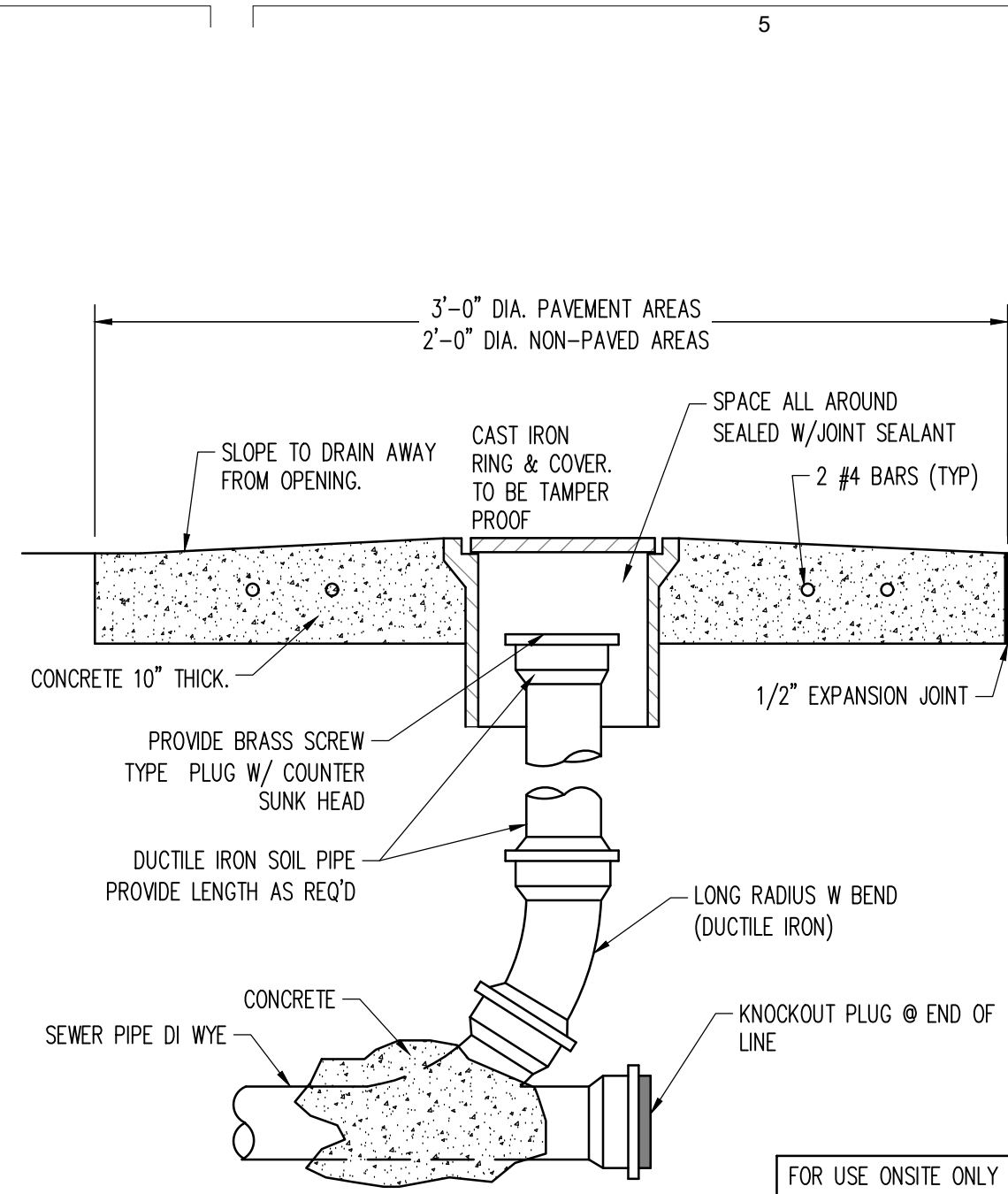
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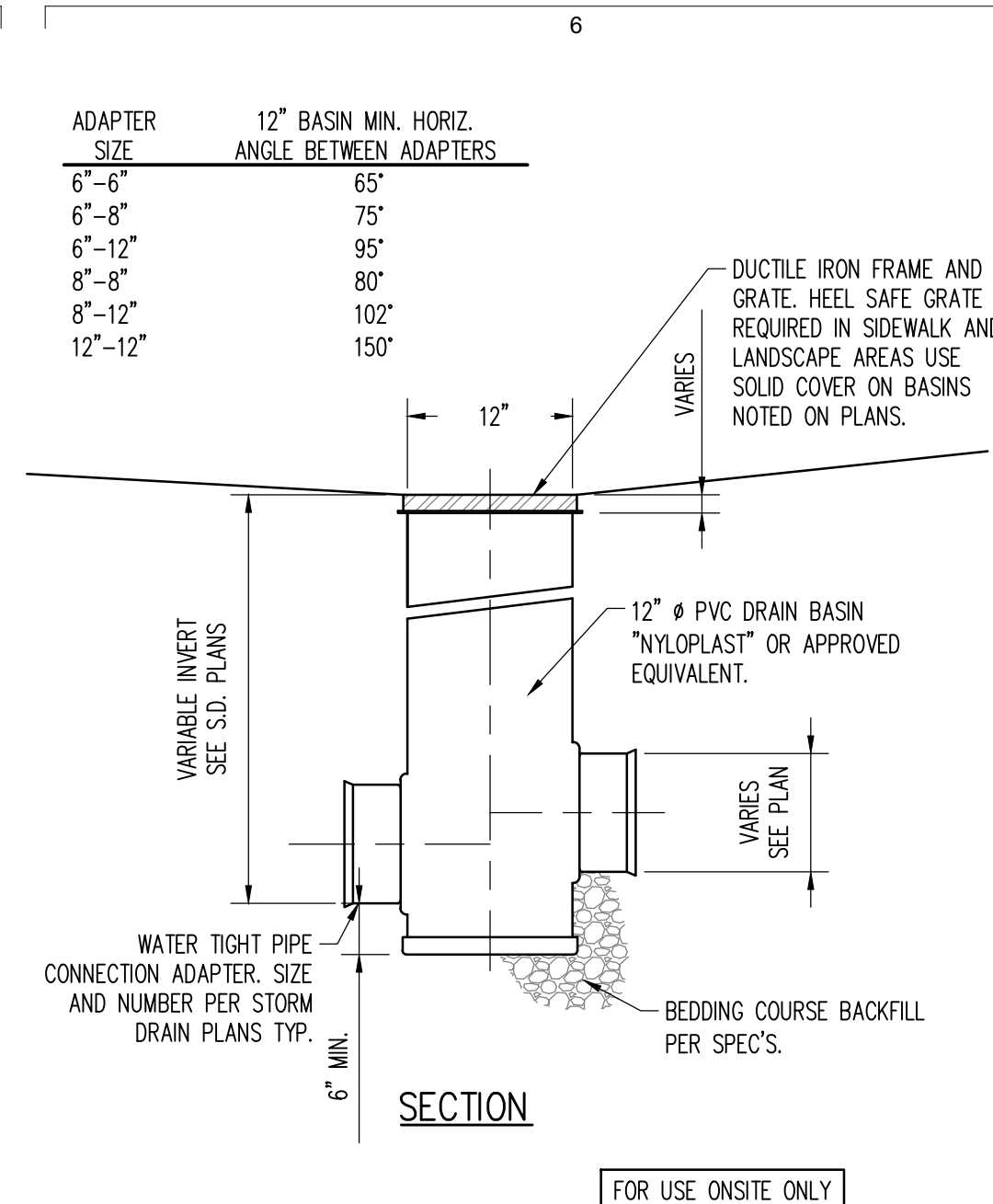
PAINTED ADA SYMBOL  
N.T.S.

C



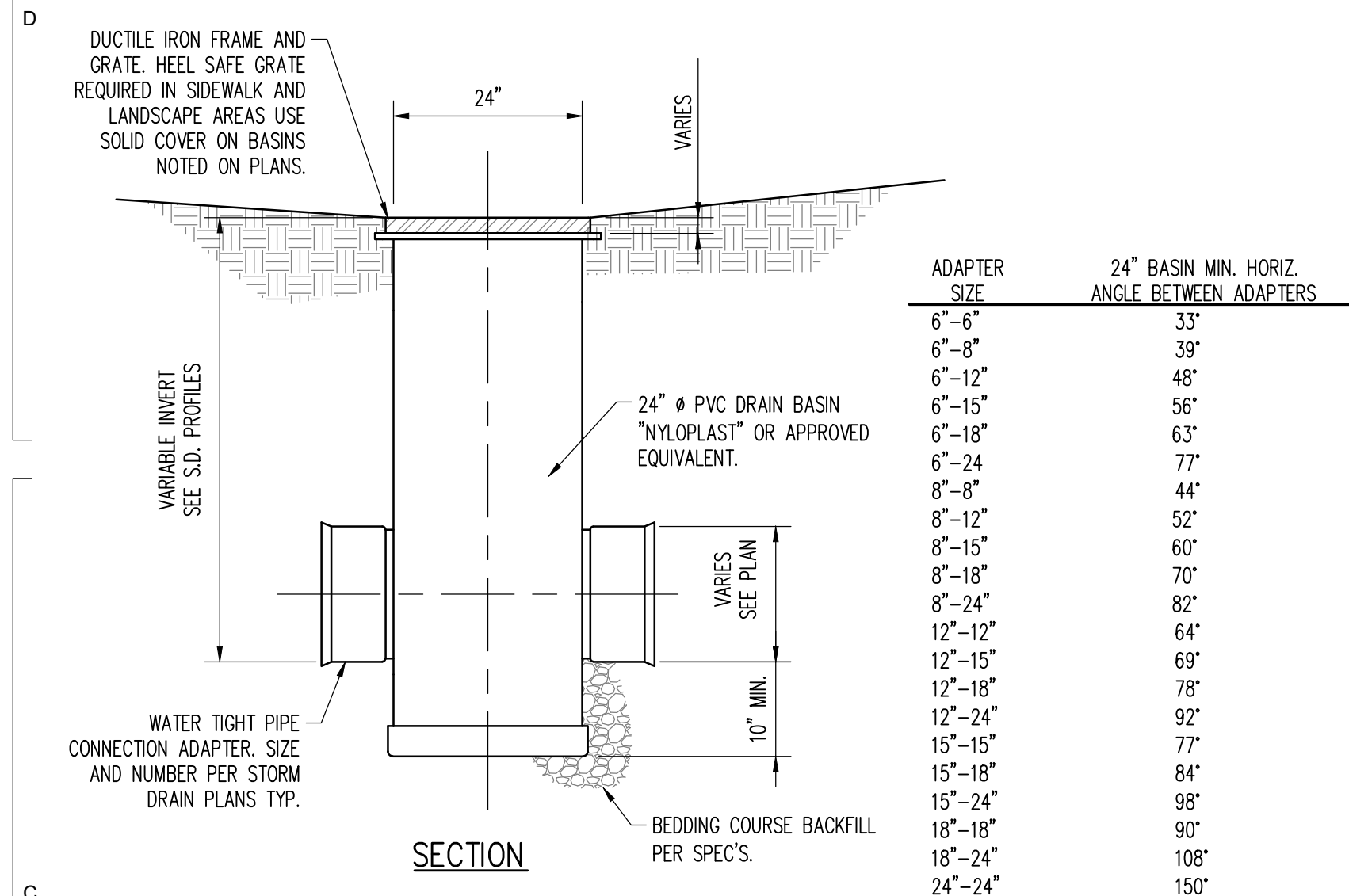
EXTERIOR CLEAN OUT (SSCO AND SDCO)  
N.T.S.

D



12" AREA DRAIN (AD)  
N.T.S.

E

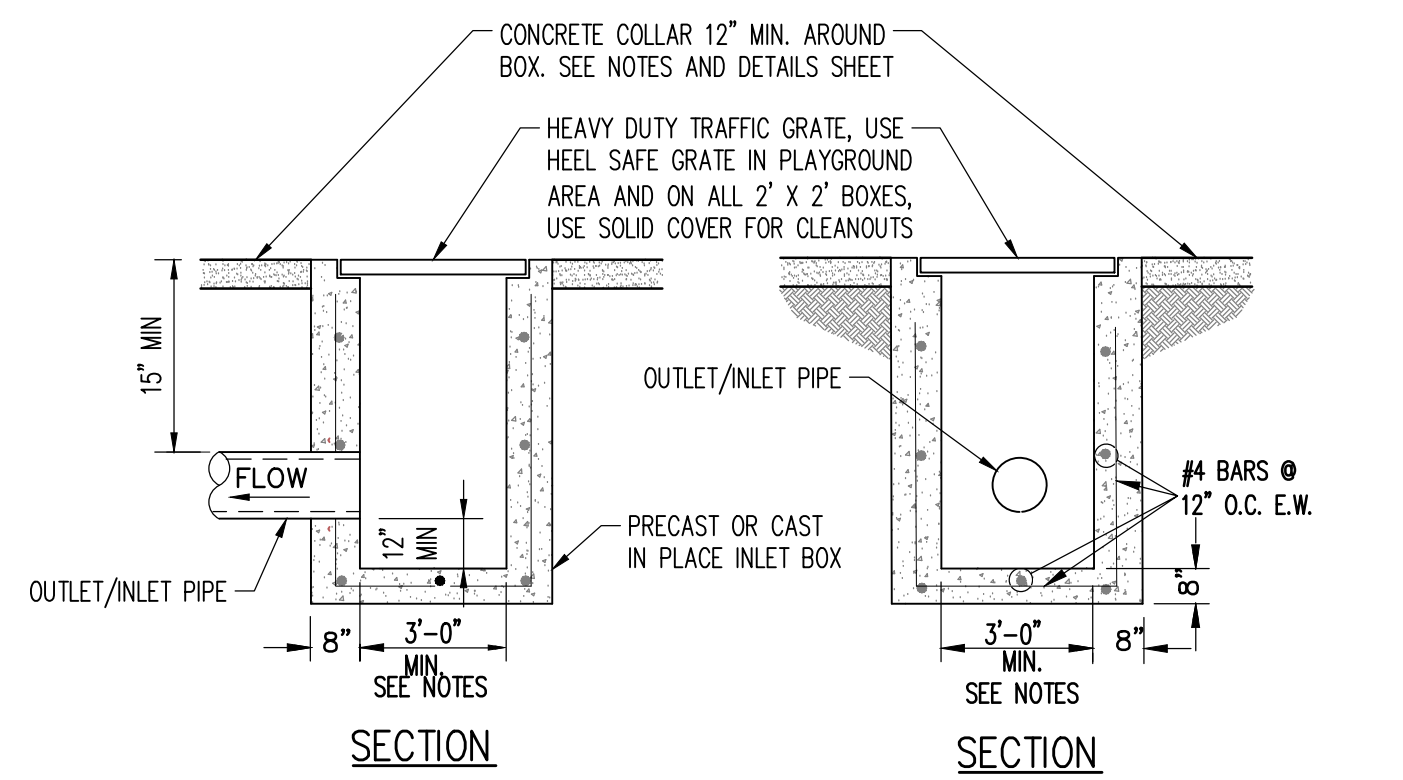


NOTE:

- USE H-20 GRATES AND FRAMES FOR COVERS IN PAVED AREAS. USE H-10 GRATES AND FRAMES FOR COVERS IN LANDSCAPE AREAS. DEPTH OF GRATE PER MANUFACTURERS STANDARDS.
- CONSTRUCT BASINS PER MANUFACTURERS REQUIREMENTS.
- USE LOCKING GRATES ON ALL CATCH BASINS USED IN DETENTION BASIN AREAS.

24" CATCH BASIN (CB)  
N.T.S.

F

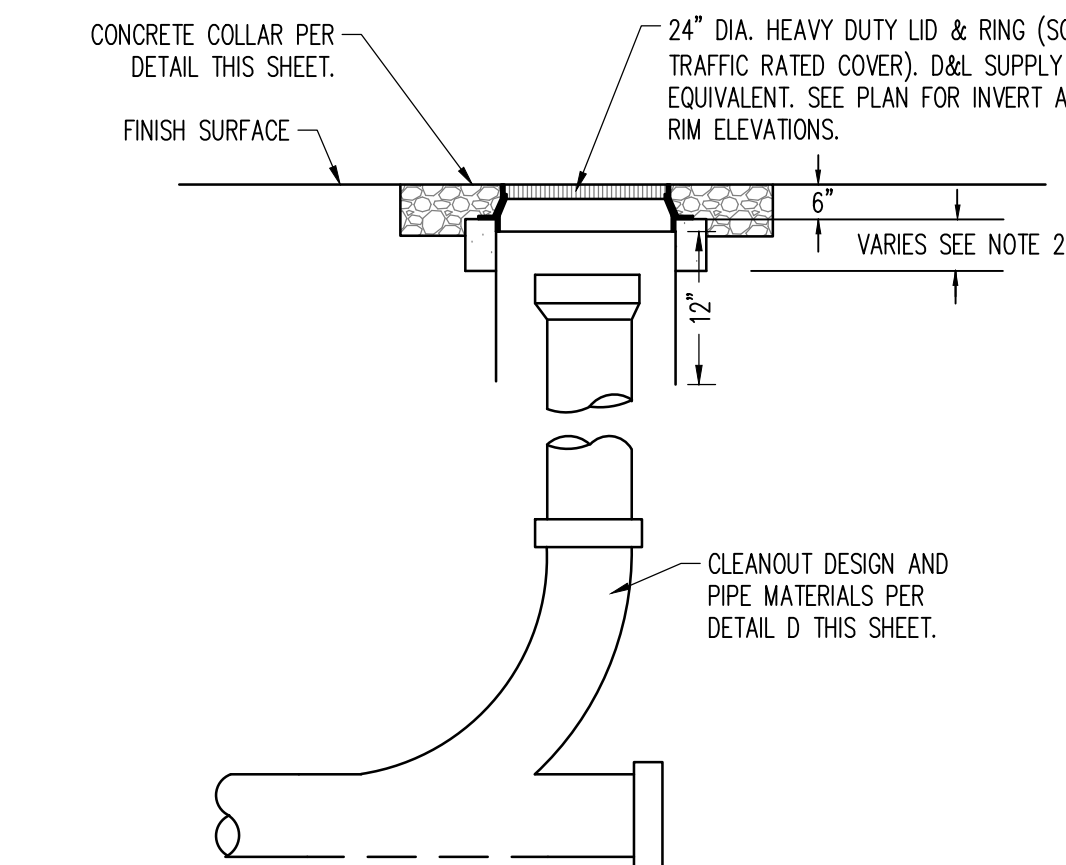


NOTES:

- REVISE BARS TO #5 AT 12" O.C. IF DEPTH IS GREATER THAN 4'-0" AND LESS THAN 6'-0". USE 3"x3" BOX WHERE NOTED ON PLANS. IF DEPTH IS MORE 6'-0", USE 4"x4" BOX. 4"x4" MIN. BOX IF NECESSARY TO FIT ANGLED PIPING CONNECTIONS OR TO FIT LARGER PIPE. THE PIPE BELL SHALL NOT TERMINATE IN THE BOX.
- CUT PIPING SMOOTH WITH BOX WALL. PIPING JOINT WITH BOX WALL AND ALL LEDGES SHALL BE GROUTED SMOOTH WITH EPOXY GROUT.
- USE SOLID COVER FOR CLEAN OUT BOXES. CLEAN OUT BOXES ARE NOTED AS "COB" ON PLANS. NO GRATED COVER WILL BE ALLOWED ON A "COB." USE ROUND GRATE FOR CB THAT INLET WATER ON THE SIDE.
- ALL BOXES IN PLAYGROUNDS REQUIRE HEEL SAFE GRATES.
- CATCH BASINS ON WATER WAYS USE 18"x3" FLAT GRATE IN LIEU OF ROUND MANHOLE INLET.

STORM DRAIN CLEAN OUT BOX (SDCOB)  
N.T.S.

G

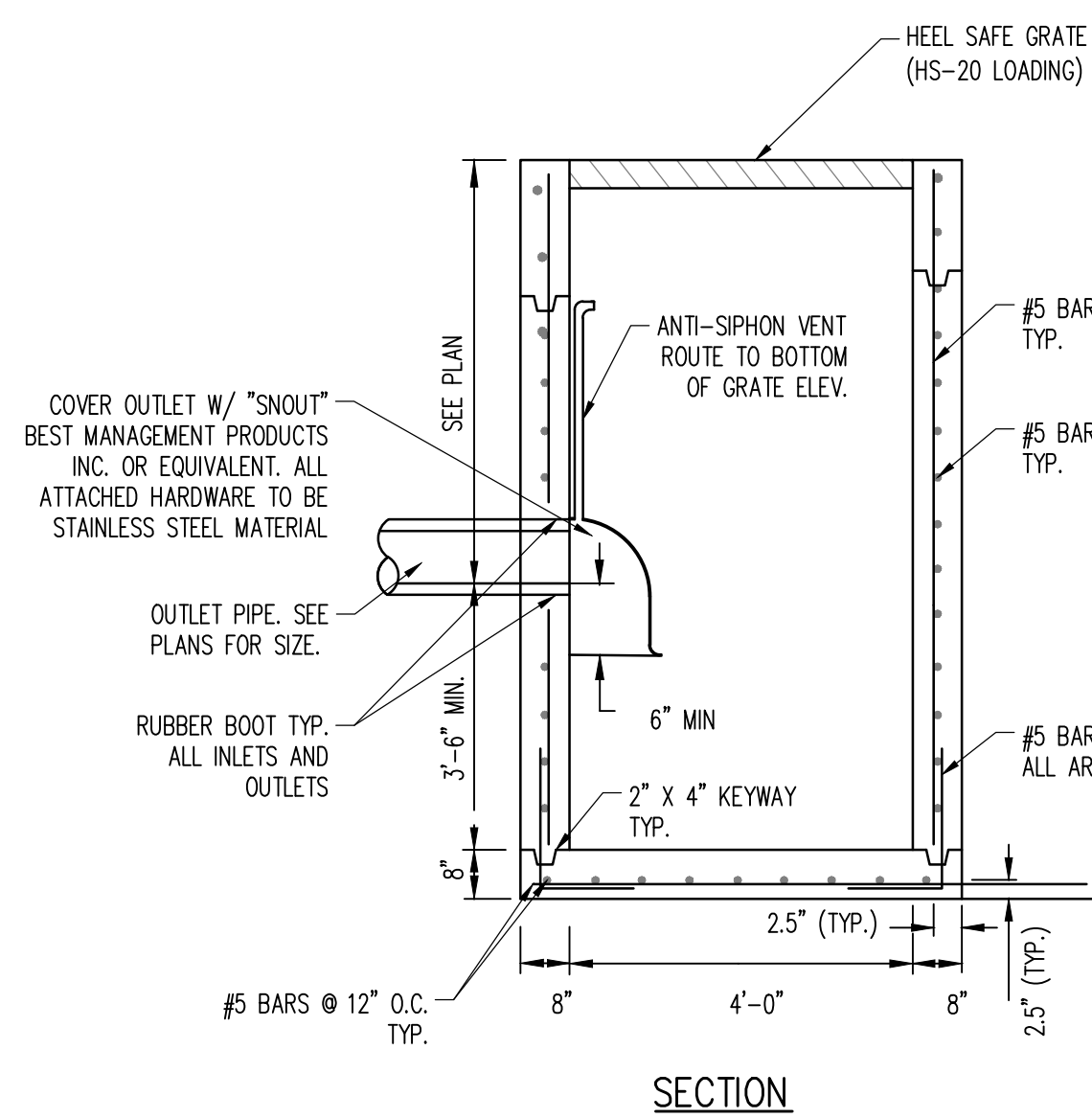


DETAIL NOTES:

- ANY APPROVED EQUIVALENTS REQUIRE ENGINEER'S WRITTEN APPROVAL.
- PROVIDE GRADE RINGS AS NECESSARY TO PROVIDE FULL PAYMENT DEPTH (INCLUDING BASE) OVER TOP OF CONCRETE LID IN PAVED AREAS AND A MIN OF 12" OF SOIL OVER CONCRETE LID IN LANDSCAPE AREAS. DO NOT EXCEED 10" OF GRADE RINGS.

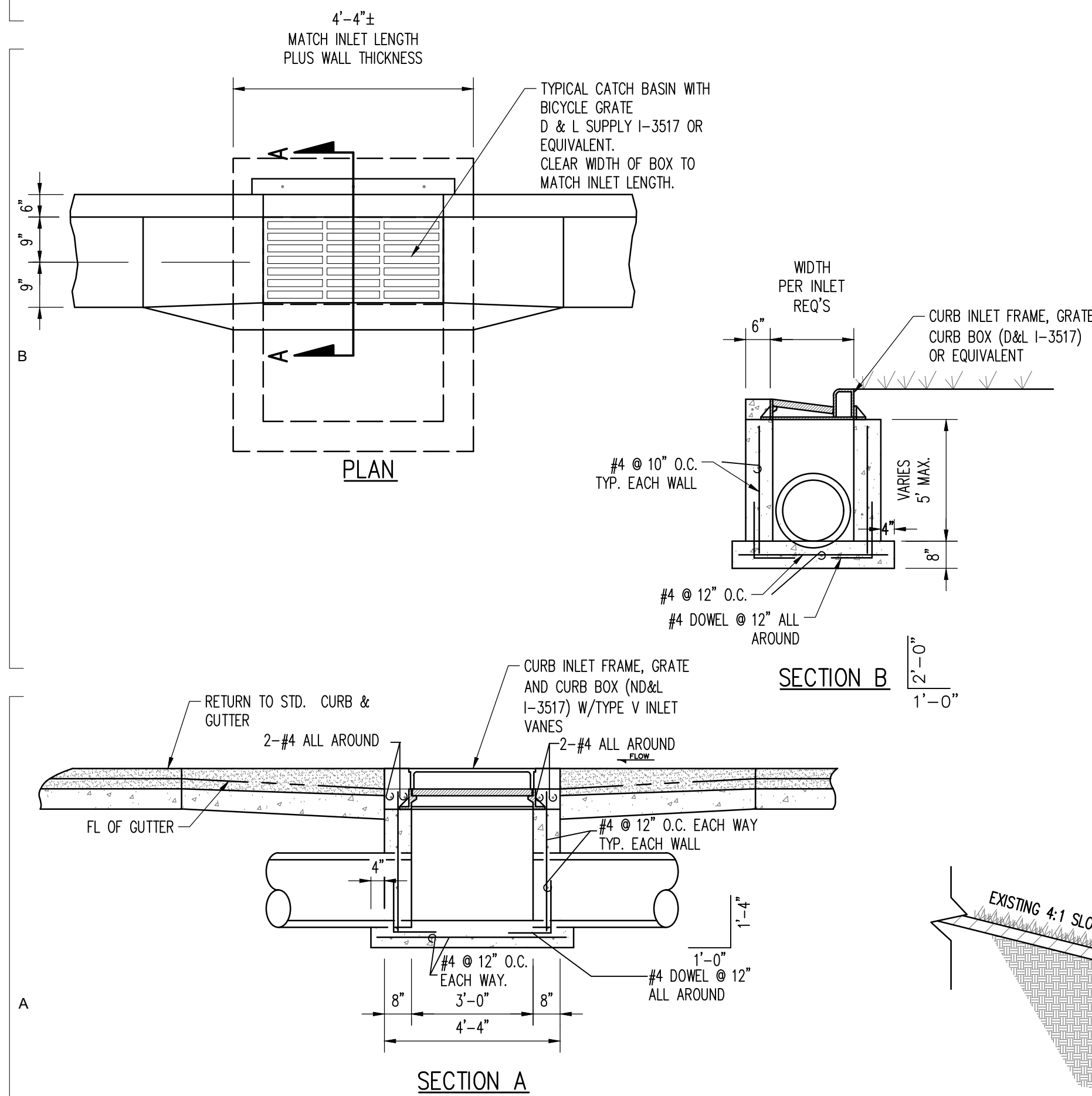
BOX MANHOLE (BMH)  
N.T.S.

H



PRETREATMENT INLET (PRECIB)  
N.T.S.

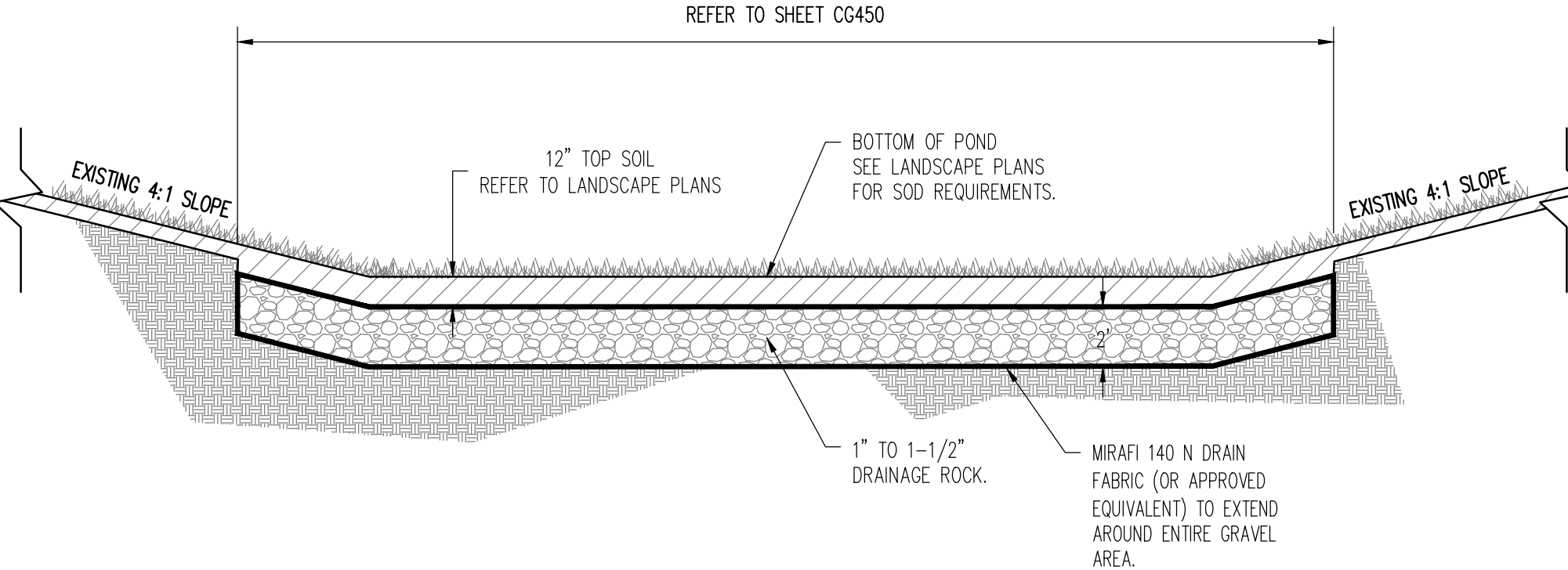
I



- PRECAST BOXES IN ACCORDANCE WITH SPECIFICATIONS ARE ACCEPTABLE.
- CUT PIPING SMOOTH WITH BOX WALL. PIPING JOINT WITH BOX WALL AND ALL LEDGES SHALL BE GROUTED SMOOTH WITH EPOXY GROUT.

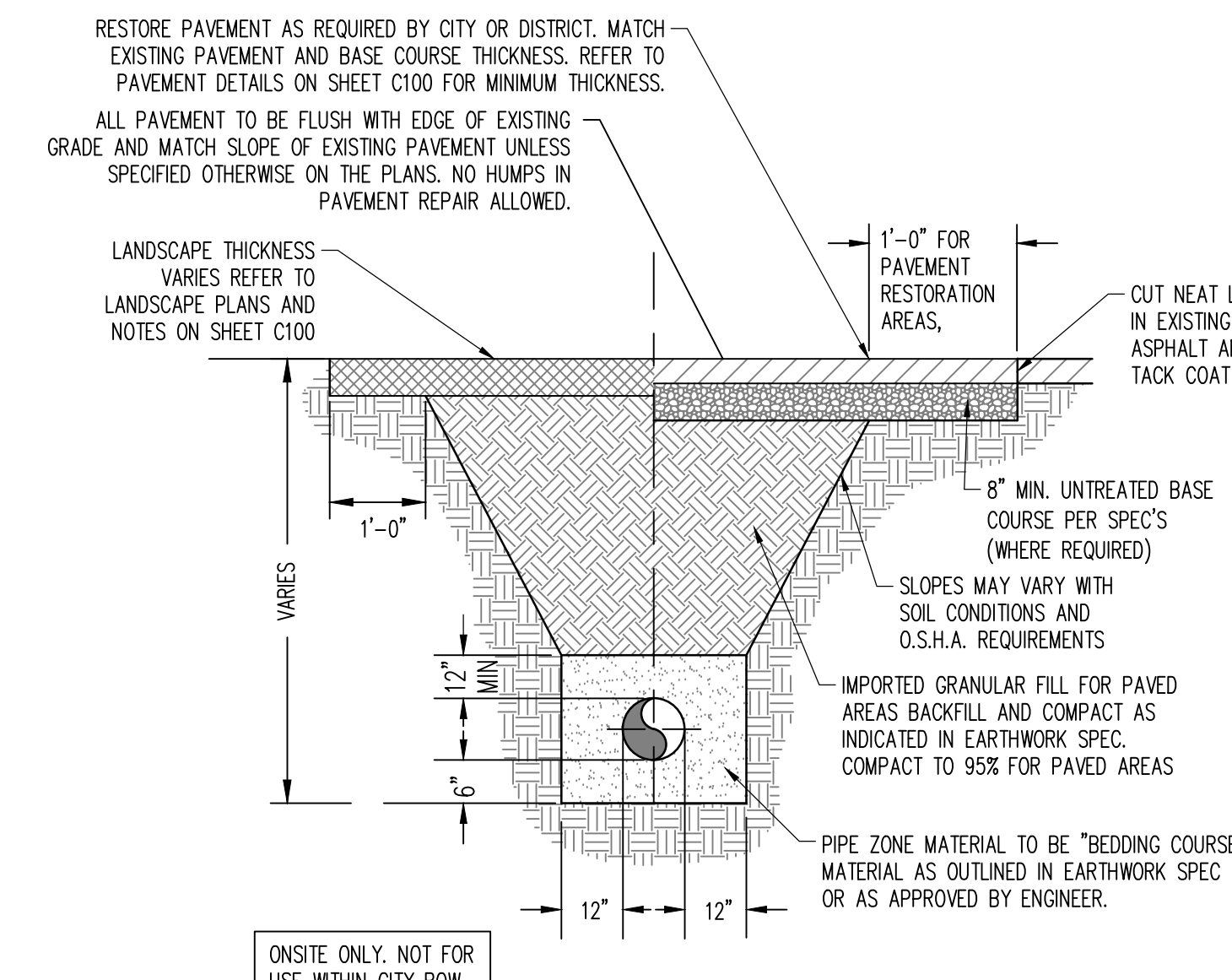
CURB & GUTTER INLET (CIB)  
N.T.S.

J



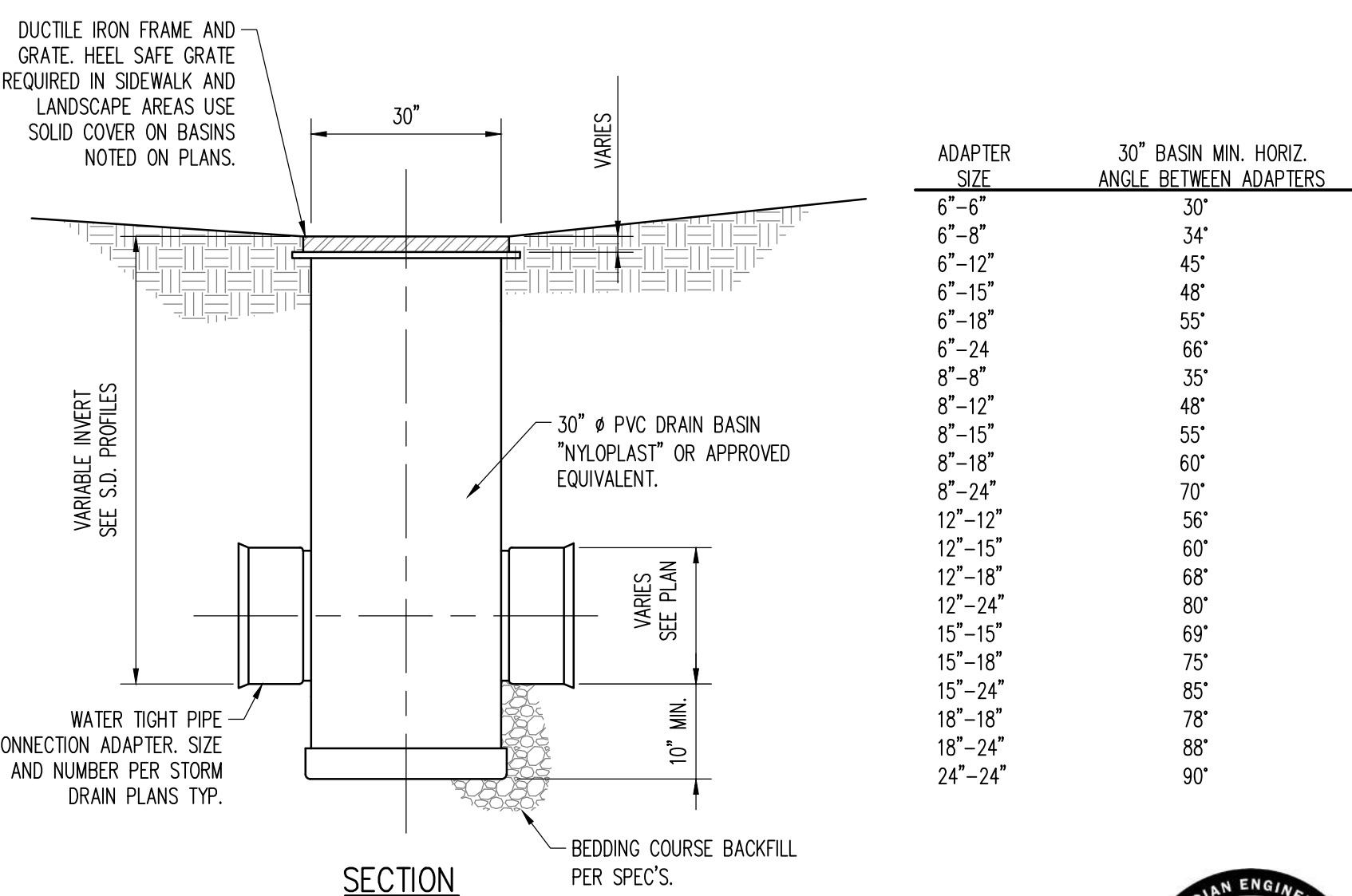
RETENTION POND  
N.T.S.

K



TYPICAL TRENCH AND SURFACE REPAIR  
(ON SITE ONLY)  
N.T.S.

L



NOTE:

- USE H-20 GRATES AND FRAMES FOR COVERS IN PAVED AREAS. USE H-10 GRATES AND FRAMES FOR COVERS IN LANDSCAPE AREAS. DEPTH OF GRATE PER MANUFACTURERS STANDARDS.
- CONSTRUCT BASINS PER MANUFACTURERS REQUIREMENTS.
- USE LOCKING GRATES ON ALL CATCH BASINS USED IN DETENTION BASIN AREAS.

30" CATCH BASIN (CB)  
N.T.S.

M



Open driveway approach

1. GENERAL
- A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
- B. Field Changes to Slope Requirements:
- Grades may have a 6 percent change in slope over a 11 feet wheel base run for both crest or sag vertical curves.
  - Where heavy truck use and fire truck access applies, or to improve design speed, design grades should be cut in half.
  - Specific uses or site conditions may require profile design submittal for review and acceptance.
- C. Additional requirements are specified in APWA Section 32 16 13.
2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
- C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
- D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. EXECUTION
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Reinforcement: Not required if driveway apron is constructed without a cold joint.
- C. Concrete Placement: APWA Section 03 30 10.
- Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
  - Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
  - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- D. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

Midblock curb cut assembly

1. GENERAL
- A. Where existing elements or spaces are altered to receive an assembly, slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
- B. Installation of flares or curb returns is ENGINEER's choice.
- C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
- C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. EXECUTION
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Modifications:
- The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
  - No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum.
- C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
- D. Concrete Placement: APWA Section 03 30 10.
- Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
  - Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
  - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- E. Clear Space: No trip hazards in the clear space.

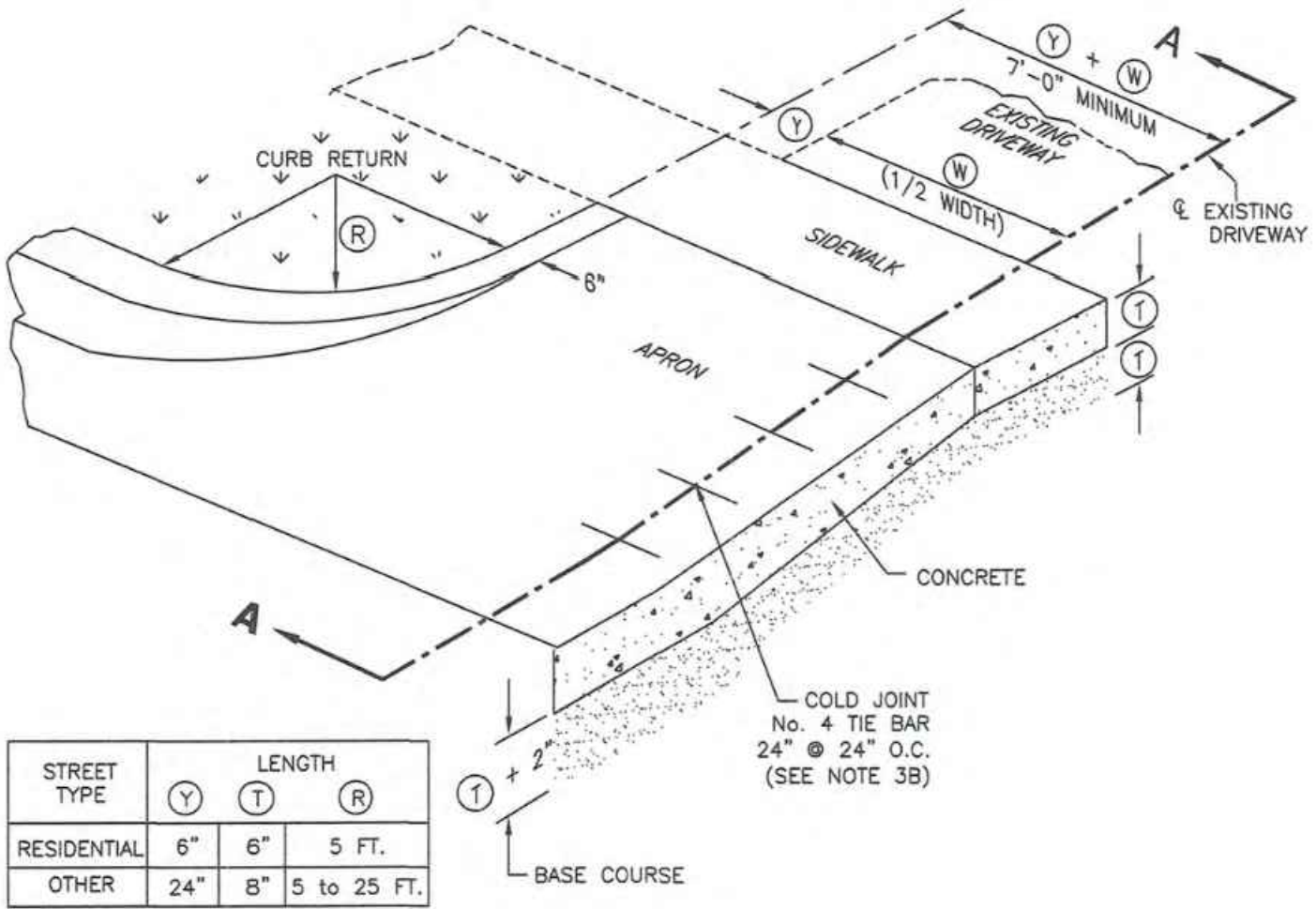
Mid-block curb cut assembly

1. GENERAL
- A. Where existing elements or spaces are altered to receive an assembly, slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
- B. Installation of a curb wall is ENGINEER's choice.
- C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
- C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. EXECUTION
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Modifications:
- The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.
  - No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.
- C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
- D. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
- E. Concrete Placement: APWA Section 03 30 10.
- Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
  - Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
  - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- F. Clear Space: No trip hazards in the clear space.

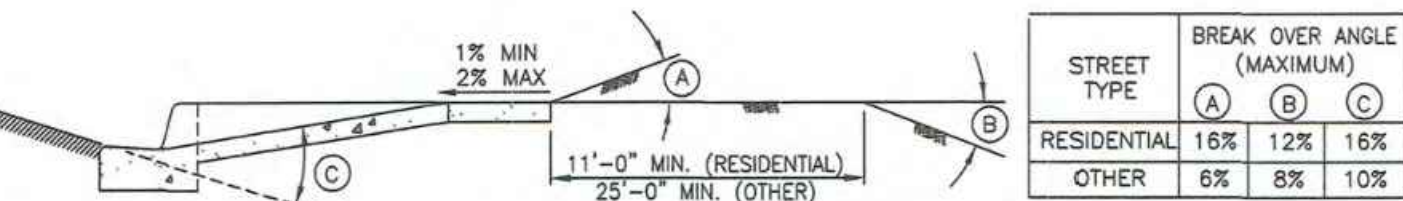
Corner curb cut assembly

1. GENERAL
- A. Where existing elements or spaces are altered to receive an assembly, slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
- B. Installation of flares or curb returns is ENGINEER's choice.
- C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
- C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. EXECUTION
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Modifications:
- The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
  - No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum for each crosswalk served.
- C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends. At the bottom grade break it may be necessary to install a transition zone, (APWA Plan 238).
- D. Concrete Placement: APWA Section 03 30 10.
- Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
  - Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
  - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- E. Clear Space: No trip hazards in the clear space.

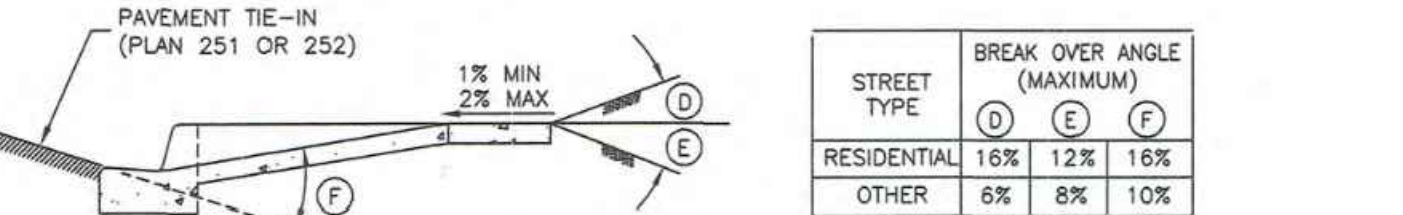
225



OBLIQUE



SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



SECTION A-A - TYPICAL DRIVEWAY APPROACH

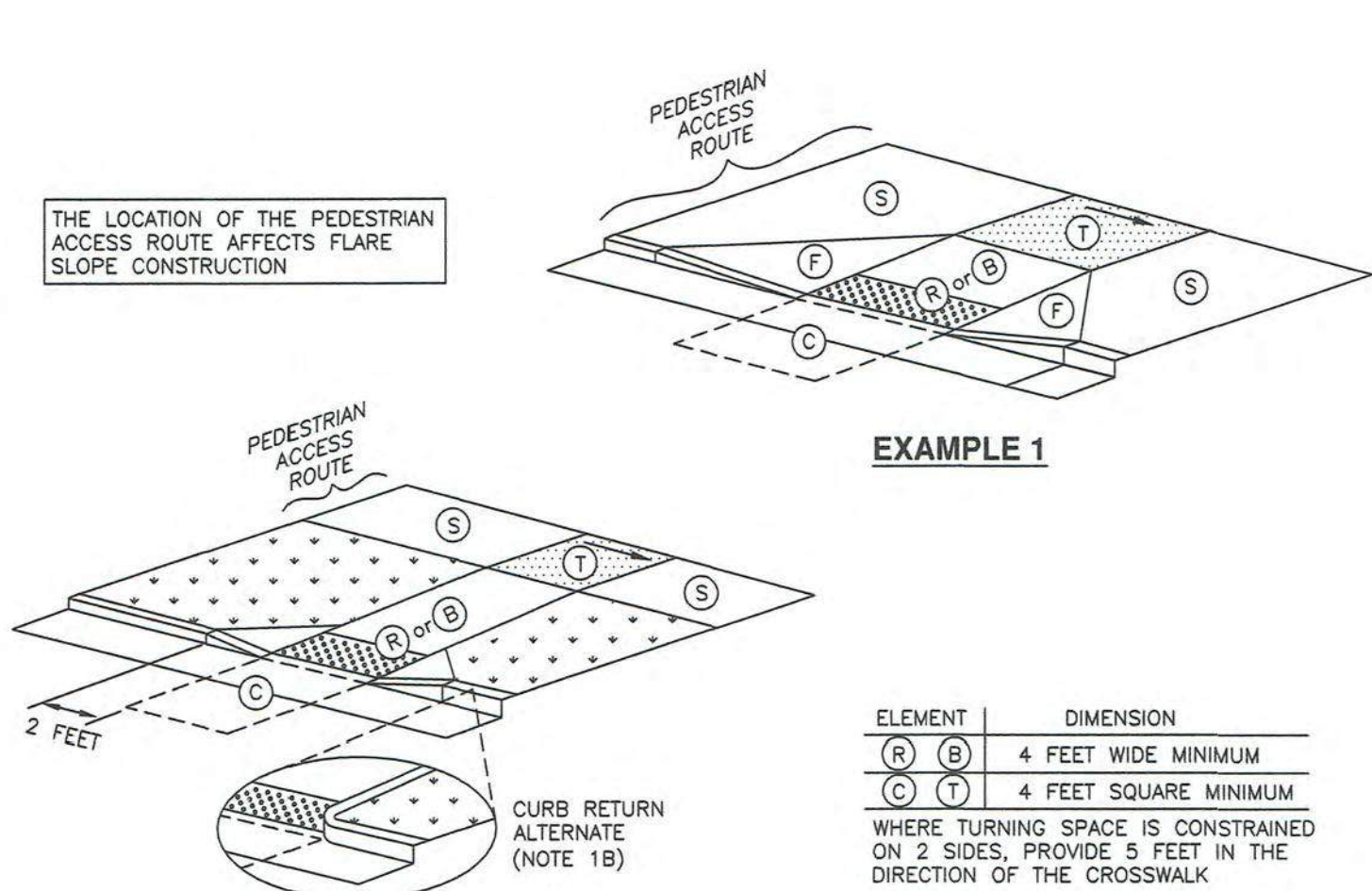


Open driveway approach

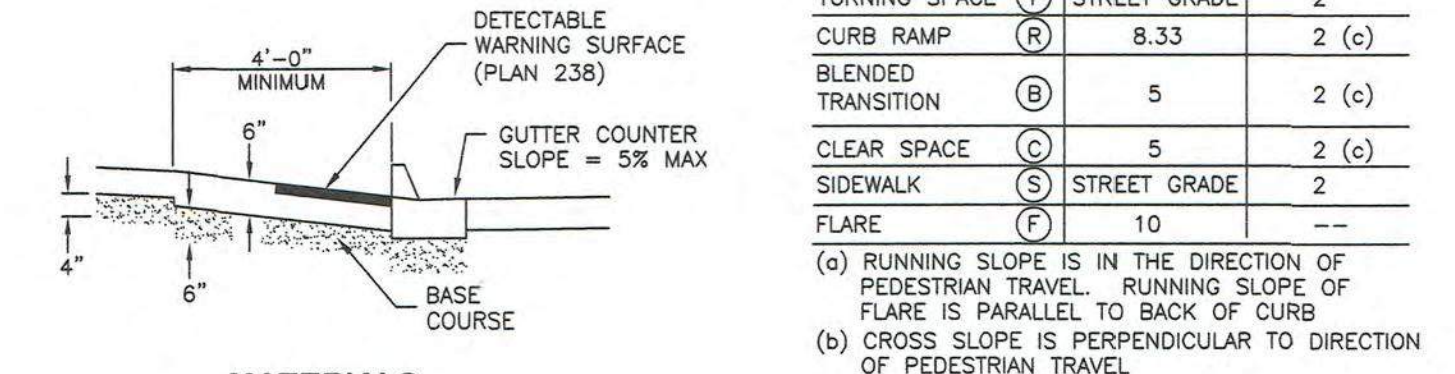
Plan  
225  
December 2009

236.1

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE 2



MATERIALS

SLOPE TABLE

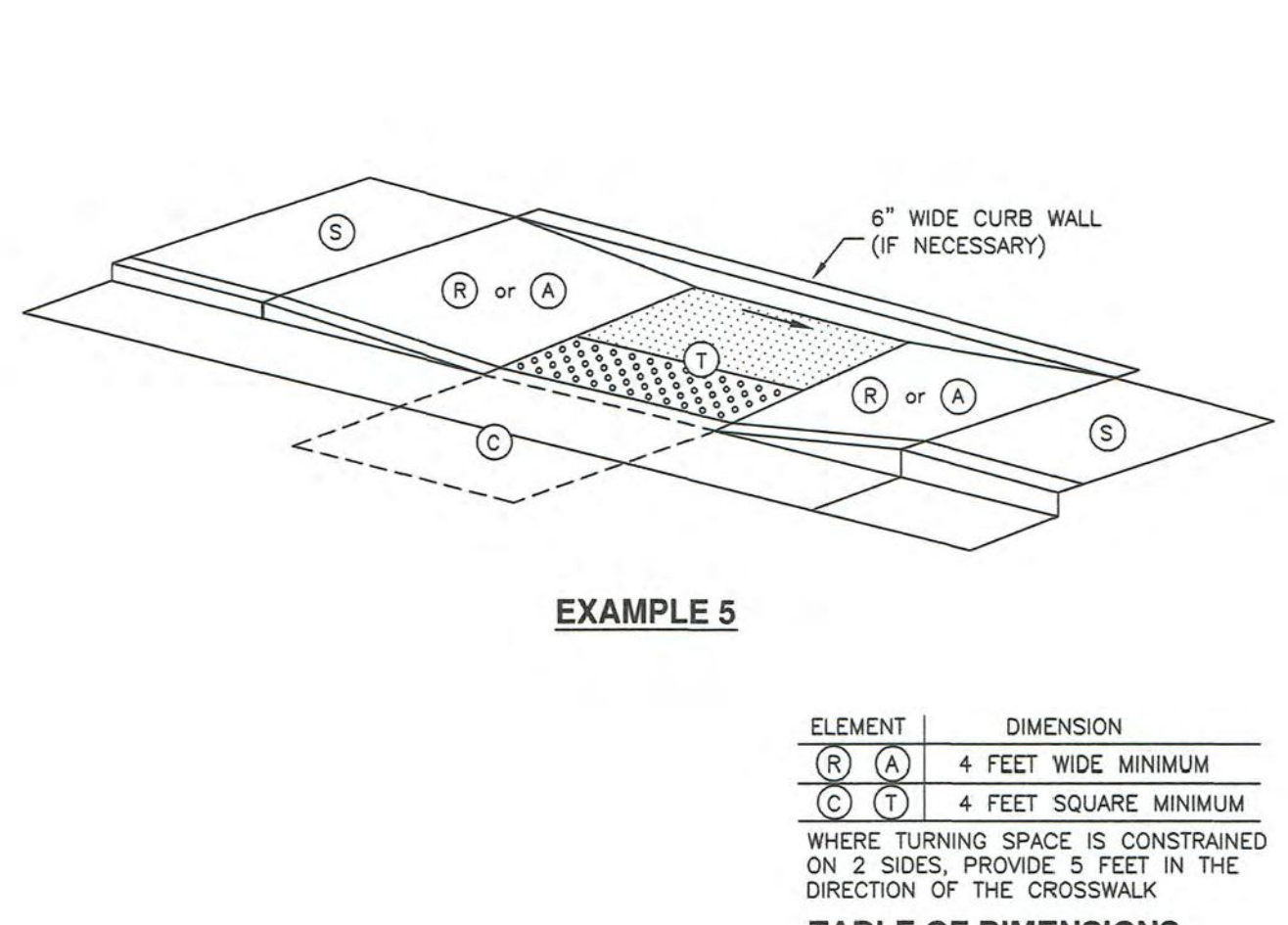


Mid-block curb cut assembly

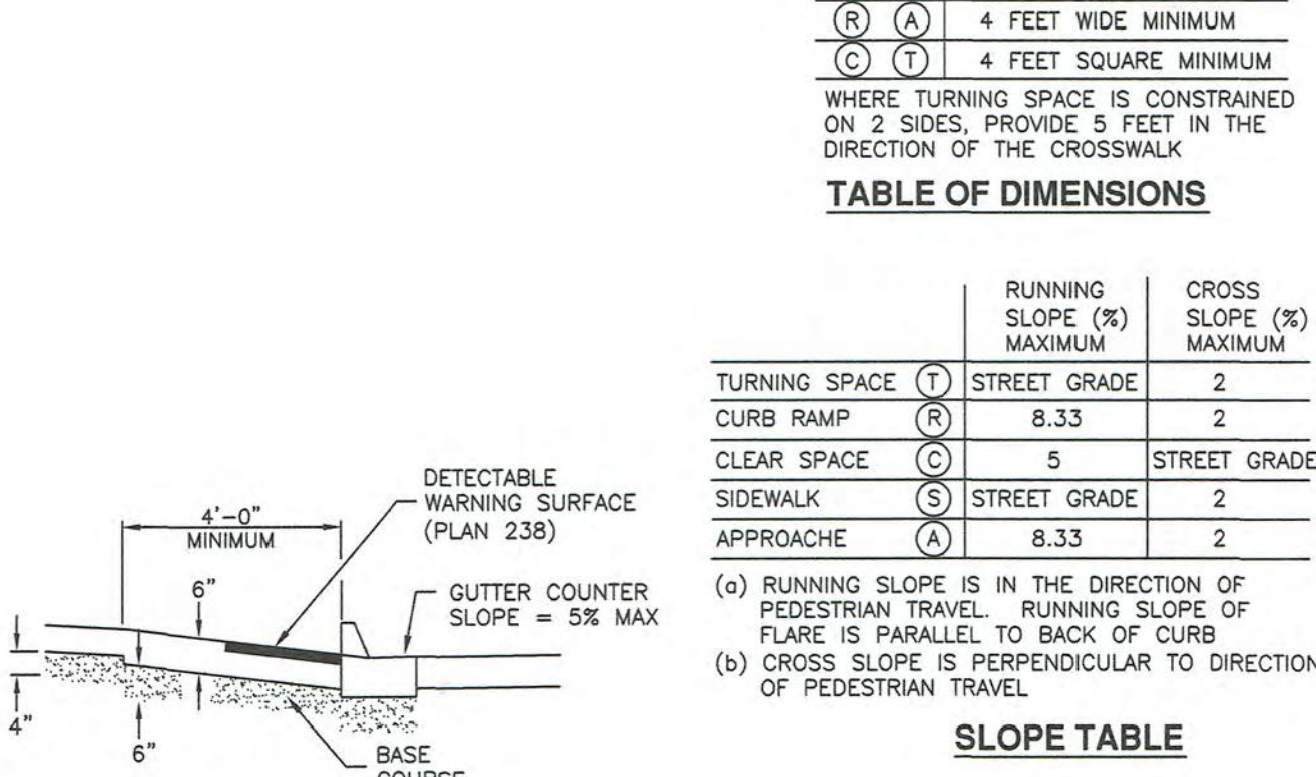
Plan  
236.1  
September 2011

236.3

TURNING SPACE AT STREET LEVEL



EXAMPLE 5



SLOPE TABLE

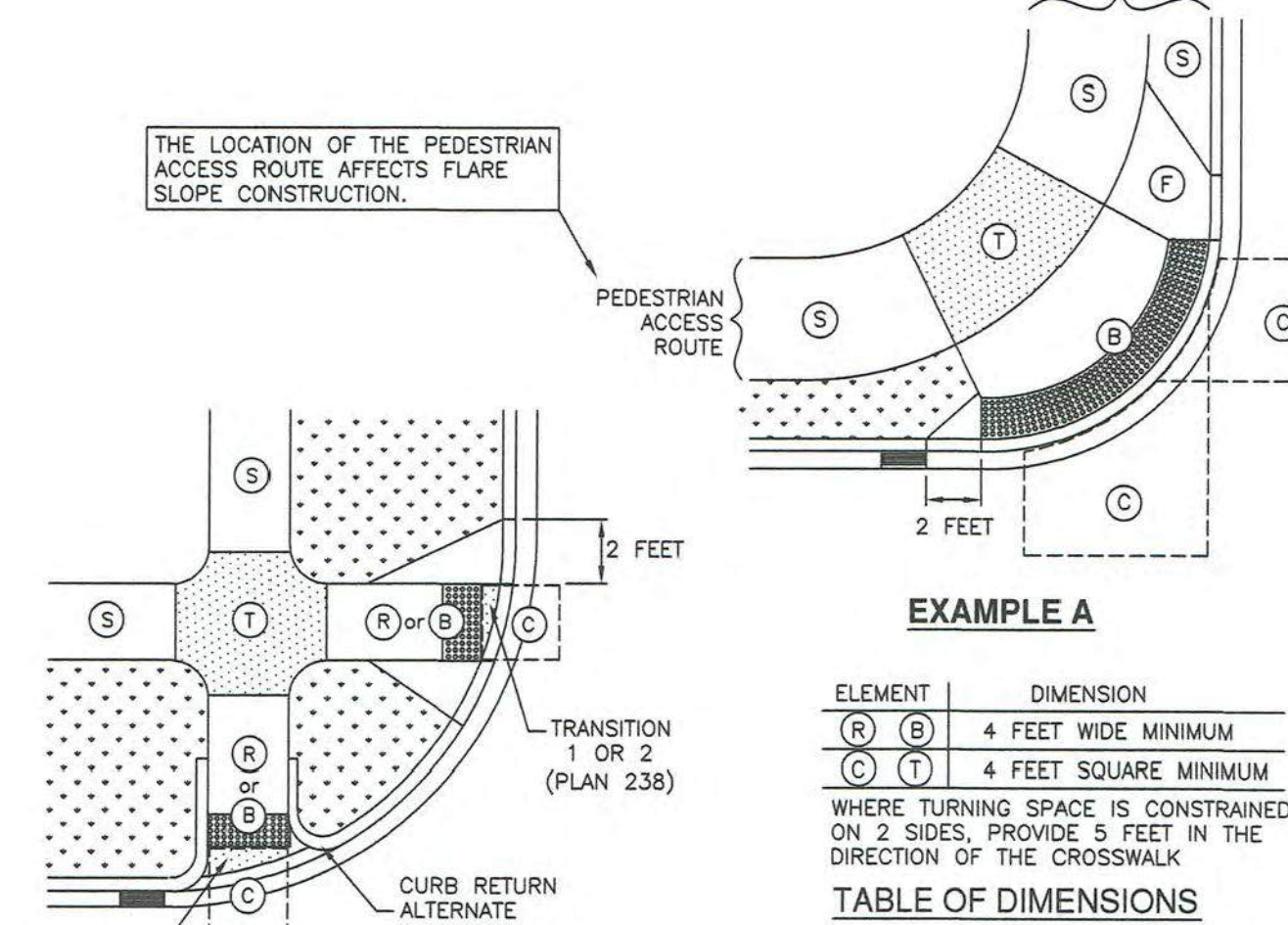


Mid-block curb cut assembly

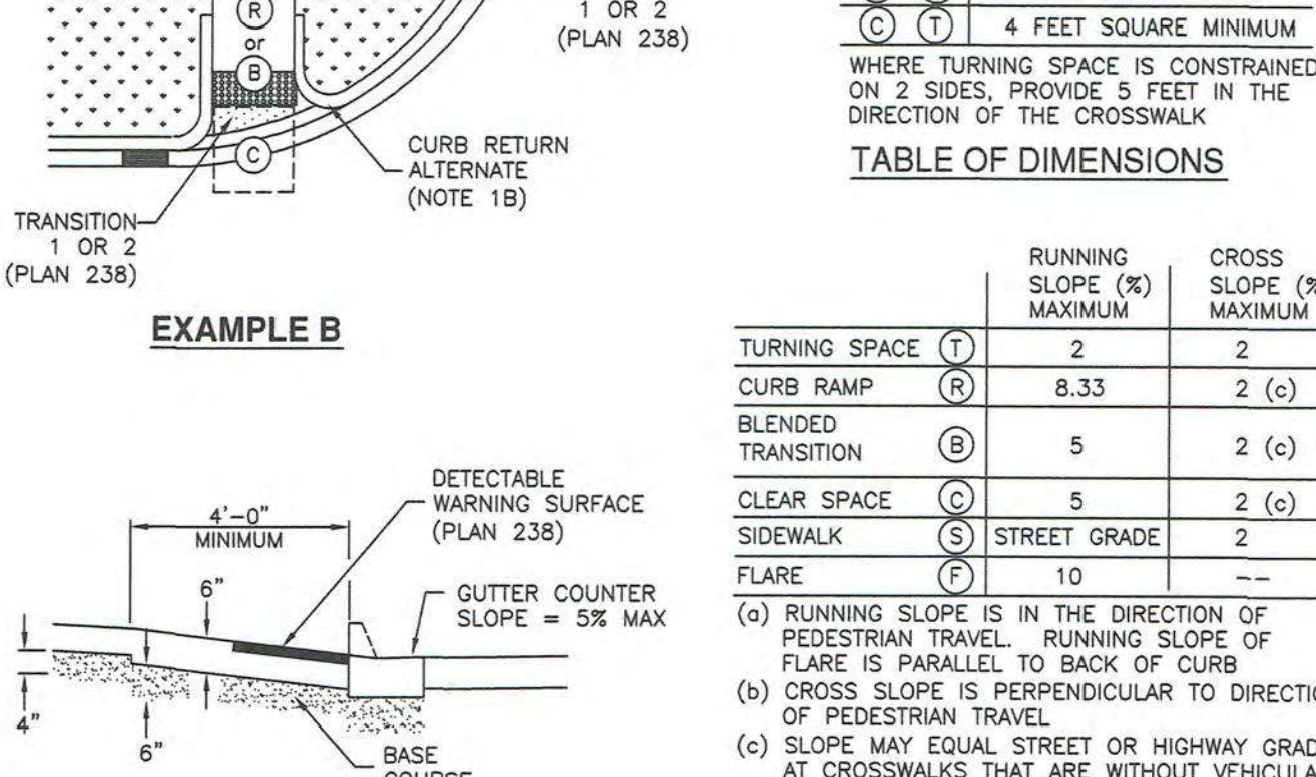
Plan  
236.3  
September 2011

235.1

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE A



SLOPE TABLE



Corner curb cut assembly

Plan  
235.1  
September 2011

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CITY DETAILS

C102



Sidewalk

- GENERAL**
  - Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
  - Additional requirements are specified in APWA Section 32 16 13.
- PRODUCTS**
  - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
  - Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
  - Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
  - Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- EXECUTION**
  - Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
  - Concrete Placement: APWA Section 03 30 10.
    - Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
    - Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
    - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

Sanitary sewer manhole

- GENERAL**
  - The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
  - Manhole size.
    - Diameter is 4 feet: For sewers under 12" diameter.
    - Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole.
- PRODUCTS**
  - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
  - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
  - Concrete: Class 4000, APWA Section 03 30 04.
  - Riser and Reducing Riser: ASTM C478.
  - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
  - Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
  - Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
- EXECUTION**
  - Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
  - Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
  - Invert Cover: During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
  - Pipe Connections: Grout around all pipe openings.
  - Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
  - Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
  - Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
  - Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
  - Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

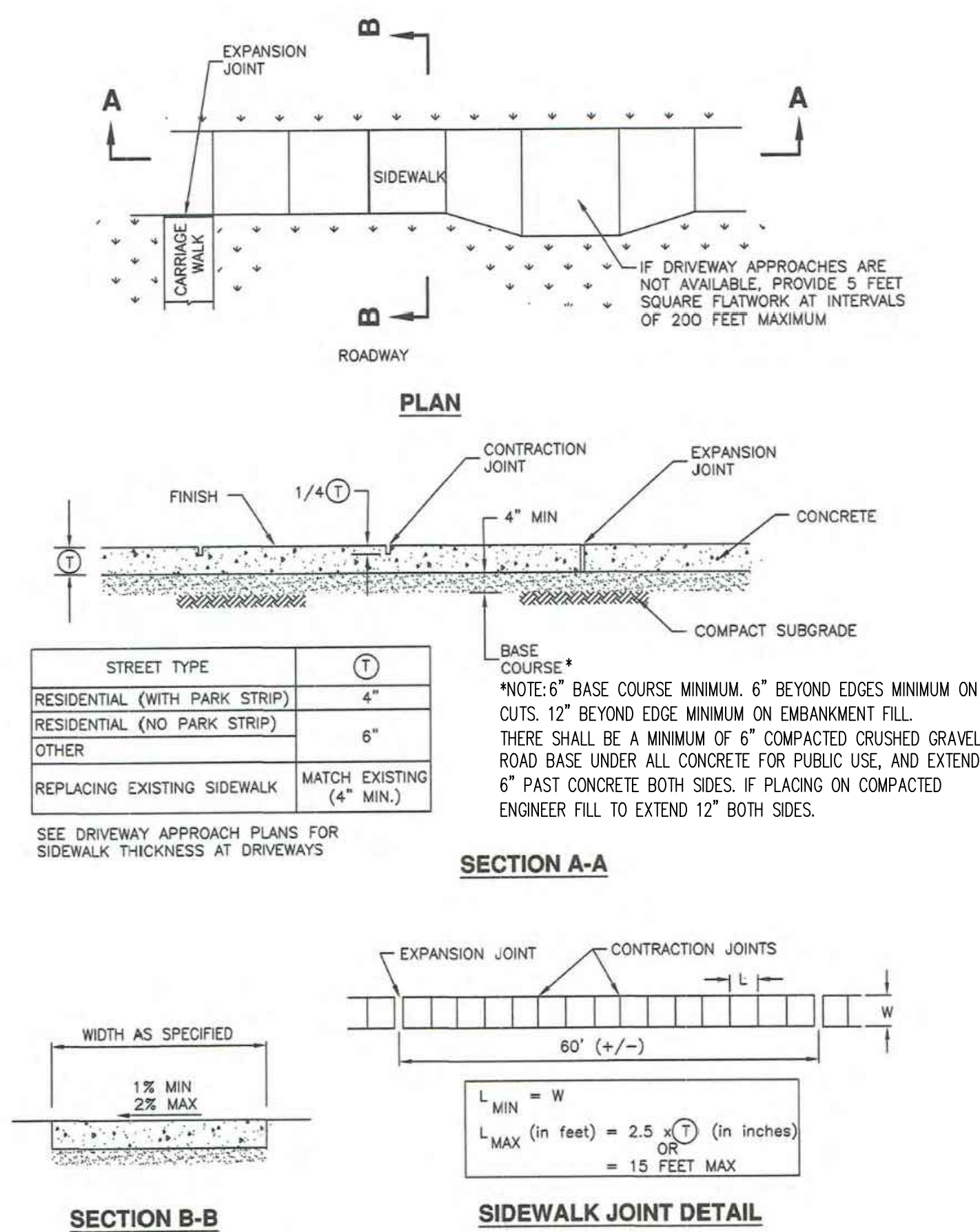
Pipe outfall

- GENERAL**
  - Round concrete pipe application.
  - Additional requirements are specified in APWA Section 33 05 02.
- PRODUCTS**
  - Use the same quality of precast end section as the pipe.
  - Use the joint material and connection that is the same as the joints in the pipeline.
- EXECUTION**
  - General dimensions and geometric shapes may vary from manufacturer to manufacturer.
  - Steel reinforcement is not required in the concrete end section shown.
  - Provide joint restraint connectors if required by ENGINEER.

Cleanout box

- GENERAL**
  - The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
- PRODUCTS**
  - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
  - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
  - Concrete: Class 4000, APWA Section 03 30 04.
  - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
  - Stabilization-Separation Geotextile: High MARV, woven or non-woven, APWA Section 31 05 19.
  - Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.
- EXECUTION**
  - Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
  - Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
  - Reinforcement: Center steel in walls and slabs with a minimum cover of 2-inches. Keep steel 2-inches clear around pipe and lid opening. Tie-bars required at all corners, vertical and horizontal. Tie-bars connecting two walls must match wall bar size and spacing. Tie-bars connecting walls to top and bottom slabs must match slab steel size and spacing.
  - Concrete Placement: APWA Section 03 30 10. Adjust concrete dimensions at frame accordingly. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
  - Access: Eccentric access is shown. Before construction, verify if concentric access is required. Adjust reinforcement accordingly.
  - Ladder Rungs: Required in boxes greater than 6 feet deep with eccentric access. Align rungs with location of access opening. Rungs not required in boxes with concentric access.
  - Backfill: Provide backfill against all of the box walls. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

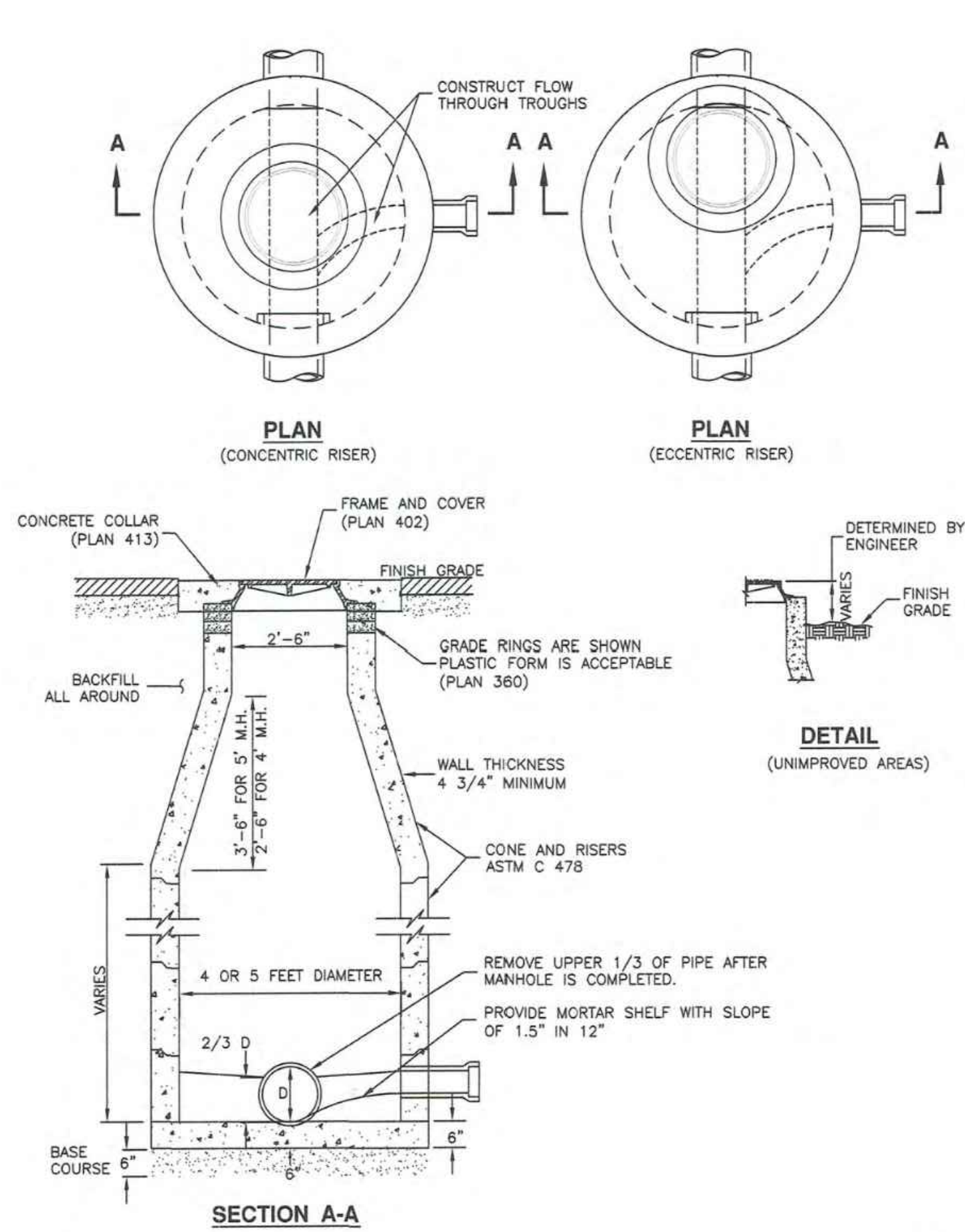
231



Sidewalk

REVISED Plan  
231  
March 2009

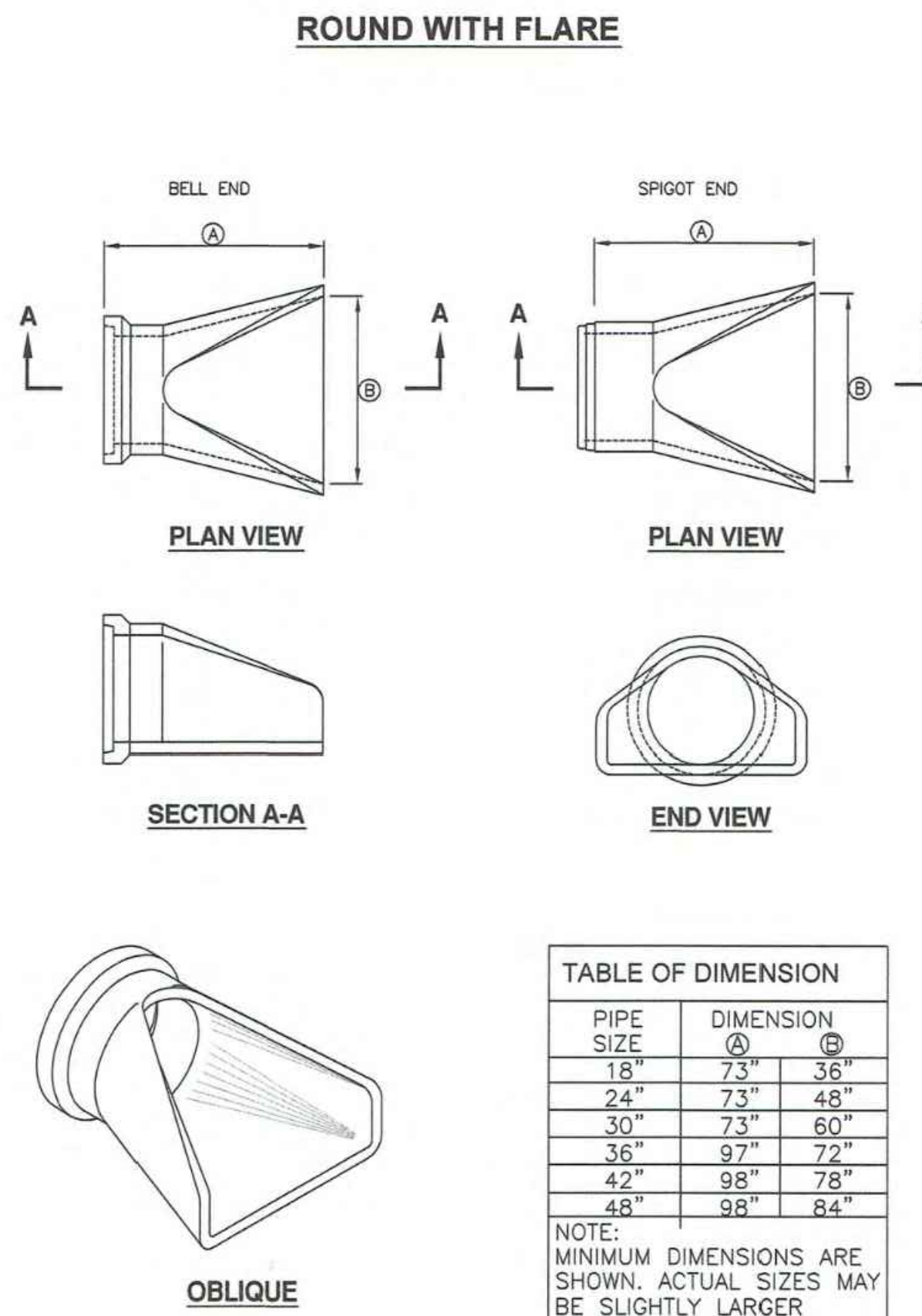
411



Sanitary sewer manhole

Plan  
411  
April 2011

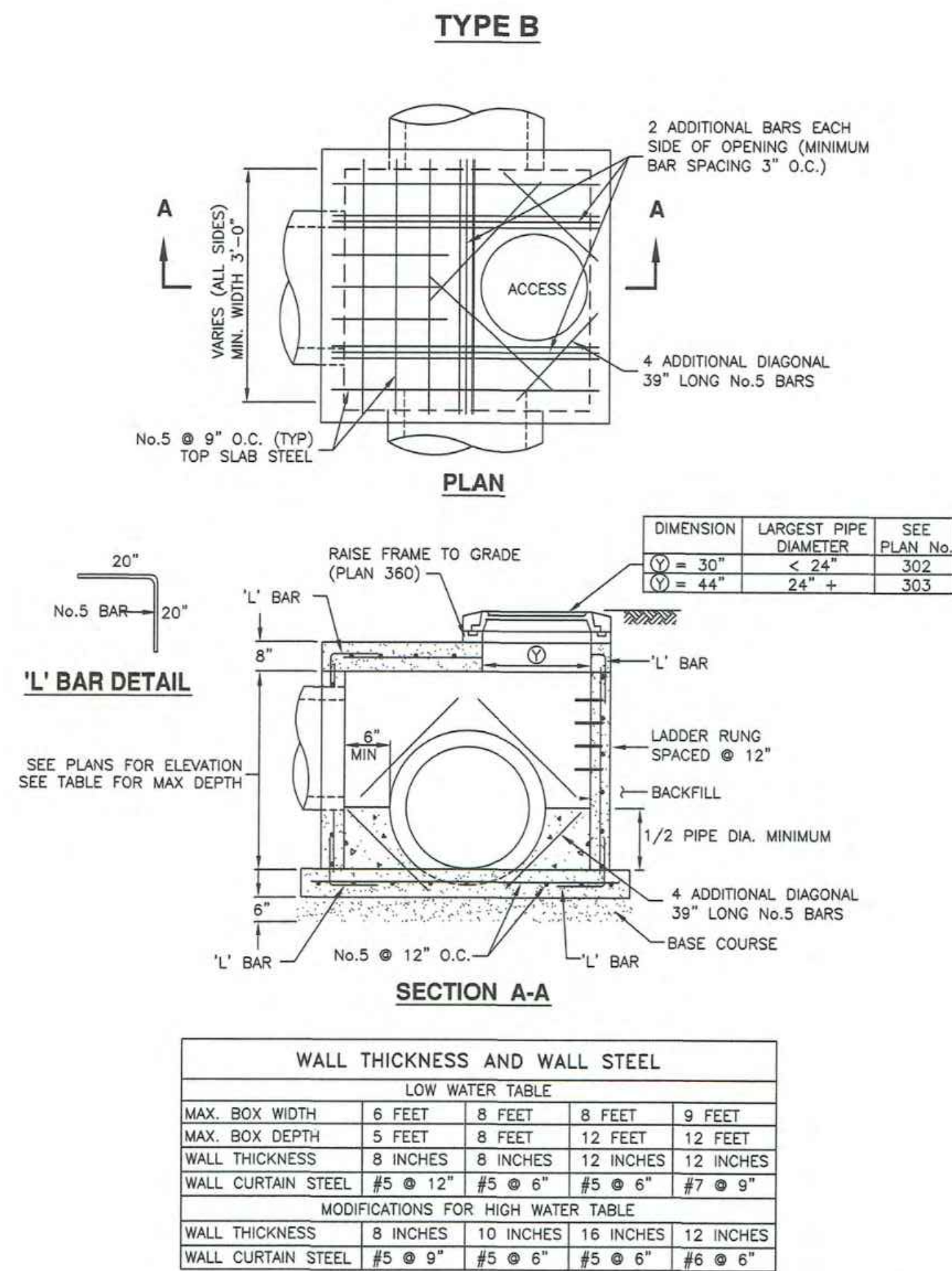
323.1



Pipe outfall

Plan  
323.1  
November 2010

331.2



Cleanout box

Plan  
331.2  
April 2011

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

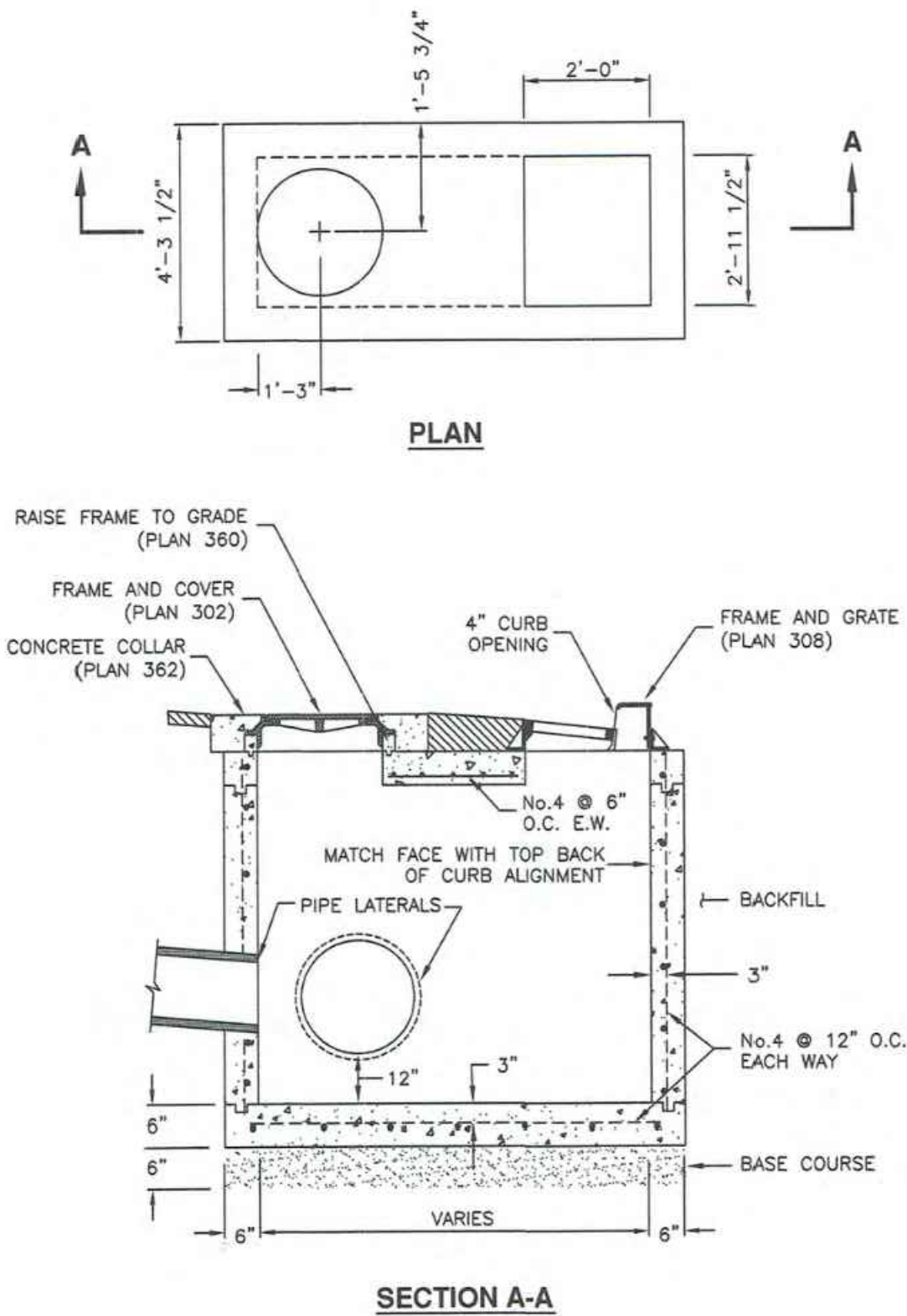
CITY DETAILS



Combination catch basin and cleanout box

1. GENERAL
- A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- C. Concrete: Class 4000, APWA Section 03 30 04.
- D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
- E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.
3. EXECUTION
- A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
- C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
- D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- E. Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

316

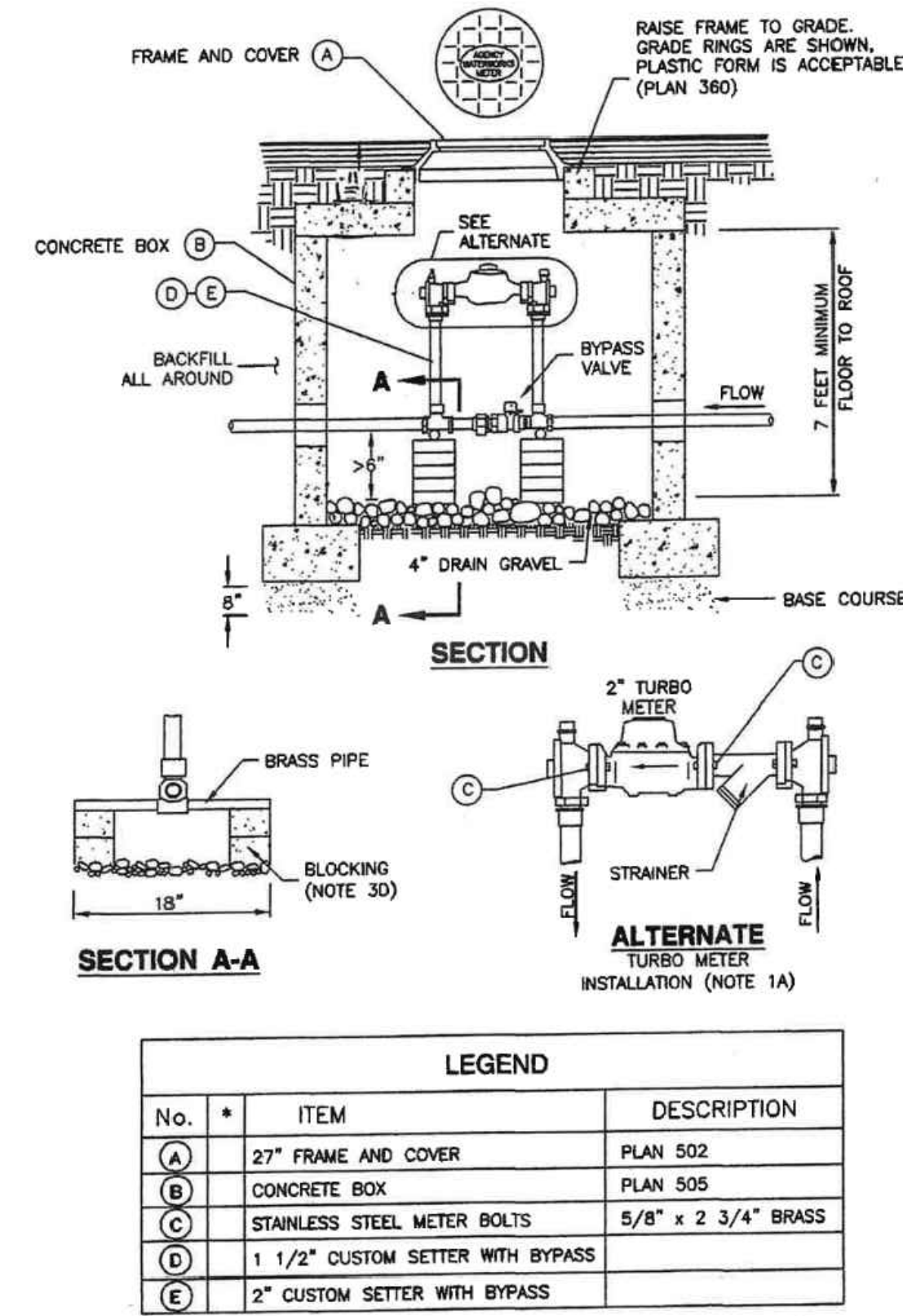


APWA Utah Chapter  
Combination catch basin and cleanout box  
Plan 316  
March 2011

1 1/2" and 2" meter

1. GENERAL
- A. Turbine meters are required on all systems used exclusively for irrigation or fire protection.
- B. Where domestic use is applicable, use a standard meter.
- C. Before backfilling, secure inspection of installation by ENGINEER.
2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- C. Castings: Gray iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.
3. EXECUTION
- A. Meter Placement:
- 1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).
  - 2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
  - 3) In new construction, install meter at center of lot or per agency requirements.
- B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
- C. Bypass Valve: Lock in off position.
- D. Blocking: Use clay brick or concrete block.
- E. Concrete Box:
- 1) Center frame and cover over water meter.
  - 2) Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.
- F. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
- G. Base Course and Backfill Placement: Maximum lift thickness before compaction is 8-inches. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

522

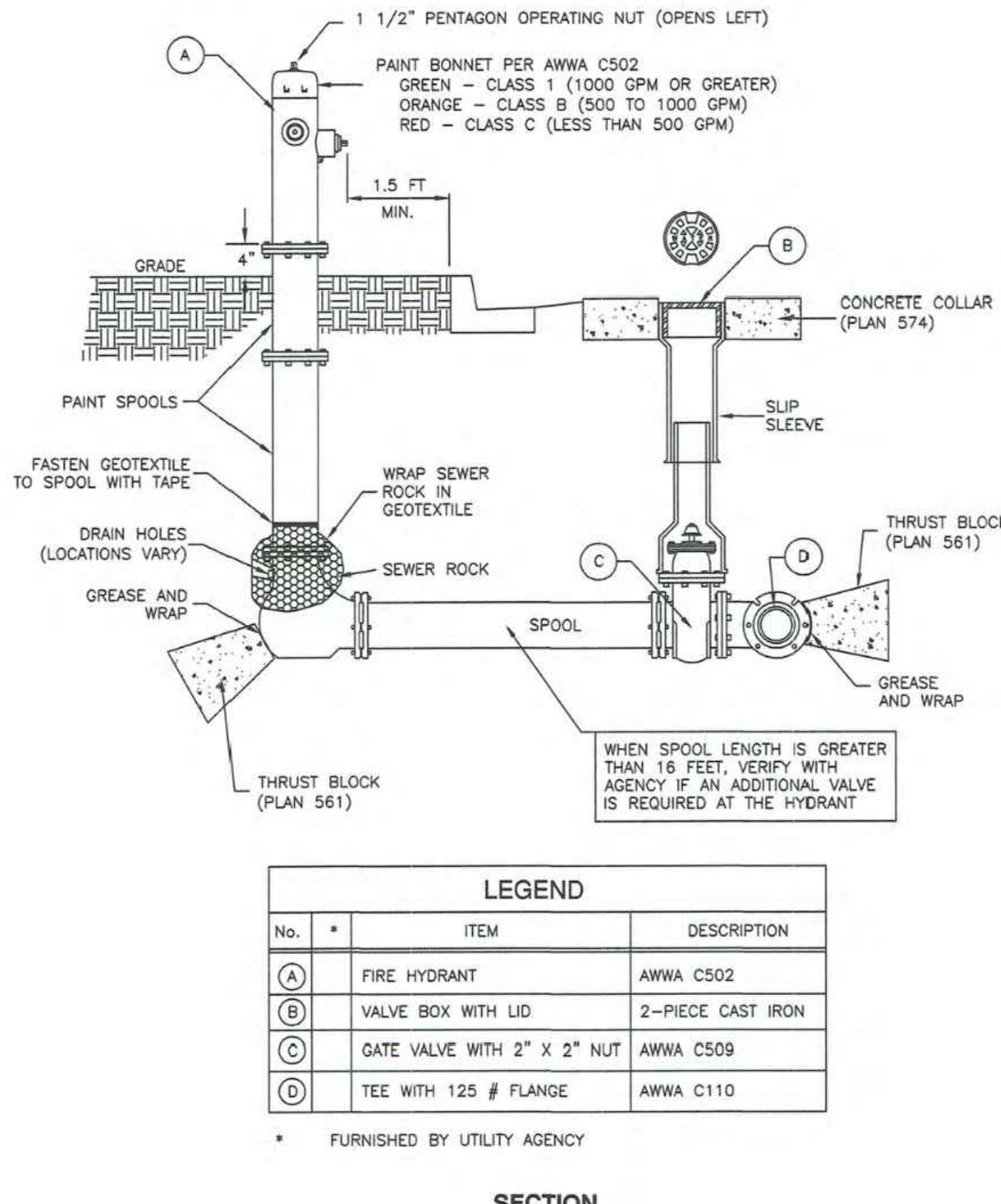


APWA Utah Chapter  
1 1/2" and 2" meter  
Plan 522  
August 2001  
SELECT 2" METER SIZE FOR SEMINARY PROPERTY

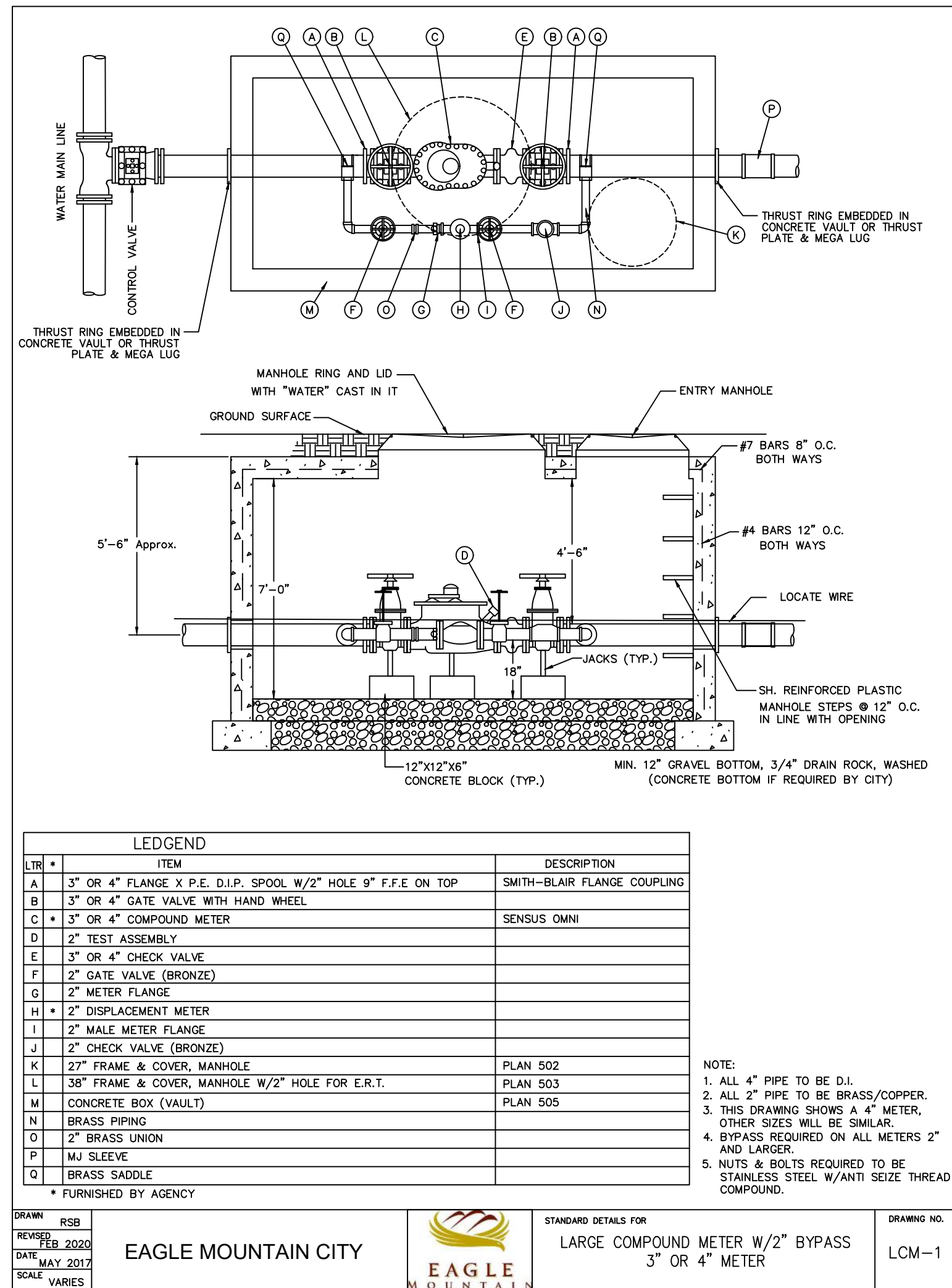
Fire hydrant with valve

1. GENERAL
- A. Before backfilling, secure inspection of installation by ENGINEER.
- B. Additional requirements are specified in APWA Section 33 11 00.
2. PRODUCTS
- A. Hydrant: Dry barrel, AWWA C502.
- B. Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
- C. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
- D. Backfill: APWA Section 31 05 13. Maximum particle size 2-inches.
- 1) Sewer Rock: ASTM Size No. 3 (2" to 1") or larger.
- 2) Other Type of Common Fill: CONTRACTOR's choice.
- E. Geotextile: Stabilization-separation fabric, APWA Section 31 05 19.
3. EXECUTION
- A. Installation:
- 1) Provide at least 1 cubic yard of sewer rock around drain hole at base of hydrant spool. Wrap geotextile around sewer rock and tape geotextile to hydrant spool to prevent silting of sewer rock.
  - 2) Paint fire hydrant to agency's fire hydrant paint code.
  - 3) Apply non-oxide grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
  - 4) Notify fire department as soon as hydrant is placed in service.
- B. Thrust Blocks:
- 1) Before pouring concrete, wrap pipe system with polyethylene sheet to prevent bonding of concrete to pipe system.
  - 2) Not required for flange or welded pipe systems.
- C. Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

511



APWA Utah Chapter  
Fire hydrant with valve  
Plan 511  
February 2011



APWA Utah Chapter  
Fire hydrant with valve  
Plan 511  
February 2011



REV DATE DESCRIPTION

VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL  
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT  
CONFORMANCE SET  
CITY DETAILS



C104



Curb and gutter

1. GENERAL  
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.  
B. Additional requirements are specified in APWA Section 32 16 13.
2. PRODUCTS  
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.  
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.  
C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.  
D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. EXECUTION  
A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.  
B. Concrete Placement: APWA Section 03 30 10.  
1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.  
2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.  
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.  
C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

6" Compound meter with 2" bypass

1. GENERAL  
A. Configuration may be changed at ENGINEER's discretion.  
B. Additional requirements are specified in APWA Section 33 12 16.
2. PRODUCTS  
A. Small Fittings: Brass. Do not use galvanized materials.  
B. Blocking: Clay brick or concrete block.  
C. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.
3. EXECUTION  
A. Control Valve: Install valve with valve box adjacent to main.  
B. Center frame and cover over water meter.  
C. Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.

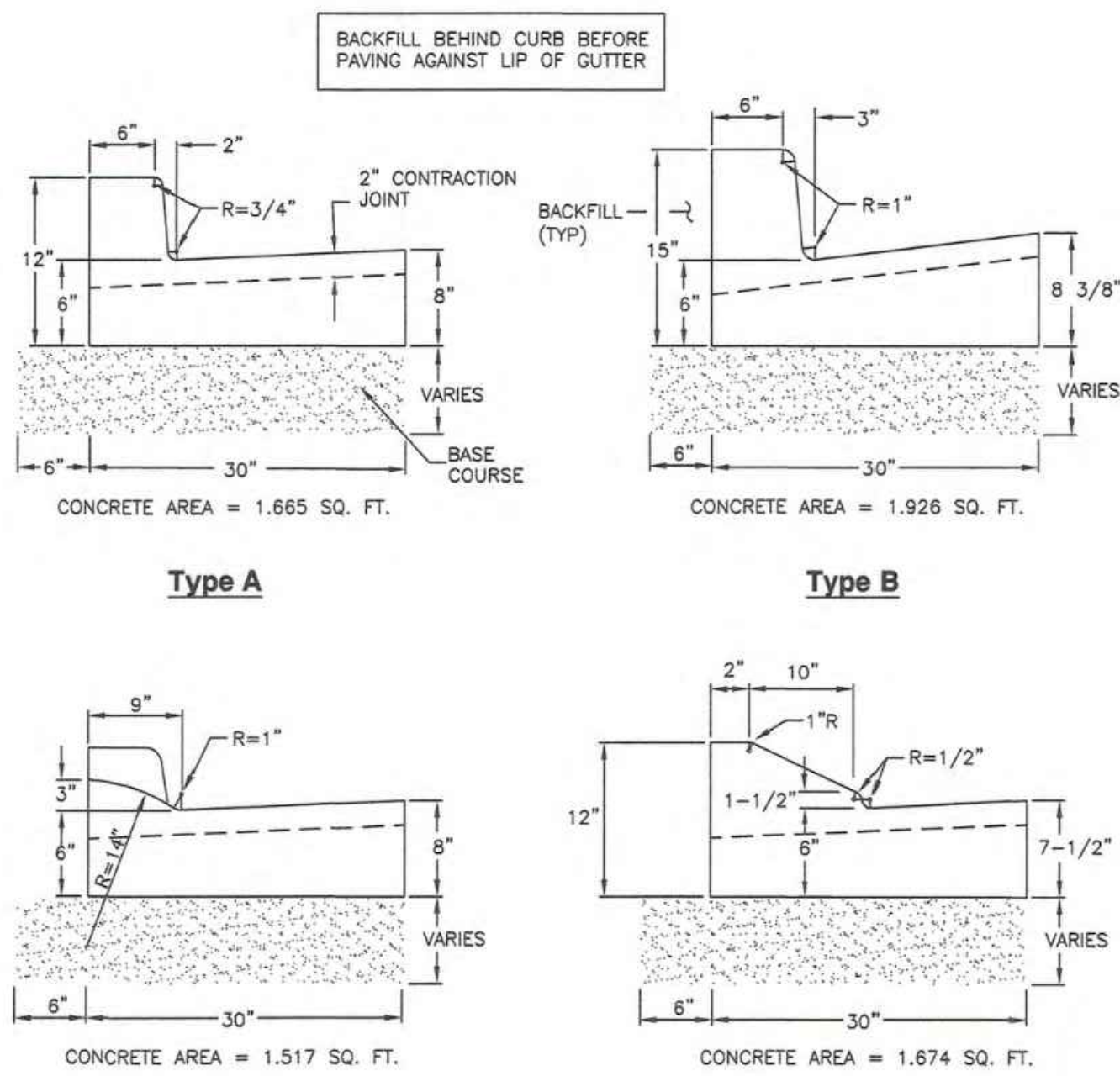
Street name signpost

1. GENERAL  
A. Get ENGINEER's approval of sign format and installation.
2. PRODUCTS  
A. Bolts, Nuts, Washers, Accessories: Stainless or galvanized steel, APWA Section 05 05 23.
3. EXECUTION  
A. Install sign posts on corner selected by ENGINEER.  
B. Install the edge of the sign 2 feet from the vertical extension of the back of curb as near as possible to the approach curb P.C. (point of curvature).

Air release assembly

1. GENERAL  
A. This drawing detail is applicable to water main piping less than 16-inches diameter.  
B. PCOP, steel, MLAC and other water main pipe materials will require special detail or design drawings. Submit the design and detail drawings and materials to the ENGINEER for review before installation.  
C. Installation in areas of high ground water or potential for water entering the vent pipe will require a special design to be provided by the ENGINEER.  
D. Before backfilling around the assembly, secure inspection of installation by ENGINEER.
2. PRODUCTS  
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.  
B. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.  
C. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.  
D. Concrete: Class 4000, APWA Section 03 30 04.  
E. Manhole: Riser, ASTM C478.  
F. Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.  
G. Small Fittings: Brass. Do not use galvanized materials.  
H. PVC Pipe and Fittings: Schedule 40, APWA Section 33 05 07.  
I. Water Tight Wall Seal: Waterproof, compressible.
3. EXECUTION  
A. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.  
B. Apply tape wrap to the exterior of all buried steel pipe per AWWA C209.  
C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.  
D. Service saddle is required on all PVC and AC pipe taps unless specified otherwise. Ductile iron and cast iron pipe may be direct tapped.  
E. Seal manhole joints water-tight and ground flush with interior wall.  
F. Follow applicable AWWA and NSF standards when connecting piping.  
G. If diameter of air relief valve is greater than 2-inches, provide piping to match its diameter from water main connection to open to air.

205.1

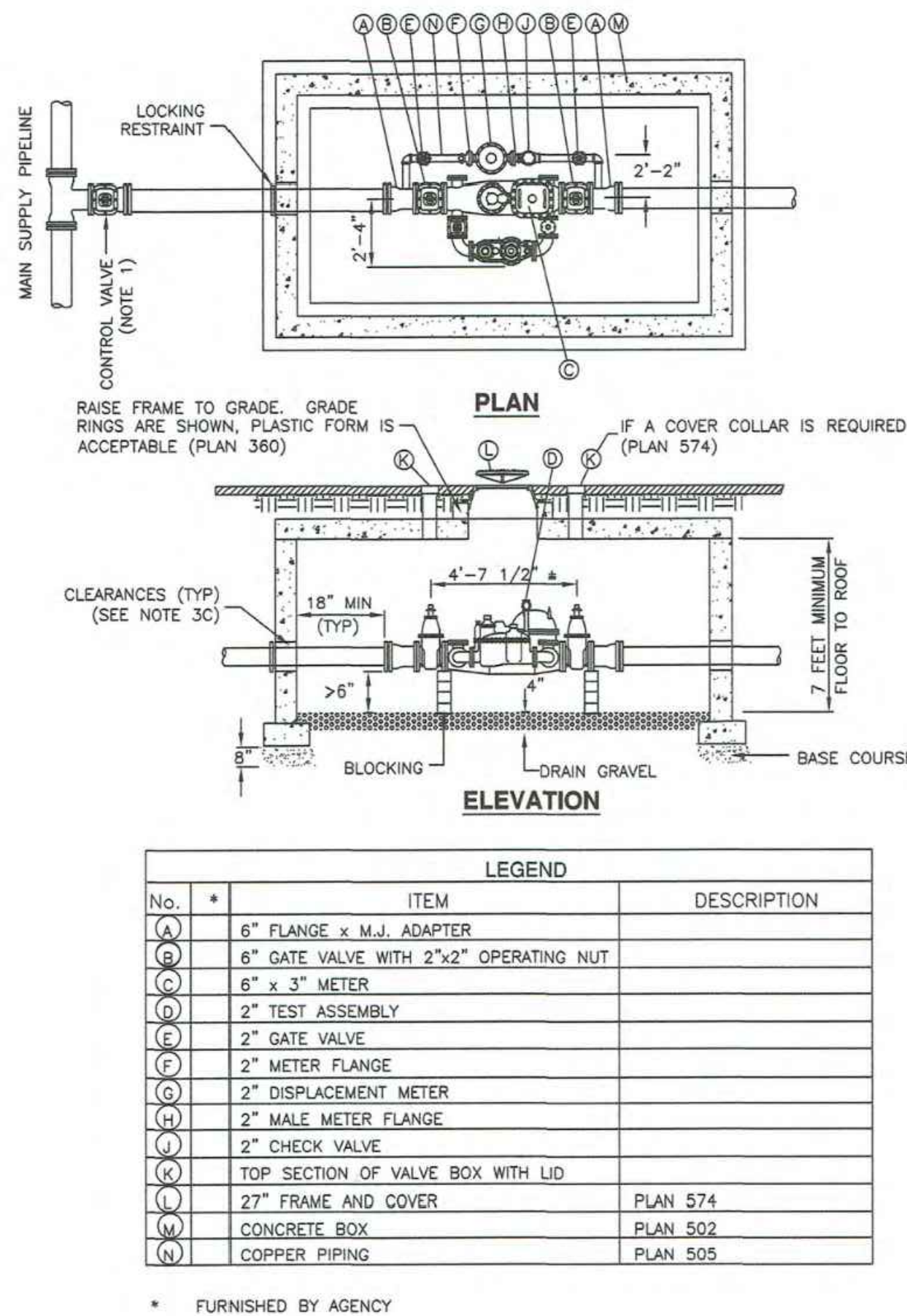


JOINT DETAIL

Curb and gutter

Plan  
205.1  
December 2008

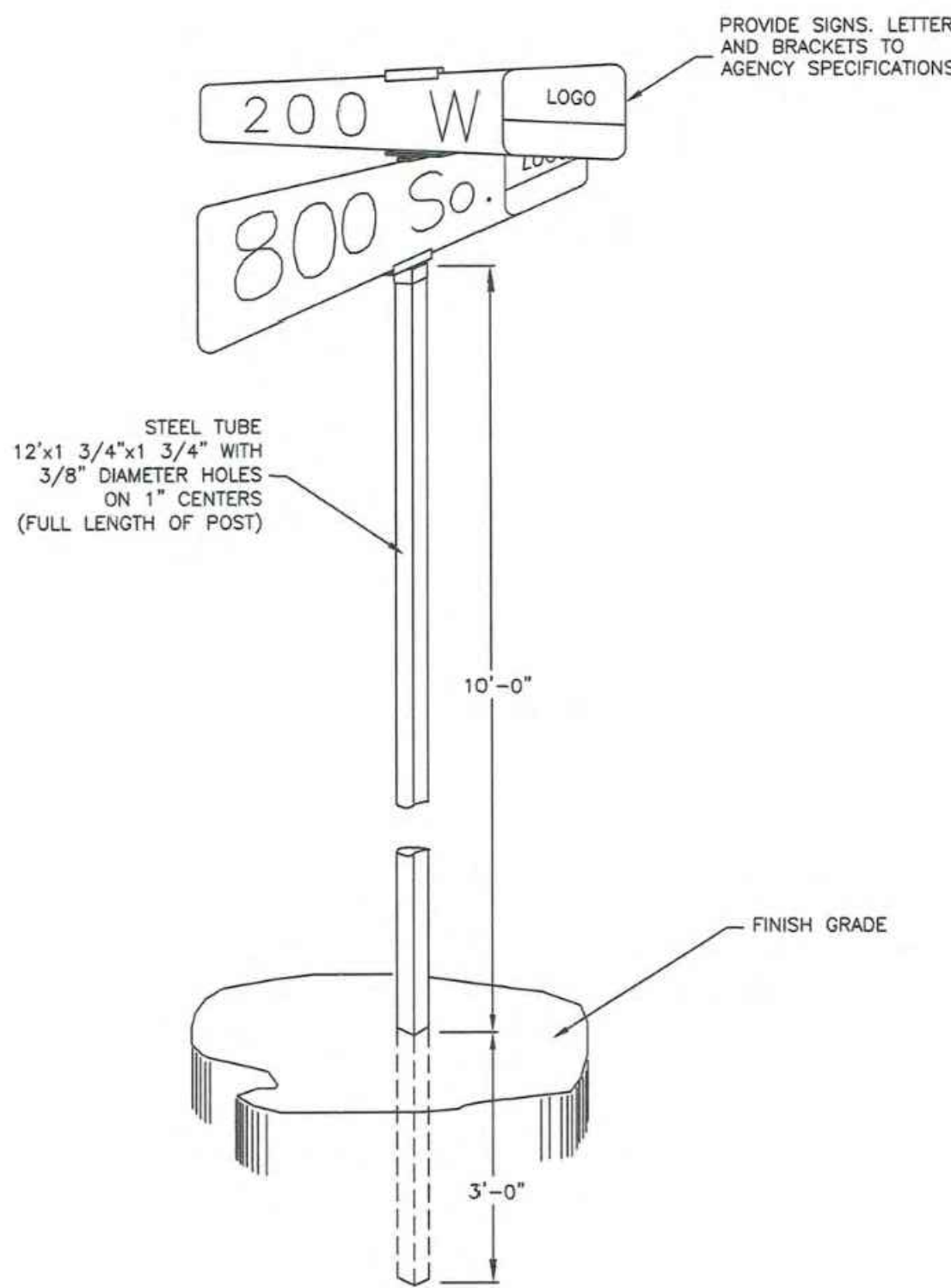
525



6" Compound meter with 2" bypass

Plan  
525  
August 2001

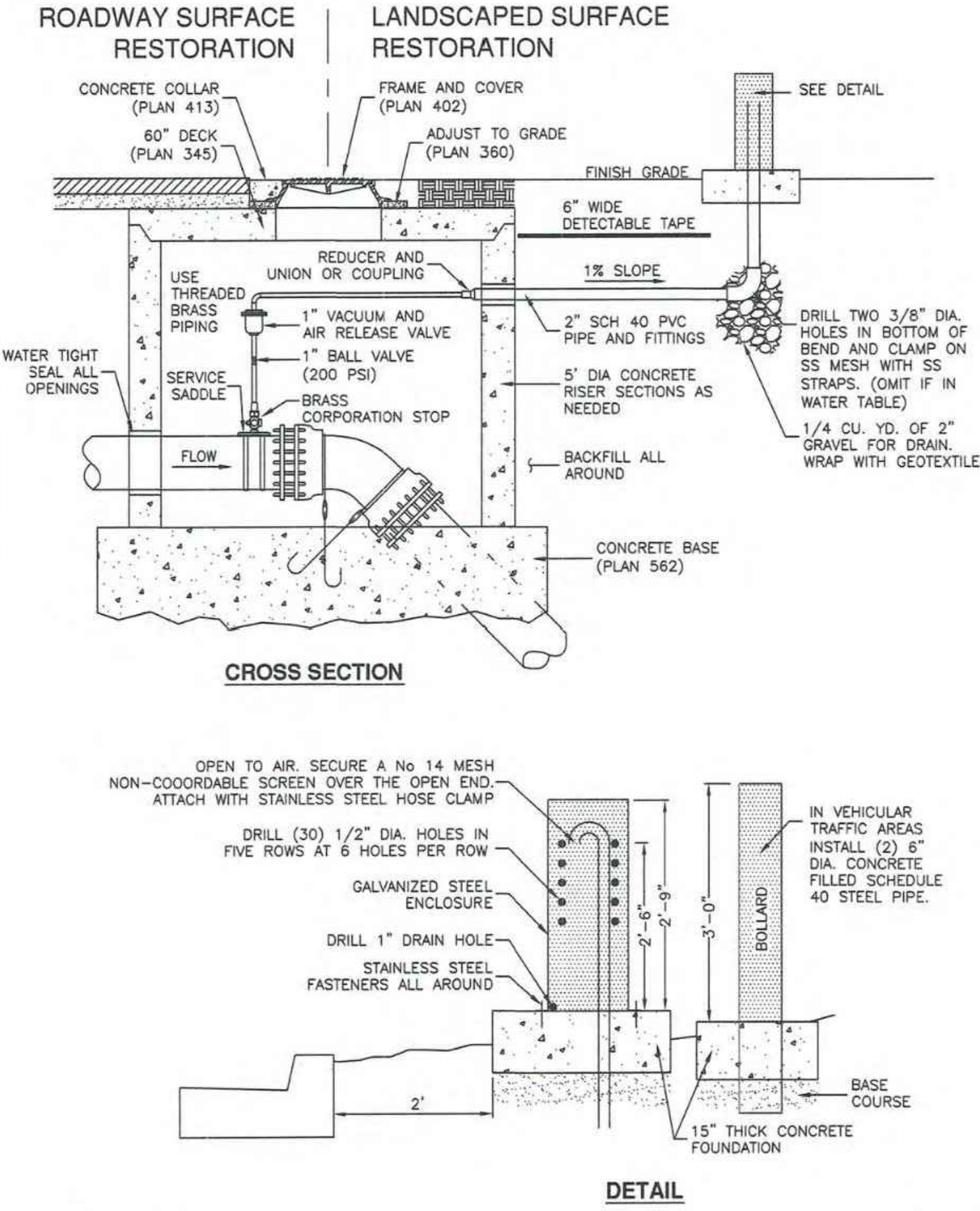
292



Street name signpost

Plan  
292  
April 1997

575



Air release assembly

Plan  
575  
February 2011

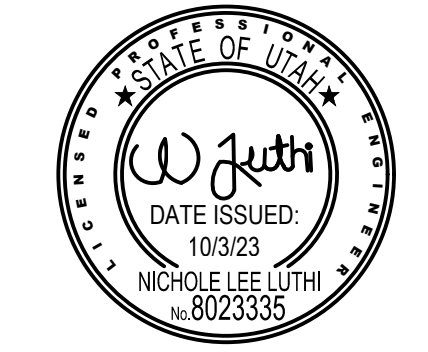
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CITY DETAILS

| REV            | DATE          | DESCRIPTION |
|----------------|---------------|-------------|
| VCBO NUMBER:   | 22705         |             |
| CLIENT NUMBER: | 00000         |             |
| DATE:          | June 27, 2023 |             |



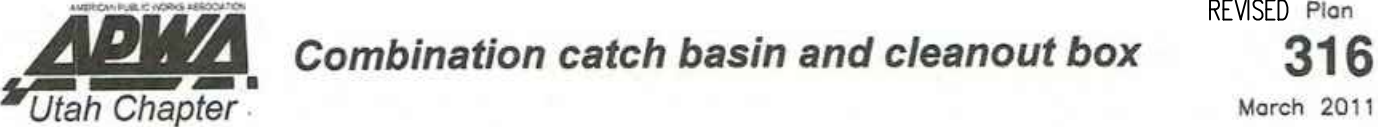
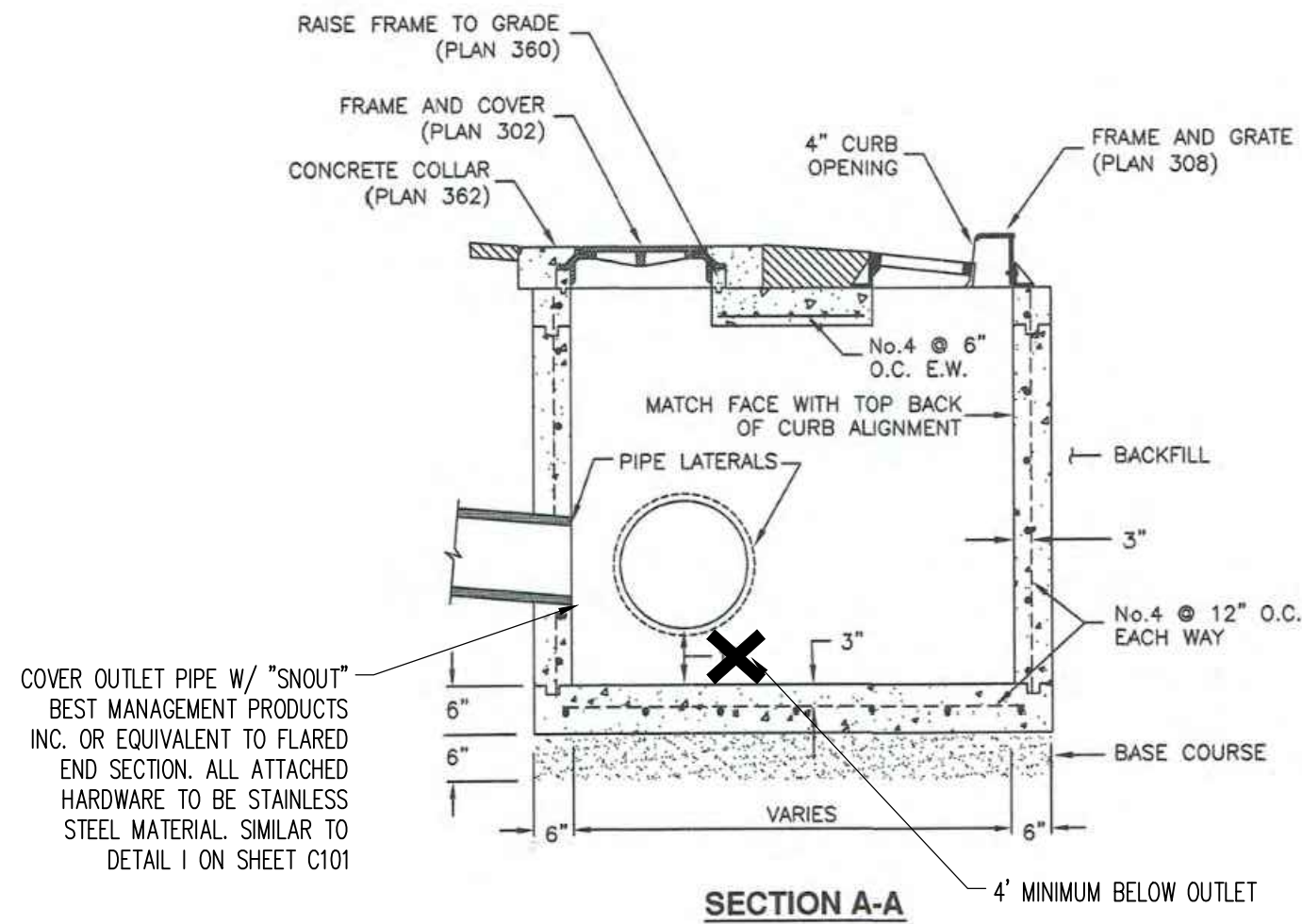
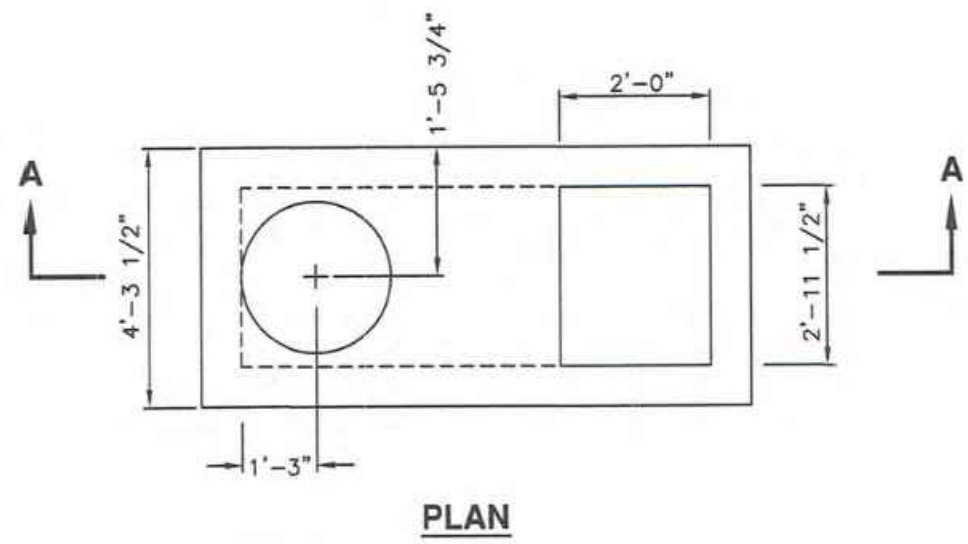
C105



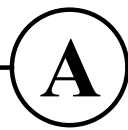
Combination catch basin and cleanout box

1. GENERAL
- A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- C. Concrete: Class 4000, APWA Section 03 30 04.
- D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
- E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.
3. EXECUTION
- A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
- C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
- D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- E. Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

316



PRETREATMENT INLET (CITY PRECIB)  
N.T.S.



ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

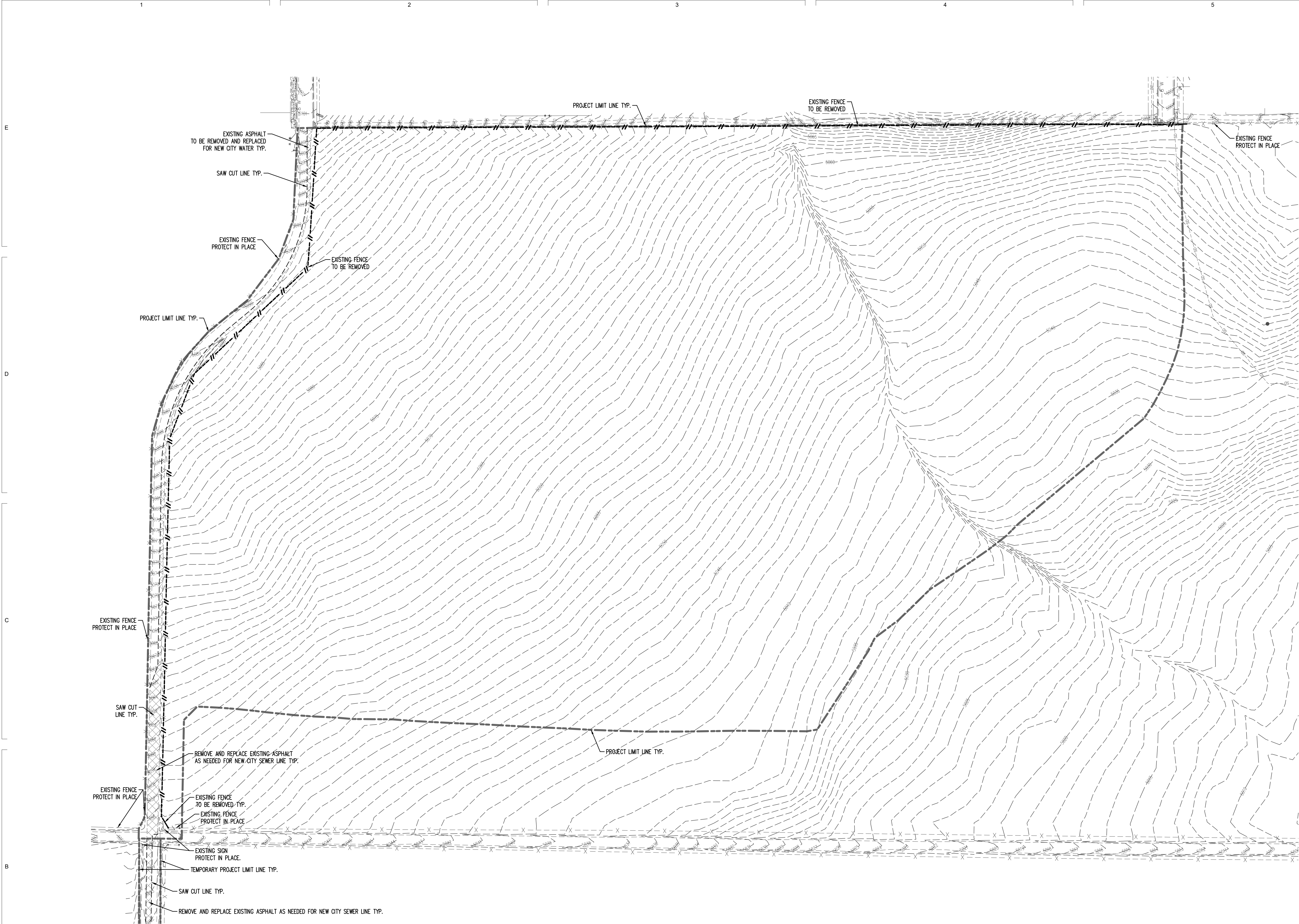
CITY DETAILS



| REV                  | DATE | DESCRIPTION         |
|----------------------|------|---------------------|
| VCBO NUMBER: 22705   |      |                     |
| CLIENT NUMBER: 00000 |      | DATE: June 27, 2023 |

C106



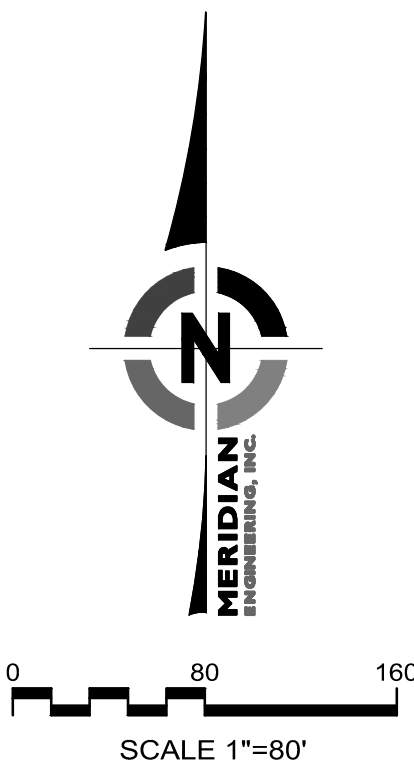


- SITE DEMOLITION PLAN NOTES:**
- COORDINATE ALL UTILITY INFORMATION WITH OWNER. THE COORDINATES SHOWN ON THE PLANS ARE BASED ON SURVEY CONTROL AND TOPOGRAPHIC SURVEY COMPLETED BY MERIDIAN ENGINEERING INC. REFER TO EXISTING TOPOGRAPHIC PLAN FOR SURVEY CONTROL, ON SHEET C200-C204.
  - REFER TO SITE LAYOUT PLANS ON SHEET CS230.
  - SIDEWALK REMOVAL AND REPLACEMENT TO BE AS INDICATED ON THE SITE PLAN AND WILL MATCH EXISTING SIDEWALK WIDTHS.
  - EXCAVATION ADJACENT TO TREES SHALL BE A MINIMUM OF 8' FROM THE CENTER OF THE TREE OR THE TREE DRIP LINE AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IF TREE ROOTS ARE ENCOUNTERED NEAR TREES TO REMAIN, COORDINATE TREE ROOT PRUNING WITH OWNER WHENEVER TREE ROOTS MAY BE ENCOUNTERED IN EXCAVATION. DO NOT COVER TREE ROOTS DAMAGED BY EXCAVATION NEAR TREE THAT ARE TO REMAIN. WHERE NECESSARY FOR EQUIPMENT OPERATION, TREES MAY BE TRIMMED. COORDINATE ANY TRIMMING OF TREES TO REMAIN WITHIN LANDSCAPE PLANS AND OWNER.
  - ALL WORK WITHIN CITY ROAD ROW SHALL MEET CITY STANDARDS AND SPECIFICATIONS. OBTAIN CITY PERMIT PRIOR TO ANY WORK WITHIN CITY ROAD RIGHT OF WAY. OBTAIN ALL NECESSARY EXCAVATION PERMITS AND PROVIDE NECESSARY TRAFFIC CONTROL MEASURES PER CITY REQUIREMENTS.
  - REMOVE AND SALVAGE ALL SIGNS, BENCHES, AND EXTERIOR LIGHTS WITHIN THE PROJECT LIMITS. AFTER REMOVAL COORDINATE OWNER FOR PICKUP OF SIGNAGE OR OTHER SALVAGED ITEMS.
  - DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. DAMAGE TO SOFT SUBGRADE AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS.
  - PLACEMENT OF GRANULAR IMPORT MATERIALS MAY BE NECESSARY TO MAINTAIN CONSTRUCTION TRAFFIC PATHWAYS DURING WET PERIODS OF THE YEAR. CONTRACTOR IS REQUIRED TO MAINTAIN TRAFFIC PATHWAYS AT ALL TIMES DURING CONSTRUCTION AND REMOVE OR ADD TO THESE GRANULAR MATERIALS TO MEET THE GRADES NECESSARY TO OBTAIN THE GRADES SHOWN ON C0400.
  - APPROXIMATE FOUNDATION EXCAVATION LIMIT LINE MAY BE EXTENDED WITH APPROVAL FROM THE OWNER. ANY AFFECTED IMPROVEMENTS IMPACTED SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. REFER TO BUILDING PLANS FOR APPLICABLE EXCAVATION LIMIT LINE FOR THE NEW BUILDING.
  - ALL STRIPING WITHIN THE PROJECT LIMIT LINE SHALL BE BLACKED OUT AND REPLACED WITH STRIPING PER STRIPING PLAN ON SHEET CS220.
  - ALL SIGNS TO REMAIN UNLESS INDICATED ON THIS SHEET OR THE SITE PLAN.

- UTILITY DEMOLITION NOTES**
- REMOVE UTILITIES ONLY AFTER NEW TEMPORARY UTILITY LINES HAVE BEEN REROUTED AND CONNECTED.
  - TEMPORARY PUMPING OF SANITARY SEWER WILL BE REQUIRED AS PORTIONS OF THE EXISTING PIPING ARE REMOVED AND REPLACED. BACKUP PUMPS AND POWER WILL BE REQUIRED WHERE PUMPING IS NECESSARY TO MAINTAIN SERVICE TO THE BUILDING. TEMPORARY BYPASS PIPING OR PUMPING IS REQUIRED UNTIL THE NEW PIPING IS OPERATIONAL.
  - REFER TO THE ELECTRICAL OR MECHANICAL PLANS FOR SITE DEMOLITION OF EXISTING TRANSFORMERS, ELECTRICAL LINES, EXISTING LIGHTING, ELECTRICAL EQUIPMENT, HEATING VAULTS, HEATING LINES, GAS LINES, OR OTHER SITE DEMOLITION INSIDE OR OUTSIDE THE PROJECT LIMITS.
  - ALL EXISTING UTILITIES OR SURFACE IMPROVEMENTS SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE. ANY DAMAGE TO THE UTILITIES OR SURFACE IMPROVEMENTS SHALL BE REPAIRED WITH NEW MATERIALS AT NO ADDITIONAL COST TO THE OWNER. ALL INTERRUPTIONS OF UTILITIES SERVICE WILL BE COORDINATED WITH THE OWNER AT LEAST ONE WEEK IN ADVANCE. NIGHTTIME INTERRUPTIONS OF A SERVICE MAY BE NECESSARY TO SUCCESSFULLY COMPLETE NEW UTILITY CONNECTIONS.
  - UTILITIES ABANDONED IN PLACE UNDER PAVEMENT OR CONCRETE IMPROVEMENTS SHALL HAVE SAND BLOWN INTO THE ABANDONED PIPING. ALL OPEN ENDS OF ABANDONED PIPING SHALL BE PLUGGED AND CAPPED. REPAIR EXISTING MANHOLES AND INLETS WHERE PIPING IS REMOVED AS PART OF THE DEMOLITION. PLUG AND GROUT (EPOXY GROUT) HOLES IN THE EXISTING STRUCTURES. CORE DRILL AND EPOXY GROUT ALL NEW PIPING INTO EXISTING CONCRETE STRUCTURES.
  - BACKFILL ALL EXCAVATIONS FOR UTILITY PIPING OR STRUCTURE REMOVAL (MANHOLES, INLETS, ETC.) WITH STRUCTURAL FILL TO THE ROUGH GRADE ELEVATION SHOWN ON GRADING PLANS.
  - PROVIDE TEMPORARY STORM DRAINAGE PUMPING OR OTHER APPROVED STORM DRAIN DISPOSAL METHOD TO MAINTAIN DRAINAGE TO THE SITE DURING CONSTRUCTION.
  - MAINTAIN UTILITY SERVICE TO THE EXISTING BUILDING AT ALL TIMES UNLESS OTHERWISE COORDINATED.
  - ALL WORK WITHIN STREET ROW SHALL BE PER APWA STANDARD PLANS AND SPECIFICATIONS (2017 EDITION) AND CITY STANDARDS. OBTAIN CITY PERMIT PRIOR TO ANY WORK WITHIN CITY RIGHT OF WAY.
  - DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. SUBGRADE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED AS OUTLINED IN SPEC SECTION WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OVER EXCAVATED SUBGRADE.
  - NEW UTILITIES SHALL BE INSTALLED AS REQUIRED TO MAINTAIN SERVICE TO EXISTING BUILDINGS. PRIOR TO REMOVAL OF EXISTING UTILITIES COORDINATE SERVICE INTERRUPTION AND REMOVAL OF UTILITIES WITH OWNER.
  - POTHOLE AND FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY NEW UTILITY OR CONNECTION TO EXISTING UTILITIES.
  - PROVIDE TEMPORARY WATER CONNECTION FOR MAINTAINING IRRIGATION OF LANDSCAPE THAT IS TO REMAIN. REFER TO LANDSCAPE PLANS.
  - RAISE/LOWER EXISTING VALVES, M.H., ELECTRICAL AND MECHANICAL VAULT HATCHES, AND UTILITY STRUCTURES WITHIN THE WORK AREA LIMITS TO NEW GRADES SHOWN ON GRADING PLAN.

## DEMOLITION LEGEND

- |                                     |       |                                               |        |
|-------------------------------------|-------|-----------------------------------------------|--------|
| REMOVE FENCING                      | ----  | REMOVE TREES, UTILITY STRUCTURES, LIGHTS ETC. | XX     |
| REMOVE WALL/CURBING/CURB AND GUTTER | ===== | REMOVE EXISTING ASPHALT                       | XXXXXX |
| PROJECT LIMIT LINE                  | ----  |                                               |        |
| TEMPORARY PROJECT LIMIT LINE        | ----  |                                               |        |
| SAW CUT                             | ----  |                                               |        |



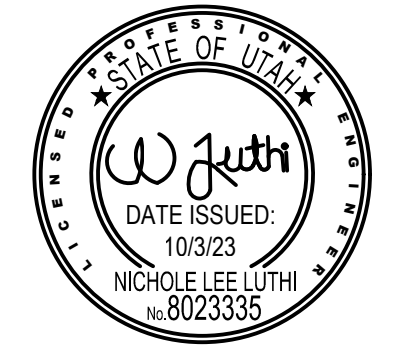
## ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

OVERALL  
DEMOLITION PLAN

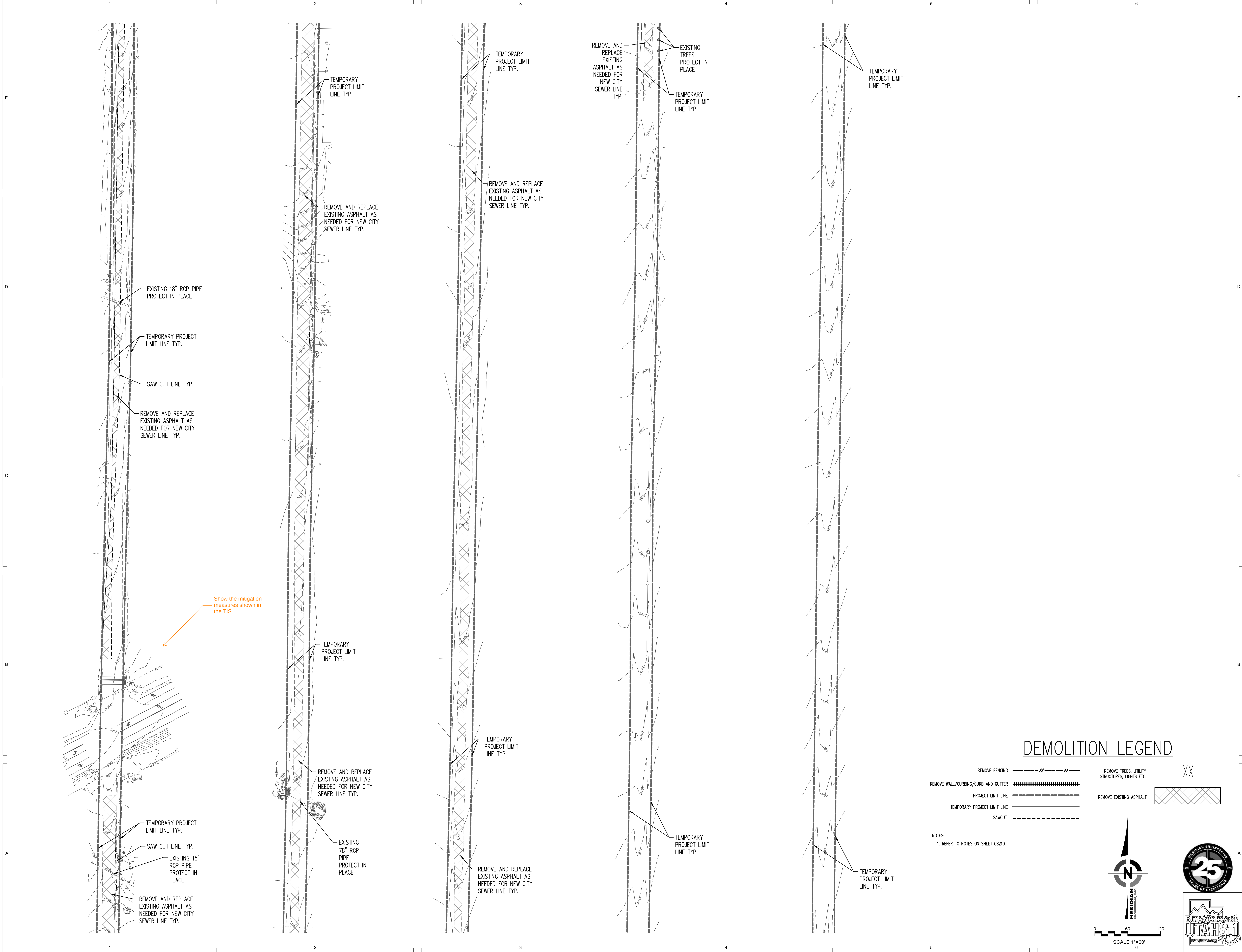
CS210



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: June 27, 2023

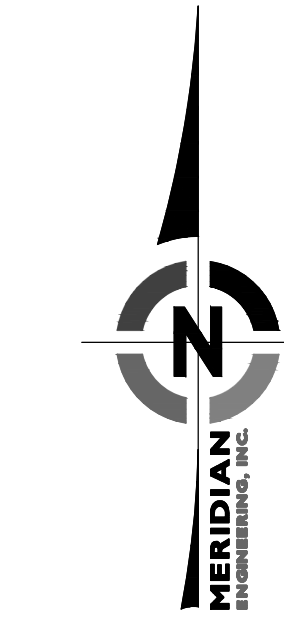




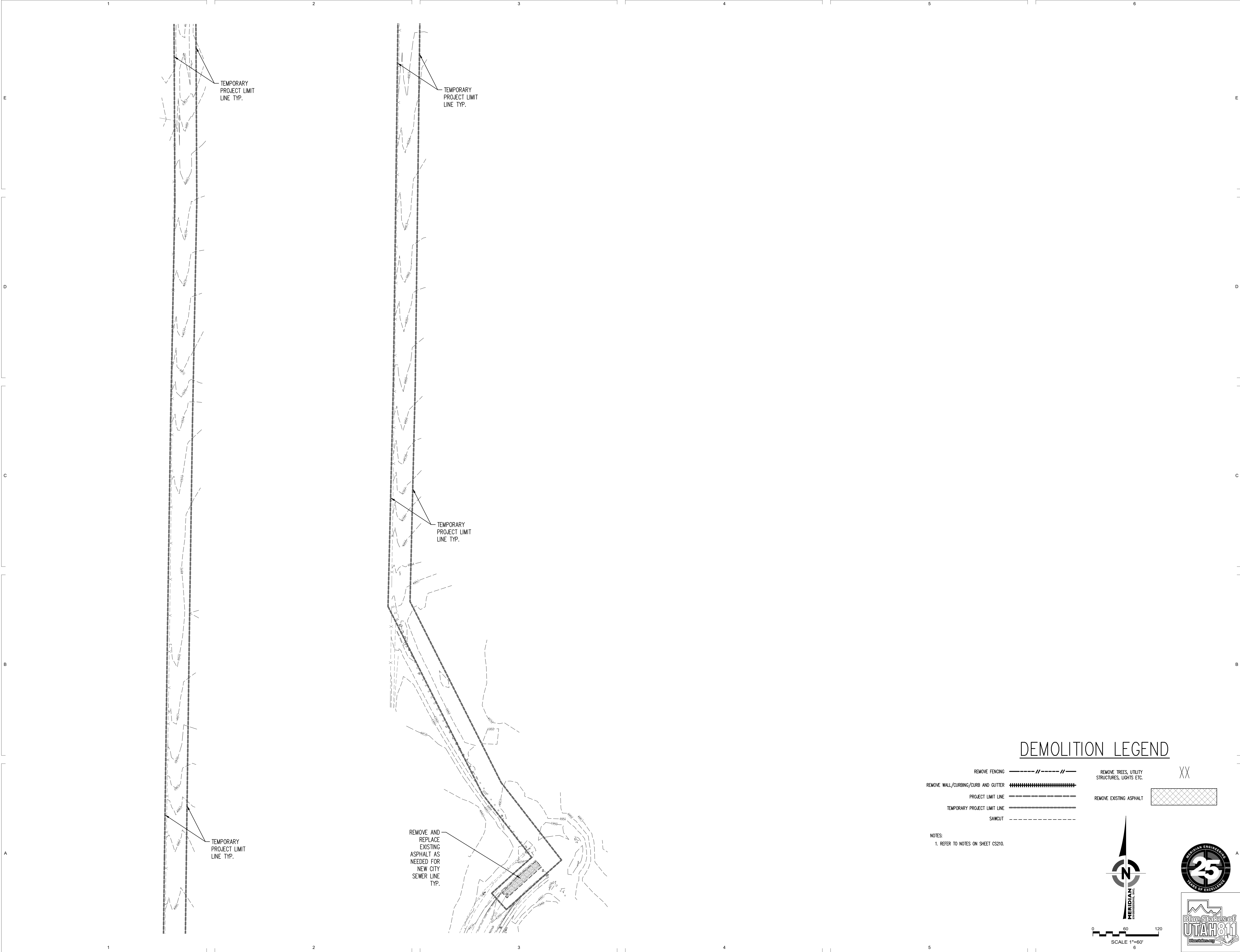
DEMOLITION LEGEND

|                                     |       |                                               |               |
|-------------------------------------|-------|-----------------------------------------------|---------------|
| REMOVE FENCING                      | ----  | REMOVE TREES, UTILITY STRUCTURES, LIGHTS ETC. | XX            |
| REMOVE WALL/CURBING/CURB AND GUTTER | ===== | REMOVE EXISTING ASPHALT                       | [Hatched Box] |
| PROJECT LIMIT LINE                  | ----  |                                               |               |
| TEMPORARY PROJECT LIMIT LINE        | ----  |                                               |               |
| SAWCUT                              | ----  |                                               |               |

NOTES:  
1. REFER TO NOTES ON SHEET CS210.





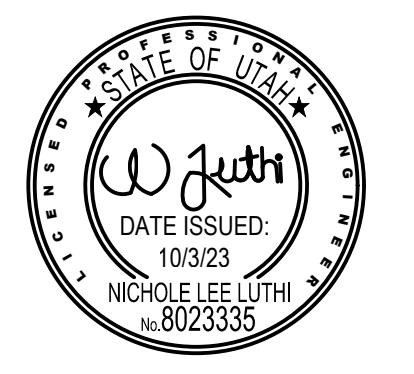




VCBO  
ARCHITECTURE

634 SOUTH 600 EAST  
SALT LAKE CITY, UT 84102

801.576.8800  
VCBO.COM



STATE OF UTAH  
Professional Engineer  
Nicole Lee  
License No. 8023335  
Date Issued: 10/3/23

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: June 27, 2023

# ASD EAGLE MOUNTAIN MIDDLE SCHOOL

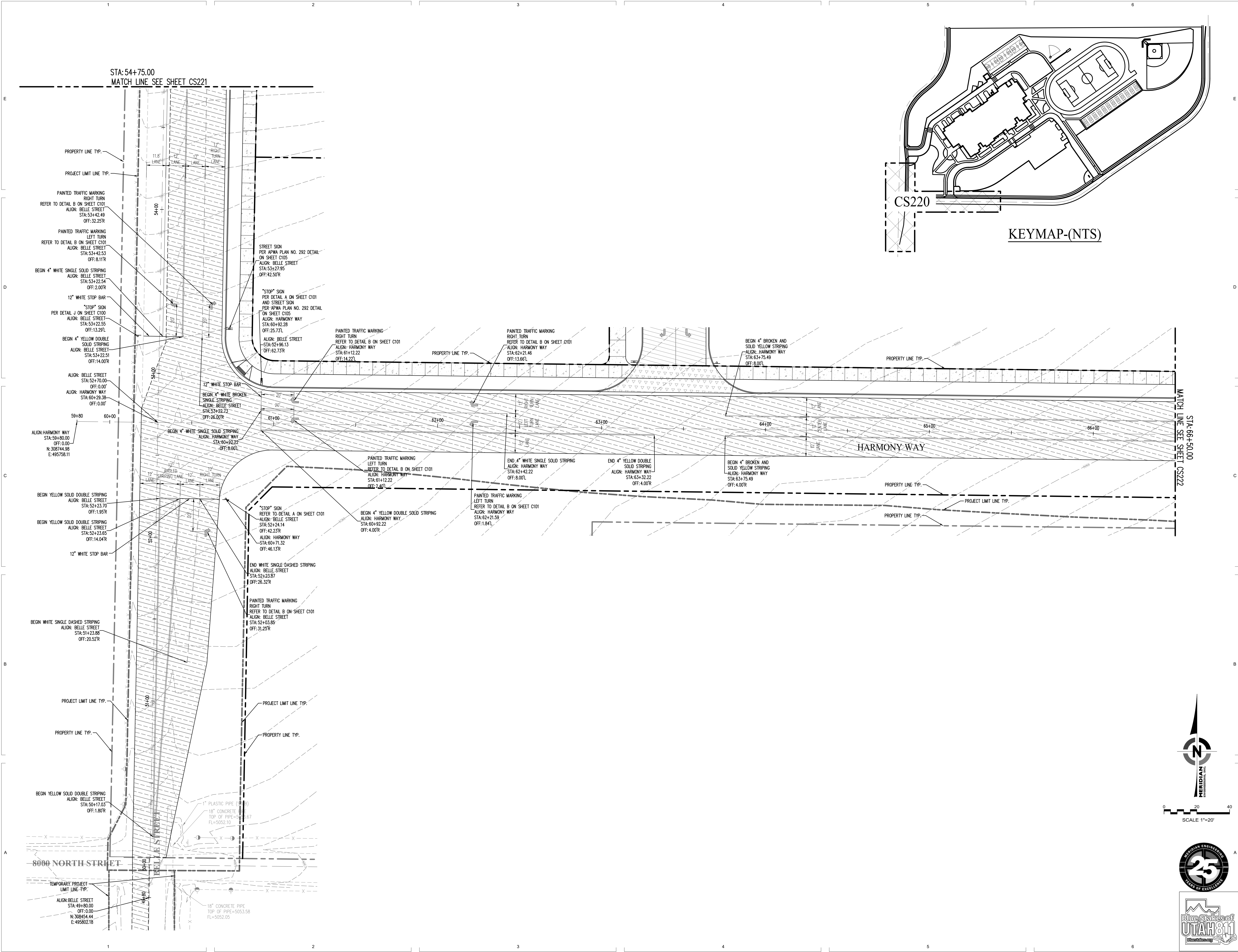
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

OFFSITE  
DEMOLITION PLAN

## CS212





VCBO ARCHITECTURE  
654 SOUTH 600 EAST  
SALT LAKE CITY, UT 84102  
801.576.8800  
VCBO.COM

STATE OF UTAH  
Nicole Lee Luth  
DATE ISSUED: 10/03/23  
NICHOLE LEE LUTH  
#8023335

| REV | DATE          | DESCRIPTION |
|-----|---------------|-------------|
| 1   | June 27, 2023 | 000000      |

VCBO NUMBER: 22705  
CLIENT NUMBER: 000000  
DATE: June 27, 2023

### ASD EAGLE MOUNTAIN MIDDLE SCHOOL

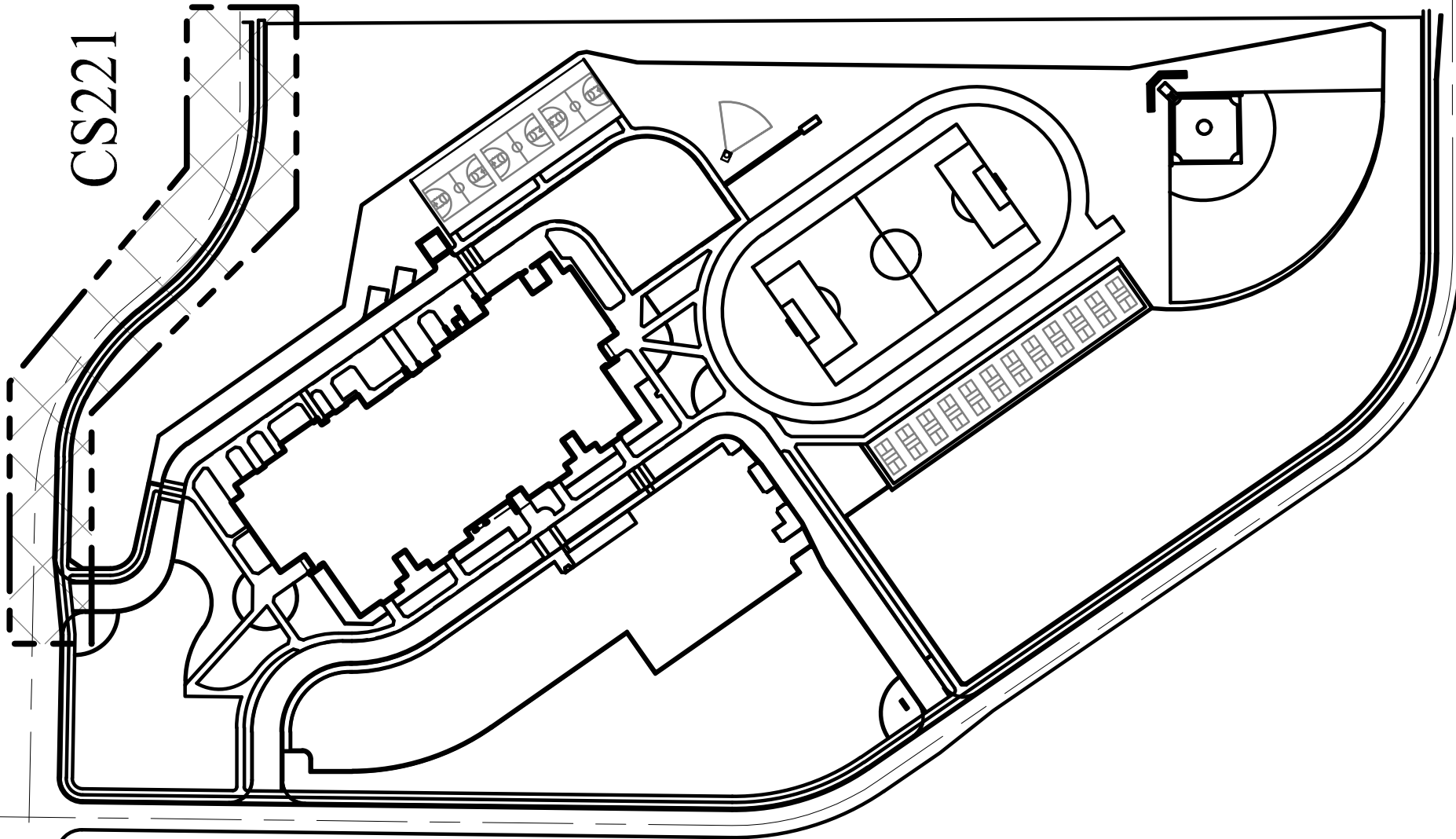
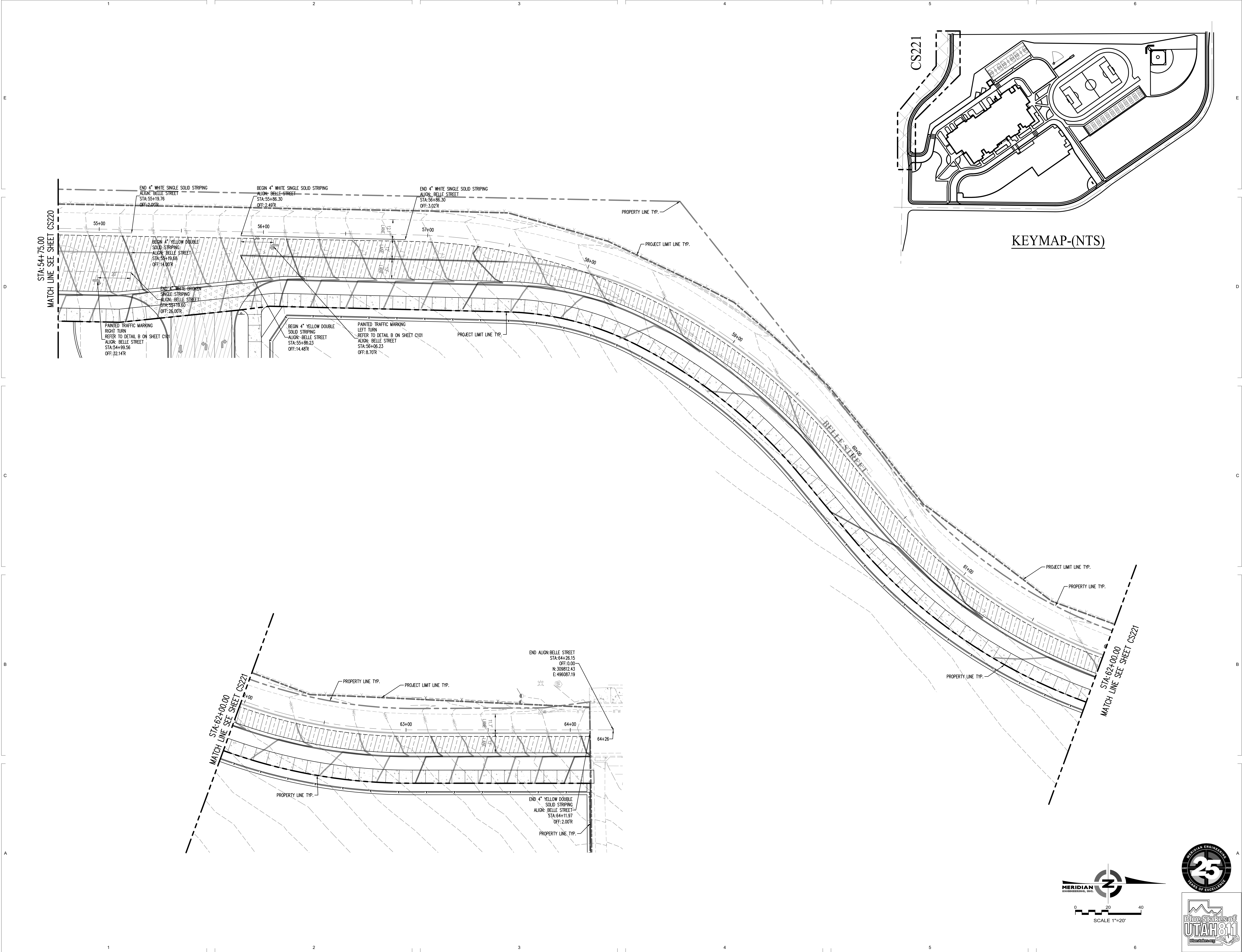
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SIGNAGE AND STRIPING PLAN

## CS220





KEYMAP-(NTS)

VCBO  
ARCHITECTURE

854 SOUTH 600 EAST  
SALT LAKE CITY, UT 84102

801.575.8800  
VCBO.COM

STATE OF UTAH  
NICHOLE LEE LUTH  
103923  
8023335

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: June 27, 2023

Meridian Engineering  
25 Years of Excellence

Blue Stakes of  
UTAH 811  
bluestakesofutah.com

# ASD EAGLE MOUNTAIN MIDDLE SCHOOL

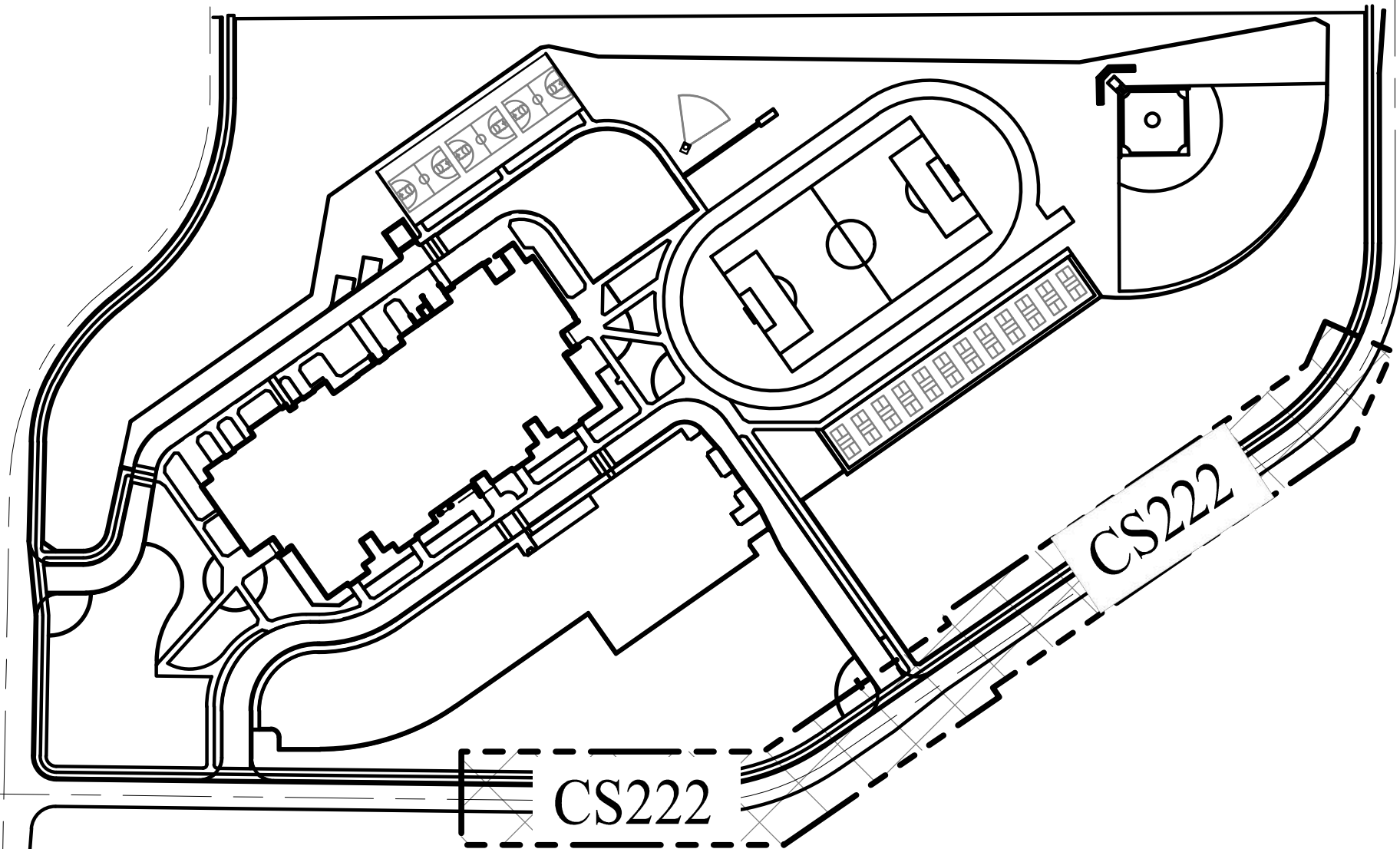
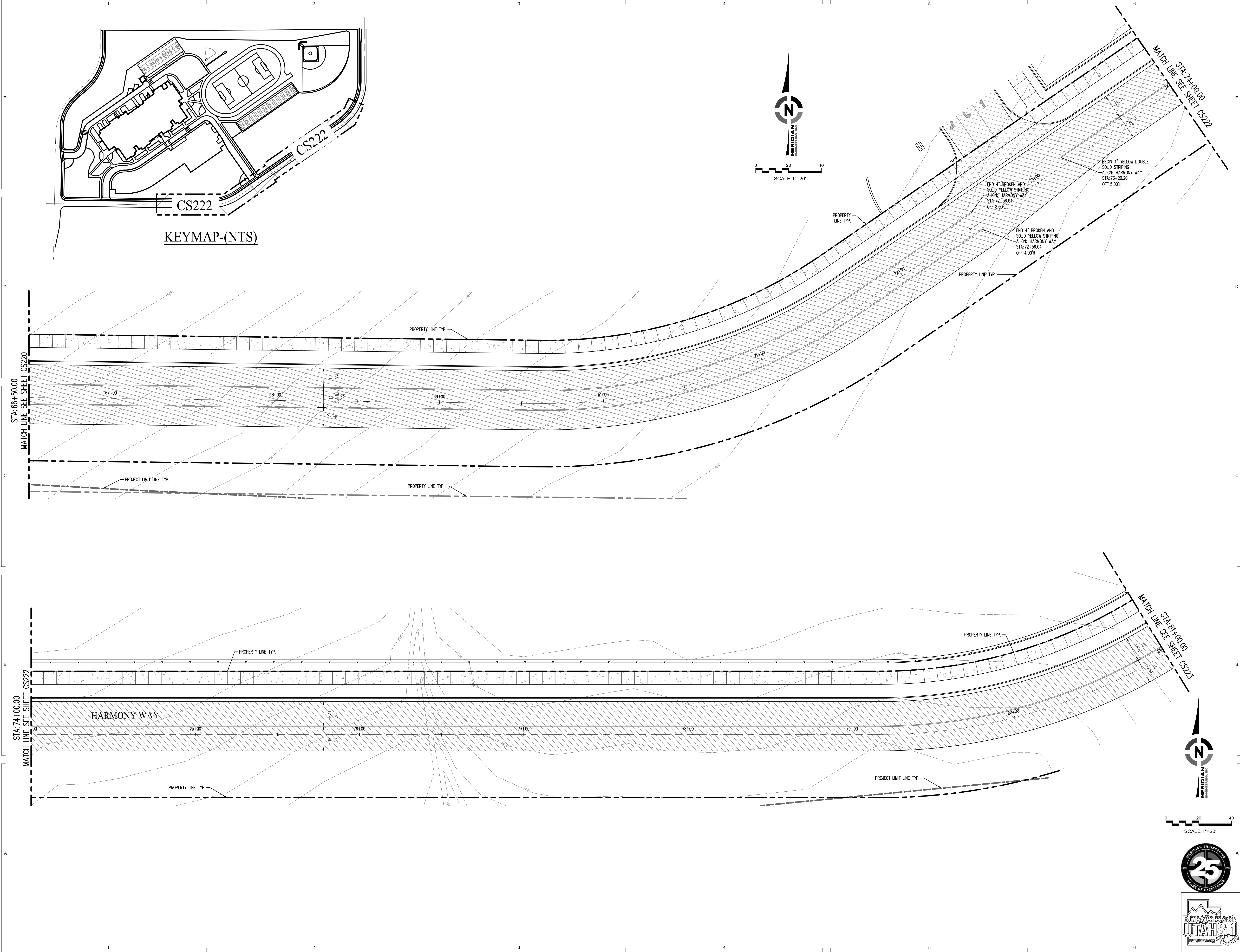
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SIGNAGE AND STRIPING PLAN

## CS221





KEYMAP-(NTS)

VCBO ARCHITECTURE  
654 SOUTH 600 EAST  
SALT LAKE CITY, UT 84102  
801.576.8800  
VCBO.COM

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

|                |               |
|----------------|---------------|
| VCBO NUMBER:   | 22705         |
| CLIENT NUMBER: | 00000         |
| DATE:          | June 27, 2023 |

# ASD EAGLE MOUNTAIN MIDDLE SCHOOL

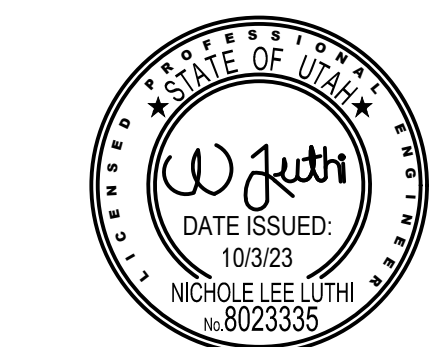
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SIGNAGE AND STRIPING PLAN

# CS222





|                | REV | DATE          | DESCRIPTION |
|----------------|-----|---------------|-------------|
| VCBO NUMBER:   |     | 227           |             |
| CLIENT NUMBER: |     | 000           |             |
| DATE:          |     | June 27, 2016 |             |

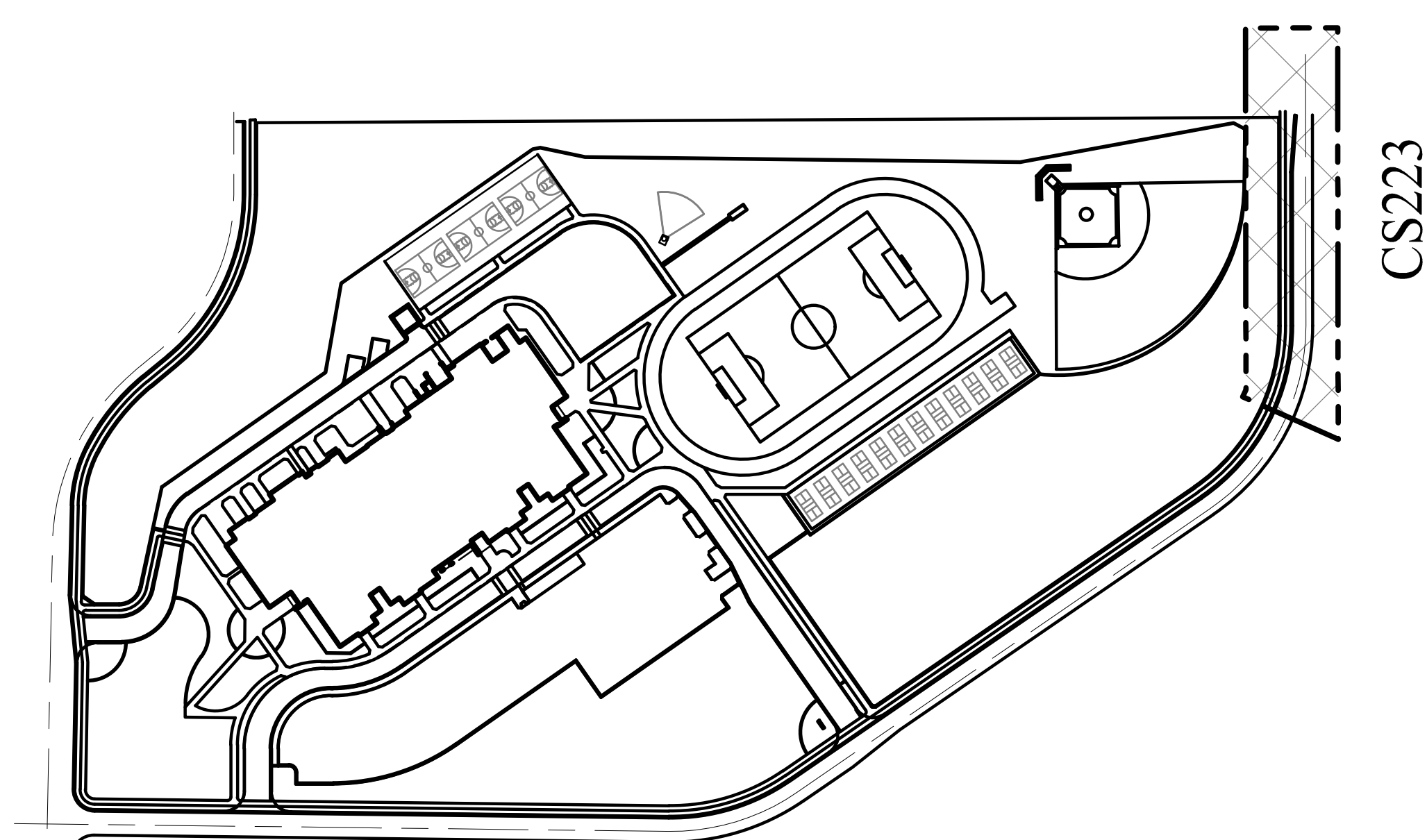
# ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

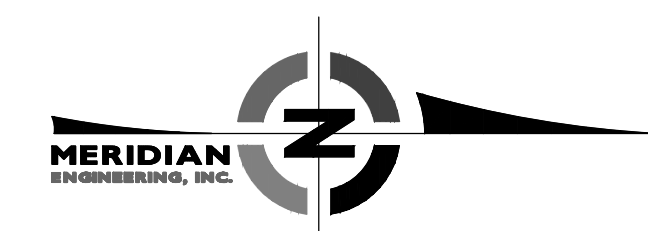
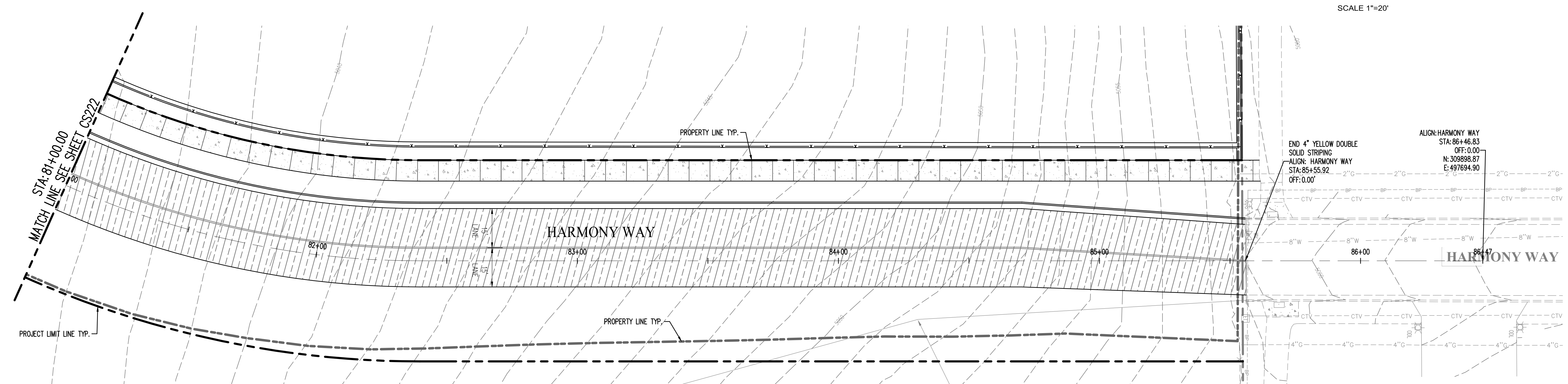
## CONFORMANCE SET

## SIGNAGE AND STRIPING PLAN

CS223



KEYMAP-(NTS)







| TBC Line Table |        |                  |
|----------------|--------|------------------|
| L#             | L      | Bearing          |
| L135           | 12.19  | N90° 00' 00.00"E |
| L136           | 458.12 | N55° 00' 00.00"E |
| L137           | 1.61   | N55° 30' 29.60"E |
| L138           | 382.98 | N35° 00' 00.00"W |
| L139           | 7.07   | N80° 00' 00.23"W |
| L140           | 5.00   | S54° 59' 59.55"W |
| L141           | 383.15 | S35° 00' 00.00"E |
| L142           | 4.62   | S27° 30' 00.00"W |
| L143           | 88.32  | N90° 00' 00.00"W |
| L144           | 66.91  | S35° 02' 34.57"E |
| L145           | 72.34  | S54° 57' 25.43"W |
| L146           | 32.54  | S35° 00' 00.00"E |
| L147           | 8.87   | S62° 30' 00.00"E |
| L148           | 92.17  | N90° 00' 00.00"E |
| L149           | 414.36 | N54° 57' 25.43"E |
| L150           | 82.34  | S35° 02' 34.57"E |
| L151           | 222.20 | N35° 00' 00.00"W |
| L152           | 25.64  | N26° 07' 41.26"E |
| L153           | 0.92   | N25° 00' 00.00"W |
| L154           | 24.63  | S55° 00' 00.00"W |
| L156           | 17.00  | S35° 00' 00.00"E |
| L157           | 235.00 | S55° 00' 00.00"W |
| L158           | 66.00  | N35° 00' 00.00"W |
| L159           | 218.50 | N55° 00' 00.00"E |
| L160           | 56.59  | N90° 00' 00.00"E |
| L161           | 17.26  | S0° 00' 00.00"E  |
| L163           | 10.00  | N90° 00' 00.00"E |
| L164           | 65.06  | N0° 00' 00.00"E  |
| L165           | 2.19   | N90° 00' 00.00"E |
| L166           | 458.62 | N55° 00' 00.00"E |
| L167           | 12.86  | N54° 59' 52.66"E |
| L168           | 15.50  | S35° 00' 00.00"E |
| L169           | 144.00 | N55° 00' 00.00"E |
| L170           | 10.00  | N35° 00' 00.00"W |
| L171           | 6.03   | N55° 00' 00.00"E |
| L172           | 17.00  | N35° 00' 00.00"W |
| L173           | 3.48   | N55° 00' 00.00"E |
| L174           | 3.48   | N55° 00' 00.00"E |
| L175           | 17.00  | S35° 00' 00.00"E |
| L176           | 194.62 | N55° 00' 00.00"E |
| L177           | 2.19   | N90° 00' 00.00"W |
| L178           | 26.24  | N0° 00' 00.00"E  |
| L179           | 8.96   | N55° 00' 00.00"E |
| L180           | 33.00  | N35° 00' 00.00"W |
| L181           | 10.96  | S55° 00' 00.00"W |
| L182           | 31.00  | S35° 00' 00.00"E |
| L183           | 9.62   | S55° 00' 00.00"W |
| L184           | 17.00  | S35° 00' 00.00"E |
| L185           | 18.00  | S55° 00' 00.00"W |
| L186           | 16.00  | S35° 00' 00.00"E |
| L187           | 27.62  | N55° 00' 00.00"E |
| L188           | 29.00  | N35° 00' 00.00"W |

| TBC Line Table |        |                  |
|----------------|--------|------------------|
| L#             | L      | Bearing          |
| L71            | 6.86   | N0° 40' 55.30"E  |
| L72            | 20.50  | N55° 00' 00.00"E |
| L73            | 7.07   | S80° 00' 00.00"E |
| L74            | 81.14  | S35° 00' 00.00"E |
| L75            | 11.73  | S89° 46' 38.80"E |
| L76            | 35.33  | S35° 00' 00.00"E |
| L77            | 38.07  | N0° 40' 55.30"E  |
| L78            | 107.24 | N55° 00' 00.00"E |
| L79            | 4.06   | S60° 34' 48.76"E |
| L80            | 86.17  | S55° 00' 00.00"W |
| L81            | 3.65   | N62° 09' 32.35"W |
| L82            | 2.91   | N13° 38' 38.66"W |
| L83            | 79.82  | N55° 00' 00.00"E |
| L84            | 3.50   | S59° 19' 04.70"E |
| L85            | 3.60   | N37° 39' 32.85"E |
| L86            | 72.48  | N82° 17' 17.32"W |
| L87            | 2.98   | N45° 40' 55.30"E |
| L88            | 80.21  | S82° 17' 17.32"E |
| L89            | 5.26   | N50° 18' 54.10"W |
| L90            | 17.10  | S35° 02' 34.57"E |
| L91            | 7.07   | N9° 58' 42.71"E  |
| L92            | 50.18  | S55° 00' 00.00"W |
| L93            | 7.07   | S80° 00' 00.00"E |
| L94            | 107.64 | N35° 00' 00.00"W |
| L96            | 5.70   | N69° 46' 07.00"W |
| L97            | 115.32 | N35° 00' 00.00"W |
| L98            | 5.66   | N10° 00' 00.00"E |
| L99            | 68.42  | N55° 00' 00.00"E |
| L100           | 5.15   | S79° 59' 06.29"E |
| L103           | 6.16   | N9° 59' 06.28"E  |
| L104           | 76.83  | N55° 00' 00.00"E |
| L105           | 6.15   | N80° 00' 00.00"W |
| L108           | 5.17   | N10° 00' 00.00"E |
| L109           | 12.91  | N55° 00' 00.00"E |
| L110           | 323.60 | N35° 00' 00.00"W |
| L111           | 4.04   | S55° 00' 00.00"W |
| L114           | 7.07   | N10° 00' 00.00"E |
| L115           | 55.00  | N55° 00' 00.00"E |
| L116           | 5.54   | S50° 42' 31.09"E |
| L117           | 4.33   | N55° 00' 00.00"E |
| L118           | 5.54   | N19° 17' 28.91"W |
| L119           | 34.25  | N55° 00' 00.00"E |
| L120           | 5.17   | S80° 00' 00.00"E |
| L123           | 6.14   | N10° 00' 00.00"E |
| L124           | 70.52  | S55° 00' 00.00"W |
| L125           | 5.94   | N80° 00' 00.00"W |
| L128           | 5.87   | N10° 00' 00.00"E |
| L129           | 17.69  | N90° 00' 00.00"E |
| L130           | 6.21   | N73° 23' 20.59"W |
| L131           | 59.47  | N35° 00' 00.00"W |
| L132           | 7.07   | N10° 00' 00.00"E |
| L133           | 55.92  | N55° 00' 00.00"E |
| L134           | 63.85  | N0° 00' 01.87"E  |

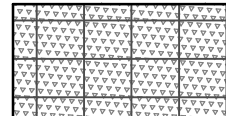
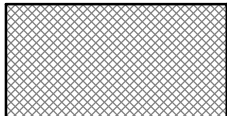
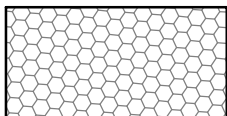
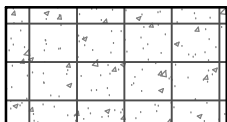
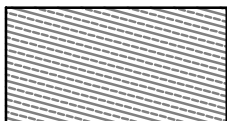
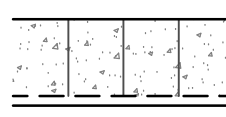
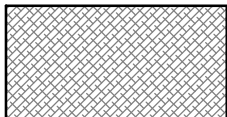
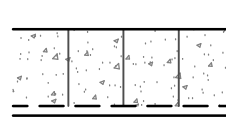
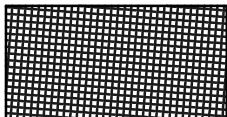
| TBC Line Table |        |                  |
|----------------|--------|------------------|
| L#             | L      | Bearing          |
| L1             | 42.36  | N90° 00' 00.00"E |
| L2             | 96.88  | N12° 09' 10.71"E |
| L3             | 279.92 | N54° 59' 59.92"E |
| L4             | 22.99  | S9° 59' 59.92"W  |
| L5             | 25.89  | S9° 59' 59.92"W  |
| L6             | 29.11  | N54° 59' 59.92"E |
| L7             | 6.50   | N35° 01' 17.29"W |
| L8             | 6.49   | S34° 58' 42.88"E |
| L9             | 245.82 | N54° 59' 59.92"E |
| L10            | 90.81  | N35° 12' 20.83"W |
| L11            | 173.26 | N55° 00' 00.00"E |
| L12            | 86.50  | N35° 00' 00.00"W |
| L13            | 537.04 | N54° 59' 59.92"E |
| L14            | 16.13  | N9° 10' 18.38"E  |
| L15            | 86.19  | N9° 10' 18.38"E  |
| L16            | 36.64  | N90° 00' 00.00"E |
| L17            | 138.34 | N42° 08' 47.37"E |
| L18            | 52.20  | S35° 00' 00.00"E |
| L19            | 7.54   | S13° 57' 45.76"W |
| L21            | 7.60   | N80° 00' 00.00"W |
| L22            | 43.96  | N35° 00' 00.00"W |
| L23            | 7.07   | N10° 00' 00.00"E |
| L26            | 7.07   | N80° 00' 00.00"W |
| L27            | 76.97  | N34° 59' 48.84"W |
| L28            | 8.10   | N2° 05' 54.48"E  |
| L29            | 22.06  | N34° 35' 14.26"E |
| L33            | 6.37   | S10° 00' 00.00"W |
| L34            | 11.99  | S55° 00' 00.00"W |
| L35            | 6.37   | N80° 00' 00.00"W |
| L38            | 6.37   | N10° 00' 00.00"E |
| L39            | 12.33  | N55° 00' 00.00"E |
| L40            | 6.37   | S80° 00' 00.00"E |
| L43            | 6.37   | S10° 00' 00.00"W |
| L44            | 43.67  | S54° 59' 59.92"W |
| L45            | 6.36   | N80° 00' 00.00"W |
| L48            | 6.36   | N10° 00' 00.00"E |
| L49            | 6.02   | N54° 59' 59.92"E |
| L50            | 6.36   | S80° 00' 00.00"E |
| L55            | 6.37   | S10° 00' 00.00"W |
| L56            | 28.21  | S54° 59' 59.92"W |
| L57            | 6.36   | N80° 00' 00.00"W |
| L58            | 33.75  | N35° 00' 00.00"W |
| L59            | 7.07   | S80° 00' 00.00"E |
| L60            | 46.13  | N55° 00' 00.00"E |
| L61            | 6.60   | N10° 00' 00.00"E |
| L62            | 17.33  | N55° 00' 00.00"W |
| L63            | 7.07   | N10° 00' 00.00"E |
| L64            | 33.75  | N35° 00' 00.00"W |
| L65            | 7.07   | N10° 00' 00.00"E |
| L66            | 18.67  | N55° 00' 00.00"E |
| L67            | 7.06   | S80° 00' 00.00"E |
| L69            | 7.38   | N10° 00' 00.00"E |
| L70            | 83.00  | N35° 01' 47.77"W |

| TBC Curve Table |        |        |            |               |         |  |
|-----------------|--------|--------|------------|---------------|---------|--|
| C#              | L      | R      | Δ          | Chord Bearing | Chord L |  |
| C42             | 15.71  | 10.00  | 090°00'00" | S45° 00' 00"E | 14.14   |  |
| C43             | 22.43  | 30.00  | 042°50'00" | S67° 54' 05"E | 21.91   |  |
| C44             | 14.21  | 30.00  | 027°08'10" | S13° 34' 05"E | 14.08   |  |
| C45             | 140.59 | 89.50  | 090°00'00" | S45° 00' 00"W | 126.57  |  |
| C46             | 110.26 | 180.50 | 035°00'00" | N72° 30' 00"E | 108.55  |  |
| C47             | 39.29  | 29.50  | 076°18'44" | N86° 50' 38"W | 36.45   |  |
| C48             | 8.77   | 5.00   | 100°32'22" | N3° 57' 17"E  | 7.69    |  |
| C49             | 4.71   | 3.00   | 090°00'00" | S80° 00' 00"E | 4.24    |  |
| C50             | 4.71   | 3.00   | 090°00'00" | N10° 00' 00"E | 4.24    |  |
| C51             | 4.71   | 3.00   | 090°00'00" | S80° 00' 00"E | 4.24    |  |
| C52             | 116.37 | 190.50 | 035°00'00" | N72° 30' 00"E | 114.57  |  |
| C53             | 124.88 | 79.50  | 090°00'00" | S45° 00' 00"W | 112.43  |  |
| C54             | 4.71   | 3.00   | 090°00'00" | S10° 00' 00"W | 4.24    |  |
| C55             | 4.71   | 3.00   | 090°00'00" | S80° 00' 00"E | 4.24    |  |
| C56             | 4.71   | 3.00   | 090°00'00" | N10° 00' 00"E | 4.24    |  |
| C57             | 7.85   | 5.00   | 090°00'00" | N80° 00' 00"W | 7.07    |  |
| C58             | 4.71   | 3.00   | 090°00'00" | S10° 00' 00"W | 4.24    |  |
| C59             | 4.71   | 3.00   | 090°00'00" | S80° 00' 00"E | 4.24    |  |
| C60             | 7.85   | 5.00   | 090°00'00" | N10° 00' 00"E | 7.07    |  |
| C61             | 7.85   | 5.00   | 090°00'00" | N80° 00' 00"W | 7.07    |  |

| TBC Curve Table |        |        |            |               |         |  |
|-----------------|--------|--------|------------|---------------|---------|--|
| C#              | L      | R      | Δ          | Chord Bearing | Chord L |  |
| C21             | 86.83  | 60.00  | 082°54'57" | S78° 17' 26"W | 79.45   |  |
| C22             | 59.77  | 49.50  | 069°10'57" | N71° 59' 23"W | 56.20   |  |
| C23             | 53.26  | 159.84 | 019°05'33" | S19° 52' 25"W | 53.02   |  |
| C24             | 54.34  | 159.84 | 019°28'38" | S6° 42' 19"E  | 54.07   |  |
| C25             | 31.75  | 159.84 | 011°22'56" | S29° 23' 41"E | 31.70   |  |
| C26             | 22.69  | 13.00  | 100°00'00" | N75° 00' 00"W | 19.92   |  |
| C27             | 22.43  | 30.00  | 042°50'00" | N34° 05' 29"E | 21.91   |  |
| C29             | 6.45   | 139.50 | 002°39'04" | N56° 19' 15"E | 6.45    |  |
| C30             | 56.21  | 139.50 | 023°05'18" | N78° 27' 21"E | 55.83   |  |
| C31             | 47.51  | 125.00 | 021°46'41" | S79° 06' 39"W | 47.23   |  |
| C32             | 22.43  | 30.00  | 042°50'00" | N69° 15' 55"E | 21.91   |  |
| C33             | 14.92  | 30.00  | 028°29'59" | N14° 15' 01"E | 14.77   |  |
| C34             | 122.42 | 120.50 | 058°12'34" | S29° 06' 17"W | 117.22  |  |
| C35             | 66.86  | 120.50 | 031°47'26" | S74° 06' 17"W | 66.01   |  |
| C36             | 91.32  | 149.50 | 035°00'00" | N72° 30' 00"E | 89.91   |  |
| C37             | 102.10 | 65.00  | 090°00'00" | S80° 00' 00"E | 91.92   |  |
| C38             | 14.83  | 30.00  | 028°19'35" | N20° 50' 13"W | 14.68   |  |
| C39             | 8.63   | 3.00   | 098°52'19" | N75° 33' 51"W | 7.60    |  |
| C40             | 4.71   | 3.00   | 090°00'00" | S10° 00' 00"W | 4.24    |  |
| C41             | 196.46 | 323.50 | 034°47'42" | N72° 23' 51"E | 193.45  |  |

| TBC Curve Table |        |        |            |               |         |  |
|-----------------|--------|--------|------------|---------------|---------|--|
| C#              | L      | R      | Δ          | Chord Bearing | Chord L |  |
| C1              | 25.25  | 30.00  | 048°13'42" | S22° 45' 33"E | 24.51   |  |
| C2              | 12.22  | 30.00  | 023°20'51" | S78° 19' 35"E | 12.14   |  |
| C3              | 67.93  | 50.00  | 077°50'49" | N51° 04' 35"E | 62.83   |  |
| C4              | 60.57  | 81.00  | 042°50'49" | S33° 34' 35"W | 59.17   |  |
| C5              | 11.78  | 15.00  | 045°00'00" | N32° 30' 00"E | 11.48   |  |
| C6              | 4.71   | 2.00   | 135°00'00" | S57° 30' 00"E | 3.70    |  |
| C7              | 7.46   | 9.50   | 045°00'00" | N32° 30' 00"E | 7.27    |  |
| C8              | 4.71   | 2.00   | 135°00'00" | S57° 30' 00"E | 3.70    |  |
| C9              | 5.50   | 3.50   | 090°01'17" | N9° 59' 21"E  | 4.95    |  |
| C10             | 5.50   | 3.50   | 090°01'17" | S79° 59' 21"E | 4.95    |  |
| C11             | 136.18 | 86.50  | 090°12'17" | N80° 18' 29"W | 122.55  |  |
| C12             | 93.46  | 59.50  | 020°00'00" | N80° 00' 00"W | 84.15   |  |
| C13             | 37.39  | 50.00  | 042°50'49" | S33° 34' 35"W | 36.53   |  |
| C14             | 113.56 | 80.50  | 080°49'42" | N49° 35' 09"E | 104.38  |  |
| C15             | 17.43  | 30.00  | 033°16'50" | S73° 21' 35"W | 17.18   |  |
| C16             | 19.08  | 30.00  | 036°26'02" | S19° 15' 57"W | 18.76   |  |
| C17             | 14.30  | 30.00  | 027°18'36" | S48° 39' 18"E | 14.16   |  |
| C18             | 22.43  | 30.00  | 042°50'00" | N76° 55' 30"E | 21.91   |  |
| C19             | 7.90   | 5.00   | 090°00'00" | N10° 15' 15"E | 7.10    |  |
| C20             | 56.93  | 125.00 | 026°05'37" | S49° 52' 43"W | 56.44   |  |

### HATCH LEGEND

|                                                                                     |                                                                            |                                                                                     |                                                           |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------|
|  | VEHICULAR CONCRETE<br>PER DETAIL A ON SHEET C100                           |  | SNOW MELTING SYSTEM<br>REFER TO MECHANICAL PLANS          |
|  | ASPHALT PAVEMENT<br>SEE DETAIL B ON SHEET C100                             |  | POST TENSION CONCRETE<br>REFER TO ARCHITECTURAL PLANS.    |
|  | HEAVY DUTY ASPHALT PAVEMENT<br>SEE DETAIL C ON SHEET C100                  |  | SIDEWALK<br>PER DETAIL H ON SHEET C100                    |
|                                                                                     | 6" CURB<br>REFER TO DETAIL D ON SHEET C100                                 |  | PUBLIC ROW ASPHALT PAVEMENT<br>PER DETAIL L ON SHEET C100 |
|  | MONOLITHIC SIDEWALK AND CURB<br>REFER TO DETAIL E ON SHEET C100            |  | NEW BUILDING                                              |
|  | MONOLITHIC SIDEWALK AND CURB AND GUTTER<br>REFER TO DETAIL F ON SHEET C100 |  | BUILDING OVERHANG                                         |
|                                                                                     | 24" CURB AND GUTTER<br>REFER TO DETAIL G ON SHEET C100                     |  | NEW SURFACE UTILITIES<br>REFER TO CU300                   |



REFER TO SHEET CS232

C

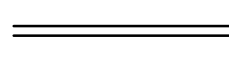
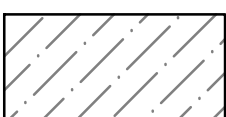
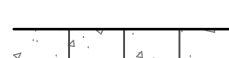
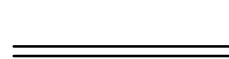
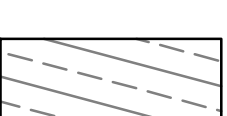
B

A

REFER TO SHEET CS234

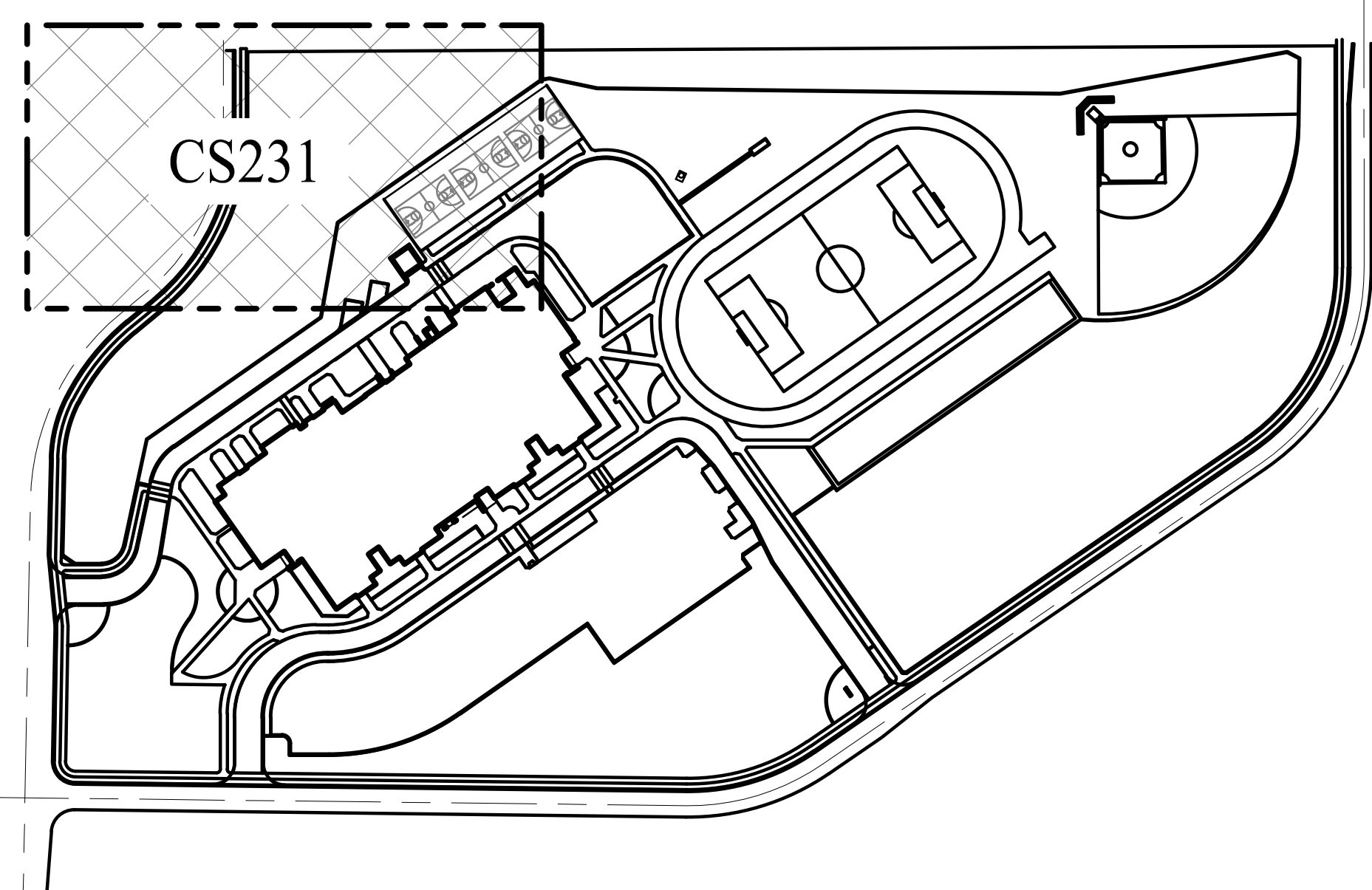
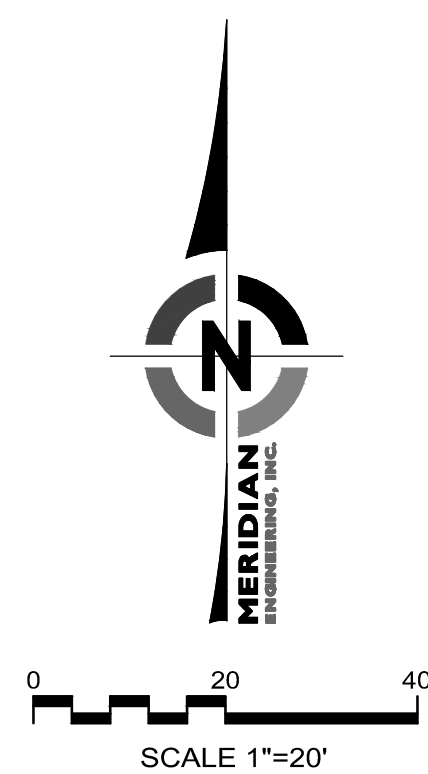
CS231

KEYMAP-(NTS)

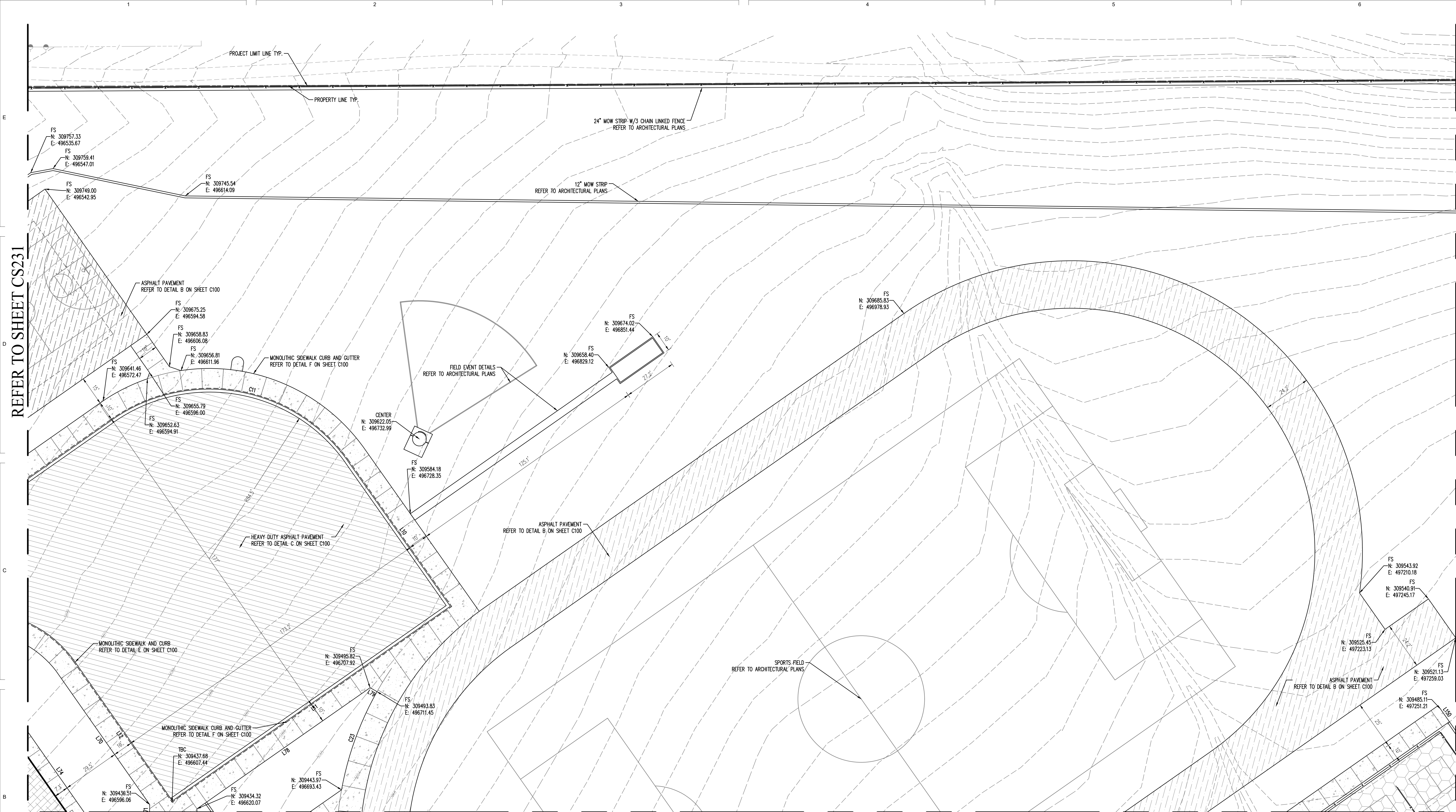
| HATCH LEGEND                                                                        |                                                           |                                                                                     |                                                                            |                                                                                     |                                                           |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------|
|  | VEHICULAR CONCRETE<br>PER DETAIL A ON SHEET C100          |  | 6" CURB<br>REFER TO DETAIL D ON SHEET C100                                 |  | SNOW MELTING SYSTEM<br>REFER TO MECHANICAL PLANS          |
|  | ASPHALT PAVEMENT<br>SEE DETAIL B ON SHEET C100            |  | MONOLITHIC SIDEWALK AND CURB<br>REFER TO DETAIL E ON SHEET C100            |  | POST TENSION CONCRETE<br>REFER TO ARCHITECTURAL PLANS     |
|  | HEAVY DUTY ASPHALT PAVEMENT<br>SEE DETAIL C ON SHEET C100 |  | MONOLITHIC SIDEWALK AND CURB AND GUTTER<br>REFER TO DETAIL F ON SHEET C100 |  | SIDEWALK<br>PER DETAIL H ON SHEET C100                    |
|                                                                                     |                                                           |  | 24" CURB AND GUTTER<br>REFER TO DETAIL G ON SHEET C100                     |  | PUBLIC ROW ASPHALT PAVEMENT<br>PER DETAIL L ON SHEET C100 |

ENLARGED SITE LAYOUT NOTES:

1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.

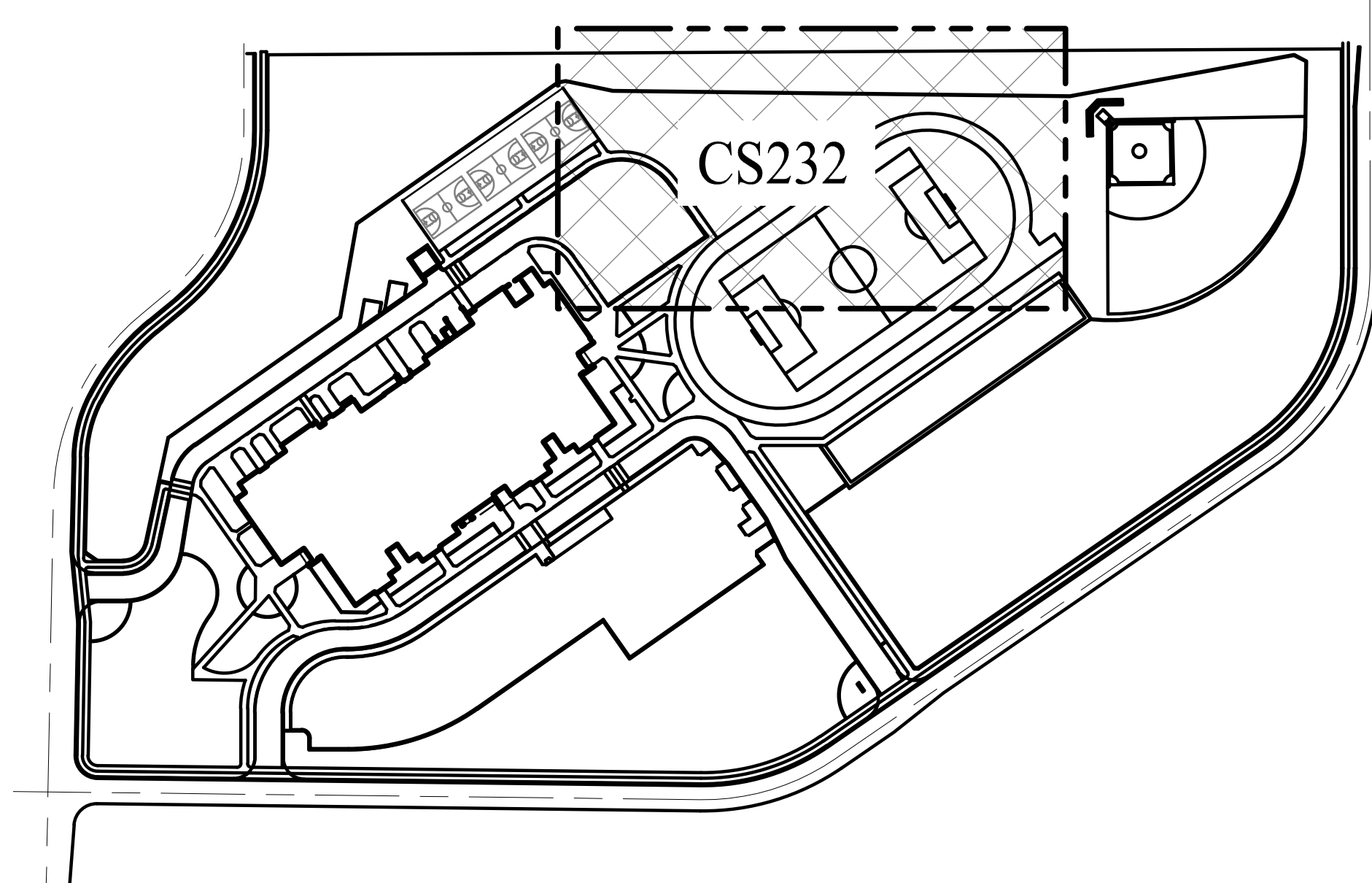
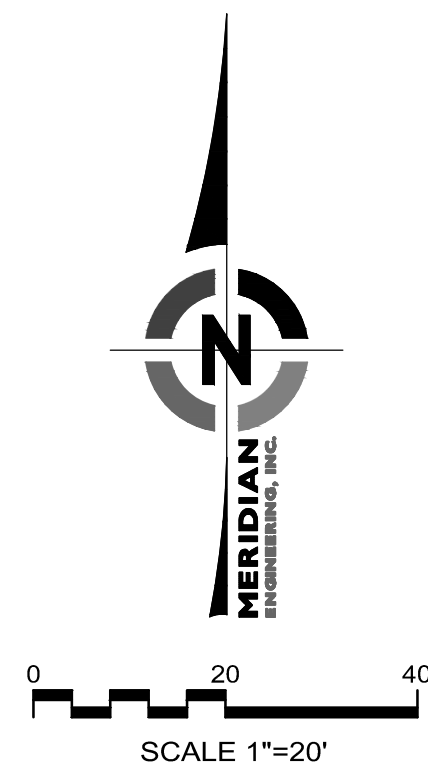




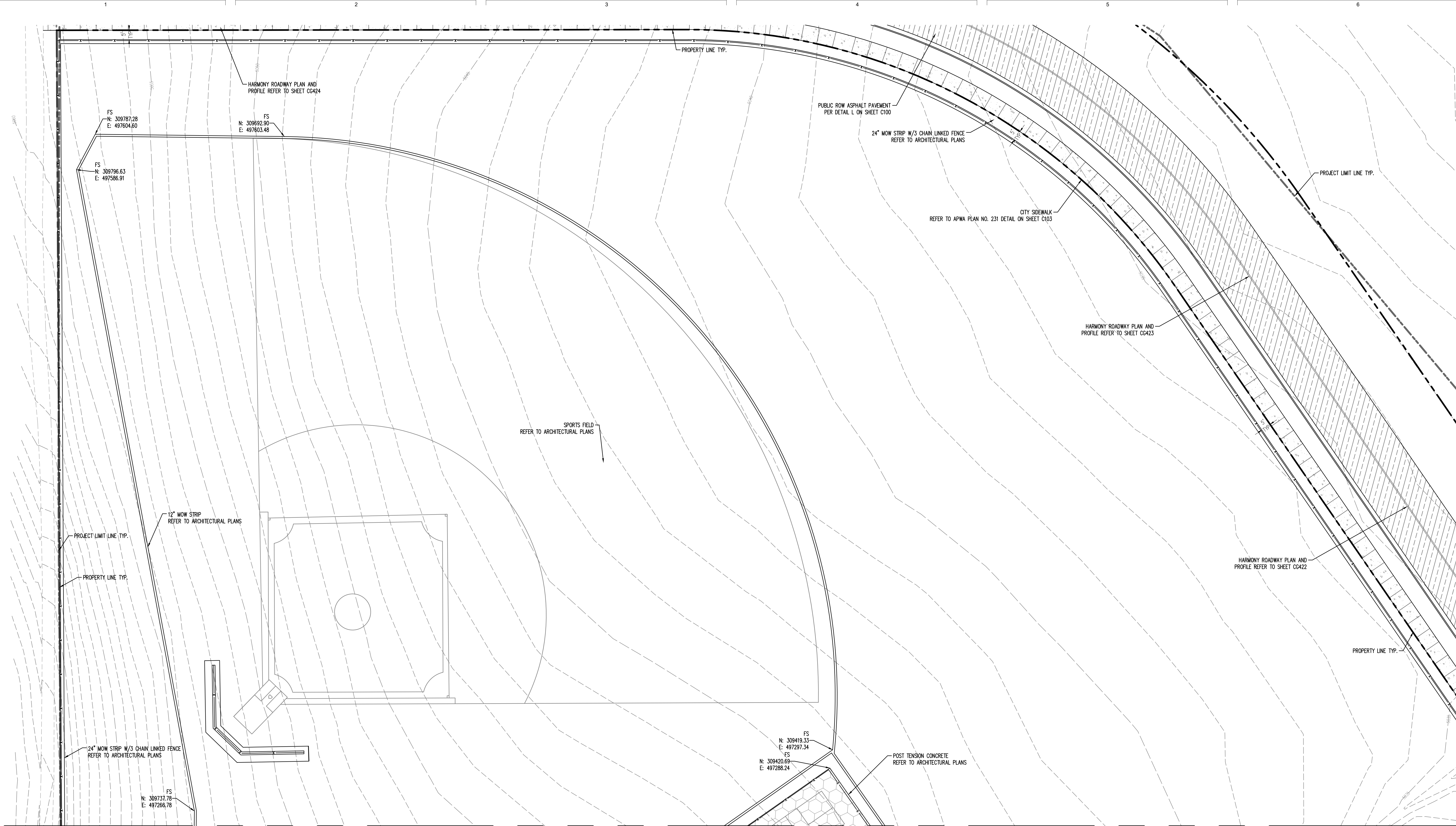


| HATCH LEGEND |                                                           |  |                                                                            |  |                                                           |
|--------------|-----------------------------------------------------------|--|----------------------------------------------------------------------------|--|-----------------------------------------------------------|
|              | VEHICULAR CONCRETE<br>PER DETAIL A ON SHEET C100          |  | 6" CURB<br>REFER TO DETAIL D ON SHEET C100                                 |  | SNOW MELTING SYSTEM<br>REFER TO MECHANICAL PLANS          |
|              | ASPHALT PAVEMENT<br>SEE DETAIL B ON SHEET C100            |  | MONOLITHIC SIDEWALK AND CURB<br>REFER TO DETAIL E ON SHEET C100            |  | POST TENSION CONCRETE<br>REFER TO ARCHITECTURAL PLANS     |
|              | HEAVY DUTY ASPHALT PAVEMENT<br>SEE DETAIL C ON SHEET C100 |  | MONOLITHIC SIDEWALK AND CURB AND GUTTER<br>REFER TO DETAIL F ON SHEET C100 |  | SIDEWALK<br>PER DETAIL H ON SHEET C100                    |
|              |                                                           |  | 24" CURB AND GUTTER<br>REFER TO DETAIL G ON SHEET C100                     |  | PUBLIC ROW ASPHALT PAVEMENT<br>PER DETAIL L ON SHEET C100 |

ENLARGED SITE LAYOUT NOTES:  
1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.





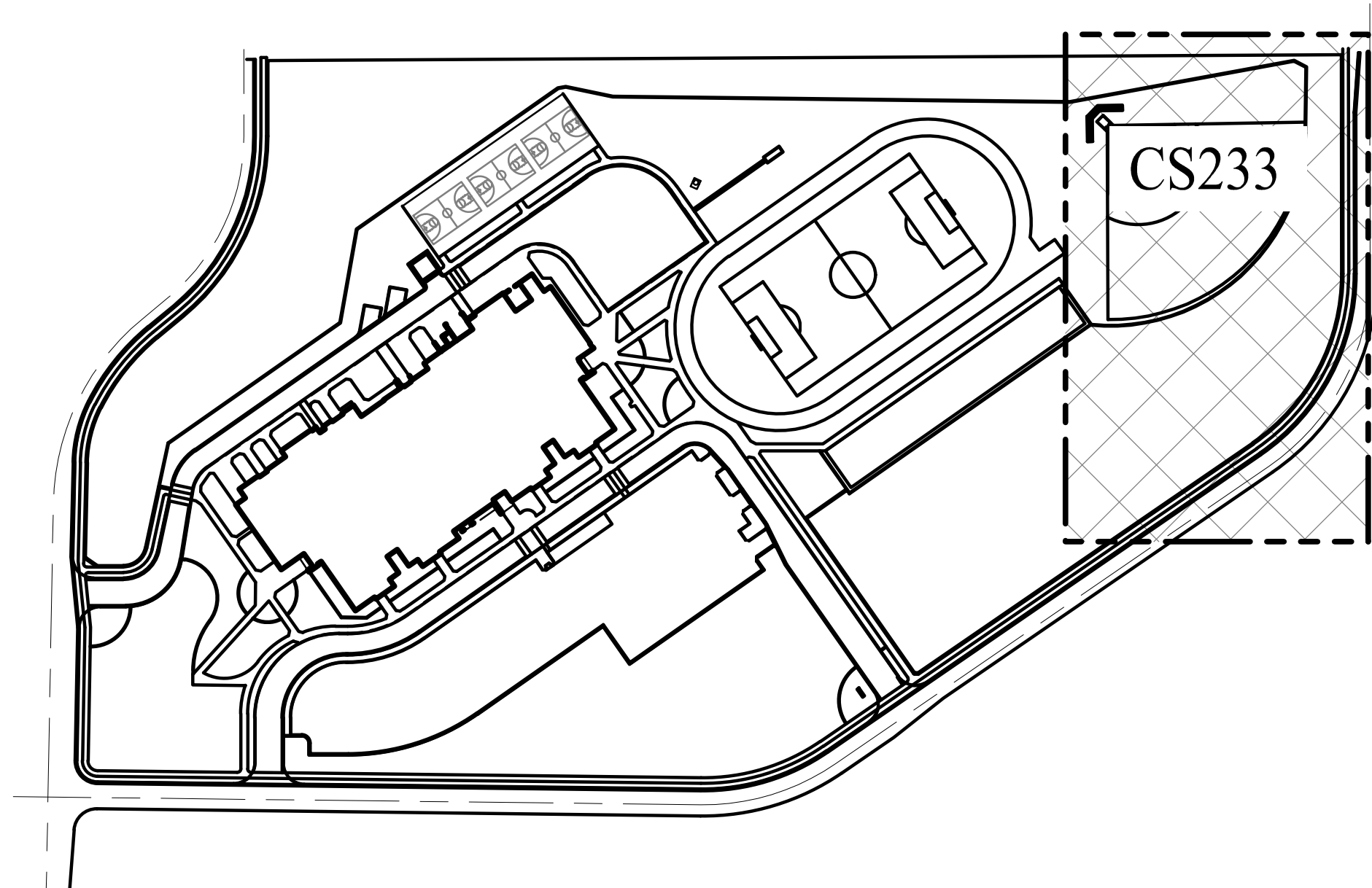
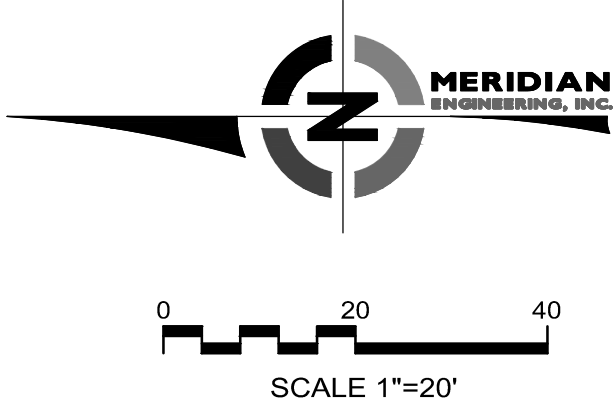


REFER TO SHEET CS232

REFER TO SHEET CS235

| HATCH LEGEND |                                                           |  |                                                                            |  |                                                           |
|--------------|-----------------------------------------------------------|--|----------------------------------------------------------------------------|--|-----------------------------------------------------------|
|              | VEHICULAR CONCRETE<br>PER DETAIL A ON SHEET C100          |  | 6\" CURB<br>REFER TO DETAIL D ON SHEET C100                                |  | SNOW MELTING SYSTEM<br>REFER TO MECHANICAL PLANS          |
|              | ASPHALT PAVEMENT<br>SEE DETAIL B ON SHEET C100            |  | MONOLITHIC SIDEWALK AND CURB<br>REFER TO DETAIL E ON SHEET C100            |  | POST TENSION CONCRETE<br>REFER TO ARCHITECTURAL PLANS.    |
|              | HEAVY DUTY ASPHALT PAVEMENT<br>SEE DETAIL C ON SHEET C100 |  | MONOLITHIC SIDEWALK AND CURB AND GUTTER<br>REFER TO DETAIL F ON SHEET C100 |  | SIDEWALK<br>PER DETAIL H ON SHEET C100                    |
|              |                                                           |  | 24\" CURB AND GUTTER<br>REFER TO DETAIL G ON SHEET C100                    |  | PUBLIC ROW ASPHALT PAVEMENT<br>PER DETAIL L ON SHEET C100 |

ENLARGED SITE LAYOUT NOTES:  
1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.



KEYMAP-(NTS)





REFER TO SHEET CS231

REFER TO SHEET CS235

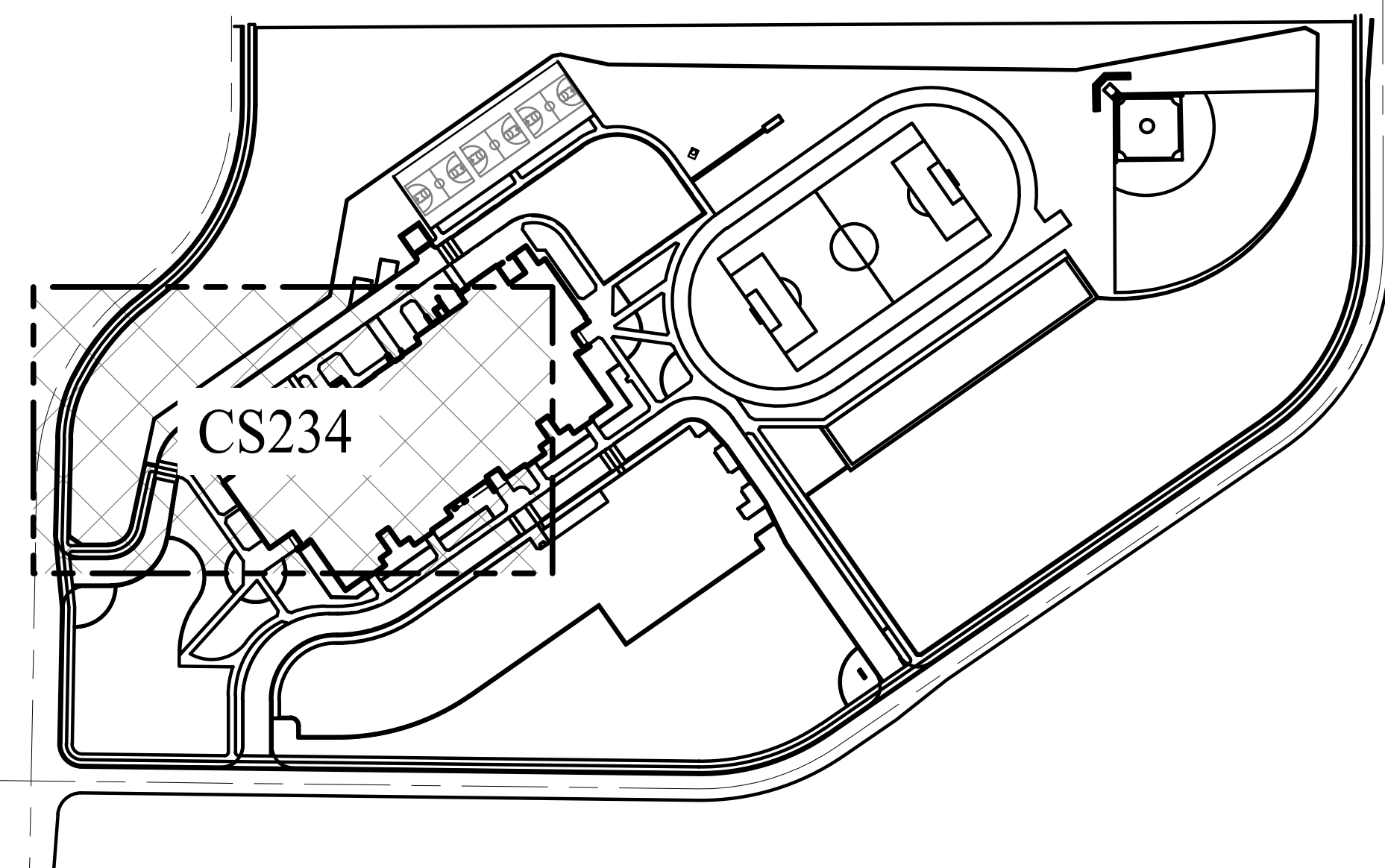
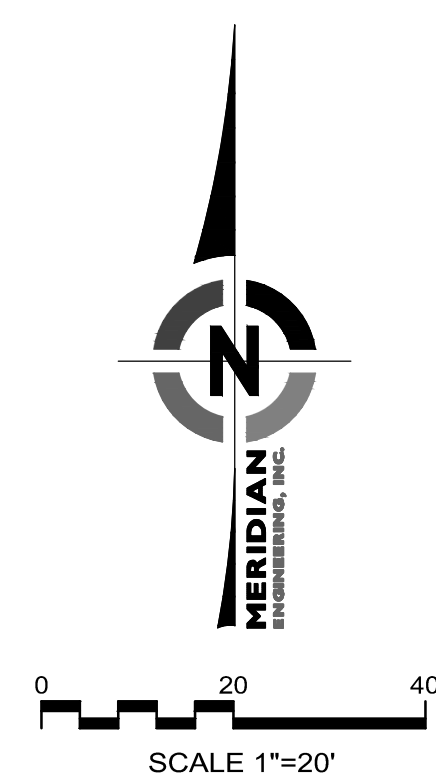
REFER TO SHEET CS236

NEW BUILDING  
FINISHED FLOOR: 5070.00

| HATCH LEGEND |                                                           |  |                                                                            |  |                                                           |
|--------------|-----------------------------------------------------------|--|----------------------------------------------------------------------------|--|-----------------------------------------------------------|
|              | VEHICULAR CONCRETE<br>PER DETAIL A ON SHEET C100          |  | 6\"/>                                                                      |  | SNOW MELTING SYSTEM<br>REFER TO MECHANICAL PLANS          |
|              | ASPHALT PAVEMENT<br>SEE DETAIL B ON SHEET C100            |  | MONOLITHIC SIDEWALK AND CURB<br>REFER TO DETAIL E ON SHEET C100            |  | POST TENSION CONCRETE<br>REFER TO ARCHITECTURAL PLANS     |
|              | HEAVY DUTY ASPHALT PAVEMENT<br>SEE DETAIL C ON SHEET C100 |  | MONOLITHIC SIDEWALK AND CURB AND GUTTER<br>REFER TO DETAIL F ON SHEET C100 |  | SIDEWALK<br>PER DETAIL H ON SHEET C100                    |
|              |                                                           |  | 24\"/>                                                                     |  | PUBLIC ROW ASPHALT PAVEMENT<br>PER DETAIL L ON SHEET C100 |

ENLARGED SITE LAYOUT NOTES:

1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.



KEYMAP-(NTS)





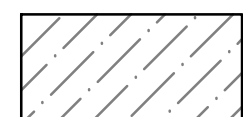
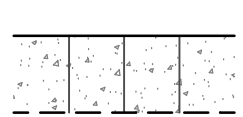
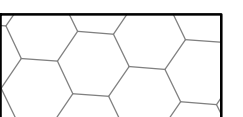
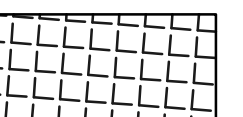
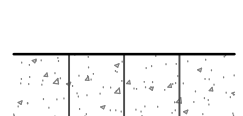
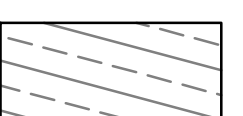
REFER TO SHEET CS232

REFER TO SHEET CS234

REFER TO SHEET CS233

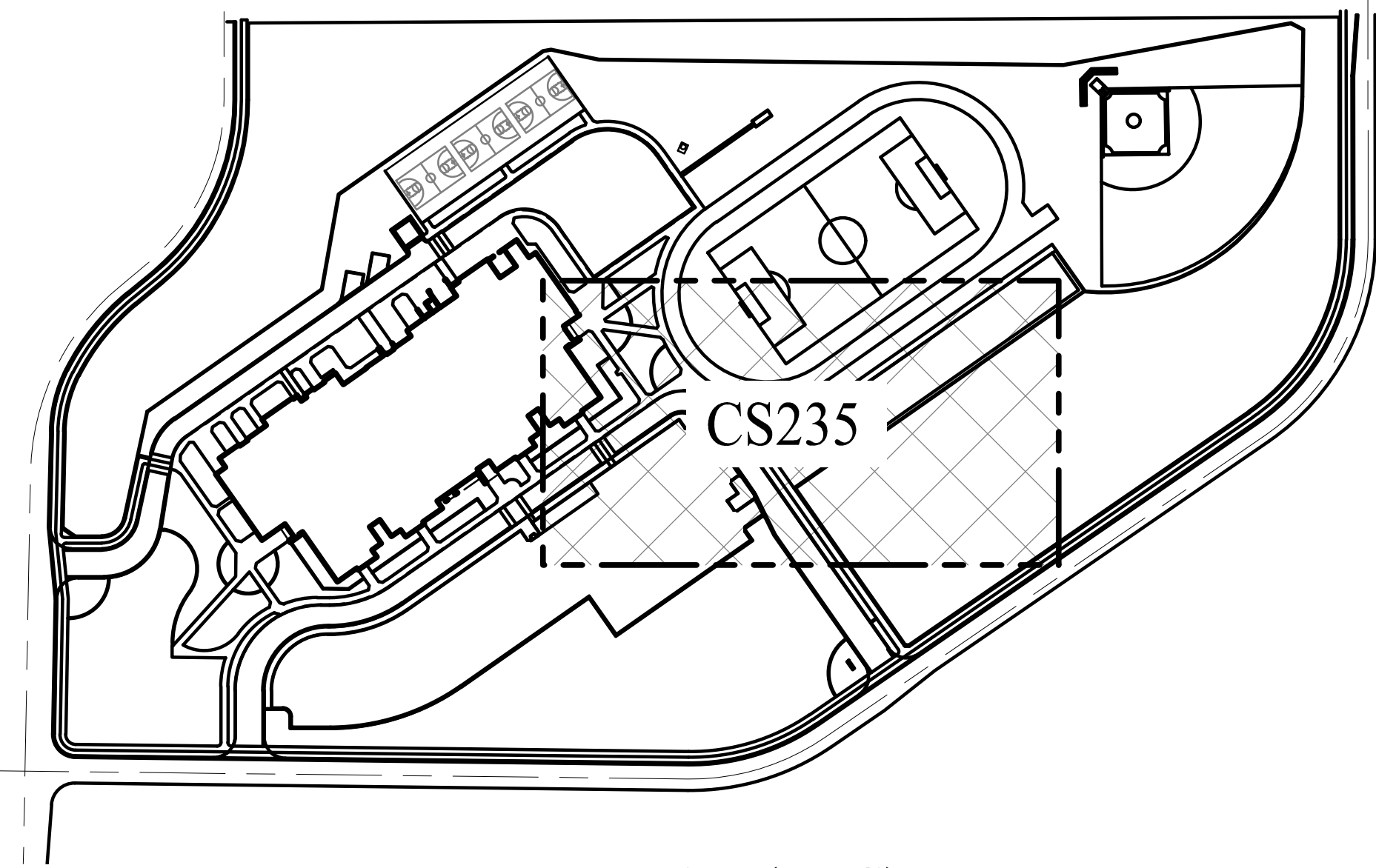
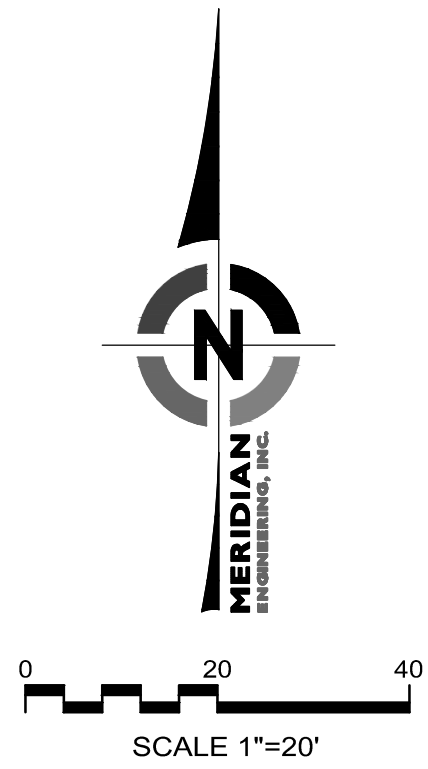
REFER TO SHEET CS237

HATCH LEGEND

|                                                                                     |                                                           |                                                                                     |                                                                            |                                                                                     |                                                           |                                                                                       |                                         |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------|
|  | VEHICULAR CONCRETE<br>PER DETAIL A ON SHEET C100          |                                                                                     | 6\"/>                                                                      |  | SNOW MELTING SYSTEM<br>REFER TO MECHANICAL PLANS          |  | NEW BUILDING                            |
|  | ASPHALT PAVEMENT<br>SEE DETAIL B ON SHEET C100            |  | MONOLITHIC SIDEWALK AND CURB<br>REFER TO DETAIL E ON SHEET C100            |  | POST TENSION CONCRETE<br>REFER TO ARCHITECTURAL PLANS     |  | BUILDING OVERHANG                       |
|  | HEAVY DUTY ASPHALT PAVEMENT<br>SEE DETAIL C ON SHEET C100 |  | MONOLITHIC SIDEWALK AND CURB AND GUTTER<br>REFER TO DETAIL F ON SHEET C100 |  | SIDEWALK<br>PER DETAIL H ON SHEET C100                    |  | NEW SURFACE UTILITIES<br>REFER TO C1000 |
|                                                                                     |                                                           |                                                                                     | 24\"/>                                                                     |  | PUBLIC ROW ASPHALT PAVEMENT<br>PER DETAIL L ON SHEET C100 |                                                                                       |                                         |

ENLARGED SITE LAYOUT NOTES:

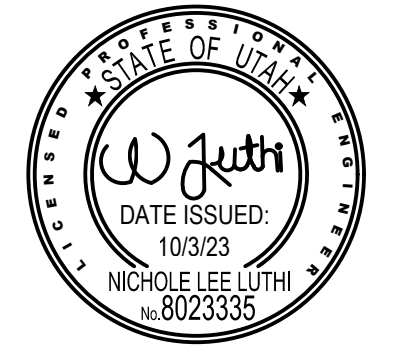
- CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.



KEYMAP-(NTS)



REFER TO SHEET CS234



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

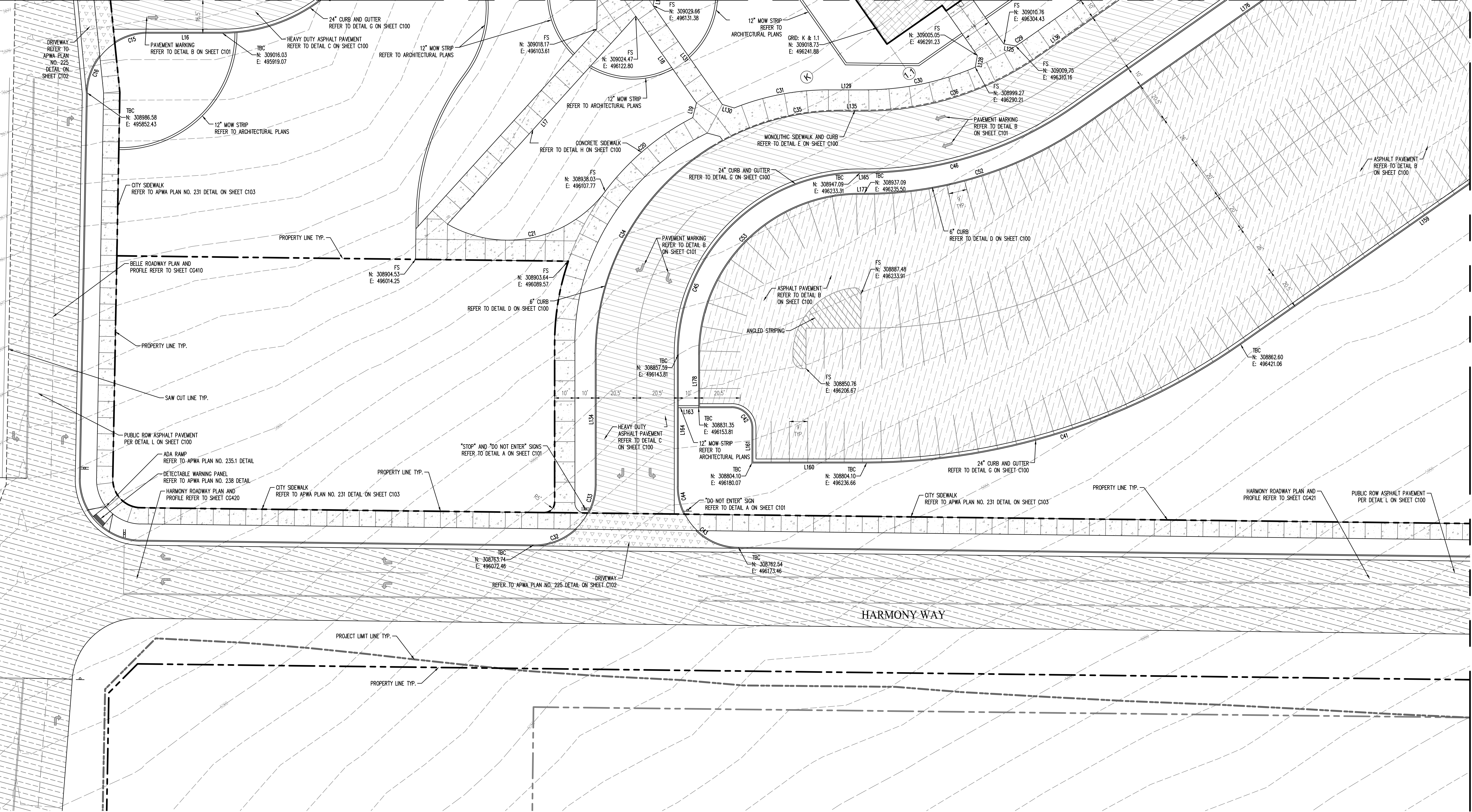
VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL  
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT  
CONFORMANCE SET

ENLARGED SITE  
LAYOUT PLAN

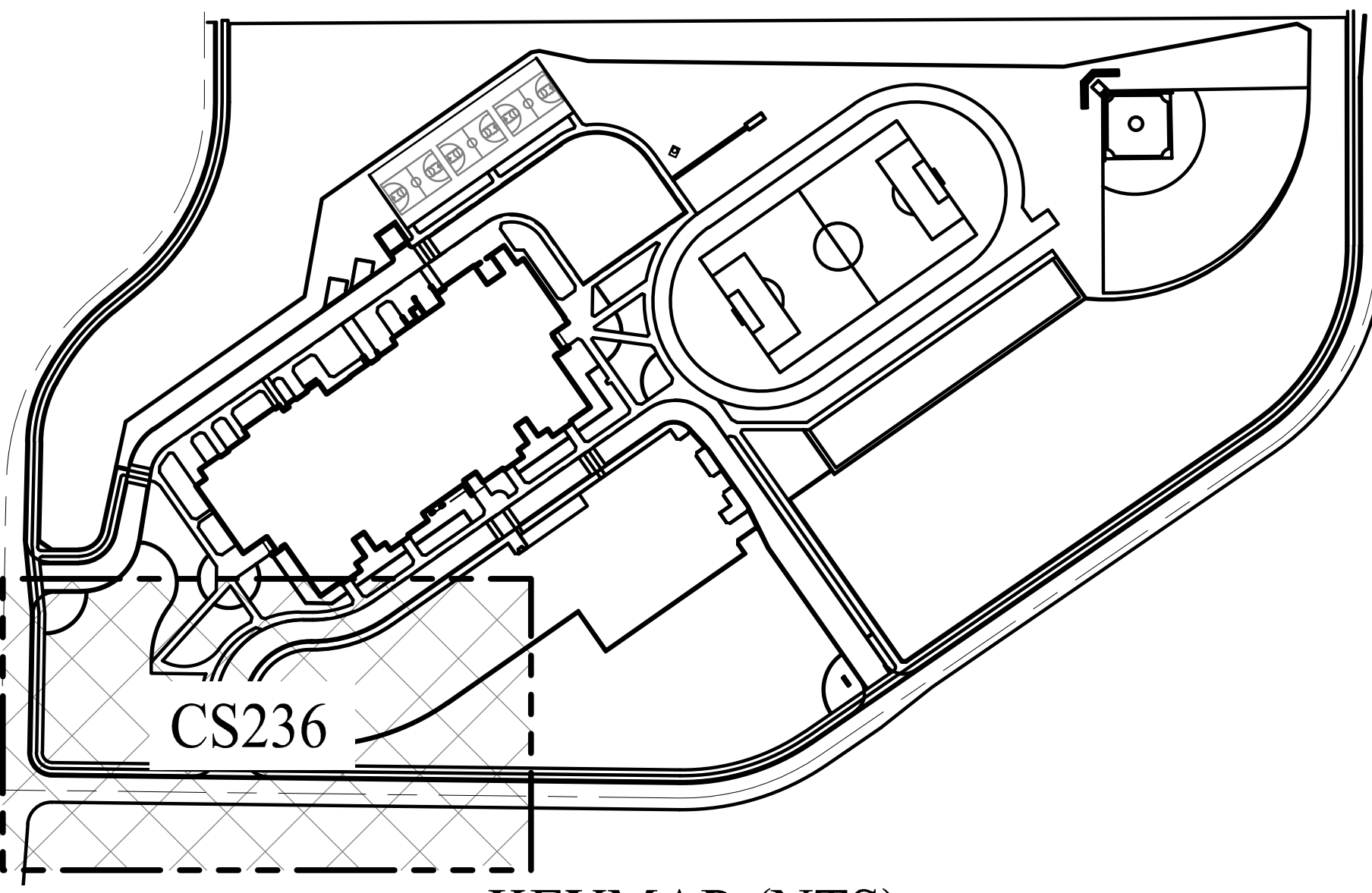
CS236

REFER TO SHEET CS237



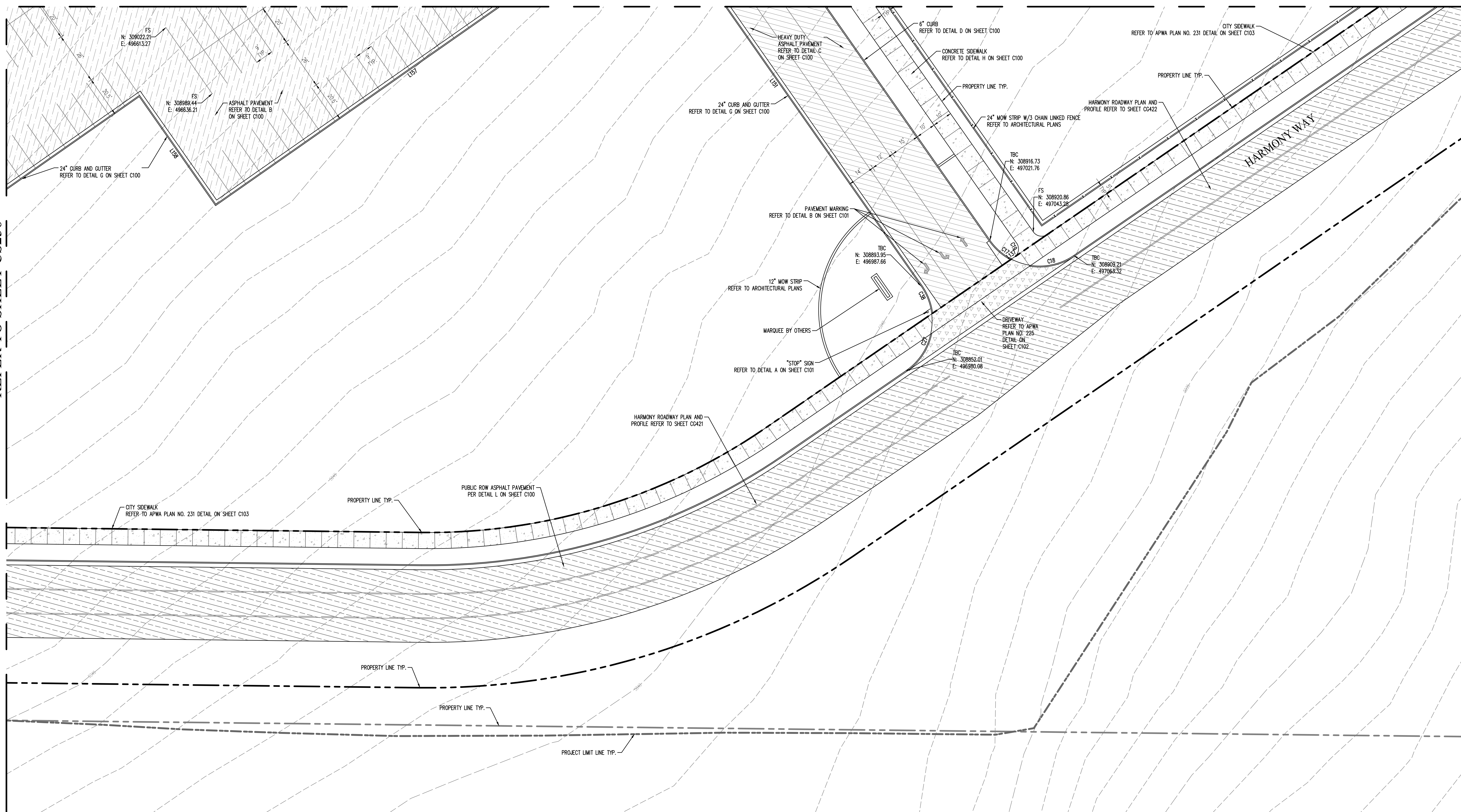
| HATCH LEGEND |                                                           |  |                                                                            |  |                                                           |
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|              | VEHICULAR CONCRETE<br>PER DETAIL A ON SHEET C100          |  | 6" CURB<br>REFER TO DETAIL D ON SHEET C100                                 |  | SNOW MELTING SYSTEM<br>REFER TO MECHANICAL PLANS          |
|              | ASPHALT PAVEMENT<br>SEE DETAIL B ON SHEET C100            |  | MONOLITHIC SIDEWALK AND CURB<br>REFER TO DETAIL E ON SHEET C100            |  | POST TENSION CONCRETE<br>REFER TO ARCHITECTURAL PLANS     |
|              | HEAVY DUTY ASPHALT PAVEMENT<br>SEE DETAIL C ON SHEET C100 |  | MONOLITHIC SIDEWALK AND CURB AND GUTTER<br>REFER TO DETAIL F ON SHEET C100 |  | SIDEWALK<br>PER DETAIL H ON SHEET C100                    |
|              |                                                           |  | 24" CURB AND GUTTER<br>REFER TO DETAIL G ON SHEET C100                     |  | PUBLIC ROW ASPHALT PAVEMENT<br>PER DETAIL L ON SHEET C100 |

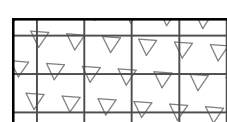
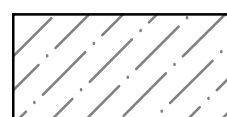
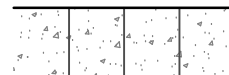
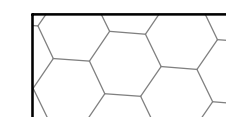
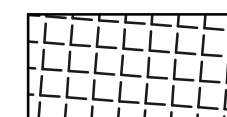
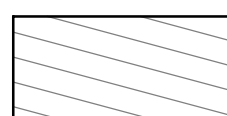
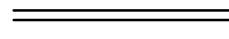
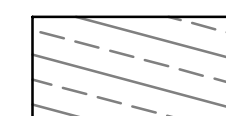
ENLARGED SITE LAYOUT NOTES:  
1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.





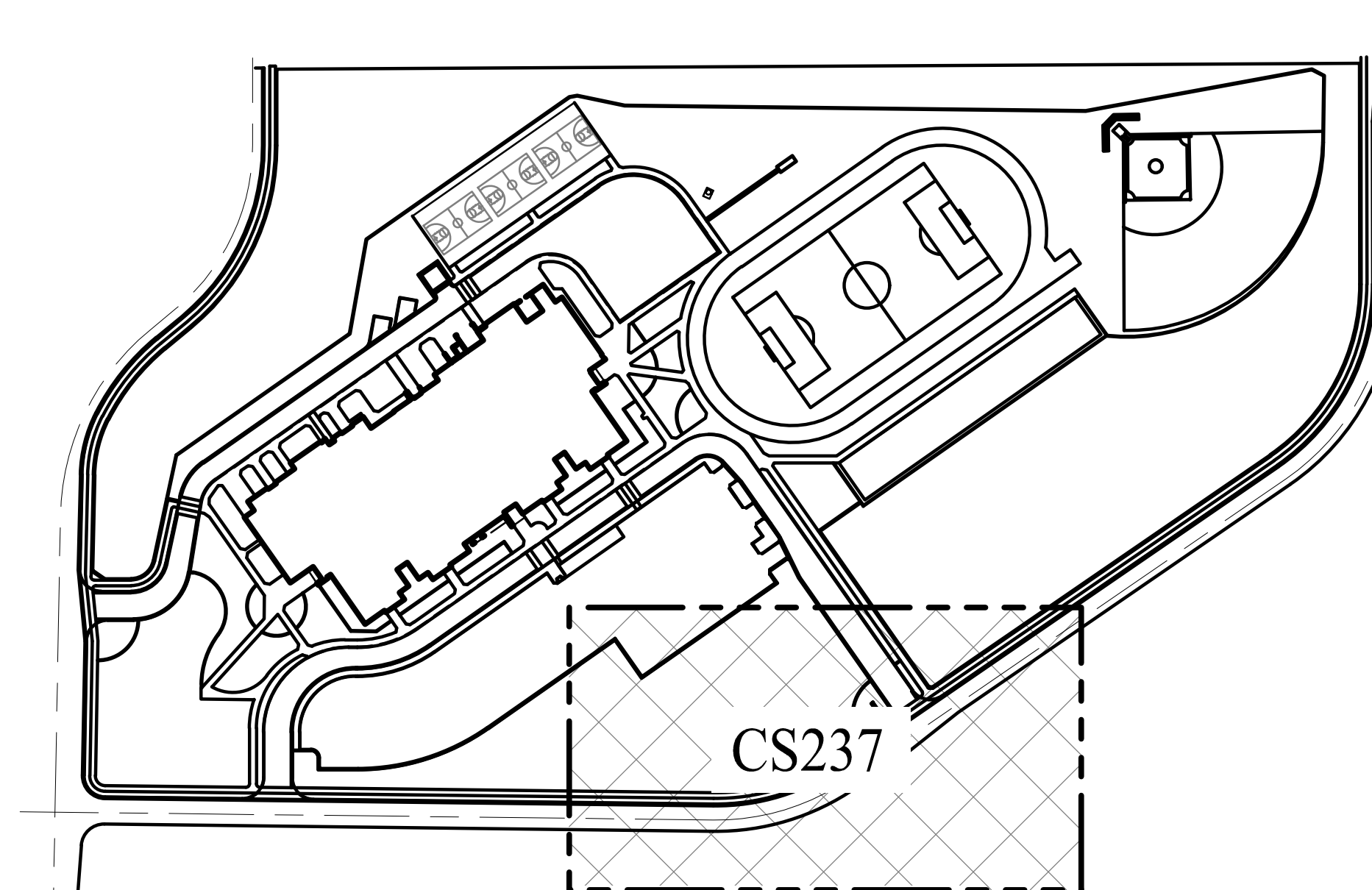
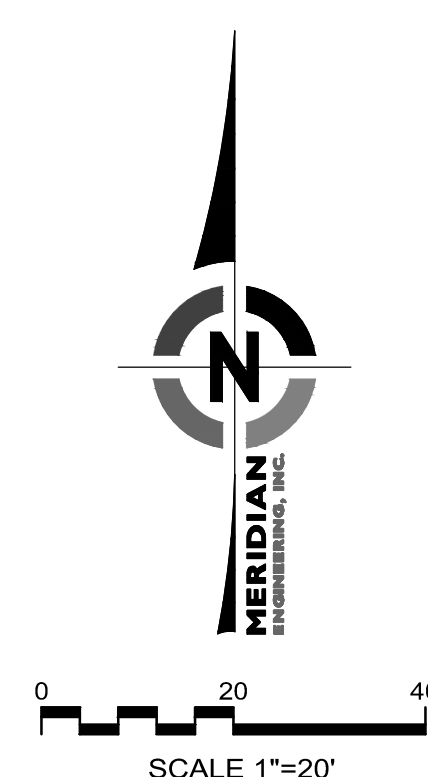
REFER TO SHEET CS236



| HATCH LEGEND                                                                        |                                                           |                                                                                     |                                                                         |                                                                                     |                                                           |                                                                                       |                                          |
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|  | VEHICULAR CONCRETE<br>PER DETAIL A ON SHEET C100          |  | 6" CURB<br>REFER TO DETAIL D ON SHEET C100                              |  | SNOW MELTING SYSTEM<br>REFER TO MECHANICAL PLANS          |  | NEW BUILDING                             |
|  | ASPHALT PAVEMENT<br>SEE DETAIL B ON SHEET C100            |  | MONOLITHIC SIDEWALK AND CURB<br>REFER TO DETAIL E ON SHEET C100         |  | POST TENSION CONCRETE<br>REFER TO ARCHITECTURAL PLANS.    |  | BUILDING OVERHANG                        |
|  | HEAVY DUTY ASPHALT PAVEMENT<br>SEE DETAIL C ON SHEET C100 |  | MONOLITHIC SIDEWALK, CURB AND GUTTER<br>REFER TO DETAIL F ON SHEET C100 |  | SIDEWALK<br>PER DETAIL H ON SHEET C100                    |  | NEW SURFACE UTILITIES<br>REFER TO CUS300 |
|                                                                                     |                                                           |  | 24" CURB AND GUTTER<br>REFER TO DETAIL G ON SHEET C100                  |  | PUBLIC ROW ASPHALT PAVEMENT<br>PER DETAIL L ON SHEET C100 |                                                                                       |                                          |

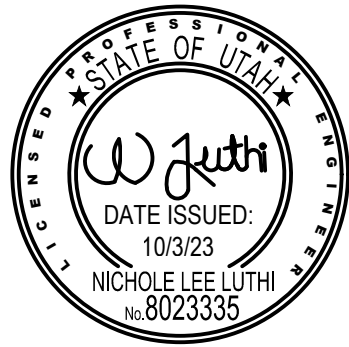
ENLARGED SITE LAYOUT NOTES:

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KEYMAP-(NTS)





| STRUCTURE LABEL                        | DETAIL #                       |
|----------------------------------------|--------------------------------|
| SDCO & SSCO - STORM AND SEWER CLEANOUT | DETAIL D SHEET C101            |
| AD - 12" AREA DRAIN                    | DETAIL E SHEET C101            |
| CB - 24" CATCH BASIN                   | DETAIL F SHEET C101            |
| SDCOB - STORM DRAIN CLEAN OUT BOX      | DETAIL G SHEET C101            |
| BMH - BOX MANHOLE                      | DETAIL H SHEET C101            |
| PRECIB - PRETREATMENT INLET            | DETAIL I SHEET C101            |
| CB - CURB AND GUTTER INLET             | DETAIL J SHEET C101            |
| RETENTION POND                         | DETAIL K SHEET C101            |
| CB - 30" CATCH BASIN                   | DETAIL M SHEET C101            |
| SSMH - SANITARY SEWER MANHOLE          | APWA PLAN NO. 411 SHEET C103   |
| FES - FLARED END SECTION               | APWA PLAN NO. 323.1 SHEET C103 |
| CITY SDCOB - STORM DRAIN CLEAN OUT BOX | APWA PLAN NO. 331.2 SHEET C103 |
| CITY SDCOMB - STORM DRAIN COMBO BOX    | APWA PLAN NO. 316 SHEET C104   |
| 2" WATER METER                         | APWA PLAN NO. 522 SHEET C104   |
| FH - FIRE HYDRANT                      | APWA PLAN NO. 511 SHEET C104   |
| 4" WATER METER                         | CITY DETAIL LCM-1 SHEET C104   |
| 6" LANDSCAPE METER                     | APWA PLAN NO. 525 SHEET C105   |
| AIR RELEASE ASSEMBLY                   | APWA PLAN NO. 575 SHEET C105   |
| CITY PRECIB - PRETREATMENT INLET       | APWA PLAN NO. 316 SHEET C106   |

VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: June 27, 2023

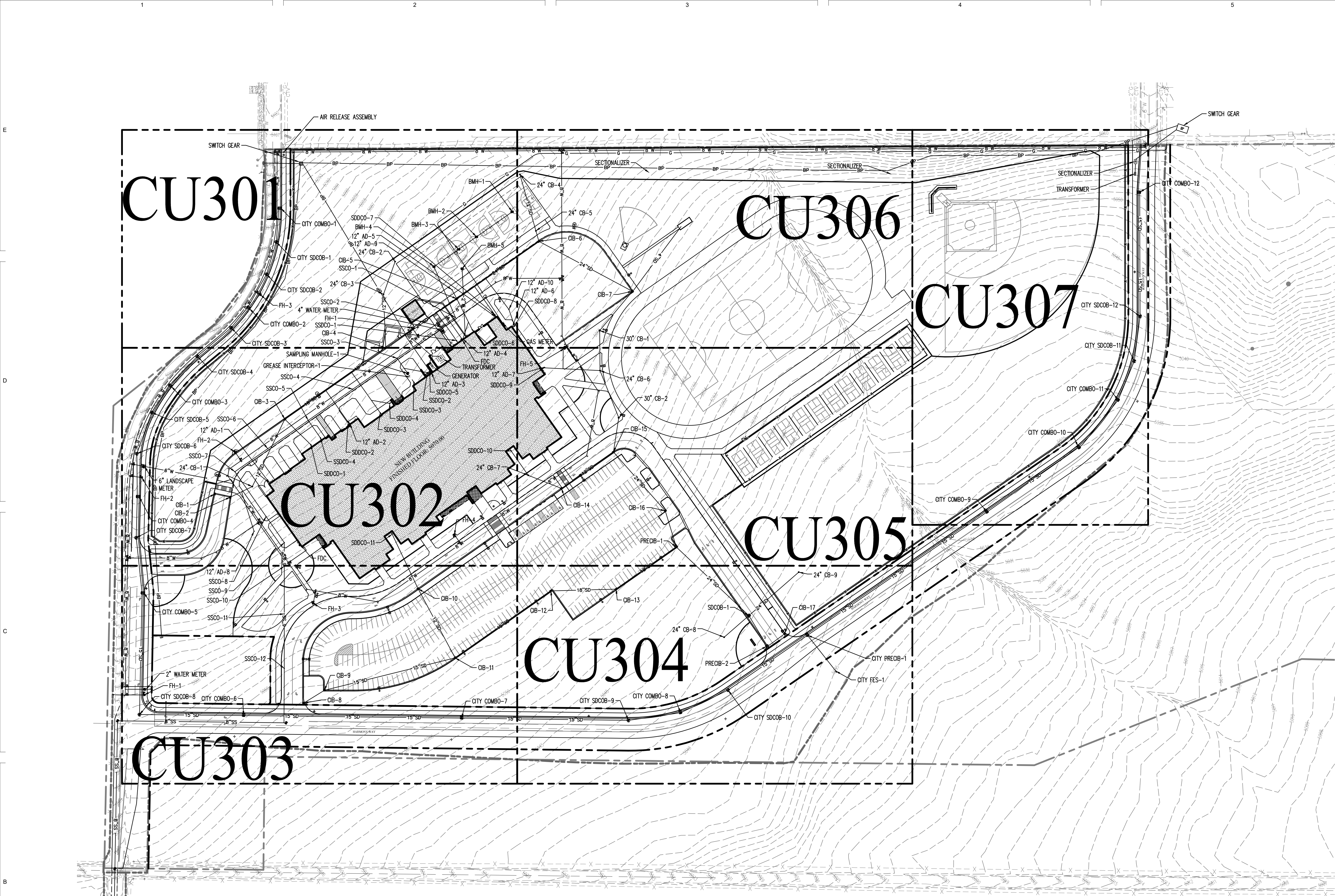
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

OVERALL UTILITY  
PLAN

CU300



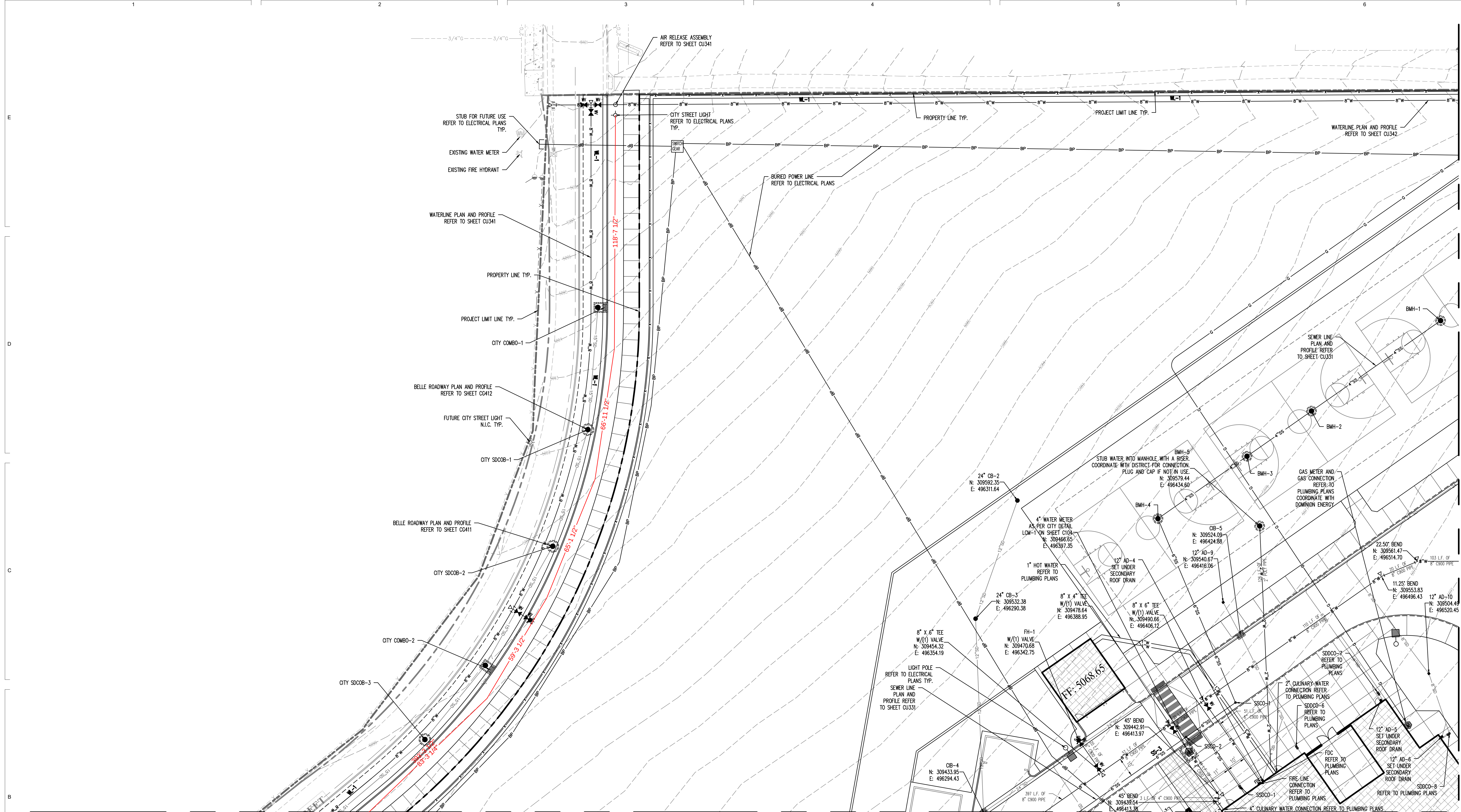
GENERAL UTILITY NOTES:

- PLUMBING CONTRACTOR WILL TERMINATE THEIR ROOF DRAIN LINES WITH A CLEAN OUT APPROXIMATELY 5' FROM THE BUILDING. COORDINATE WITH PLUMBING CONTRACTOR ON SCHEDULE AND PLACEMENT OF ROOF DRAIN LINES NEAR THE BUILDING.
- ALIGN ALL INTERIOR AND EXTERIOR UTILITIES. SITE UTILITY CONTRACTOR TO COORDINATE PLACEMENT HORIZONTALLY AND VERTICALLY WITH BUILDING PLUMBING CONTRACTOR. SITE "INTERFACE LINE" BETWEEN THE BUILDING PLUMBING CONTRACTOR AND THE SITE UTILITY CONTRACTOR WILL BE AT 5' FROM THE BUILDING AND (EXCEPT FOR THE FIRE SPRINKLER LINE) A CLEAN OUT WILL BE INSTALLED BY THE PLUMBING CONTRACTOR APPROXIMATELY 5' FROM THE BUILDING FOR STORM DRAIN AND SEWER LINES. CONNECTION TO BUILDING PIPING AND ALL PIPING BEYOND THIS INTERFACE SHALL BE THE SITE UTILITY CONTRACTOR'S RESPONSIBILITY. PROVIDE REDUCERS, ADAPTERS, OR OTHER FITTINGS AS REQUIRED AT THE INTERFACE TO CONNECT TO BUILDING PIPE. COLLECT ROOF DRAIN LINES AS SHOWN AND ROUTE TO NEW CATCH BASINS OR CLEAN OUTS ON SITE. PREFERRED SLOPES, APPROXIMATE DISTANCES, AND INVERTS OF GRAVITY PIPING ARE SHOWN ON THE PLAN. MAY REQUIRE ADJUSTMENT TO CONNECT TO BUILDING ROOF OR SEWER DRAIN LINES. MAINTAIN 2% SLOPE FOR 4" DIAMETER OR SMALLER PIPES, 1% FOR 6" AND 0.5% FOR 8" DIAMETER PIPES.
- ALL PROPOSED SITE ELECTRICAL EQUIPMENT STRUCTURES AND LINES SHOWN ON CIVIL PLANS ARE SCHEMATICALLY SHOWN ONLY AS A COORDINATION BETWEEN ELECTRICAL AND CIVIL. PLEASE REFER DIRECTLY TO ELECTRICAL PLANS FOR THE LAYOUT AND DETAILS OF ALL SITE ELECTRICAL EQUIPMENT AND LINES.
- SITE CONTRACTOR SHALL COORDINATE WITH EAGLE MOUNTAIN CITY WHEN COMPLETING THE SEWER CONNECTION.
- SITE CONTRACTOR SHALL COORDINATE WITH EAGLE MOUNTAIN CITY INSPECTOR WHEN COMPLETING WATER CONNECTIONS IN CITY STREETS OR ON SITE WHERE REQUIRED.
- ALL CONSTRUCTION IN THE CULINARY WATERLINE AND SANITARY SEWER LINE PIPE ZONE SHALL COMPLY WITH ALL EAGLE MOUNTAIN CITY SPECIFICATIONS AND REQUIREMENTS. SEE GENERAL NOTES ON SHEET C100 WHERE THRUST BLOCKING CANNOT BE COMPLETED DUE TO OTHER ADJACENT UTILITIES OR OTHER SITE CONSTRAINTS. RESTRAINED JOINTS WILL BE REQUIRED PER EAGLE MOUNTAIN CITY STANDARD SPEC'S. THRUST BLOCK ALL WATERLINE FITTINGS PER EAGLE MOUNTAIN CITY STANDARDS TYP.
- COORDINATES FOR FIRE HYDRANTS, CURB INLETS, CATCH BASINS, OR CLEAN OUTS ARE AT THE CENTER OF THE UTILITY STRUCTURE. ALL STORM DRAIN BOXES ARE 3'X3', UNLESS OTHERWISE NOTED OR THOSE INLETS PLACES IN CURB AND GUTTER.
- ALL VALVES, AREA CATCH BASINS (NOT IN C&G), CLEAN OUTS, OR MANHOLES SHALL HAVE CONCRETE GRADE ADJUSTMENT COLLARS PLACED PER DETAIL K ON SHEET C100.
- STORM DRAIN CLEAN OUTS TO BE SIMILAR TO DETAIL SHOWN ON PLUMBING PLANS AND SHALL BE EXTENDED TO GRADE. ALL EXTERIOR ROOF DRAIN PIPING TO BE CAST IRON SOIL PIPE AND FITTINGS IN ACCORDANCE WITH ASTM A 74.
- ROOF DRAIN CONNECTIONS AT CATCH BASINS OR CLEAN OUT BOXES TO BE CORE DRILLED AND EPOXY GROUTED INTO PRECAST BOXES DUE TO FIELD ADJUSTMENTS WHICH MAY BE NECESSARY TO CONNECT TO BUILDING PIPING. 3" 84" INTERIOR ROOF DRAIN PIPE TO BECOME 4" OR 6" STORM DRAIN PIPE. 5" 46" INTERIOR ROOF DRAIN PIPE TO BECOME 8" STORM DRAIN PIPE.
- THE FIRE SPRINKLER LINE SHALL BE ROUTED INTO THE FIRE SPRINKLER ROOM INSIDE THE BUILDING AND TERMINATE 12" ABOVE FINISH FLOOR WITH A 6" FLANGE. CAP WITH BLIND FLANGE FOR LINE TESTING. REFER TO PLUMBING PLANS FOR RISER LOCATION IN THE BUILDING. THE FIRE SERVICE LINE SHALL BE CEMENT LINED DUCTILE IRON PIPE (PER ANWWA C151 350 PSI AND ANWWA C104) WRAPPED IN POLYETHYLENE (PER ANWWA C105) FROM THE BUILDING CONNECTION TO THE TEE AT THE FIRE LOOP CONNECTION PER CITY WATER STANDARD SPECIFICATIONS AND DETAILS.
- ALL CONSTRUCTION, PIPING MATERIALS AND INSTALLATION TO BE:
  - 6" FIRE SPRINKLER LINE PER CITY STANDARD.
  - 4" - 8" PVC ANWWA C-900 WITH CEMENT MORTAR-LINED DUCTILE IRON PIPE FITTINGS WRAPPED IN 10 MIL. POLYETHYLENE SLEEVES PER ANWWA C-105 AND PER EAGLE MOUNTAIN CITY STANDARDS AND APWA STANDARDS.
- SEWER LINES, MANHOLES, AND CLEANOUTS:
  - PVC PIPE 6" TO 12" (SDR 35), USE 6" DI AT FITTING ON SERVICE LINES TO BUILDINGS REFER TO CLEAN OUT DETAILS.
  - MANHOLES AND CLEANOUTS TO EAGLE MOUNTAIN CITY STANDARDS. PVC PIPING, PRECAST MANHOLES.
- STORM DRAIN:
  - 6" TO 18" HDPE PIPE WITH WATER TIGHT JOINTS. WYE FITTING TO BE WATER TIGHT JOINT STANDARDS.
- ROOF DRAIN PIPING:
  - ROOF DRAIN PIPING 4" TO 10" PIPING PVC (SDR 35).
- RETENTION BASIN:
  - SEE DETAIL K ON C101
- GAS LINE:
  - DOMINION ENERGY. COORDINATE WITH DOMINION ENERGY
- CITY RIGHT-OF-WAY STORM WATER:
  - PIPING IN CITY ROW TO BE RCP.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION. ANY NEW BACKFLOW DEVICES AND THE STOP AND WASTE VALVE ARE SHOWN ON THE LANDSCAPE DRAWINGS.
- INSPECTION AND APPROVAL FOR THE SEWER/WATER LINE CROSSINGS ON SITE SHALL BE REVIEWED AND APPROVED BY EAGLE MOUNTAIN CITY PRIOR TO CONSTRUCTION OF THE CROSSING. EAGLE MOUNTAIN CITY SHALL ALSO INSPECT THE CROSSING PRIOR TO BACKFILL.
- REFER TO SHEET C200 FOR PROJECT BASIS OF BEARING, BASIS OF COORDINATES AND BENCHMARK.
- ALL UTILITIES OUTSIDE OF PUBLIC R.O.W. ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY OWNER UNLESS NOTED OTHERWISE.
- POT HOLE AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- USE FLOWABLE FILL BETWEEN UTILITY CROSSINGS THAT ARE LESS THAN 12" SEPARATION. ALL GRAVITY LINES MUST BE INSTALLED BEFORE PRESSURIZED LINES.
- PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
- ALL FIRE SPRINKLER LINES SHALL HAVE 60" OF COVER MINIMUM. ALL OTHER WATERLINES INCLUDING EXISTING LINES TO HAVE 48" MINIMUM

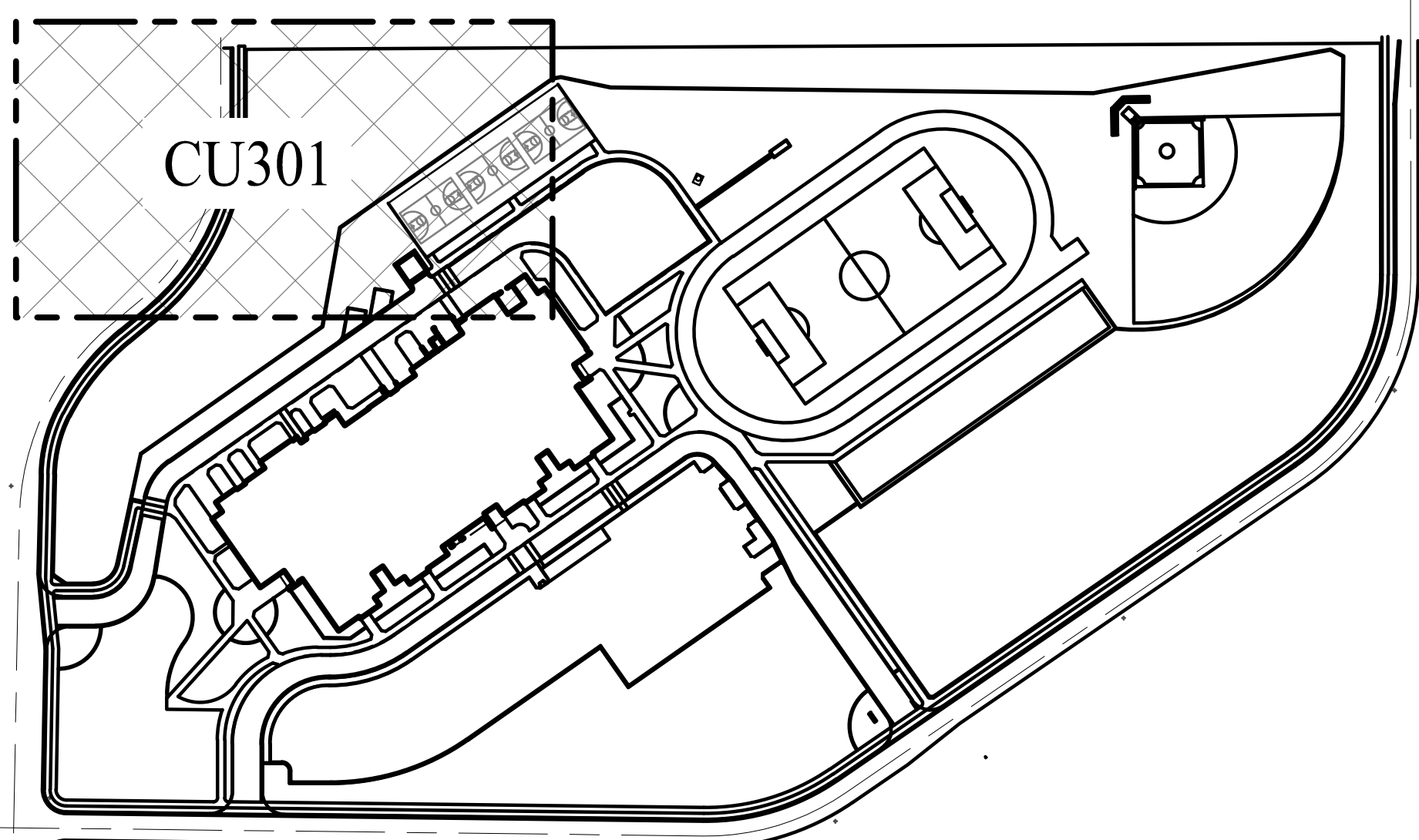
COVER.

- POTHOLE ALL EXISTING UTILITY CROSSINGS PRIOR TO ROUTING ANY NEW UTILITIES. ALL NEW SEWER, DRAINAGE, OR OTHER GRAVITY LINES SHALL BE COMPLETED PRIOR TO ROUTING ANY PRESSURE LINES. WHERE EXISTING UTILITIES CONFLICT WITH NEW GRAVITY LINES, RAISE OR LOWER EXISTING UTILITIES TO ACCOMMODATE NEW GRAVITY LINES. PROVIDE 12" MIN. CLEARANCE BETWEEN WATER AND OTHER UTILITIES. WATER LINES SHALL NOT BE PLACED UNDER SEWER LINES AND SHALL HAVE A MINIMUM OF 18" CLEARANCE OF SEWER.
- THRUST BLOCK ALL FITTINGS OR PROVIDE RESTRAINED JOINTS PER CITY STANDARDS. THE NEW 4" AND 6" CONNECTIONS TO THE NEW BUILDING WILL REQUIRE RESTRAINED JOINTS FOR MANY FITTINGS DUE TO LIMITED SPACE BETWEEN PIPES.
- COORDINATE WITH LANDSCAPE PLANS PRIOR TO COMPLETION OF PAVEMENT FOR INSTALLATION OF IRRIGATION SLEEVES ACROSS PAVING OR PARKING AREAS.
- WATER VALVES, SEWER MANHOLES, STORM DRAIN INLETS OR CLEANOUT BOXES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLAR SHALL BE A 12" WIDE AROUND THE UTILITY APPARATUS AND 8" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. REFER TO DETAIL ON SHEET C100. CONCRETE COLLARS TO BE USED IN ONLY ASPHALT PAVEMENT AREAS OR PAVEMENT AREAS.
- USE HS-20 SOLID COVERS ON ALL MANHOLES, CB, AND CB'S. AD AND ADS BOXES TO HAVE PEDESTRIAN TRAFFIC GRATED COVERS EXCEPT AS NOTED. ALL CB BOXES TO HAVE HS-20 FRAME AND GRATES.
- REPAIR PAVEMENT, AS WELL AS CURB AND GUTTER, AND SIDEWALKS WHERE UTILITIES CROSS INTO PUBLIC R.O.W. TO MAINTAIN TRAFFIC THROUGH THESE AREAS. ALL REPAIR IN PUBLIC R.O.W. TO MEET APWA AND CITY STANDARDS.
- SET NEW UTILITY MANHOLE OR STRUCTURE OVER EXISTING PIPING WHERE NEW AND EXISTING PIPING CONNECT. RECONNECT ALL EXISTING PIPING TO NEW STRUCTURES. PROVIDE NEW SECTIONS OF PIPE IF NECESSARY TO RECONNECT ALL PIPING TO THE NEW UTILITY STRUCTURES.
- GAS LINE CONSTRUCTION TO THE BUILDING METER WILL BE COMPLETED BY DOMINION ENERGY/ COORDINATE GAS INSTALLATION WITH DOMINION ENERGY.
- 6"X6" WYE FITTINGS FOR ROOF DRAIN OR OTHER WYE CONNECTIONS TO THE 6" OR 8" PVC DRAIN LINES TO BE DI FITTINGS WRAPPED IN 10 MIL. POLYETHYLENE (PER ANWWA C105). PLACE CONCRETE ON WYE FITTING SIMILAR TO THE CLEANOUT DETAIL (DETAIL D ON C-101).
- ALL CB TO HAVE LOCKED DOWN GRATES IN DETENTION AREAS. ALL BUBBLE UP MANHOLES TO BE BOLTED DOWN IN DETENTION AREAS.
- CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTIONS WHILE WORKING IN THE PUBLIC RIGHT OF WAY.
- PROJECT LOCATED IN AREA OF MINIMUM FLOOD HAZARD ZONE X 49049C0125F EFFECTIVE, 06/19/2022.
- VALVES ATTACH DIRECTLY TO TEE FITTINGS. "FL" INDICATES FLANGE FITTING AND "MJ" INDICATES MECHANICAL JOINT FITTING. ALL VALVING WILL CONNECT TO MAIN LINE PIPE WITH FLANGE FITTING. MAIN LINE FITTINGS CONNECTING TO VALVES WILL ALSO BE FLANGE FITTINGS. WRAP AND GREASE ALL FITTINGS PER SPECIFICATIONS AND NOTES.
- USE MECHANICAL JOINTS FOR EACH PIPE JOINT ON THE SEWER LINE FROM THE BUILDING CONNECTION TO 10' NORTH OF THE GEOTHERMAL LINES CROSSING. PIPE ZONE MATERIAL TO BE CONCRETE FILL FOR THE SEWER LINE (SEE SHEET C301), AND FLOWABLE FILL FOR THE WATER AND GEOTHERMAL LINE WITHIN 10' OF THE SEWER LINE CROSSING. POLYETHYLENE ENCASEMENT (8MIL) FOR ALL MECHANICAL JOINTS.
- ALL MANHOLES (BOTH SEWER AND STORM) TO BE 4' IN DIAMETER UNLESS SPECIFIED OTHERWISE.



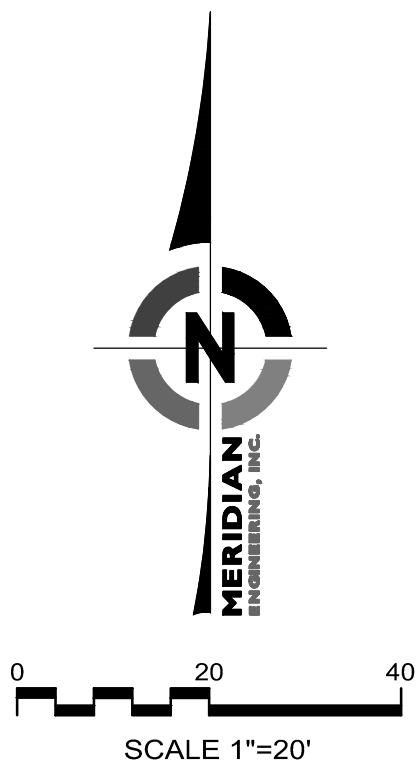


REFER TO SHEET CU302



KEYMAP-(NTS)

| STRUCTURE LABEL                        | DETAIL #                       |
|----------------------------------------|--------------------------------|
| SDCO & SSCO - STORM AND SEWER CLEAMOUT | DETAIL D SHEET C101            |
| AD - 12" AREA DRAIN                    | DETAIL E SHEET C101            |
| CB - 24" CATCH BASIN                   | DETAIL F SHEET C101            |
| SDCOB - STORM DRAIN CLEAN OUT BOX      | DETAIL G SHEET C101            |
| BMH - BOX MANHOLE                      | DETAIL H SHEET C101            |
| PRECIB - PRETREATMENT INLET            | DETAIL I SHEET C101            |
| CIB - CURB AND GUTTER INLET            | DETAIL J SHEET C101            |
| RETENTION POND                         | DETAIL K SHEET C101            |
| CB - 30" CATCH BASIN                   | DETAIL M SHEET C101            |
| SSMH - SANITARY SEWER MANHOLE          | APWA PLAN NO. 411 SHEET C103   |
| FES - FLARED END SECTION               | APWA PLAN NO. 323.1 SHEET C103 |
| CITY SDCOB - STORM DRAIN CLEAN OUT BOX | APWA PLAN NO. 331.2 SHEET C103 |
| CITY SDCOMB - STORM DRAIN COMBO BOX    | APWA PLAN NO. 316 SHEET C104   |
| 2" WATER METER                         | APWA PLAN NO. 522 SHEET C104   |
| FH - FIRE HYDRANT                      | APWA PLAN NO. 511 SHEET C104   |
| 4" WATER METER                         | CITY DETAIL LCM-1 SHEET C104   |
| 6" LANDSCAPE METER                     | APWA PLAN NO. 525 SHEET C105   |
| AIR RELEASE ASSEMBLY                   | APWA PLAN NO. 575 SHEET C105   |
| CITY PRECIB - PRETREATMENT INLET       | APWA PLAN NO. 316 SHEET C106   |



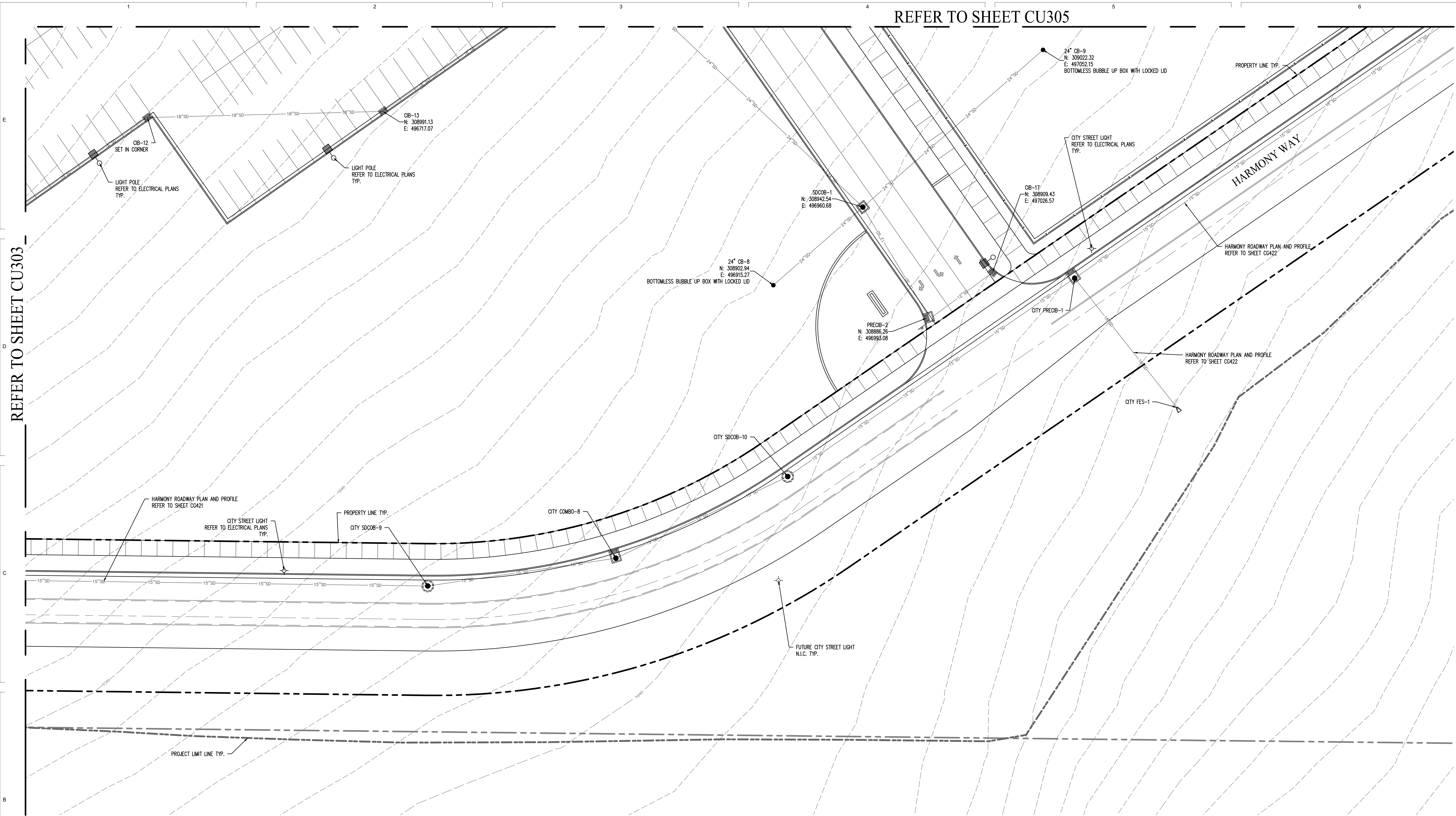




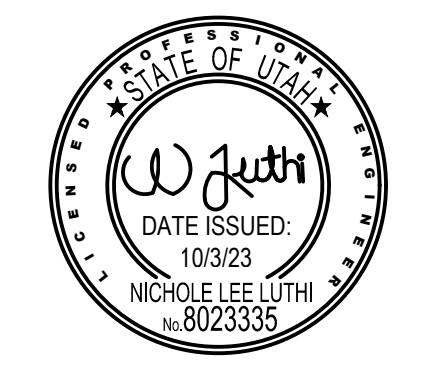
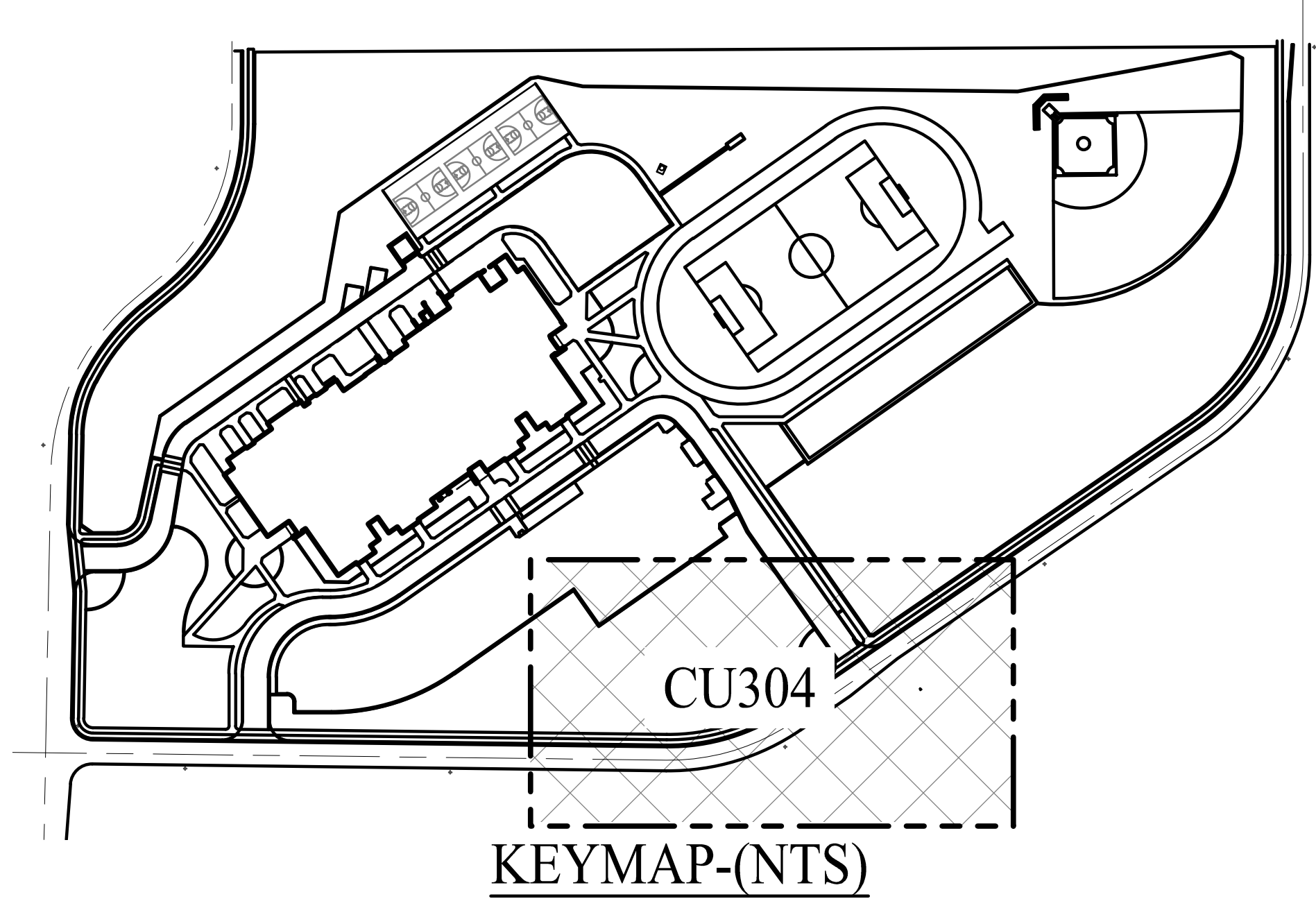








| STRUCTURE LABEL                        | DETAIL #                       |
|----------------------------------------|--------------------------------|
| SDCO & SSCO - STORM AND SEWER CLEAMOUT | DETAIL D SHEET C101            |
| AD - 12" AREA DRAIN                    | DETAIL E SHEET C101            |
| CB - 24" CATCH BASIN                   | DETAIL F SHEET C101            |
| SDCOB - STORM DRAIN CLEAN OUT BOX      | DETAIL G SHEET C101            |
| BMH - BOX MANHOLE                      | DETAIL H SHEET C101            |
| PRECIB - PRETREATMENT INLET            | DETAIL I SHEET C101            |
| CIB - CURB AND GUTTER INLET            | DETAIL J SHEET C101            |
| RETENTION POND                         | DETAIL K SHEET C101            |
| CB - 30" CATCH BASIN                   | DETAIL M SHEET C101            |
| SSMH - SANITARY SEWER MANHOLE          | APWA PLAN NO. 411 SHEET C103   |
| FES - FLARED END SECTION               | APWA PLAN NO. 323.1 SHEET C103 |
| CITY SDCOB - STORM DRAIN CLEAN OUT BOX | APWA PLAN NO. 331.2 SHEET C103 |
| CITY SDCOMBO - STORM DRAIN COMBO BOX   | APWA PLAN NO. 316 SHEET C104   |
| 2" WATER METER                         | APWA PLAN NO. 522 SHEET C104   |
| FH - FIRE HYDRANT                      | APWA PLAN NO. 511 SHEET C104   |
| 4" WATER METER                         | CITY DETAIL LCM-1 SHEET C104   |
| 6" LANDSCAPE METER                     | APWA PLAN NO. 525 SHEET C105   |
| AIR RELEASE ASSEMBLY                   | APWA PLAN NO. 575 SHEET C105   |
| CITY PRECIB - PRETREATMENT INLET       | APWA PLAN NO. 316 SHEET C106   |



| REV | DATE | DESCRIPTION |
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|     |      |             |

|                |               |
|----------------|---------------|
| VCBO NUMBER:   | 22705         |
| CLIENT NUMBER: | 00000         |
| DATE:          | June 27, 2023 |

**ASD EAGLE MOUNTAIN MIDDLE SCHOOL**  
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT  
CONFORMANCE SET

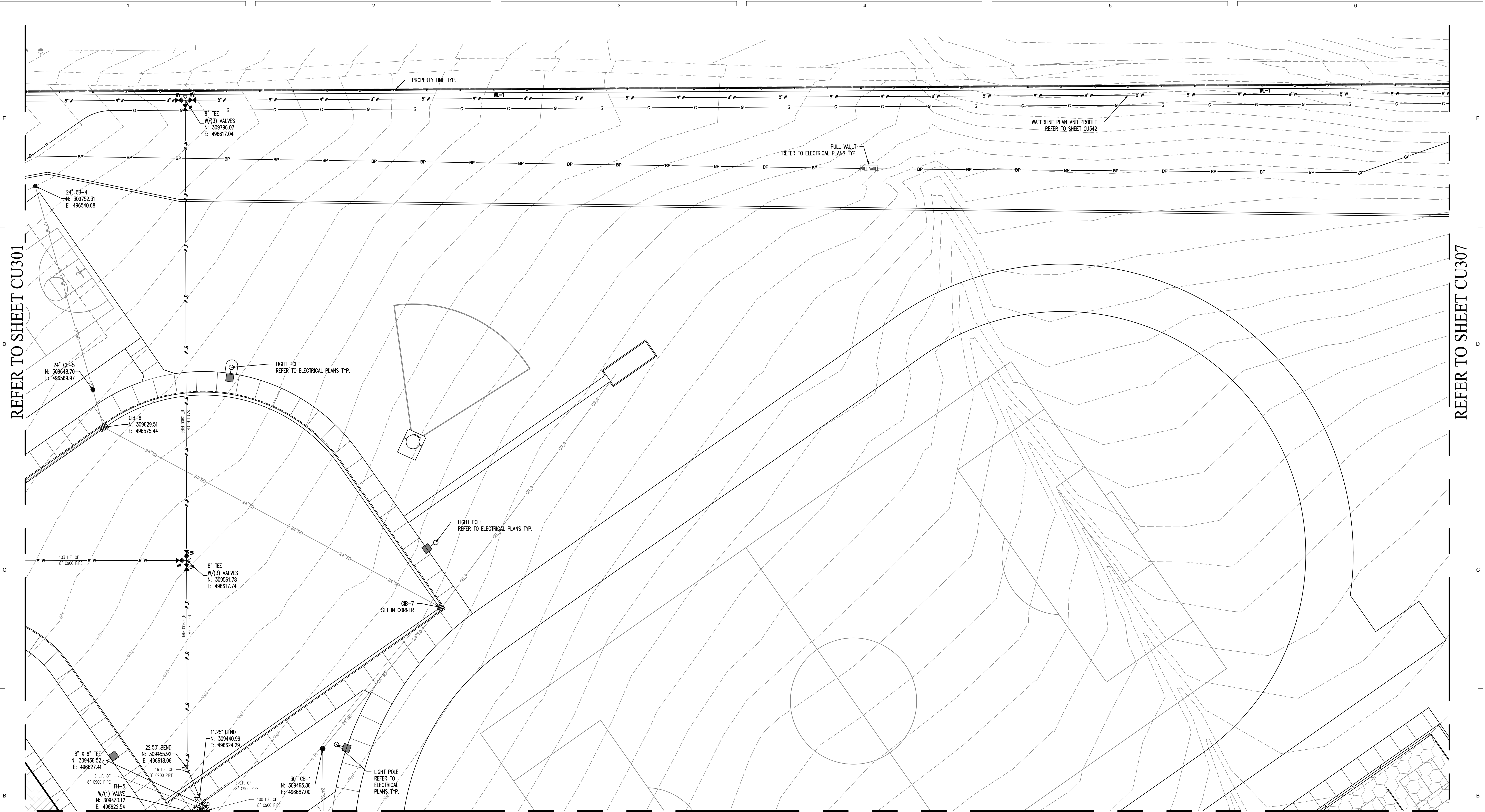
ENLARGED UTILITY PLAN

**CU304**

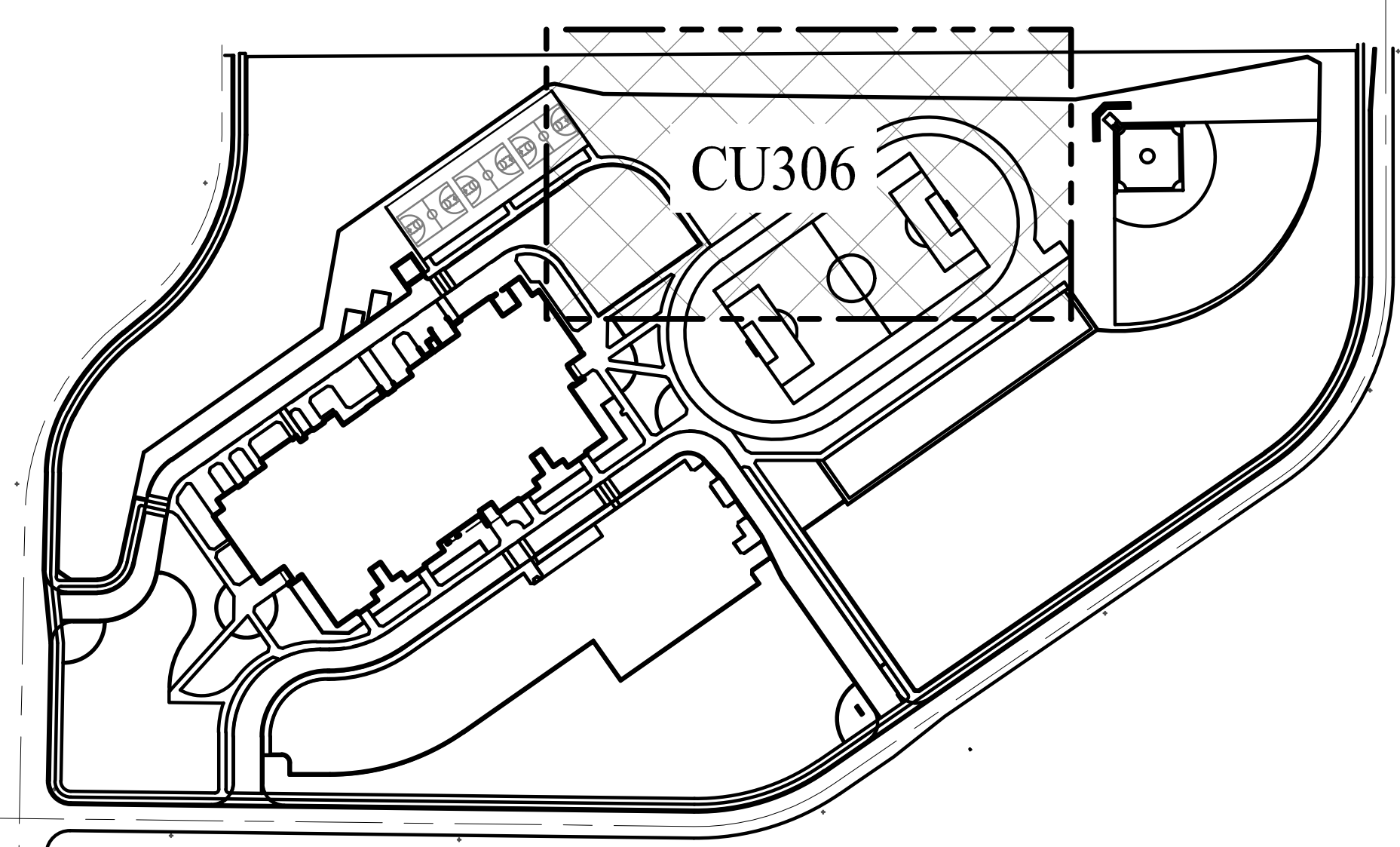
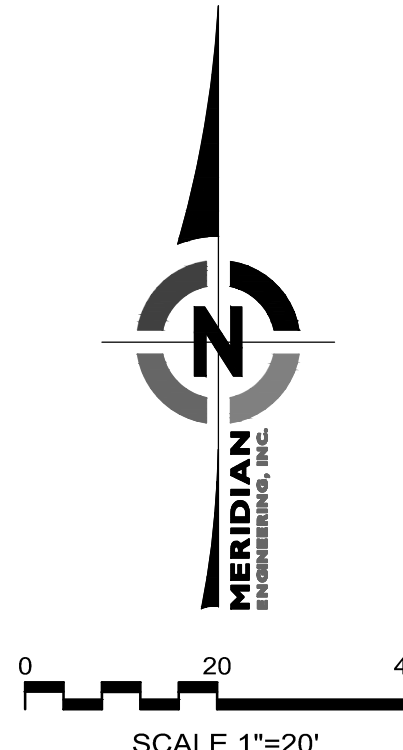








| STRUCTURE LABEL                        | DETAIL #                       |
|----------------------------------------|--------------------------------|
| SDCO & SSCO - STORM AND SEWER CLEAMOUT | DETAIL D SHEET C101            |
| AD - 12" AREA DRAIN                    | DETAIL E SHEET C101            |
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| SDCOB - STORM DRAIN CLEAN OUT BOX      | DETAIL G SHEET C101            |
| BMH - BOX MANHOLE                      | DETAIL H SHEET C101            |
| PRECIB - PRETREATMENT INLET            | DETAIL I SHEET C101            |
| CIB - CURB AND GUTTER INLET            | DETAIL J SHEET C101            |
| RETENTION POND                         | DETAIL K SHEET C101            |
| CB - 30" CATCH BASIN                   | DETAIL M SHEET C101            |
| SSMH - SANITARY SEWER MANHOLE          | APWA PLAN NO. 411 SHEET C103   |
| FES - FLARED END SECTION               | APWA PLAN NO. 323.1 SHEET C103 |
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| CITY SDCOMBO - STORM DRAIN COMBO BOX   | APWA PLAN NO. 316 SHEET C104   |
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| CITY PRECIB - PRETREATMENT INLET       | APWA PLAN NO. 316 SHEET C106   |



KEYMAP-(NTS)

VCBO ARCHITECTURE  
634 SOUTH 600 EAST  
SALT LAKE CITY, UT 84102  
801.676.8800  
VCBO.COM

STATE OF UTAH  
Nicole Lee Luth  
DATE ISSUED: 10/03/23  
NICHOLE LEE LUTH  
#8023335

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

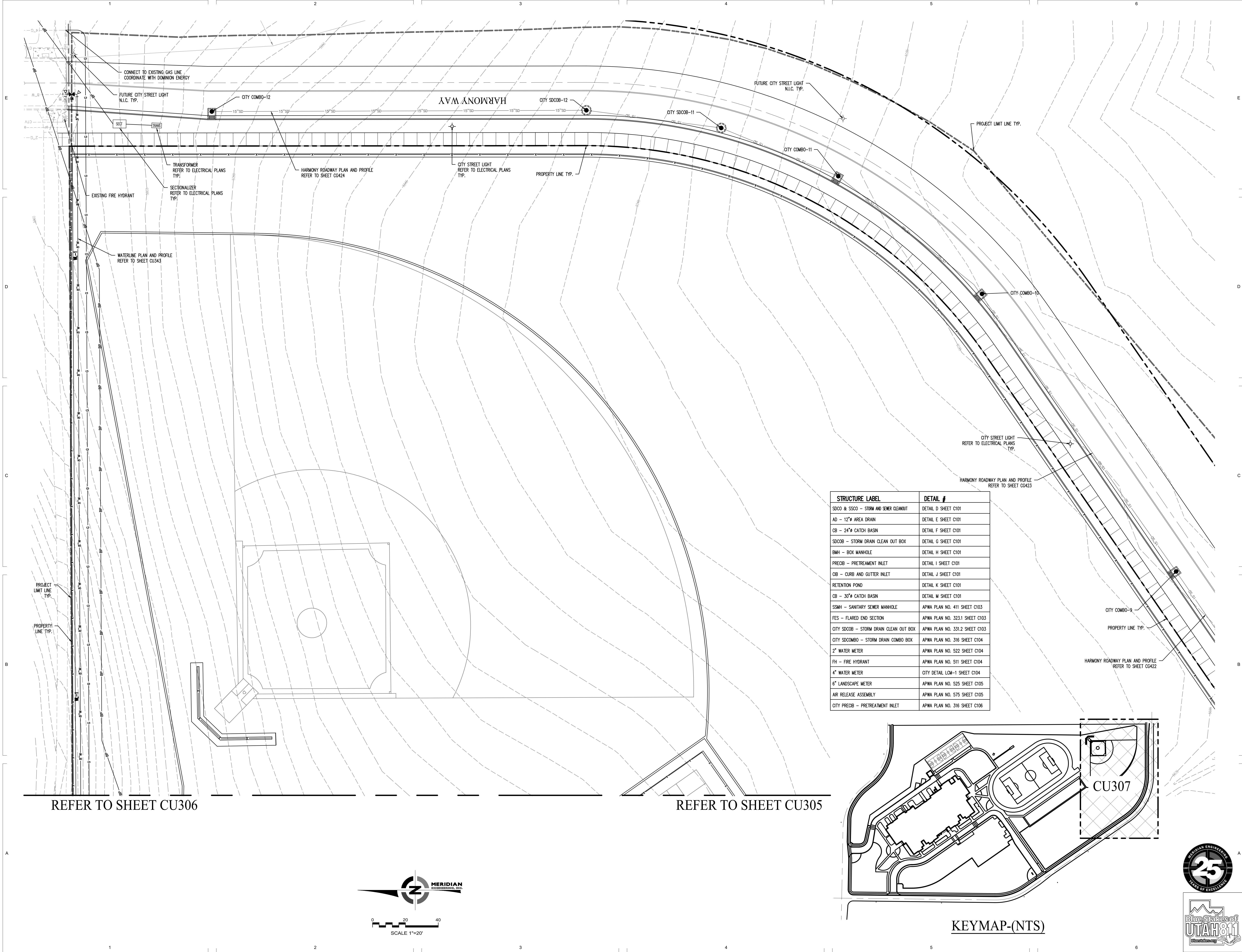
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CLIENT NUMBER: 00000  
DATE: June 27, 2023

**ASD EAGLE MOUNTAIN MIDDLE SCHOOL**  
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT  
CONFORMANCE SET

ENLARGED UTILITY PLAN

**CU306**

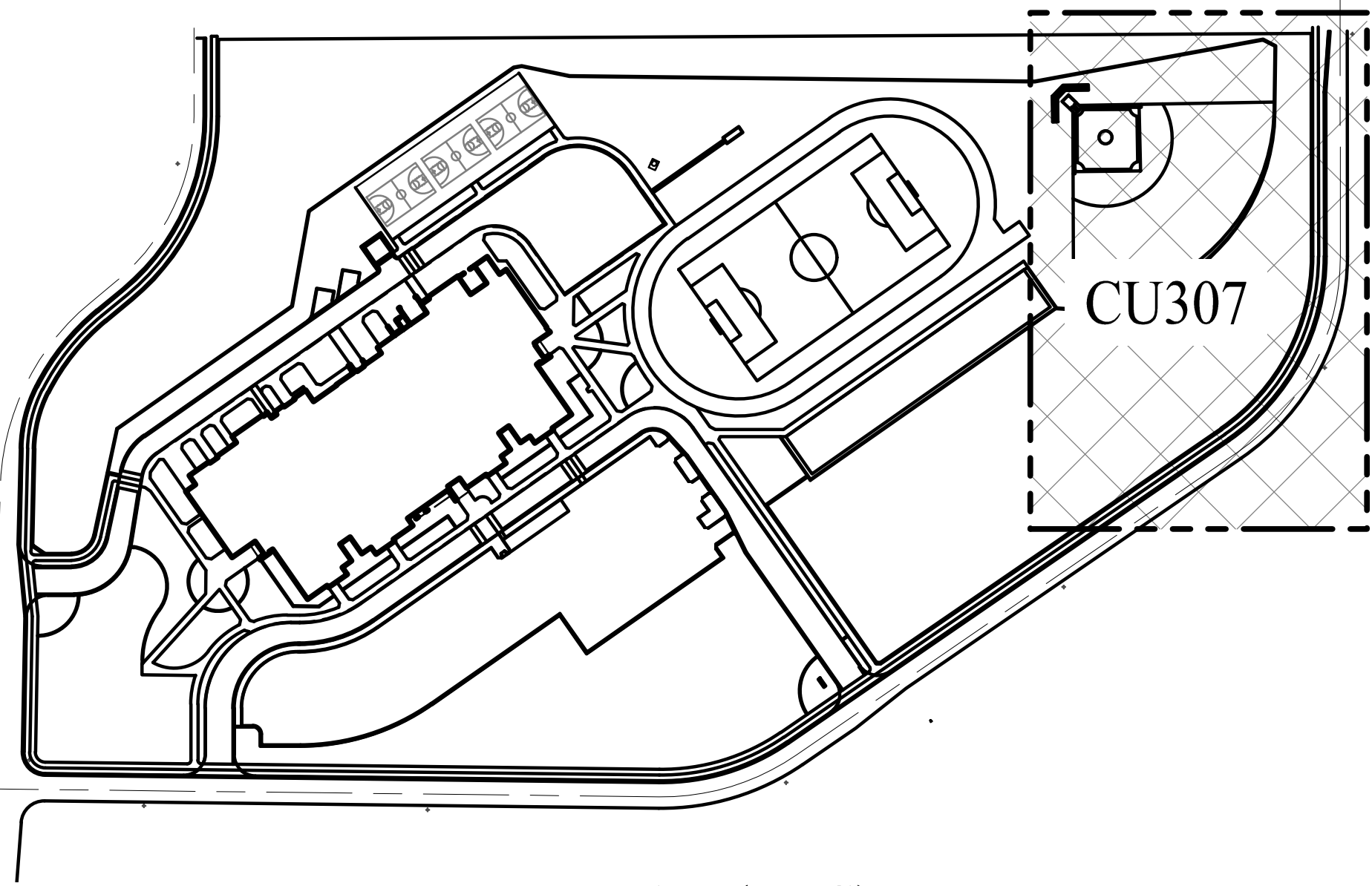




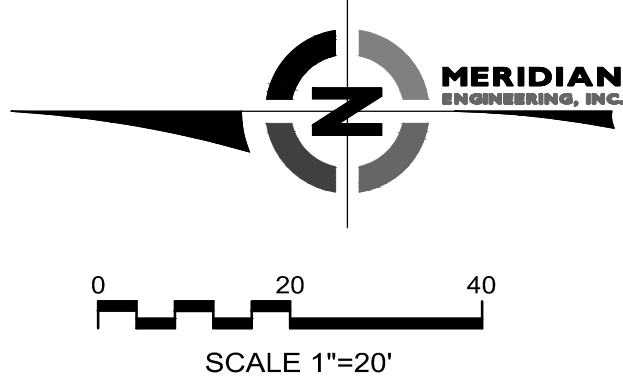
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REFER TO SHEET CU305

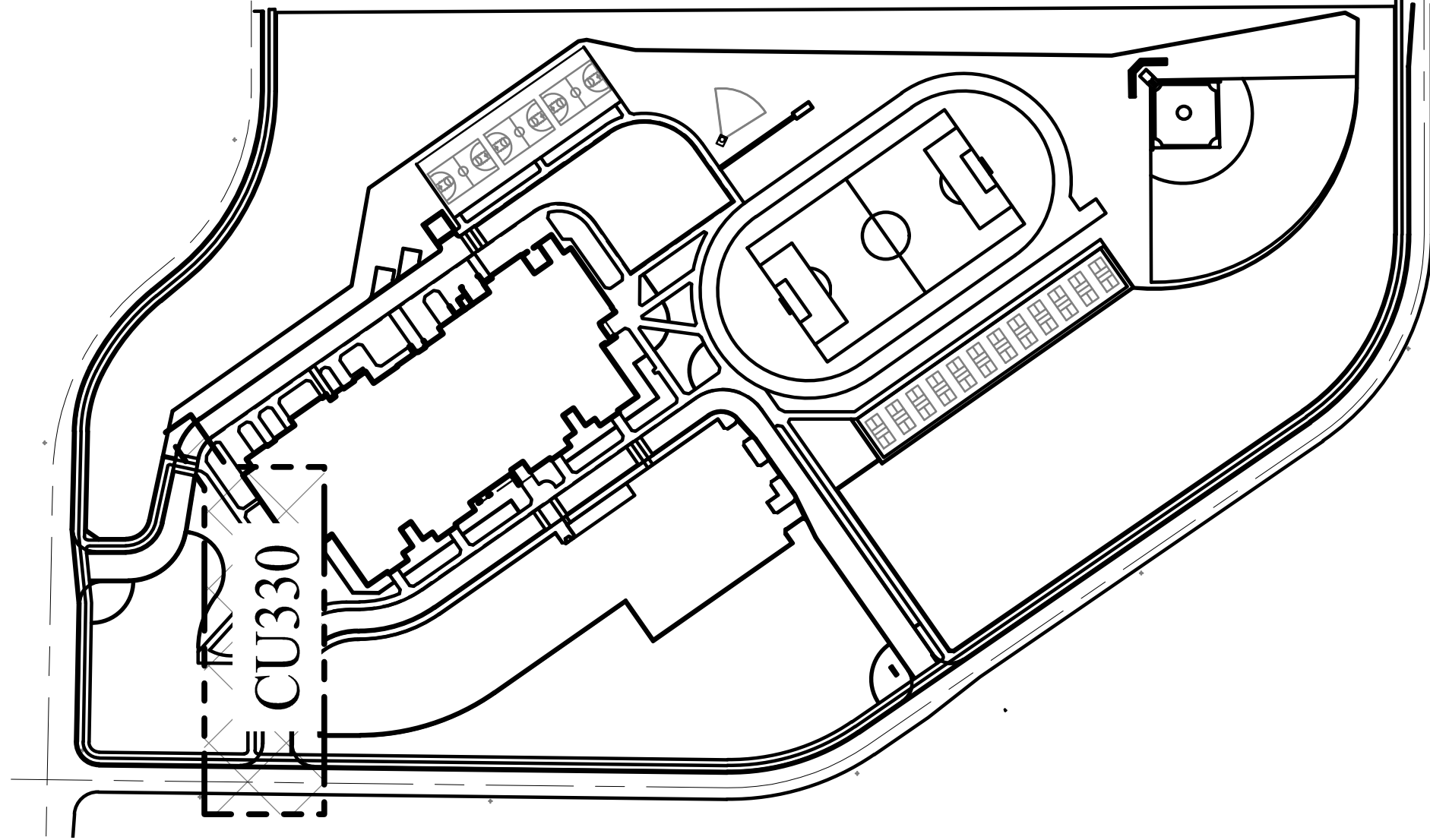
| STRUCTURE LABEL                        | DETAIL #                        |
|----------------------------------------|---------------------------------|
| SDCO & SSCO - STORM AND SEWER CLEANOUT | DETAIL D SHEET C101             |
| AD - 12" AREA DRAIN                    | DETAIL E SHEET C101             |
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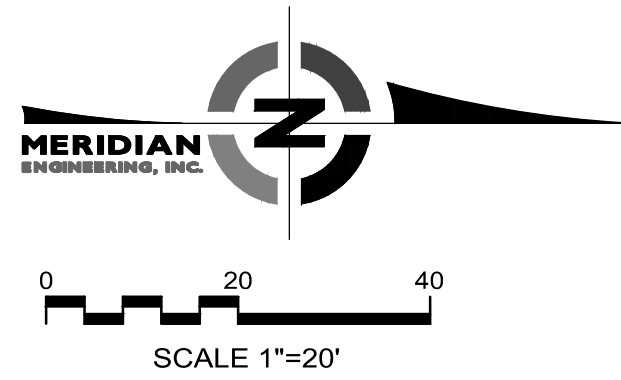
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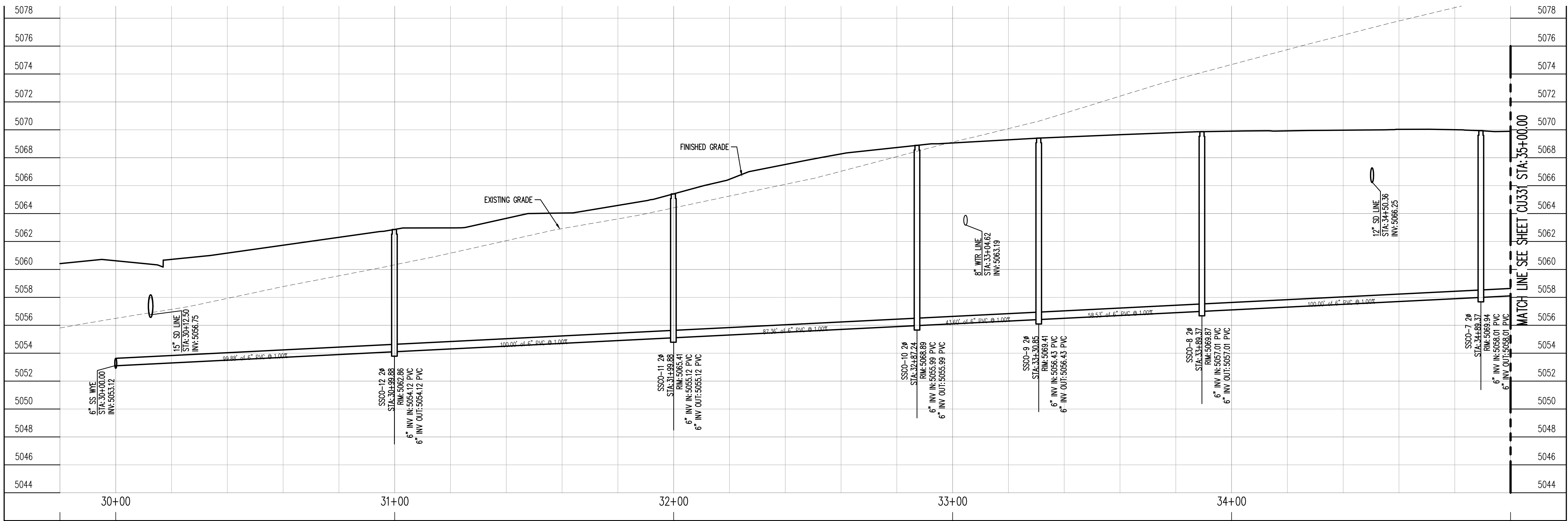
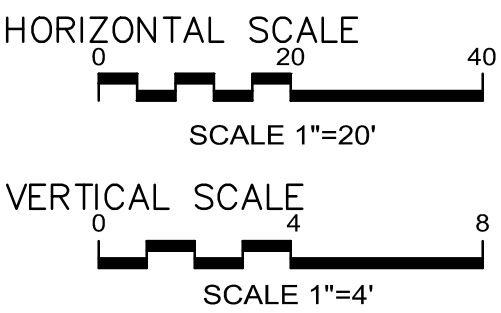
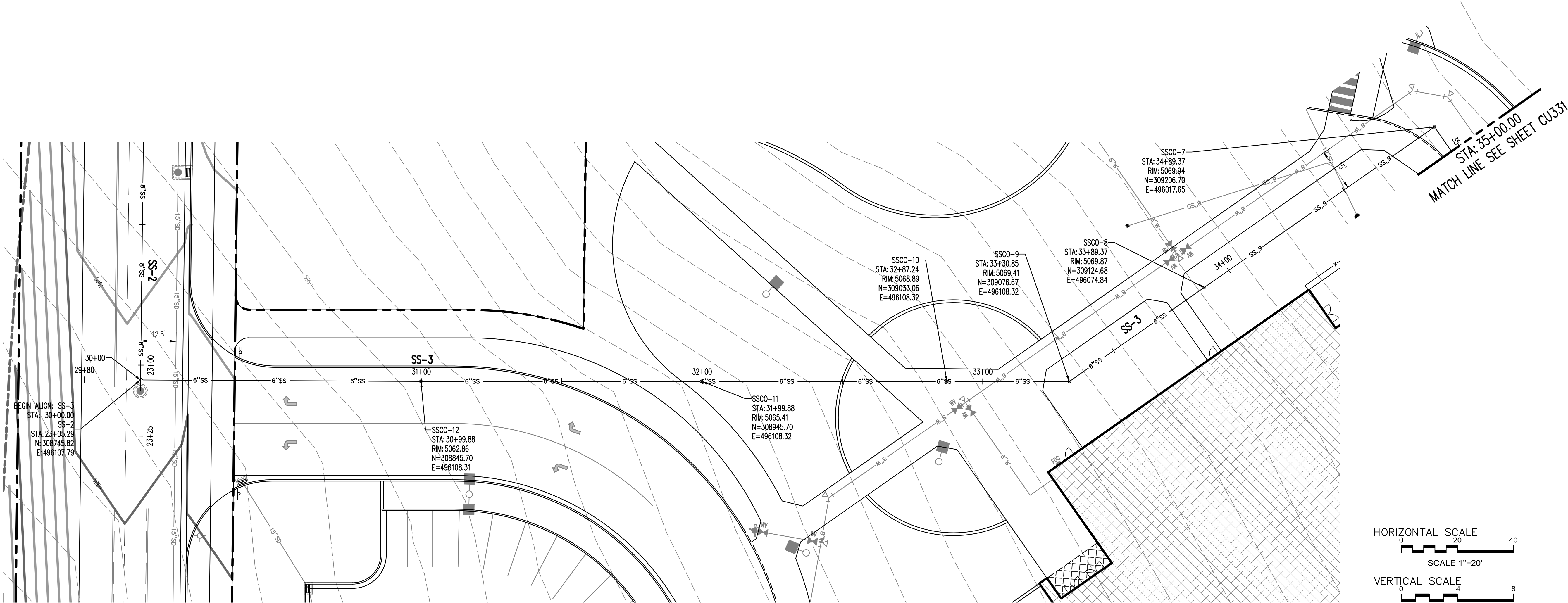




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NOTES: REFER TO NOTES ON CU300.



SS-3 SEWERLINE PROFILE



ASD EAGLE MOUNTAIN MIDDLE SCHOOL

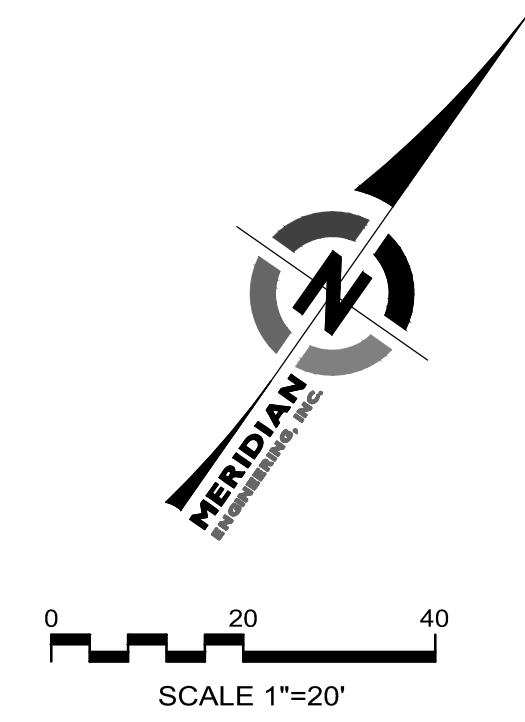
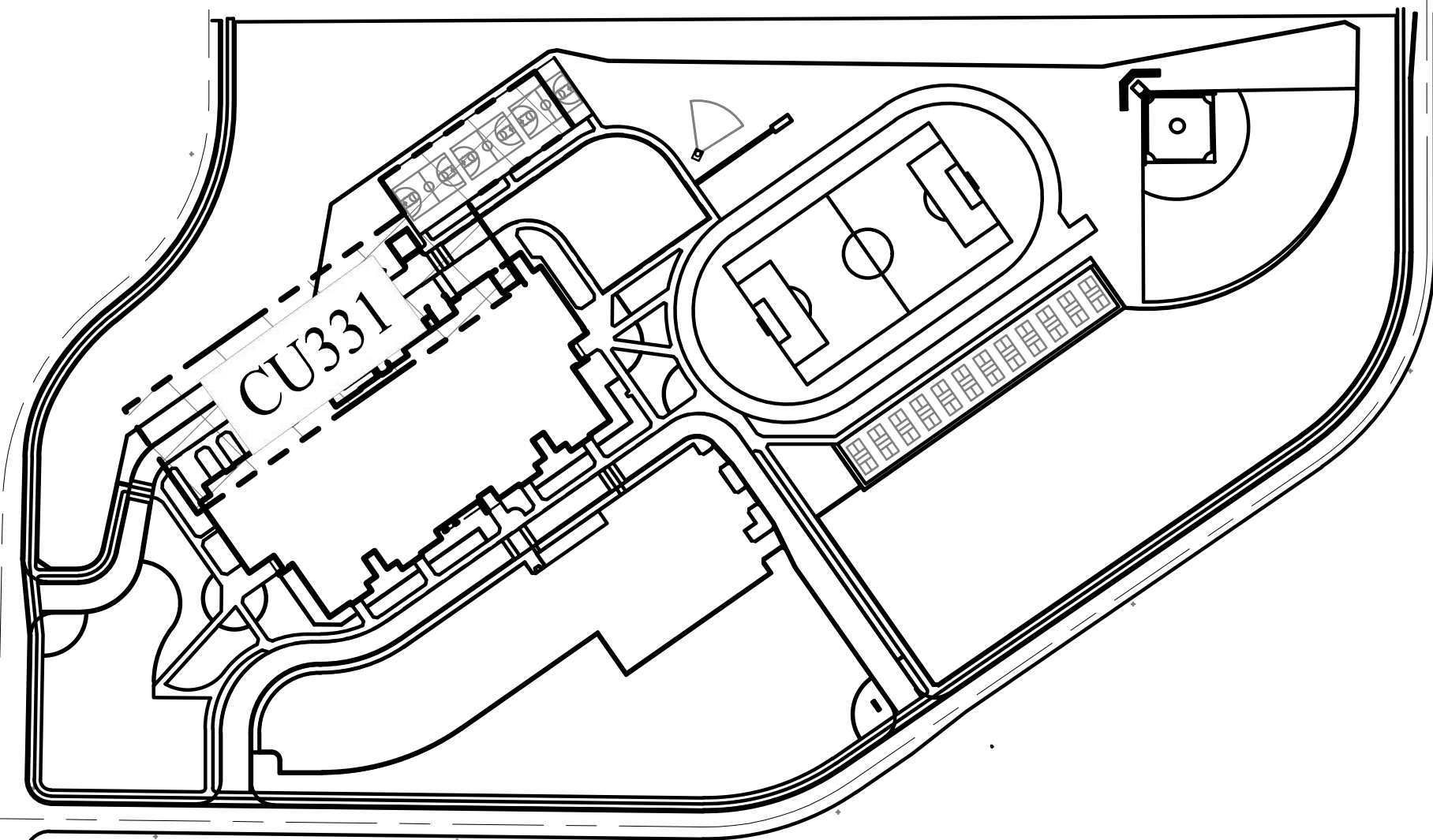
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ONSITE SEWER LINE  
PLAN AND PROFILE

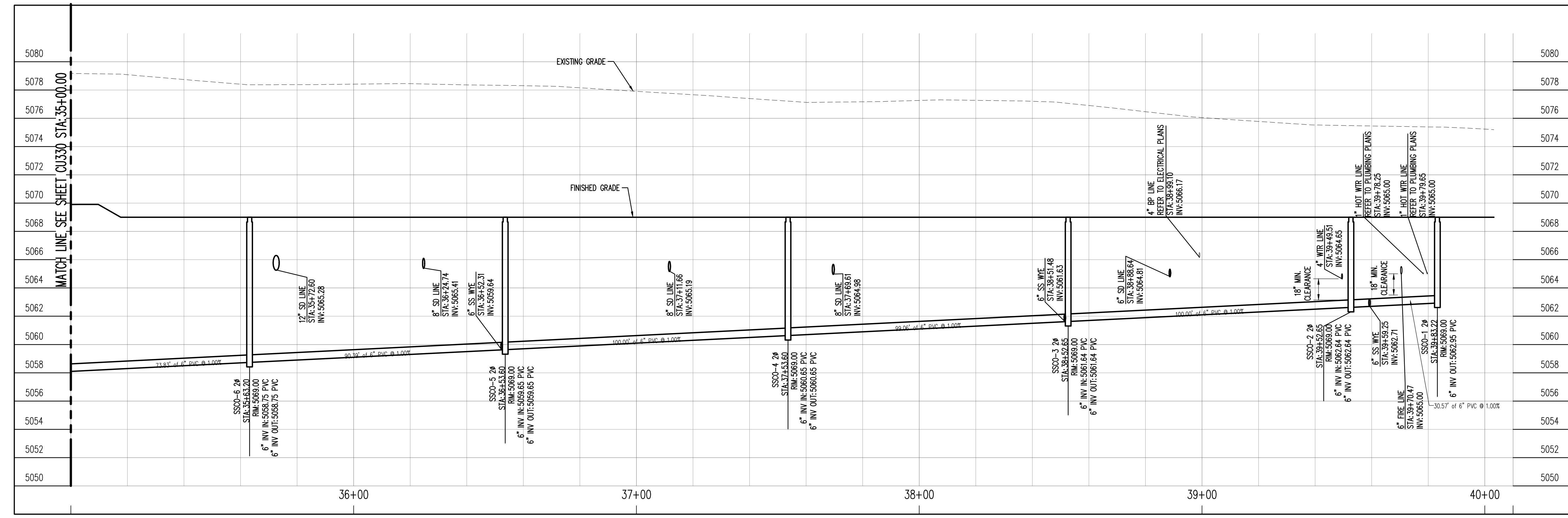
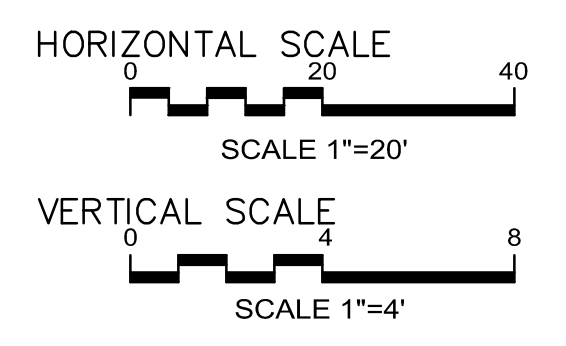
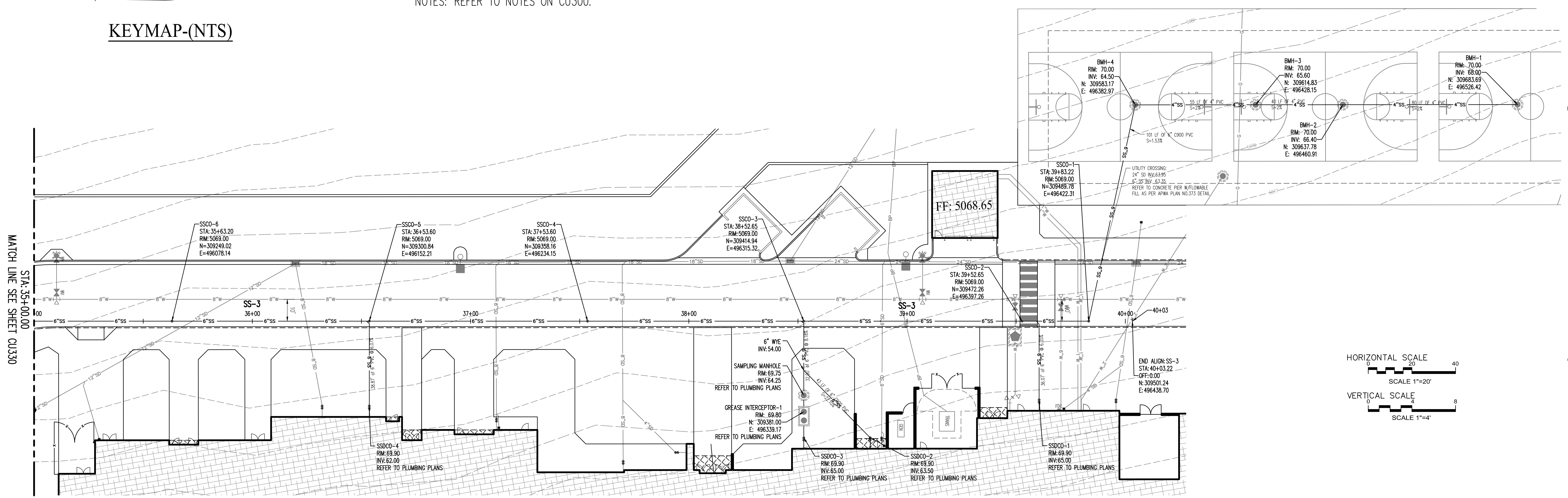
CU330





NOTES: REFER TO NOTES ON CU300.

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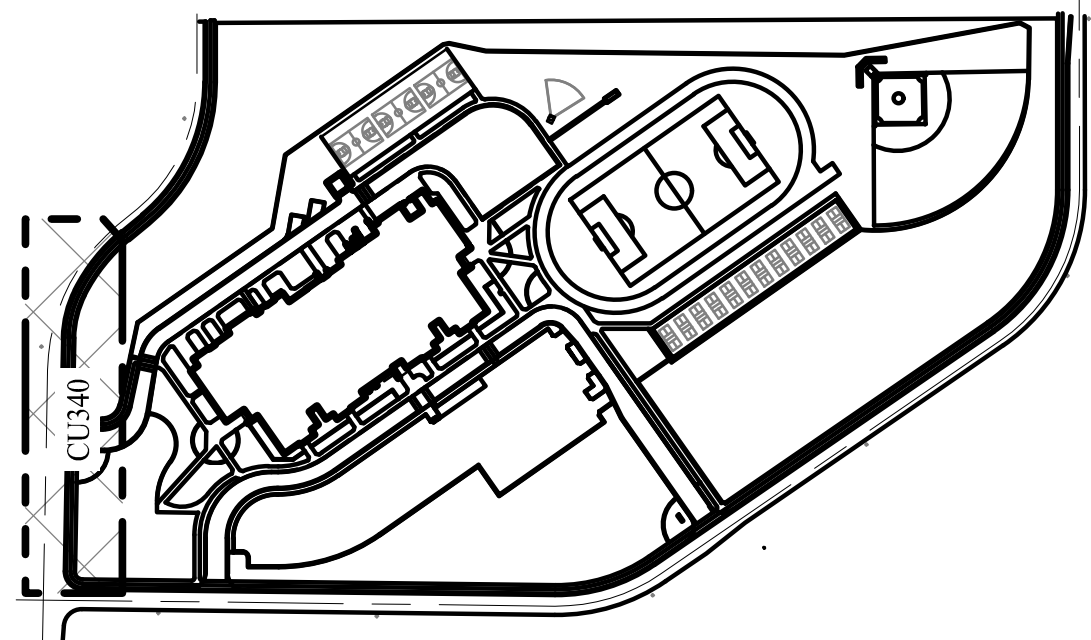
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| REV | DATE          | DESCRIPTION       |
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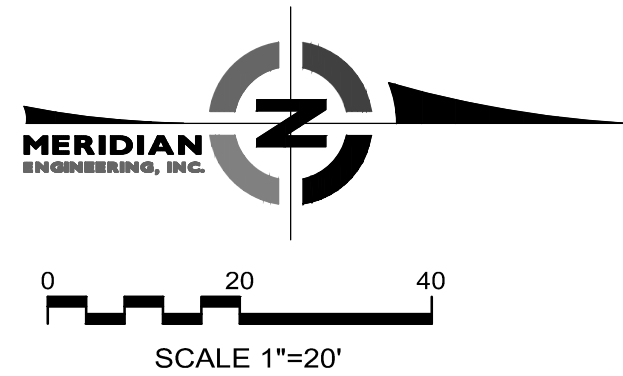
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CLIENT NUMBER: 00000  
DATE: June 27, 2023



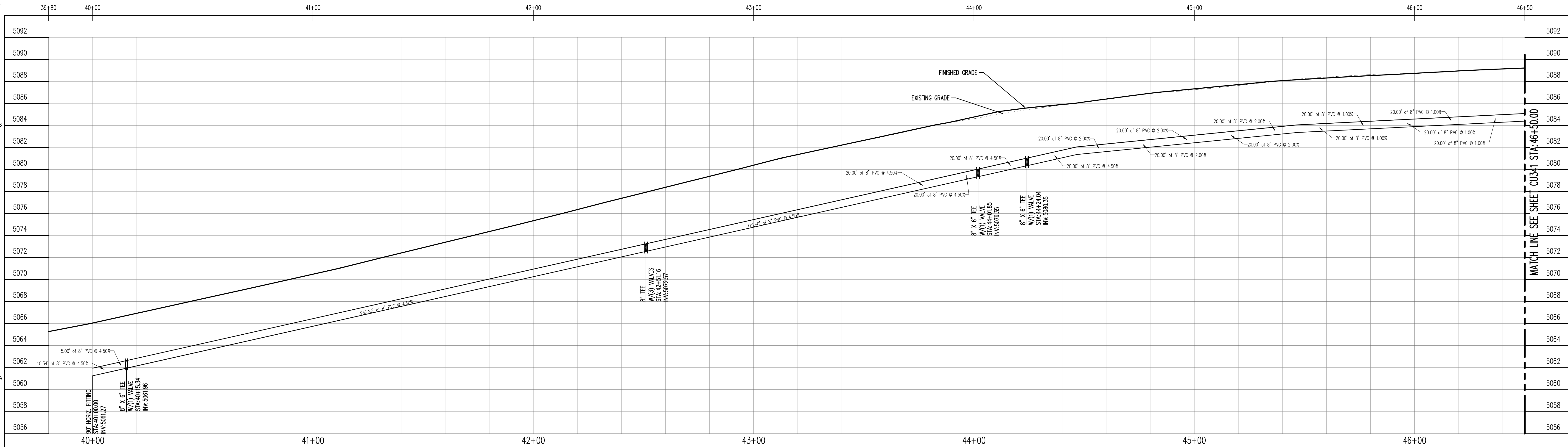
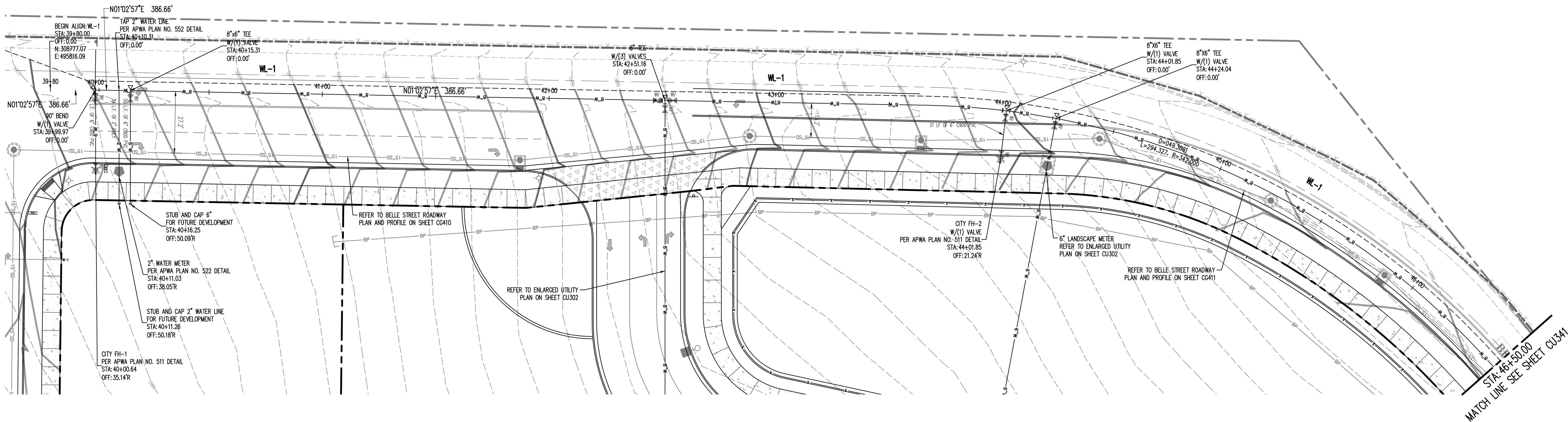
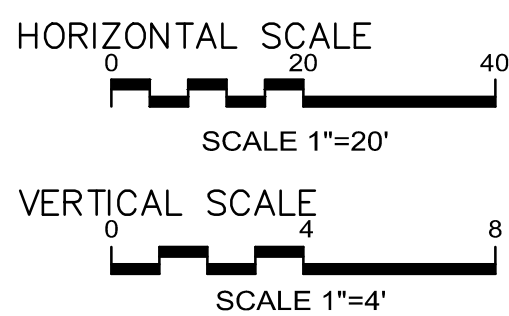




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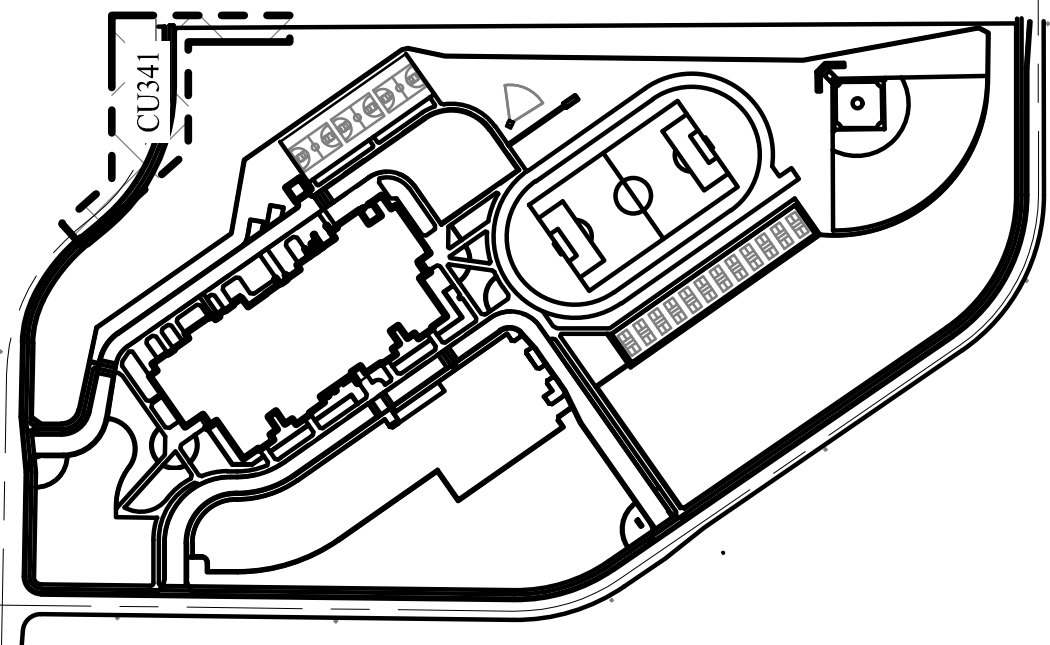


NOTES: REFER TO NOTES ON CU300.

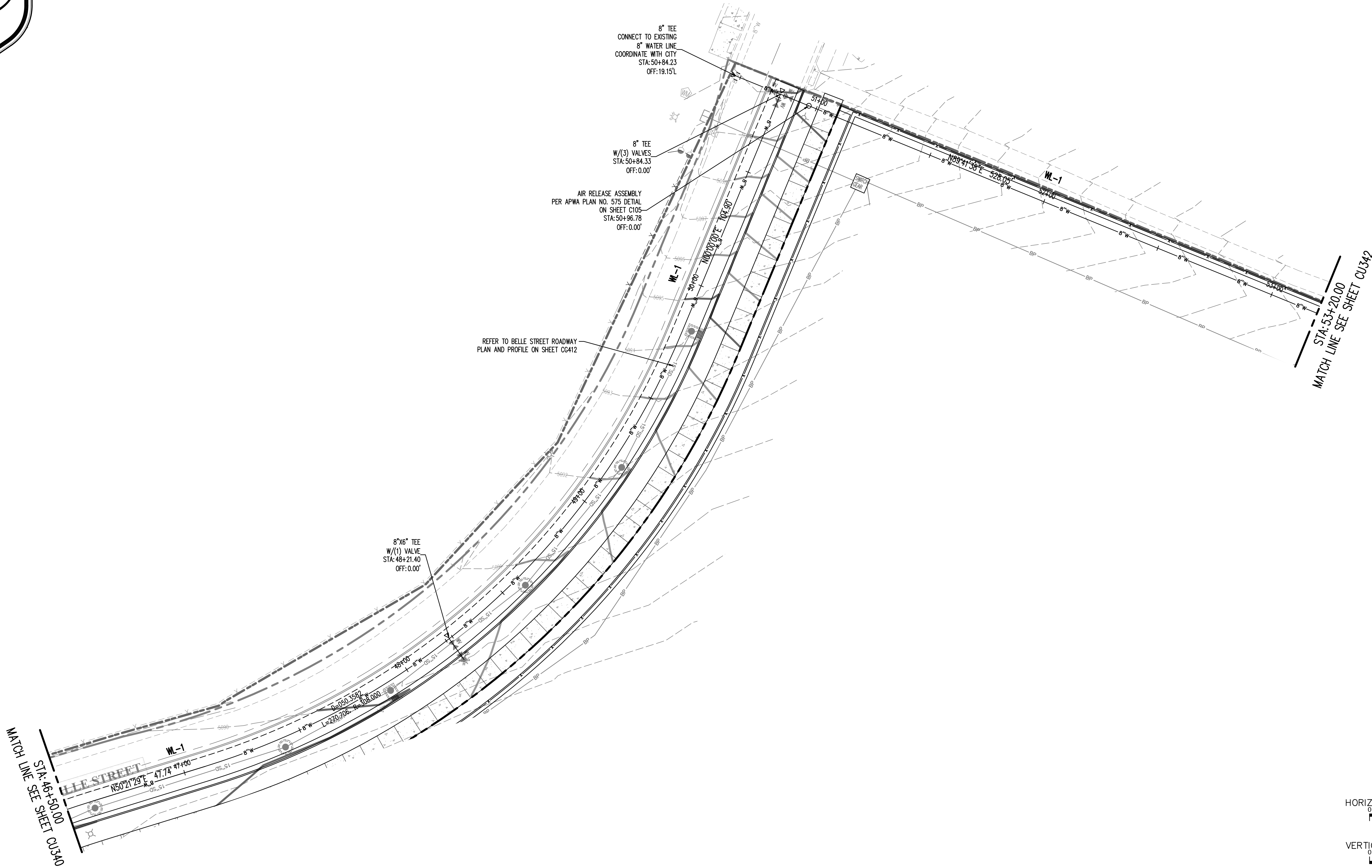


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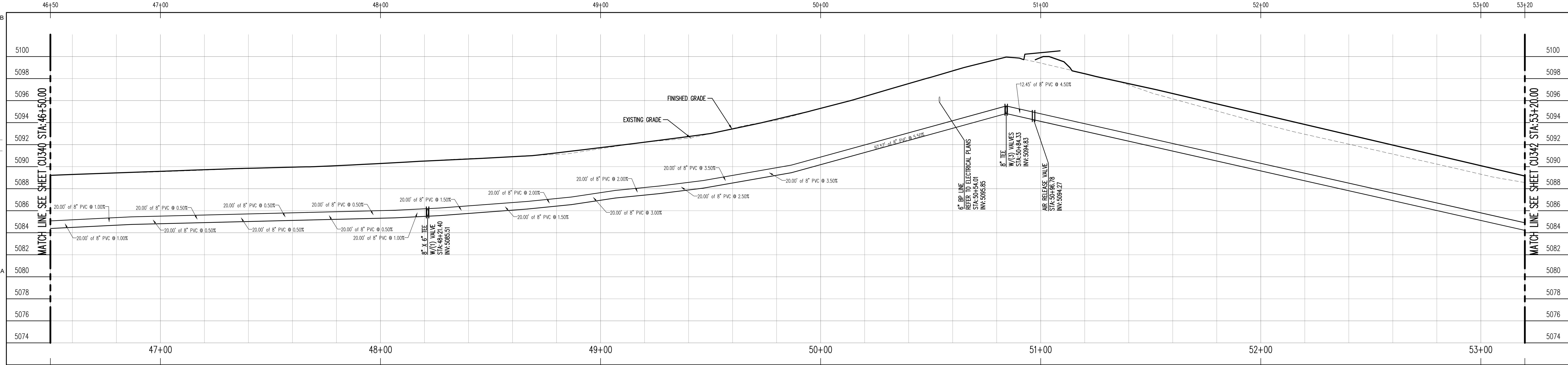




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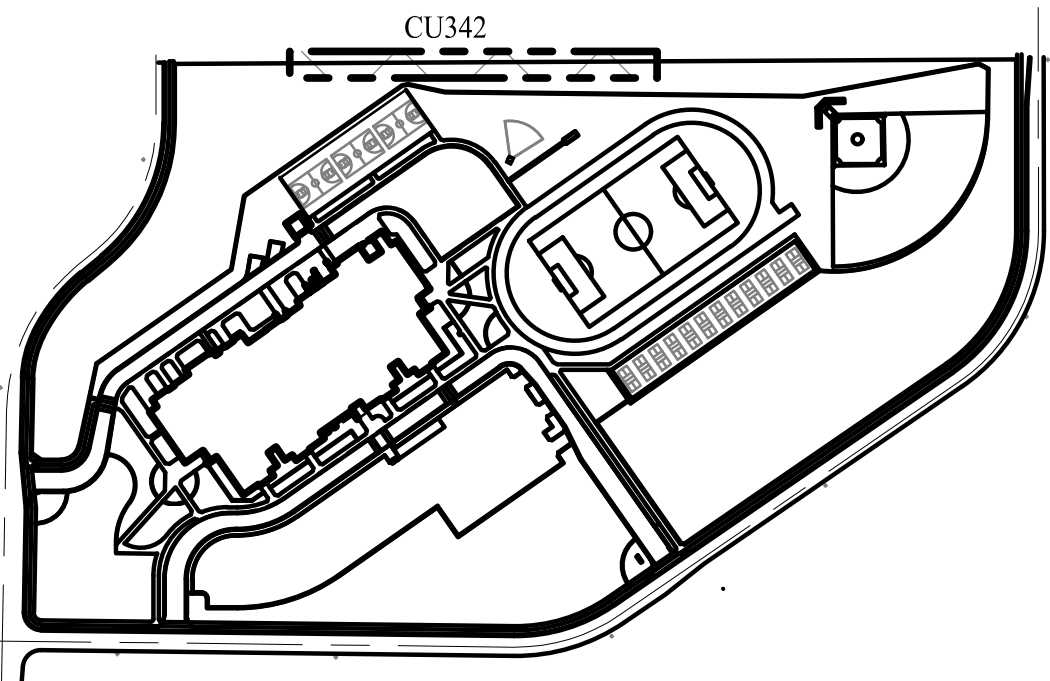
NOTES: REFER TO NOTES ON CU300.



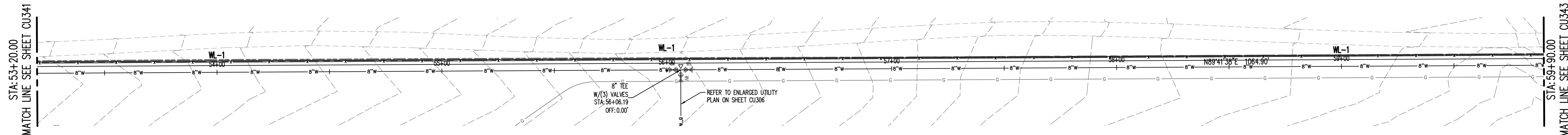
WL-1 WATERLINE PROFILE



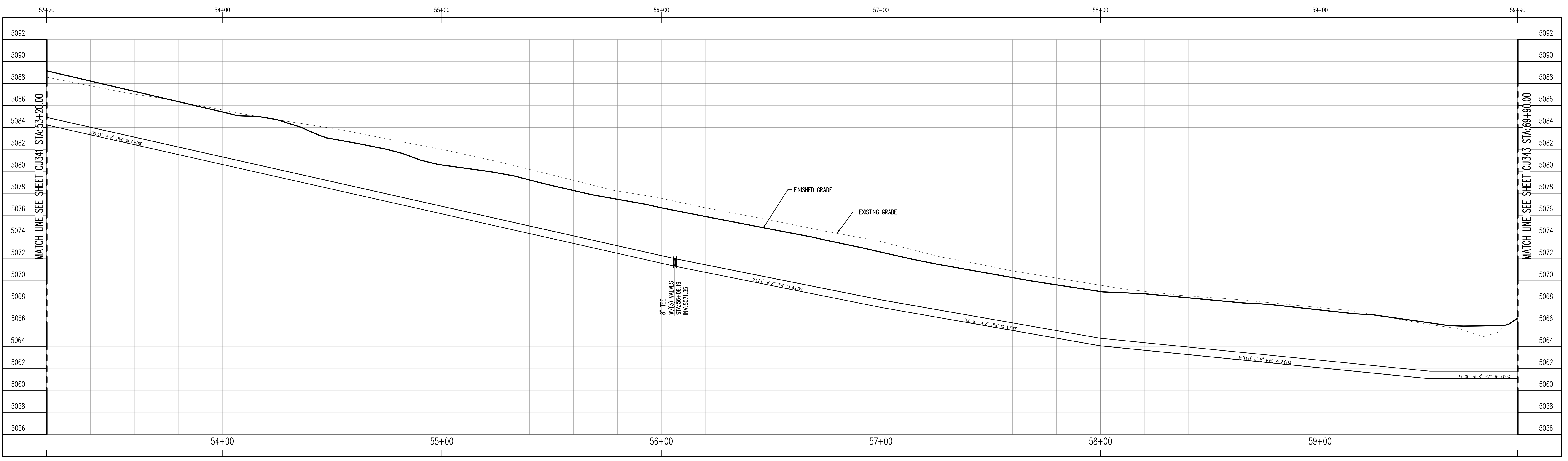
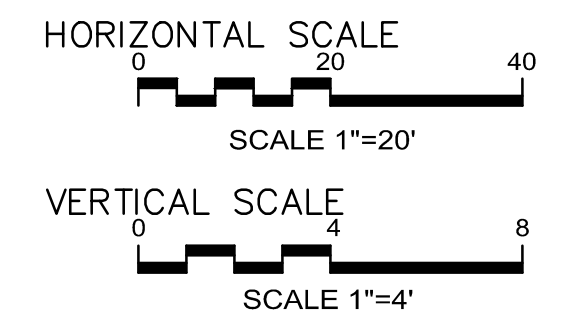




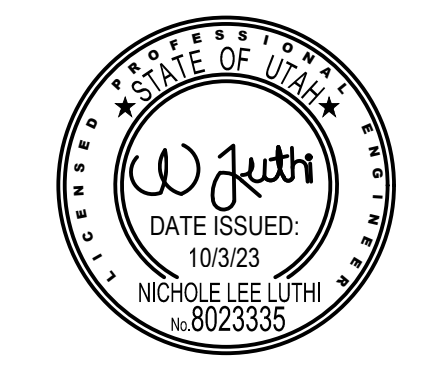
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NOTES: REFER TO NOTES ON CU300.



WL-1 WATERLINE PROFILE

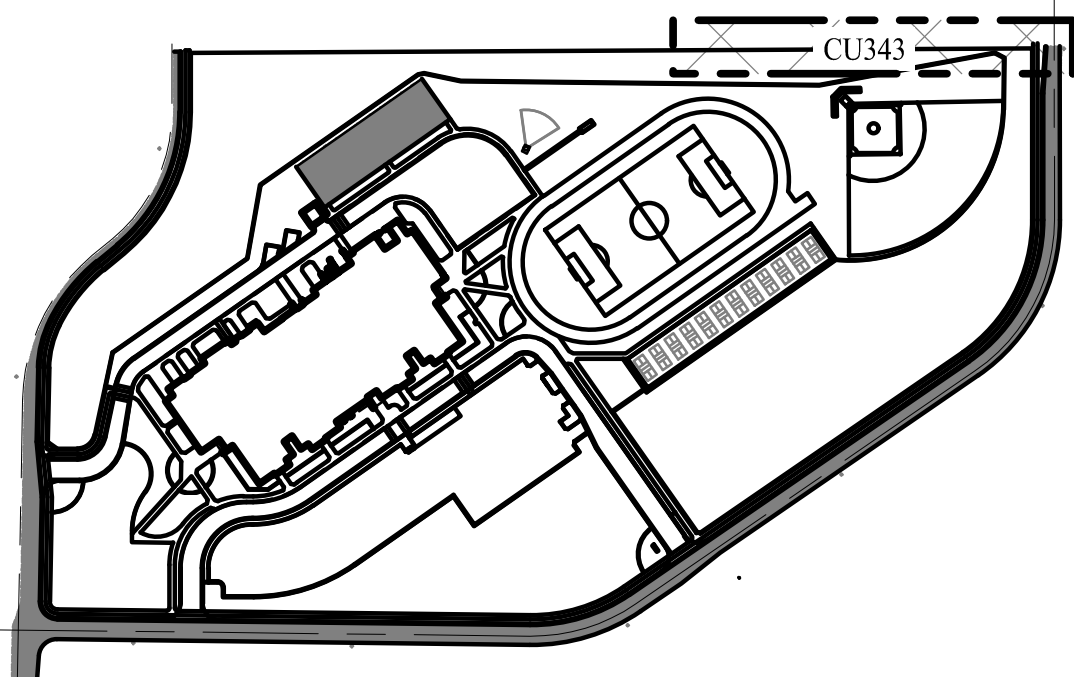


| REV            | DATE          | DESCRIPTION |
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| VCBO NUMBER:   | 22705         |             |
| CLIENT NUMBER: | 00000         |             |
| DATE:          | June 27, 2023 |             |

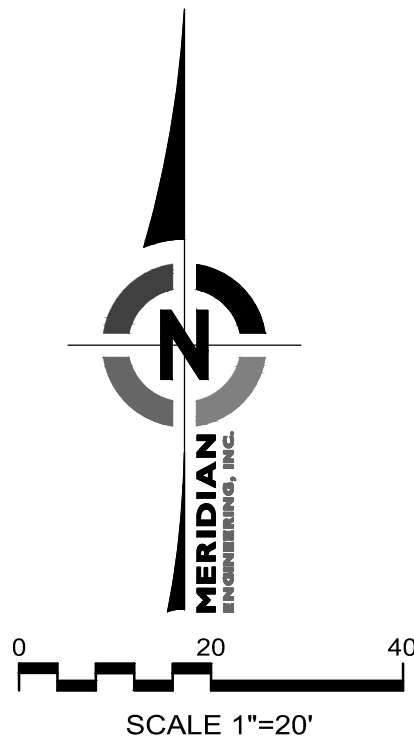
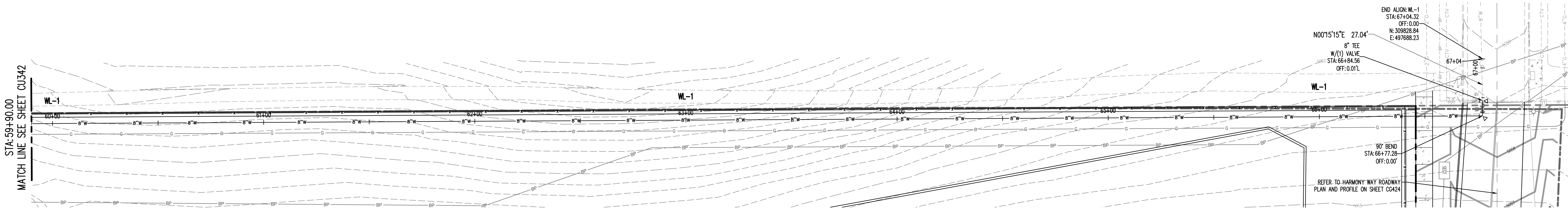
**ASD EAGLE MOUNTAIN MIDDLE SCHOOL**  
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT  
CONFORMANCE SET

WATER LINE PLAN  
AND PROFILE

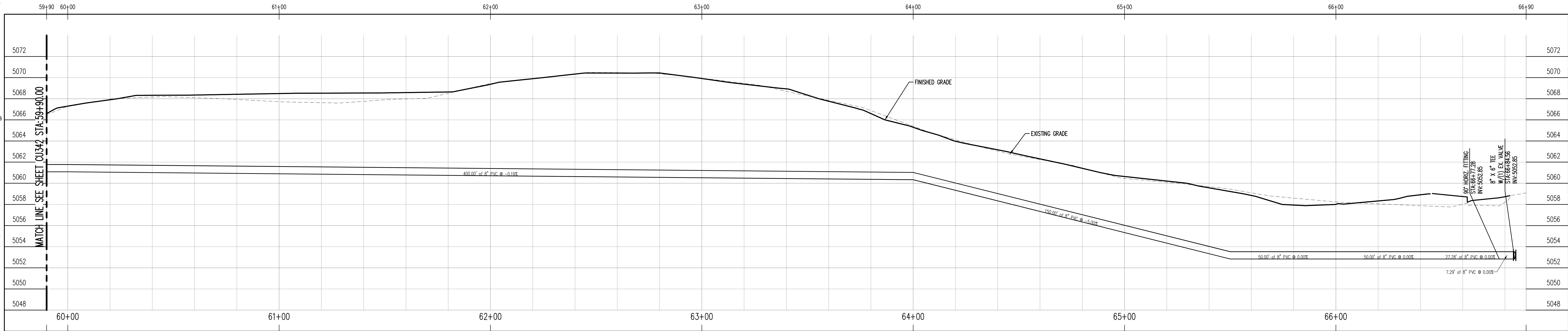




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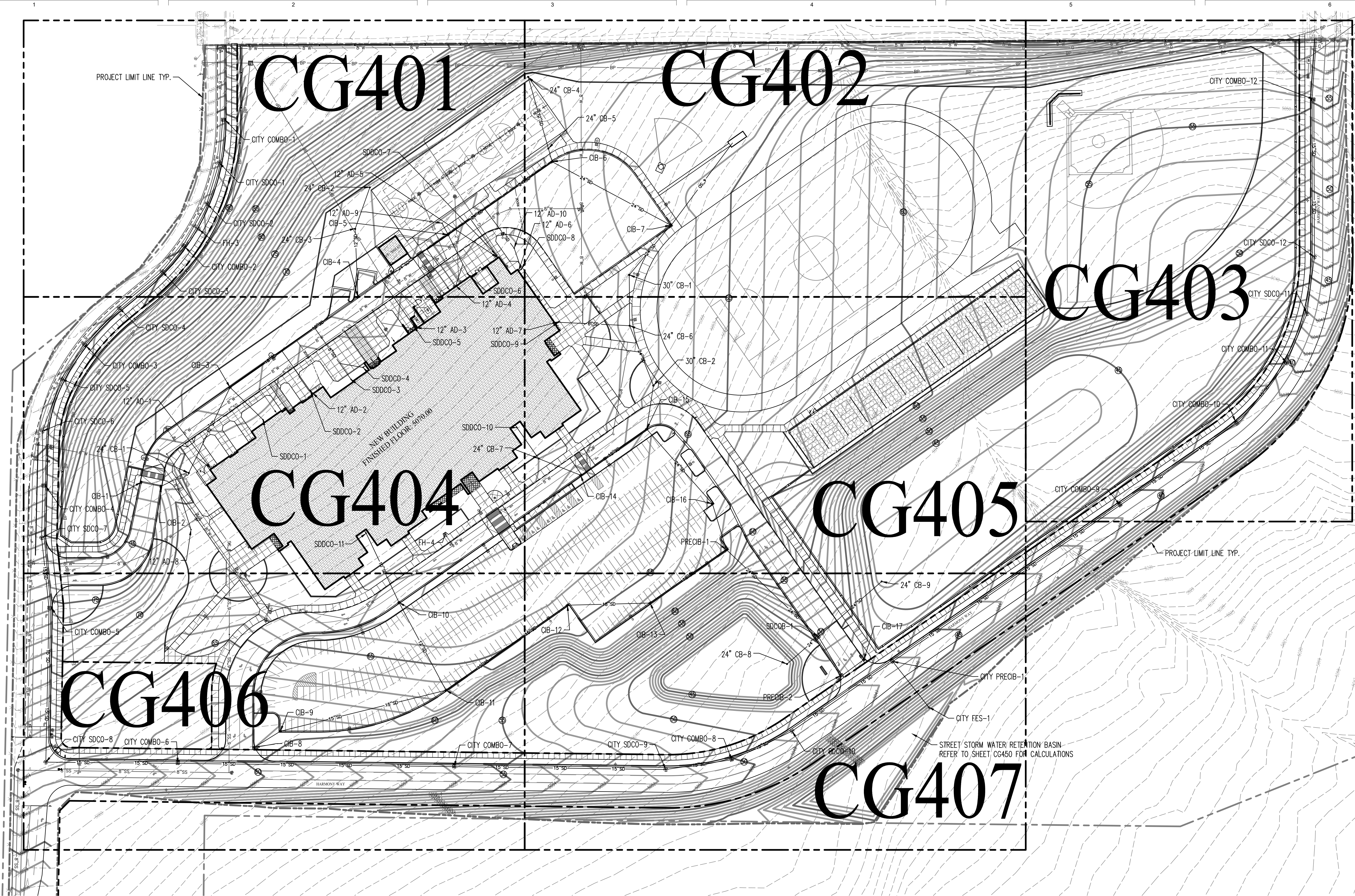
NOTES: REFER TO NOTES ON CU300.



WL-1 WATERLINE PROFILE

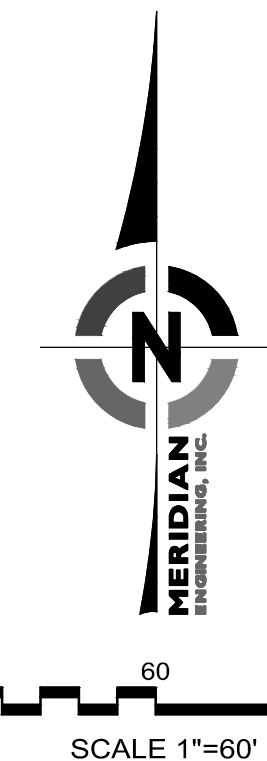






GENERAL GRADING NOTES:

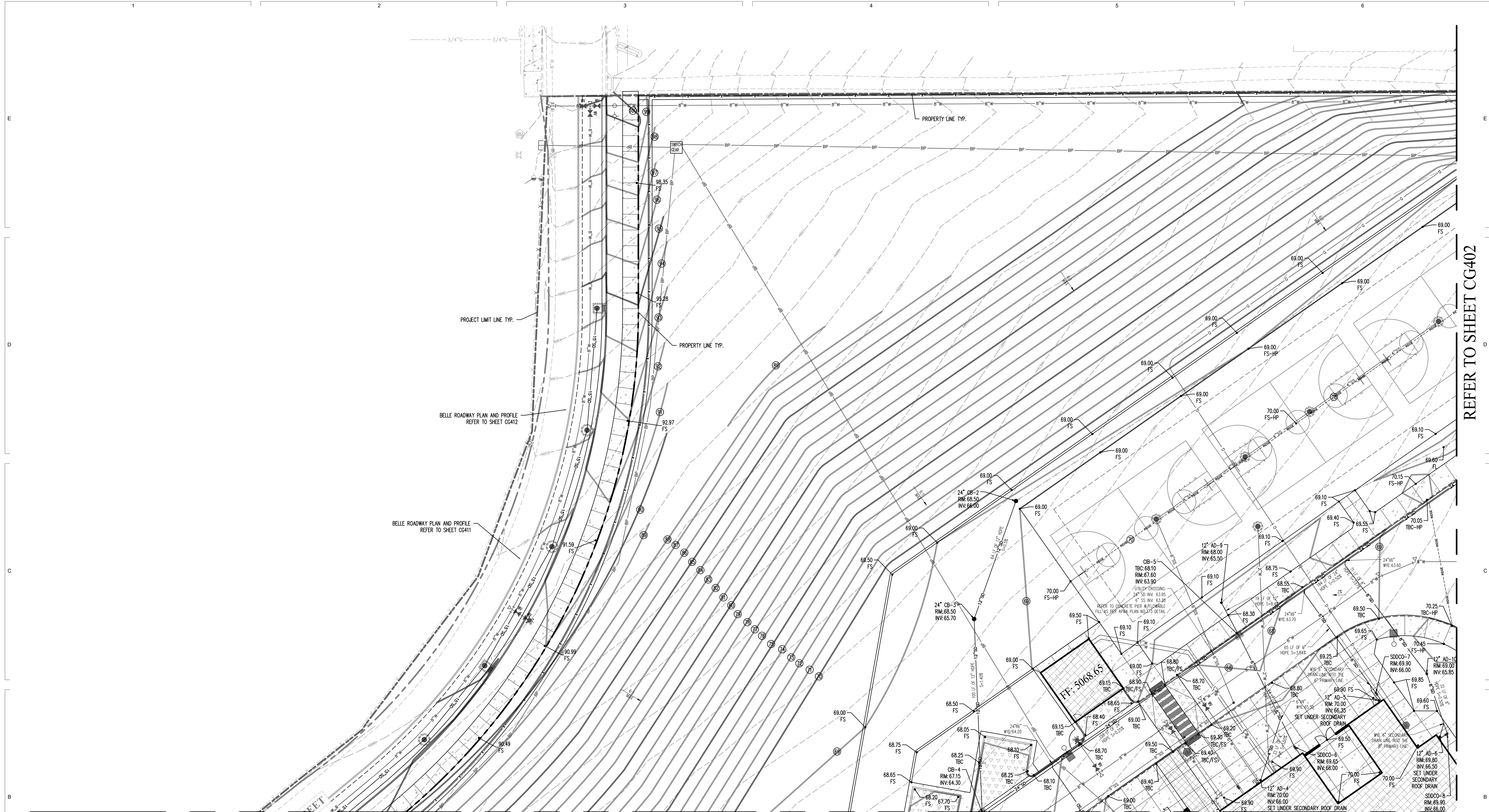
- REFER TO SHEET ARCHITECTURAL SITE PLAN DETAILS FOR RAISED PLANTERS, HANDICAP RAMPS, SIDEWALK DETAILS, FLUSH CURBS, DIMENSIONS OF PLAYGROUND, PARKING LOT STRIPING AND SITE FENCING WITH MOW STRIP.
- CONTOURS OF THE SITE ARE BASED ON A SURVEY BY MERIDIAN ENGINEERING INC. REFER TO SHEET C200 FOR PROJECT BENCH MARK AND BASIS OF BEARING.
- ALL WORK IN BELLE CITY ROADWAY AND HARMONY ROADWAY CITY ROADWAY SHALL BE IN ACCORDANCE WITH APWA AND CITY OF EAGLE MOUNTAIN CITY STANDARD PLANS AND SPECIFICATIONS. NEW CURB AND GUTTER, PAVEMENT REPAIRS, AND THE NEW DRIVEWAYS SHALL COMPLY WITH THESE APWA AND CITY STANDARDS. TRAFFIC CONTROL FOR THE PROJECT SHALL ALSO BE APPROVED BY THE CITY WHERE THE SITE ACCESSES TO PUBLIC STREETS. COORDINATE WITH CITY FOR PAVEMENT CONSTRUCTION IN RIGHT OF WAY TO THE REQUIRED PAVEMENT THICKNESS FOR ALL STREET REPAIRS.
- PROVIDE APPROVED SILT PROTECTION FOR ALL NEW AND EXISTING CATCH BASINS UNTIL LANDSCAPING IS WELL ESTABLISHED AND PARKING IS COMPLETE. THE PIPING SYSTEM SHALL BE CLEANED OUT BEFORE FINAL APPROVAL. USE MARI "DANDY BAG" OR ANOTHER APPROVED EQUIVALENT FOR EXISTING INLET PROTECTION. REFER TO SHEET C500 AND C510.
- DIMENSIONS OR COORDINATES ARE TO THE CENTER OF CATCH BASINS FOR AREA INLETS AND AT THE CENTER OF THE CATCH BASIN AT TBC FOR INLETS IN CURB AND GUTTER.
- HANDICAP PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION. THE PERPENDICULAR CROSS SLOPE TO PARKING STALL IN OTHER AREAS OF THE PARKING LOT SHALL NOT EXCEED 4% IN SLOPE AND SLOPE SHALL NOT EXCEED 6% IN ANY DIRECTION FOR DRIVEWAYS.
- ALL WALKWAYS SHALL NOT EXCEED 5% SLOPE. THE PERPENDICULAR CROSS SLOPE TO NOT EXCEED 2% MAX. SLOPE FOR WALKWAYS 2% MAX. FROM BUILDING OR STAIR RISERS FOR 5' MINIMUM. ALSO SLOPE 2% MAX FOR 5' AT THE END OF THE 1:12 SLOPE OF ALL H.C. RAMPS.
- REFER TO SHEET C520 FOR SITE LAYOUT PLAN.
- PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
- "TBC" IS TOP BACK OF CURB ELEVATIONS. "FS" IS FINISH SURFACE ELEVATIONS. "TIC" IS TOP OF CONCRETE ELEVATIONS. "TOW" IS TOP OF WALL ELEVATIONS. "BOT" IS FINISH SURFACE AT BOTTOM OF WALL ELEVATIONS. "FL" IS FLOW LINE.
- TRANSITION FACE OF CURB TO BE FLUSH TO ADJACENT FINISHED SURFACE WHERE INDICATED BY "TBC/FS" TO FULL HEIGHT OVER 5' (MIN).
- PLACE CONCRETE COLLAR AROUND ALL NEW CATCH BASINS OR CLEANOUTS (NOT IN CURB AND GUTTER). COLLAR TO BE 1' MINIMUM WIDTH AND SHALL BE 8" MINIMUM THICKNESS. PLACE 2 #4 BARS AROUND OPENING. SEE DETAIL ON SHEET C100.
- ALL LANDSCAPE AREAS SHALL HAVE 4" MINIMUM OF TOPSOIL OR AS REQUIRED BY LANDSCAPE PLANS. LANDSCAPE AREAS TO BE GRADED TO DRAIN AND MOUND WHERE INDICATED ON LANDSCAPE PLANS.
- REFER TO SHEET C100 AND C520 FOR REQUIRED PAVEMENT SECTIONS.
- ALL STORM WATER TO BE RETAINED ONSITE FOR THE 100-YEAR STORM EVENT.
- DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED AS OUTLINED IN THE SPEC SECTION WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE.
- SITE SOILS MAY NOT SUPPORT CONSTRUCTION TRAFFIC DURING WET PERIODS OF THE YEAR. CONTRACTOR WILL BE RESPONSIBLE TO PLACE GRANULAR FILL AND/OR CORBLE MATERIALS AS NECESSARY TO MAINTAIN ACCESS TO THE SITE OR BUILDING THROUGHOUT THE CONSTRUCTION SITE AT ALL TIMES. EXCESS MATERIAL SHALL BE REMOVED AS REQUIRED TO COMPLETE THE SITE TO THE GRADES SHOWN ON GRADING PLANS. ALSO REFER TO GEOTECHNICAL INVESTIGATION SHEETS FOR SITE SOIL PREPARATION REQUIREMENTS.
- PROVIDE TEMPORARY STORM DRAIN PUMPING, PONDING, BERMING, PIPING AND INLETS OR OTHER MEASURES TO RETAIN CONSTRUCTION STORM DRAIN RUNOFF ON SITE DURING CONSTRUCTION UNTIL THE NEW SYSTEM IS OPERATIONAL. ALL CONSTRUCTION SITE RUNOFF TO HAVE HEAVY SEDIMENT REMOVED PRIOR TO RELEASING TO EXISTING SITE DRAIN SYSTEM. PROTECT ADJACENT BUILDING FROM CONSTRUCTION RUNOFF AT ALL TIMES.
- THERE SHOULD BE NO STANDING WATER ONSITE. ALL STORM WATER SHALL DRAIN TO AN INLET OR AREA DRAIN. CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF ANY LOW SPOTS THAT DO NOT DRAIN ARE ENCOUNTERED. A WATER TEST WILL BE PERFORMED BY THE CONTRACTOR WITH THE ENGINEER OF RECORD IN ATTENDANCE OR A SURVEY OF THE NEW IMPROVEMENTS PROVIDED TO THE ENGINEER AT COMPLETION OF THE PROJECT TO VERIFY THAT ALL STORM DRAIN WATER DRAINS AS DESIGNED.
- "MATCH" LOCATIONS INDICATE THAT THE CONTRACTOR IS TO MATCH THE EXISTING GRADE. AN APPROXIMATE ESTIMATE IS PROVIDED BY THE ENGINEER BASED ON AN INTERPOLATION OF NEAREST SPOT ELEVATIONS PROVIDED BY THE SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE ELEVATIONS. IF THE ELEVATION PROVIDED BY THE ENGINEER VARIES GREATLY FROM THE ACTUAL ELEVATION FOUND BY THE CONTRACTOR THE CONTRACTOR IS TO NOTIFY THE ENGINEER SO THAT THE ENGINEER CAN PROVIDE FURTHER DIRECTION.
- GRADE UNIFORMLY BETWEEN SPOT ELEVATIONS AND CONTOURS UNLESS NOTED OTHERWISE. IF ANY QUESTIONS ARISE ABOUT THE PROPOSED GRADING SHOWN ON PLANS CONTACT THE ENGINEER OF RECORD BEFORE FIELD GRADING.
- MAINTAIN DRAINAGE FROM ALL EXISTING ROOF DRAINS DURING CONSTRUCTION OF ALL PHASES. PROVIDE TEMPORARY MEASURES OF NEW PIPING, PUMPING, OR OTHER METHODS TO MAINTAIN DRAINAGE FROM ALL EXISTING ROOF DRAIN WHILE NEW PIPING SYSTEMS OUTFALLS ARE COMPLETED.
- REMOVE ALL CLAY MATERIALS FROM UNDER BUILDINGS AS OUTLINED IN THE SPECIFICATIONS.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY REFERENCED IN PLAN SET. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS BEING PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOIL REPORT.
- ADS INJECTION MOLDED 45° REDUCER WYE (OR APP EQUIVALENT) FLOWABLE FILL TO BE PLACED AROUND EACH WYE CONNECTION. TYP.
- NO STORM WATER TO ENTER THE RETENTION BASIN UNTIL THE PIPING SYSTEM AND PRE-TREATMENT INLET HAS BEEN INSTALLED. CONTRACTOR TO CLEAN ENTIRE SYSTEM BEFORE IT IS ATTACHED TO THE RETENTION BASIN.
- NOTIFY ENGINEER OF RECORD IF THERE ARE ANY CONFLICTS WITH UTILITY LINES OR IF ASSUMED INVERTS VARY, FOR FURTHER COORDINATION. SEWER AND WATERLINES TO HAVE 18" SEPARATION WITH WATER OVER SEWER. ALL OTHER UTILITIES TO HAVE 12" SEPARATION MIN. IF 12" SEPARATION CANNOT BE ACHIEVED UTILITIES TO HAVE FLOWABLE FILL BETWEEN THE UTILITY LINES 5' EACH WAY.
- CONTRACTOR IS RESPONSIBLE TO INFORM THE ENGINEER OF RECORD IF THE GRADES SHOWN ON THE SURVEY DO NOT MEET THE ACTUAL GRADES IN THE FIELD.
- ALL STRUCTURE LIDS WITHIN THE PROJECT LIMITS WILL NEED TO HAVE THEIR GRADE ADJUSTED. WATER VALVES, SEWER MANHOLES, STORM DRAIN INLETS OR CLEANOUT BOXES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLAR SHALL BE 12" WIDE AROUND THE UTILITY APPARATUS AND 8" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. CONCRETE COLLARS TO BE USED ONLY IN ASPHALT/CONCRETE/AND GRASS PAVEMENT AREAS.
- REFER TO LANDSCAPE PLANS FOR ALL INFORMATION ABOUT EXISTING AND PROPOSED TREES.
- REMOVE AND REPLACE ANY DAMAGED CURB, GUTTER, OR SIDEWALK ALONG FRONTAGE BEFORE FINAL INSPECTION.
- ALL GUTTERS TO SLOPE 0.5% MINIMUM TOWARDS CURB INLET BOX. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF THE PROPOSED GRADE DOES NOT MEET 0.5% SLOPE IN GUTTER.
- SITE WALLS (EXCEPT STAIR CHEEK WALLS OR SEAT WALLS) TO HAVE A 3" PERFORATED DRAIN (PVC OR HDPE WRAPPED IN DRAINAGE FABRIC) AS SHOWN ON PLANS AND ON THE RETAINING WALL DETAILS ON THE STRUCTURAL PLANS. CONNECT TO SITE DRAINAGE STRUCTURES AS SHOWN WITH 4" PVC SOLID PIPE (SDR 35) FROM THE CONNECTION AT THE PERFORATED FOOTING DRAIN TO THE STORM DRAIN STRUCTURE. SLEEVE DRAIN PIPE THROUGH SITE WALLS AS REQUIRED TO CONNECT TO DRAINAGE SYSTEM. WHERE FOOTINGS STEP DOWN BELOW NORMAL DEPTH FOR UTILITY CROSSING, PERFORATED DRAIN PIPE DOES NOT STEP DOWN TO AVOID ANY LOW POINTS IN THE WALL DRAIN PIPING.



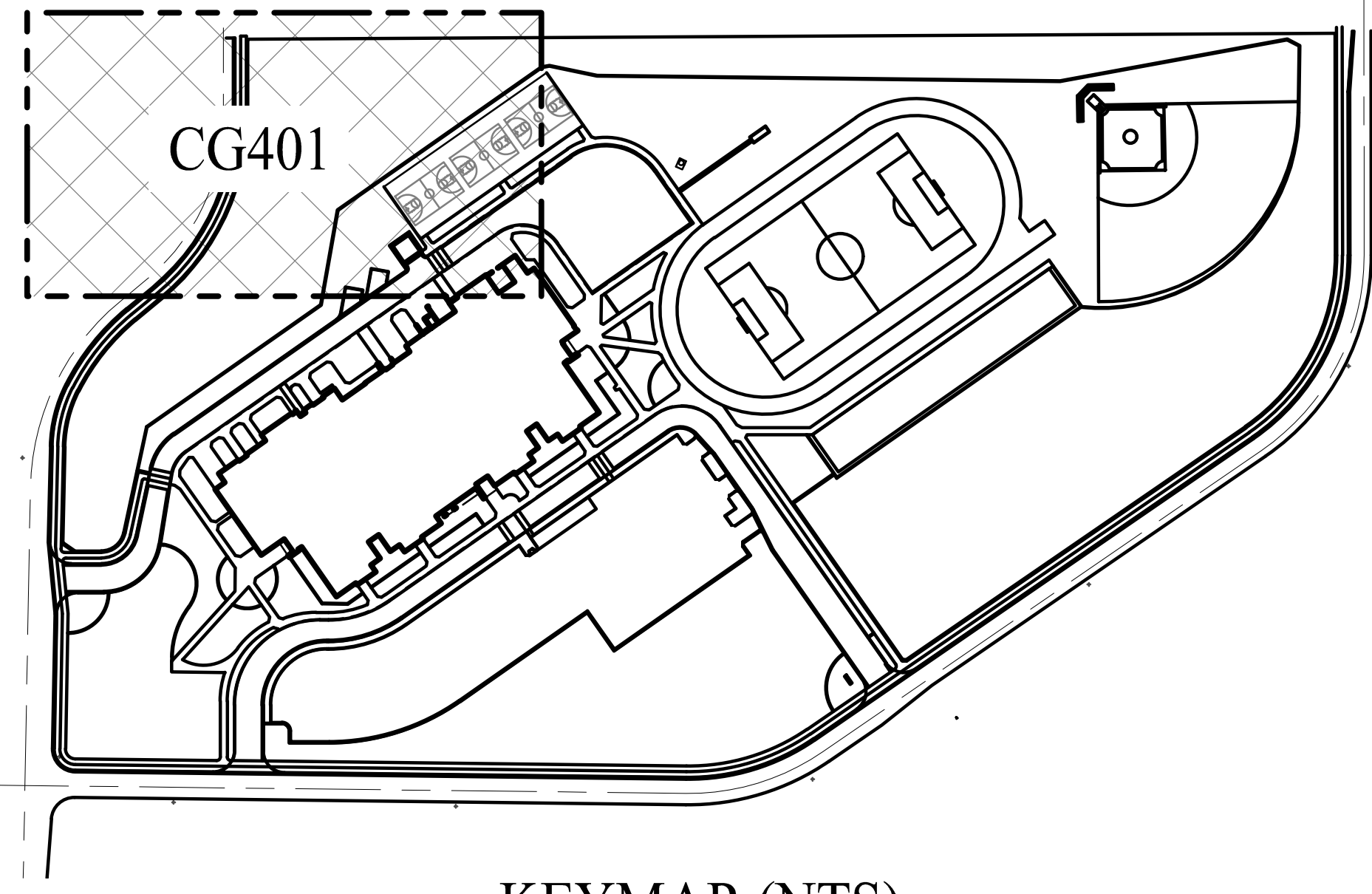
| GRADING LEGEND |               |
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|                | MAJOR CONTOUR |
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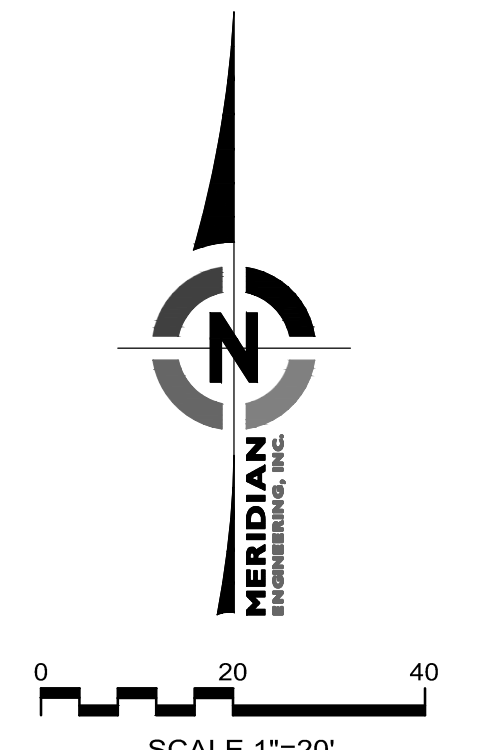
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KEYMAP-(NTS)

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VCBO ARCHITECTURE  
654 SOUTH 600 EAST  
SALT LAKE CITY, UT 84102  
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VCBO.COM

STATE OF UTAH  
Nicole Lee Luth  
DATE ISSUED: 10/09/23  
NICHOLE LEE LUTH  
#8023335

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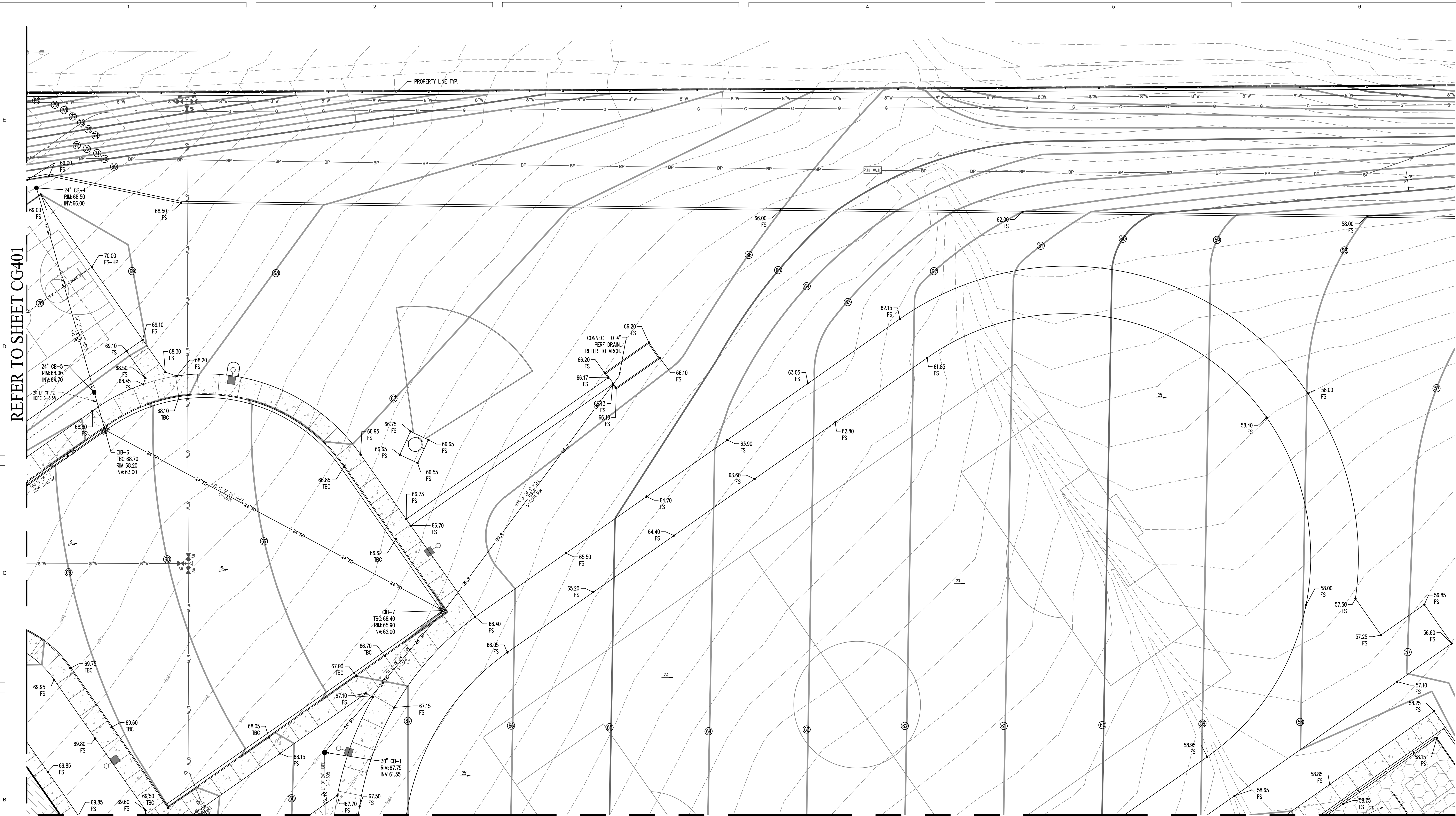
VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: June 27, 2023

**ASD EAGLE MOUNTAIN MIDDLE SCHOOL**  
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT  
CONFORMANCE SET

ENLARGED  
GRADING PLAN

**CG401**





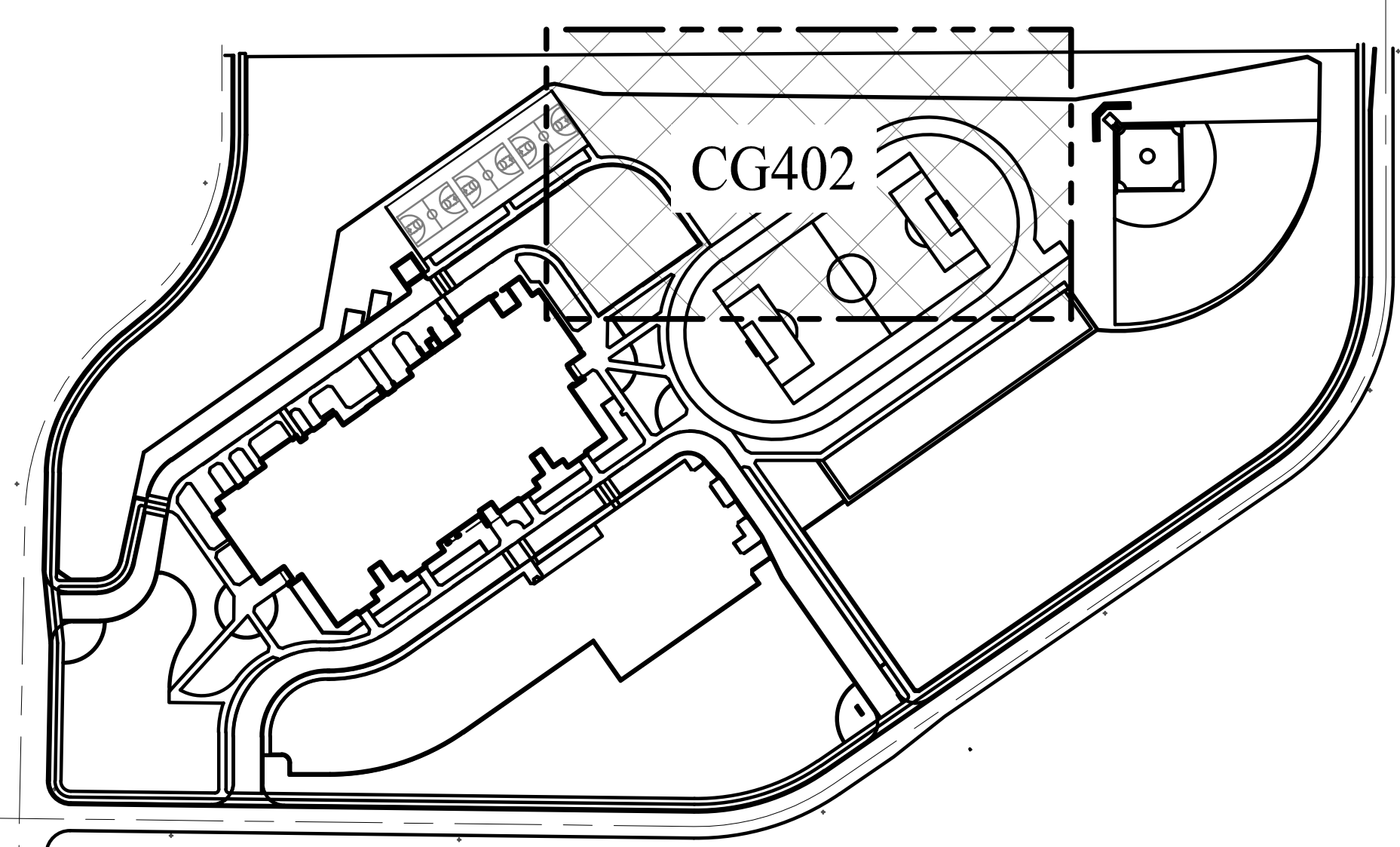
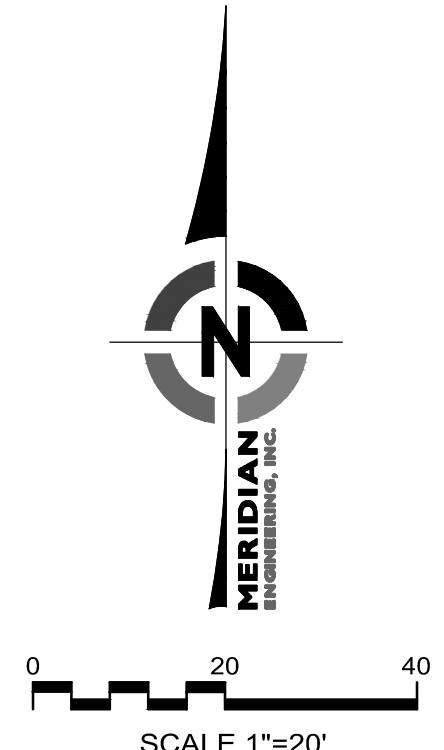
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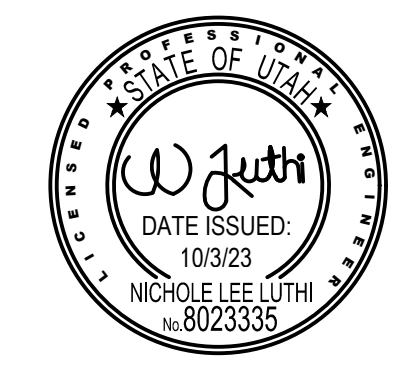
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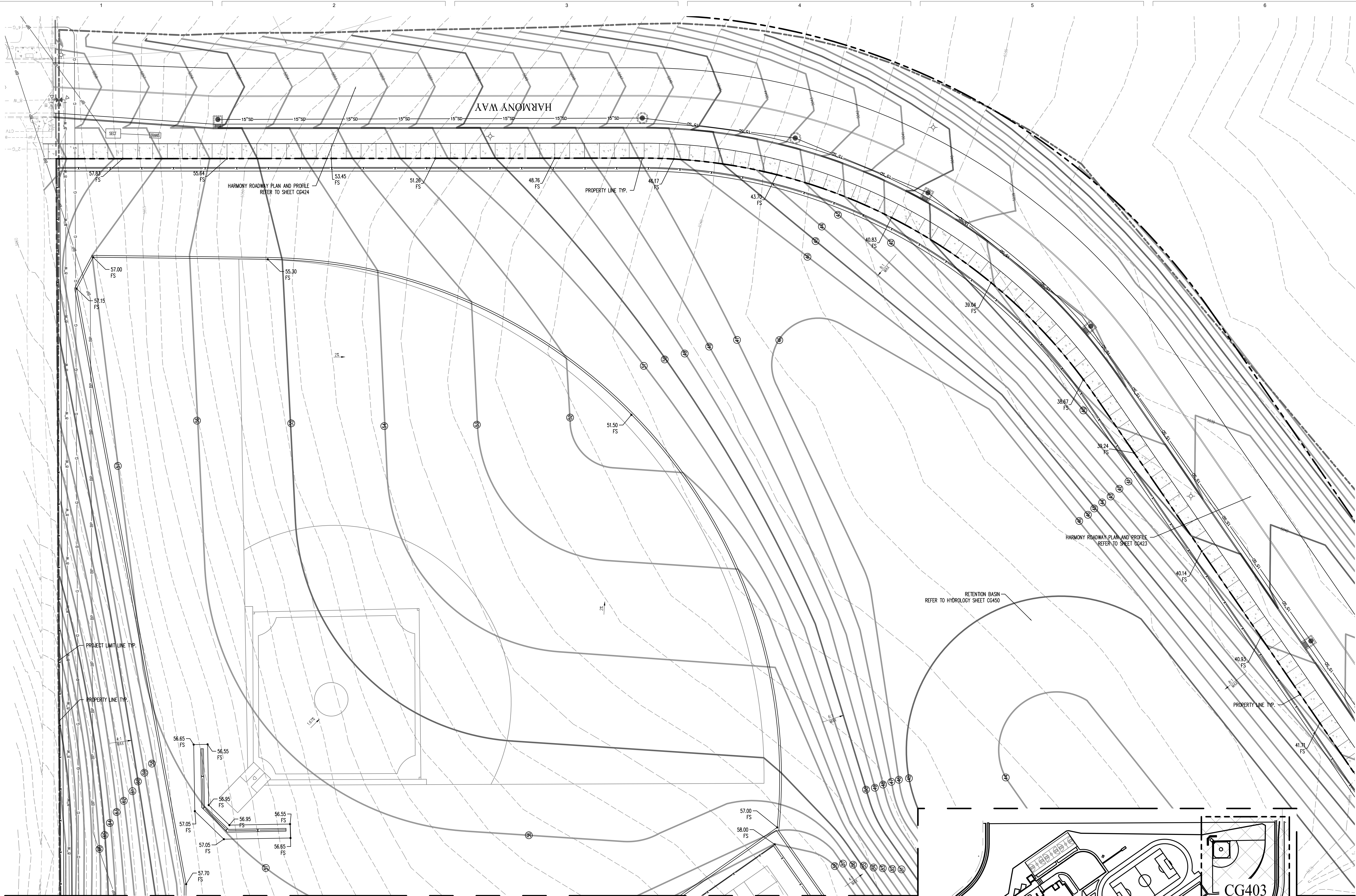


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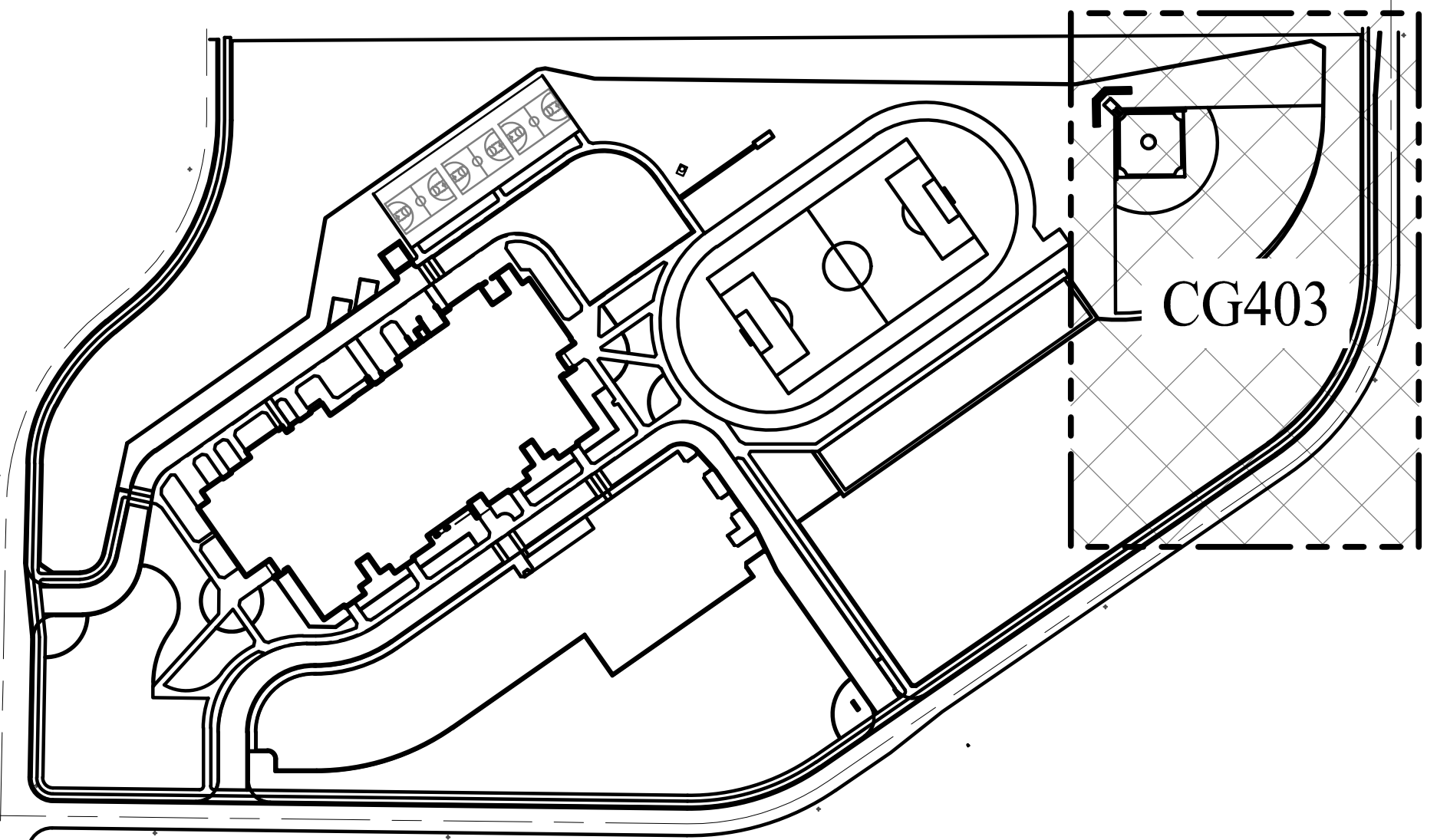


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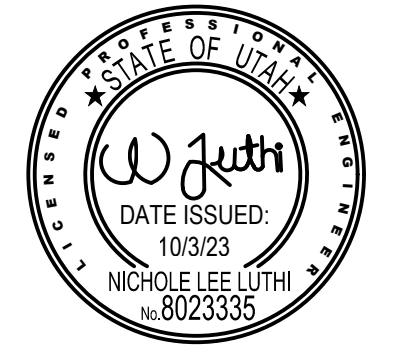
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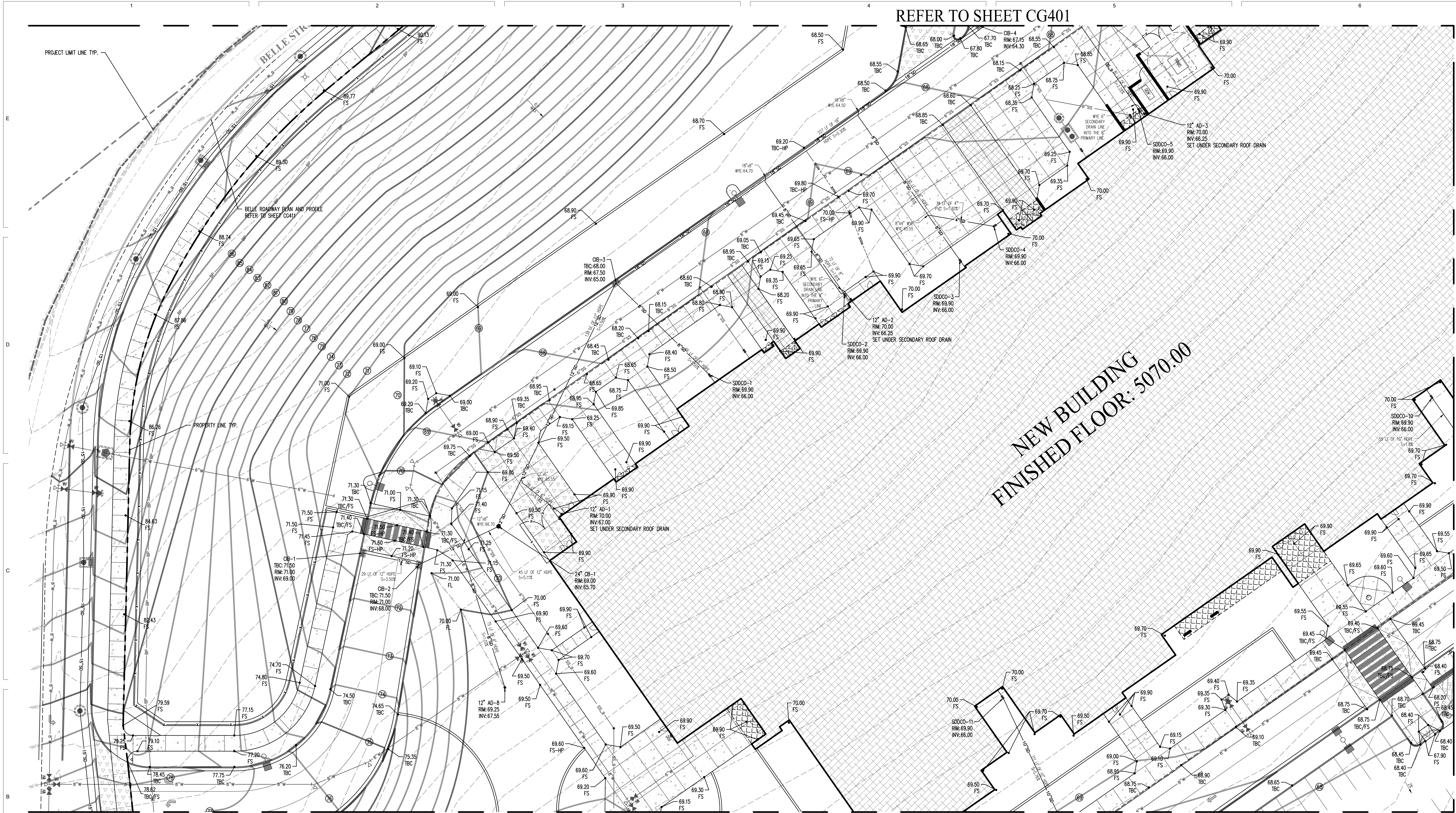
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VCBO NUMBER: 22705  
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**ASD EAGLE MOUNTAIN MIDDLE SCHOOL**  
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT  
CONFORMANCE SET

ENLARGED  
GRADING PLAN





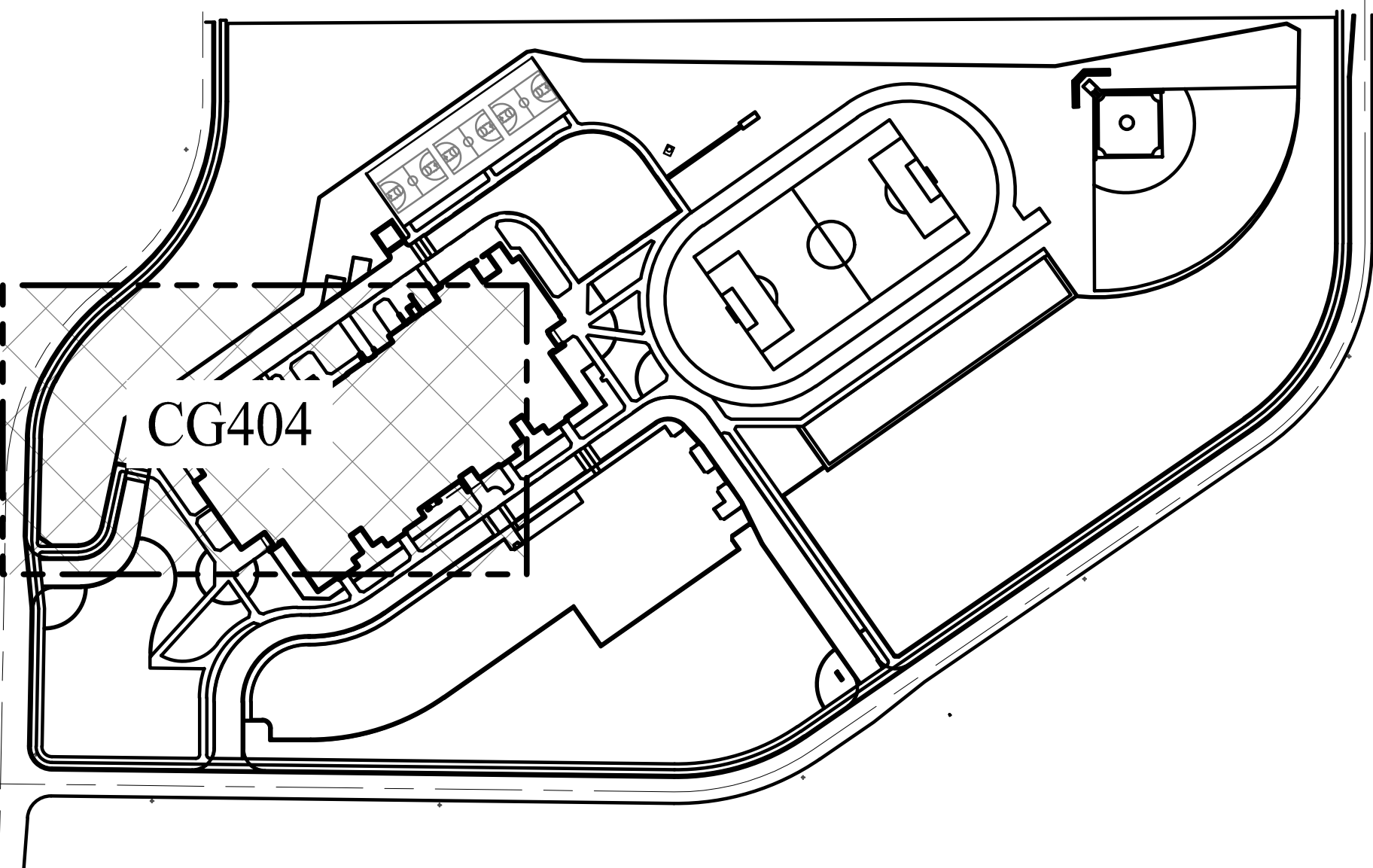
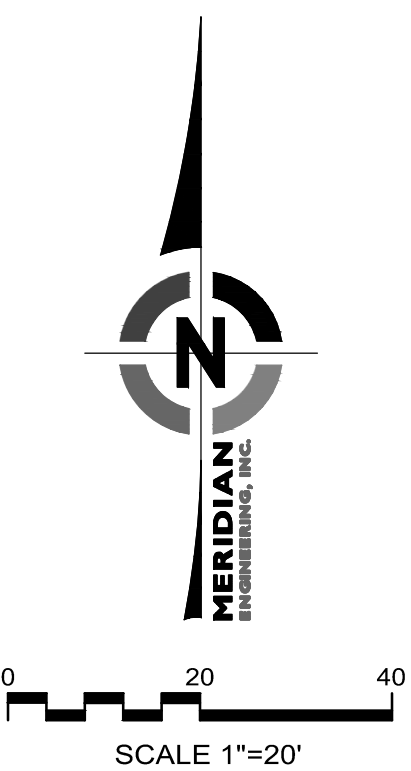
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VCBO ARCHITECTURE  
634 SOUTH 600 EAST  
SALT LAKE CITY, UT 84102  
801.676.8800  
VCBO.COM

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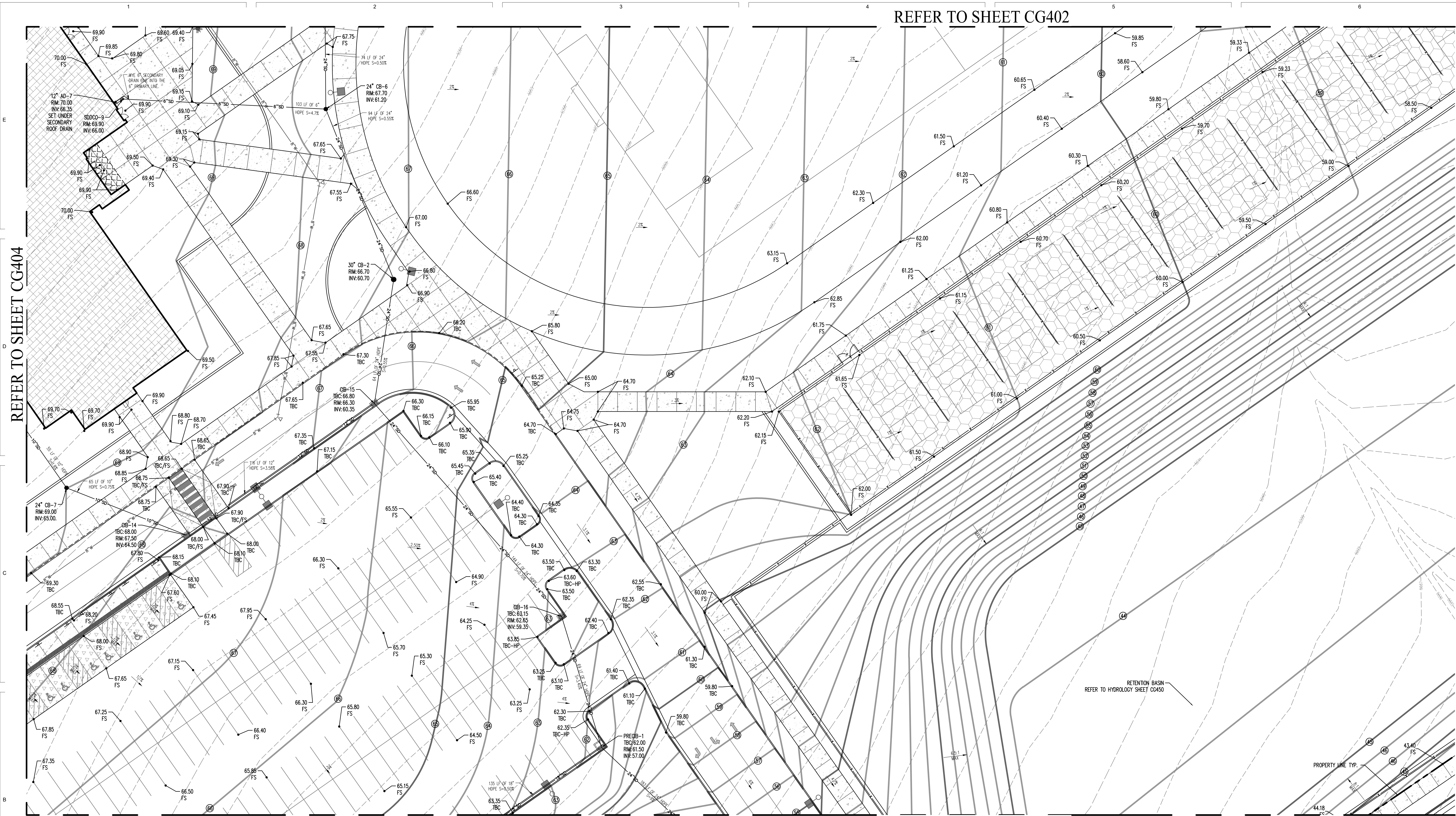
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**ASD EAGLE MOUNTAIN MIDDLE SCHOOL**  
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT  
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GRADING PLAN

**CG404**





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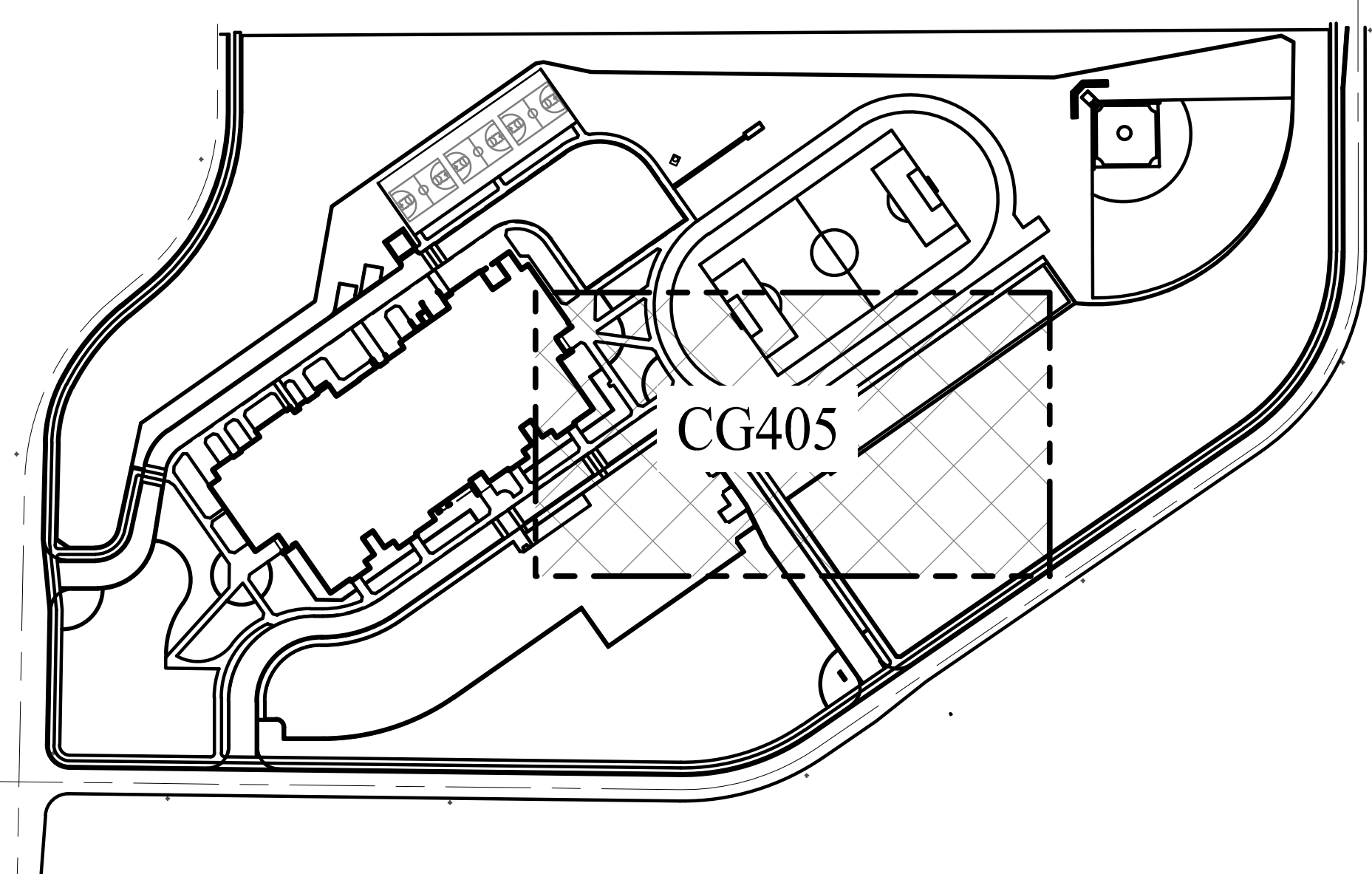
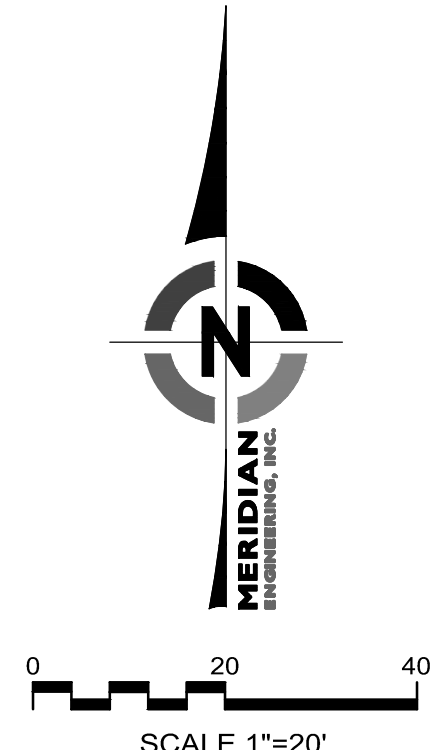
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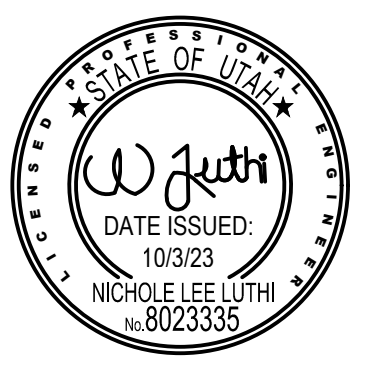
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VCBO NUMBER: 22705  
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# ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

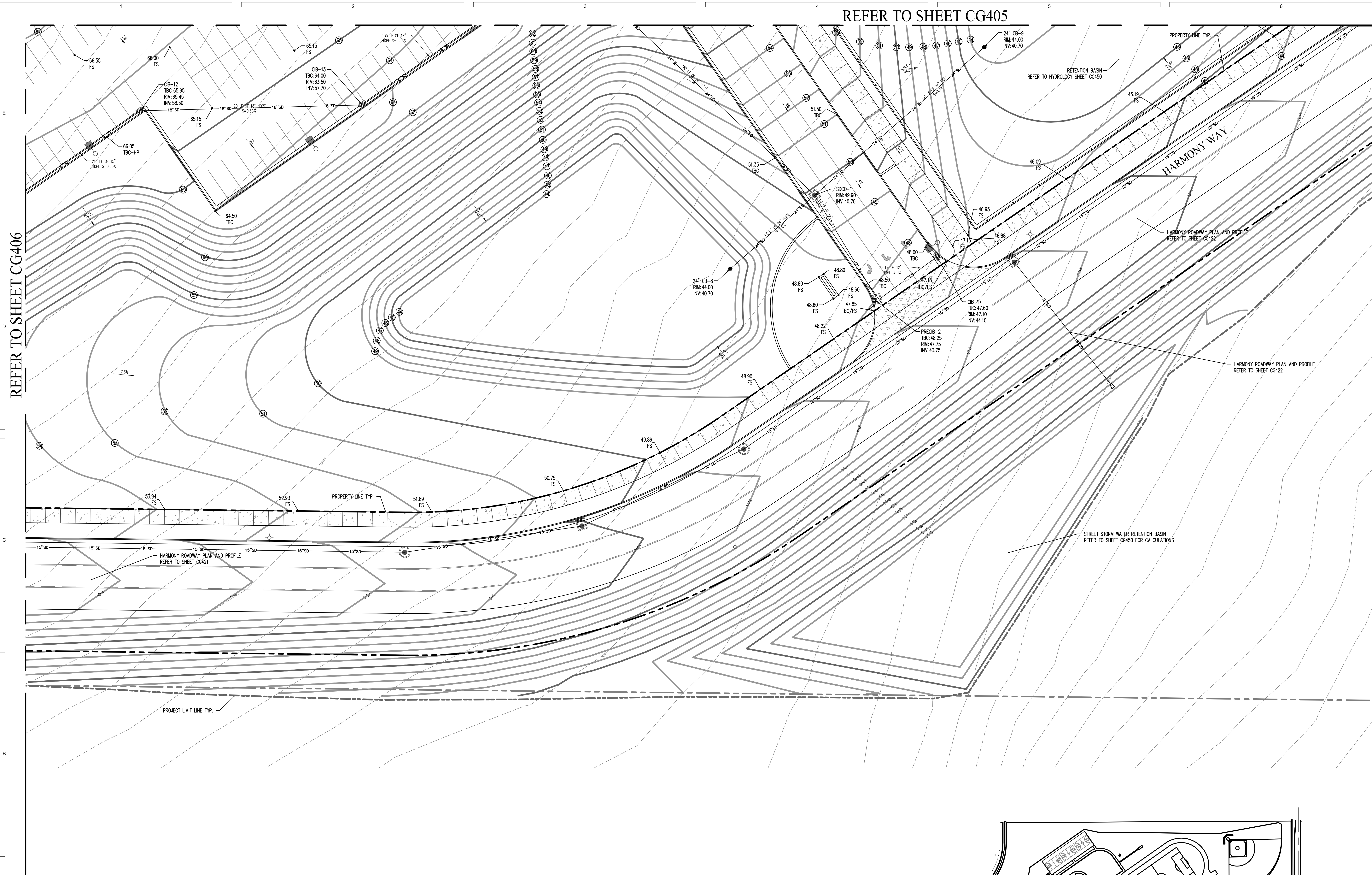
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ENLARGED  
GRADING PLAN







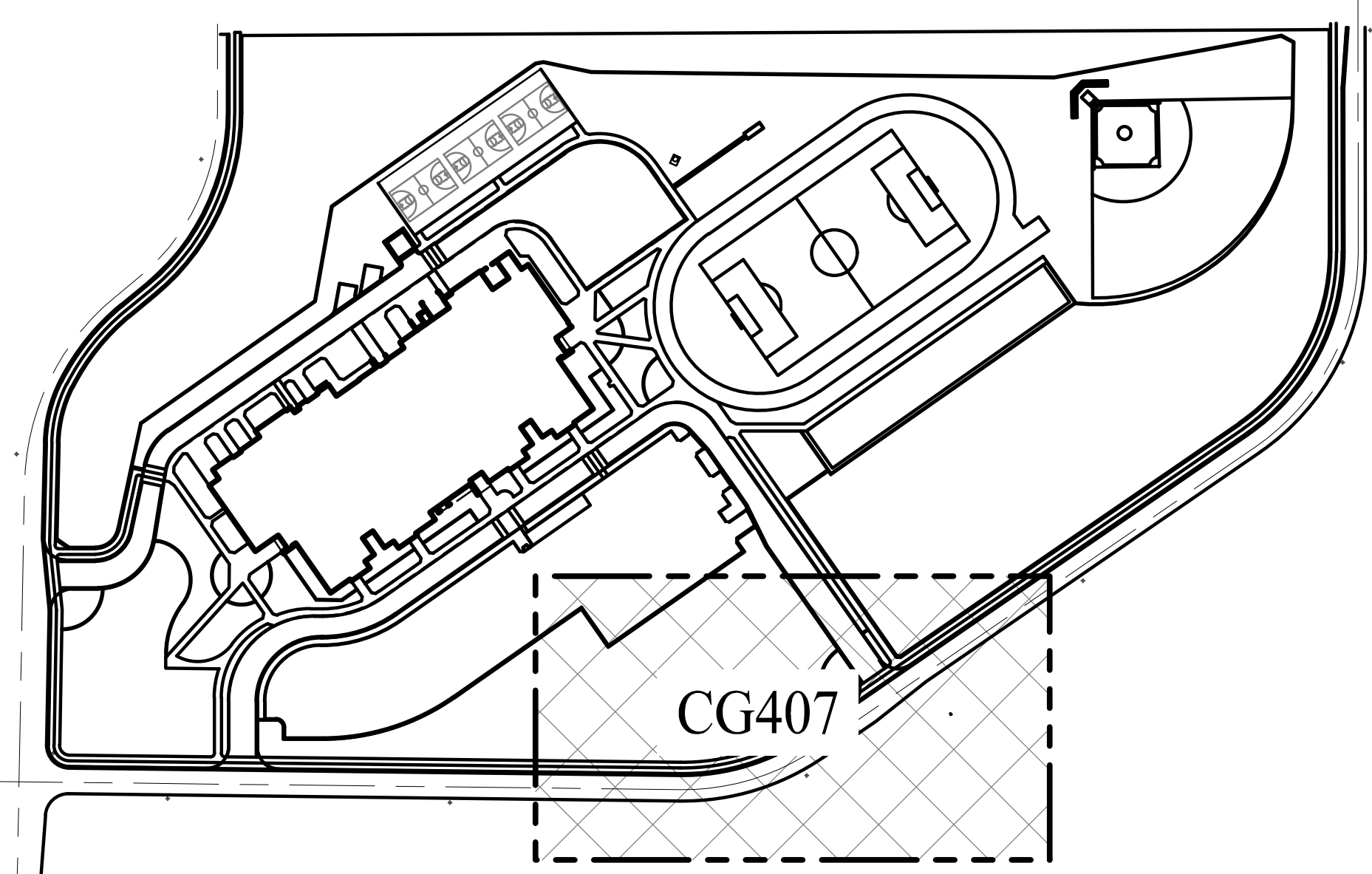
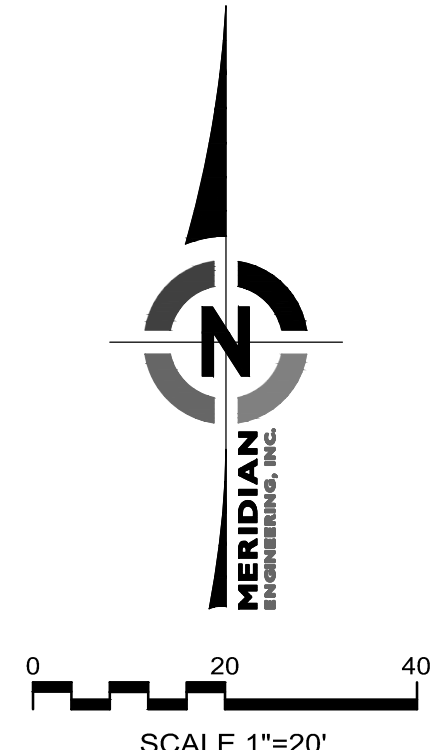


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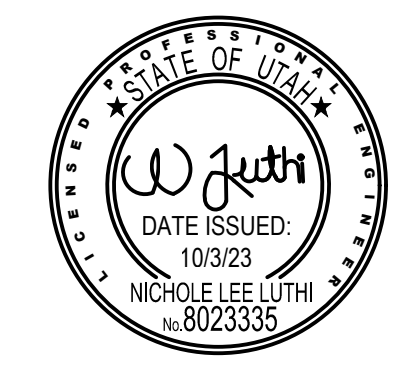
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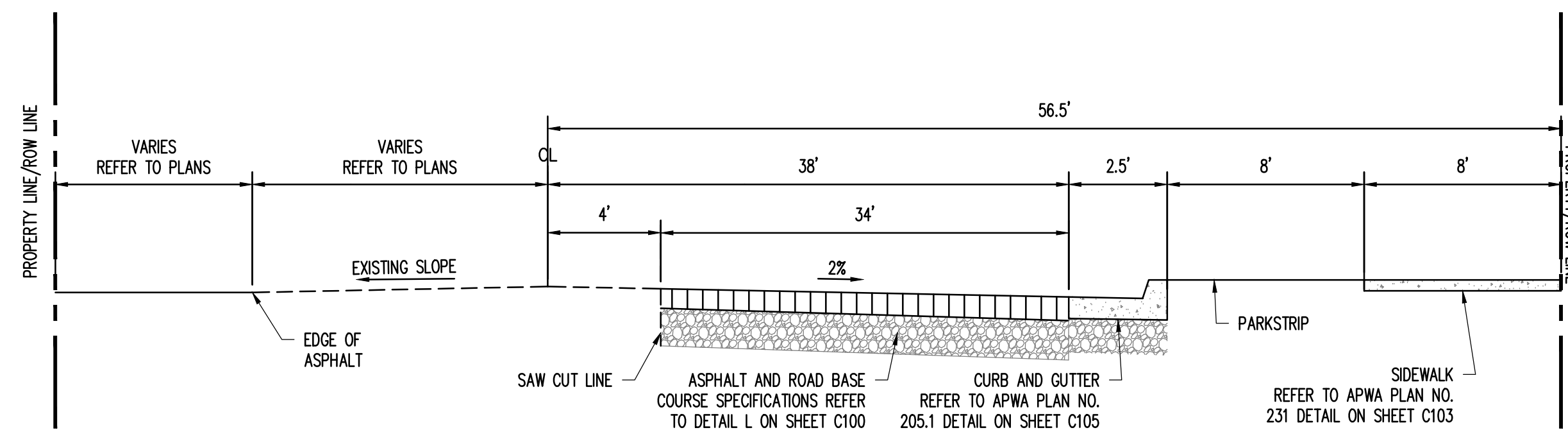
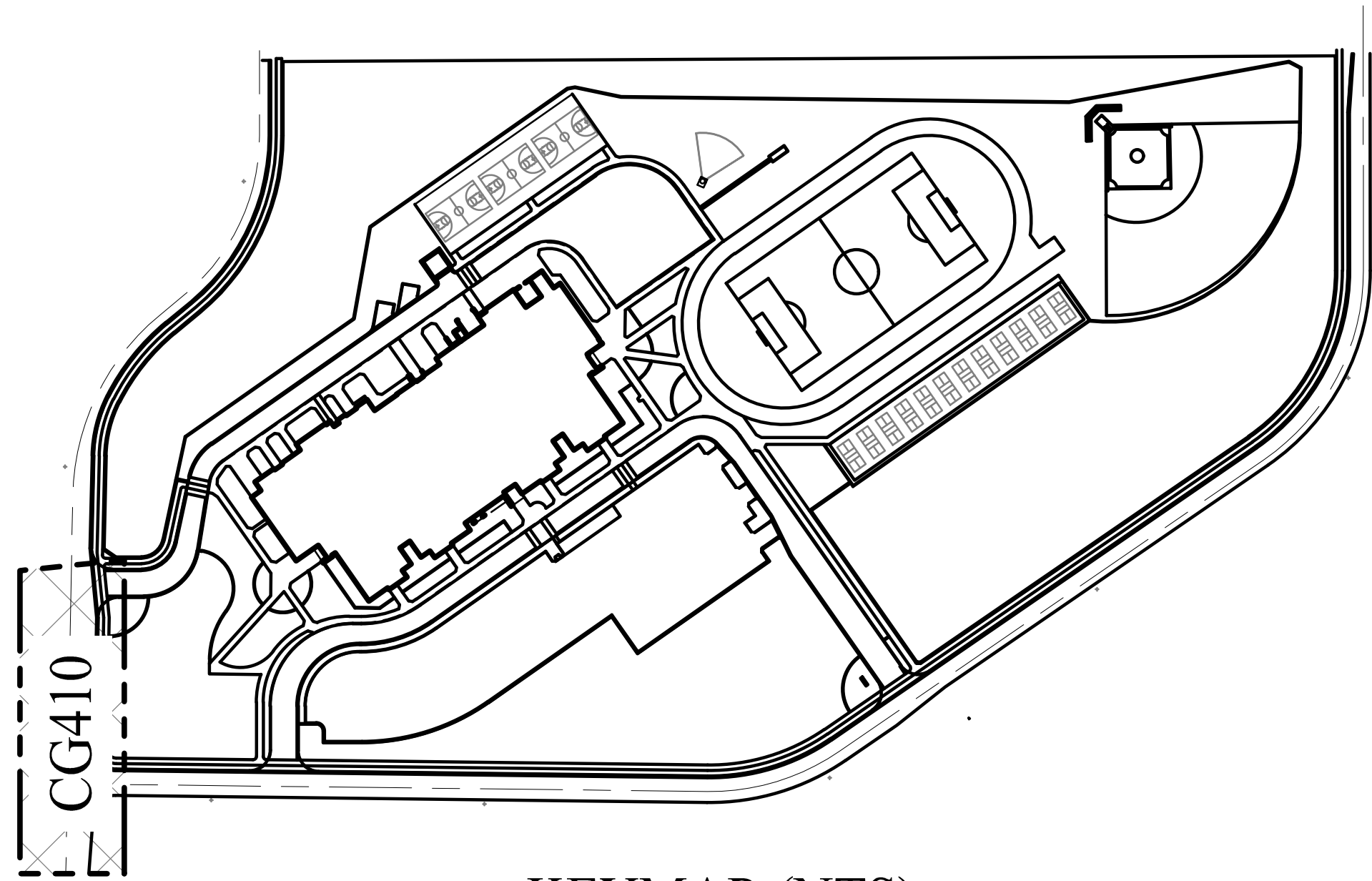
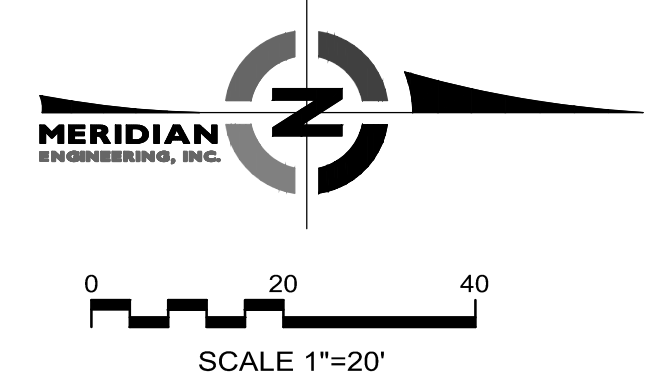
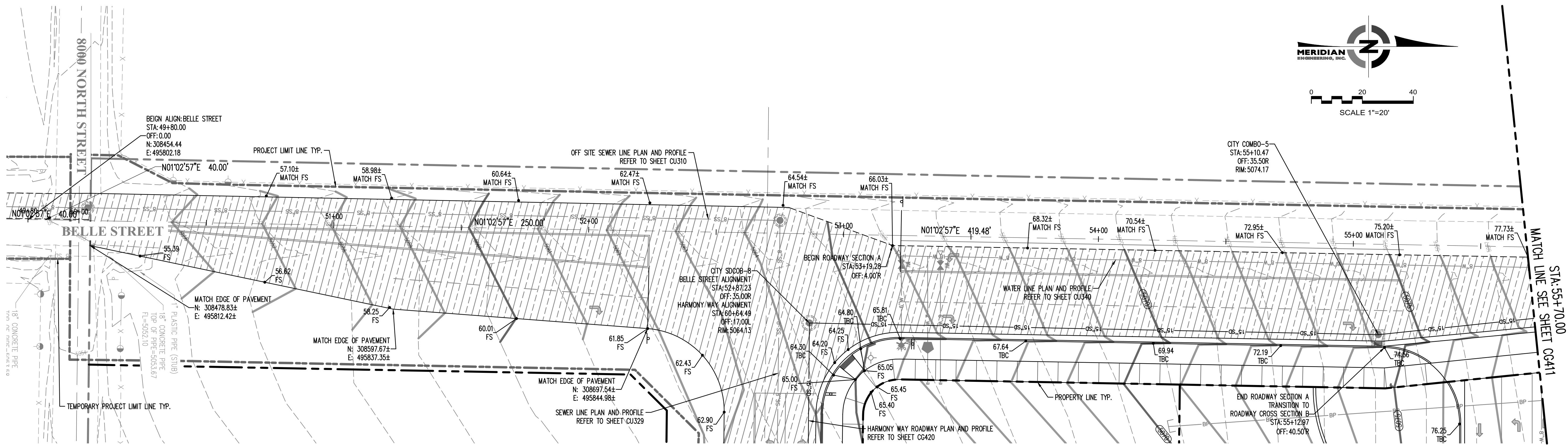
**ASD EAGLE MOUNTAIN MIDDLE SCHOOL**  
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT  
CONFORMANCE SET

ENLARGED  
GRADING PLAN

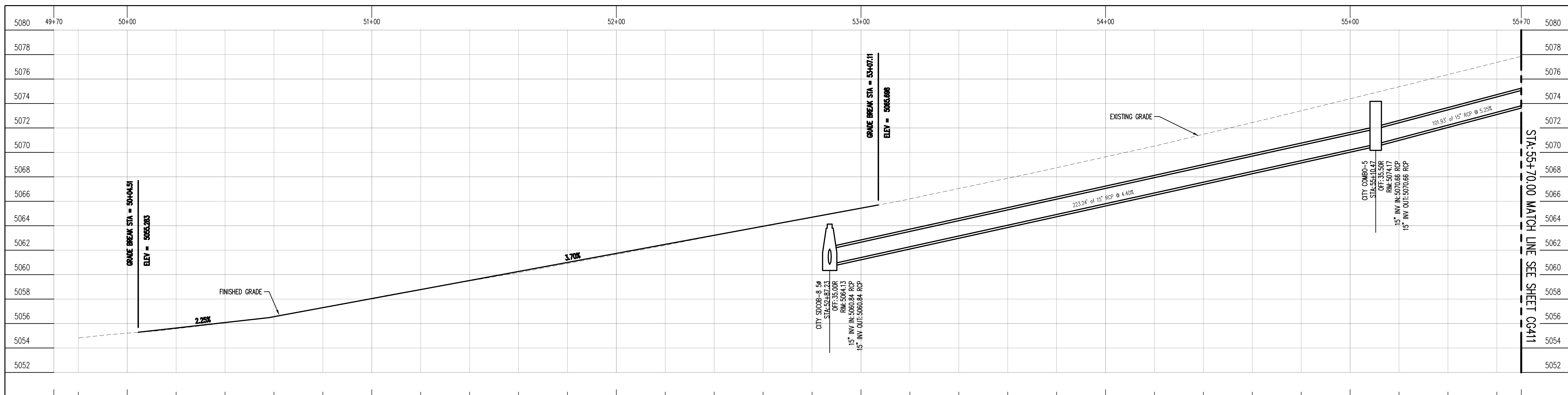
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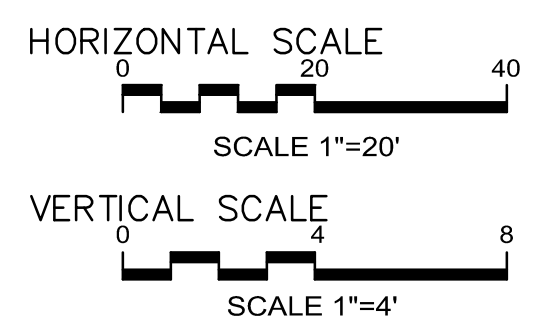




BELLE STREET PUBLIC ROADWAY TYPICAL SECTION  
N.T.S.



BELLE STREET ROADWAY PROFILE



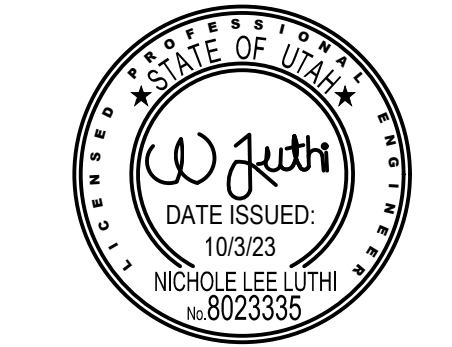
# ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

BELLE STREET  
ROADWAY PLAN AND  
PROFILE  
STA: 49+70 - STA: 55+70

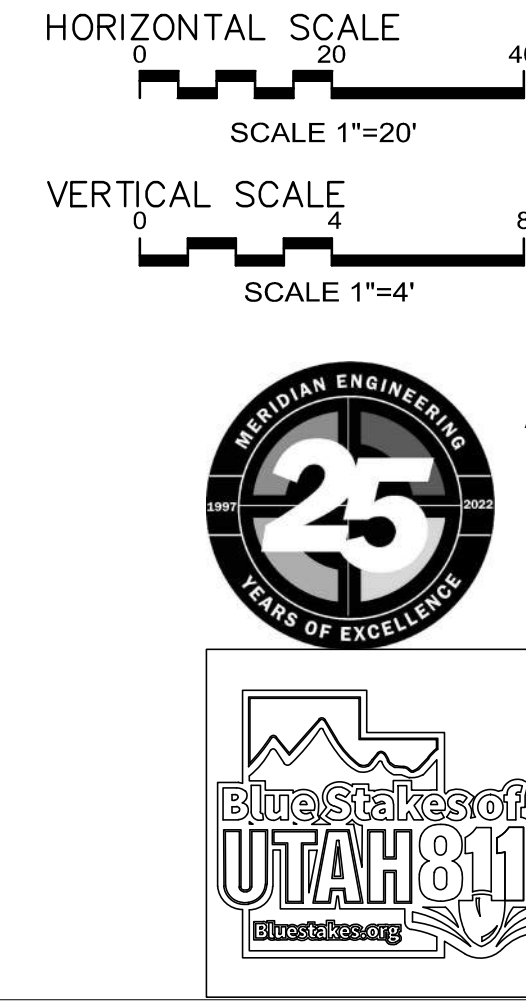
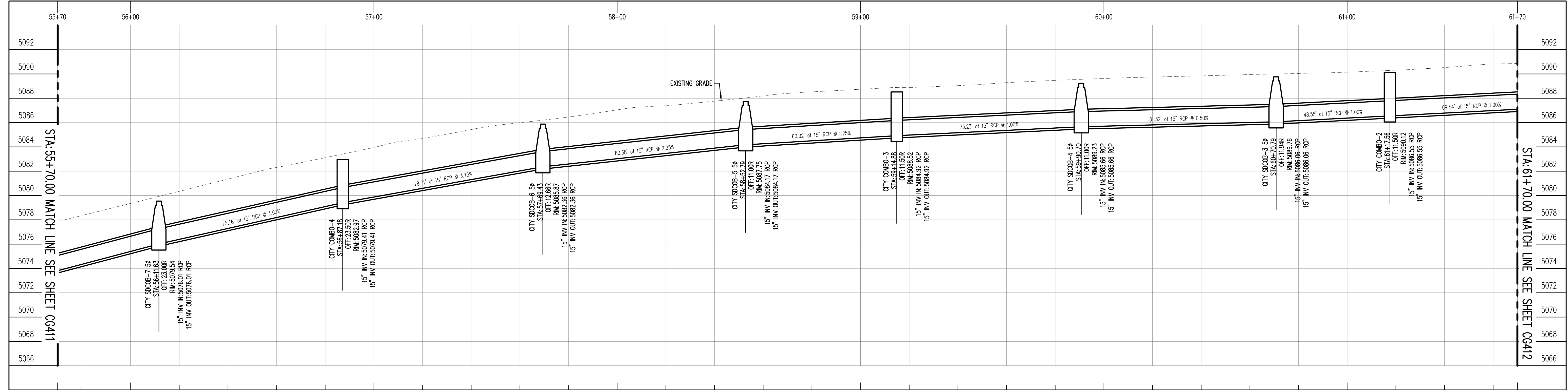
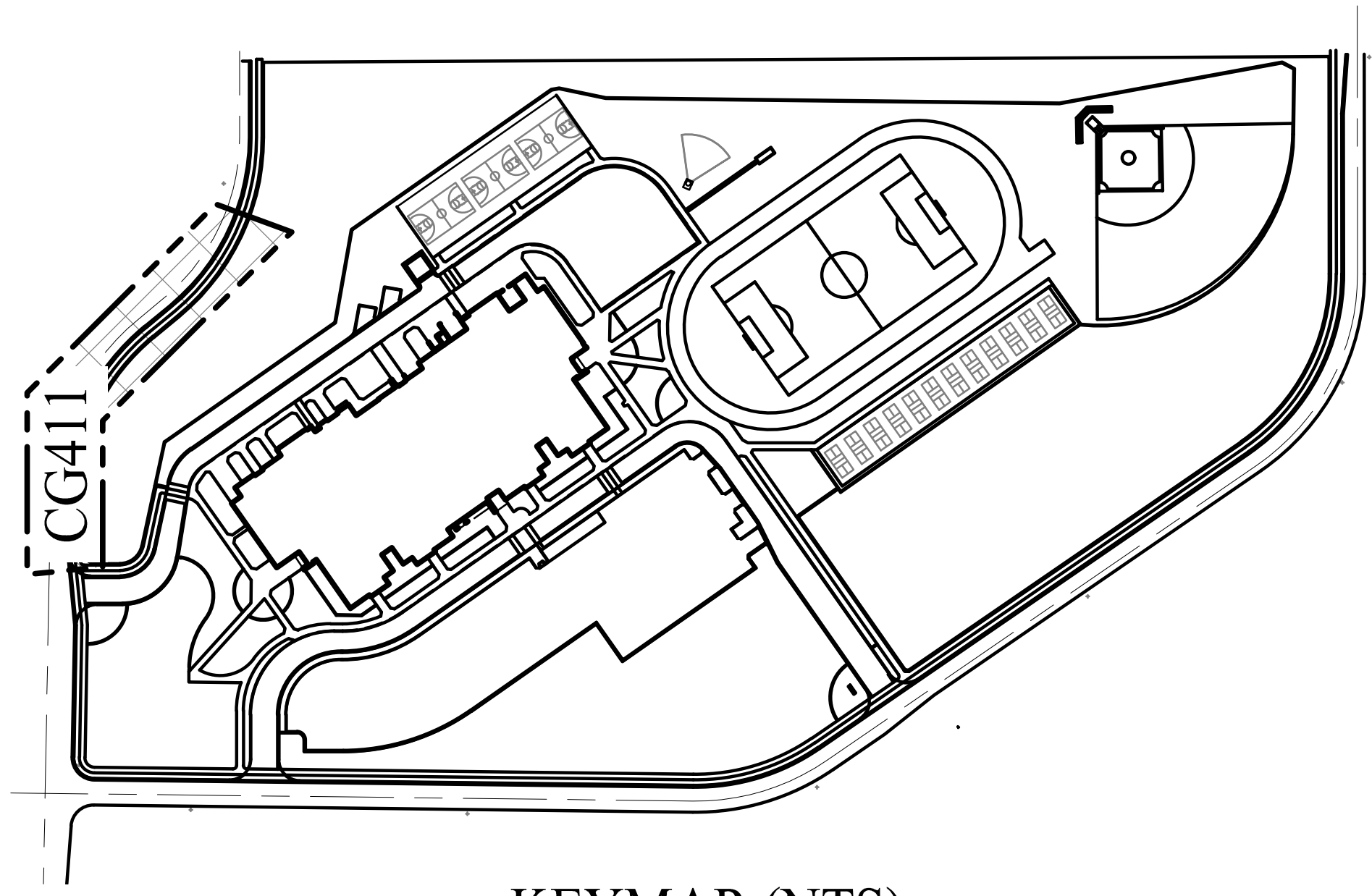
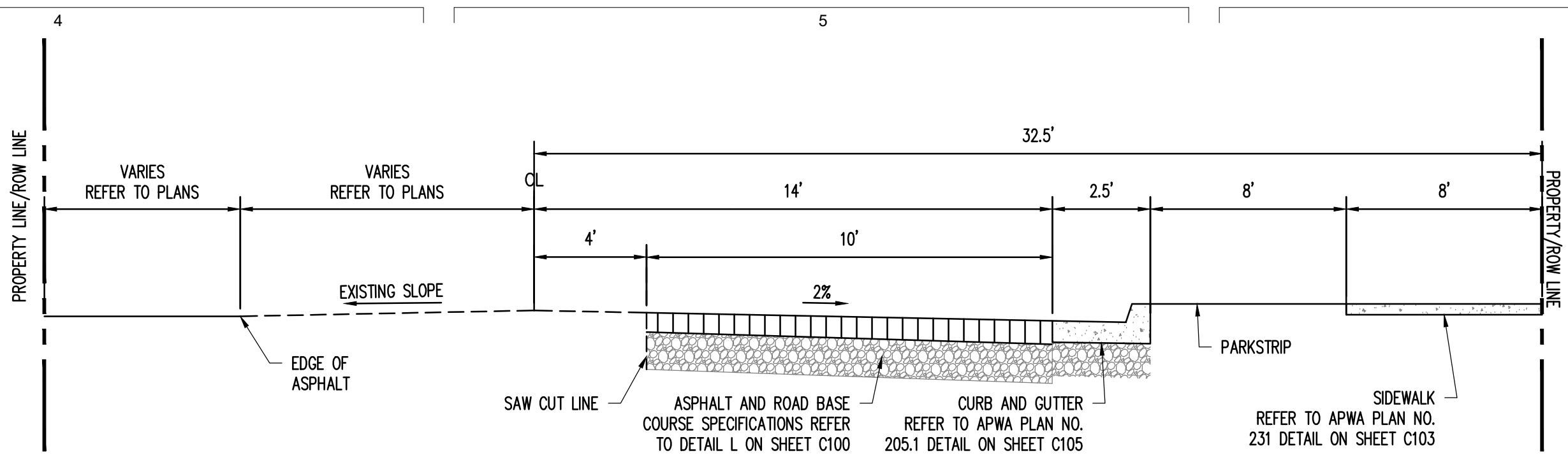
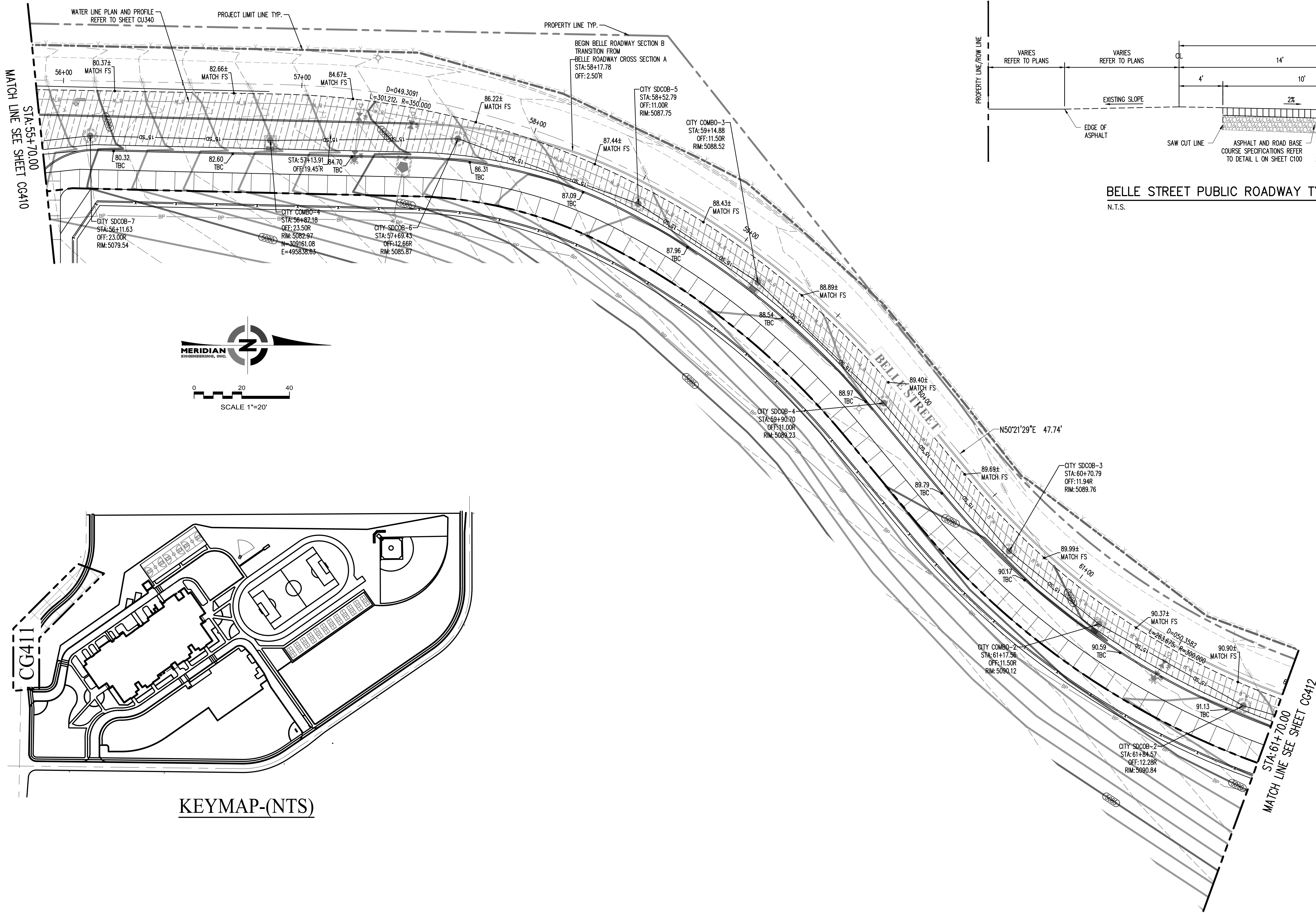
CG410



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: June 27, 2023





ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT  
CONFORMANCE SET

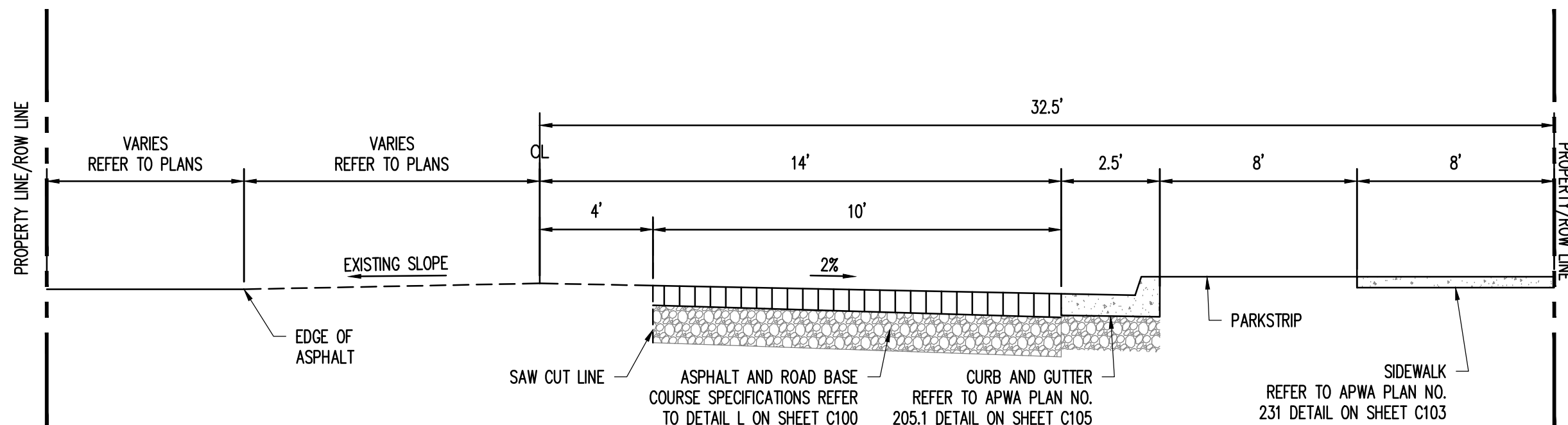
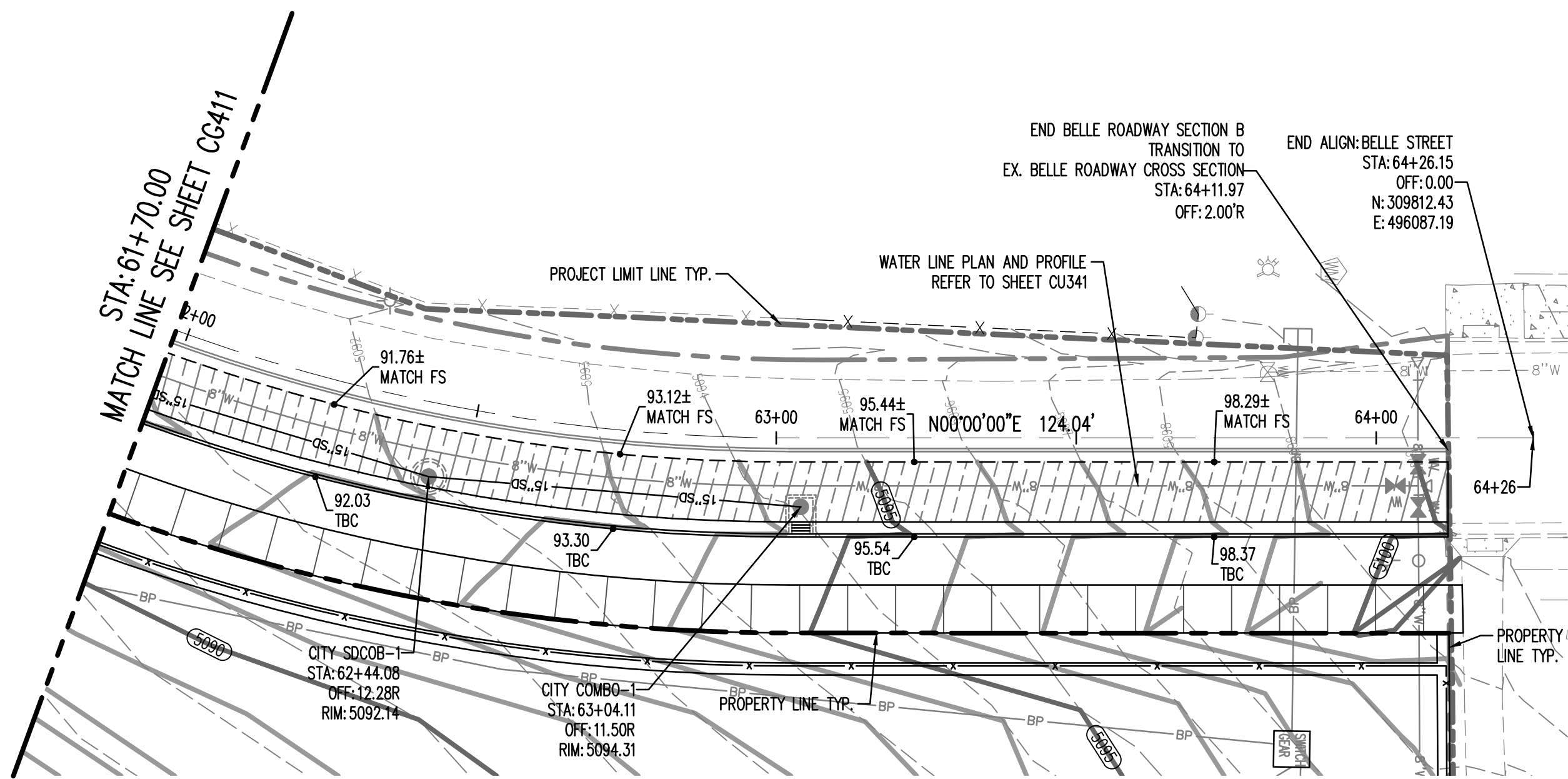
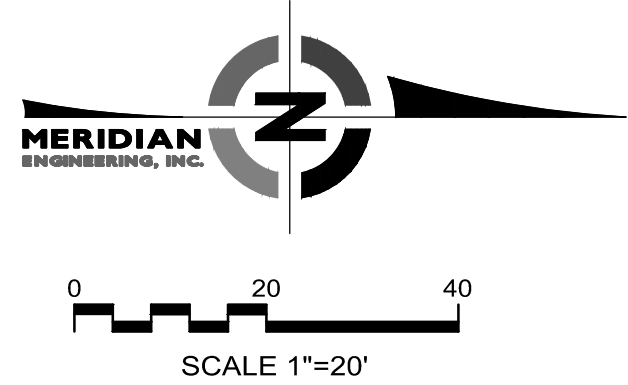
VCBO ARCHITECTURE  
524 SOUTH 600 EAST  
SALT LAKE CITY, UT 84102  
801.676.8800  
VCBO.COM

STATE OF UTAH  
W. J. L. L. L.  
DATE ISSUED:  
10/03/23  
NICHOLE LEE LUTIN  
#8023335

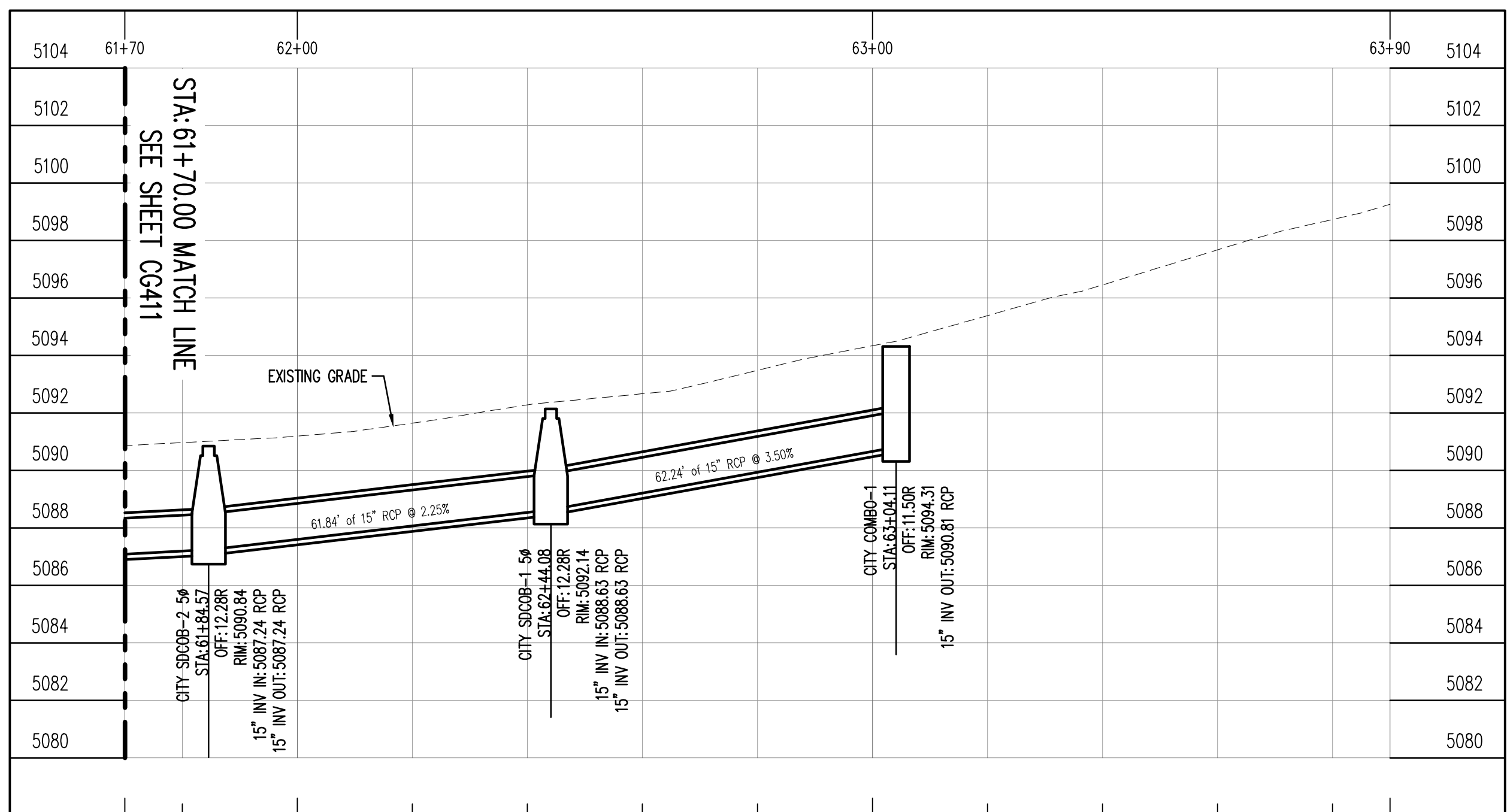
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|-----|------------|-------------------|
| 1   | 06/27/2023 | ISSUED FOR PERMIT |

VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: June 27, 2023

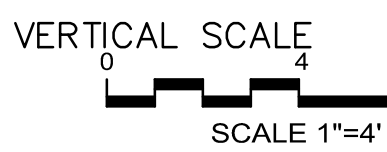
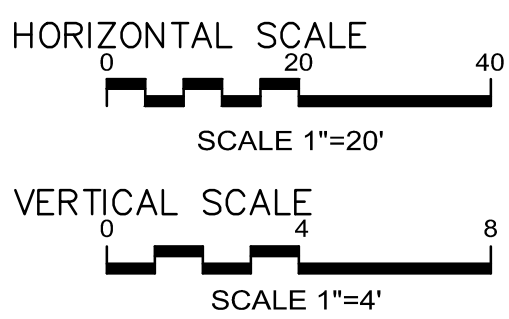




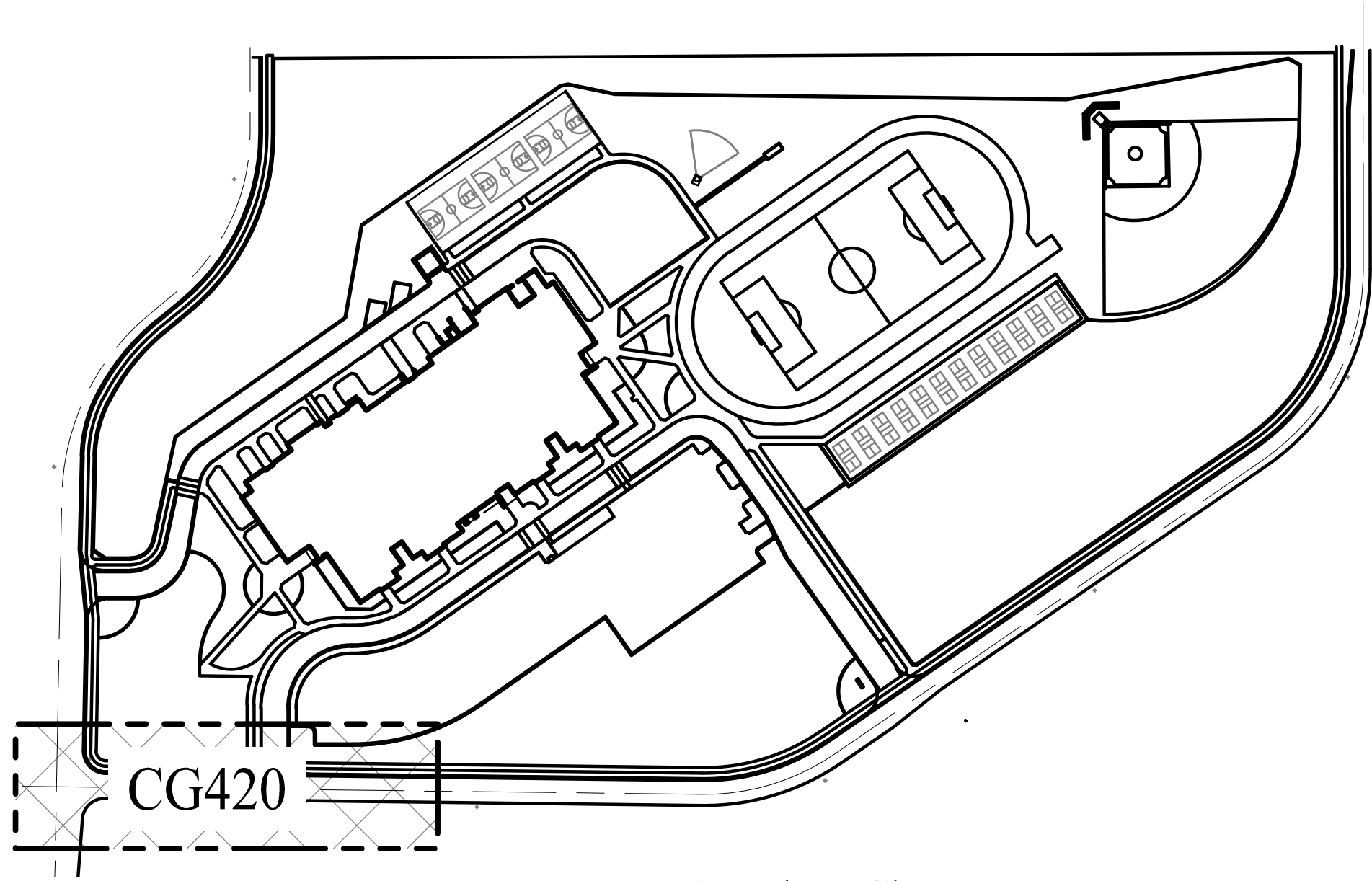
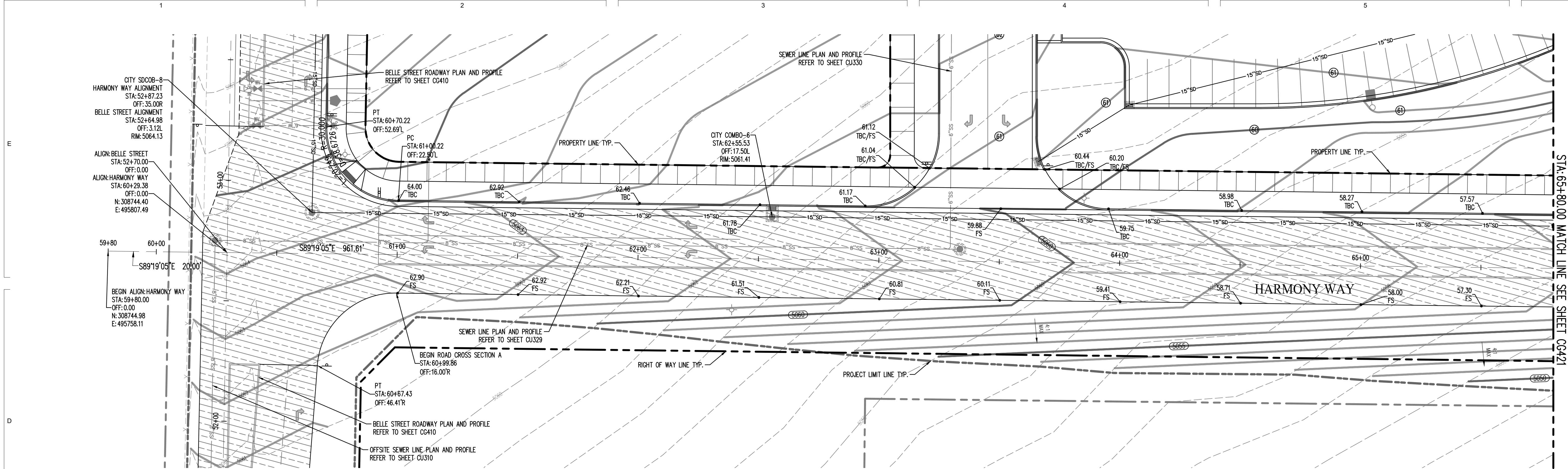
BELLE STREET PUBLIC ROADWAY TYPICAL SECTION  
N.T.S.



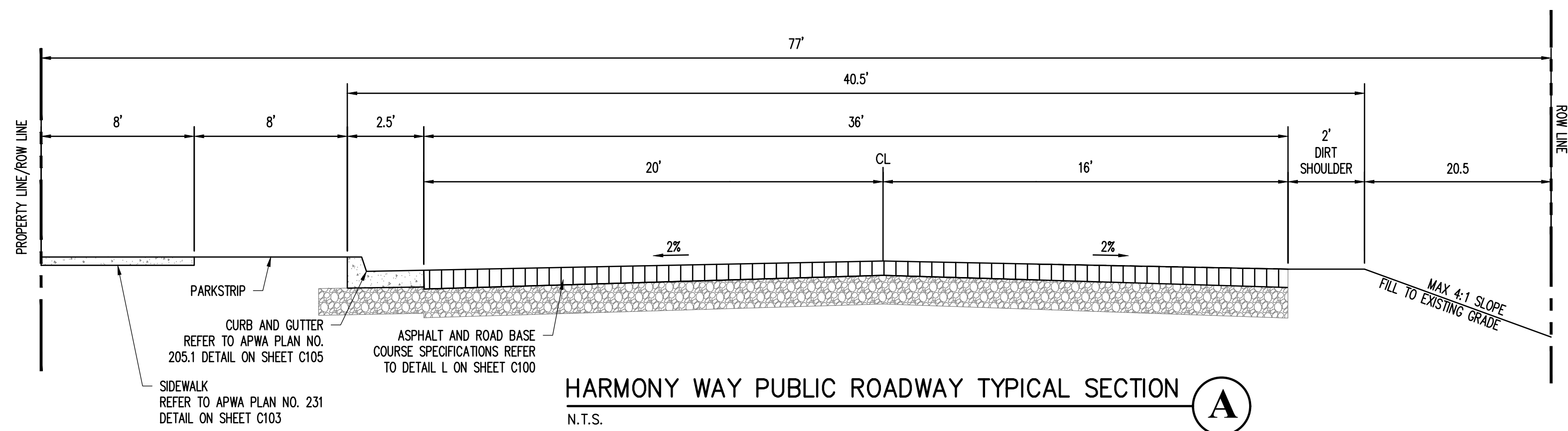
BELLE STREET ROADWAY PROFILE



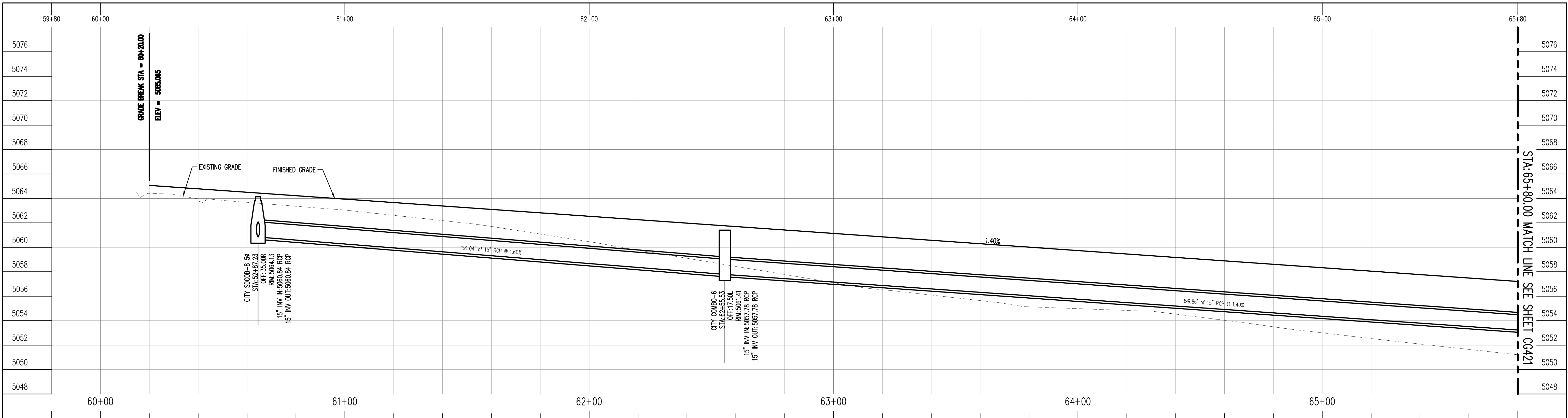




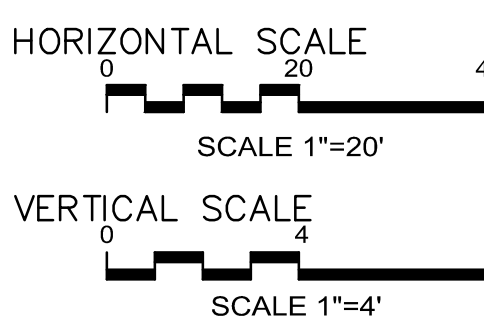
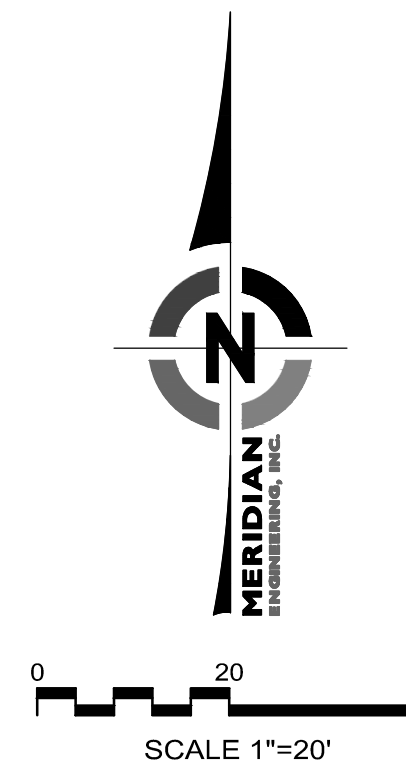
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HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION A  
N.T.S.



HARMONY WAY ROADWAY PROFILE



ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

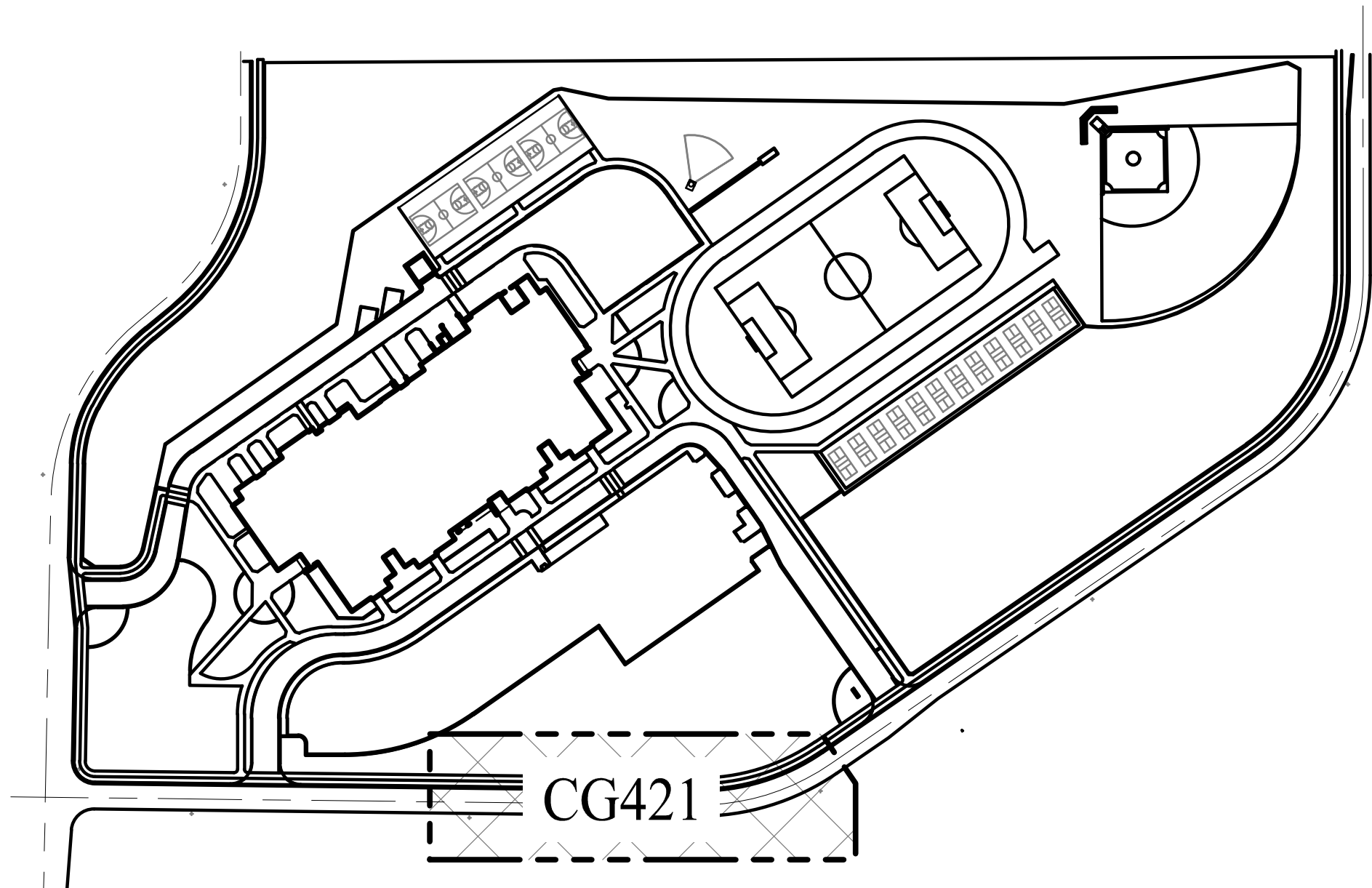
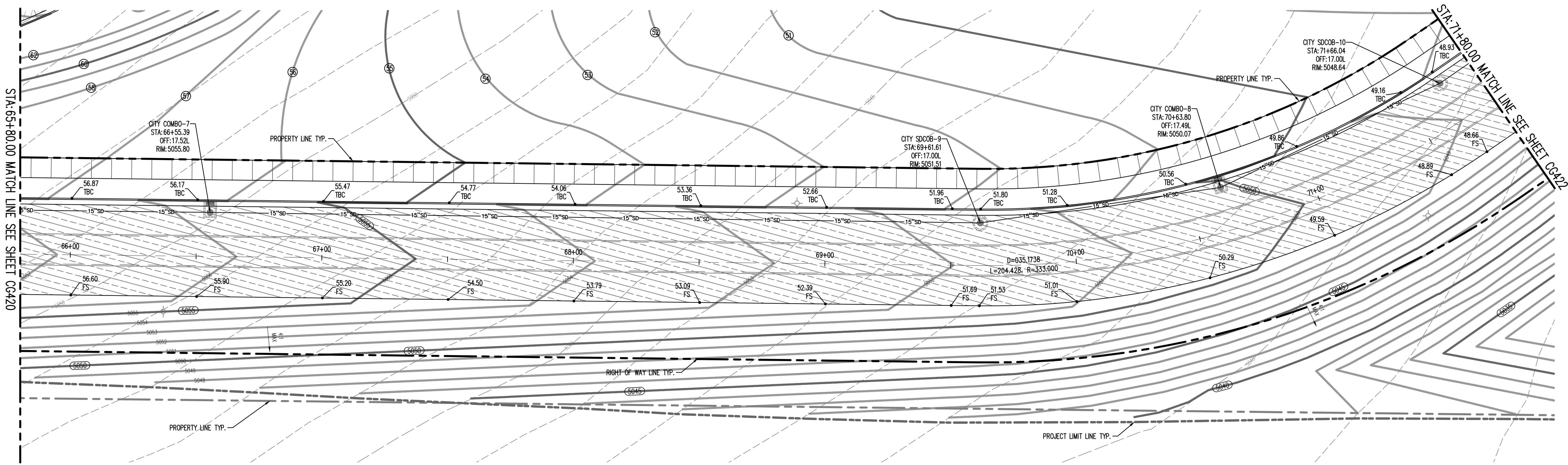
HARMONY WAY  
ROADWAY PLAN  
AND PROFILE

**VCBO ARCHITECTURE**  
654 SOUTH 600 EAST  
SALT LAKE CITY, UT 84102  
801.676.8800  
VCBO.COM

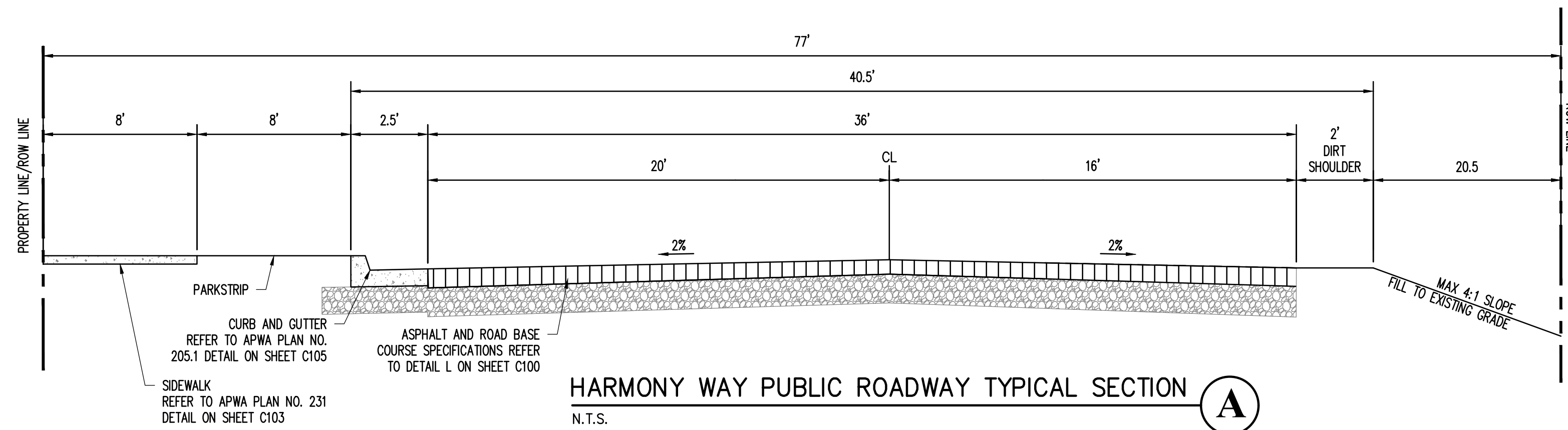
STATE OF UTAH  
NICHOLE LEE LUTIN  
10/03/23  
DATE ISSUED: 10/03/23  
#8023335

| REV            | DATE          | DESCRIPTION |
|----------------|---------------|-------------|
| VCBO NUMBER:   | 22705         |             |
| CLIENT NUMBER: | 00000         |             |
| DATE:          | June 27, 2023 |             |

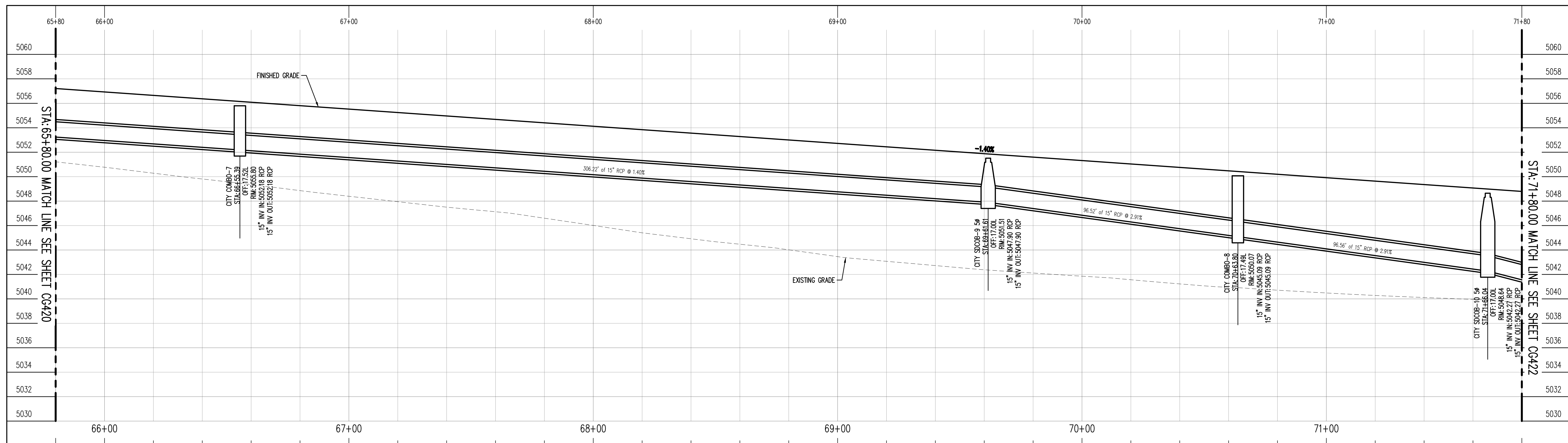




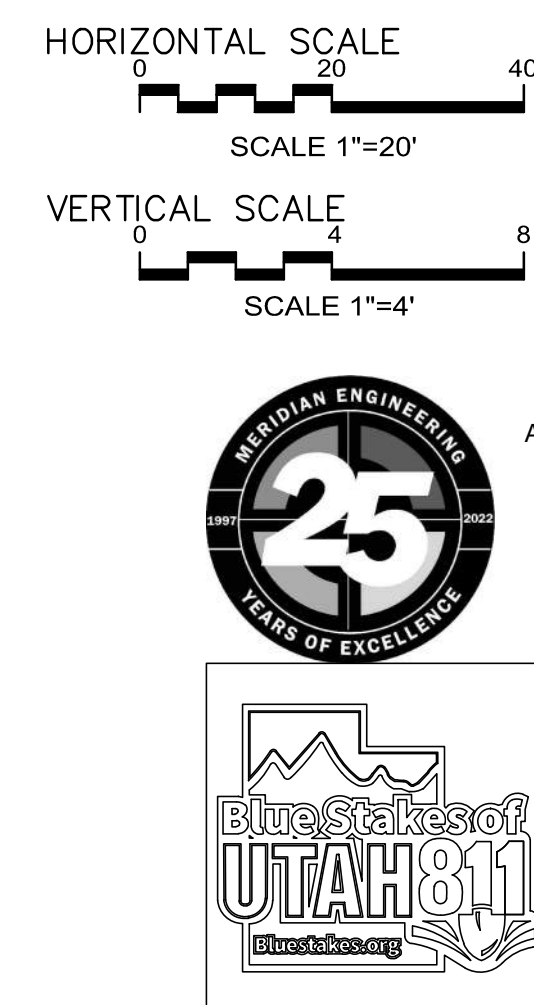
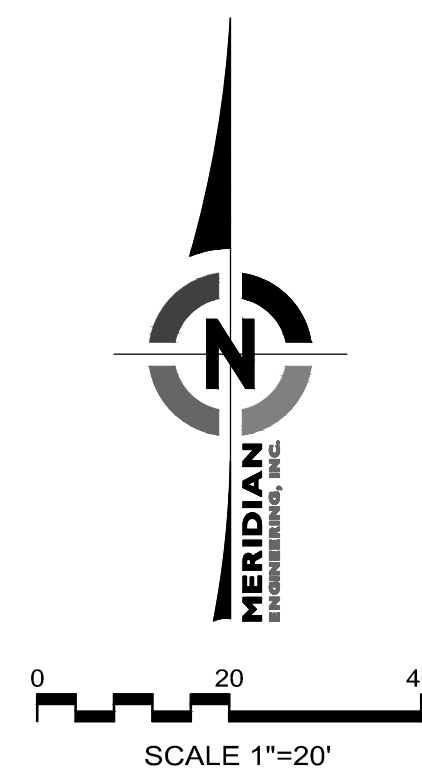
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HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION A  
N.T.S.



HARMONY WAY ROADWAY PROFILE



# ASD EAGLE MOUNTAIN MIDDLE SCHOOL

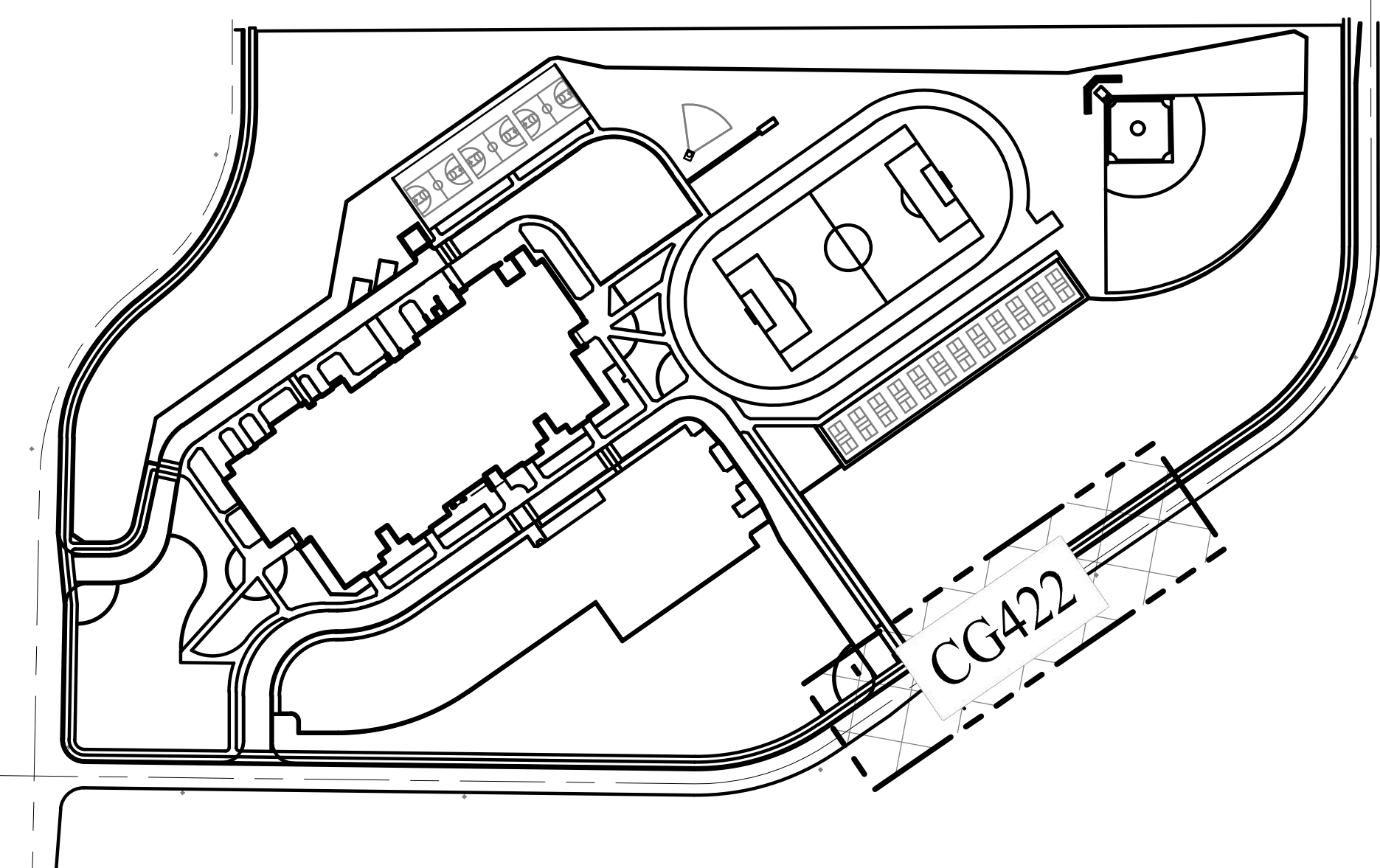
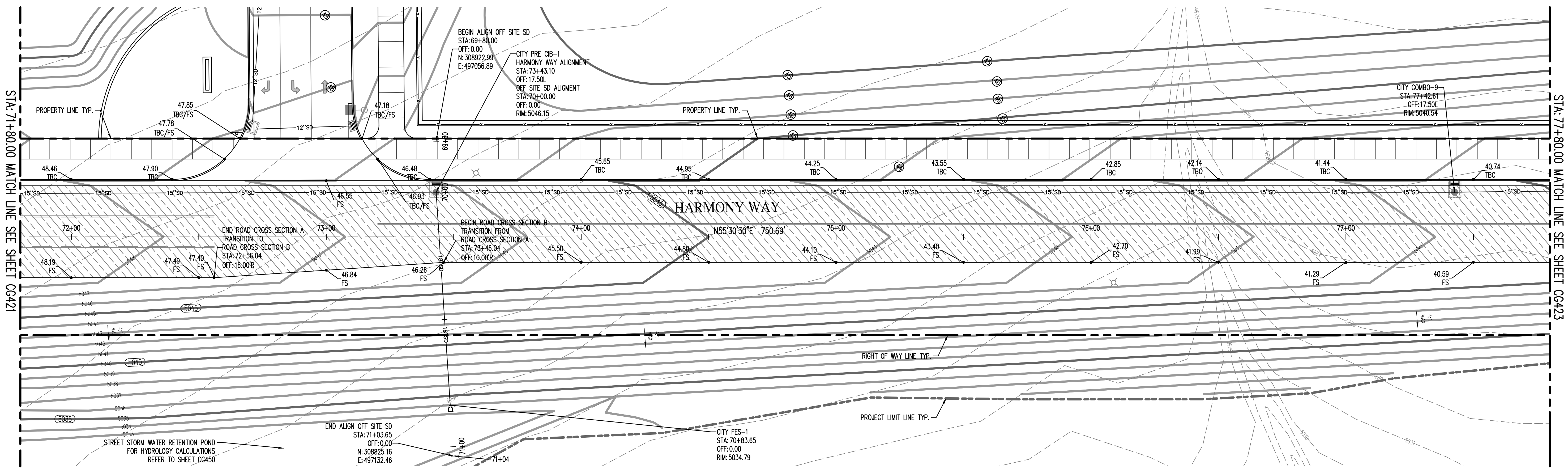
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

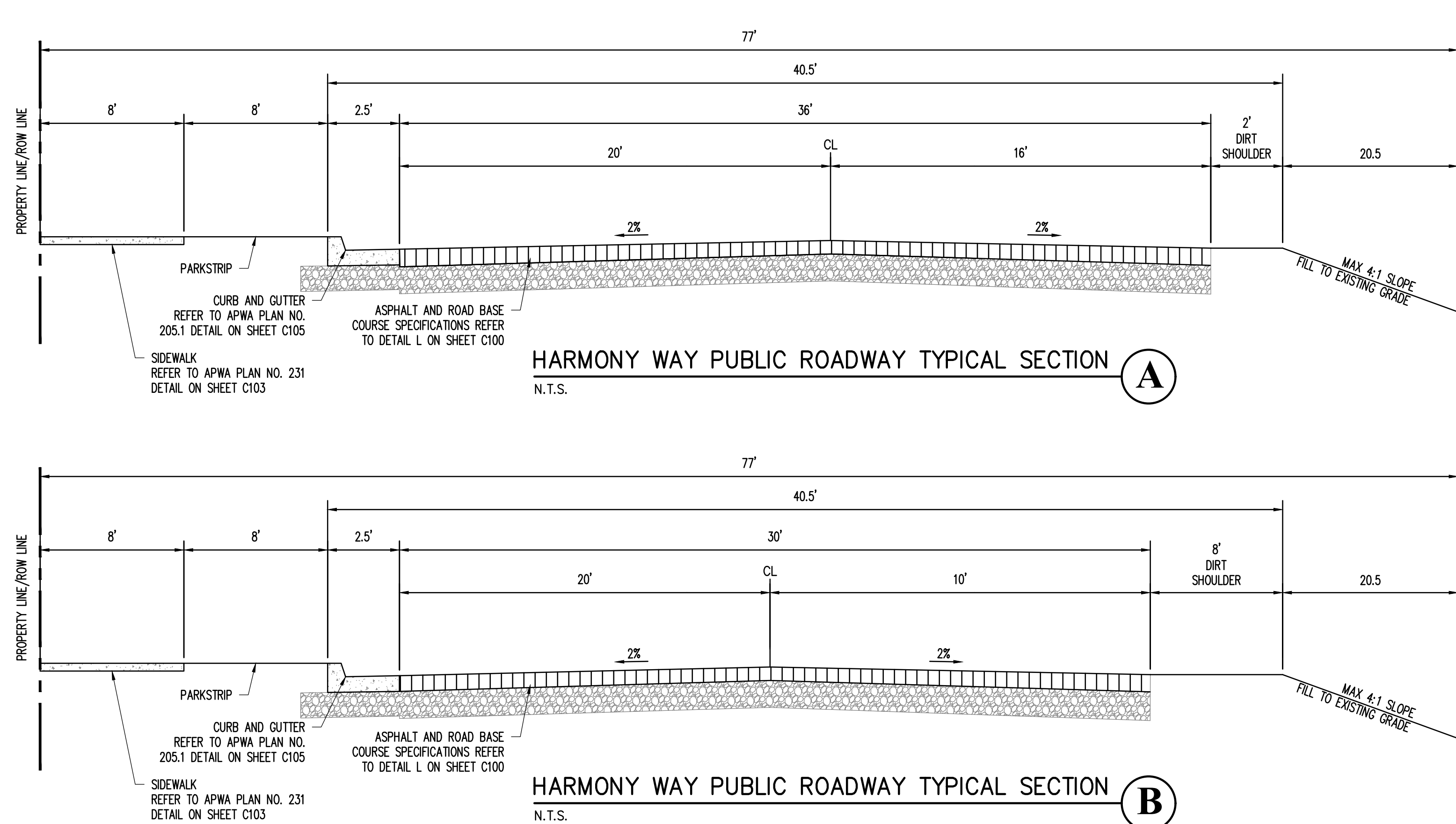
HARMONY WAY  
ROADWAY PLAN  
AND PROFILE

CG421



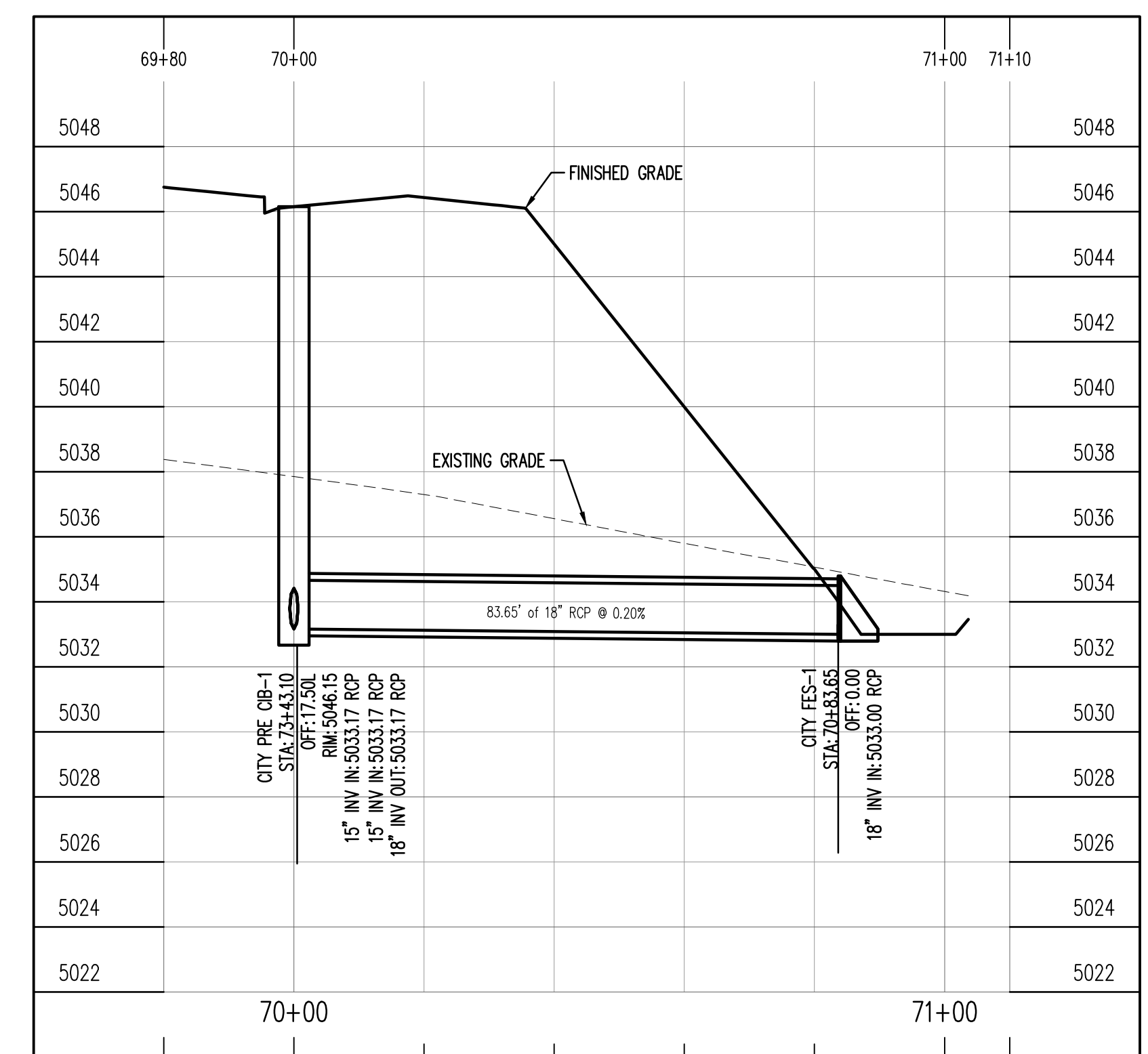


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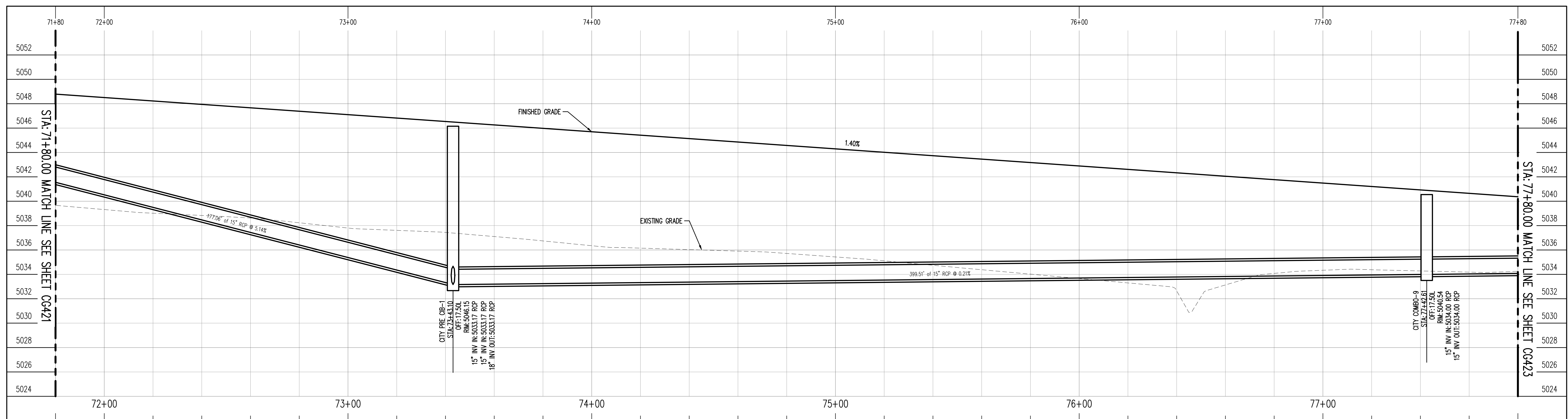


HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION A

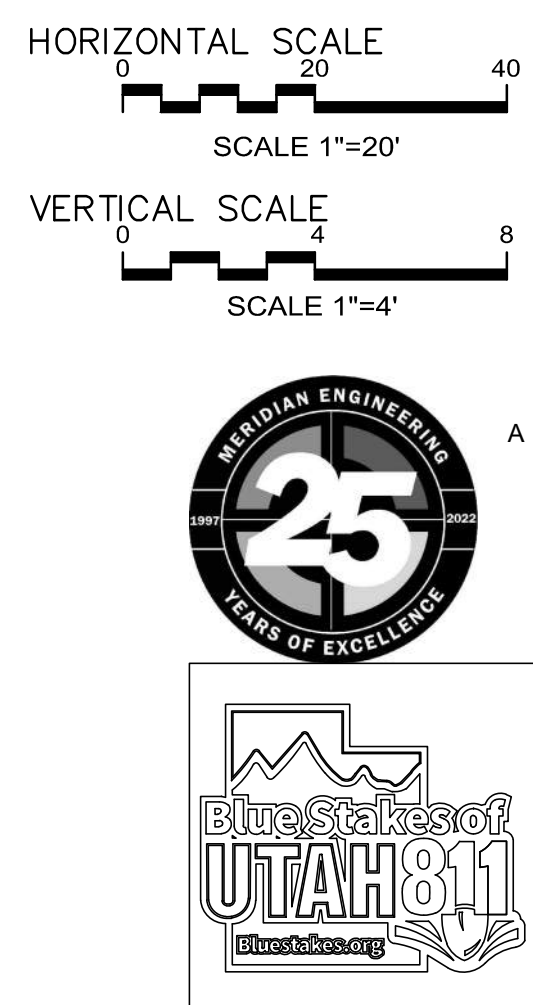
HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION B



Off Site SD ROADWAY PROFILE



HARMONY WAY ROADWAY PROFILE



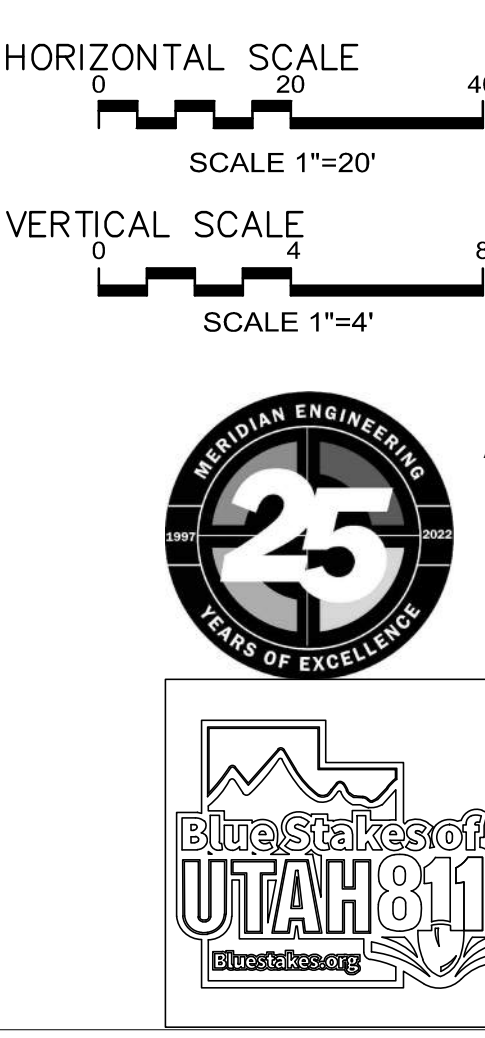
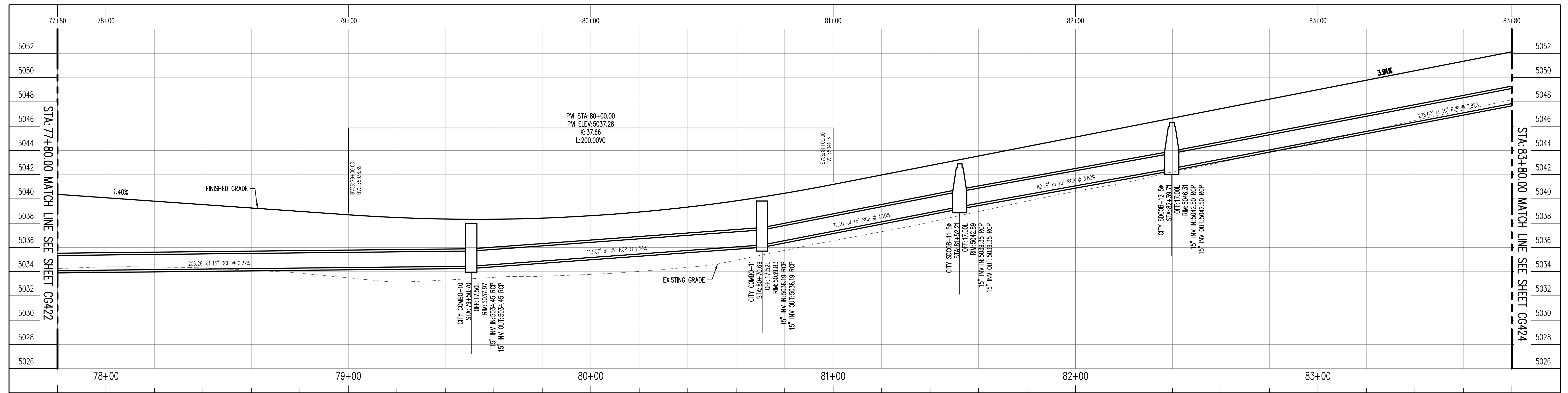
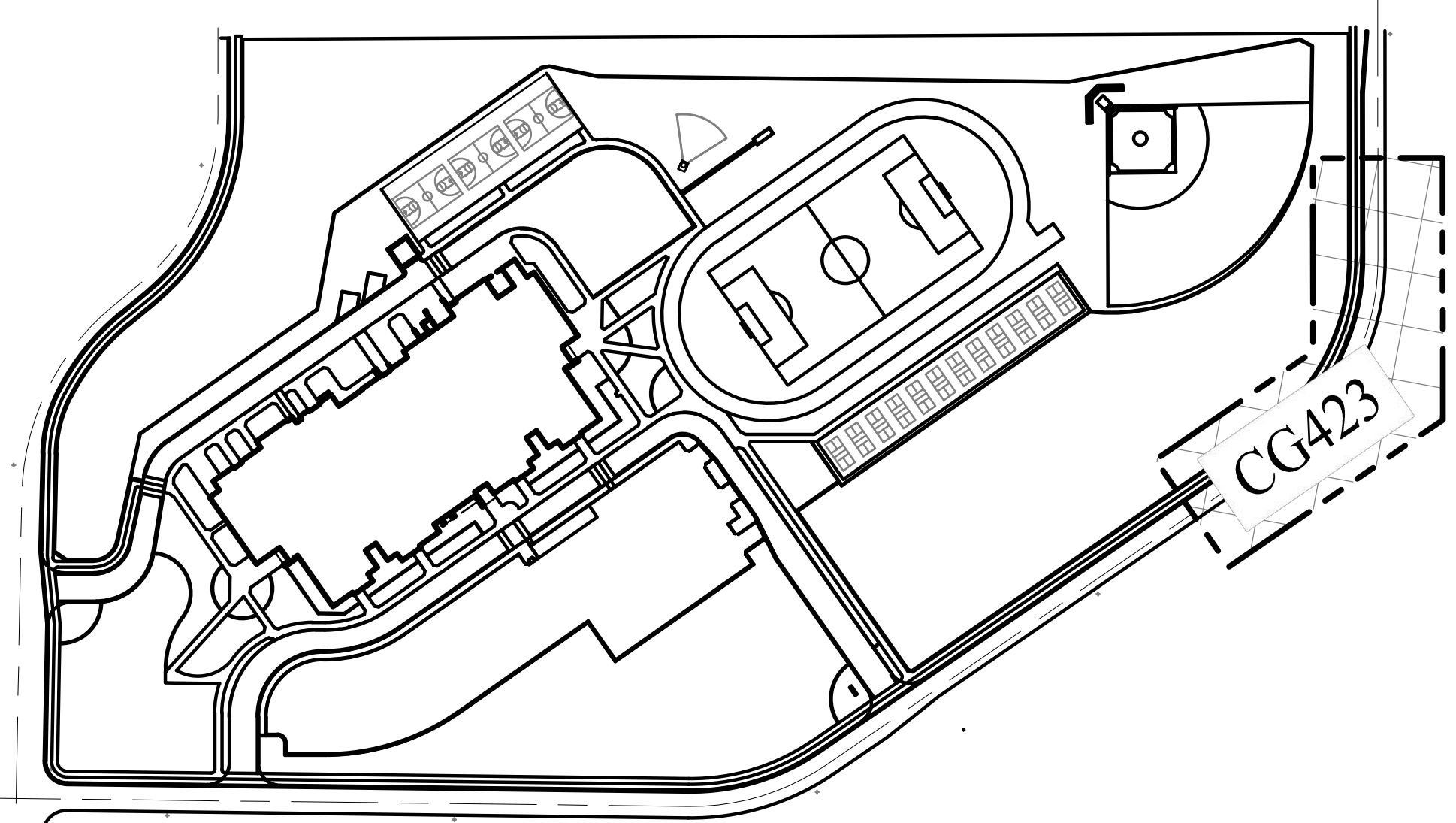
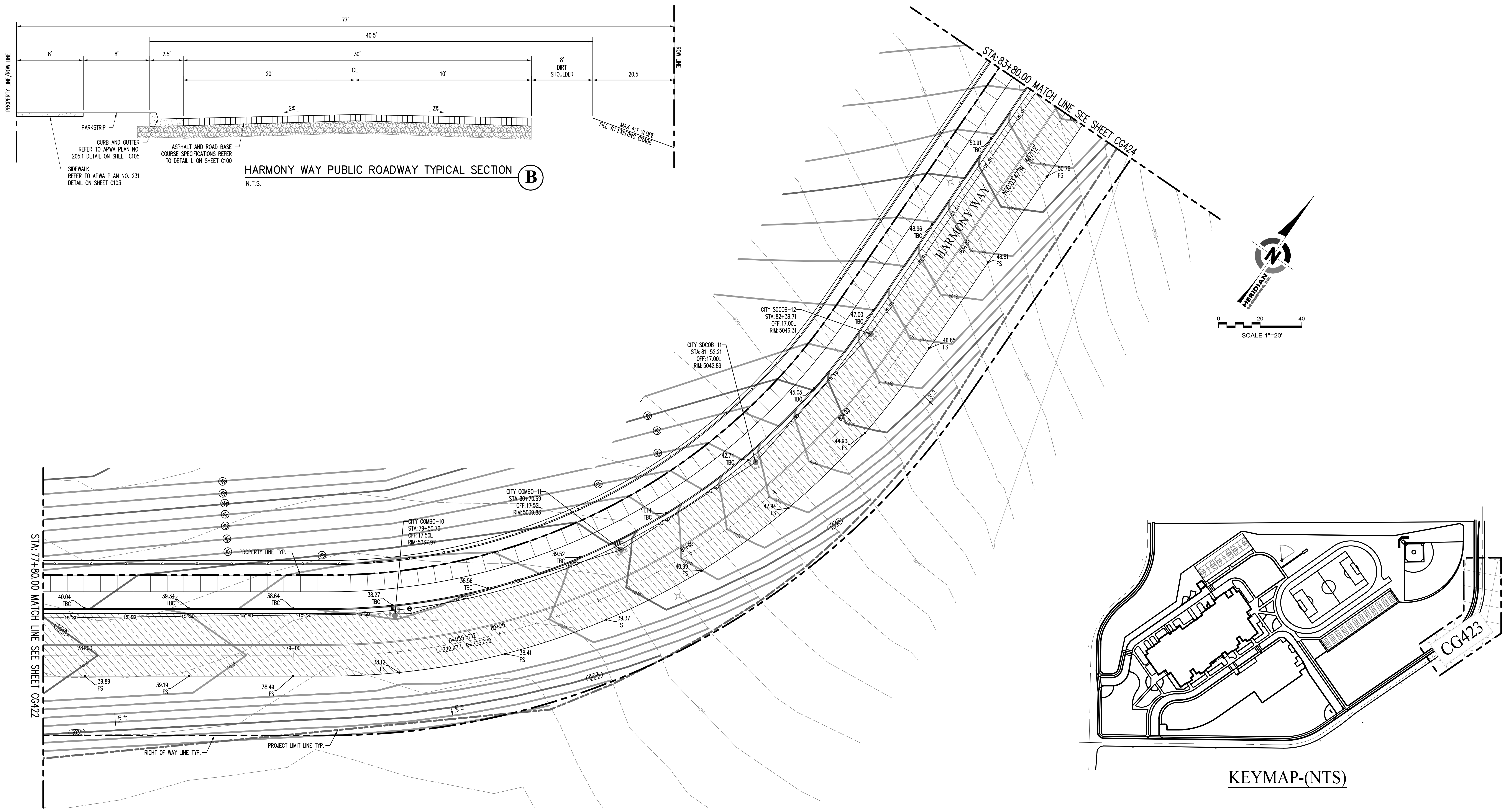
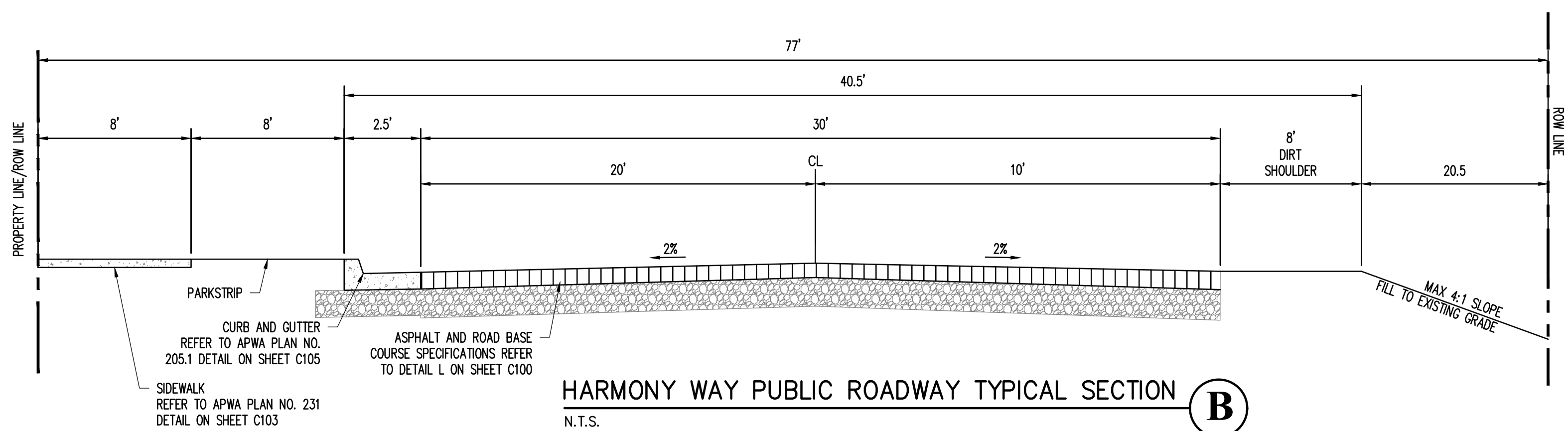
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

HARMONY WAY  
ROADWAY PLAN  
AND PROFILE

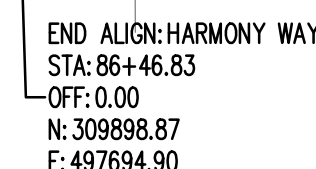






ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

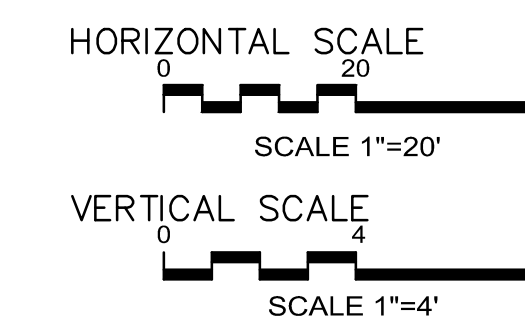
CG424



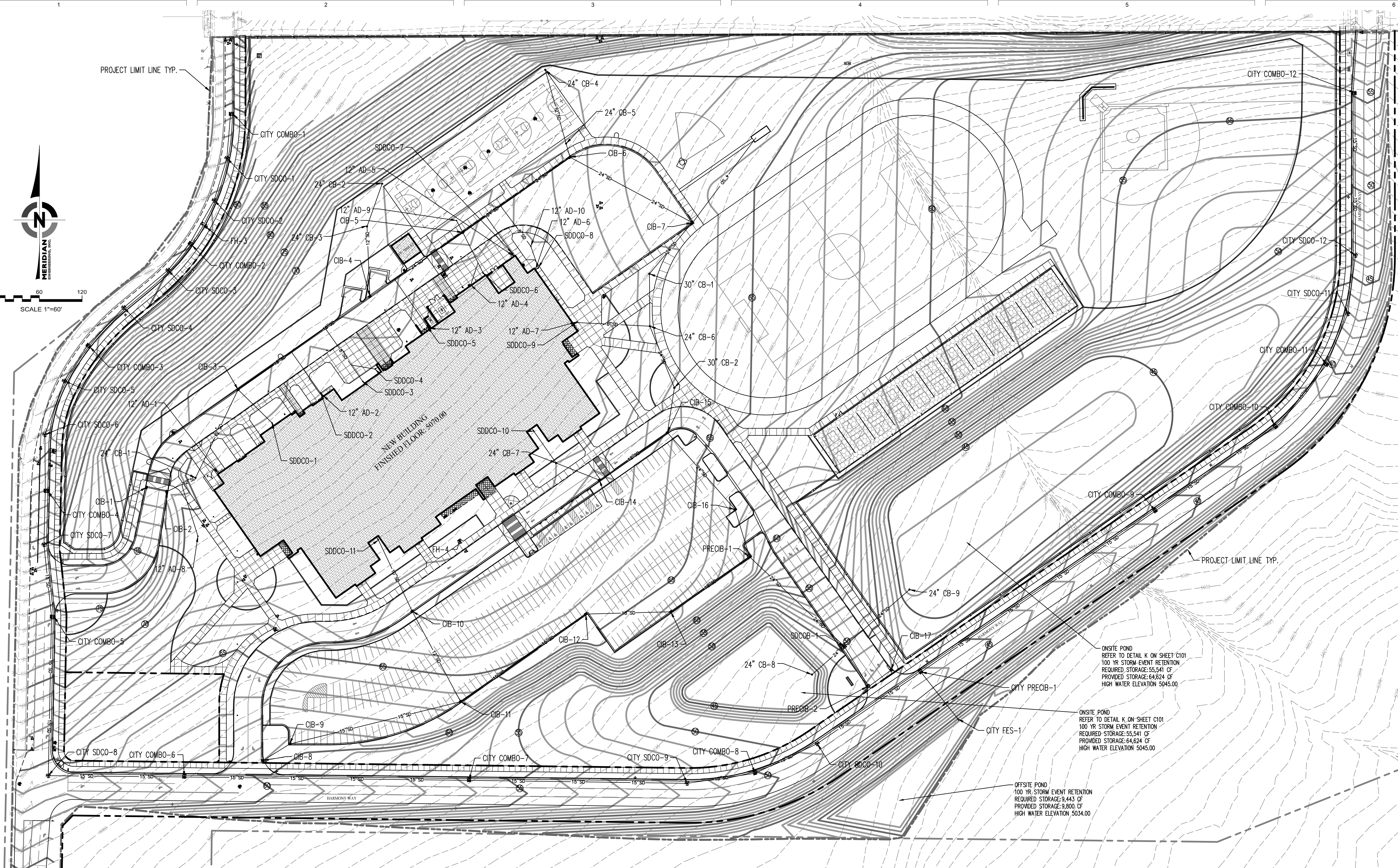
KEYMAP-(NTS)



## HARMONY WAY ROADWAY PROFILE







Date: 30-Mar-23  
Drainage calculations for : Eagle Mountain Middle School

Location: Eagle Mountain, Utah

| Allowable Release Rate | 34.70 Ac.    | 1,511,889 SF                   |
|------------------------|--------------|--------------------------------|
| School Area            | 10.50 cfs    | 3.75"/hr half of gutch rate    |
| Infiltration Rate      |              | 130,329 Infiltration Area (SF) |
| Runoff Coefficients    |              | Weighted C 0.47                |
| Paved Area             | 486,793 SF   | C= 0.5                         |
| Landscape Area         | 886,471 SF   | C= 0.2                         |
| Roof Area              | 60,225 SF    | C= 0.85                        |
| TOTAL AREA             | 1,403,487 SF |                                |

| Lapsed Time Minutes | Accum. Rainfall Inches (10 yr) | "CA" Area | Total Runoff Vol. CF | Discharge CF | Rec'd Storage CF |
|---------------------|--------------------------------|-----------|----------------------|--------------|------------------|
| 15                  | 0.03                           | 16.41     | 65115                | 45175        | 0                |
| 30                  | 0.06                           | 16.41     | 74410                | 10565        | 55541            |
| 45                  | 0.09                           | 16.41     | 81110                | 15565        | 95541            |
| 60                  | 0.12                           | 16.41     | 85110                | 19565        | 135541           |
| 75                  | 0.15                           | 16.41     | 88058                | 22561        | 175541           |
| 90                  | 0.18                           | 16.41     | 90058                | 25561        | 215541           |
| 105                 | 0.21                           | 16.41     | 91058                | 28561        | 255541           |
| 120                 | 0.24                           | 16.41     | 91058                | 31561        | 295541           |
| 135                 | 0.27                           | 16.41     | 91058                | 34561        | 335541           |
| 150                 | 0.30                           | 16.41     | 91058                | 37561        | 375541           |
| 165                 | 0.33                           | 16.41     | 91058                | 40561        | 415541           |
| 180                 | 0.36                           | 16.41     | 91058                | 43561        | 455541           |
| 195                 | 0.39                           | 16.41     | 91058                | 46561        | 495541           |
| 210                 | 0.42                           | 16.41     | 91058                | 49561        | 535541           |
| 225                 | 0.45                           | 16.41     | 91058                | 52561        | 575541           |
| 240                 | 0.48                           | 16.41     | 91058                | 55561        | 615541           |
| 255                 | 0.51                           | 16.41     | 91058                | 58561        | 655541           |
| 270                 | 0.54                           | 16.41     | 91058                | 61561        | 695541           |
| 285                 | 0.57                           | 16.41     | 91058                | 64561        | 735541           |
| 300                 | 0.60                           | 16.41     | 91058                | 67561        | 775541           |
| 315                 | 0.63                           | 16.41     | 91058                | 70561        | 815541           |
| 330                 | 0.66                           | 16.41     | 91058                | 73561        | 855541           |
| 345                 | 0.69                           | 16.41     | 91058                | 76561        | 895541           |
| 360                 | 0.72                           | 16.41     | 91058                | 79561        | 935541           |
| 375                 | 0.75                           | 16.41     | 91058                | 82561        | 975541           |
| 390                 | 0.78                           | 16.41     | 91058                | 85561        | 1015541          |
| 405                 | 0.81                           | 16.41     | 91058                | 88561        | 1055541          |
| 420                 | 0.84                           | 16.41     | 91058                | 91561        | 1095541          |
| 435                 | 0.87                           | 16.41     | 91058                | 94561        | 1135541          |
| 450                 | 0.90                           | 16.41     | 91058                | 97561        | 1175541          |
| 465                 | 0.93                           | 16.41     | 91058                | 100561       | 1215541          |
| 480                 | 0.96                           | 16.41     | 91058                | 103561       | 1255541          |
| 495                 | 0.99                           | 16.41     | 91058                | 106561       | 1295541          |

REQUIRED RETENTION STORAGE: 55,541 CF 100 yr Event

| Lapsed Time Minutes | Accum. Rainfall Inches (10 yr) | "CA" Area | Total Runoff Vol. CF | Discharge CF | Rec'd Storage CF |
|---------------------|--------------------------------|-----------|----------------------|--------------|------------------|
| 15                  | 0.03                           | 16.41     | 23239                | 5448         | 16391            |
| 30                  | 0.06                           | 16.41     | 27886                | 10565        | 10481            |
| 45                  | 0.09                           | 16.41     | 31225                | 15790        | 6235             |
| 60                  | 0.12                           | 16.41     | 33586                | 20981        | 0                |
| 75                  | 0.15                           | 16.41     | 35058                | 26181        | 0                |
| 90                  | 0.18                           | 16.41     | 35684                | 31381        | 0                |
| 105                 | 0.21                           | 16.41     | 35984                | 36581        | 0                |
| 120                 | 0.24                           | 16.41     | 35984                | 41781        | 0                |
| 135                 | 0.27                           | 16.41     | 35984                | 46981        | 0                |
| 150                 | 0.30                           | 16.41     | 35984                | 52181        | 0                |
| 165                 | 0.33                           | 16.41     | 35984                | 57381        | 0                |
| 180                 | 0.36                           | 16.41     | 35984                | 62581        | 0                |
| 195                 | 0.39                           | 16.41     | 35984                | 67781        | 0                |
| 210                 | 0.42                           | 16.41     | 35984                | 72981        | 0                |
| 225                 | 0.45                           | 16.41     | 35984                | 78181        | 0                |
| 240                 | 0.48                           | 16.41     | 35984                | 83381        | 0                |
| 255                 | 0.51                           | 16.41     | 35984                | 88581        | 0                |
| 270                 | 0.54                           | 16.41     | 35984                | 93781        | 0                |
| 285                 | 0.57                           | 16.41     | 35984                | 98981        | 0                |
| 300                 | 0.60                           | 16.41     | 35984                | 104181       | 0                |
| 315                 | 0.63                           | 16.41     | 35984                | 109381       | 0                |
| 330                 | 0.66                           | 16.41     | 35984                | 114581       | 0                |
| 345                 | 0.69                           | 16.41     | 35984                | 119781       | 0                |
| 360                 | 0.72                           | 16.41     | 35984                | 124981       | 0                |
| 375                 | 0.75                           | 16.41     | 35984                | 130181       | 0                |
| 390                 | 0.78                           | 16.41     | 35984                | 135381       | 0                |
| 405                 | 0.81                           | 16.41     | 35984                | 140581       | 0                |
| 420                 | 0.84                           | 16.41     | 35984                | 145781       | 0                |
| 435                 | 0.87                           | 16.41     | 35984                | 150981       | 0                |
| 450                 | 0.90                           | 16.41     | 35984                | 156181       | 0                |
| 465                 | 0.93                           | 16.41     | 35984                | 161381       | 0                |
| 480                 | 0.96                           | 16.41     | 35984                | 166581       | 0                |
| 495                 | 0.99                           | 16.41     | 35984                | 171781       | 0                |

REQUIRED SCHOOL SITE RETENTION STORAGE: 19,091 CF 10 yr Event

WEST Pond Volume: \* Volume=(Area1+Area2)/2\*(Elev1-Elev2)  
Area (SF) 14,507  
Volume (CF) 13,036  
BOTTOM 44.00 Total: 13,039 CF

EAST Pond Volume: \* Volume=(Area1+Area2)/2\*(Elev1-Elev2)  
Area (SF) 75,400  
Volume (CF) 50,665  
BOTTOM 44.00 Total: 50,665 CF

TOTAL PROVIDED RETENTION STORAGE: 64,624 CF

Date: 18-Mar-23

Drainage calculations for : Eagle Mountain Middle School

Location: Eagle Mountain, Utah

Offsite Pond

Allowable Release Rate

3.88 Ac.

134,078 SF

Street Area

1.28 cfs

3.75"/hr half of gutch rate

Infiltration Rate

14,461 Infiltration Area (SF)

Runoff Coefficients

Weighted C 0.81

Paved Area

116,388 SF

C= 0.5

Landscape Area

17,890 SF

C= 0.2

Roof Area

0 SF

C= 0.85

TOTAL AREA

134,078 SF

| Lapsed Time Minutes | Accum. Rainfall Inches (10 yr) | "CA" Area | Total Runoff Vol. CF | Discharge CF | Rec'd Storage CF |
|---------------------|--------------------------------|-----------|----------------------|--------------|------------------|
| 15                  | 0.03                           | 2.48      | 8387                 | 1130         | 7258             |
| 30                  | 0.06                           | 2.48      | 11277                | 2260         | 9017             |
| 45                  | 0.09                           | 2.48      | 12462                | 3390         | 8627             |
| 60                  | 0.12                           | 2.48      | 12862                | 4520         | 8237             |
| 75                  | 0.15                           | 2.48      | 13062                | 5650         | 7847             |
| 90                  | 0.18                           | 2.48      | 13162                | 6780         | 7457             |
| 105                 | 0.21                           | 2.48      | 13162                | 7910         | 7067             |
| 120                 | 0.24                           | 2.48      | 13162                | 9040         | 6677             |
| 135                 | 0.27                           | 2.48      | 13162                | 10170        | 6287             |
| 150                 | 0.30                           | 2.48      | 13162                | 11300        | 5897             |
| 165                 | 0.33                           | 2.48      | 13162                | 12430        | 5507             |
| 180                 | 0.36                           | 2.48      | 13162                | 13560        | 5117             |
| 195                 | 0.39                           | 2.48      | 13162                | 14690        | 4727             |
| 210                 | 0.42                           | 2.48      | 13162                | 15820        | 4337             |
| 225                 | 0.45                           | 2.48      | 13162                | 16950        | 3947             |
| 240                 | 0.48                           | 2.48      | 13162                | 18080        | 3557             |
| 255                 | 0.51                           | 2.48      | 13162                | 19210        | 3167             |
| 270                 | 0.54                           | 2.48      | 13162                | 20340        | 2777             |
| 285                 | 0.57                           | 2.48      | 13162                | 21470        | 2387             |
| 300                 | 0.60                           | 2.48      | 13162                | 22600        | 1997             |
| 315                 | 0.63                           | 2.48      | 13162                | 23730        | 1607             |
| 330                 | 0.66                           | 2.48      | 13162                | 24860        | 1217             |
| 345                 | 0.69                           | 2.48      | 13162                | 25990        | 827              |
| 360                 | 0.72                           | 2.48      | 13162                | 27120        | 437              |
| 375                 | 0.75                           | 2.48      | 13162                | 28250        | 47               |
| 390                 | 0.78                           | 2.48      | 13162                | 29380        | 0                |
| 405                 | 0.81                           | 2.48      | 13162                | 30510        | 0                |
| 420                 | 0.84                           | 2.48      | 13162                | 31640        | 0                |
| 435                 | 0.87                           | 2.48      | 13162                | 32770        | 0                |
| 450                 | 0.90                           | 2.48      | 13162                | 33900        | 0                |
| 465                 | 0.93                           | 2.48      | 13162                | 35030        | 0                |
| 480                 | 0.96                           | 2.48      | 13162                | 36160        | 0                |
| 495                 | 0.99                           | 2.48      | 13162                | 37290        | 0                |

REQUIRED RETENTION STORAGE:

5,643 CF

100 yr Event

| Lapsed Time Minutes | Accum. Rainfall Inches (10 yr) | "CA" Area | Total Runoff Vol. CF | Discharge CF | Rec'd Storage CF |
|---------------------|--------------------------------|-----------|----------------------|--------------|------------------|
| 15                  | 0.03                           | 2.48      | 4278                 | 1130         | 3148             |
| 30                  | 0.06                           | 2.48      | 5756                 | 2260         | 3488             |
| 45                  | 0.09                           | 2.48      | 6412                 | 3390         | 3098             |
| 60                  | 0.12                           | 2.48      | 6812                 | 4520         | 2708             |
| 75                  | 0.15                           | 2.48      | 7012                 | 5650         | 2318             |
| 90                  | 0.18                           | 2.48      | 7112                 | 6780         | 1928             |
| 105                 | 0.21                           | 2.48      | 7112                 | 7910         | 1538             |
| 120                 | 0.24                           | 2.48      | 7112                 | 9040         | 1148             |
| 135                 | 0.27                           | 2.48      | 7112                 | 10170        | 758              |
| 150                 | 0.30                           | 2.48      | 7112                 | 11300        | 368              |
| 165                 | 0.33                           | 2.48      | 7112                 | 12430        | 0                |
| 180                 | 0.36                           | 2.48      | 7112                 | 13560        | 0                |
| 195                 | 0.39                           | 2.48      | 7112                 | 14690        | 0                |
| 210                 | 0.42                           | 2.48      | 7112                 | 15820        | 0                |
| 225                 | 0.45                           | 2.48      | 7112                 | 16950        | 0                |
| 240                 | 0.48                           | 2.48      | 7112                 | 18080        | 0                |
| 255                 | 0.51                           | 2.48      | 7112                 | 19210        | 0                |
| 270                 | 0.54                           | 2.48      | 7112                 | 20340        | 0                |
| 285                 | 0.57                           | 2.48      | 7112                 | 21470        | 0                |
| 300                 | 0.60                           | 2.48      | 7112                 | 22600        | 0                |
| 315                 | 0.63                           | 2.48      | 7112                 | 23730        | 0                |
| 330                 | 0.66                           | 2.48      | 7112                 | 24860        | 0                |
| 345                 | 0.69                           | 2.48      | 7112                 | 25990        | 0                |
| 360                 | 0.72                           | 2.48      | 7112                 | 27120        | 0                |
| 375                 | 0.75                           | 2.48      | 7112                 | 28250        | 0                |
| 390                 | 0.78                           | 2.48      | 7112                 | 29380        | 0                |
| 405                 | 0.81                           | 2.48      | 7112                 | 30510        | 0                |
| 420                 | 0.84                           | 2.48      | 7112                 | 31640        | 0                |
| 435                 | 0.87                           | 2.48      | 7112                 | 32770        | 0                |
| 450                 | 0.90                           | 2.48      | 7112                 | 33900        | 0                |
| 465                 | 0.93                           | 2.48      | 7112                 | 35030        | 0                |
| 480                 | 0.96                           | 2.48      | 7112                 | 36160        | 0                |
| 495                 | 0.99                           | 2.48      | 7112                 | 37290        | 0                |

REQUIRED SCHOOL SITE RETENTION STORAGE:

3,485 CF

10 yr Event

Pond Volume:

\* Volume=(Area1+Area2)/2\*(Elev1-Elev2)

Area (SF) 11,027

Volume (CF) 9,800

BOTTOM 33.00

Total: 9,800 CF

TOTAL PROVIDED RETENTION STORAGE:

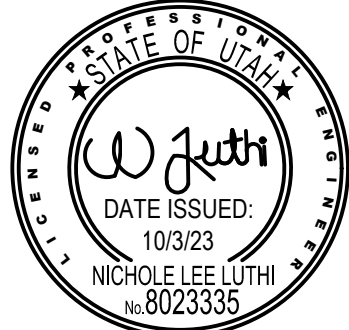
9,800 CF

HYDROLOGY LEGEND  
HIGH WATER LINE

- NOTES:
- SEDIMENT WILL NOT BE ALLOWED INTO RETENTION BASIN DURING CONSTRUCTION AND DURING LANDSCAPE STABILIZATION OF SOILS. CONTRACTOR WILL BE REQUIRED TO CLEAN OR REPLACE RETENTION BASINS THAT ARE NOT MAINTAINED FREE OF SEDIMENT DURING CONSTRUCTION AND DURING ESTABLISHMENT OF ALL LANDSCAPED AREAS.
  - APPROXIMATED A 100 YEAR STORM EVENT IS TO BE RETAINED ABOVE GROUND IN AREAS SHOWN IN THE PLANS ABOVE.
  - PONDS TO BE CERTIFIED PRIOR TO ACCEPTANCE PER CITY STANDARDS. AS-BUILT SURVEY OF BOTH PONDS TO BE SURVEYED BY MERIDIAN ONCE FINAL LANDSCAPING IS DONE. CONTRACTOR TO NOTIFY MERIDIAN WHEN COMPLETE FOR THE SURVEY TO BE SCHEDULED.







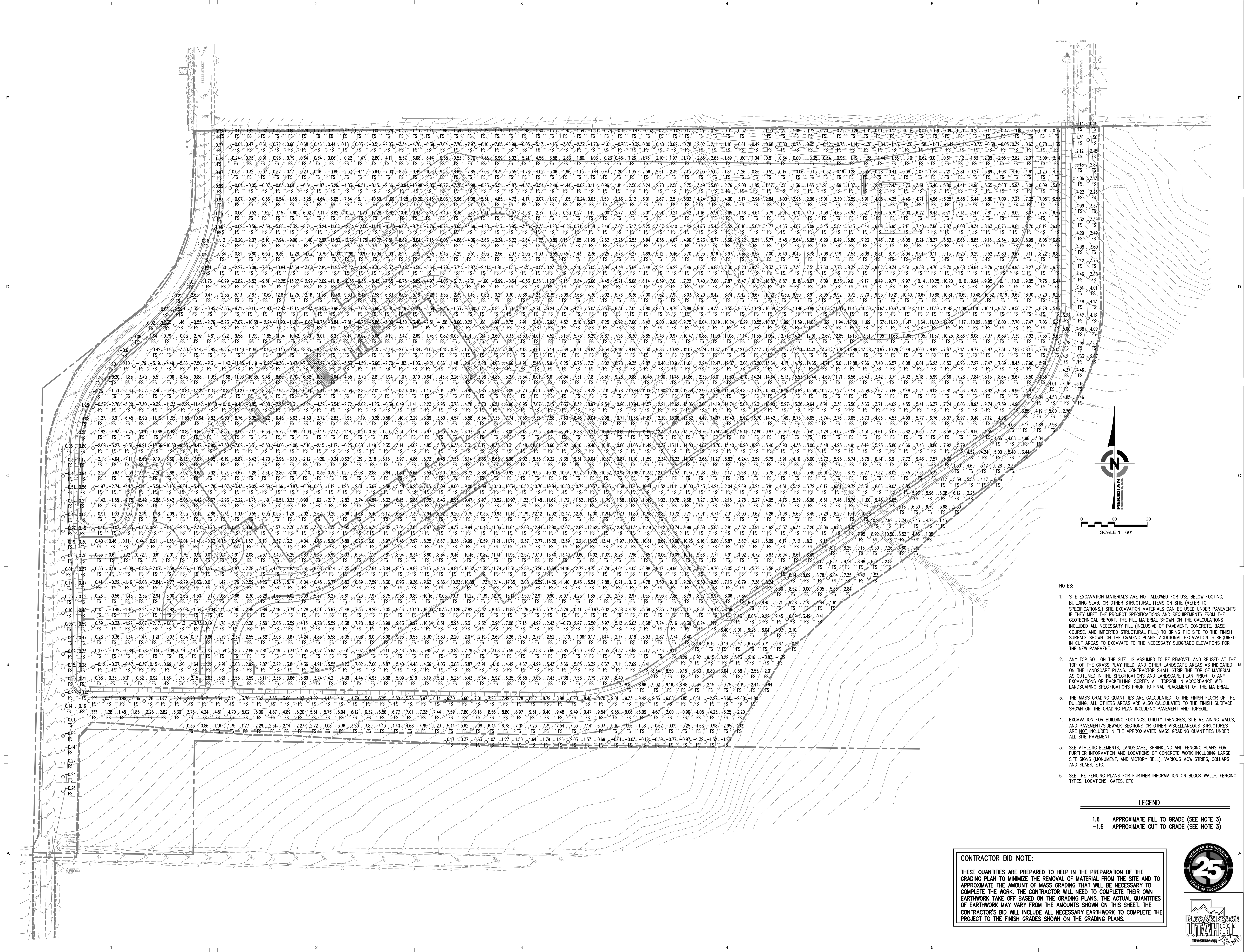
REV DATE DESCRIPTION

VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL  
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT  
CONFORMANCE SET

CUT FILL PLAN

CG460



- NOTES:
1. SITE EXCAVATION MATERIALS ARE NOT ALLOWED FOR USE BELOW FOOTING, BUILDING SLAB, OR OTHER STRUCTURAL ITEMS ON SITE (REFER TO SPECIFICATIONS). SITE EXCAVATION MATERIALS CAN BE USED UNDER PAVEMENTS IF THEY MEET THE PROJECT SPECIFICATIONS AND REQUIREMENTS FROM THE GEOTECHNICAL REPORT. THE FILL MATERIAL SHOWN ON THE CALCULATIONS INCLUDED ALL NECESSARY FILL (INCLUSIVE OF PAVEMENT, CONCRETE, BASE COURSE, AND IMPORTED STRUCTURAL FILL) TO BRING THE SITE TO THE FINISH SURFACE SHOWN ON THE GRADING PLANS. ADDITIONAL EXCAVATION IS REQUIRED IN CUT AREAS TO EXCAVATE TO THE NECESSARY SUBGRADE ELEVATIONS FOR THE NEW PAVEMENT.
  2. ANY TOP SOIL ON THE SITE IS ASSUMED TO BE REMOVED AND REUSED AT THE TOP OF THE GRASS PLAY FIELD, AND OTHER LANDSCAPE AREAS AS INDICATED ON THE LANDSCAPE PLANS. CONTRACTOR SHALL STRIP THE TOP OF MATERIAL AS OUTLINED IN THE SPECIFICATIONS AND LANDSCAPE PLAN PRIOR TO ANY EXCAVATIONS OR BACKFILLING. SCREEN ALL TOPSOIL IN ACCORDANCE WITH LANDSCAPING SPECIFICATIONS PRIOR TO FINAL PLACEMENT OF THE MATERIAL.
  3. THE MASS GRADING QUANTITIES ARE CALCULATED TO THE FINISH FLOOR OF THE BUILDING. ALL OTHERS AREAS ARE ALSO CALCULATED TO THE FINISH SURFACE SHOWN ON THE GRADING PLAN INCLUDING PAVEMENT AND TOPSOIL.
  4. EXCAVATION FOR BUILDING FOOTINGS, UTILITY TRENCHES, SITE RETAINING WALLS, AND PAVEMENT/SIDEWALK SECTIONS OR OTHER MISCELLANEOUS STRUCTURES ARE NOT INCLUDED IN THE APPROXIMATED MASS GRADING QUANTITIES UNDER ALL SITE PAVEMENT.
  5. SEE ATHLETIC ELEMENTS, LANDSCAPE, SPRINKLING AND FENCING PLANS FOR FURTHER INFORMATION AND LOCATIONS OF CONCRETE WORK INCLUDING LARGE SITE SIGNS (MONUMENT, AND VICTORY BELL), VARIOUS MOW STRIPS, COLLARS AND SLABS, ETC.
  6. SEE THE FENCING PLANS FOR FURTHER INFORMATION ON BLOCK WALLS, FENCING TYPES, LOCATIONS, GATES, ETC.

LEGEND

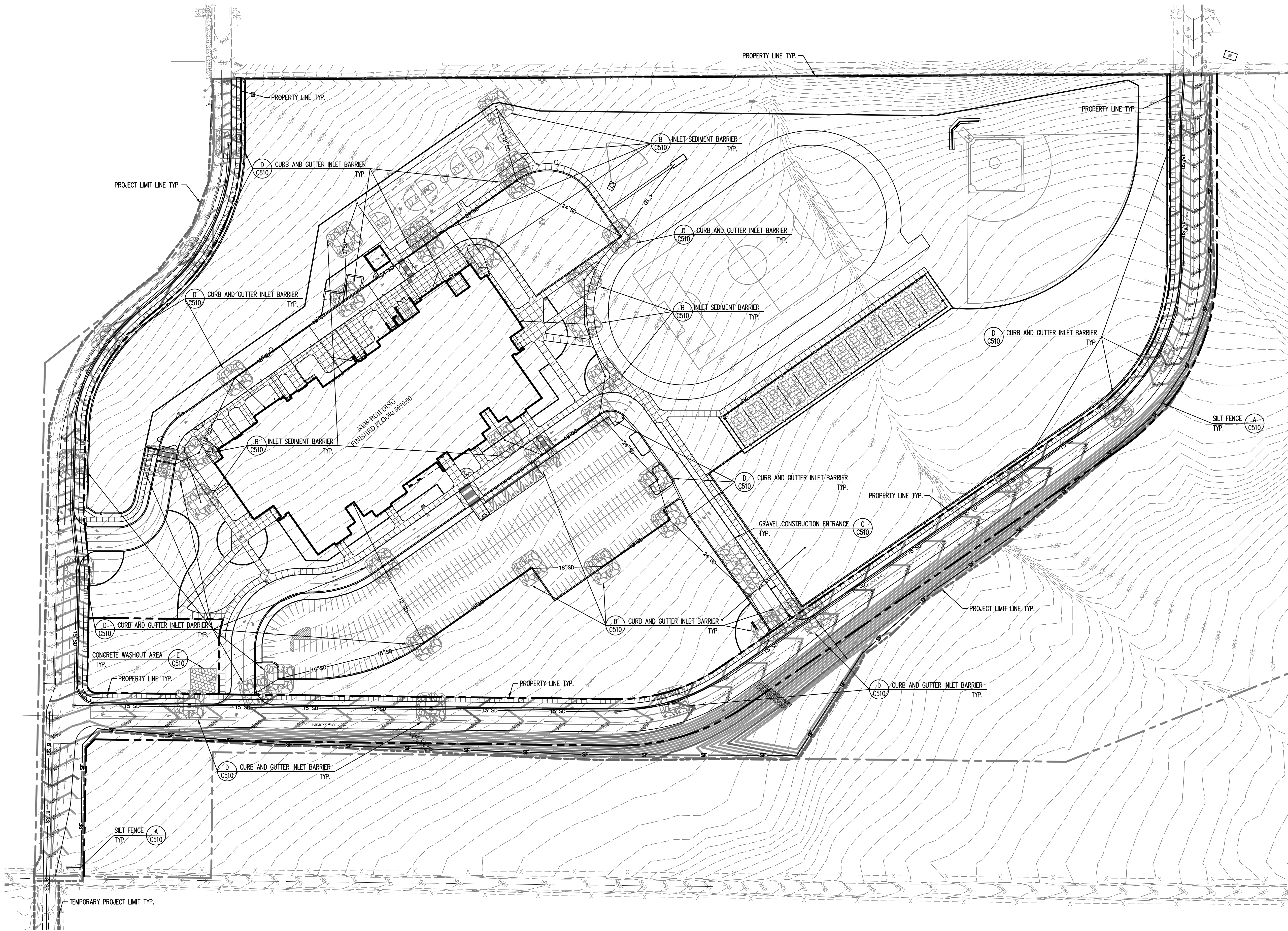
- 1.6 APPROXIMATE FILL TO GRADE (SEE NOTE 3)  
-1.6 APPROXIMATE CUT TO GRADE (SEE NOTE 3)

CONTRACTOR BID NOTE:

THESE QUANTITIES ARE PREPARED TO HELP IN THE PREPARATION OF THE GRADING PLAN TO MINIMIZE THE REMOVAL OF MATERIAL FROM THE SITE AND TO APPROXIMATE THE AMOUNT OF MASS GRADING THAT WILL BE NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR WILL NEED TO COMPLETE THEIR OWN EARTHWORK TAKE OFF BASED ON THE GRADING PLANS. THE ACTUAL QUANTITIES OF EARTHWORK MAY VARY FROM THE AMOUNTS SHOWN ON THIS SHEET. THE CONTRACTOR'S BID WILL INCLUDE ALL NECESSARY EARTHWORK TO COMPLETE THE PROJECT TO THE FINISH GRADES SHOWN ON THE GRADING PLANS.







NOTES:

1) THERE ARE ABOUT 42.0 ACRES WITHIN THE PROJECT BOUNDARY THAT WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.

SEQUENCE OF CONSTRUCTION ACTIVITIES:

- 1) FIELD MARK LIMIT OF DISTURBANCE FOR APPROVAL BY EAGLE MOUNTAIN CITY AND OBTAIN A STORM WATER MANAGEMENT PERMIT AS NEEDED BY EAGLE MOUNTAIN CITY.
- 2) INSTALL SILT FENCE AND/OR ENVIRONMENTAL FENCE AROUND PERIMETER OF PROJECT AS INDICATED ON THIS PLAN SHEET.
- 3) INSTALL SEDIMENT CONTROL MEASURES INDICATED IN ALL EXISTING STORM DRAIN INLETS ADJACENT TO THE CONSTRUCTION SITE.
- 4) CONTRACTOR WILL BEGIN DEMOLITION, GRADING, EXCAVATION, AND CONSTRUCTING UTILITY SITE IMPROVEMENTS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONSTRUCT SEDIMENT PROTECTION AT ALL NEW INLETS.
- 5) AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WILL BE STABILIZED WITH SOD IN LANDSCAPED AREAS AND PAVEMENT IN PARKING AND DRIVEWAY AREAS. SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES TO BE COMPLETED WITHIN 21 DAYS OF FINISHING AN AREA TO THE FINAL LINES AND GRADES INDICATED ON THE GRADING PLAN.
- 6) UPON LANDSCAPE ESTABLISHMENT, REMOVE TEMPORARY MEASURE & CLEAN STORM DRAIN SYSTEM PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS AND DISCHARGE:

- 1) THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.15. THE NEW RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.39 FOR THE NEW IMPROVEMENTS.
- 2) RUNOFF WILL BE COLLECTED ON SITE AND RETAINED IN AN ABOVE GROUND RETENTION PONDS.

POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES:

- 1) THE OWNER WILL SUBMIT POST CONSTRUCTION BEST MANAGEMENT PRACTICES TO EAGLE MOUNTAIN CITY.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

- 1) SEE C510 FOR STORM WATER POLLUTION CONTROL NOTES AND GENERAL PRACTICES.
- 2) ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
- 3) CONTRACTOR SHALL BE REQUIRED TO KEEP RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.



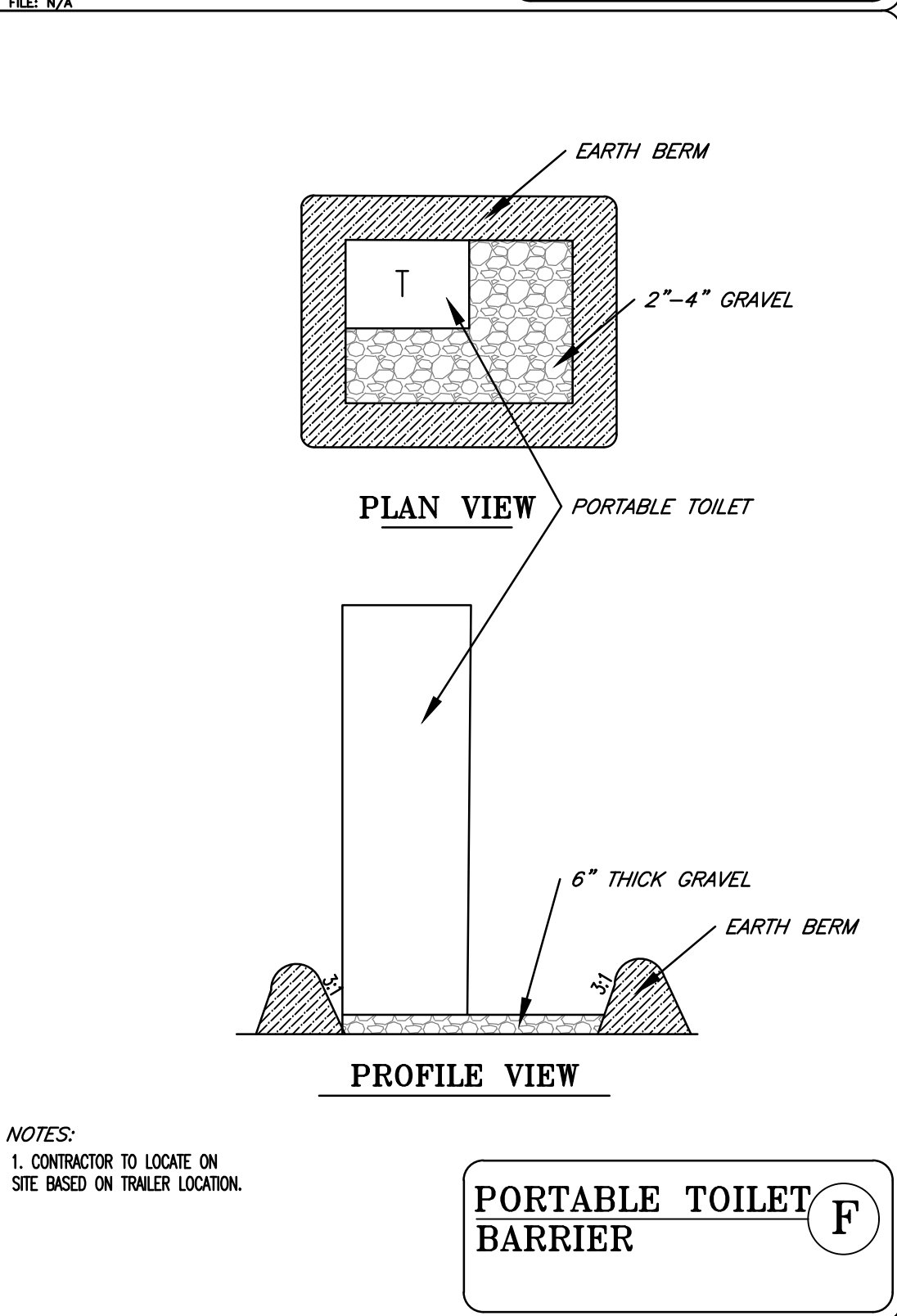
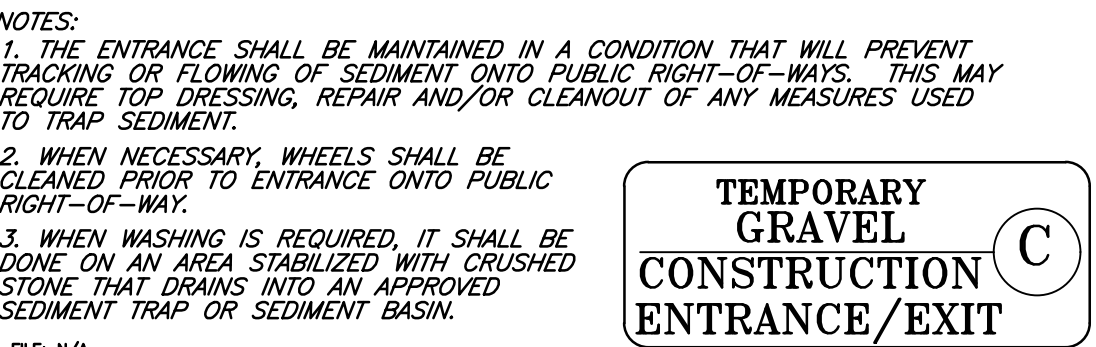
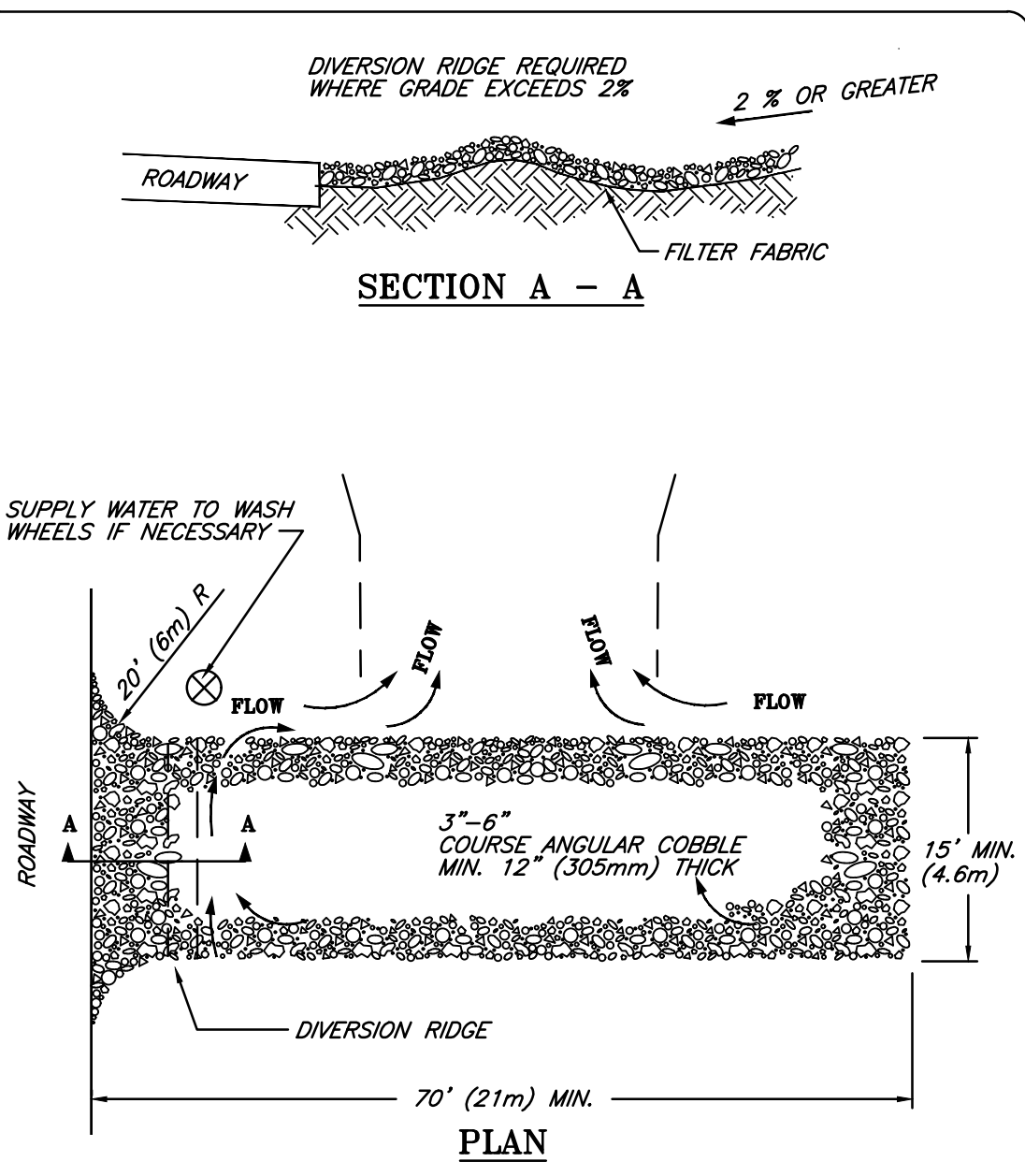
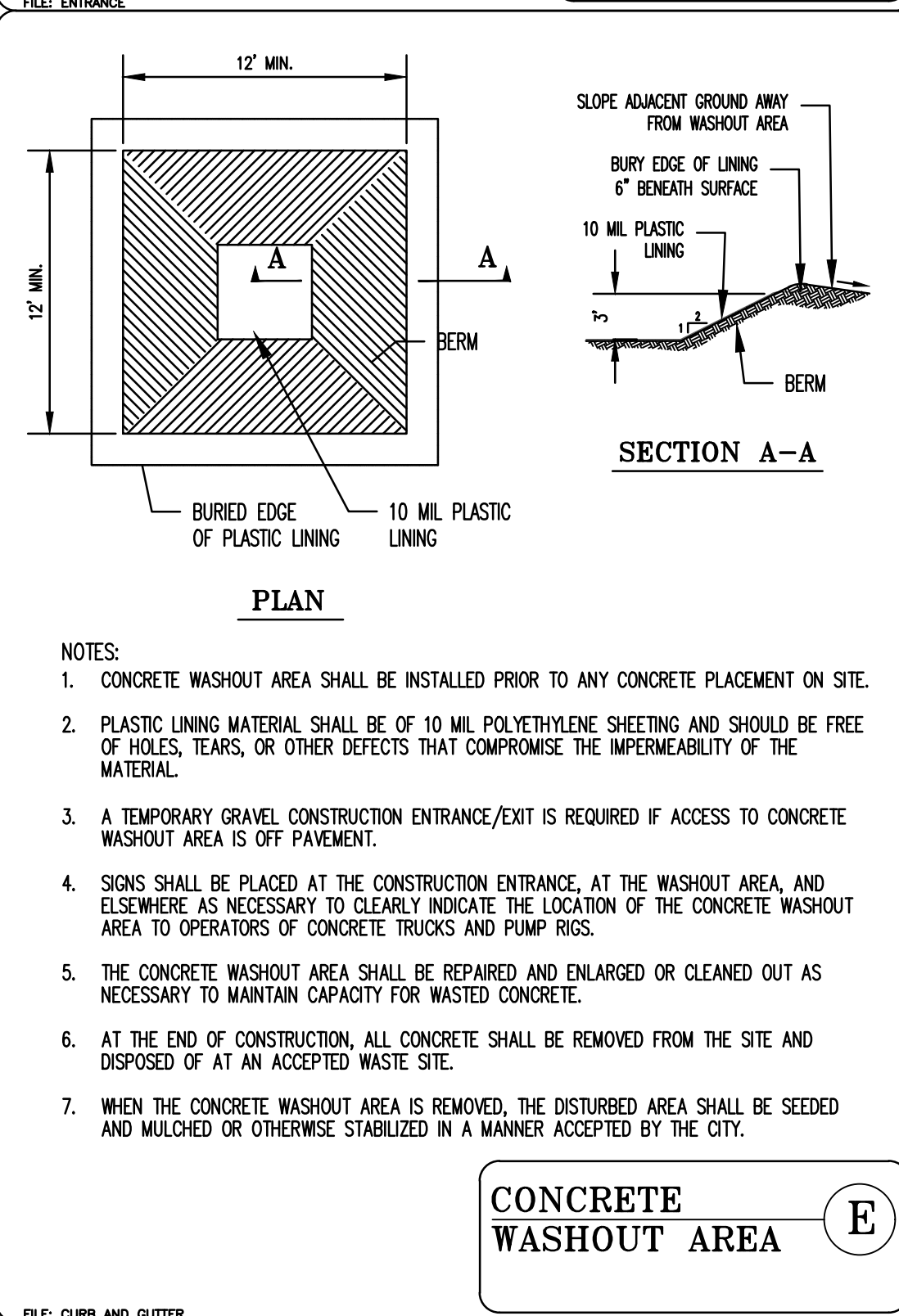
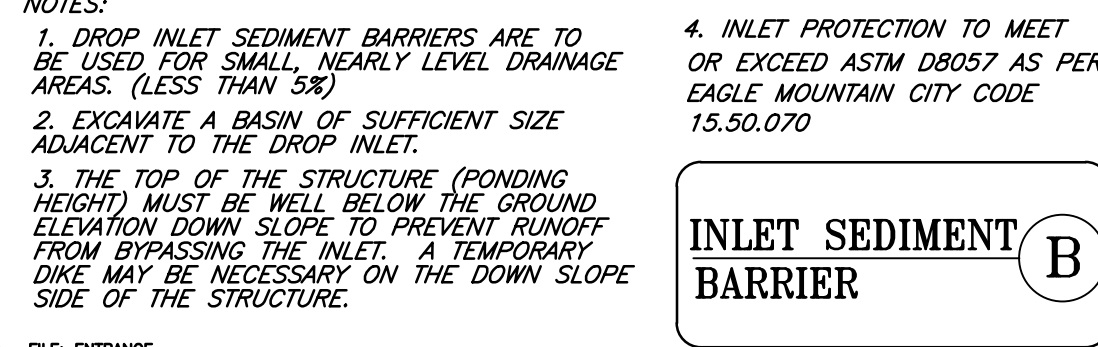
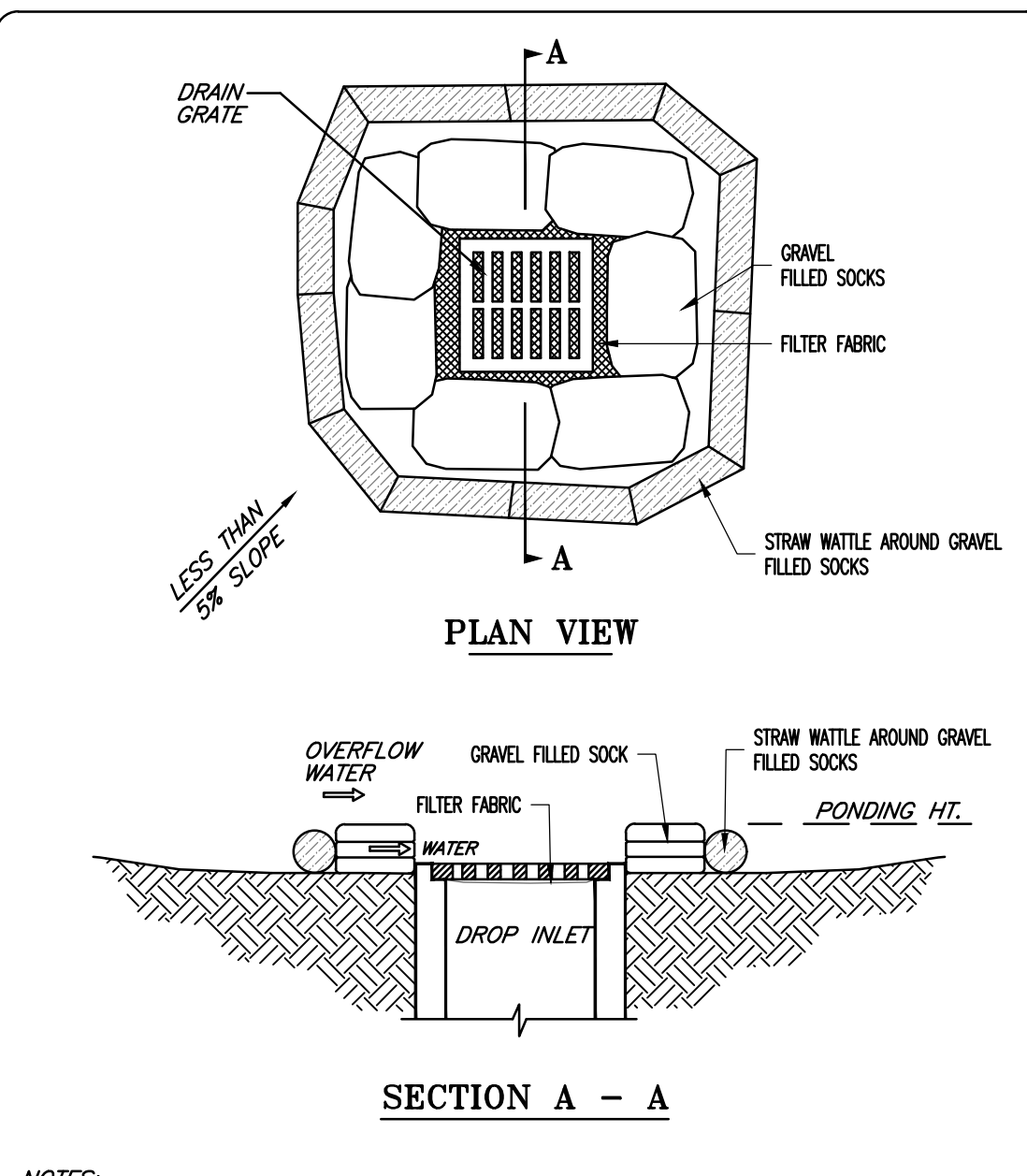
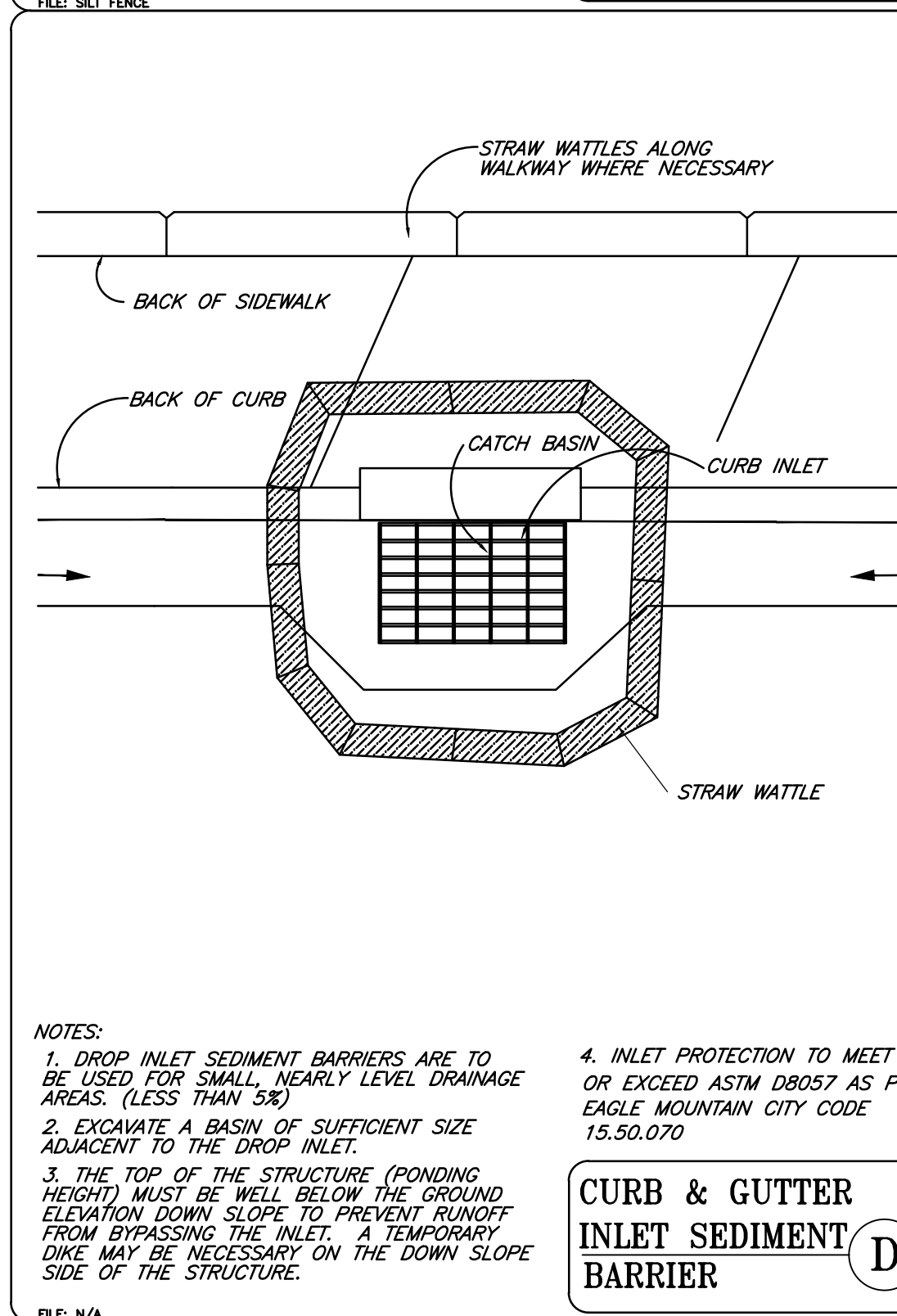
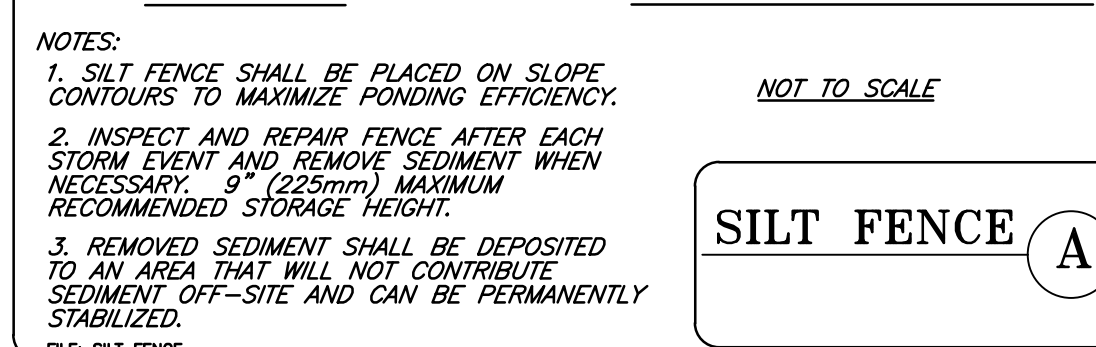
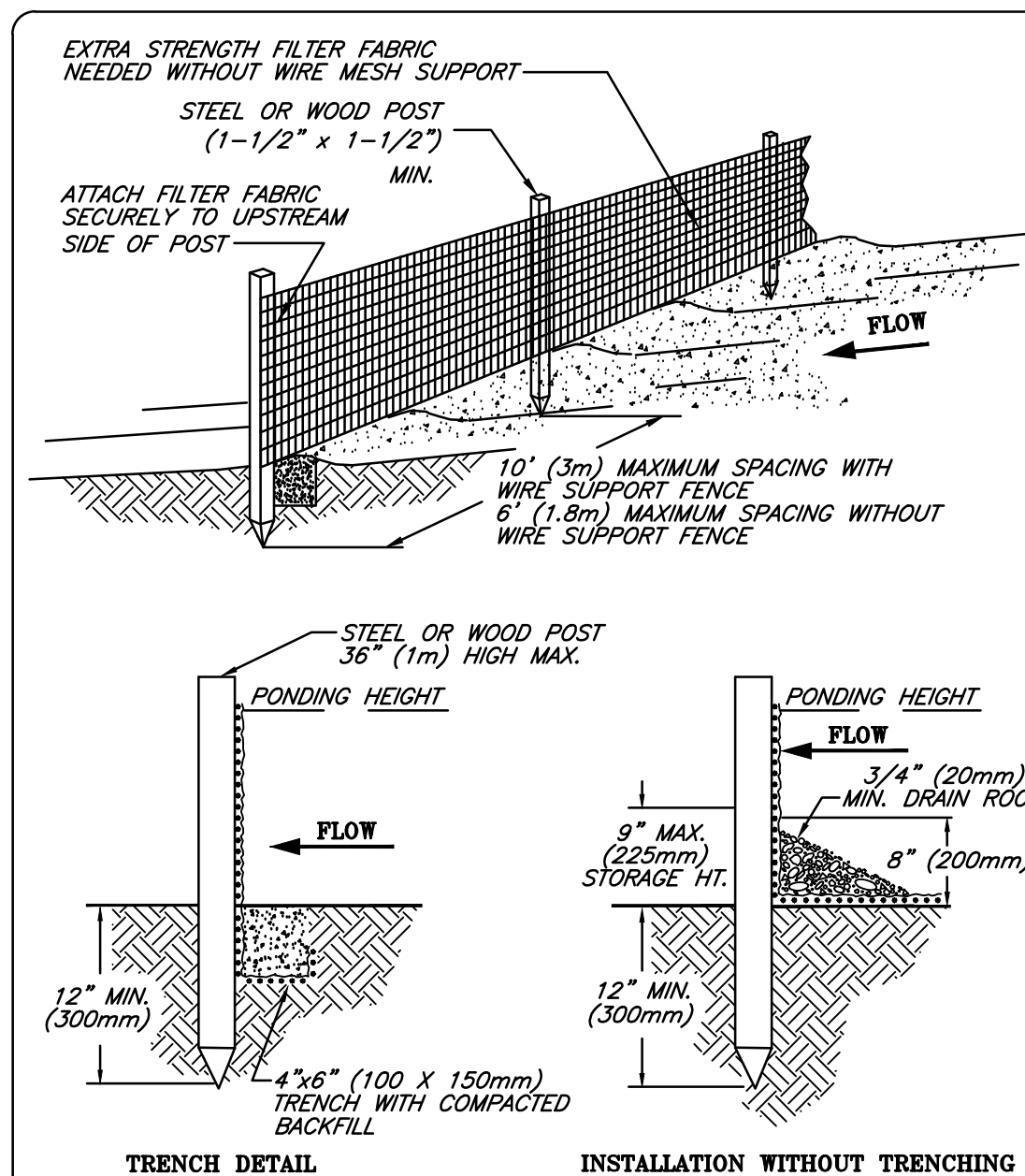


SILT FENCES, INSTALLATION OF SILT FENCES, NOTE:

1. DIG OR TRENCH A FOUR INCH WIDE BY SIX INCH DEEP TRENCH, THE LENGTH OF THE SILT FENCE.
2. ROLL OUT SILT FENCE MATERIAL ALONG THE FRONT OF THE TRENCH SUCH THAT THE STAKES WILL BE ON THE DOWNSTREAM SIDE AND THE BOTTOM FLAP LAY IN THE TRENCH.
3. STARTING AT ONE END, DRIVE THE FIRST STAKE AT LEAST 10 INCHES INTO THE GROUND. NOTE THAT THE STAKE MUST BE DRIVEN FAR ENOUGH INTO THE GROUND SO THAT 8 - 12 INCHES OF MATERIAL REMAINS IN THE GROUND.
4. AT THE NEXT STAKE, PULL THE MATERIAL TAUT BEFORE DRIVING THE SECOND STAKE INTO THE GROUND. NOTE THAT THE STAKE MUST BE DRIVEN FAR ENOUGH INTO THE GROUND SO THAT 8 - 12 INCHES OF MATERIAL REMAINS IN THE GROUND.
5. REPEAT STEP 4 UNTIL THE STAKES ARE DRIVEN INTO THE GROUND.
6. WHEN ATTACHING TWO LENGTHS OF FENCE TOGETHER, DO THE FOLLOWING:
  - 6.1 PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
  - 6.2 ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION, TO CREATE A TIGHT SEAL WITH THE FENCE MATERIAL.
  - 6.3 DRIVE BOTH POST INTO THE GROUND SO THAT 8 - 12 INCHES OF MATERIAL REMAINS IN THE GROUND.

EROSION CONTROL GENERAL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
3. ALL BEST MANAGEMENT PRACTICES AND EROSION CONTROL MEASURES ARE TO CONFORM TO THE CITY LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS.
4. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS DEPOSITED BY TRAFFIC FROM THE SITE.
5. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY AS INDIVIDUAL INLETS ARE INSTALLED.
6. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
7. EROSION CONTROL STRUCTURES BELOW SLOODED AREAS MAY BE REMOVED ONCE SOIL AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEDDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES SHALL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
10. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS ABSOLUTELY PROHIBITED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, GRAVEL BAGS, ETC) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
12. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
13. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, ANY NEEDED CLEANING AND REPAIRS SHALL BE DONE IMMEDIATELY UPON DISCOVERY.
14. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE. DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.



LIMIT OF DISTURBANCE NOTES:

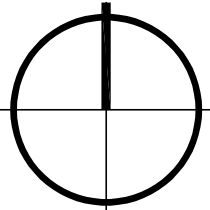
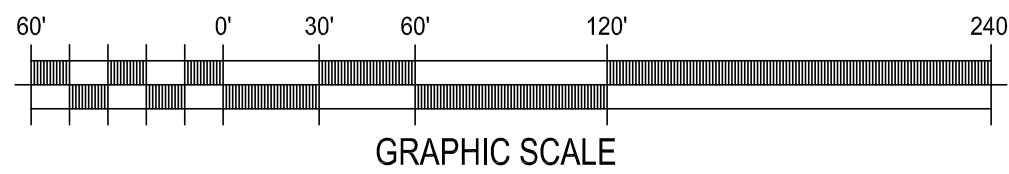
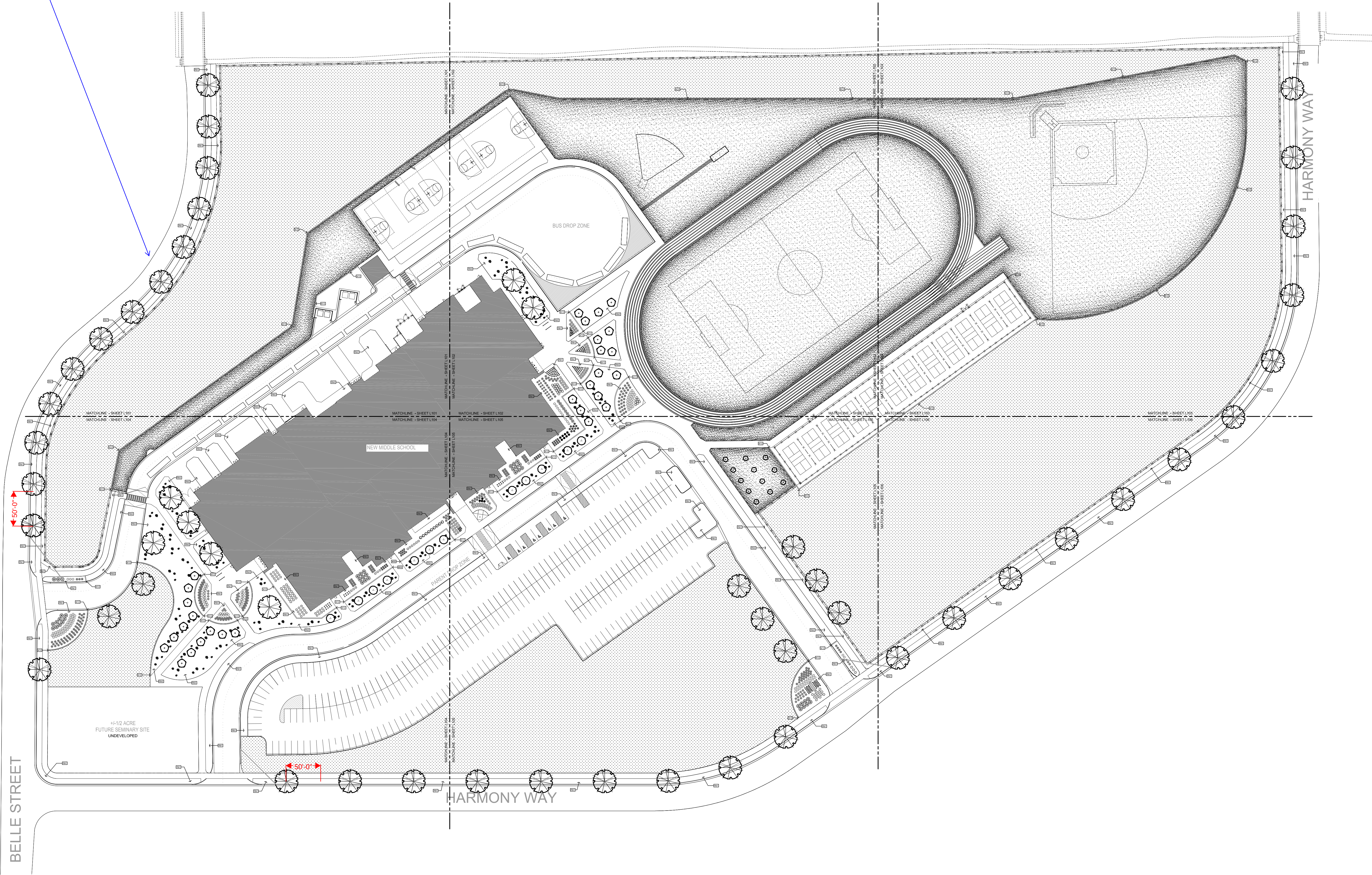
1. THE LIMITS OF DISTURBANCE (L.O.D.) TO BE FIELD MARKED.
2. FIELD VERIFICATION OF AN L.O.D. BY CITY ENGINEERING.
3. PRECONSTRUCTION EROSION AND SEDIMENT CONTROL MEETING REQUIRED PRIOR TO ANY DISTURBANCE. THE REQUIRED ATTENDEES WILL BE DEVELOPER'S PROJECT MANAGER, CONSTRUCTION COMPANY'S ON SITE MANAGER.
4. MODIFICATION OF L.O.D. AS REQUIRED BY RESULTS OF PRECONSTRUCTION MEETING.
5. THE CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE CITY CERTIFYING THE L.O.D., DUST CONTROL, AND TREE PROTECTION HAS BEEN REVIEWED AND APPROVED PRIOR TO WORK BEGINNING.

CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES NOTES:

1. CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS, CITY EROSION, SEDIMENT, REVEGETATION REQUIREMENTS AND THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY.
2. THE CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH THE PROJECT EARTHWORK SPECIFICATIONS AND THE EARTHWORK RECOMMENDATIONS FOUND IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS PROJECT. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN THE DOCUMENTS MENTIONED (NOTE 2) AND THE CITY'S EROSION AND SEDIMENT CONTROL REQUIREMENTS OR THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY, THE CITY'S REQUIREMENTS AND THE STATE REQUIREMENTS WILL CONTROL.
3. L.O.D. BARRIERS WILL BE PROPERLY INSTALLED PRIOR TO ANY DISTURBANCE. L.O.D. BARRIERS ARE DEFINED AS SILT FENCE AND ENVIRONMENTAL FENCE.
4. INSTALL SILT FENCE ON ALL DOWNHILL SIDE OF L.O.D. SEE DETAIL AND SILT FENCE NOTES FOR CORRECT INSTALLATION PROCEDURE.
5. ENVIRONMENTAL FENCES ARE TO BE INSTALLED ON ALL UPHILL SIDE OF L.O.D.
6. THE L.O.D. SILT FENCE BARRIERS DO NOT REPLACE OR FUNCTION AS SEDIMENTATION B.M.P.S. ADDITIONAL SEDIMENT (BEST MANAGEMENT PRACTICES) B.M.P.S WILL BE REQUIRED AS SHOWN ON THE PLANS OR AS REQUIRED BY THE CITY THROUGHOUT THE PROJECT AS UNFORESEEN SITUATIONS OCCUR.
7. WITHIN THE SAME WORKING DAY SOIL IS DISTURBED ALL SEDIMENT CONTROL B.M.P.S. WILL BE INSTALLED. AN EXAMPLE OF SEDIMENT CONTROL B.M.P. IS A SILT FENCE OR A TEMPORARY SEDIMENTATION BASIN. EXISTING VEGETATION WILL NOT BE BURIED, THE METHOD OF DISPOSAL WILL BE SUBMITTED AND APPROVED BY THE CITY.
8. INSTALL ALL SEDIMENTATION B.M.P.S AS SHOWN ON PLANS AND AS DIRECTED BY THE CITY
9. DUST CONTROL MEASURES WILL BE ON SITE AND IN WORKING ORDER WHEN SOIL IS DISTURBED. DUST CONTROL WILL BE USED 24 HOURS SEVEN DAYS PER WEEK UNTIL SOIL IS RESEEDING AND PROTECTED. WATER USED TO CONTROL DUST WILL CONTAIN CALCIUM CHLORIDE OR SIMILAR ADDITIVE. THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY DOES NOT REPLACE THE CALCIUM CHLORIDE REQUIREMENT.
10. INSTALL IMPROVEMENTS AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
11. ALL DISTURBED SOIL WILL BE MADE STABLE AS WITHIN 21 DAYS OF DISTURBANCE.
12. TEMPORARY AND PERMANENT SEDIMENT BEST MANAGEMENT PRACTICES WILL REMAIN FUNCTIONAL AT ALL TIMES THROUGH THE ENTIRE PROJECT AND UNTIL ALL DISTURBED SOIL HAS BEEN STABILIZED TO PREVENT EROSION. WRITTEN APPROVAL MUST BE OBTAINED FROM THE CITY CERTIFYING ALL DISTURBED SOIL IS STABLE BEFORE ABANDONING SEDIMENTATION BEST MANAGEMENT PRACTICES.
13. IF THE EXISTING GRADES ARE DIFFERENT THAN WHAT IS SHOWN ON THE GRADING PLAN, STOP WORK AND NOTIFY THE CITY.
14. IF THE PROJECT REQUIRES EXPORT OR IMPORT MATERIAL TO ACHIEVE A BALANCED SITE, THE CONTRACTOR IS TO KEEP OFFSITE ROADS CLEAN AT ALL TIMES. FAILURE TO KEEP STREETS CLEAN WILL RESULT IN A MANDATORY WORK STOP ORDER BEING ISSUED ON THE IMPORT/EXPORT OPERATION.
15. THE PROJECT CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PAVED STREETS ADJACENT TO OR ABUTTING THE GRADING PROJECT CLEAN AND FREE OF DIRT, MUD, AND DEBRIS AT ALL TIMES. WHEREAS THIS IS A PUBLIC HEALTH AND SAFETY ISSUE. FAILURE TO COMPLY WILL RESULT IN A MANDATORY WORK STOP ORDER BEING ISSUED OVER THE ENTIRE PROJECT, INCLUDING COMMERCIAL AND RESIDENTIAL CONSTRUCTION PROJECTS.
16. THE CONTRACTOR WILL PROVIDE ADDITIONAL TEMPORARY EROSION CONTROL PLANS, AND PERMITS AS REQUIRED BY THE CITY, THE COUNTY AND THE STATE OF UTAH AS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
17. FAILURE TO FOLLOW THE SEQUENCE OF CONSTRUCTION SHALL RESULT IN THE ISSUANCE OF A WORK STOP ORDER BEING ISSUED.
18. CONCRETE TRUCKS TO USE PRE-ASSIGNED WASH-OUT AREA. CONCRETE TRUCKS ARE NOT TO BE CLEANED OUT OR WASHED DOWN IN THE PUBLIC RIGHT-OF-WAY.
19. PORTABLE TOILETS TO BE LOCATED ADJACENT TO CONTRACTOR TRAILER. TOILETS SHALL BE MAINTAINED BY CONTRACTOR.
20. CONSTRUCTION WASTE BIN TO BE LOCATED NEAR CONTRACTOR TRAILER. ALL CONSTRUCTION WASTE TO BE PLACED IN WASTE BIN.
21. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES (B.M.P.S) ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
22. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.



Overall with the landscape plan in general. EMC has a recommended grass/shrub/tree species list of native and drought tolerant species that would be beneficial to use. It would be great if you guys were to adopt these in your landscaping plan and partner with the City as we move away from thirsty plants to save water. Email tblack@emcity.org for this list.



FOR REFERENCE ONLY NOT FOR CONSTRUCTION

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT  
EAGLE MOUNTAIN, UT

CONFORMED SET

OVERALL  
PLANTING DETAILS

L100

VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: 2023 JUN 27

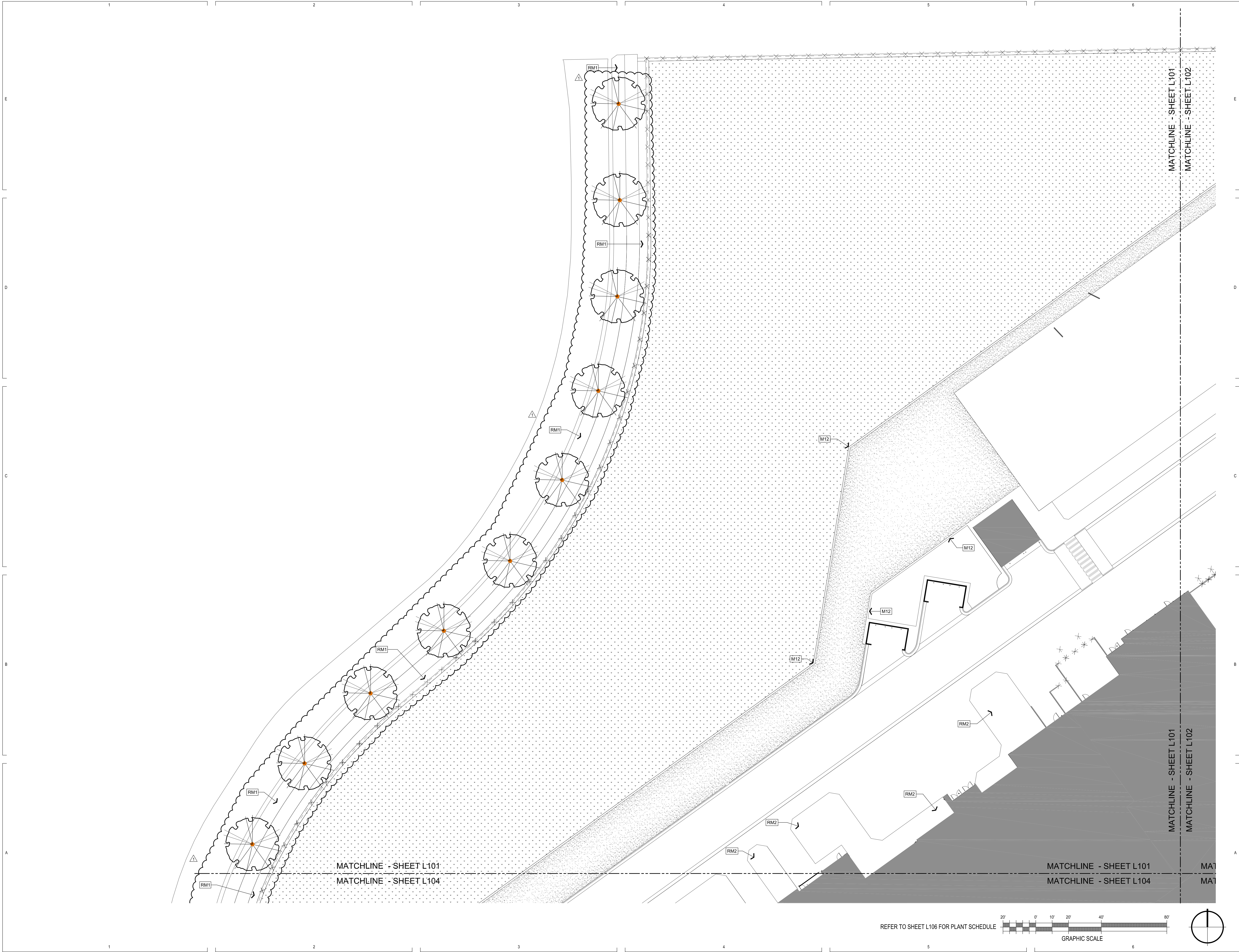
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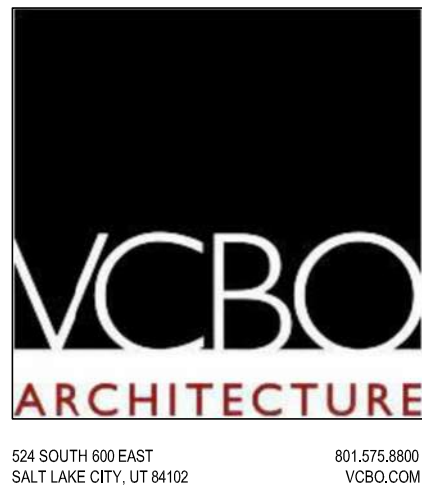
**E. A. Lyman**  
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8188 South Highland Dr., Suite D37  
Candy, Utah 84093  
Telephone: 801.943.6564  
E-mail: eric@ealyma.com

STATE OF UTAH  
**Lyman**  
88-103729  
5301  
LANDSCAPE ARCHITECT  
5/9/2023

**VCBO**  
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824 SOUTH 900 EAST  
SALT LAKE CITY, UT 84102  
801.575.8800  
VCBO.COM



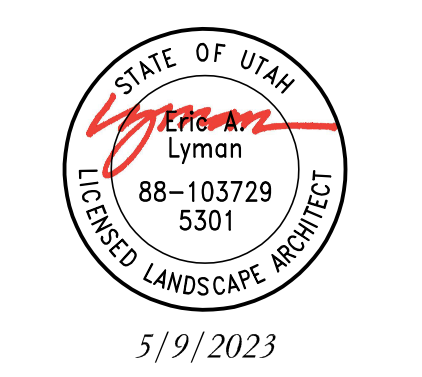




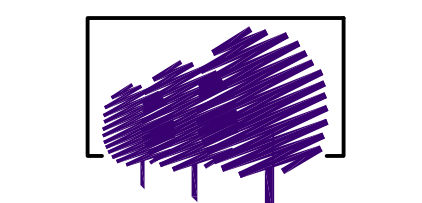
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5/9/2023  
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E-mail: eal@ealym.com

| REV | DATE       | DESCRIPTION |
|-----|------------|-------------|
| 1   | 10/26/2023 | PR 003      |

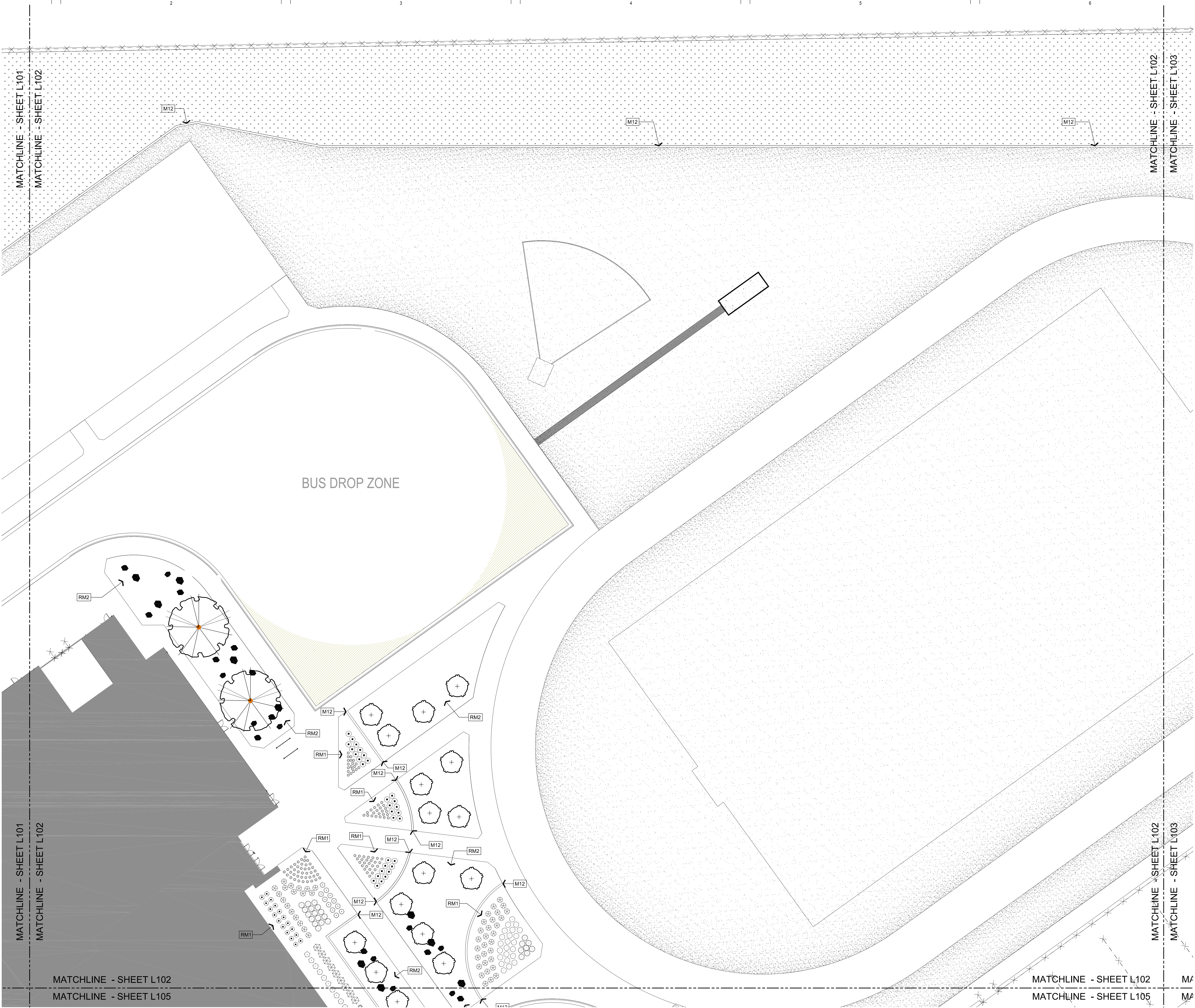
VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: 2023 JUN 27

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN  
ALPINE SCHOOL DISTRICT  
EAGLE MOUNTAIN, UT  
CONFORMED SET

PLANTING PLAN

L101





MATCHLINE - SHEET L101  
MATCHLINE - SHEET L102

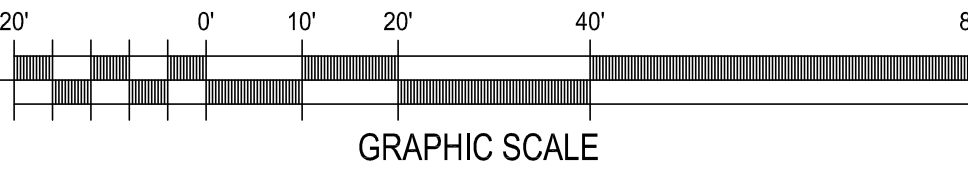
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MATCHLINE - SHEET L105

BUS DROP ZONE

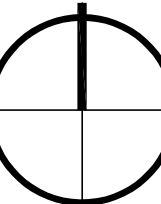
MATCHLINE - SHEET L102  
MATCHLINE - SHEET L103

MATCHLINE - SHEET L102  
MATCHLINE - SHEET L105

REFER TO SHEET L106 FOR PLANT SCHEDULE



GRAPHIC SCALE



ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT  
EAGLE MOUNTAIN, UT

CONFORMED SET

PLANTING PLAN

L102

VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: 2023 JUN 27

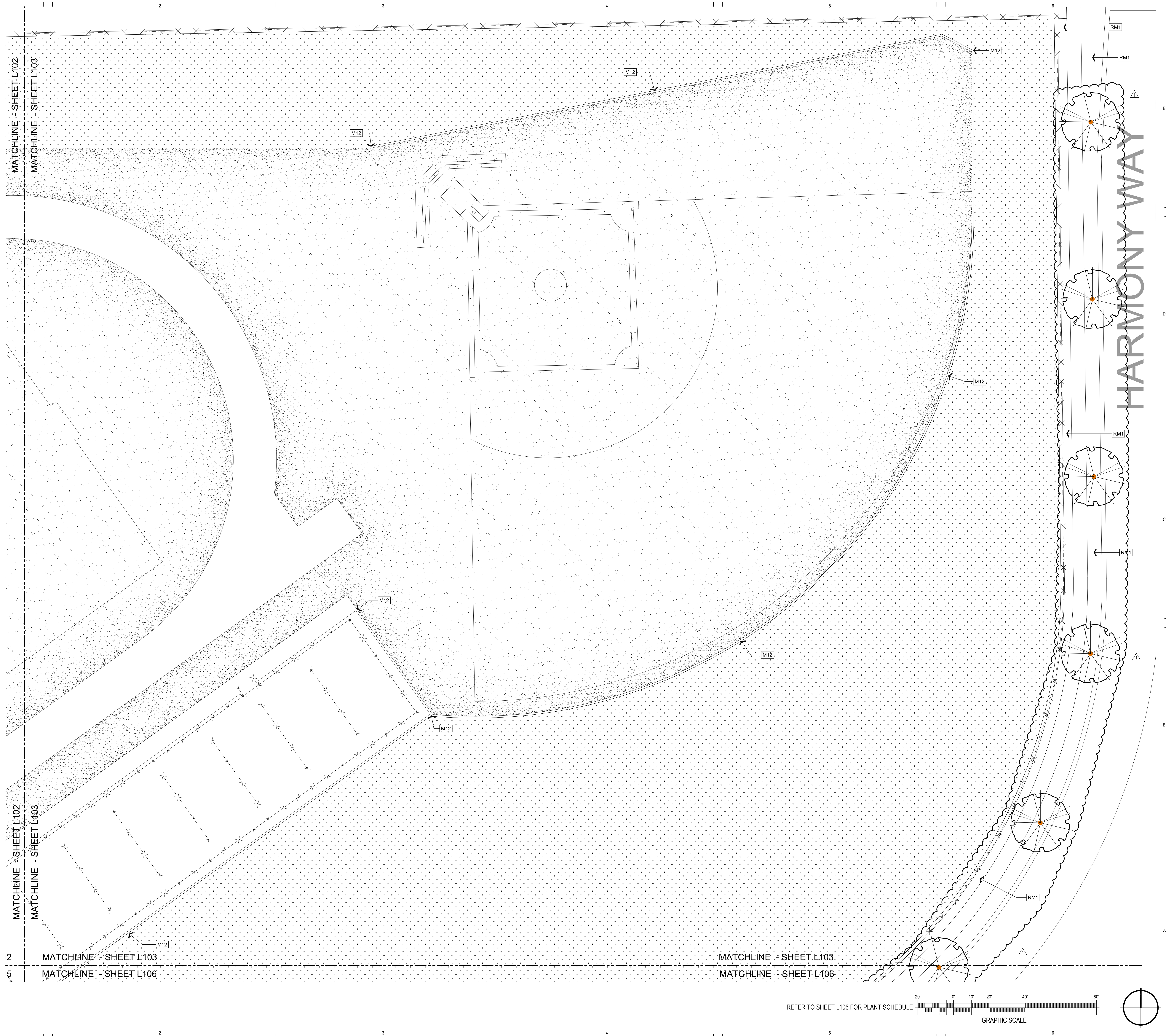
| REV | DATE       | DESCRIPTION |
|-----|------------|-------------|
| 1   | 10/26/2023 | PR 003      |

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Professional Seal  
E. A. Lyman  
86-103729  
5301  
LANDSCAPE ARCHITECT  
5/9/2023

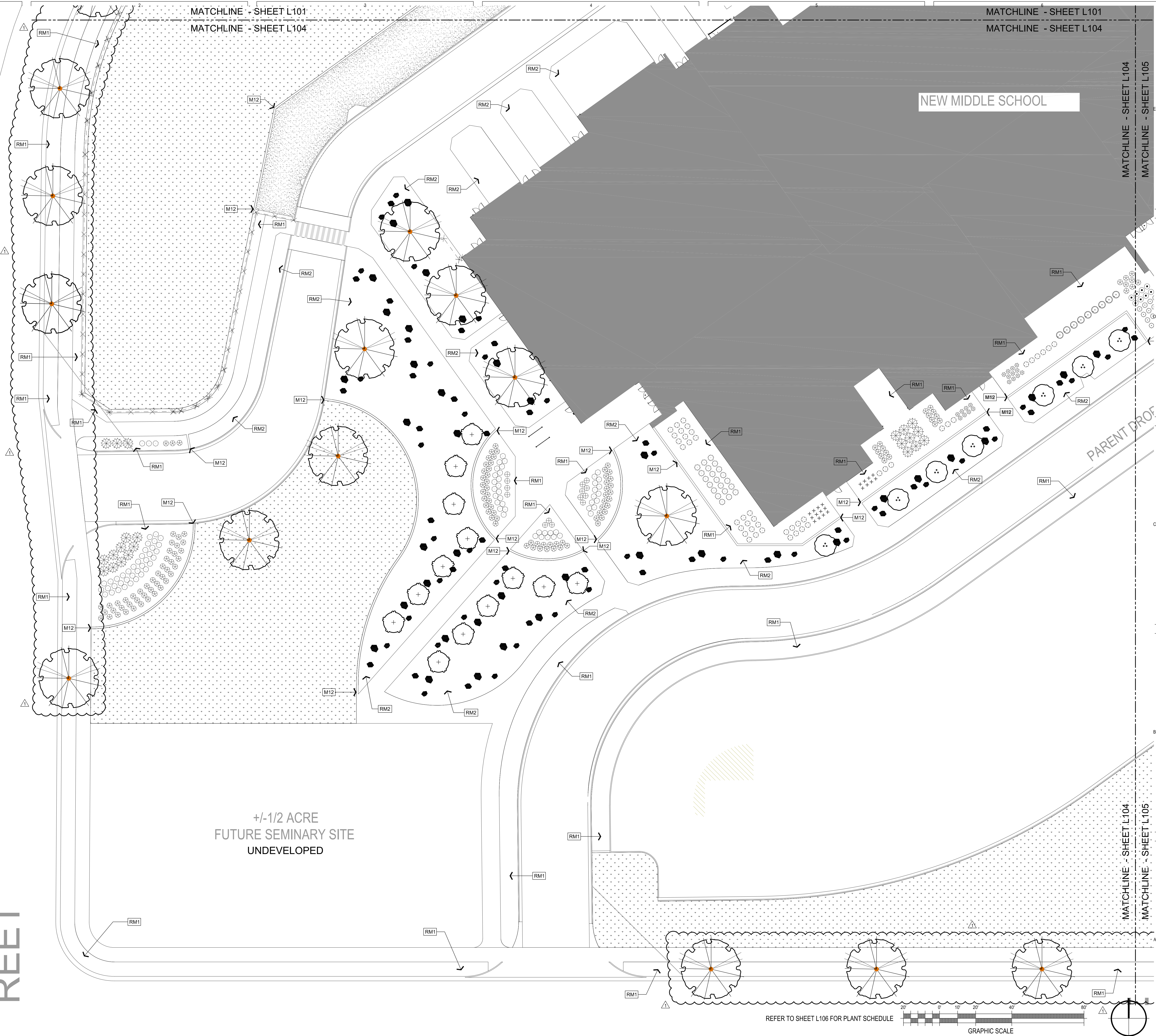
**VCBO**  
ARCHITECTURE  
504 SOUTH 600 EAST  
SALT LAKE CITY, UT 84142  
801.575.8800  
VCBO.COM



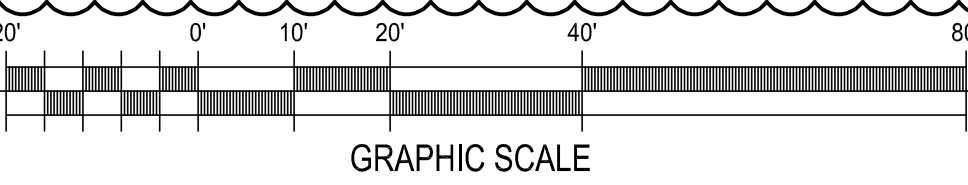




REET



REFER TO SHEET L106 FOR PLANT SCHEDULE



GRAPHIC SCALE

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT  
EAGLE MOUNTAIN, UT

CONFORMED SET

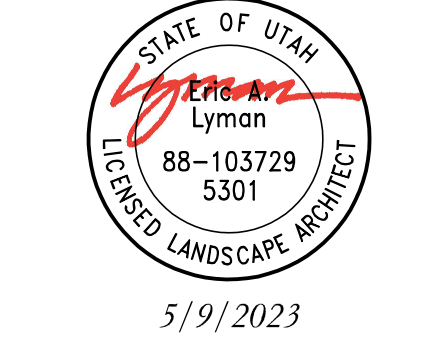
PLANTING PLAN

L104

VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: 2023 JUN 27

| REV | DATE       | DESCRIPTION |
|-----|------------|-------------|
| △   | 10/26/2023 | PR 003      |

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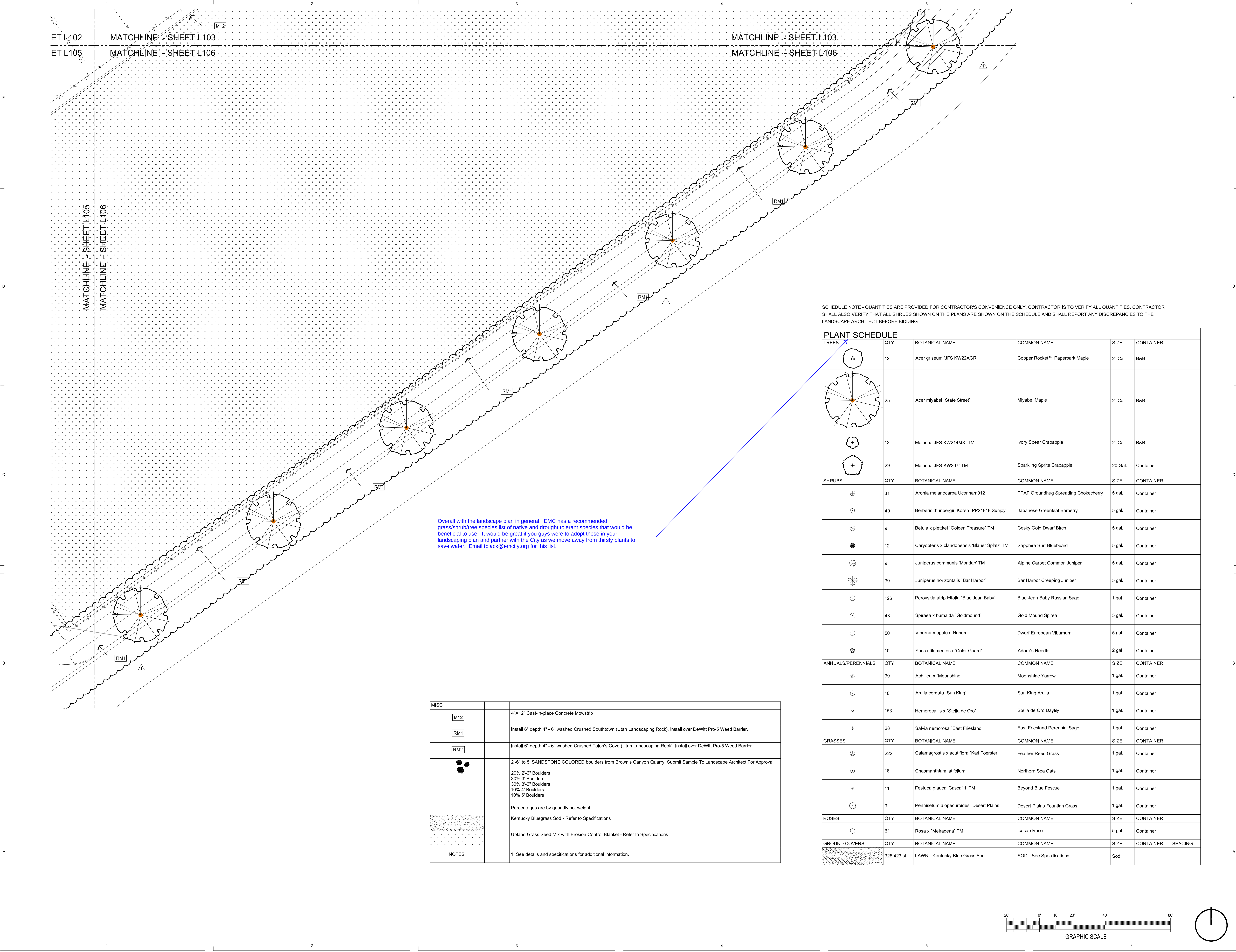


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# L105





VCBO

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VCBO2004

STATE OF UTAH

Lyman

88-103729

5301

LANDSCAPE PROJECT

5/9/2023

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E-mail: eal@ealymon.com

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VCBO NUMBER:

22705

CLIENT NUMBER:

00000

DATE:

2023 JUN 27

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT

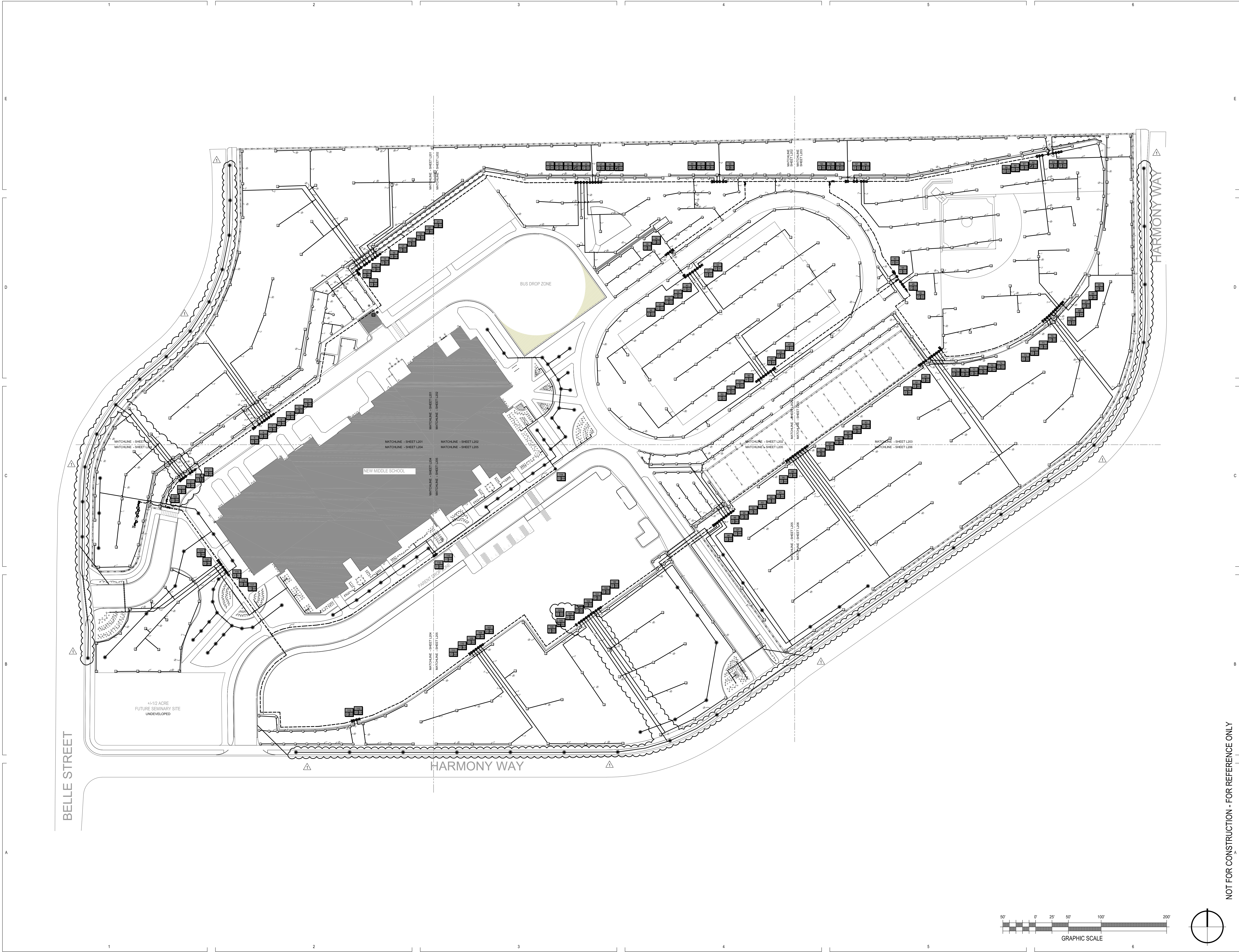
EAGLE MOUNTAIN, UT

CONFORMED SET

PLANTING PLAN

L106





NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT  
EAGLE MOUNTAIN, UT

CONFORMED SET

IRRIGATION PLAN

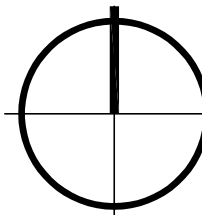
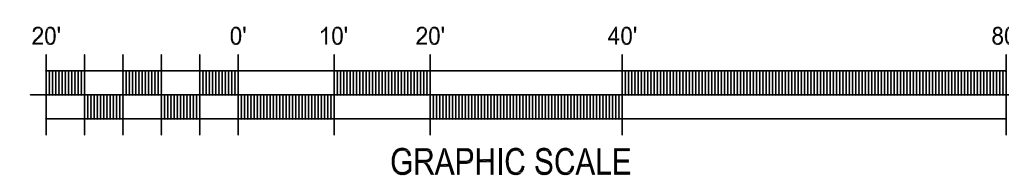
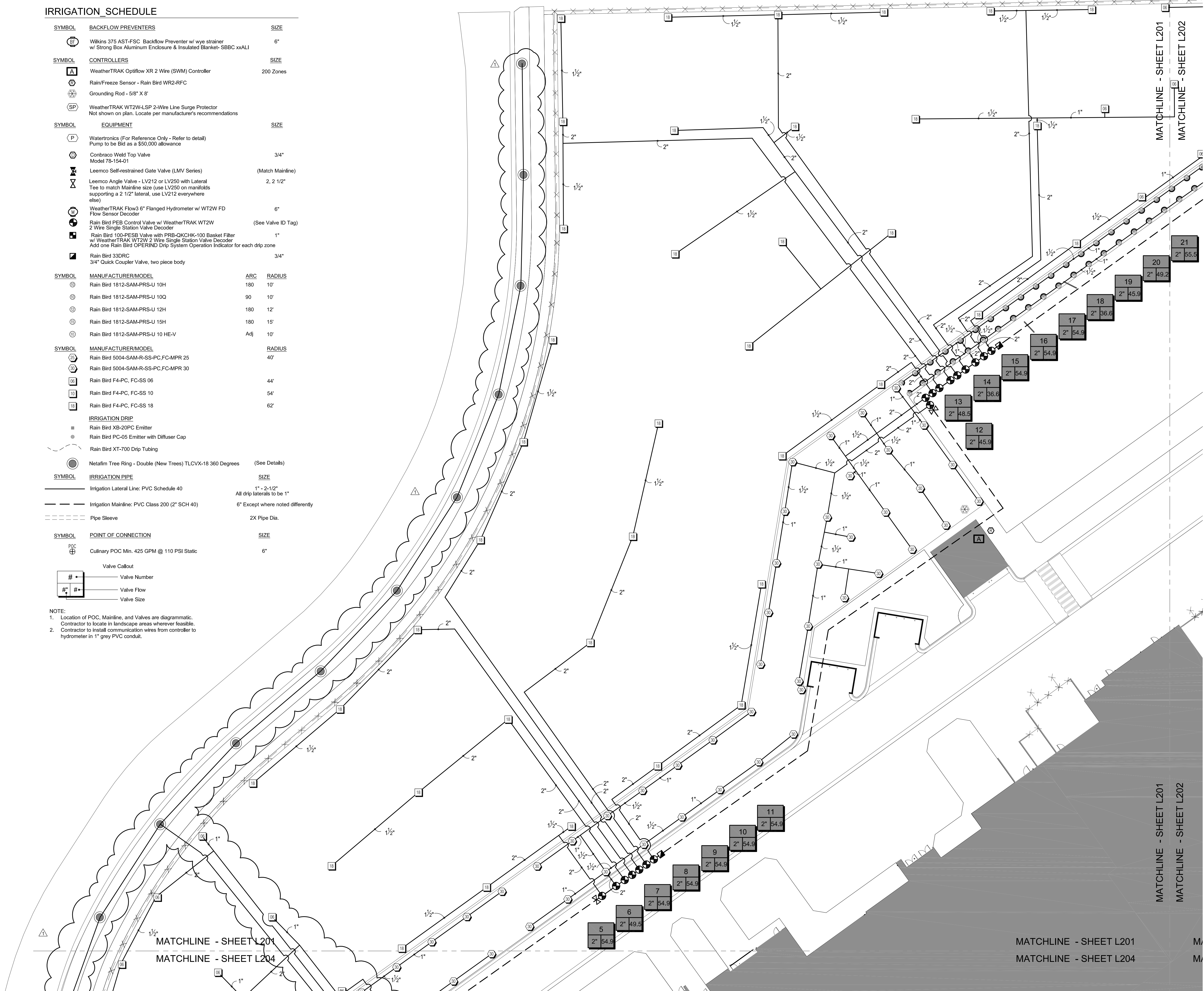
L200



IRRIGATION\_SCHEDULE

| SYMBOL          | BACKFLOW PREVENTERS                                                                                                                                                                                  | SIZE                                                            |        |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------|
|                 | Wilkins 375 AST-FSC Backflow Preventer w/ wye strainer<br>w/ Strong Box Aluminum Enclosure & Insulated Blanket- SBBC xxALI                                                                           | 6"                                                              |        |
| SYMBOL          | CONTROLLERS                                                                                                                                                                                          | SIZE                                                            |        |
|                 | WeatherTRAK Optiflow XR 2 Wire (SWM) Controller                                                                                                                                                      | 200 Zones                                                       |        |
|                 | Rain/Freeze Sensor - Rain Bird WR2-RFC                                                                                                                                                               |                                                                 |        |
|                 | Grounding Rod - 5/8" X 8'                                                                                                                                                                            |                                                                 |        |
|                 | WeatherTRAK WT2W-LSP 2-Wire Line Surge Protector<br>Not shown on plan. Locate per manufacturer's recommendations                                                                                     |                                                                 |        |
| SYMBOL          | EQUIPMENT                                                                                                                                                                                            | SIZE                                                            |        |
|                 | Watertronics (For Reference Only - Refer to detail)<br>Pump to be Bid as a \$50,000 allowance                                                                                                        |                                                                 |        |
|                 | Combraco Weld Top Valve<br>Model 78-154-01                                                                                                                                                           | 3/4"                                                            |        |
|                 | Leemco Self-restrained Gate Valve (LMV Series)                                                                                                                                                       | (Match Mainline)                                                |        |
|                 | Leemco Angle Valve - LV212 or LV250 with Lateral<br>Tee to match Mainline size (use LV250 on manifolds<br>supporting a 2 1/2" lateral, use LV212 everywhere<br>else)                                 | 2, 2 1/2"                                                       |        |
|                 | WeatherTRAK Flow3 6" Flanged Hydrometer w/ WT2W FD<br>Flow Sensor Decoder                                                                                                                            | 6"                                                              |        |
|                 | Rain Bird PEB Control Valve w/ WeatherTRAK WT2W<br>2 Wire Single Station Valve Decoder                                                                                                               | (See Valve ID Tag)                                              |        |
|                 | Rain Bird 100-PESB Valve with PRB-QKCHK-100 Basket Filter<br>w/ WeatherTRAK WT2W 2 Wire Single Station Valve Decoder<br>Add one Rain Bird OPERIND Drip System Operation Indicator for each drip zone | 1"                                                              |        |
|                 | Rain Bird 33ORC<br>3/4" Quick Coupler Valve, two piece body                                                                                                                                          | 3/4"                                                            |        |
| SYMBOL          | MANUFACTURER/MODEL                                                                                                                                                                                   | ARC                                                             | RADIUS |
|                 | Rain Bird 1812-SAM-PRS-U 10H                                                                                                                                                                         | 180                                                             | 10'    |
|                 | Rain Bird 1812-SAM-PRS-U 10Q                                                                                                                                                                         | 90                                                              | 10'    |
|                 | Rain Bird 1812-SAM-PRS-U 12H                                                                                                                                                                         | 180                                                             | 12'    |
|                 | Rain Bird 1812-SAM-PRS-U 15H                                                                                                                                                                         | 180                                                             | 15'    |
|                 | Rain Bird 1812-SAM-PRS-U 10 HE-V                                                                                                                                                                     | Adj                                                             | 10'    |
| SYMBOL          | MANUFACTURER/MODEL                                                                                                                                                                                   | RADIUS                                                          |        |
|                 | Rain Bird 5004-SAM-R-SS-PC,FC-MPR 25                                                                                                                                                                 | 40'                                                             |        |
|                 | Rain Bird 5004-SAM-R-SS-PC,FC-MPR 30                                                                                                                                                                 |                                                                 |        |
|                 | Rain Bird F4-PC, FC-SS 06                                                                                                                                                                            | 44'                                                             |        |
|                 | Rain Bird F4-PC, FC-SS 10                                                                                                                                                                            | 54'                                                             |        |
|                 | Rain Bird F4-PC, FC-SS 18                                                                                                                                                                            | 62'                                                             |        |
| IRRIGATION DRIP |                                                                                                                                                                                                      |                                                                 |        |
|                 | Rain Bird XB-20PC Emitter                                                                                                                                                                            |                                                                 |        |
|                 | Rain Bird PC-05 Emitter with Diffuser Cap                                                                                                                                                            |                                                                 |        |
|                 | Rain Bird XT-700 Drip Tubing                                                                                                                                                                         |                                                                 |        |
|                 | Netafim Tree Ring - Double (New Trees) TLCVX-18 360 Degrees                                                                                                                                          | (See Details)                                                   |        |
| SYMBOL          | IRRIGATION PIPE                                                                                                                                                                                      | SIZE                                                            |        |
|                 | Irrigation Lateral Line: PVC Schedule 40                                                                                                                                                             | 1" - 2-1/2"                                                     |        |
|                 | Irrigation Mainline: PVC Class 200 (2" SCH 40)                                                                                                                                                       | All drip laterals to be 1"<br>6" Except where noted differently |        |
|                 | Pipe Sleeve                                                                                                                                                                                          | 2X Pipe Dia.                                                    |        |
| SYMBOL          | POINT OF CONNECTION                                                                                                                                                                                  | SIZE                                                            |        |
|                 | Culinary POC Min. 425 GPM @ 110 PSI Static                                                                                                                                                           | 6"                                                              |        |
| Valve Callout   |                                                                                                                                                                                                      |                                                                 |        |
|                 | Valve Number                                                                                                                                                                                         |                                                                 |        |
|                 | Valve Flow                                                                                                                                                                                           |                                                                 |        |
|                 | Valve Size                                                                                                                                                                                           |                                                                 |        |

- NOTE:
- Location of POC, Mainline, and Valves are diagrammatic.  
Contractor to locate in landscape areas wherever feasible.
  - Contractor to install communication wires from controller to  
hydrometer in 1" grey PVC conduit.



ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT  
EAGLE MOUNTAIN, UT

CONFORMED SET

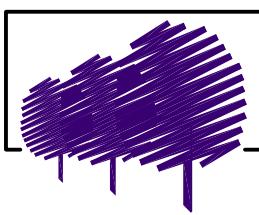
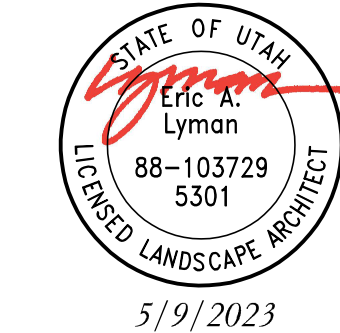
IRRIGATION PLAN

L201

VCBO  
ARCHITECTURE

541 SOUTH 600 EAST  
SALT LAKE CITY, UT 84102

801.551.8800  
VCBO.COM

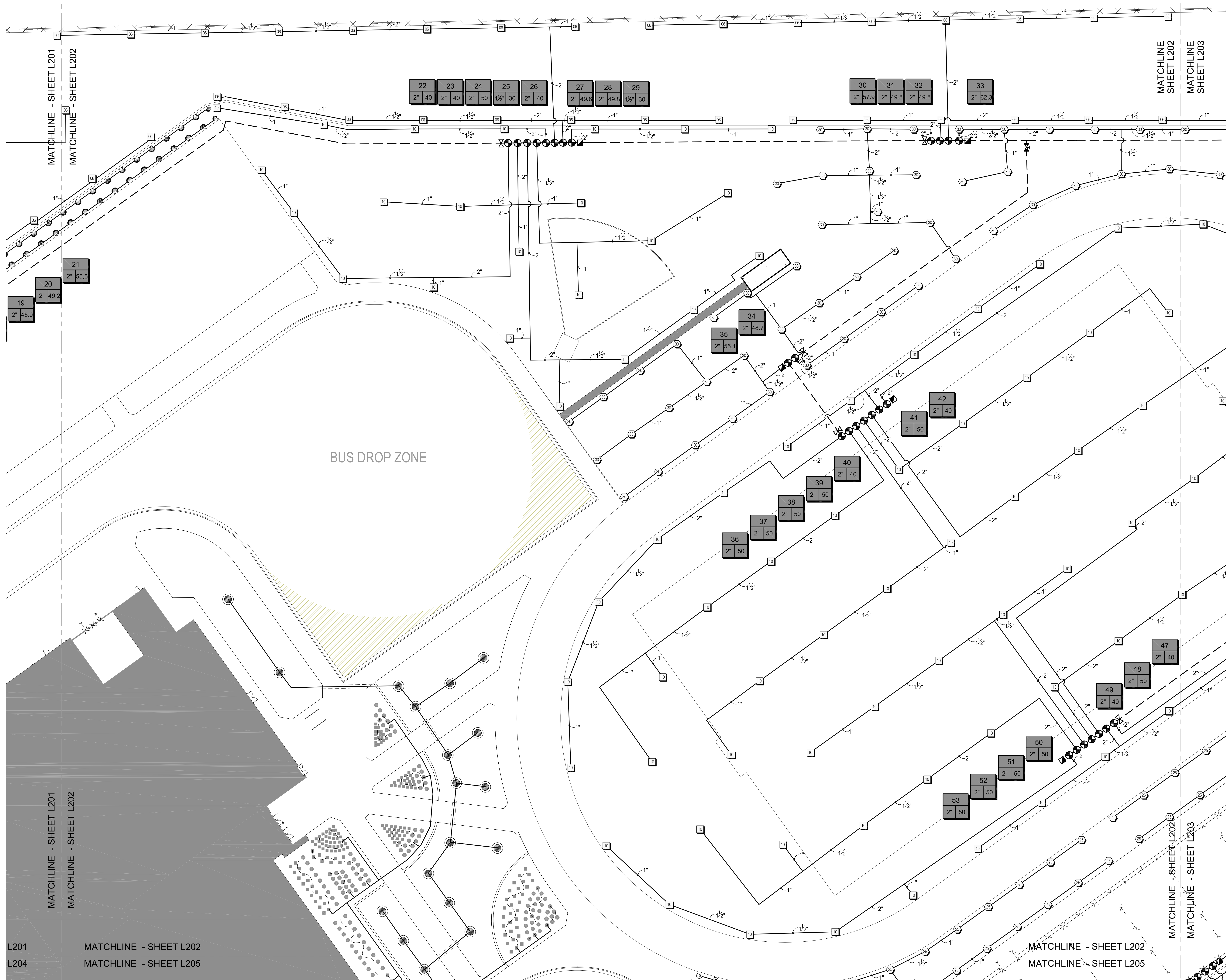


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| REV | DATE       | DESCRIPTION |
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|     | 10/26/2023 | PR 003      |

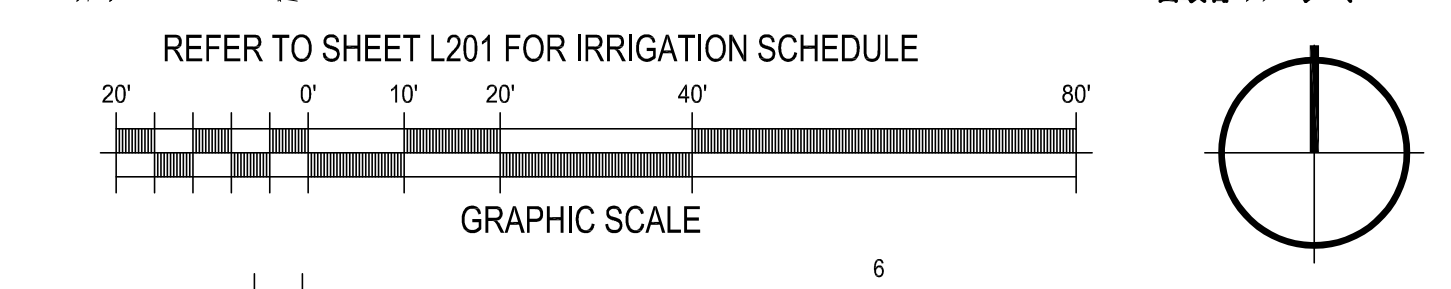
VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: 2023 JUN 27





L201  
L204

MATCHLINE - SHEET L202  
MATCHLINE - SHEET L205



VCBO  
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Eric A. Lyman  
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5/9/2023

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| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: 2023 JUN 27

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT  
EAGLE MOUNTAIN, UT

CONFORMED SET

IRRIGATION PLAN

L202





MATCHLINE  
SHEET L202

MATCHLINE  
SHEET L203

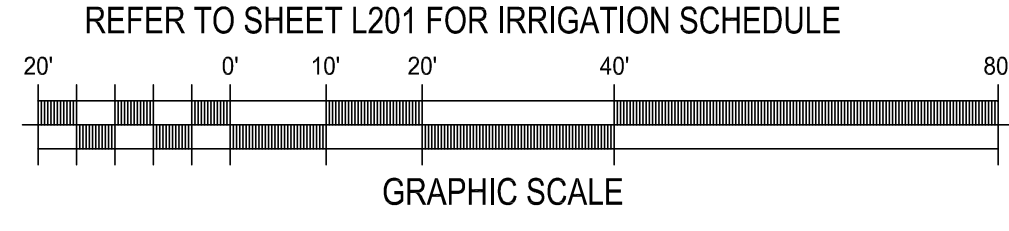
MATCHLINE - SHEET L202

MATCHLINE - SHEET L203

MATCHLINE - SHEET L203

MATCHLINE - SHEET L206

HARMONY WAY



VCBO  
ARCHITECTURE

541 SOUTH 600 EAST  
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VBO2204

STATE OF UTAH  
Eric A. Lyman  
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5/9/2023

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| REV | DATE       | DESCRIPTION |
|-----|------------|-------------|
| 1   | 10/26/2023 | PR 003      |

|                |             |
|----------------|-------------|
| VCBO NUMBER:   | 22705       |
| CLIENT NUMBER: | 00000       |
| DATE:          | 2023 JUN 27 |

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

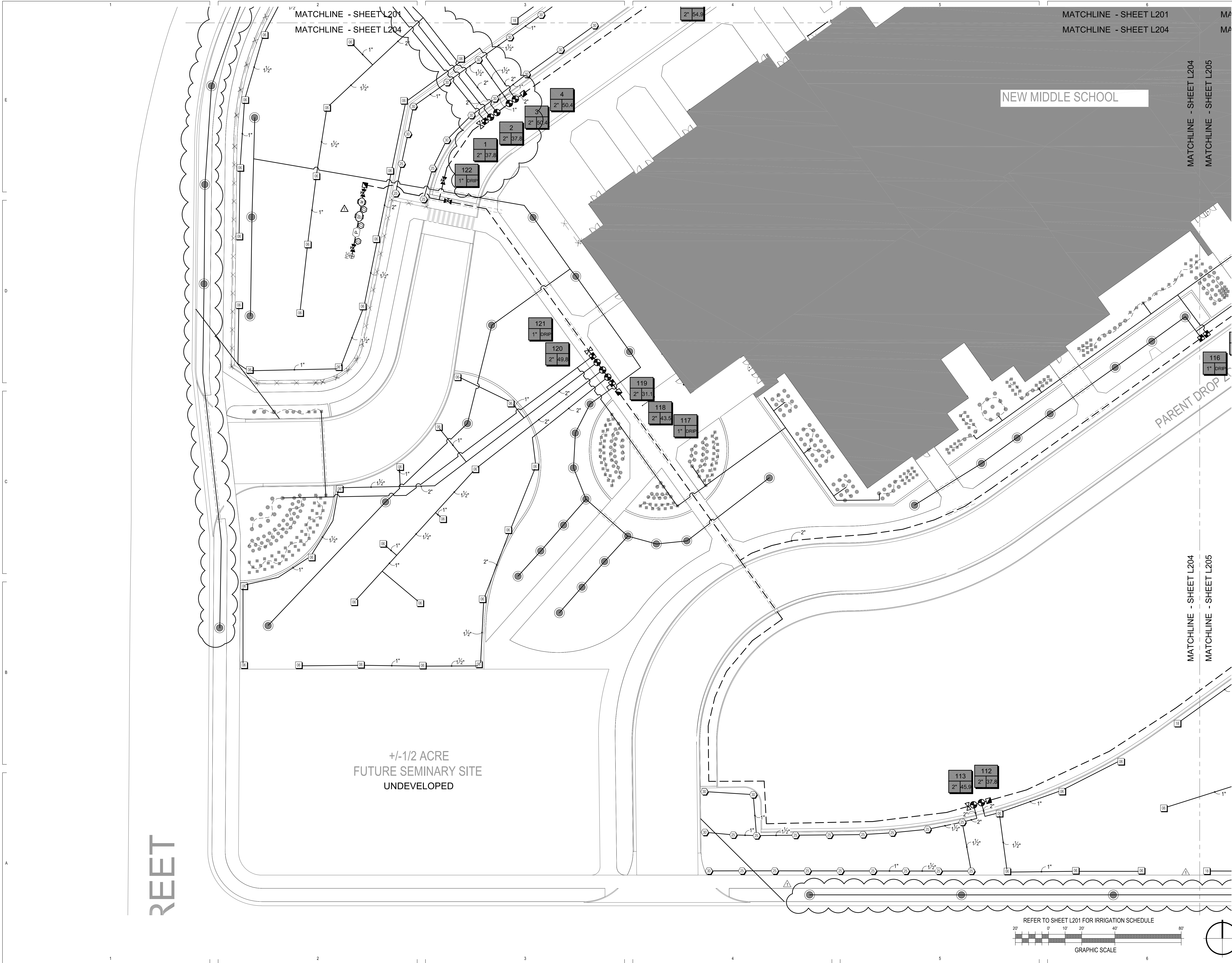
ALPINE SCHOOL DISTRICT  
EAGLE MOUNTAIN, UT

CONFORMED SET

IRRIGATION PLAN

L203





VCBO

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UT EXERCISE LANDSCAPE ARCHITECT

5/9/2023

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| REV | DATE       | DESCRIPTION |
|-----|------------|-------------|
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VCBO NUMBER:

22705

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DATE:

2023 JUN 27

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT

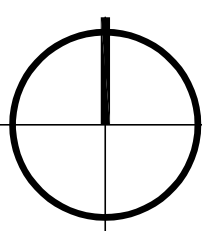
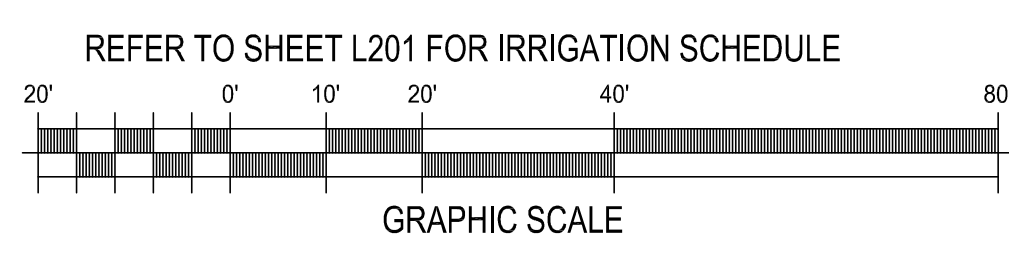
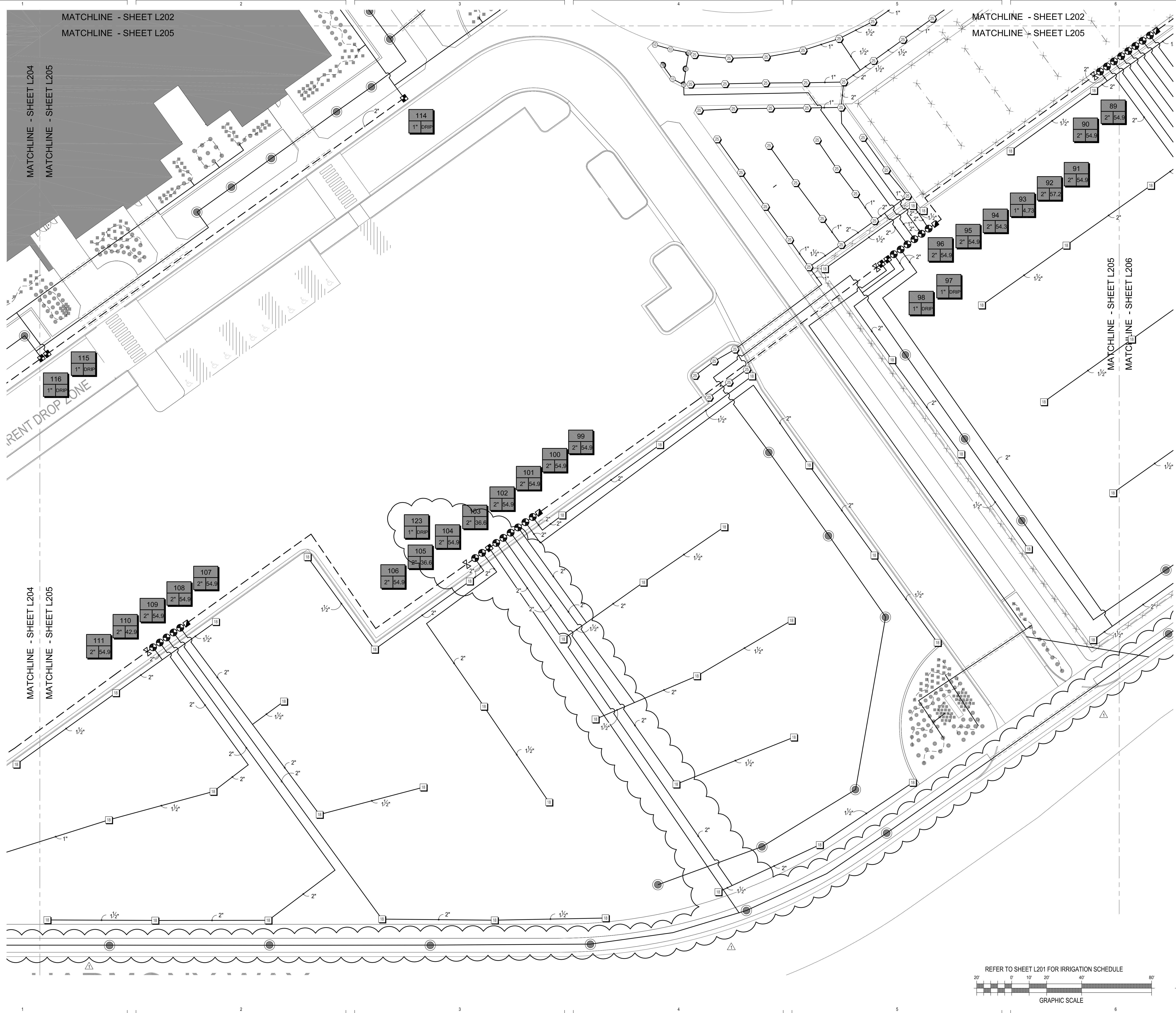
EAGLE MOUNTAIN, UT

CONFORMED SET

IRRIGATION PLAN

L204





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| 1   | 10/26/2023 | PR 003      |

VCBO NUMBER: 22705

CLIENT NUMBER: 00000

DATE: 2023 JUN 27

**ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN**

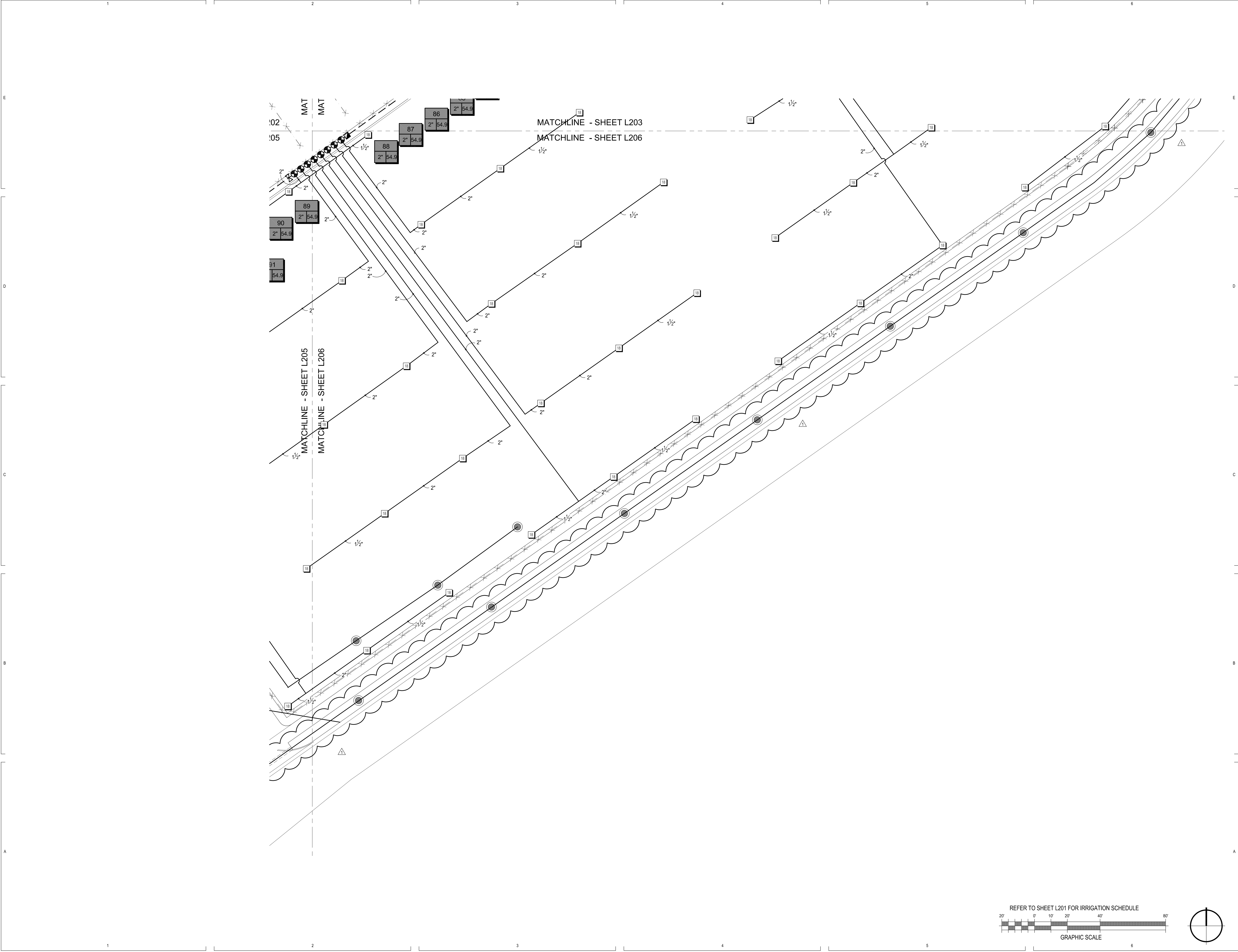
ALPINE SCHOOL DISTRICT  
EAGLE MOUNTAIN, UT

CONFORMED SET

IRRIGATION PLAN

**L205**





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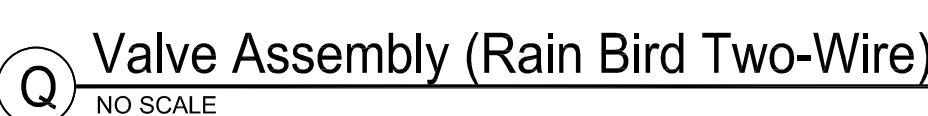
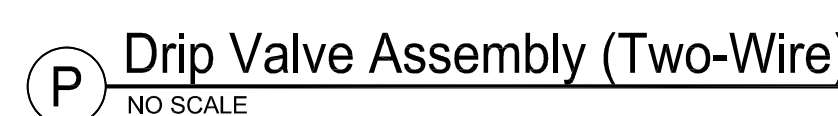
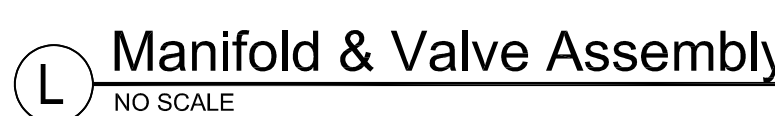
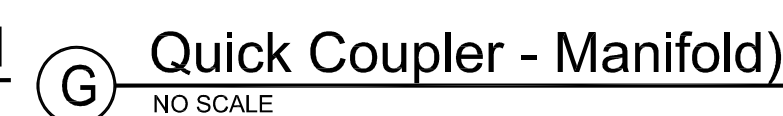
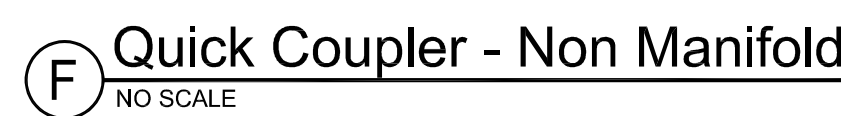
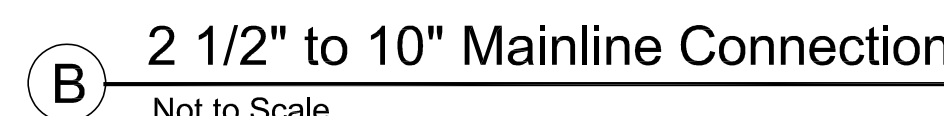
ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN  
ALPINE SCHOOL DISTRICT  
EAGLE MOUNTAIN, UT  
CONFORMED SET

IRRIGATION PLAN

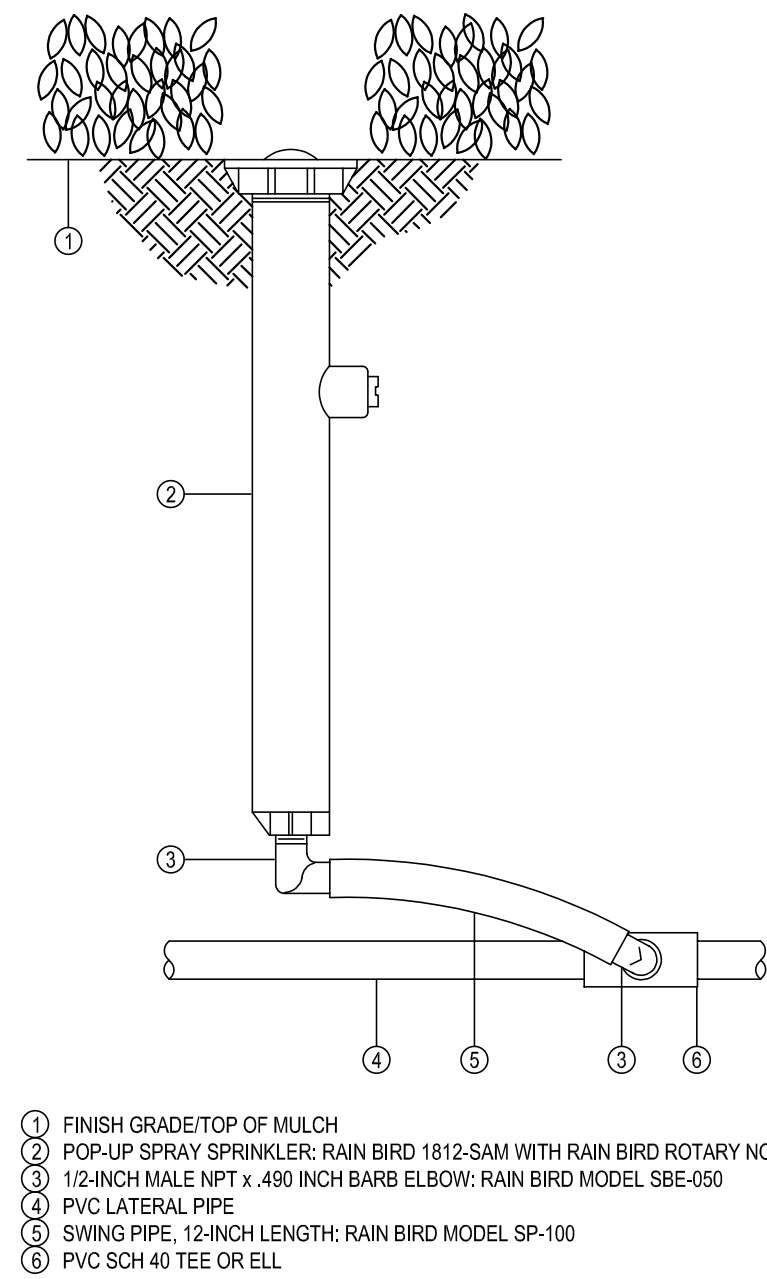
L206



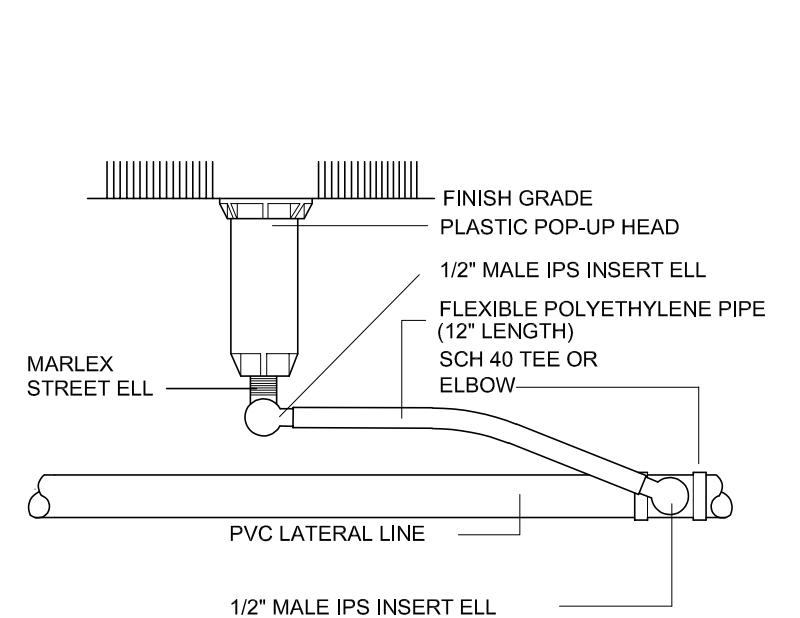
ALPINE SCHOOL DISTRICT  
EAGLE MOUNTAIN, UT



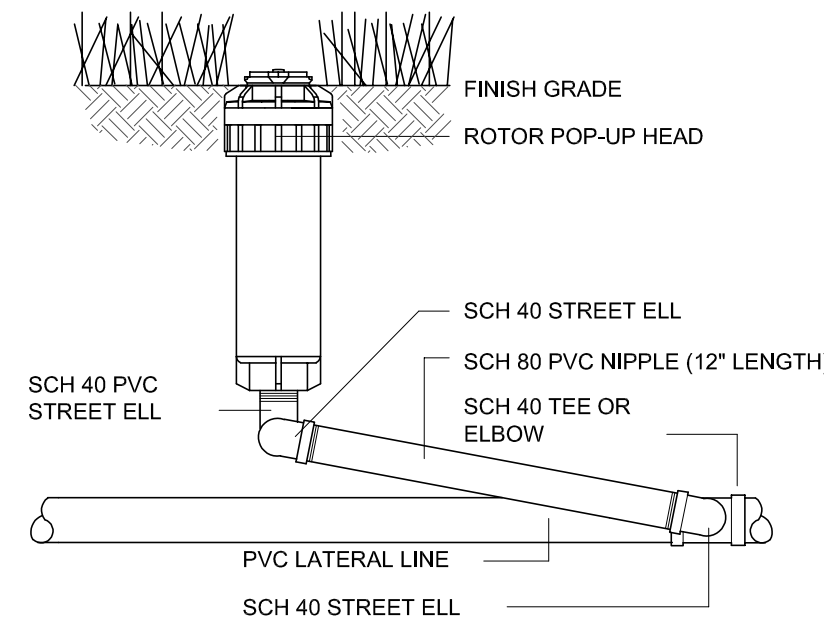




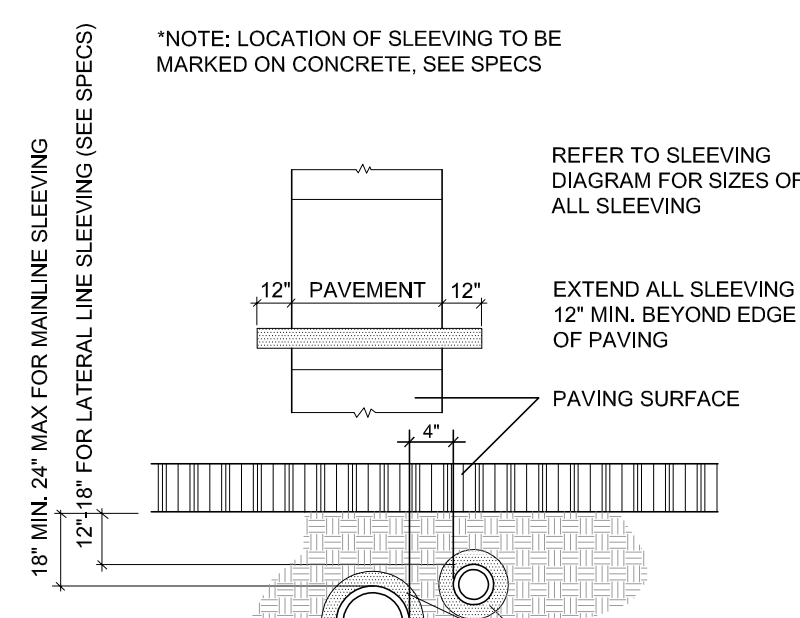
**A 12 Inch Pop-Up Rotor**  
NO SCALE



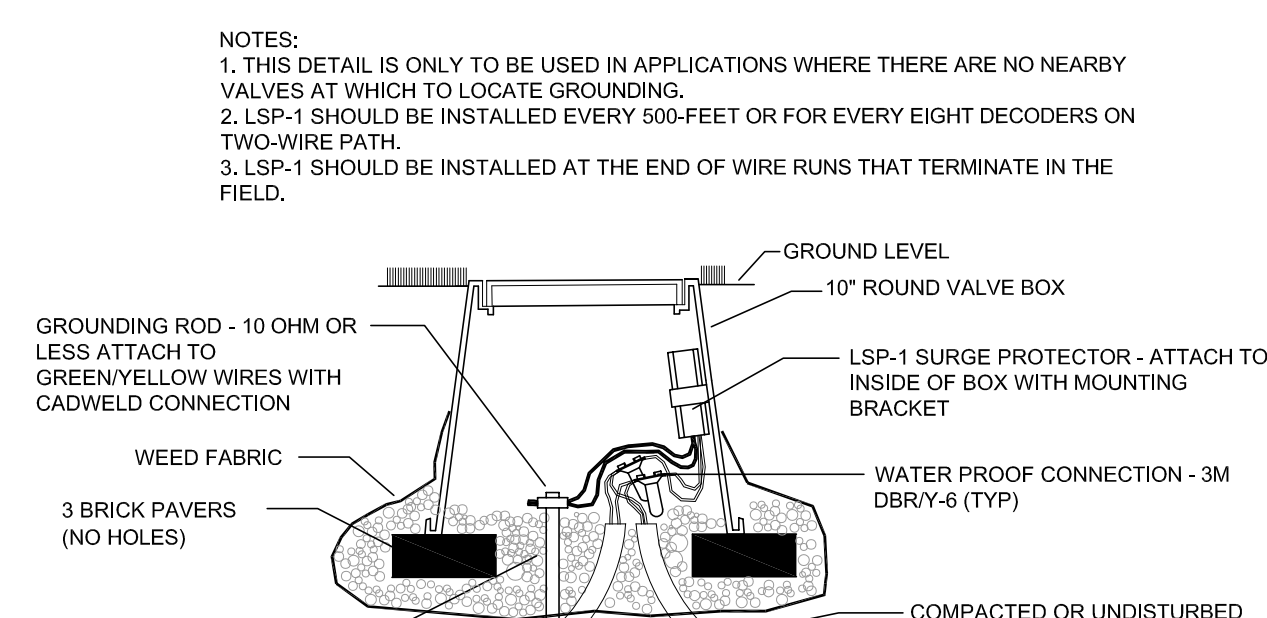
**B Pop-Up Spray & Rotary Head**  
NO SCALE



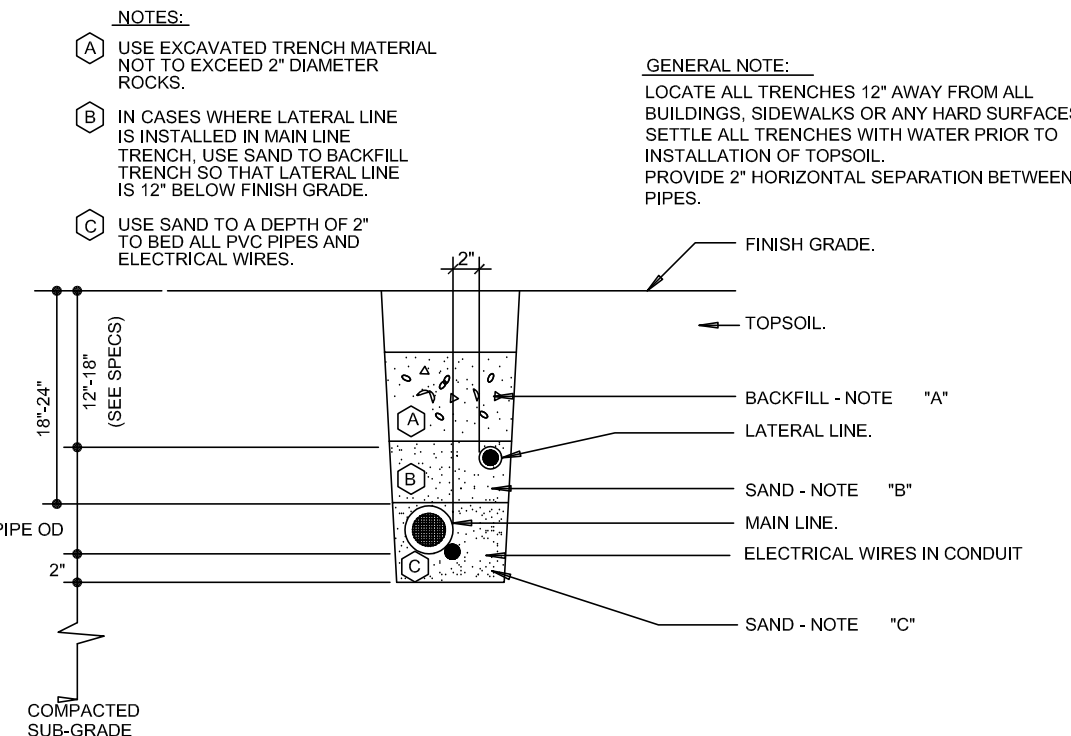
**C Pop-Up Rotor Detail - 3/4" - 1" Inlet**  
NO SCALE



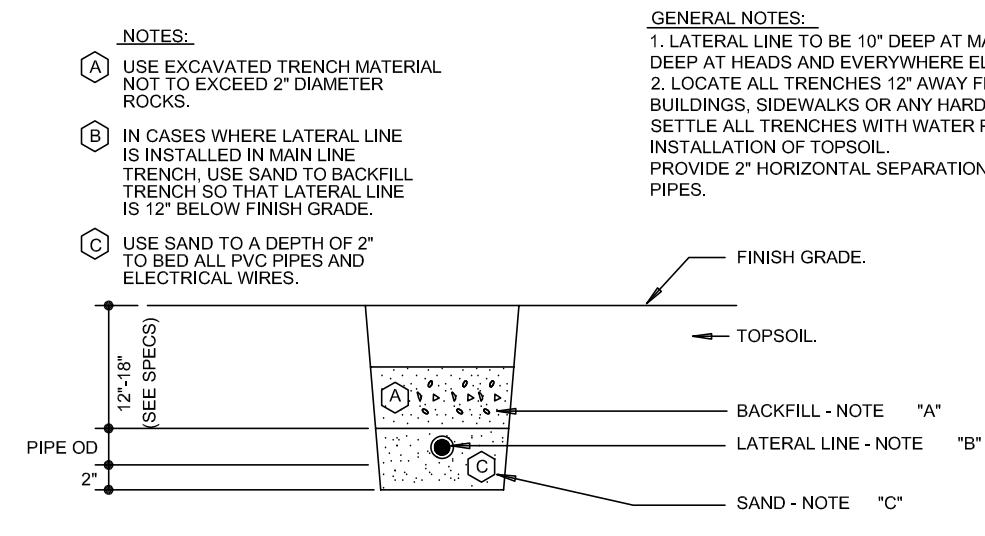
**D Typical Sleeving Detail**  
NO SCALE



**E Grounding and Two-Wire Connection**  
NO SCALE



**Main Line Trenching Detail**



**Lateral Line Trenching Detail**

USE JOINT RESTRAINT CHART FOR ALL APPLICATIONS  
REQUIRING DUCTILE IRON FITTINGS. REFER TO SPECS.

#### DISTANCE CHART

REFER TO THE FOLLOWING TABLE THAT LISTS THE LENGTH (IN FEET) FOR EACH SIZE/TYPE FITTING WITHIN WHICH ALL JOINTS JUST BE RESTRAINED. ALL FITTINGS AND JOINT RESTRAINTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.

AS AN EXAMPLE, IF YOU ARE INSTALLING A 3" MAINLINE WITH A DIRECTIONAL CHANGE OF 90°, REFER TO CHART UNDER PIPE SIZE TO 3" AND UNDER BENDS 90° YOU WILL SEE THE DISTANCE OF 11". IF THERE IS ANY JOINT (VALVE, BELL, ETC.) YOU MUST INSTALL A JOINT RESTRAINT WITHIN 11" OF THE 90° MAINLINE DIRECTIONAL CHANGE.

| PIPE SIZE | BENDS |     |     |     | REDUCERS |        |        | DEAD END |          |
|-----------|-------|-----|-----|-----|----------|--------|--------|----------|----------|
|           | 11"   | 22" | 45" | 90" | 1 STEP   | 2 STEP | 3 STEP | BLIND    | SERV. B. |
| 3"        | 2'    | 3'  | 6'  | 11' | 6'       | 10'    | 15'    | 30'      | 15'      |
| 4"        | 2'    | 4'  | 9'  | 20' | 14'      | 20'    | 31'    | 45'      | 25'      |
| 6"        | 3'    | 6'  | 15' | 29' | 30'      | 40'    | 53'    | 85'      | 40'      |
| 8"        | 4'    | 8'  | 15' | 38' | 33'      | 55'    | 69'    | 76'      | 70'      |
| 10"       | 5'    | 9'  | 19' | 45' | 36'      | 56'    | 75'    | 96'      | 90'      |
| 12"       | 5'    | 10' | 21' | 53' | 38'      | 60'    | 83'    | 112'     | 110'     |

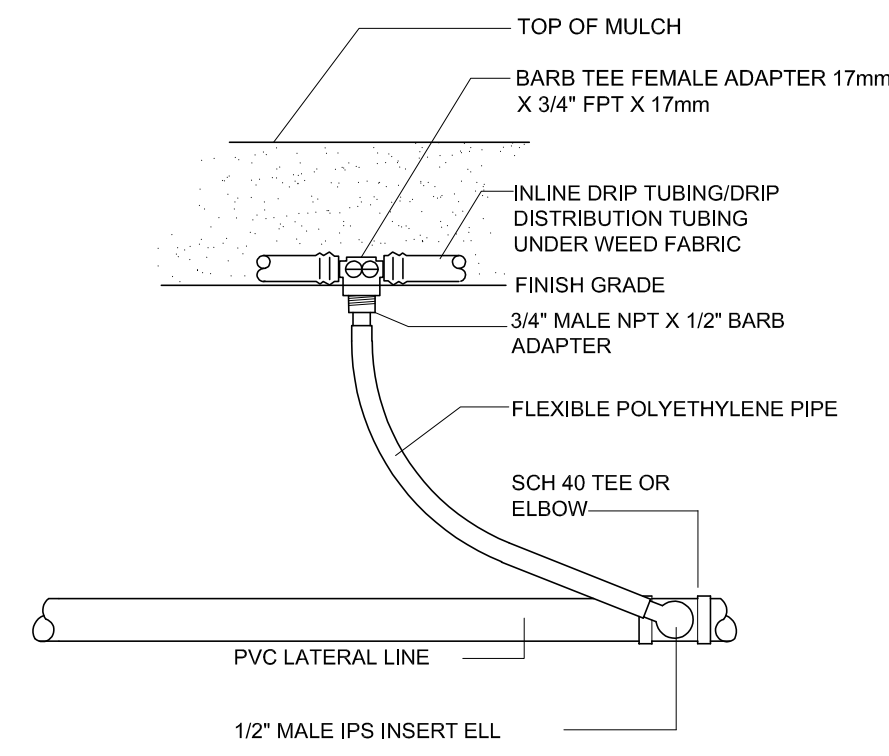
#### INSTALLATION CHART

REFER TO THE FOLLOWING TABLE WHICH LISTS THE NUMBER OF BOLTS, SIZE, AND TORQUE FOR EACH BOLT IN REFERENCE TO THE SIZE OF PIPE WHICH IS BEING RESTRAINED.

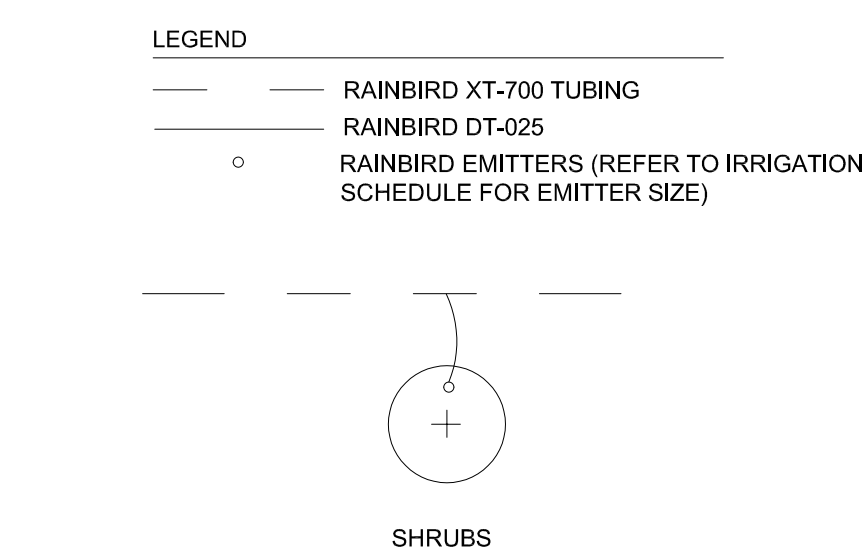
AS AN EXAMPLE, IF YOU HAVE A 3" PIPE, YOU WILL NEED 2 BOLTS THAT ARE 3/8 X 2.5" AND TIGHTEN THEM WITH A TORQUE WRENCH TO 20 FT-LBS.

| PIPE SIZE | NO. BOLTS | BOLT SIZE   | TORQUE FT-LBS. |
|-----------|-----------|-------------|----------------|
| 3"        | 2         | 3/8" x 2.5" | 20             |
| 4"        | 2         | 1/2" x 3"   | 50             |
| 6"        | 2         | 1/2" x 3.5" | 50             |
| 8"        | 4         | 1/2" x 4"   | 50             |
| 10"       | 4         | 5/8" x 5.5" | 100            |
| 12"       | 4         | 5/8" x 5.5" | 100            |

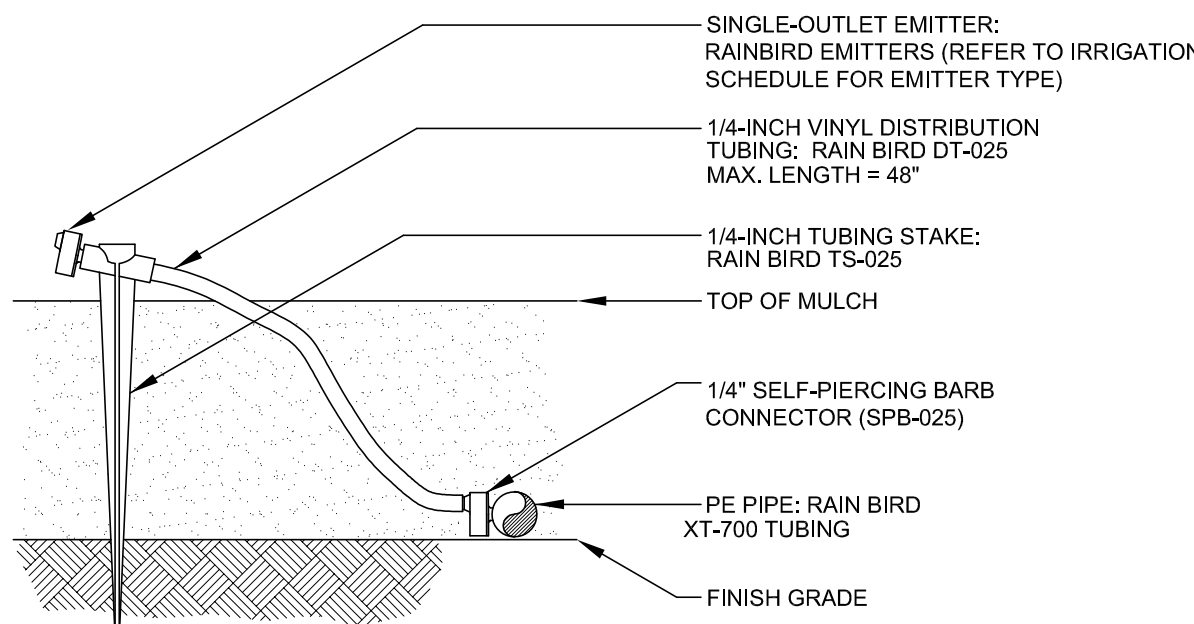
CONTACT TONY GARNER @ (208) 631-7787, THE LEECMCO REPRESENTATIVE. FOR ALL QUESTIONS CONCERNING LEECMCO PRODUCTS. COORDINATE AN INSTALLATION CLINIC WITH TONY GARNER PRIOR TO INSTALLING THE MAINLINE.



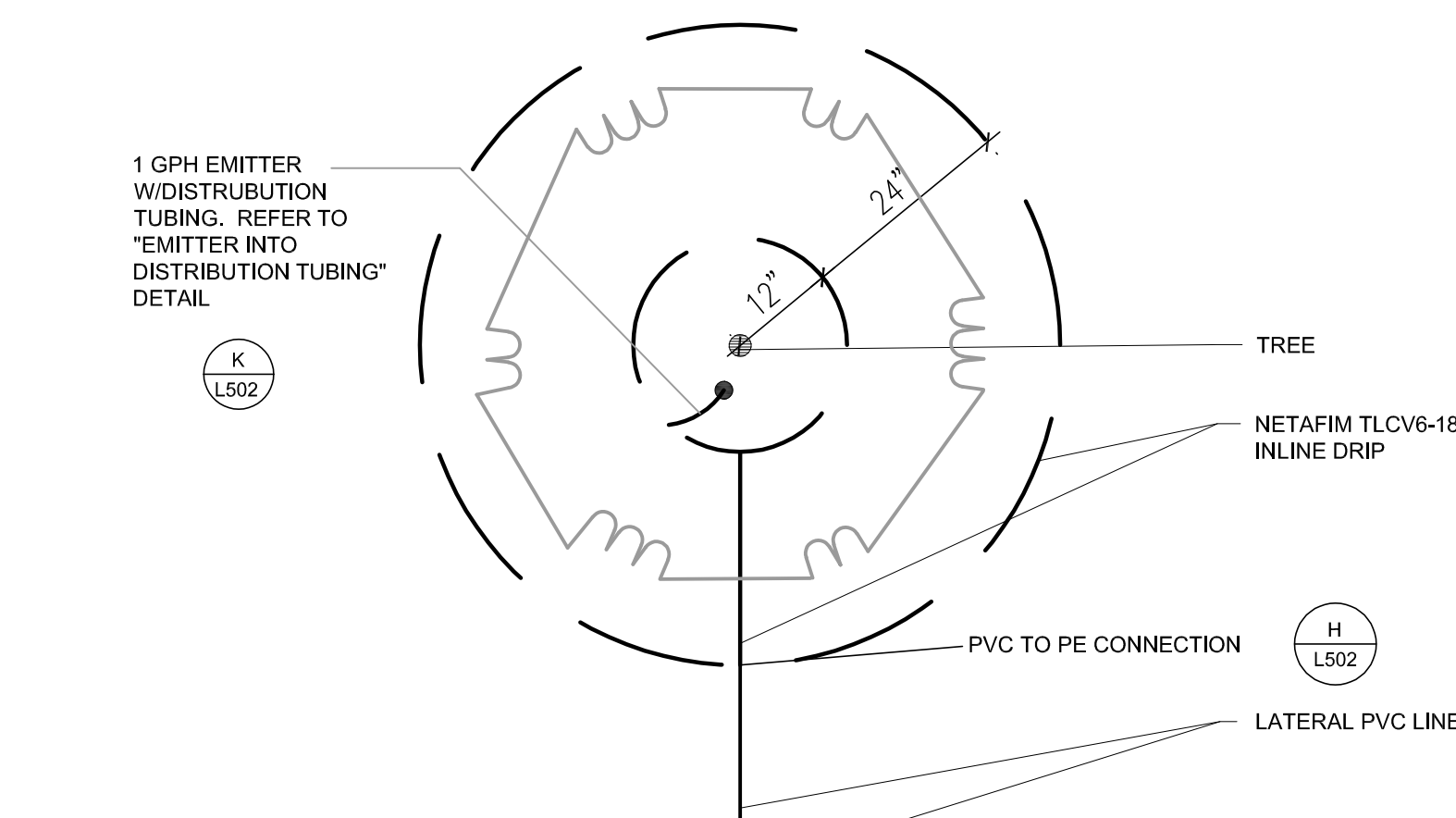
**H PVC to PE Pipe Connection**  
NO SCALE



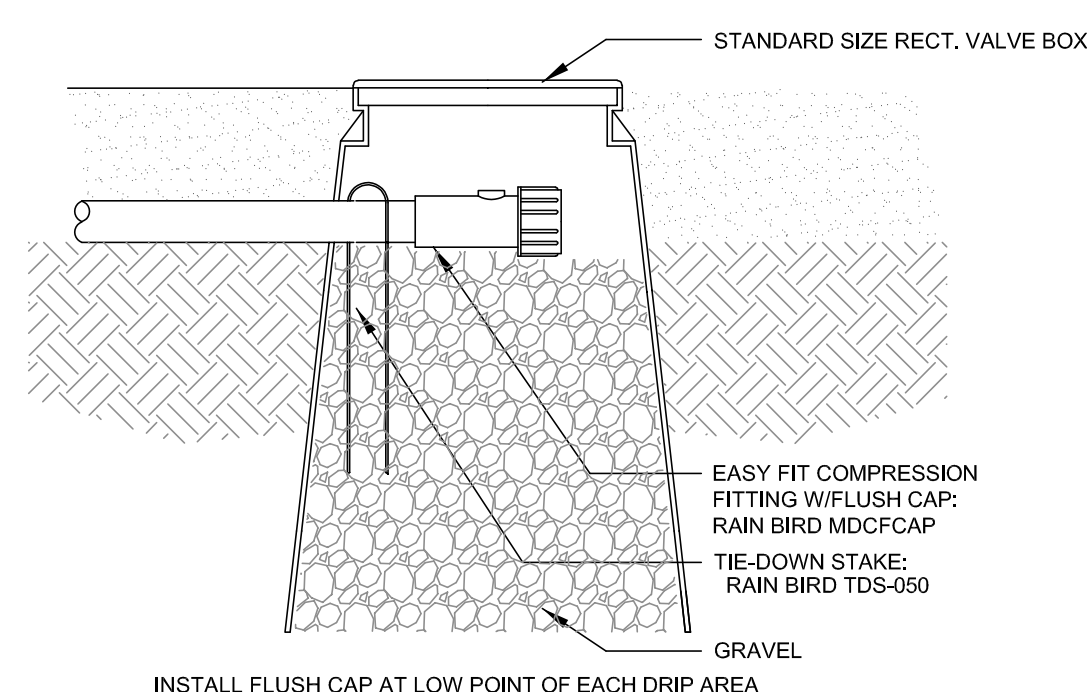
**J Shrub Drip - Plan View**  
NO SCALE



**K Emitter into Distribution Tubing**  
NO SCALE

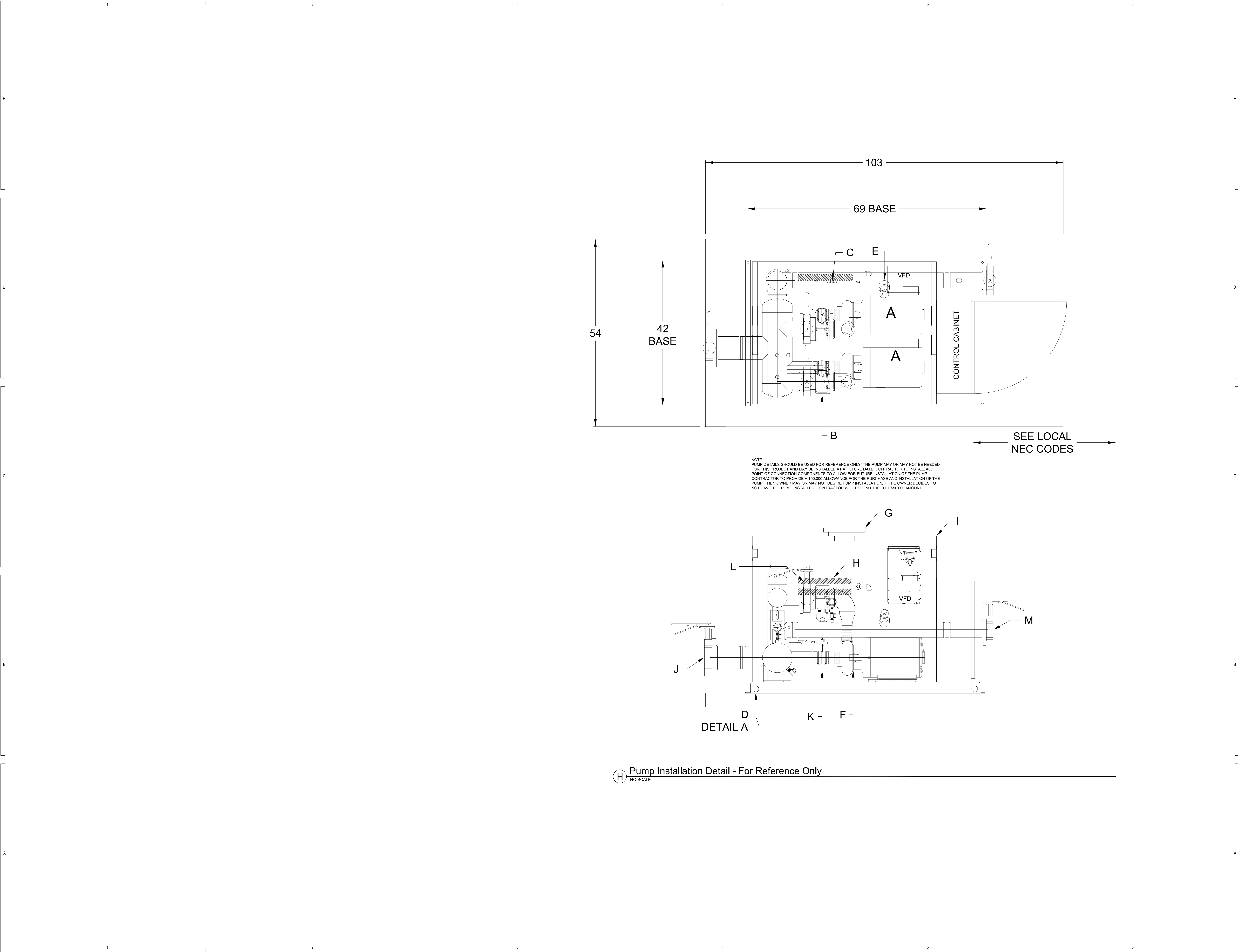


**L Tree Drip (New Tree) Plan View**  
NO SCALE



**M Drip Flushing Cap**  
NO SCALE





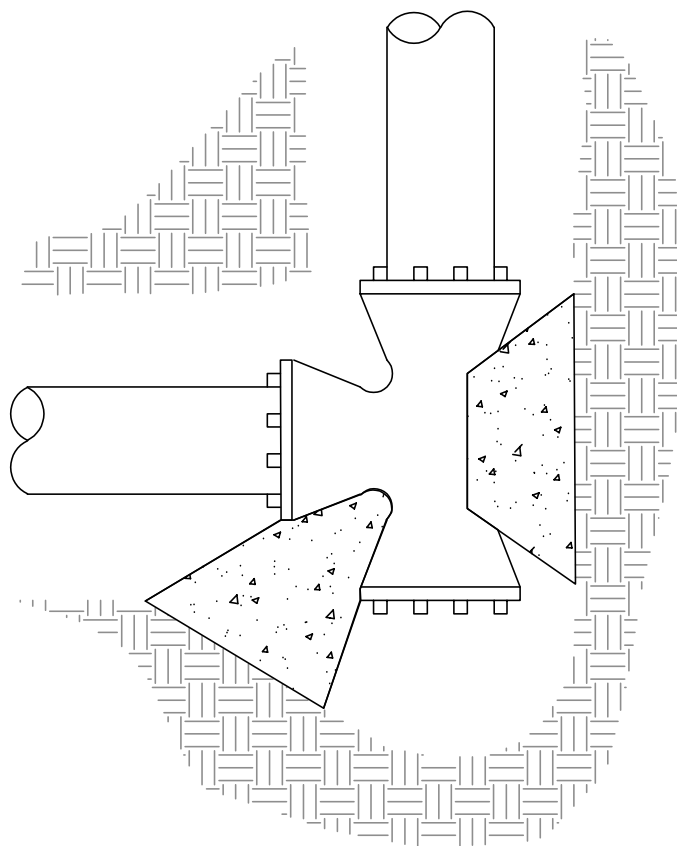
(H) Pump Installation Detail - For Reference Only  
NO SCALE



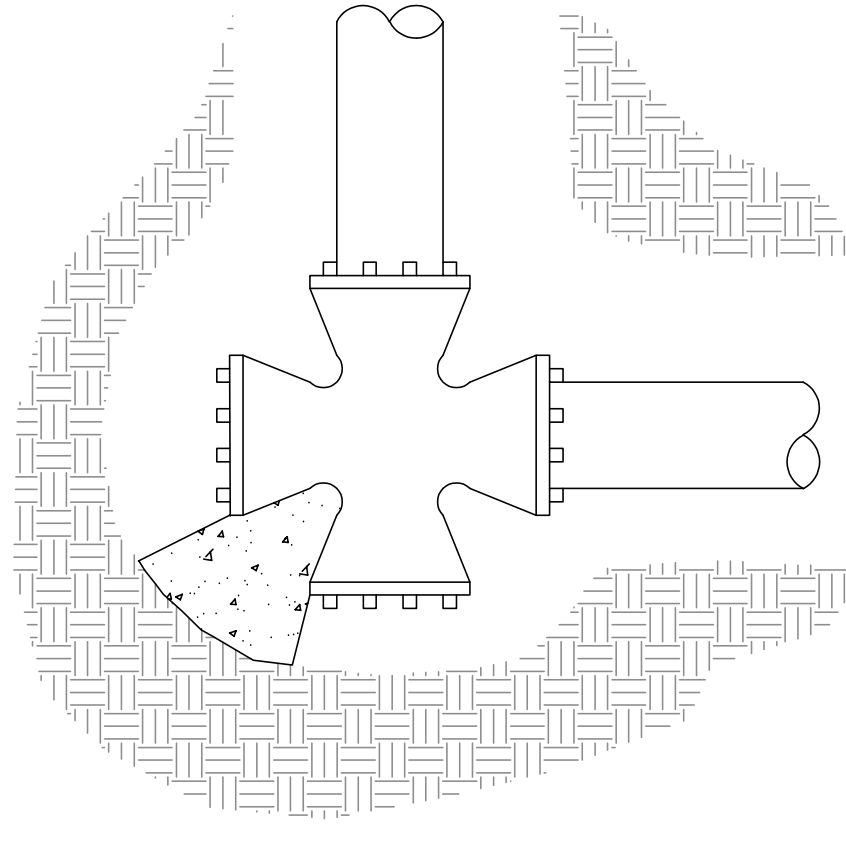
| TABLE C                                     |                    |                  |                      |                |                   |                     |               |
|---------------------------------------------|--------------------|------------------|----------------------|----------------|-------------------|---------------------|---------------|
| CONCRETE BLOCKING FOR CONVEX VERTICAL BENDS |                    |                  |                      |                |                   |                     |               |
| DIMENSION TABLE                             |                    |                  |                      |                |                   |                     |               |
| PIPE DIA IN.                                | Table Pressure PSI | Bend Angle (deg) | Concrete Volume (cy) | Cube Size (ft) | Stirrup Dia. (in) | Stirrup Emgmt. (in) | Stirrup Bar # |
| 4"                                          | 250                | 11.25            | 0.21                 | 1.8            | 5/8               | 17                  | 5             |
|                                             |                    | 22.5             | 0.43                 | 2.3            |                   |                     |               |
|                                             |                    | 45               | 0.77                 | 2.8            |                   |                     |               |
| 6"                                          | 250                | 11.25            | 0.48                 | 2.4            | 5/8               | 17                  | 5             |
|                                             |                    | 22.5             | 0.95                 | 3.0            |                   |                     |               |
|                                             |                    | 45               | 1.79                 | 3.6            |                   |                     |               |
| 8"                                          | 250                | 11.25            | 0.86                 | 2.9            | 5/8               | 17                  | 5             |
|                                             |                    | 22.5             | 1.65                 | 3.5            |                   |                     |               |
|                                             |                    | 45               | 3.22                 | 4.4            |                   |                     |               |

| TABLE A                               |                    |                                  |              |              |                |                 |
|---------------------------------------|--------------------|----------------------------------|--------------|--------------|----------------|-----------------|
| CONCRETE THRUST BLOCKING (HORIZONTAL) |                    |                                  |              |              |                |                 |
|                                       |                    | Thrust (T) at fittings in Pounds |              |              |                |                 |
|                                       |                    | A                                | B            | C            | D              | E               |
| PIPE DIA.                             | Table Pressure PSI | Tee & Dead Ends                  | 90 deg Bends | 45 deg Bends | 22.5 deg Bends | 11.25 deg Bends |
| 4"                                    | 250                | 3035                             | 4320         | 2315         | 1215           | 610             |
| 6"                                    | 250                | 6860                             | 9735         | 5215         | 2720           | 1375            |
| 8"                                    | 250                | 12185                            | 17310        | 9265         | 4835           | 2430            |

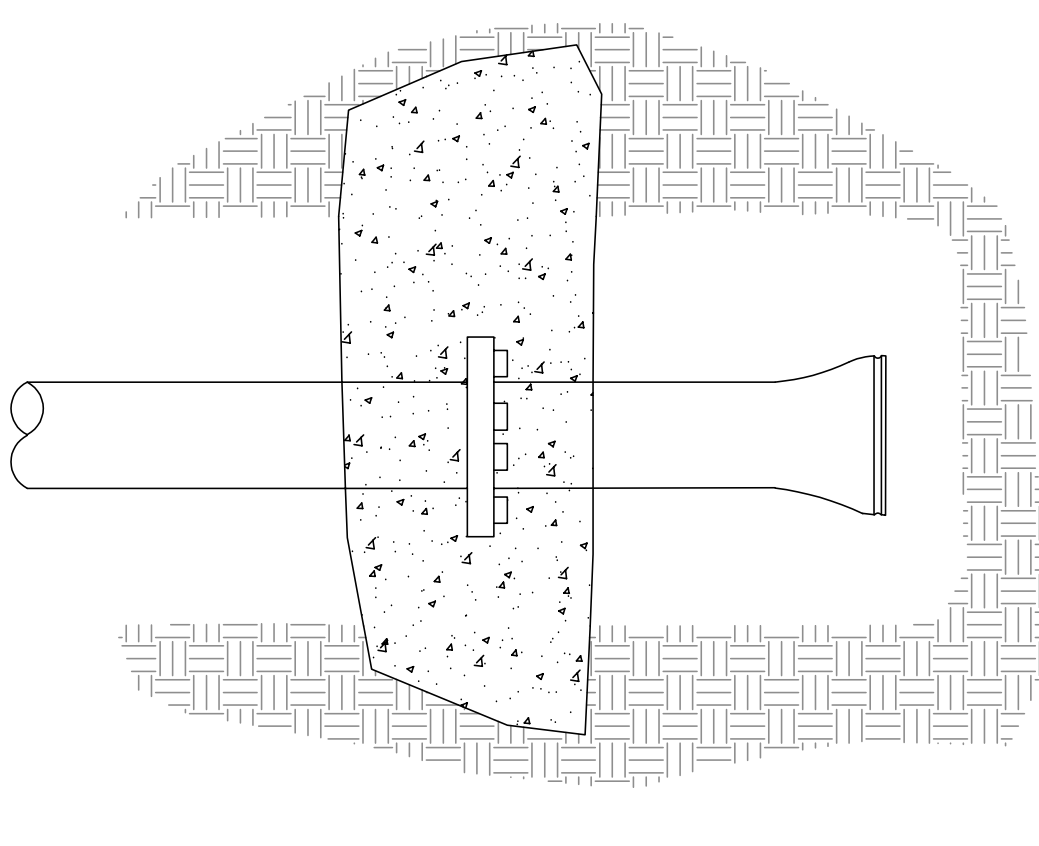
| TABLE B                            |                                  |
|------------------------------------|----------------------------------|
| Soil Type                          | Soil Bearing Capacity (B) in PSF |
| Muck, Peat, etc.                   | 0                                |
| Soft Clay                          | 1800                             |
| Sand                               | 2000                             |
| Sand and Gravel                    | 3000                             |
| Sand and Gravel cemented with Clay | 4000                             |
| Hard Shale                         | 10,800                           |



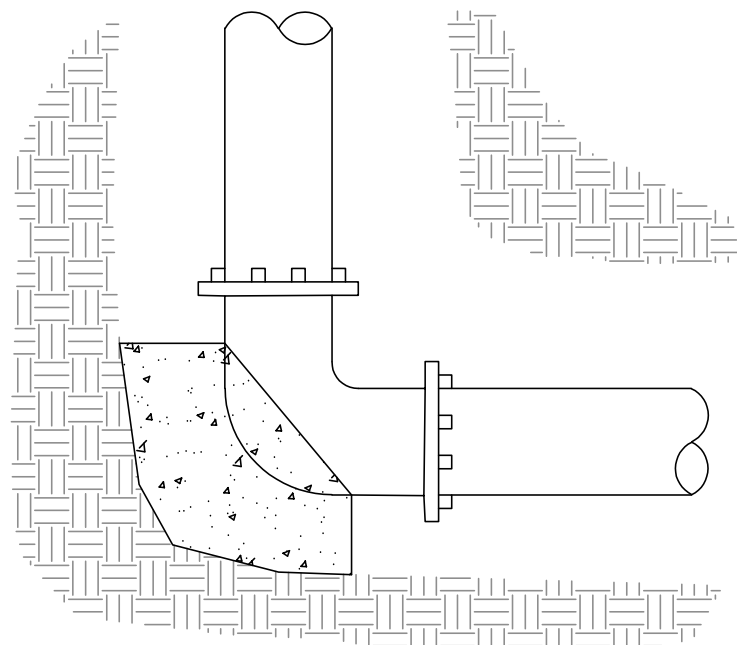
TEE



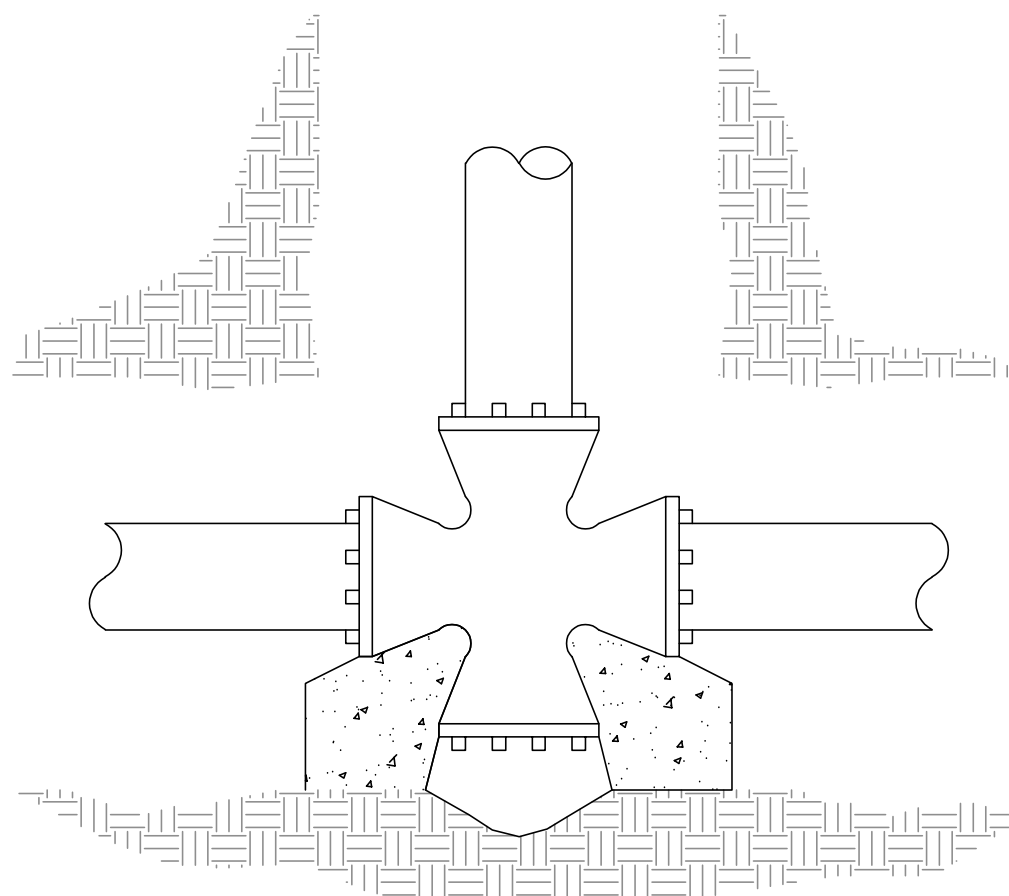
CROSS



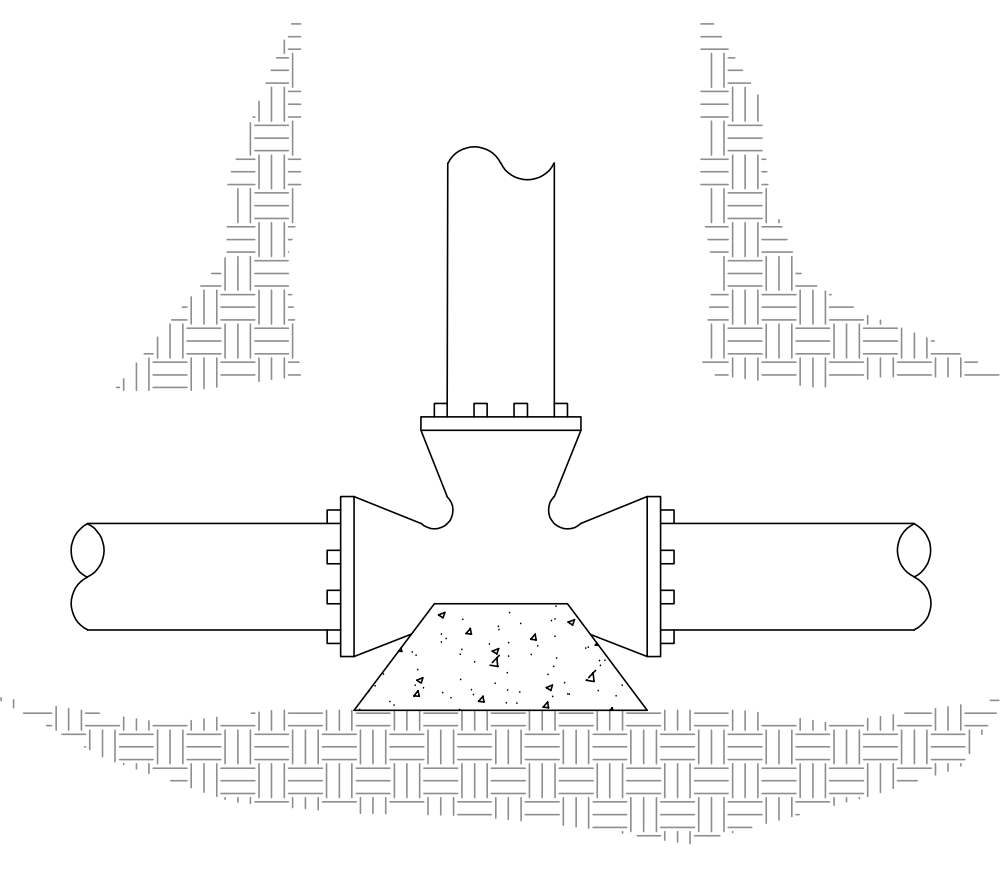
STRADDLE



BEND



CROSS



TEE

THRUST BLOCK BEARING EQUATION

NOTE: USE THE FOLLOWING PROCEDURE TO DETERMINE REQUIRED BEARING AREA.

- Determine thrust (T) for type of fitting or joint and size of pipe from Table A.
- Determine Design (Test) Pressure from Standard Specifications or Special Provisions.
- Determine Table Pressure from Table A.
- Determine Soil Bearing Capacity (B) of soil from Table B.
- Determine required bearing area (A) in sq. ft. as follows:

Thrust Block  
Bearing Area

= A =

$\left(\frac{T}{B}\right)\left(\frac{\text{Design (Test) Pressure}}{\text{Table Pressure}}\right)$

Example: Design (Test) Pressure = 150 PSI  
Pipe = 14"  
Fitting = Tee  
Soil = Sand

From Table A, T = 37320  
From Table B, B = 2000

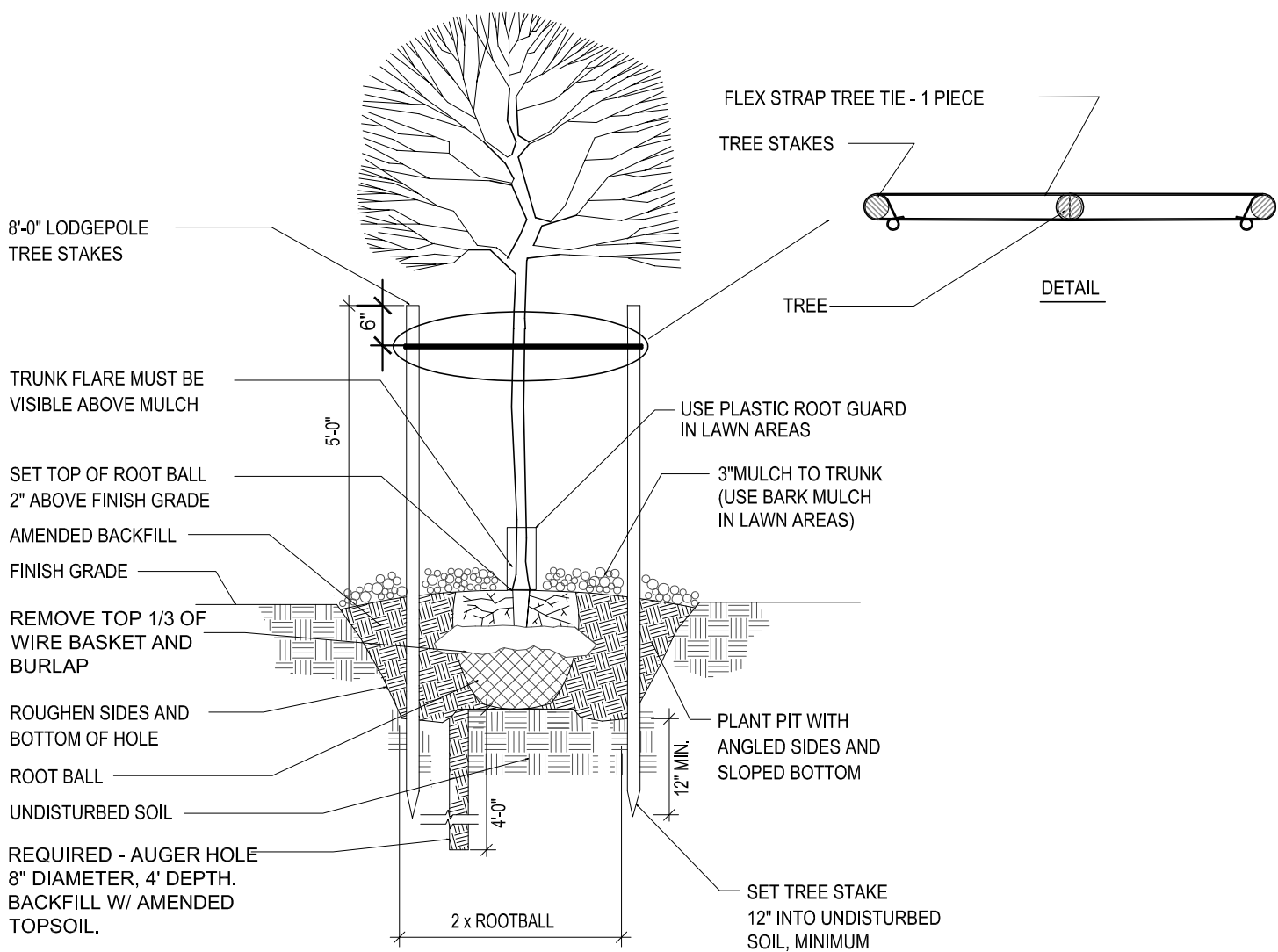
$A = \left(\frac{37320}{2000}\right)\left(\frac{150}{250}\right) \approx 11.2 \text{ sq. ft.}$

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

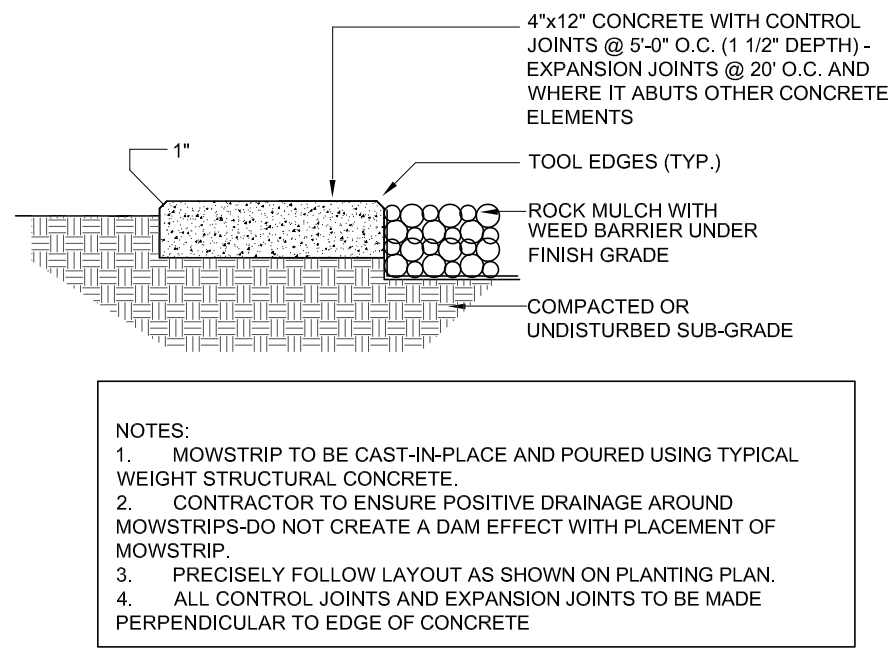
- Contractor to provide blocking adequate to withstand full test pressure
- Pour concrete blocking against undisturbed earth.
- All concrete shall be commercial grade concrete.
- Wrap pipe and/or fittings with 2 layers of polyethylene film where in contact with concrete.
- Keep concrete clear of all joints and accessories.
- Stirrups shall be deformed galvanized cold rolled steel AASHTO M31 (ASTM A615), Grade 60. Coat with coal tar epoxy after installation.



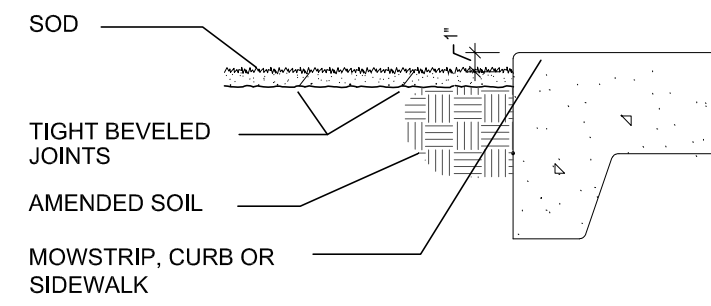
- NOTES:  
1. INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX, CUT AND REMOVE ALL BURLAP, TWINE AND WIRE FROM TOP 1/3 OF BALL, ADD SECOND LAYER OF SOIL MIX.  
2. SOIL MIX FOR ALL TREES SHALL BE 30% EXISTING SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS.  
3. PLACE AGRIFORM TABLETS IN EACH PLANTING BIT, BURY AT 1/3 DEPTH OF ROOT BALL, PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18" APART.  
4. DIAMETER OF TREE RING IN LAWN AREAS IS TO BE 4'-0".



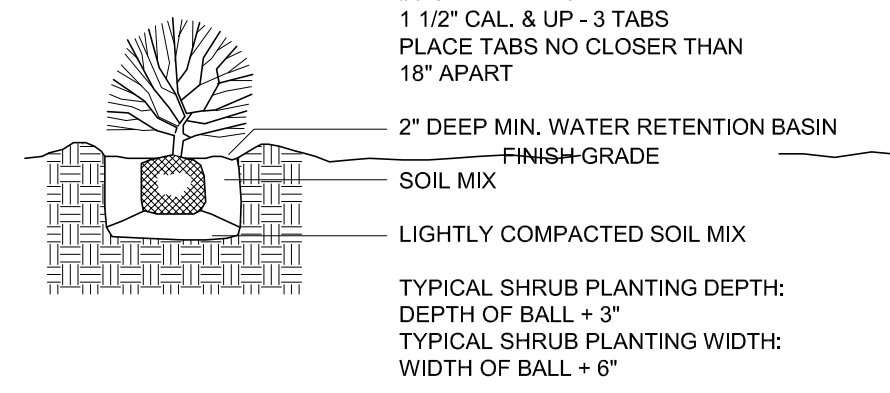
**A** Deciduous Tree Planting and Staking  
NO SCALE



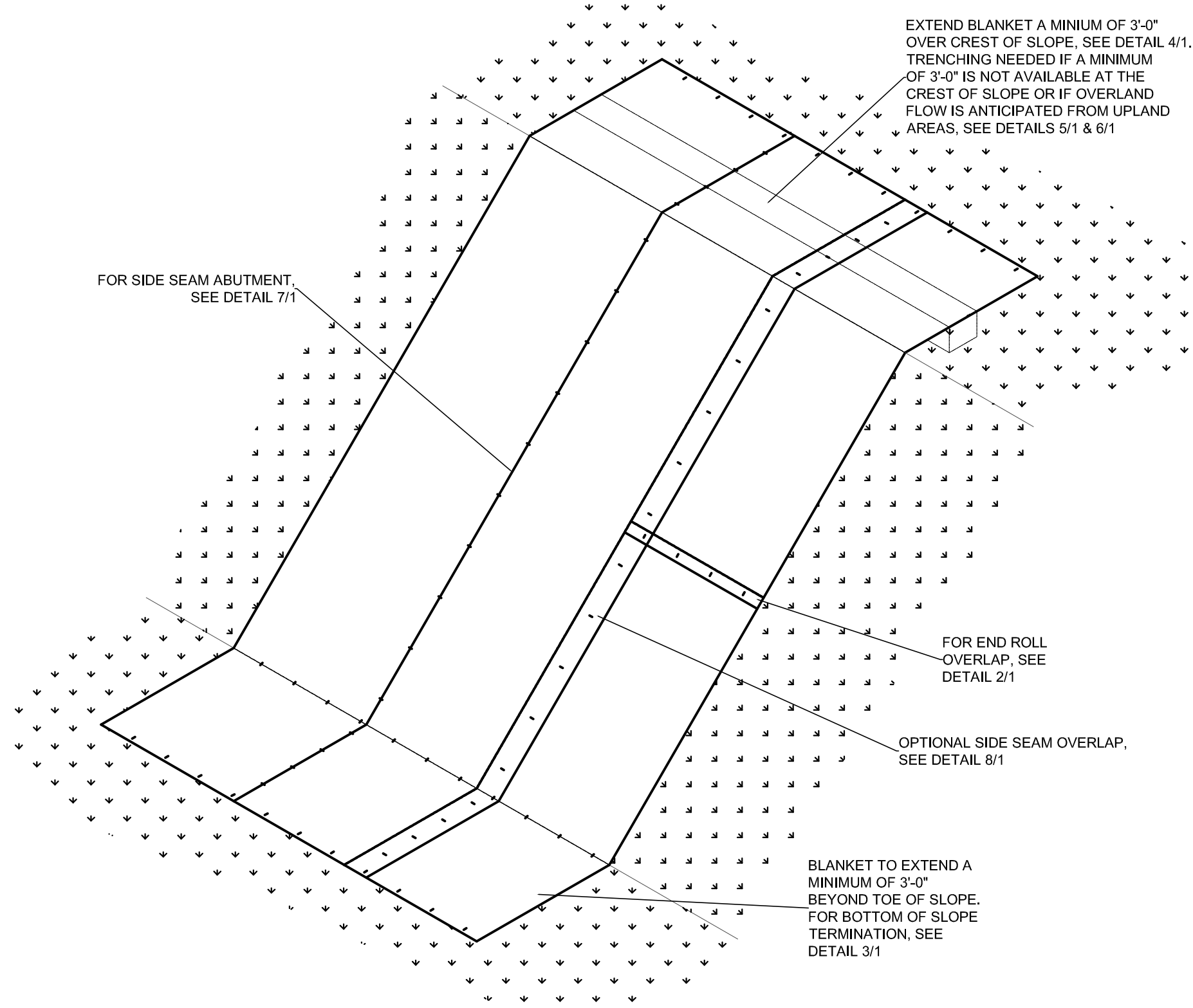
**B** Concrete Mowstrip  
NO SCALE



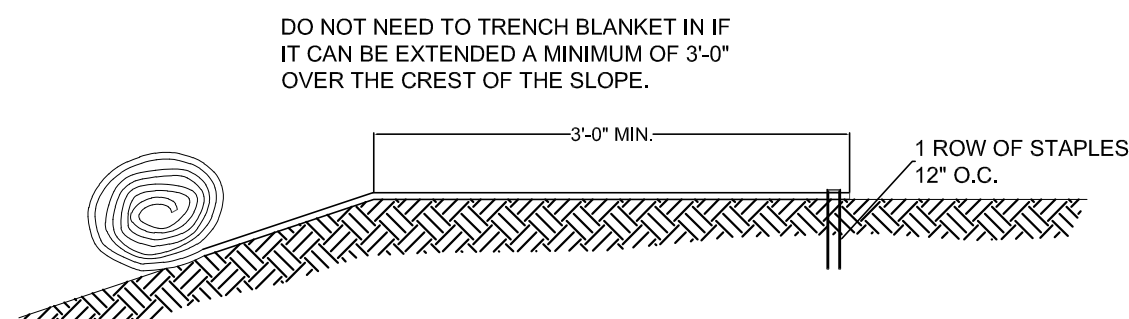
**C** Sod Installation  
NO SCALE



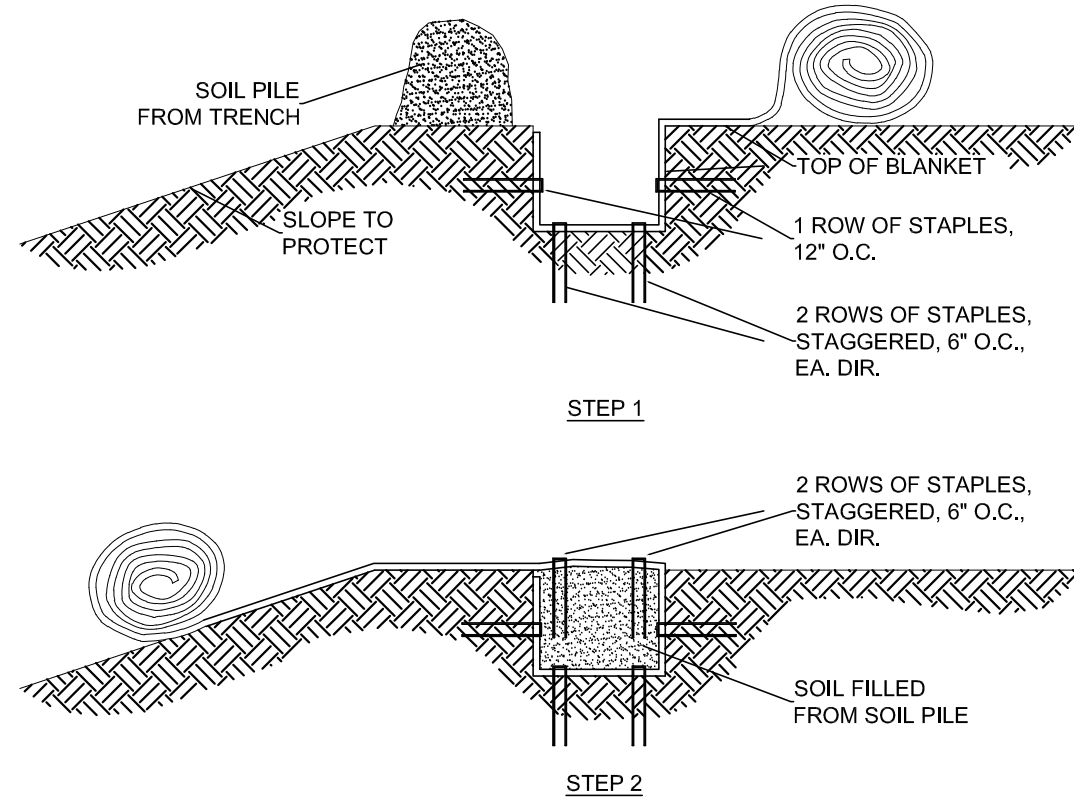
**D** Shrub Planting Detail  
NO SCALE



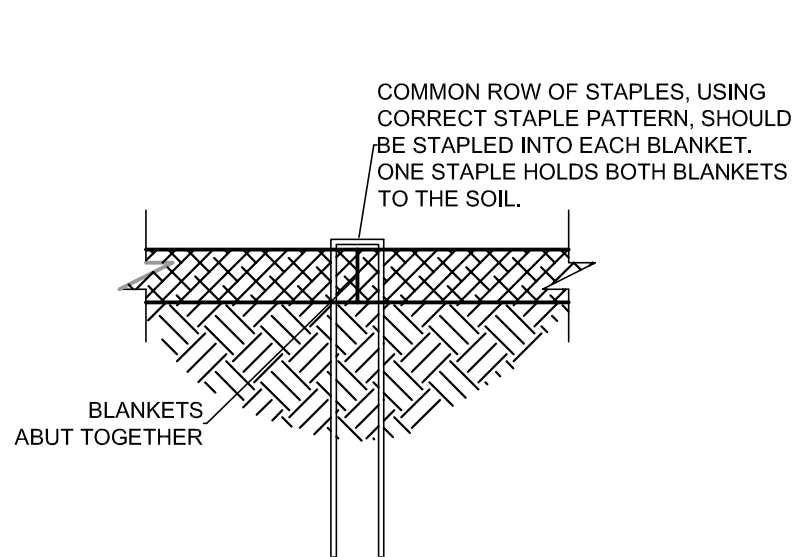
**E** Erosion Control Fabric - Slope Detail  
NO SCALE



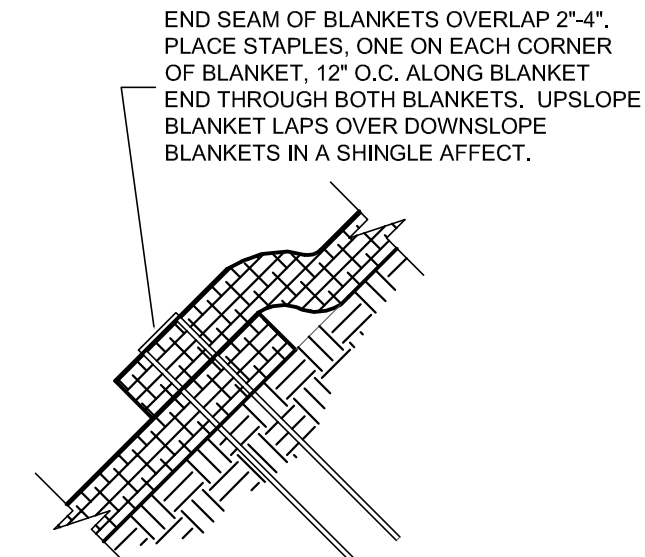
**E** Erosion Control Fabric - Over Slope  
NO SCALE



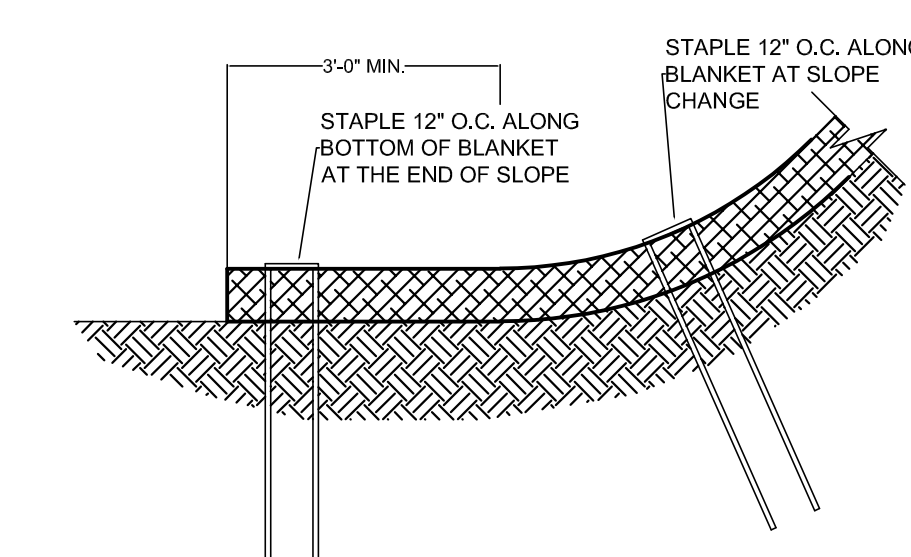
**F** Erosion Control Fabric - Slope Trenching  
NO SCALE



**G** EC Fabric - Side Seam Staple Detail  
NO SCALE



**H** EC Fabric - End Roll Overlap  
NO SCALE

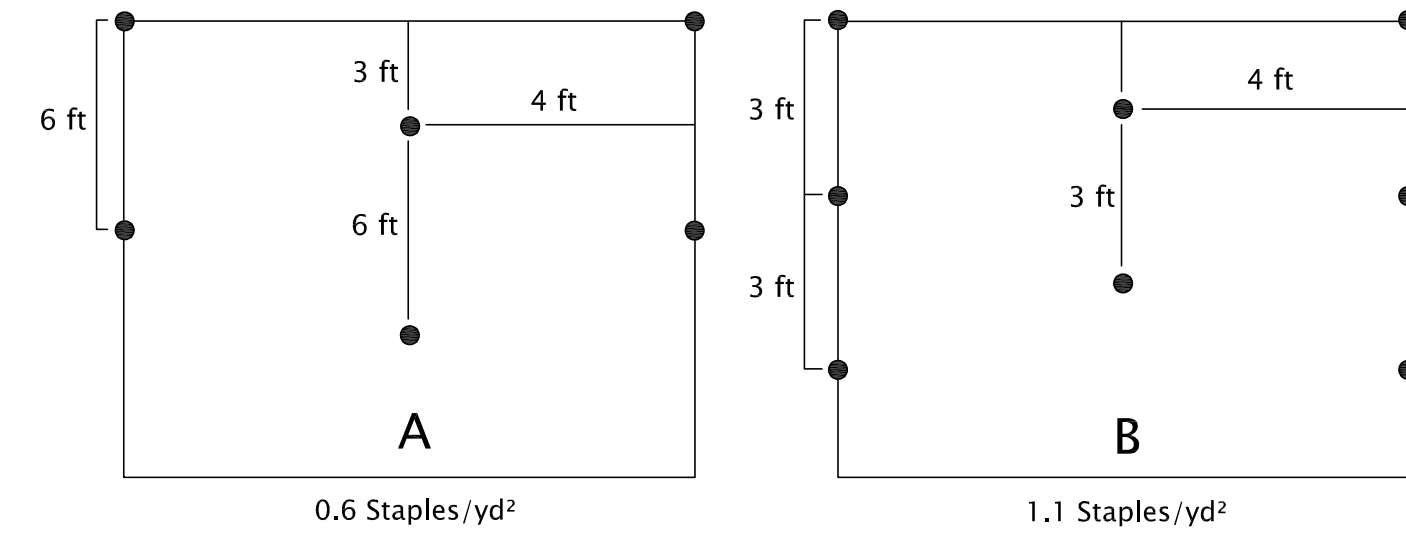


**J** EC Fabric - Bottom of Slope  
NO SCALE

For 8 ft wide Curlex Erosion Control Blankets  
Adjust horizontal staple spacing for 4 ft and 16 ft wide Curlex Erosion Control Blankets

| Application<br>Staple Pattern | Slope             |                   |                    |
|-------------------------------|-------------------|-------------------|--------------------|
|                               | $\leq 4H:1V$<br>A | $\leq 3H:1V$<br>B | $\leq .5H:1V$<br>C |

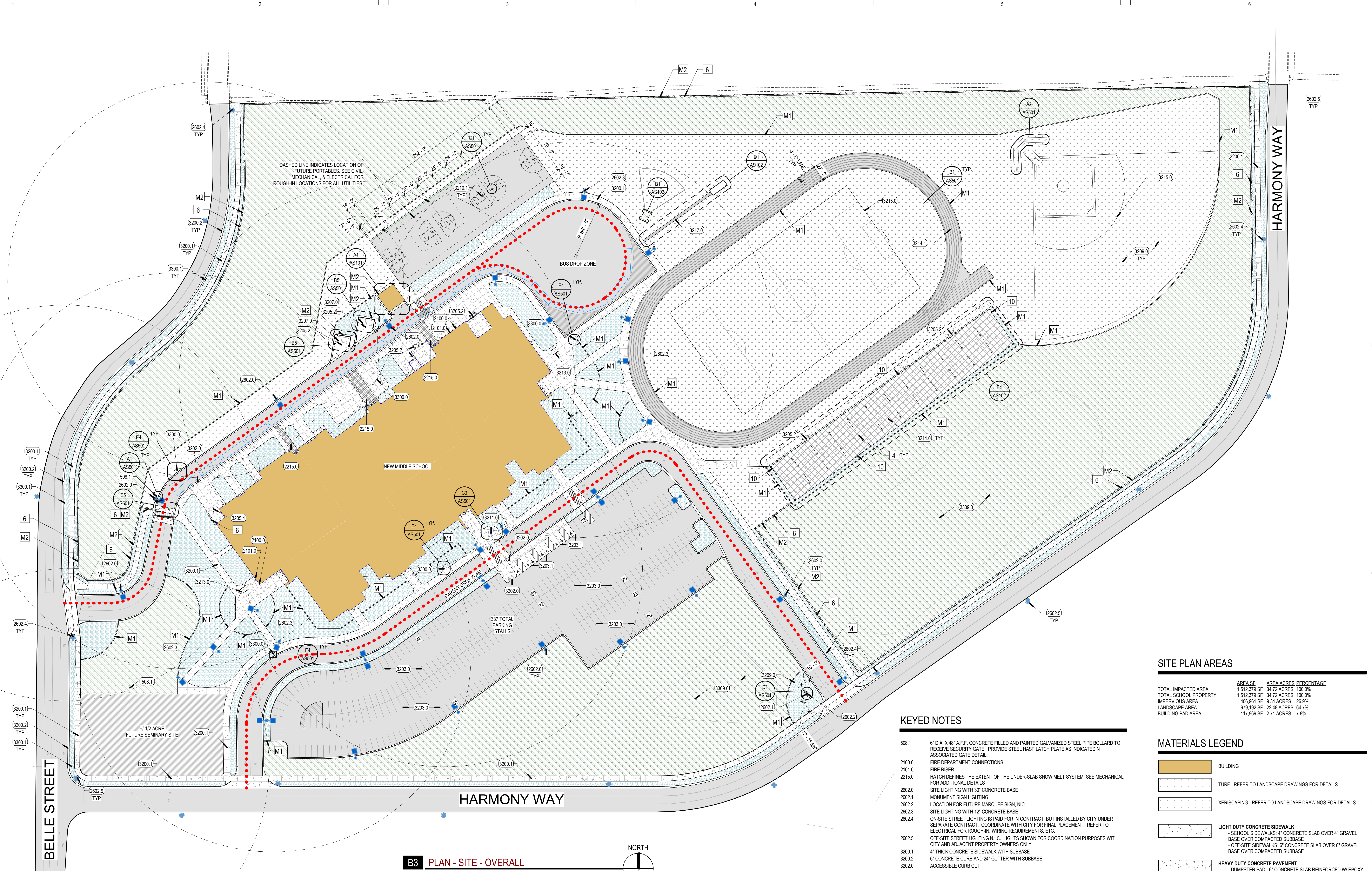
● = Staple Placement



- Notes:
1. Recommended staples are minimum 4 in biodegradable E-Staple®, as provided by American Excelsior Company, or 6 in wire for cohesive soils and 6 in biodegradable E-staple®, as provided by American Excelsior Company, or 8 in wire for non-cohesive soils.
  2. For best results insert staples so heads are parallel to the flow of water.

**K** EC Fabric - Staple Pattern Guide  
NO SCALE





B3 PLAN - SITE - OVERALL  
SCALE: 1" = 60'-0"

GENERAL SITE PLAN NOTES

- ALL HARDSCAPE TO BE 4" THICK CONCRETE ON 6" MIN. ROAD BASE, U.N.O., & ALL SIDEWALKS SHALL BE NO LESS THAN 5'-0" WIDE, U.N.O.
- PROVIDE ANSI A117.1-2009 COMPLIANT HANDICAP ACCESSIBLE CURB CUTS WITH TRUNCATED DISK TEXTURE WHEREVER ROADWAYS (PUBLIC OR PRIVATE) INTERSECT SIDEWALKS.
- ALL CURB AND GUTTER ON DISTRICT PROPERTY TO BE MONOLITHIC 6" DEEP SLOPED BACK CURB AND 24" DEEP GUTTER, U.N.O. ALL CURB AND GUTTER ON CITY STREETS TO BE PER CITY STANDARDS.
- 12" CONCRETE MOW STRIP TO BE PROVIDED BETWEEN LAWN AND ROCK MULCH BEDS EXCEPT WHERE CONCRETE SIDEWALKS OR PLANTERS OCCUR, U.N.O.
- ALL CHAIN LINK FENCING TO COMPLY W/ DETAILS AB/AS501, & BA/AS501.
- 24" MOW STRIP TO BE PROVIDED AT ALL LAWN AREAS, U.N.O.
- SEE CIVIL FOR SITE SIGNAGE.
- ALL TOPSOIL SHALL BE STRIPPED, STOCKPILED, PROTECTED & QUANTIFIED PRIOR TO ANY EXCAVATION PROCEDURES TO ENSURE VIABILITY OF TOPSOIL AND AVOID ANY CONTAMINATION. GENERAL CONTRACTOR IS TO INFORM ARCHITECT PROMPTLY IN WRITING OF THE TOTAL AMOUNT OF TOPSOIL STOCKPILED, AND IF THE AMOUNT OF TOPSOIL AVAILABLE IS SUFFICIENT FOR THE INTENDED DISTRIBUTION. STOCKPILED TOPSOIL SHALL BE SCREENED AND AMENDED PRIOR TO DISTRIBUTION. AMENDED TOPSOIL SHALL BE SCREENED AND AMENDED PRIOR TO ANY INSTALLATION.
- ALL STREETS, CURB, GUTTER AND SIDEWALKS SHOWN DASHED ARE EXCLUDED FROM THIS CONTRACT. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT.
- ALL PARKING LOT LINES, ARROWS, NO-PARKING AREAS, ETC. TO BE PROVIDED UNDER THIS CONTRACT AS INDICATED ON SITE PLAN. ALL LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO APPLICATION.
- SOCCER AND BASEBALL FIELDS SHOWN FOR REFERENCE ONLY.
- CROSSWALKS TO BE PAINTED ASPHALT, TYP. COLOR TO BE WHITE.
- GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0". UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING. IBC 2021 SECTION 1804.4
- FOUNDATION TO BE 6" ABOVE FINISHED GRADE UNO PER IBC 2021 SECTION 1808
- ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
- ALL EXTERIOR SIDEWALKS, STAIRS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL STAIRS AND RAMPS TO HAVE A LANDING OF 48 INCHES LONG AT THE TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 1/4" PER FOOT. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
- FINISH GRADE OF TOPSOILS SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
- WHERE NOT SPECIFICALLY NOTED ON THE PLANS, LIGHT POLE BASE IN ALL LANDSCAPE LOCATIONS, OR BEHIND SIDEWALKS, AND LOCATED AT LEAST 48" FROM FACE OF POLE BASE TO BACK OF CURB, ARE TO BE 12" ABOVE FINISHED GRADE, AND HAVE A MINIMUM 12" WIDE CONCRETE MOW STRIP ALL AROUND. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
- WHERE NOT SPECIFICALLY NOTED IN THE PLANS, LIGHT POLE BASE IN, OR WITHIN 48" OF THE BACK OF CURB AT ALL PAVED LOCATIONS TO BE 30" ABOVE FINISHED GRADE, AND BE PROVIDED WITH A 12" MINIMUM CONCRETE MOW STRIP ALL AROUND. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
- COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHALL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.

PARKING

329 PARKING STALLS PROVIDED  
+ 8 ACCESSIBLE STALLS PROVIDED  
337 TOTAL PARKING STALLS PROVIDED

LINE TYPES LEGEND

|  |    |                             |
|--|----|-----------------------------|
|  | 4  | 4" - 0" CHAINLINK FENCE     |
|  | 6  | 6" - 0" CHAINLINK FENCE     |
|  | 10 | 10" - 0" CHAINLINK FENCE    |
|  | P  | PROPERTY LINE               |
|  | M1 | 12" WIDE CONCRETE MOW STRIP |
|  | M2 | 24" WIDE CONCRETE MOW STRIP |
|  | CL | CONSTRUCTION LIMIT LINE     |

KEYED NOTES

- 508.1 6" DIA. X 48" A.F.F. CONCRETE FILLED AND PAINTED GALVANIZED STEEL PIPE BOLLARD TO RECEIVE SECURITY GATE. PROVIDE STEEL HASP LATCH PLATE AS INDICATED N ASSOCIATED GATE DETAIL.
- 2100.0 FIRE DEPARTMENT CONNECTIONS
- 2101.0 FIRE RISER
- 2215.0 HATCH DEFINES THE EXTENT OF THE UNDER-SLAB SNOW MELT SYSTEM. SEE MECHANICAL FOR ADDITIONAL DETAILS
- 2602.0 SITE LIGHTING WITH 30" CONCRETE BASE
- 2602.1 MONUMENT SIGN LIGHTING
- 2602.2 LOCATION FOR FUTURE MARQUEE SIGN, NIC
- 2602.3 SITE LIGHTING WITH 12" CONCRETE BASE
- 2602.4 ON-SITE STREET LIGHTING IS PAID FOR IN CONTRACT, BUT INSTALLED BY CITY UNDER SEPARATE CONTRACT. COORDINATE WITH CITY FOR FINAL PLACEMENT. REFER TO ELECTRICAL FOR ROUGH-IN, WIRING REQUIREMENTS, ETC.
- 2602.5 OFF-SITE STREET LIGHTING N.I.C. LIGHTS SHOWN FOR COORDINATION PURPOSES WITH CITY AND ADJACENT PROPERTY OWNERS ONLY.
- 3200.1 4" THICK CONCRETE SIDEWALK WITH SUBBASE
- 3200.2 6" CONCRETE CURB AND 24" GUTTER WITH SUBBASE
- 3202.0 ACCESSIBLE CURB CUT
- 3203.0 PAINTED PARKING STRIPES AND ACCESS LANES
- 3203.1 HANDICAP PARKING STALLS
- 3205.2 10'-0" CHAINLINK GATE
- 3205.4 18'-8" X 6'-0" DOUBLE LEAF CHAINLINK GATE
- 3207.0 DUMPSTER, NIC
- 3209.0 LANDSCAPING
- 3210.1 BASKETBALL HOOP
- 3211.0 35'-0" TALL FLAG POLE
- 3213.0 BIKE RACK LOCATION. BIKE RACKS PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- 3214.0 PICKLEBALL COURTS, SEE SPECIFICATION
- 3214.1 6 LANE RUNNING TRACK WITH 50M LANE LINES. 3" ASPHALT OVER 8" ROAD BASE
- 3215.0 FIELD GAME LINES AND LAYOUT, FOR REFERENCE ONLY
- 3217.0 LONG JUMP, TRIPLE JUMP, & POLE VAULT RUNWAY AND LANDING PIT. DIMENSIONS TO MEET MINIMUM REQUIREMENTS SET BY UHAA & UFSHA.
- 3300.0 FIRE HYDRANT ASSEMBLY W/ CONCRETE APRON & CONC. FILLED BOLLARDS. SEE TYPICAL DETAIL FOR ADDITIONAL INFORMATION, TYP.
- 3300.1 FIRE HYDRANT ASSEMBLY PER CITY STANDARDS. SEE CIVIL, TYP.
- 3300.0 ON-SITE RETENTION POND, SEE CIVIL

SITE IMPROVEMENT LEGEND

|  |                                                                                                                                                                                  |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | SCHOOL SITE IMPROVEMENTS - INCLUDES EVERYTHING WITHIN THE PROPERTY LINE + TO THE CURB/GUTTER JUST OUTSIDE OF THE PROPERTY LINE - THE ROAD ACCESS TO THE SITE ON TRAVERSE TERRACE |
|  | OFF SITE IMPROVEMENTS - INCLUDES ROAD, UTILITY, PRV STATIONS, AND RETENTION POND IMPROVEMENTS OUTSIDE OF THE SCHOOL SITE                                                         |
|  | CONSTRUCTION LIMITS - AREA TO REMAIN UNDISTURBED DURING CONSTRUCTION                                                                                                             |

SITE PLAN AREAS

|                       | AREA SF      | AREA ACRES  | PERCENTAGE |
|-----------------------|--------------|-------------|------------|
| TOTAL IMPACTED AREA   | 1,512,379 SF | 34.72 ACRES | 100.0%     |
| TOTAL SCHOOL PROPERTY | 1,512,379 SF | 34.72 ACRES | 100.0%     |
| IMPERVIOUS AREA       | 406,961 SF   | 9.34 ACRES  | 26.9%      |
| LANDSCAPE AREA        | 979,152 SF   | 22.48 ACRES | 64.1%      |
| BUILDING PAD AREA     | 117,969 SF   | 2.71 ACRES  | 7.8%       |

MATERIALS LEGEND

|  |                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | BUILDING                                                                                                                                                                                                                                                                                                                                                                                                                   |
|  | TURF - REFER TO LANDSCAPE DRAWINGS FOR DETAILS.                                                                                                                                                                                                                                                                                                                                                                            |
|  | XERISCAPING - REFER TO LANDSCAPE DRAWINGS FOR DETAILS.                                                                                                                                                                                                                                                                                                                                                                     |
|  | LIGHT DUTY CONCRETE SIDEWALK - SCHOOL SIDEWALKS: 4" CONCRETE SLAB OVER 4" GRAVEL BASE OVER COMPACTED SUBBASE - OFF-SITE SIDEWALKS: 6" CONCRETE SLAB OVER 6" GRAVEL BASE OVER COMPACTED SUBBASE                                                                                                                                                                                                                             |
|  | HEAVY DUTY CONCRETE PAVEMENT - DUMPSTER PAD: 6" CONCRETE SLAB REINFORCED W/ EPOXY COATED #4 BAR @ 16" O.C. EACH WAY OVER 6" COMPACTED ROAD BASE OVER COMPACTED SUBBASE - BASKETBALL PAD: 6" CONCRETE SLAB REINFORCED W/ EPOXY COATED #4 BAR @ 24" O.C. EACH WAY OVER 6" COMPACTED ROAD BASE OVER COMPACTED SUBBASE - ADA PARKING & RAISED CROSSWALKS - 8" CONCRETE SLAB OVER 8" COMPACTED ROAD BASE OVER COMPACTED SUBBASE |
|  | TENNIS COURT CONCRETE PAVEMENT - 6" THICK POST TENSIONED CONCRETE SLAB OVER 6" VAPOR BARRIER SLIP SHEET OVER 6" COMPACTED ROAD BASE WITH TENSION CABLES EVERY 24" O.C. EACH WAY                                                                                                                                                                                                                                            |
|  | ASPHALT PAVEMENT - LIGHT DUTY (PARKING): 3" FLEX PAVEMENT OVER 6" COMPACTED ROAD BASE OVER 12" COMPACTED SUBBASE - HEAVY DUTY (DRIVES): 3" FLEX PAVEMENT OVER 10" COMPACTED ROAD BASE OVER 12" COMPACTED SUBBASE - CITY STREETS: 3" FLEX PAVEMENT OVER 8" COMPACTED ROAD BASE OVER 19" COMPACTED SUBBASE                                                                                                                   |
|  | IMAGINARY LINE INDICATING FIRE ACCESS LANES                                                                                                                                                                                                                                                                                                                                                                                |
|  | LANDSCAPE COBBLE ROCK - 4" - 6" TYP ANGULAR - SEE LANDSCAPE SHEETS FOR DETAILS.                                                                                                                                                                                                                                                                                                                                            |
|  | SNOW MELT SYSTEM                                                                                                                                                                                                                                                                                                                                                                                                           |
|  | AREA TO REMAIN UNDISTURBED DURING CONSTRUCTION                                                                                                                                                                                                                                                                                                                                                                             |

NOTE: PAVEMENT CROSS SECTIONS ARE PROVIDED AS A MINIMUM STANDARD. COORDINATE WITH CIVIL ON FINAL ASSEMBLIES.



## ANNOTATED PLAN NOTES

1. SEE EXTERIOR ELEVATION SHEETS FOR EXTERIOR MASONRY TYPE AND COURSING.
2. RADIIUS ALL EXPLODED VERTICAL MASONRY CORNERS FROM SLAB TO BOTTOM OF MASONRY LINTEL OR  $\geq 48"$  EXIST. STOP RADIIUS @ FIRST JOINTING JOINT. ALLOW CORNER TO CURE.
3. USE DOUBLE STUDS @  $40"$  C.O. BEHIND ALL TACKABLE WALL SURFACING. COORDINATE W/ CENTERED LINE WORK. TACKWALLS TO BE INSTALLED PRIOR TO MILLWORK.
4. PROVIDE CRENSHAW BACKING TO ALL TACKABLE WALL SURFACING. BEHIND ALL WALL APPLIED THE WAINSCOT, AND ALL FULLY TILED WALLS. SEE SPECIFICATIONS.
5. SEE DETAIL C430A FOR TYPICAL REVEAL DETAIL BETWEEN DIFFERING WALL TYPES (FOR REFERENCE ONLY. BOARD & BATT).
6. WHERE SHOWN - ALL ALL FUTURE WALLS AND COMPUTERS ON PLANS SHOWN DASHED ARE FOR REFERENCE ONLY. SEE PLANS AND SPECIFICATIONS FOR ALL BASE CONTRACT FURNITURE TO BE PROVIDED.
7. ALL HORIZONTAL STUD PACE DIMENSIONS SHOULD BE COORDINATED WITH ACTUAL EQUIPMENT.
8. THERMAL BATT INSULATION TO RUN FULL RADIUS & LENGTH OF STUD WALLS UP TO DECK. STUD WALLS TO SHOWN @ ALL RADIIUS.
9. ALL LOW PARTITION WALLS TO BE BRACED INTERNALLY WITH T-3. STANCHIONS @ EACH END AND  $\geq 0.5"$  WALLS  $7'0"$  HIGHER OR LESS SEE DETAILS BRA620, AN620 & AN620 TYP. LOW PARTITION WALLS AT FOODS TO RECEIVE PORCELAIN TILE, TYP.
10. SEE EXTERIOR SLIP UP DETAIL FOR EXTERIOR WALLS.
11. SEE FINISH SHEETS FOR FLOOR FINISH PATTERNS & TRANSITION DETAIL CALL-OUTS.

### DIMENSION NOTES

1. ALL DIMENSIONS ARE TO CENTER OF STUD WALL OR FACE OF CONCRETE, MASONRY OR ROUGH OPENING UNLESS NOTED OTHERWISE. WHERE THE END OF A WALL IS INDICATED THE DIMENSION IS TO THE FINISH SURFACE OF THE WALL END.  
FACE OF FINISHED WALL WILL BE NOTED AS F.O.F.W.  
FACE OF STUD WALL WILL BE NOTED AS F.S.W.
2. UNLESS DIMENSIONED OTHERWISE, THE DIMENSION FROM THE BACK OF A DOOR FRAME AT STUD FRAMING CONDITIONS IS TO BE 6" TO THE FINISHED WALL CORNER.
3. EXCEPT WHERE DIRECTED TO PLACE ITEMS OR WORK AT THE APPROXIMATE LOCATION SHOWN, DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES AND FINISH SCHEDULES. IF THERE ARE ANY DISCREPANCIES THE ARCHITECT IS TO BE NOTIFIED SO THAT A CLARIFICATION CAN BE ISSUED.

## KEYED NOTES

|        |                                                                                                                                                                                                                                                                                                                                        |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 304.0  | 4" THICK REINFORCED CONCRETE SLAB ON GRADE                                                                                                                                                                                                                                                                                             |
| 406.3  | 8" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK                                                                                                                                                                                                                                                                       |
| 508.6  | 8" X 4" X 4" F. C. CONCRETE FILLED AND PAINTED GALVANIZED STEEL PIPE BOLLARD                                                                                                                                                                                                                                                           |
| 603.0  | 12" PLYWOOD SHEATHING, PRESSURE TREATED AT EXTERIOR LOCATIONS                                                                                                                                                                                                                                                                          |
| 700.2  | 15mm POLYURETHANE VAPOUR RETARDER WITH JOINTS LAPOED NOT LESS THAN 6". TYPE<br>UNDERSLAB AT ALL SLAB ON GRADE LOCATIONS WITHIN THE BUILDING FOOTPRINT EXCEPT<br>FOR AREAS WITH FLOATING WOOD FLOORS SUCH AS THE GYM & STAGE WHERE THE<br>VAPOUR RETARDER SHALL BE LOCATED ABOVE THE SLAB AND BENEATH THE FLOATING<br>WOOD FLOOR, TYPE: |
| 709.0  | PRE-FINISHED UNINSULATED EXTERIOR METAL WALL PANEL                                                                                                                                                                                                                                                                                     |
| 727.0  | PRE-FINISHED SHEDDING SEAM METAL ROOF OVER ICE AND WATER SHED, OVER 40/20                                                                                                                                                                                                                                                              |
| 728.0  | APRA RATED SHEATHING CONCRETE TO MATCH METAL FASCIA                                                                                                                                                                                                                                                                                    |
| 729.0  | R39 BATT INSULATION                                                                                                                                                                                                                                                                                                                    |
| 730.0  | ICE AND WATER SHED                                                                                                                                                                                                                                                                                                                     |
| 800.0  | VAPOR AND DRAIN FRAME                                                                                                                                                                                                                                                                                                                  |
| 801.4  | DOOR, OVERHEAD COILING                                                                                                                                                                                                                                                                                                                 |
| 906.0  | GYPSUM BOARD SOFFIT, PAINTED WHERE EXPOSED                                                                                                                                                                                                                                                                                             |
| 2610.0 | LIGHT FIXTURE                                                                                                                                                                                                                                                                                                                          |
| 3101.0 | 8" THICK FREE DRAINING GRAVEL BASE                                                                                                                                                                                                                                                                                                     |
| 3202.2 | 4" X 24" X 20" CONCRETE MUD STRIP                                                                                                                                                                                                                                                                                                      |

| REV | DATE       | DESCRIPTION |
|-----|------------|-------------|
| 17  | 2023.08.25 | RFI 16      |

VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: 2023 JUNE 27

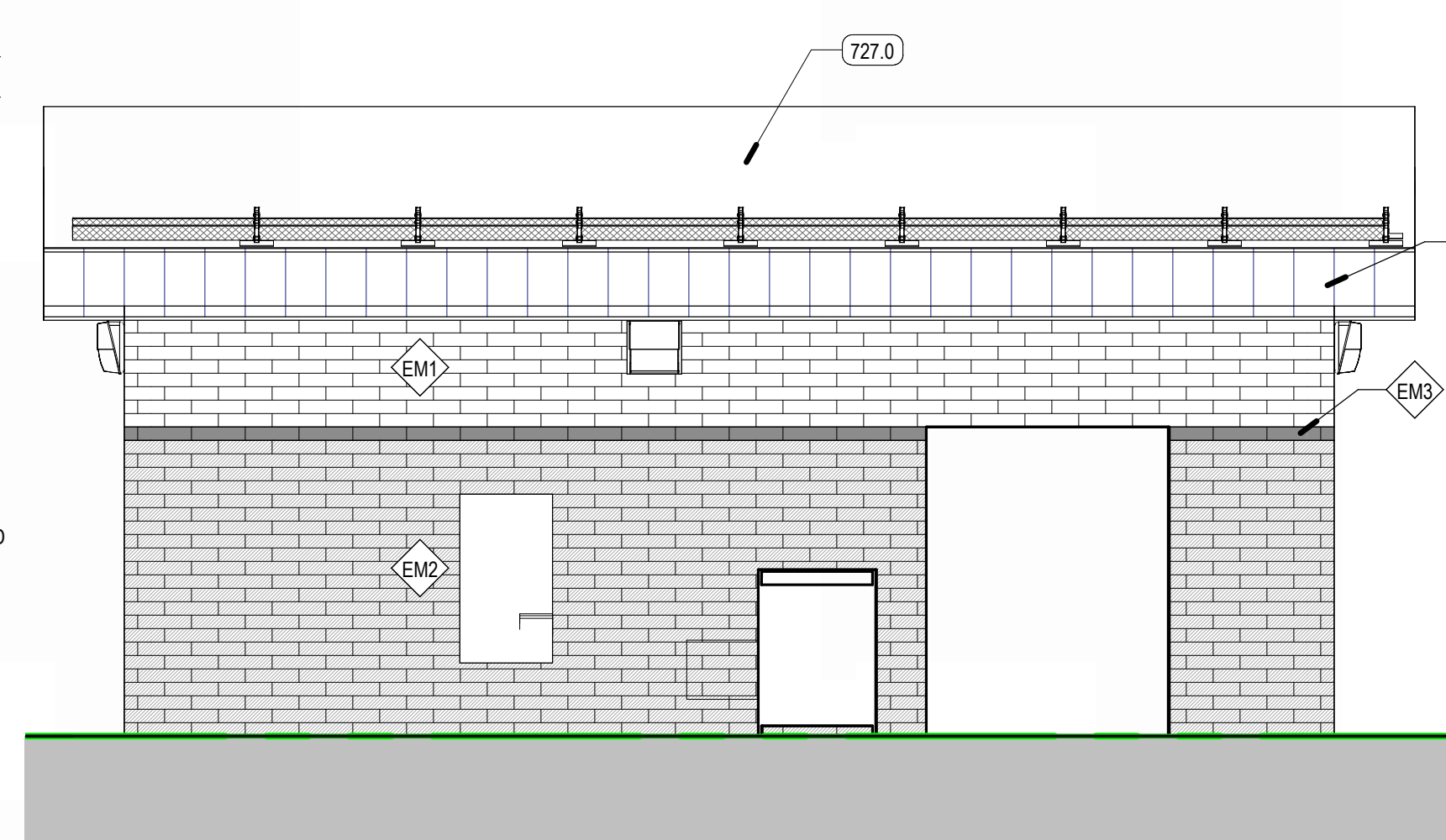
## ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT  
1190 E BELLE ST. & 9050 N HARMONY WAL. EAGLE MOUNTAIN, UT

CONFORMED SET

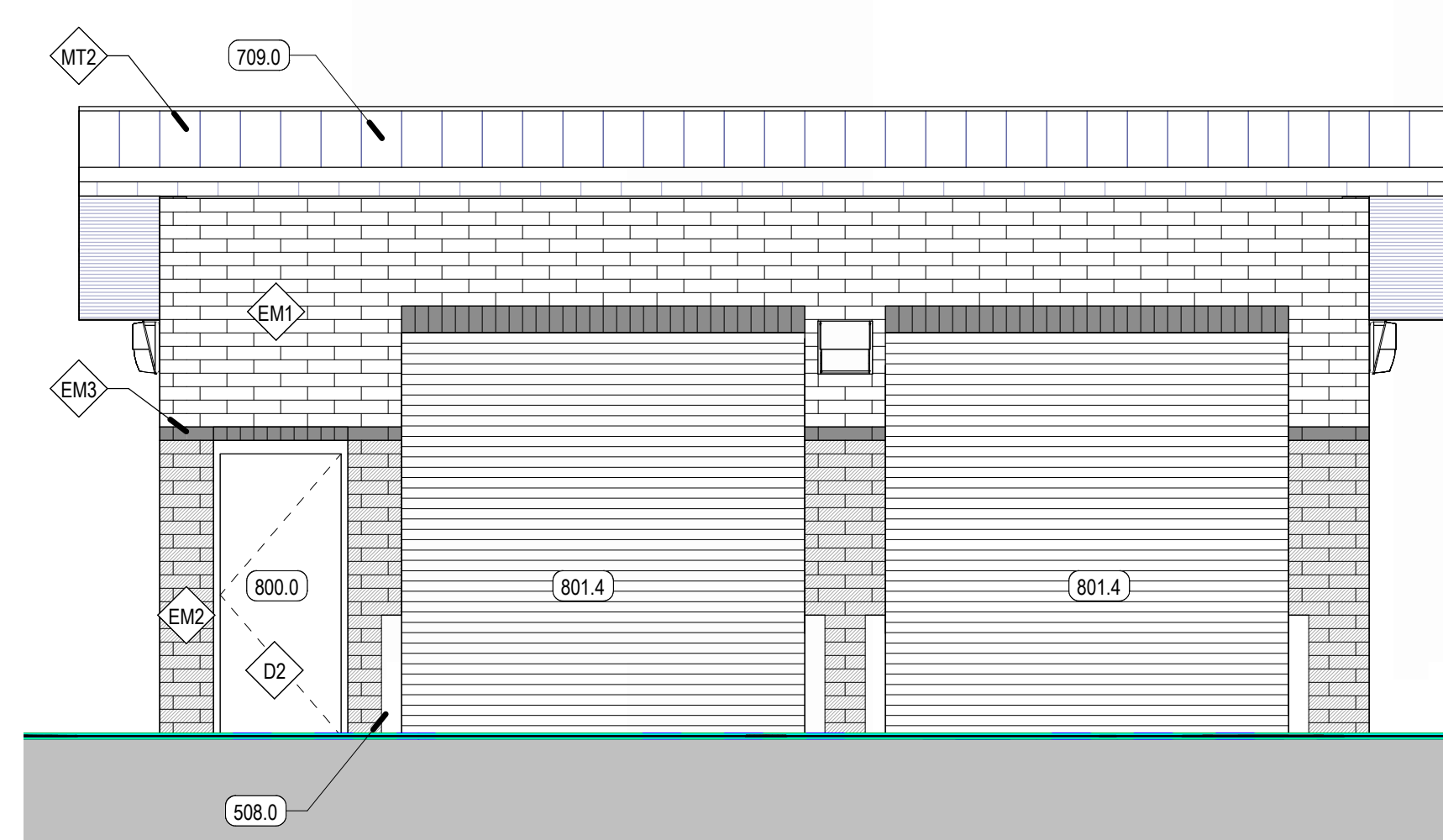
## OUTDOOR STORAGE BUILDING

# AS101



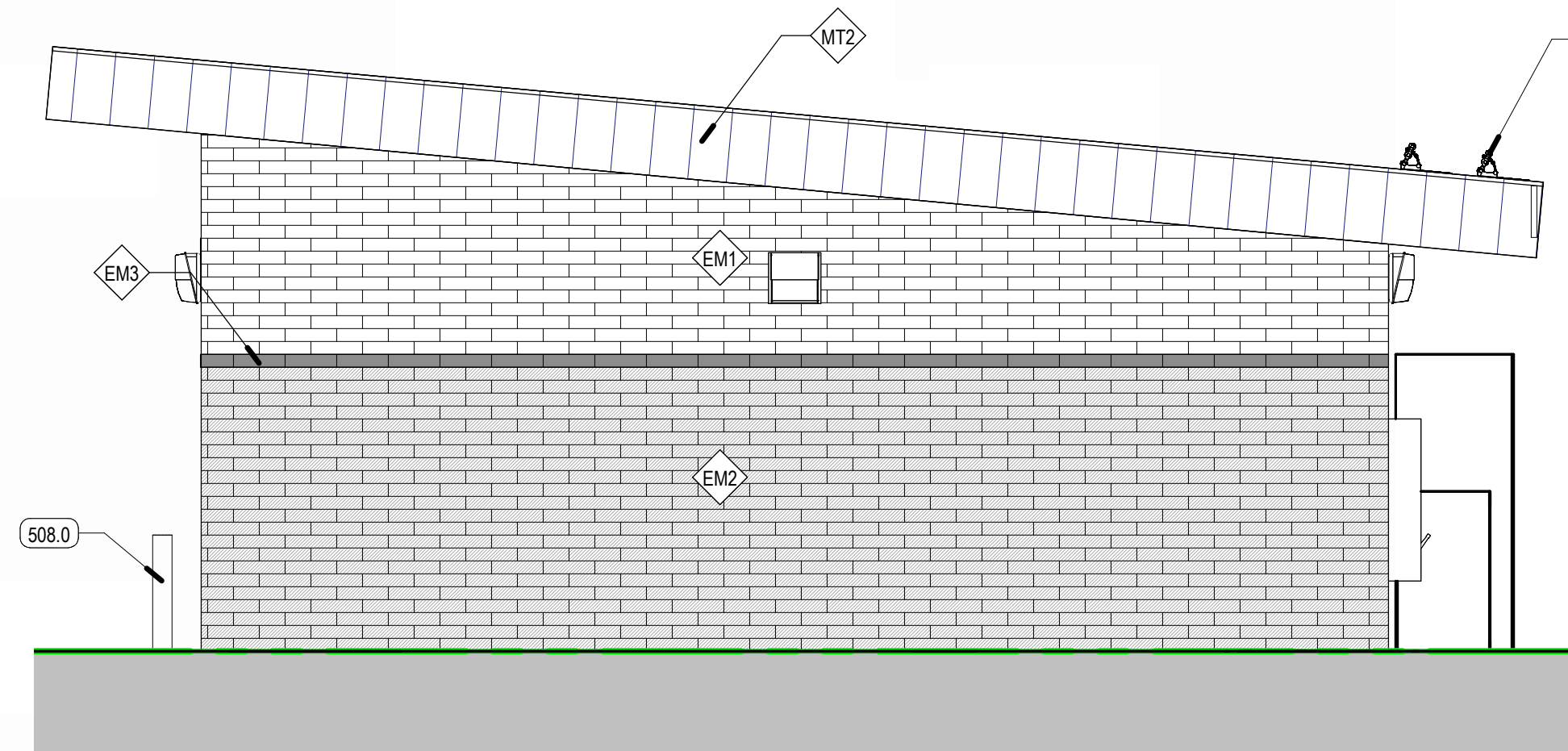
**D1** ELEVATION - OUTDOOR STORAGE - NORTH

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



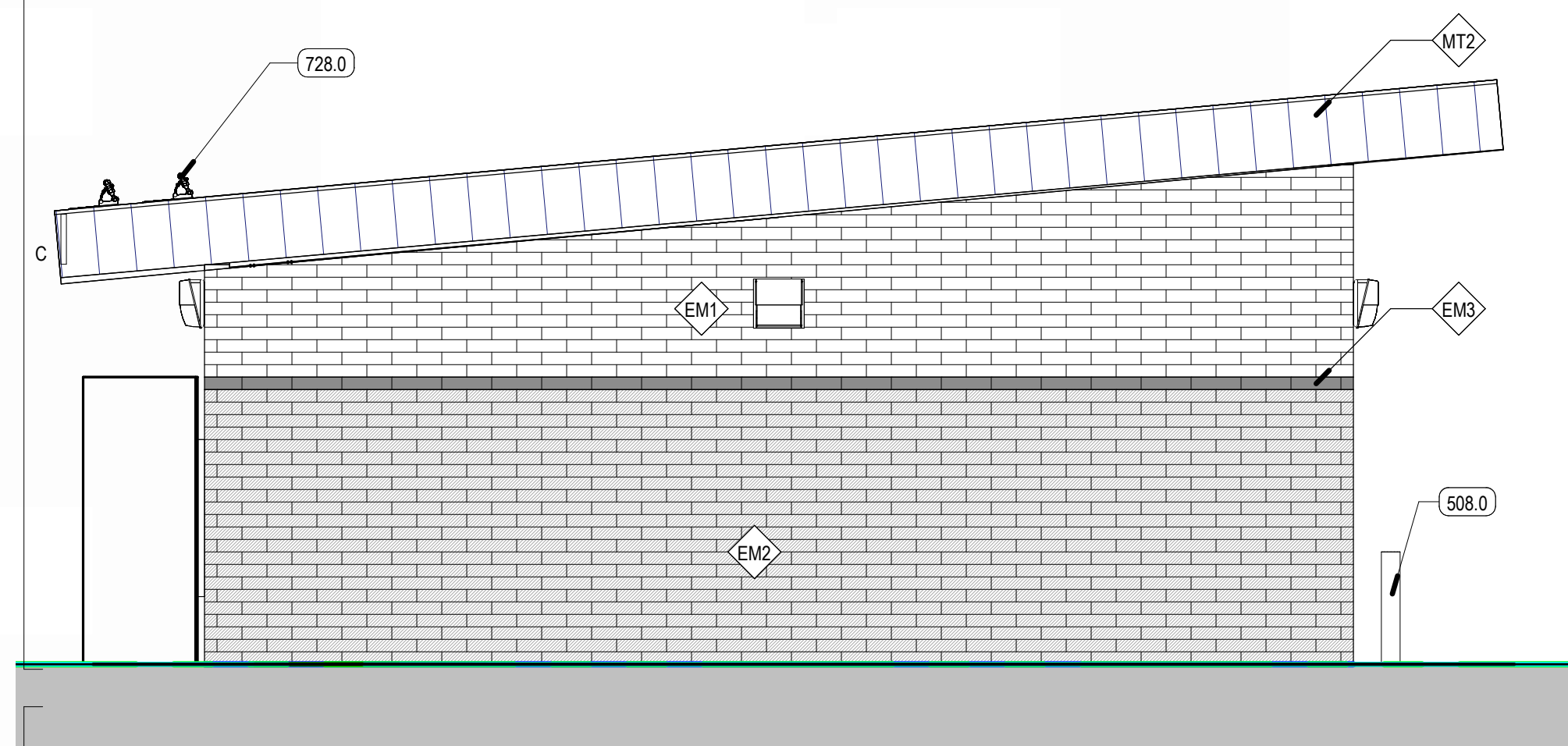
**D2 ELEVATION - OUTDOOR STORAGE - SOUTH**

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



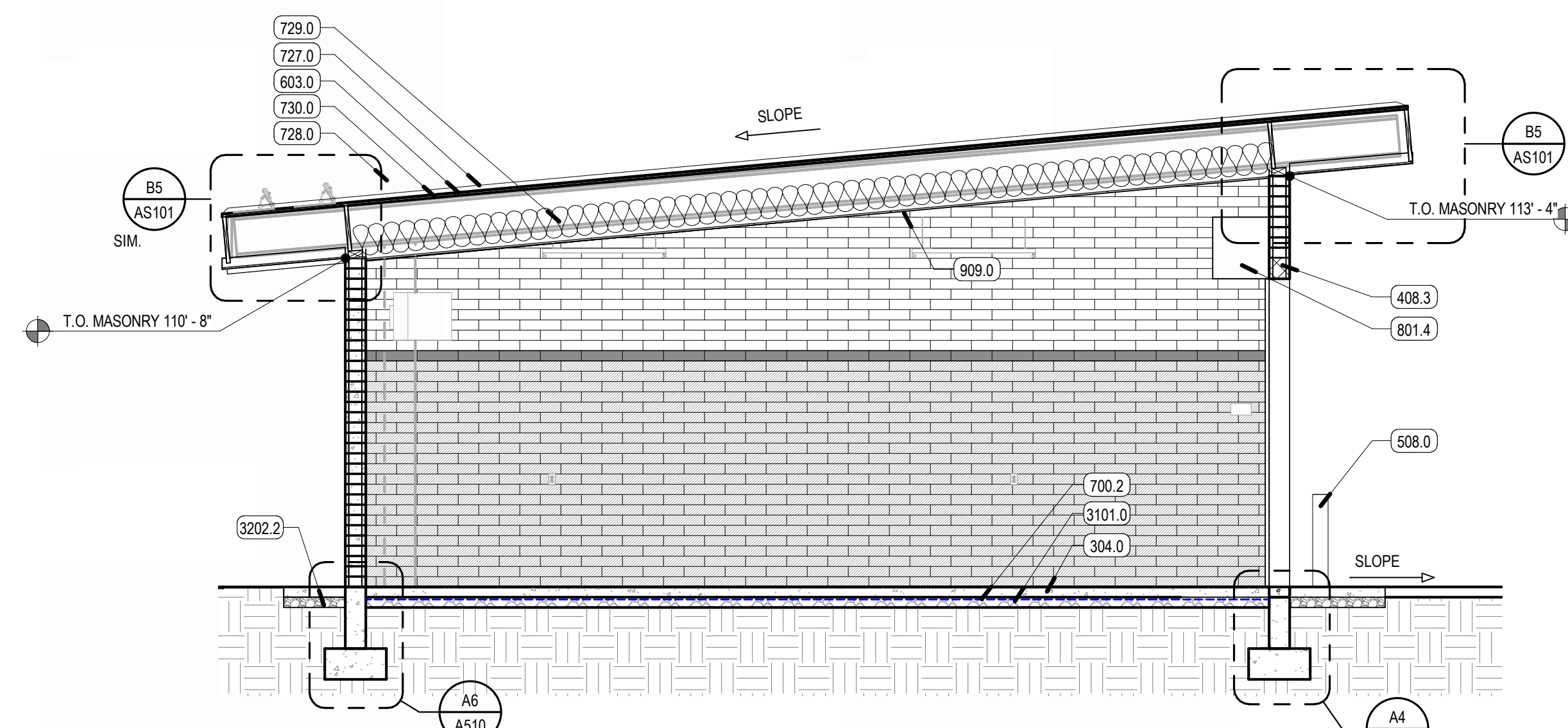
#### D4 ELEVATION - OUTDOOR STORAGE - EAST

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



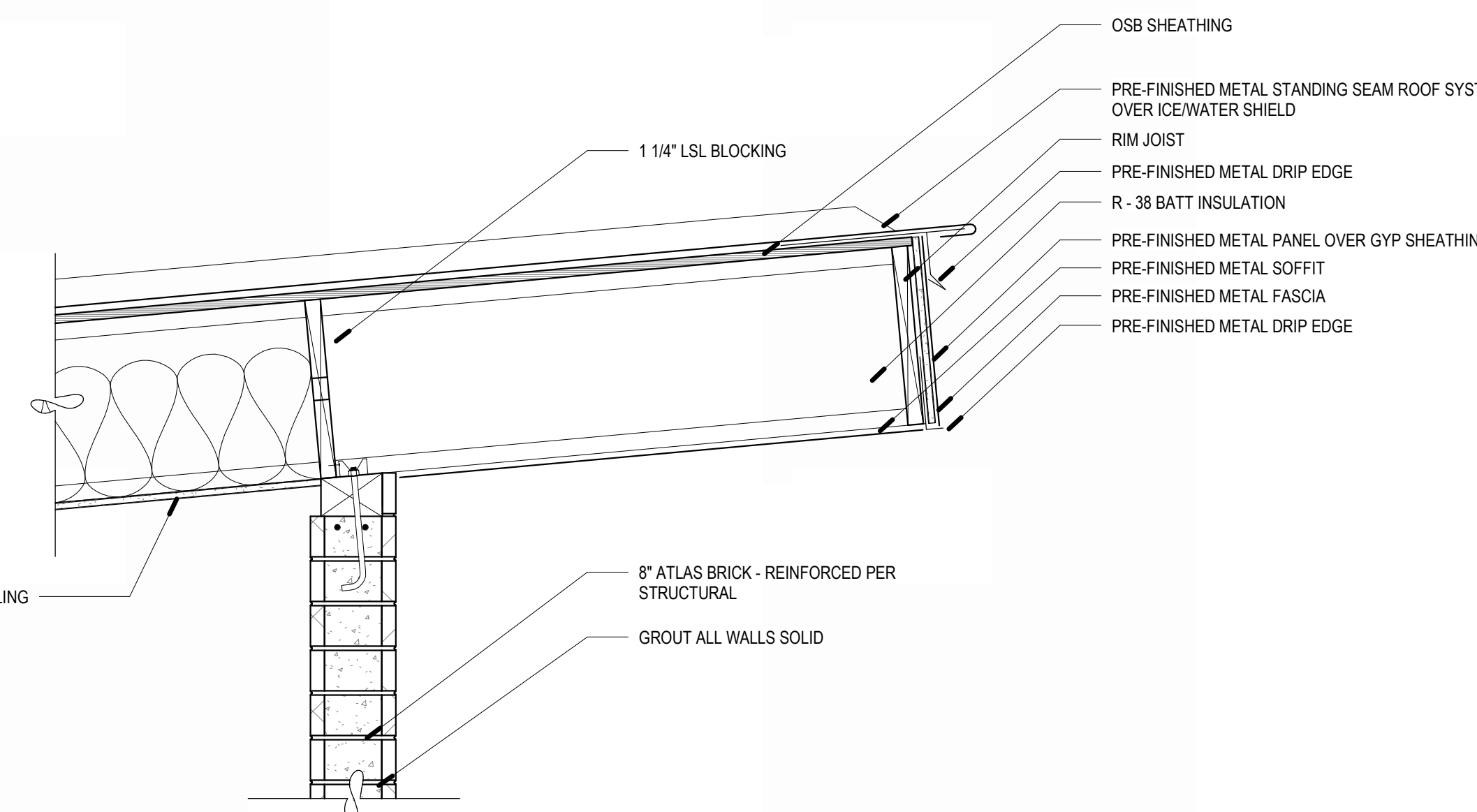
**C1** ELEVATION - OUTDOOR STORAGE - WEST

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



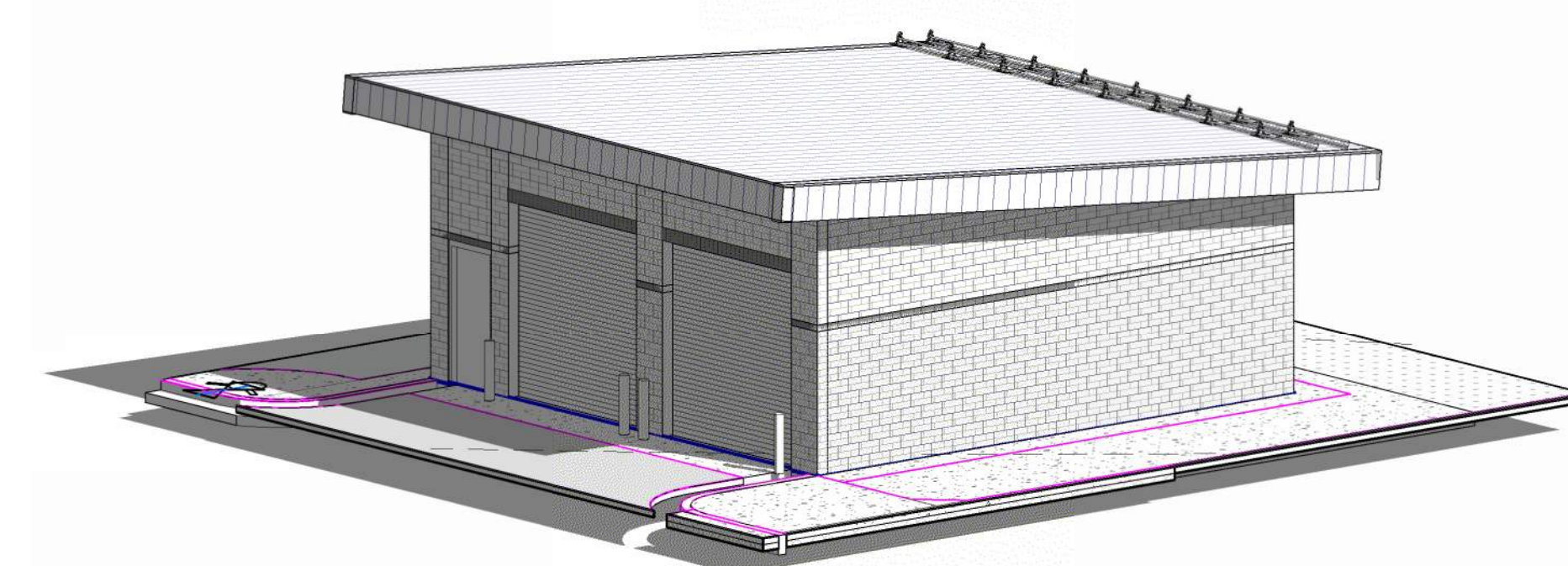
**C3** SECTION - OUTDOOR STORAGE - NORTH SOUTH

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



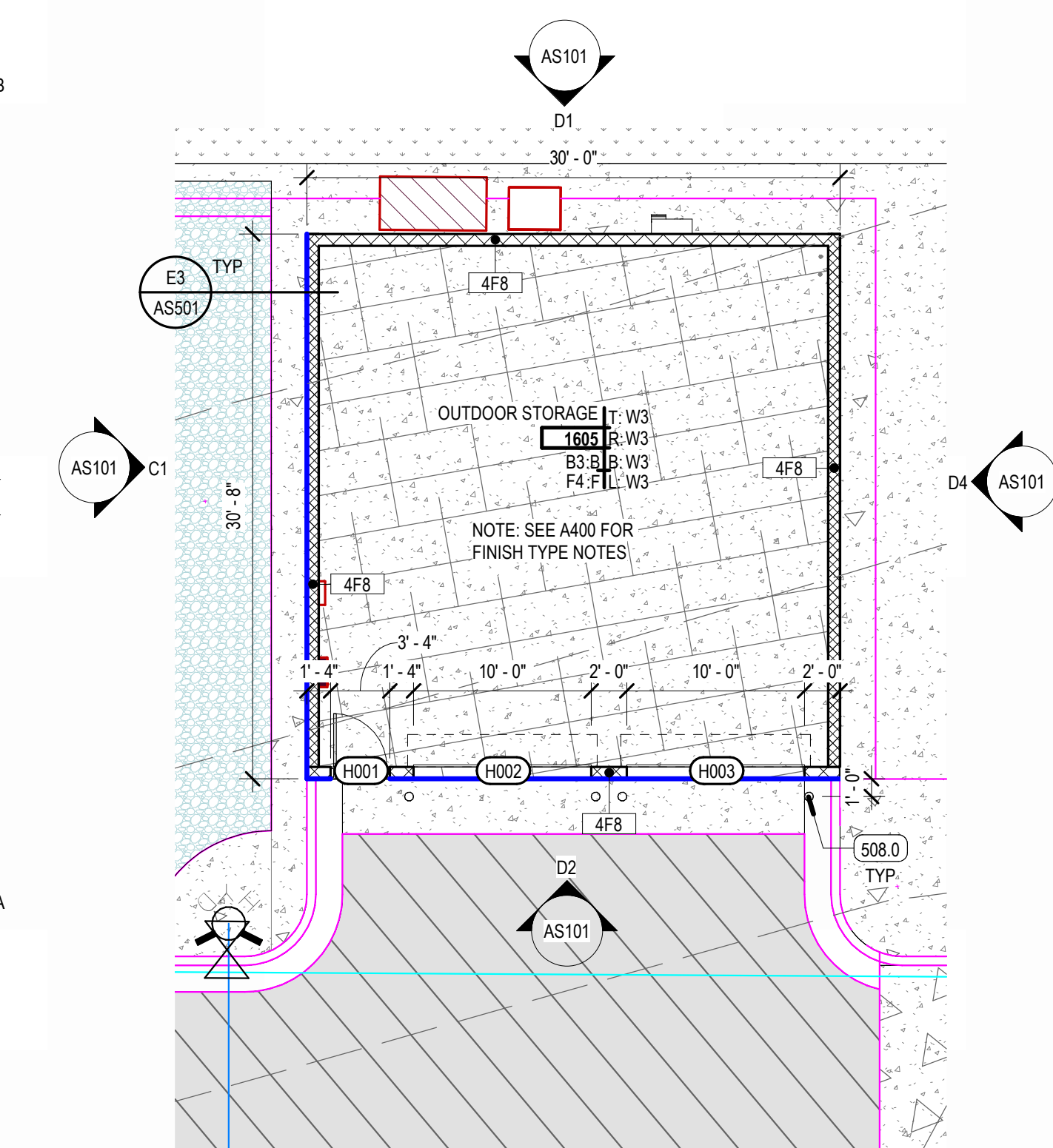
**B5** EAVE DETAIL

SCALE: 1" = 1'-0"



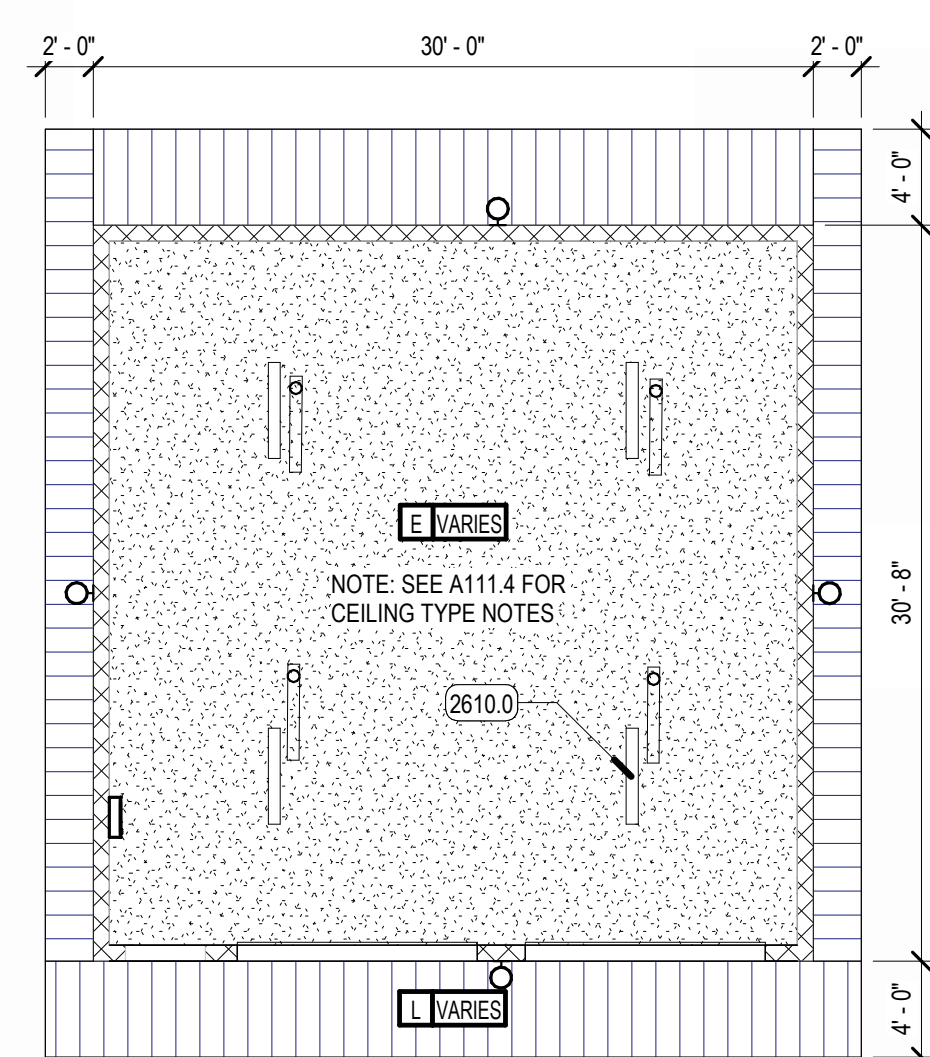
**A5** OUTDOOR STORAGE - PERSPECTIVE

SCALE



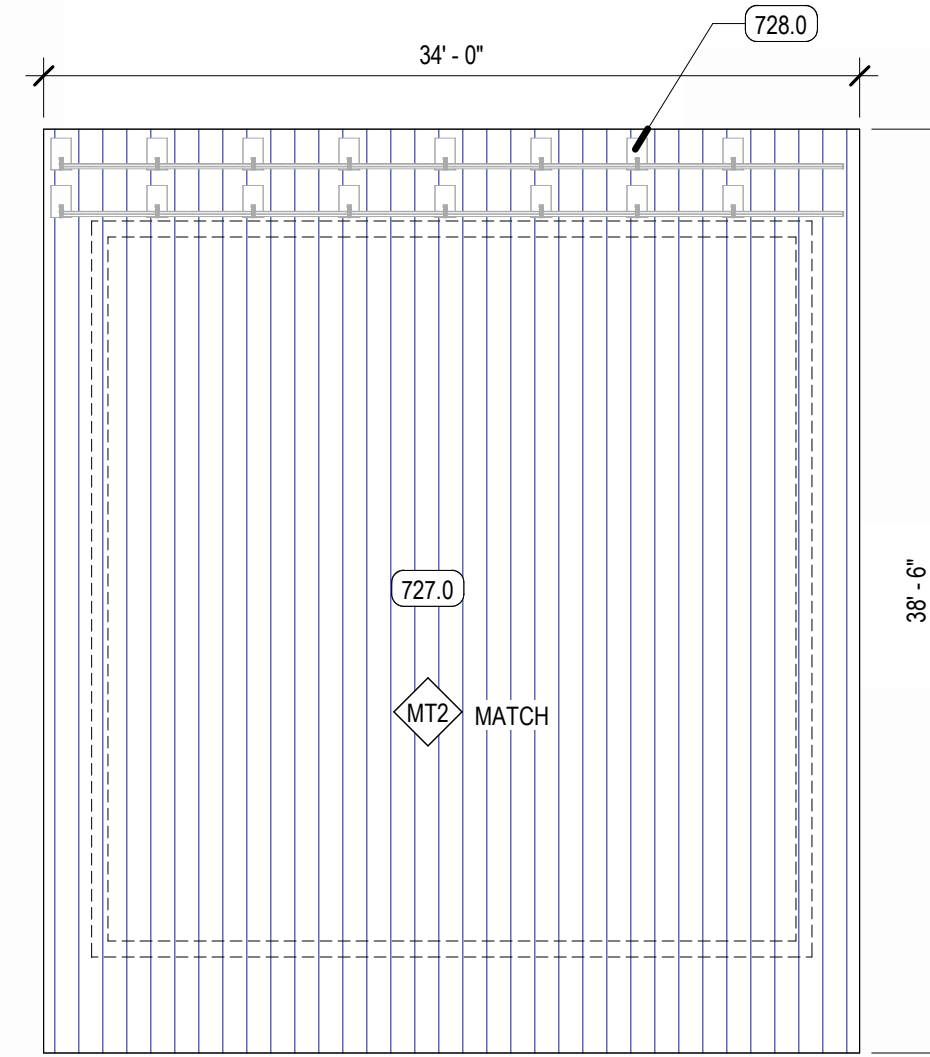
## A1 PLAN - OUTDOOR STORAGE

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



**A2** PLAN - RCP - OUTDOOR STORAGE

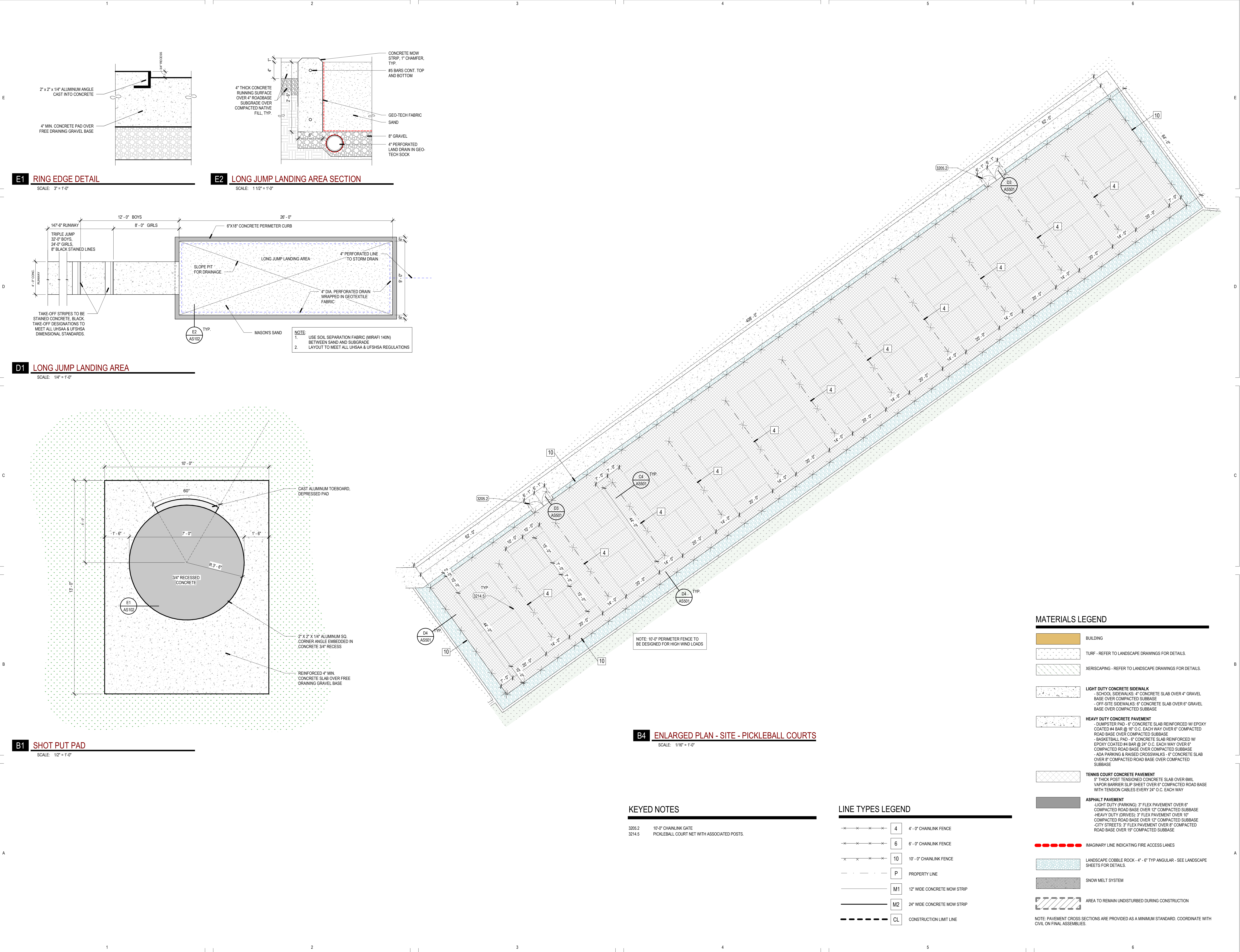
SCALE: 1/8" = 1'-00"



### A3 PLAN - ROOF - OUTDOOR STORAGE

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





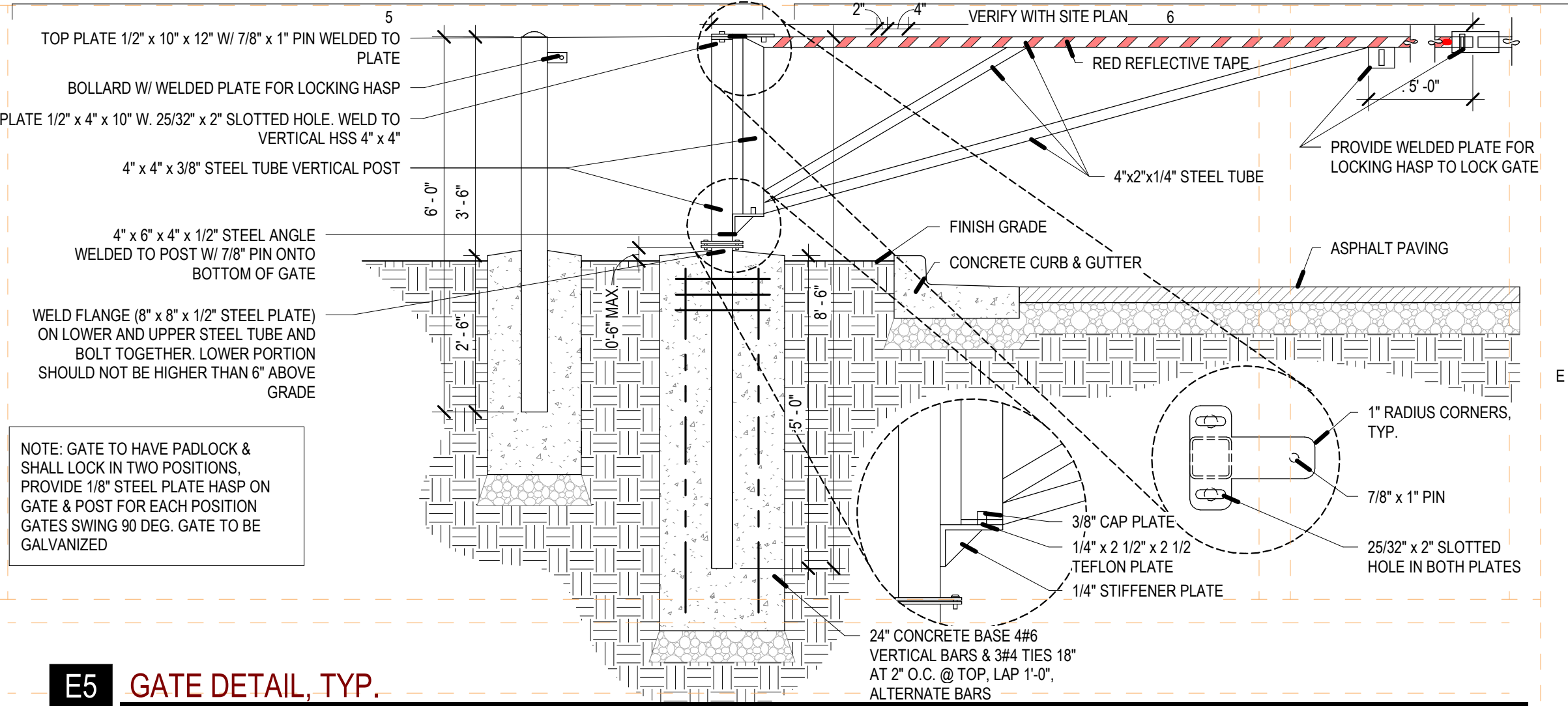
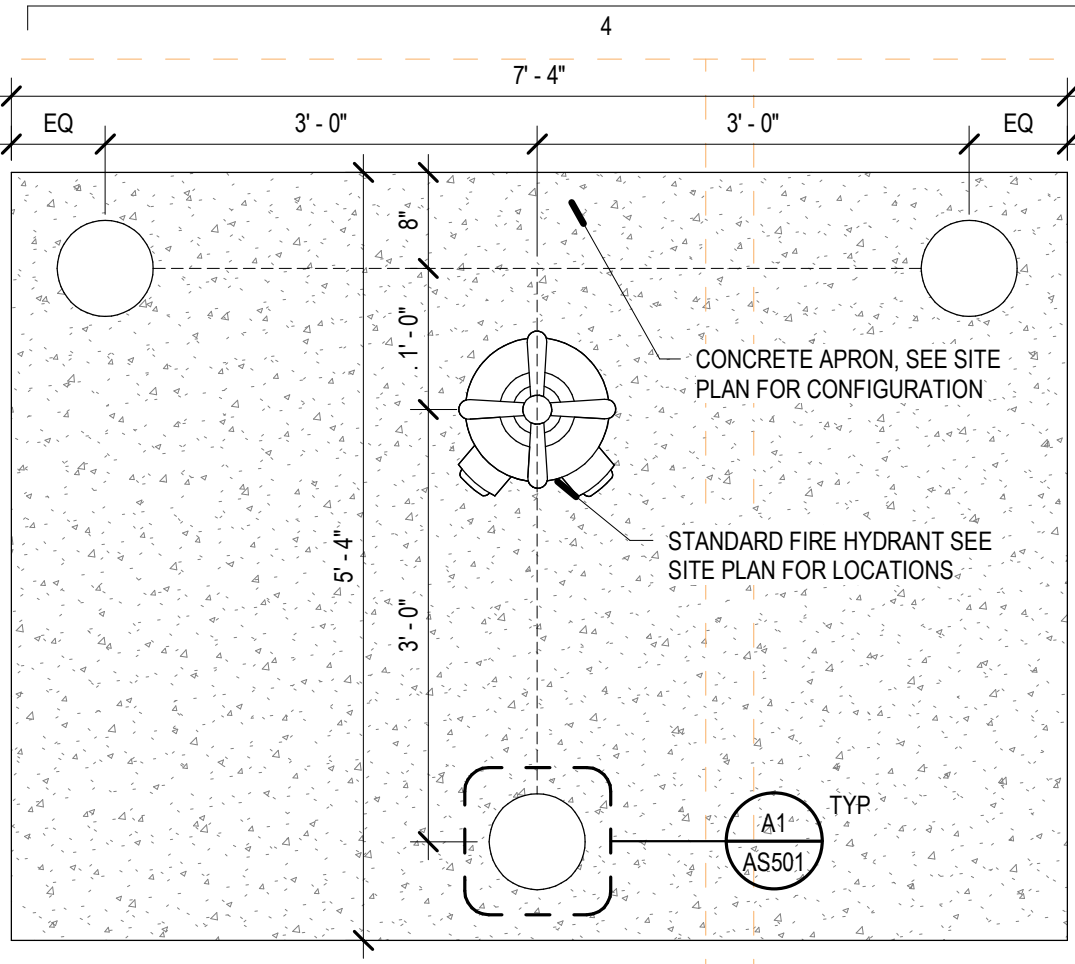
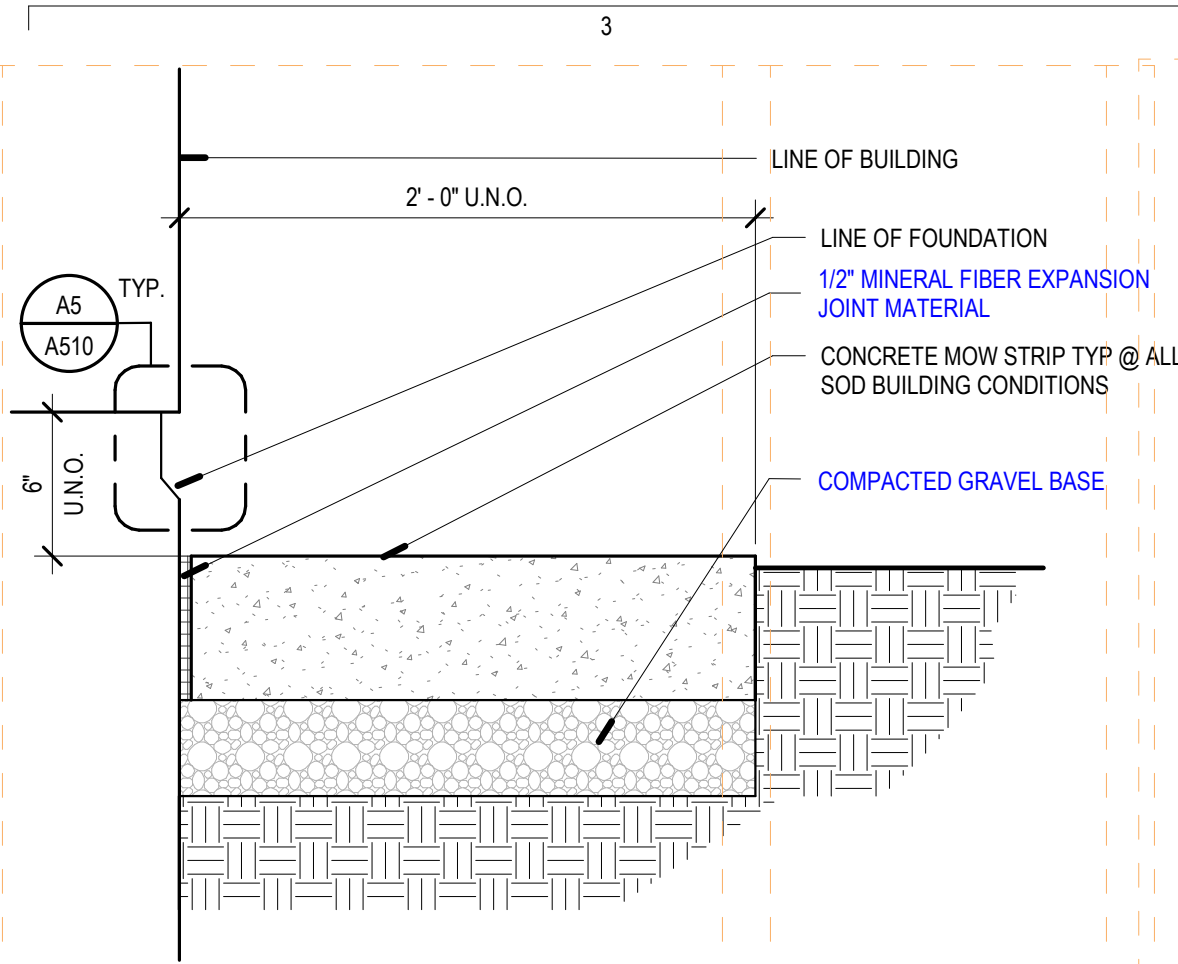
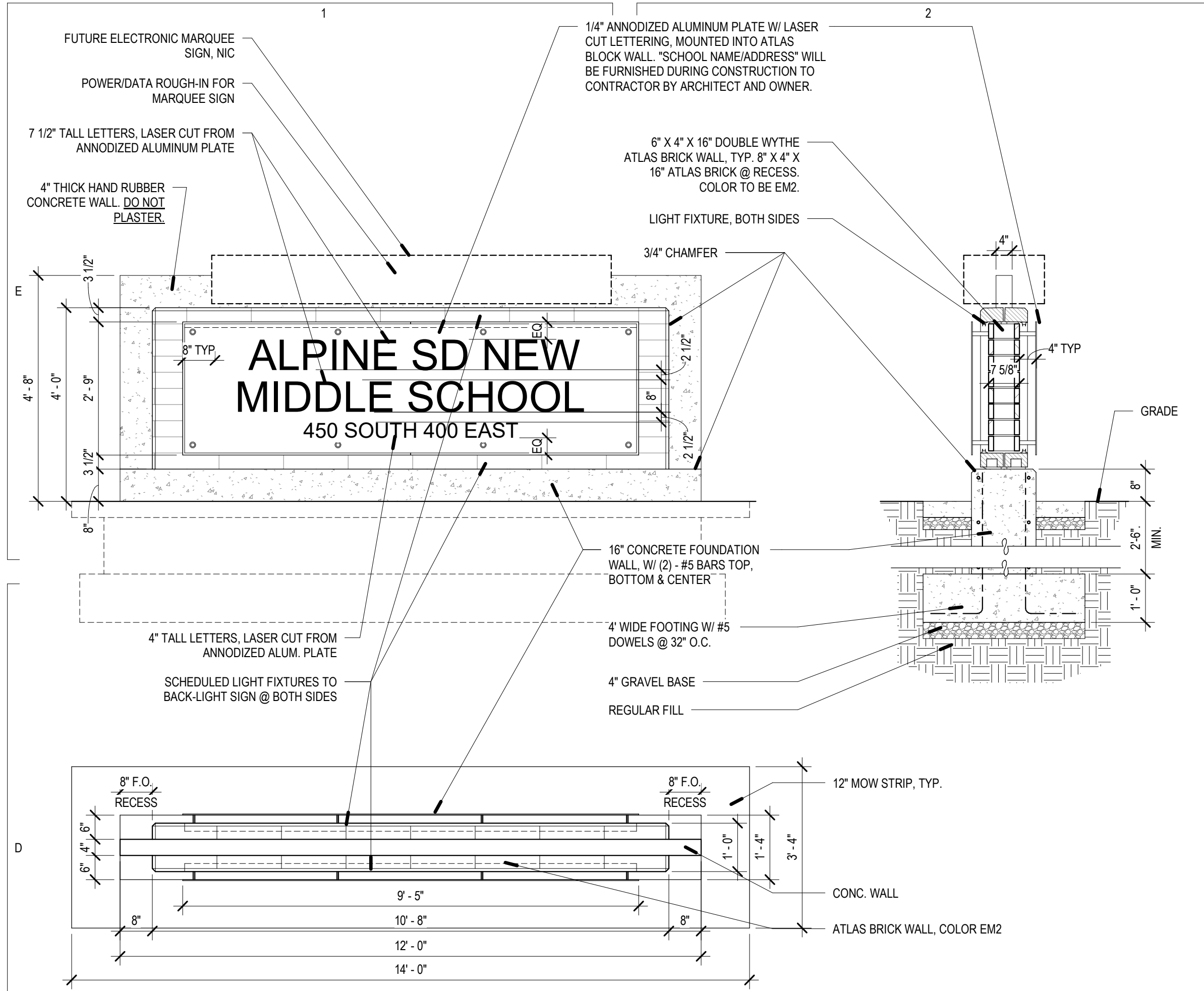
VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: 2023 JUNE 27

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN  
ALPINE SCHOOL DISTRICT  
1190 E BELLE ST. & 9050 N HARMONY WAL. EAGLE MOUNTAIN, UT  
CONFORMED SET

PLAN - SITE - ENLARGED  
PICKLEBALL

AS102



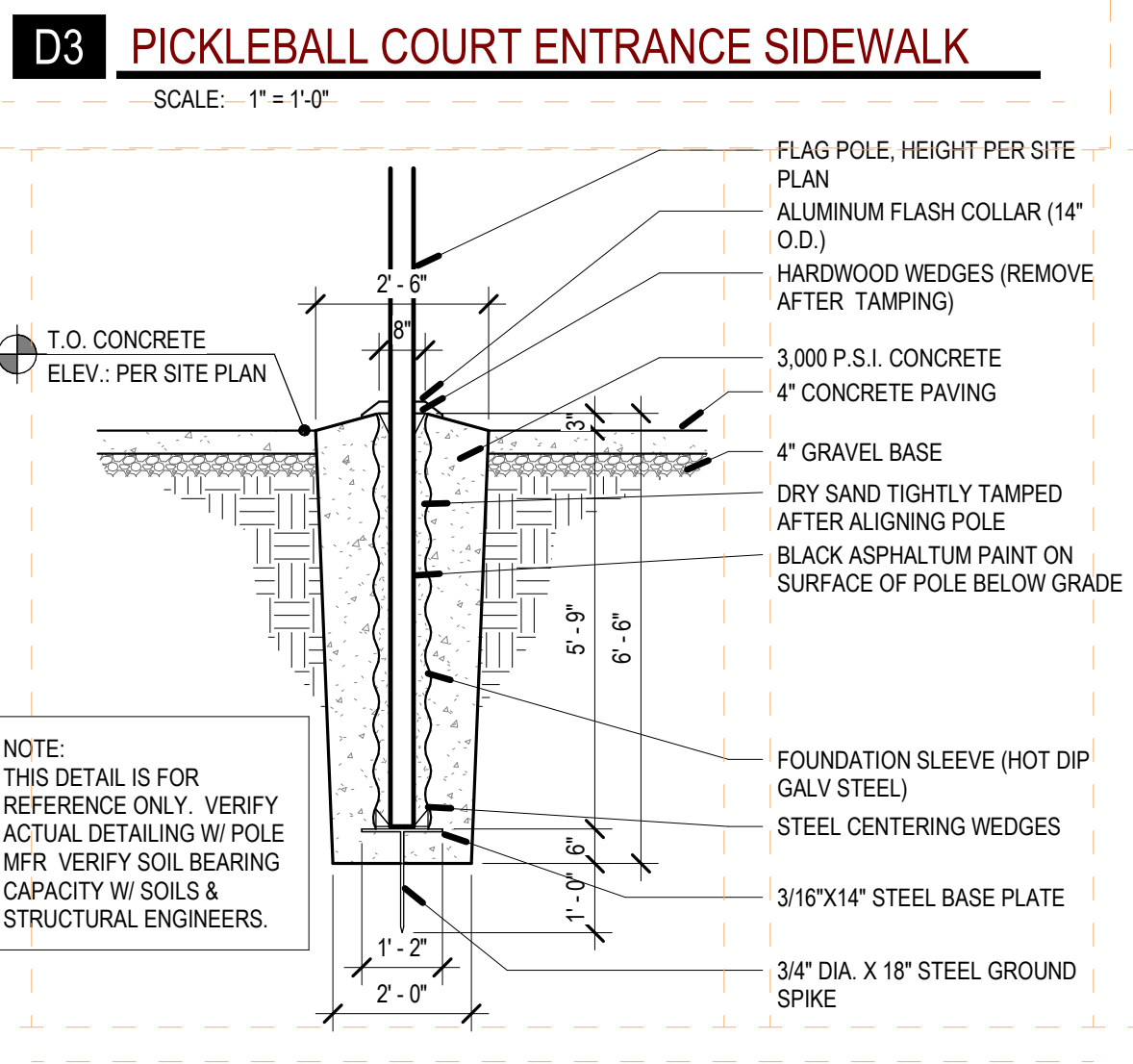
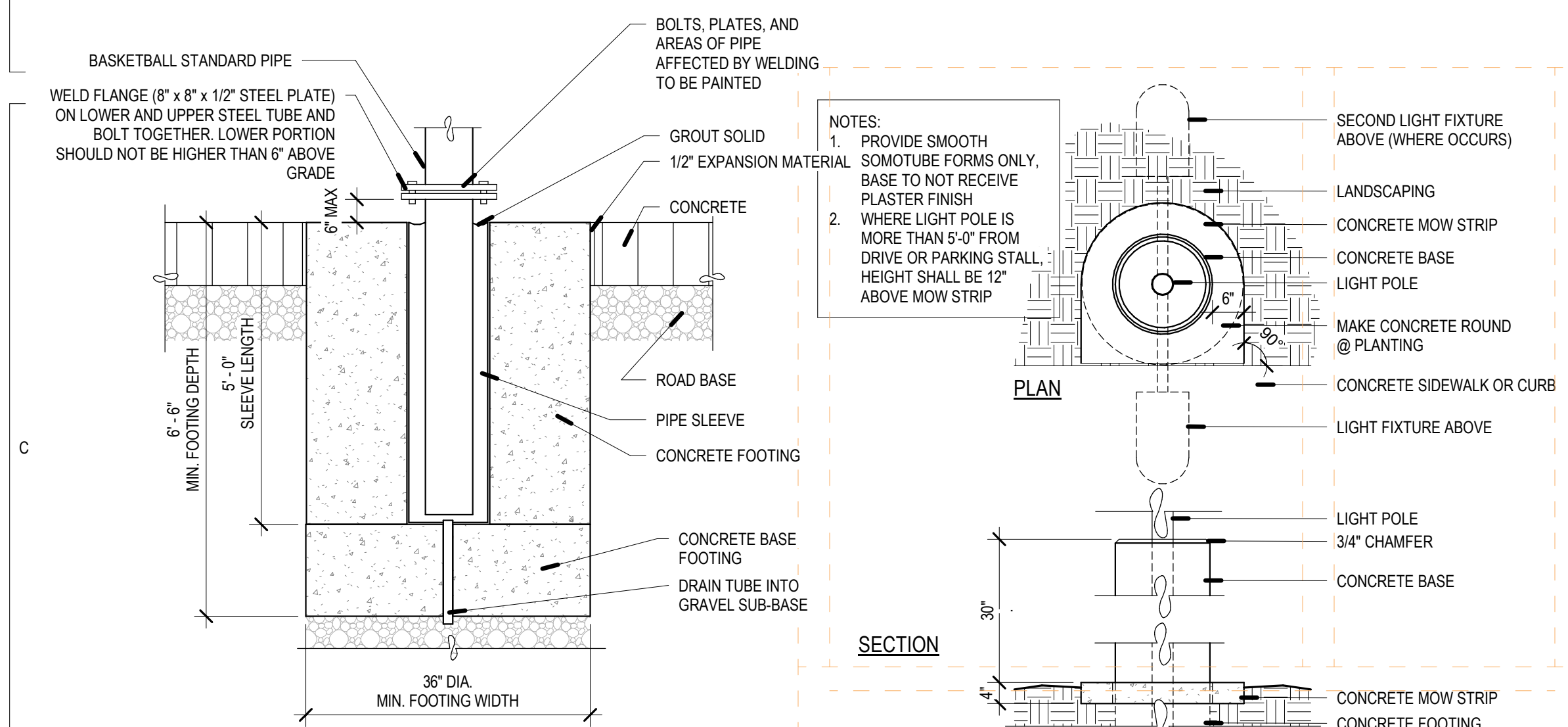


**D1 SIGN 2**  
B3/AS100 SCALE: 1/2" = 1'-0"

**E3 TYP MOW STRIP**  
A1/AS101 SCALE: 1 1/2" = 1'-0"

**E4 FIRE HYDRANT W/ 3 BOLLARDS**  
B3/AS100 SCALE: 3/4" = 1'-0"

**E5 GATE DETAIL, TYP.**  
SCALE: 1/2" = 1'-0"



**D4 PICKLEBALL COURT PERIMETER FENCE**  
SCALE: 1" = 1'-0"

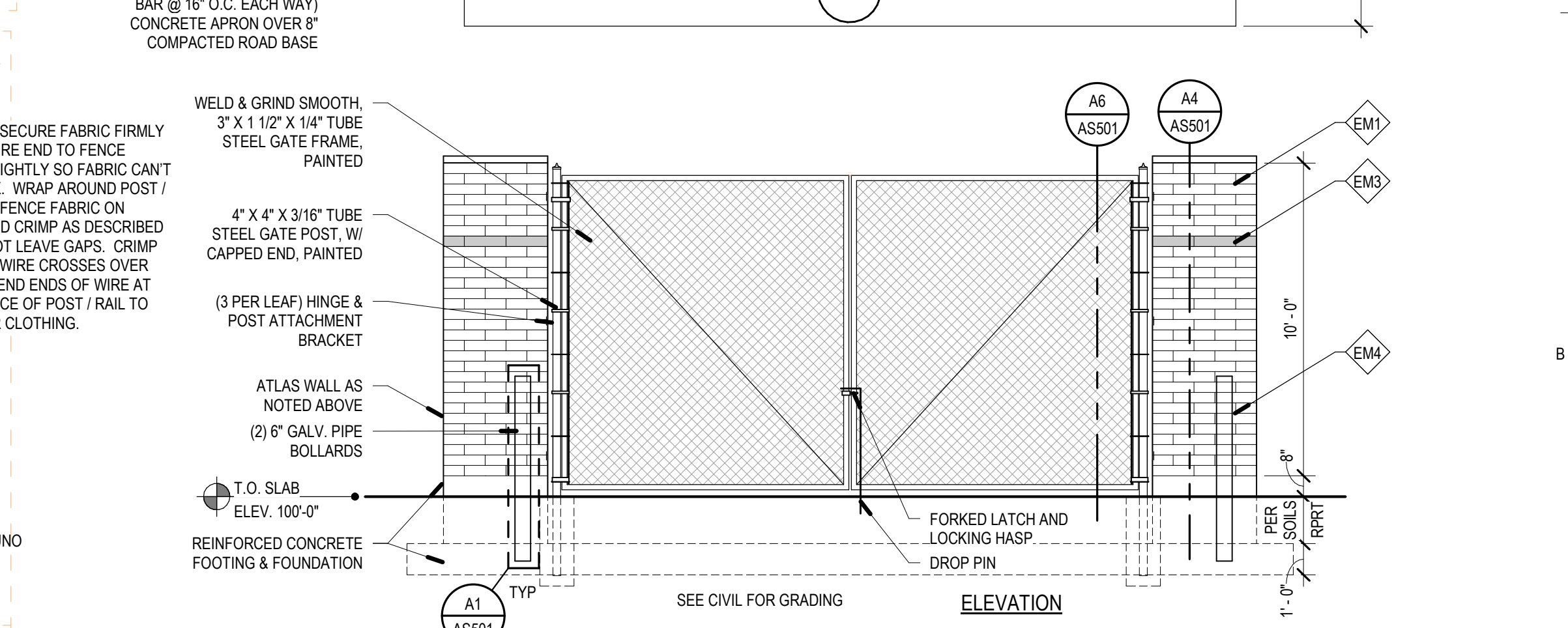
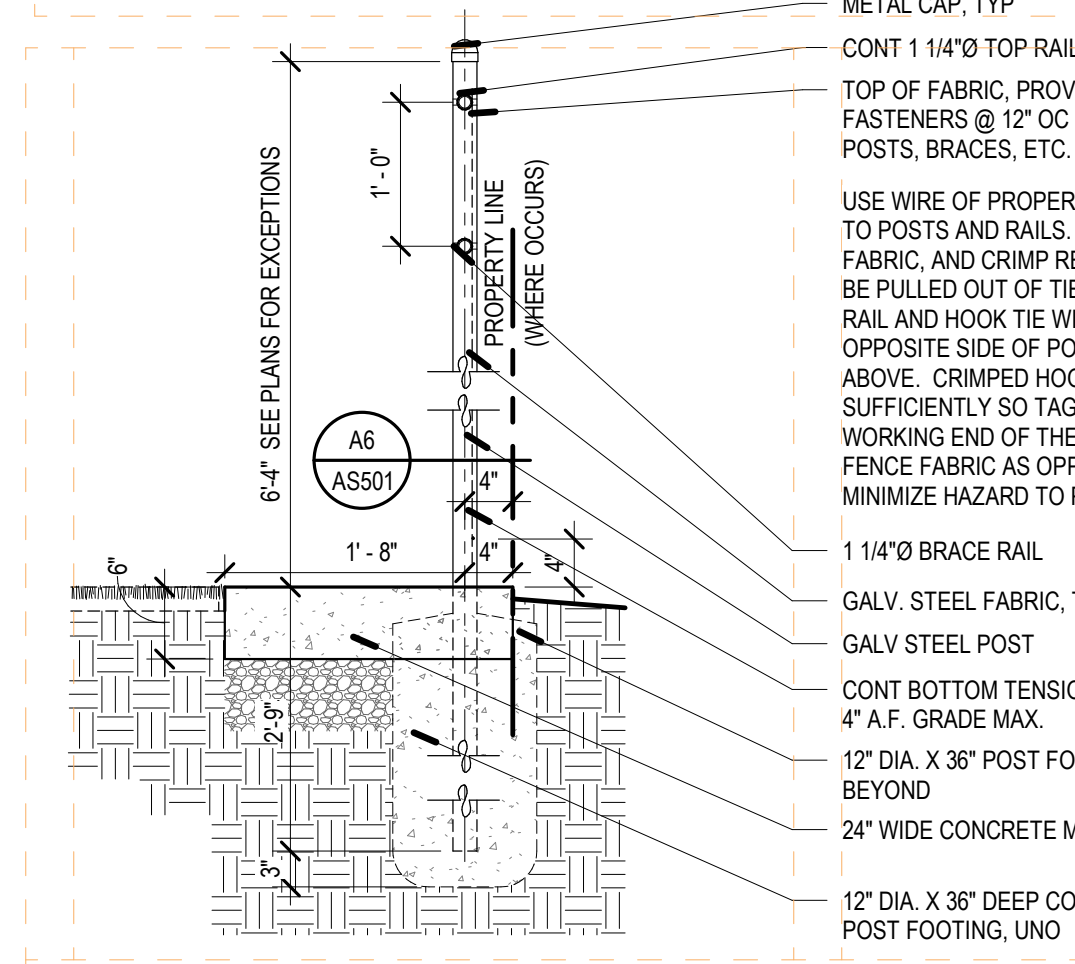
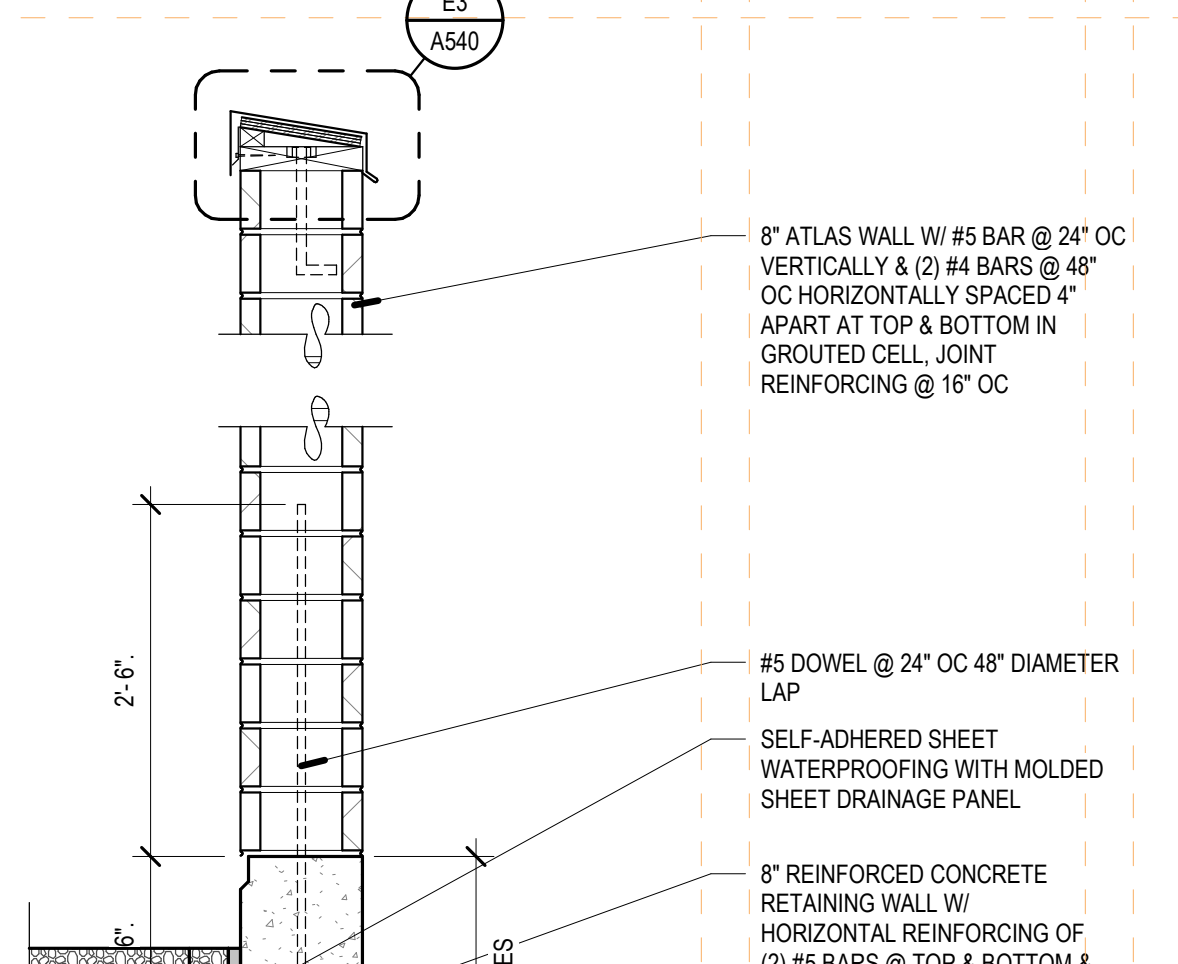
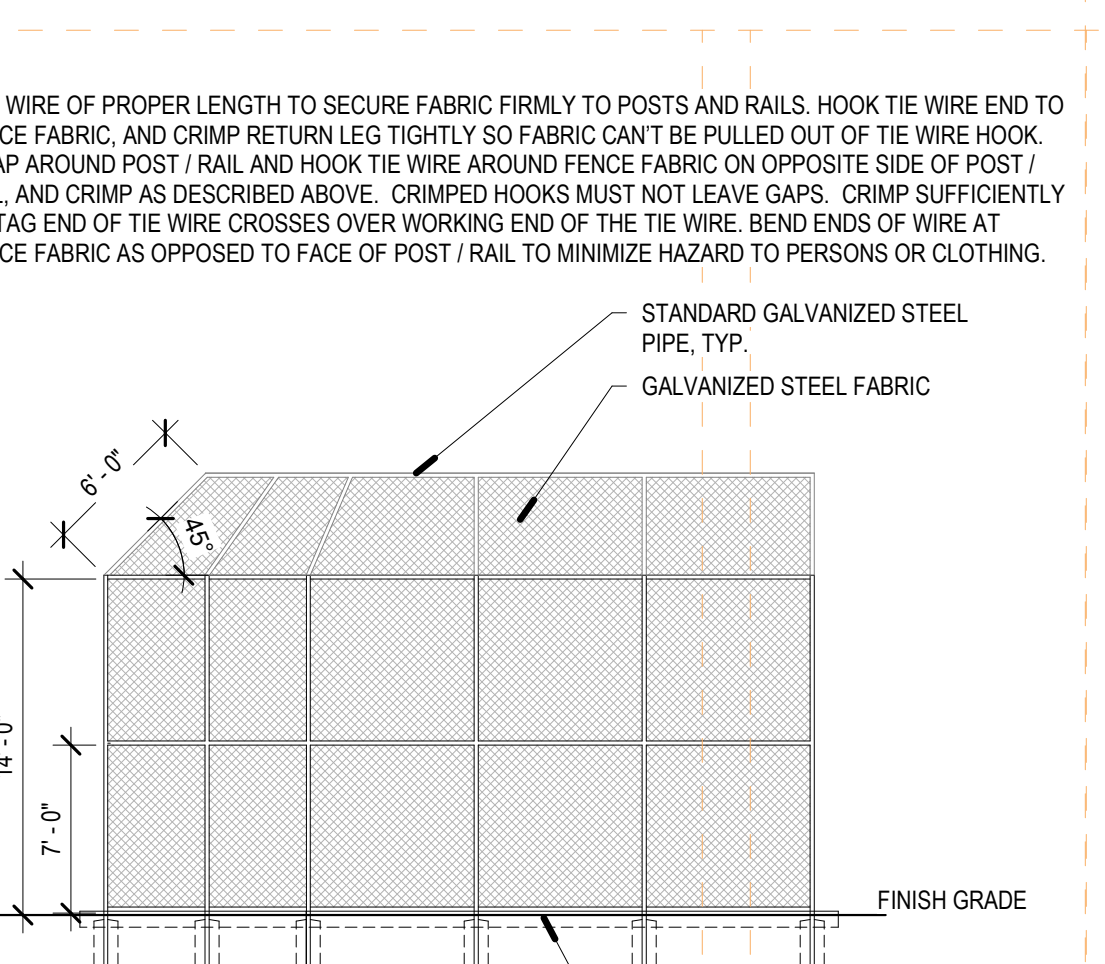
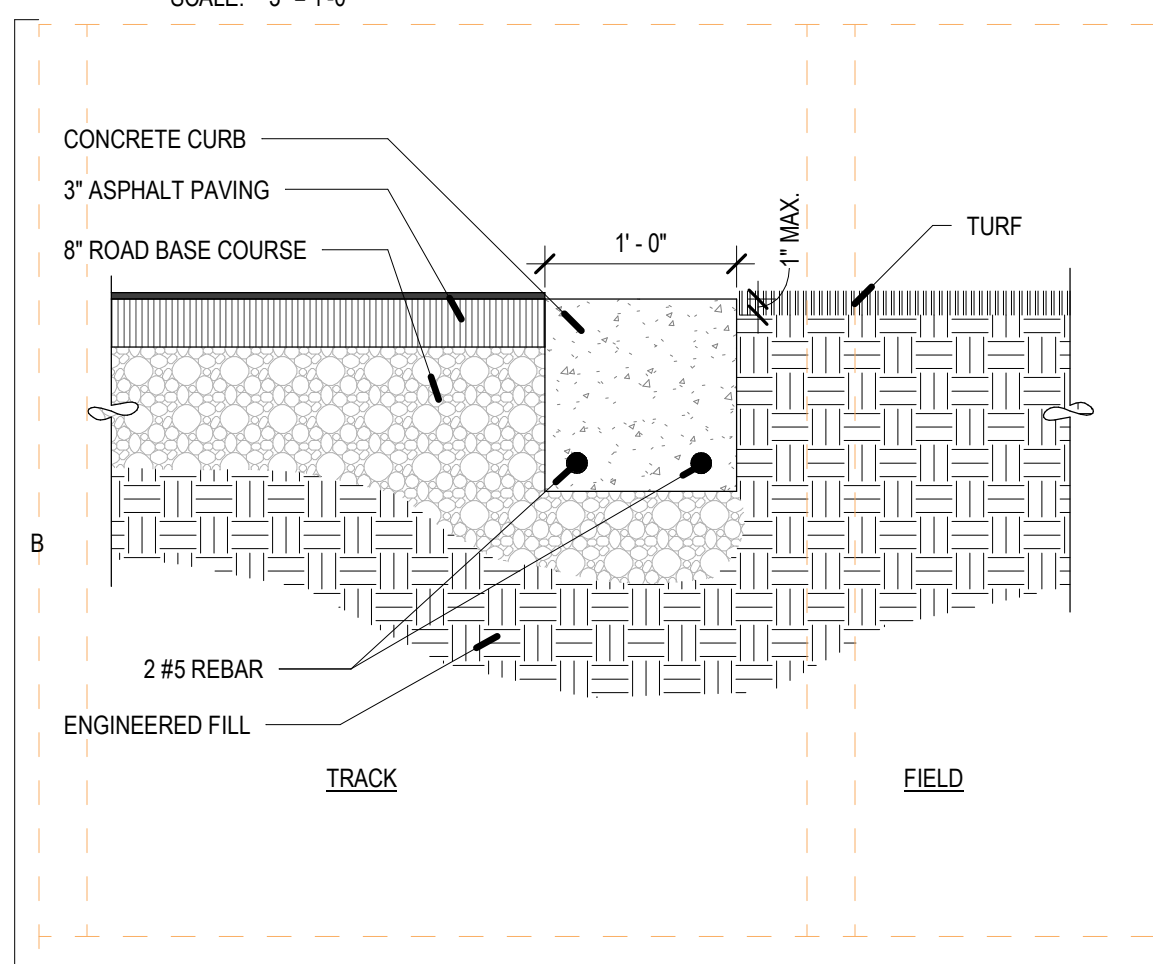
**D5 GATE DETAIL**  
SCALE: 1/4" = 1'-0"

**C1 BASKETBALL PIPE SLEEVE OUTDOOR**  
SCALE: 3" = 1'-0"

**D3 PICKLEBALL COURT ENTRANCE SIDEWALK**  
SCALE: 1" = 1'-0"

**D4 PICKLEBALL COURT PERIMETER FENCE**  
SCALE: 1" = 1'-0"

**D5 GATE DETAIL**  
SCALE: 1/4" = 1'-0"



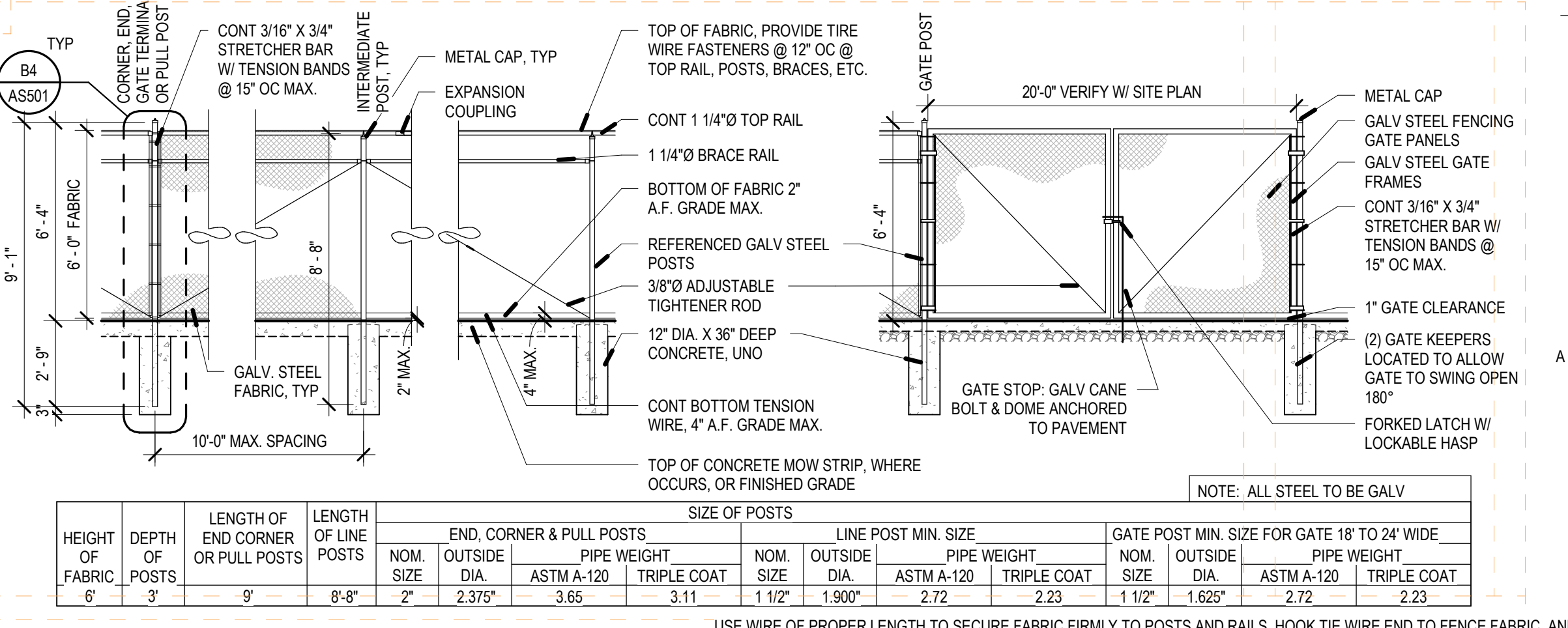
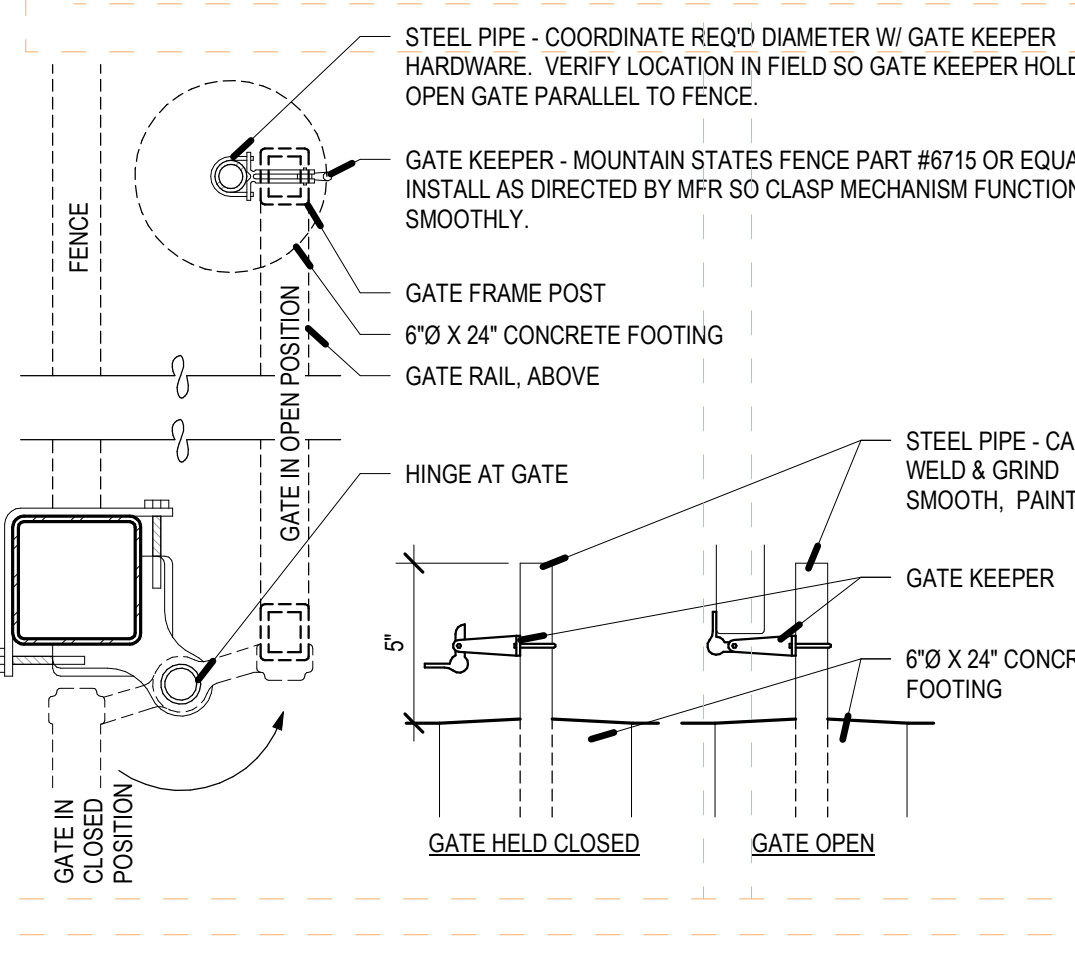
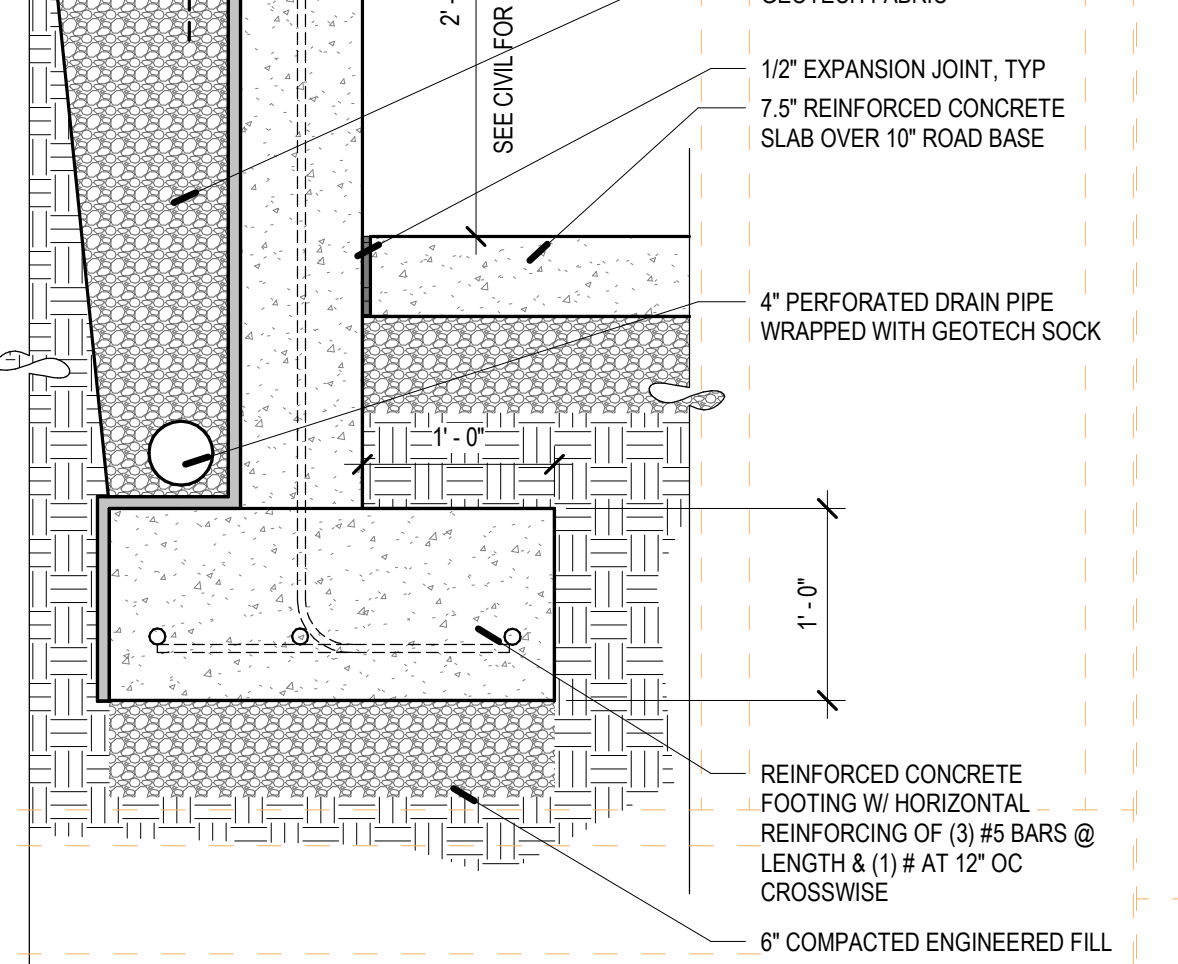
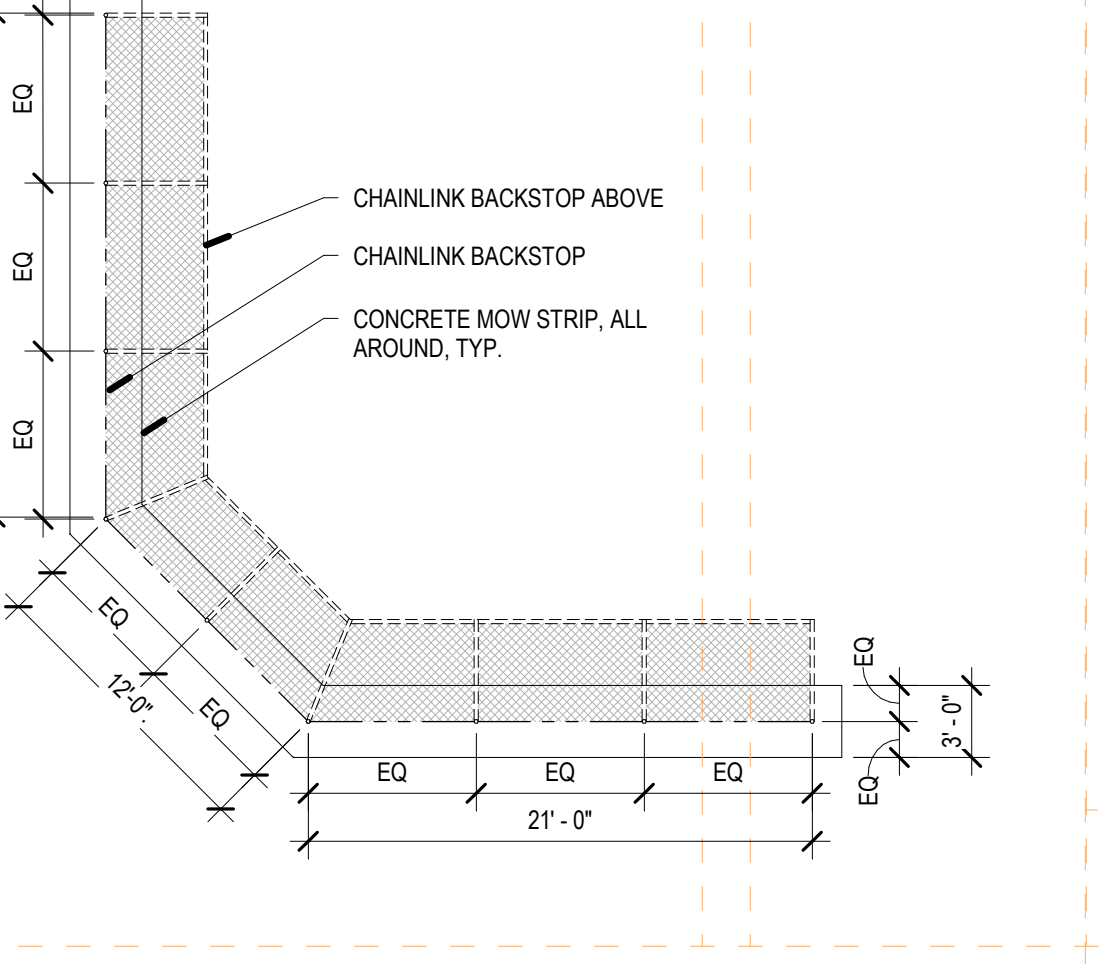
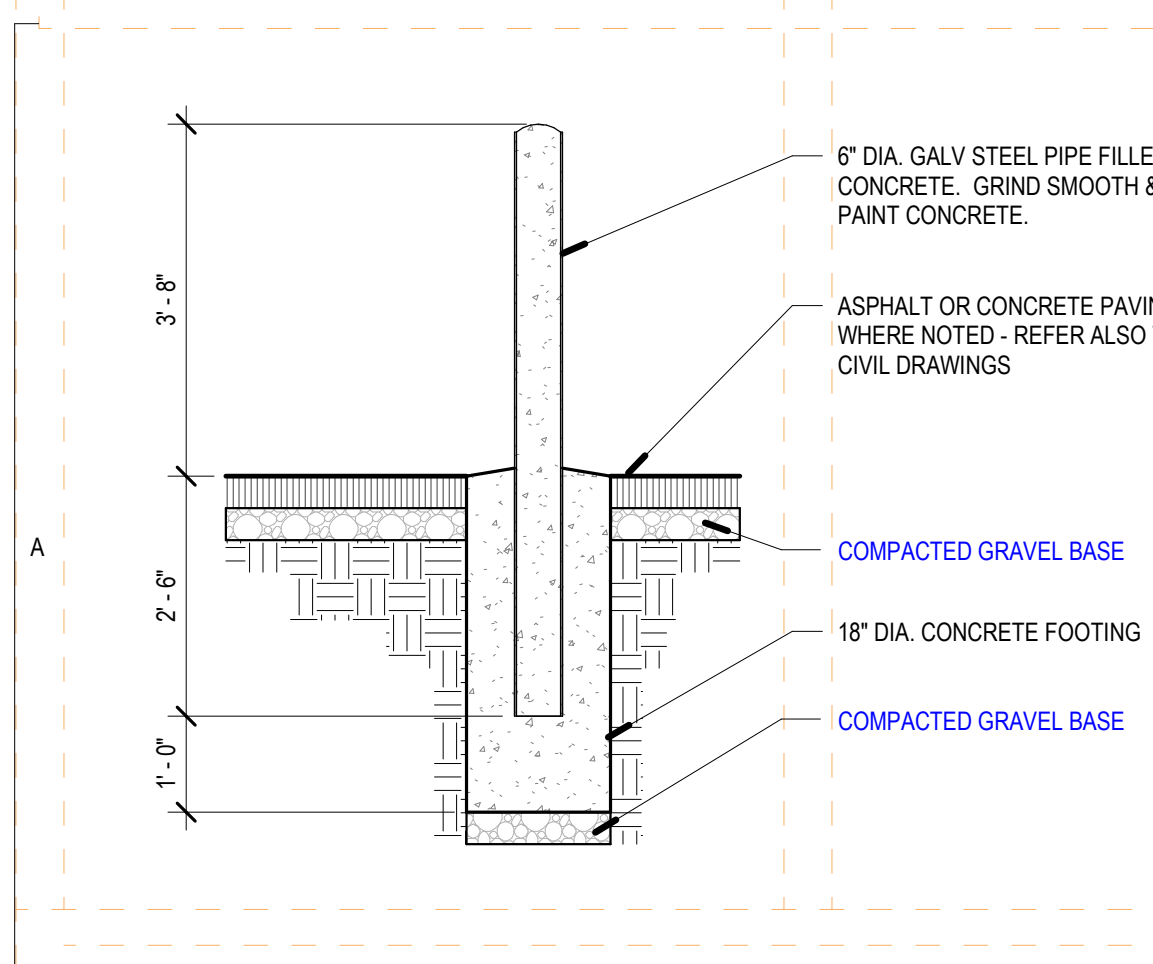
**B1 CONCRETE EDGE @ TRACK**  
B3/AS100 SCALE: 1" = 1'-0"

**C2 LIGHT POLE**  
SCALE: 1/2" = 1'-0"

**C3 FLAG POLE**  
B3/AS100 SCALE: 3/8" = 1'-0"

**C4 PICKLEBALL COURT INTERMEDIATE FENCE**  
SCALE: 1" = 1'-0"

**B5 TYP DUMPSTER / RECYCLING ENCLOSURE**  
SCALE: 1/4" = 1'-0"



**A1 PIPE BOLLARD**  
B4/AT15.1 SCALE: 1/2" = 1'-0"

**A2 CHAINLINK BACKSTOP**  
B3/AS100 SCALE: 1/8" = 1'-0"

**A4 CMU ENCLOSURE SECTION**  
B3/AS501 SCALE: 1" = 1'-0"

**A5 GATE KEEPER**  
SCALE: 2" = 1'-0"

**A6 CHAIN LINK FENCE AND GATE**  
B4/AS501 SCALE: 1/4" = 1'-0"

| REV | DATE       | DESCRIPTION |
|-----|------------|-------------|
| 7   | 2023.06.27 | RFI 002     |

VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: 2023 JUNE 27

**ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN**  
ALPINE SCHOOL DISTRICT  
1190 E BELLE ST. & 9050 N HARMONY WAL. EAGLE MOUNTAIN, UT  
CONFORMED SET

SITE DETAILS

**AS501**



## ELECTRICAL SITE UTILITY COORDINATION

ELECTRICAL SITE UTILITY INFORMATION HAS BEEN COORDINATED WITH THE FOLLOWING UTILITY COMPANY REPRESENTATIVES. VERIFY ALL LOCATIONS, DIMENSIONS, CLEARANCES, REGULATIONS, ETC., PRIOR TO INSTALLATION. NOTIFY ENGINEER OF ANY REVISIONS REQUIRED.

|                |                                    |
|----------------|------------------------------------|
| POWER COMPANY  | ROCKY MOUNTAIN POWER (RMP)         |
| CONTACT        | DEL EDWARDS                        |
| PHONE NO.      | (801) 331-6568                     |
| EMAIL          | del.edwards@rockymountainpower.net |
| WORK ORDER NO. | 7032530                            |
| TELECO COMPANY | DIRECT COMMUNICATIONS FIBER (DCF)  |
| CONTACT        | CODY BAILEY                        |
| PHONE NO.      | (801) 789-2821                     |
| EMAIL          | cbailey@directcomfiber.com         |

## SHEET KEYNOTES

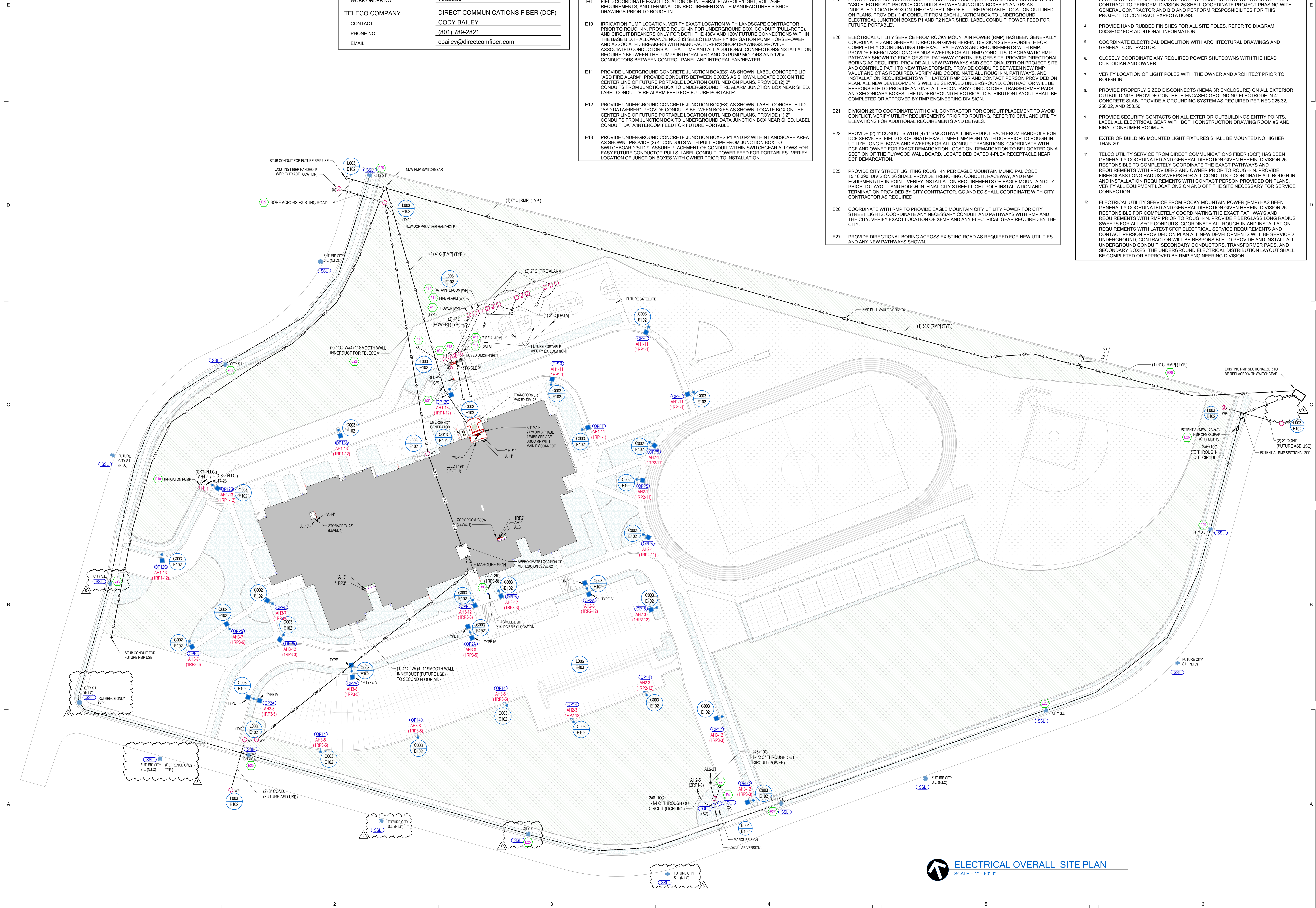
- E3 PROVIDE UNDERGROUND JUNCTION BOX NEAR MARQUEE SIGN. PROVIDE (1) 2" CONDUIT FROM JUNCTION BOX TO MDF B206 AND (1) 1-1/4" CONDUIT FOR INDICATED BRANCH CIRCUIT BACK TO PANELBOARD. SEPARATE CONDUITS WITHIN JUNCTION BOX AS NECESSARY. COORDINATE WITH ARCHITECTURAL DETAIL D1A5501 FOR ADDITIONAL CONDUIT STUB-UP LOCATIONS WITHIN THE MARQUEE SIGN. LABEL CONDUITS "MARQUEE SIGN" FEED FOR FUTURE POWER AND DATA MARQUEE.
- E4 COORDINATE LOCATION OF (4) 'OL' FIXTURES WITH ARCHITECTURAL MARQUEE DETAIL.
- E5 EXTEND (3) 2" CONDUITS FROM CONTROLLER OUT LANDSCAPE AREA A MINIMUM OF A 10' COORDINATE WITH IRRIGATION CONTRACTOR THE PATHWAY AND ROUGH-IN.
- E6 FIELD COORDINATE EXACT LOCATION OF INTEGRAL FLAGPOLE/LIGHT, VOLTAGE REQUIREMENTS, AND TERMINATION REQUIREMENTS WITH MANUFACTURER'S SHOP DRAWINGS PRIOR TO ROUGH-IN.
- E10 IRRIGATION PUMP LOCATION. VERIFY EXACT LOCATION WITH LANDSCAPE CONTRACTOR PRIOR TO ROUGH-IN. PROVIDE ROUGH-IN FOR UNDERGROUND BOX, CONDUIT (PULL-ROPE), AND CIRCUIT BREAKERS ONLY FOR BOTH THE 480V AND 120V FUTURE CONNECTIONS WITHIN THE BASE BID. IF ALLOWANCE NO. 3 IS SELECTED VERIFY IRRIGATION PUMP HORSEPOWER AND ASSOCIATED BREAKERS WITH MANUFACTURER'S SHOP DRAWINGS. PROVIDE ASSOCIATED CONDUCTORS AT THAT TIME AND ALL ADDITIONAL CONNECTIONS/INSTALLATION REQUIRED BETWEEN THE PUMPS INTEGRAL VFD AND (2) PUMP MOTORS AND 120V CONDUCTORS BETWEEN CONTROL PANEL AND INTEGRAL FAN/HEATER.
- E11 PROVIDE UNDERGROUND CONCRETE JUNCTION BOX(ES) AS SHOWN. LABEL CONCRETE LID "ASD FIRE ALARM". PROVIDE CONDUITS BETWEEN BOXES AS SHOWN. LOCATE BOX ON THE CENTER LINE OF FUTURE PORTABLE LOCATION OUTLINED ON PLANS. PROVIDE (2) 2" CONDUITS FROM JUNCTION BOX TO UNDERGROUND FIRE ALARM JUNCTION BOX NEAR SHED. LABEL CONDUIT "FIRE ALARM FEED FOR FUTURE PORTABLE".
- E12 PROVIDE UNDERGROUND CONCRETE JUNCTION BOX(ES) AS SHOWN. LABEL CONCRETE LID "ASD DATA/FIBER". PROVIDE CONDUITS BETWEEN BOXES AS SHOWN. LOCATE BOX ON THE CENTER LINE OF FUTURE PORTABLE LOCATION OUTLINED ON PLANS. PROVIDE (1) 2" CONDUITS FROM JUNCTION BOX TO UNDERGROUND DATA JUNCTION BOX NEAR SHED. LABEL CONDUIT "DATA/INTERCOM FEED FOR FUTURE PORTABLE".
- E13 PROVIDE UNDERGROUND CONCRETE JUNCTION BOXES P1 AND P2 WITHIN LANDSCAPE AREA AS SHOWN. PROVIDE (2) 4" CONDUITS WITH PULL ROPE FROM JUNCTION BOX TO SWITCHBOARD SLDP. ASSURE PLACEMENT OF CONDUIT WITHIN SWITCHGEAR ALLOWS FOR EASY FUTURE CONDUCTOR PULLS. LABEL CONDUIT "POWER FEED FOR PORTABLES". VERIFY LOCATION OF JUNCTION BOXES WITH OWNER PRIOR TO INSTALLATION.

## SHEET KEYNOTES

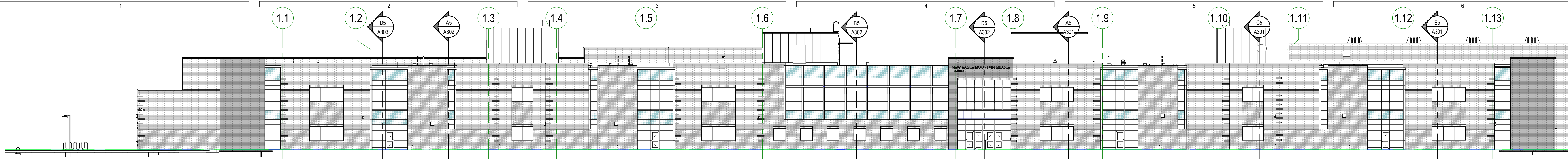
- E14 PROVIDE UNDERGROUND CONCRETE JUNCTION BOX WITHIN LANDSCAPE AREA AS SHOWN. LABEL CONCRETE LID "ASD FIRE ALARM". PROVIDE (2) 2" CONDUITS WITH PULL ROPE FROM JUNCTION BOX TO MAIN FIRE ALARM PANEL (FACP) IN MDF B206. VERIFY LOCATION OF JUNCTION BOXES WITH OWNER PRIOR TO INSTALLATION. LABEL CONDUIT "FIRE ALARM FEED FOR PORTABLES".
- E15 PROVIDE UNDERGROUND CONCRETE JUNCTION BOX WITHIN LANDSCAPE AREA AS SHOWN. LABEL CONCRETE LID "ASD FIBER/DATA". PROVIDE (2) 3" CONDUITS WITH PULL ROPE FROM JUNCTION BOX TO MAIN FIRE ALARM PANEL (FACP) IN MDF B206. VERIFY LOCATION OF JUNCTION BOXES WITH OWNER PRIOR TO INSTALLATION. LABEL CONDUIT "DATA/INTERCOM FEED FOR SATELLITES".
- E19 PROVIDE UNDERGROUND CONCRETE JUNCTION BOX(ES) AS SHOWN. LABEL CONCRETE LID "ASD ELECTRICAL". PROVIDE CONDUITS BETWEEN JUNCTION BOXES P1 AND P2 AS INDICATED. LOCATE BOX ON THE CENTER LINE OF FUTURE PORTABLE LOCATION OUTLINED ON PLANS. PROVIDE (1) 4" CONDUIT FROM EACH JUNCTION BOX TO UNDERGROUND ELECTRICAL JUNCTION BOXES P1 AND P2 NEAR SHED. LABEL CONDUIT "POWER FEED FOR FUTURE PORTABLE".
- E20 ELECTRICAL UTILITY SERVICE FROM ROCKY MOUNTAIN POWER (RMP) HAS BEEN GENERALLY COORDINATED AND GENERAL DIRECTION GIVEN HEREIN. DIVISION 26 RESPONSIBLE FOR COMPLETELY COORDINATING THE EXACT PATHWAYS AND REQUIREMENTS WITH RMP. PROVIDE FIBERGLASS LONG RADIUS SWEEPS FOR ALL RMP CONDUITS. DIAGRAMATIC RMP PATHWAY SHOWN TO EDGE OF SITE. PATHWAY CONTINUES OFF-SITE. PROVIDE DIRECTIONAL BORING AS REQUIRED. PROVIDE ALL NEW PATHWAYS AND SECTIONALIZER ON PROJECT SITE AND CONTINUE PATH TO NEW TRANSFORMER. PROVIDE CONDUITS BETWEEN NEW RMP VAULT AND CT AS REQUIRED. VERIFY AND COORDINATE ALL ROUGH-IN, PATHWAYS, AND INSTALLATION REQUIREMENTS WITH LATEST RMP ESR AND CONTACT PERSON PROVIDED ON PLAN. ALL NEW DEVELOPMENTS WILL BE SERVICED UNDERGROUND. CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE AND INSTALL SECONDARY CONDUCTORS, TRANSFORMER PADS, AND SECONDARY BOXES. THE UNDERGROUND ELECTRICAL DISTRIBUTION LAYOUT SHALL BE COMPLETED OR APPROVED BY RMP ENGINEERING DIVISION.
- E21 DIVISION 26 TO COORDINATE WITH CIVIL CONTRACTOR FOR CONDUIT PLACEMENT TO AVOID CONFLICT. VERIFY UTILITY REQUIREMENTS PRIOR TO ROUTING. REFER TO CIVIL AND UTILITY ELEVATIONS FOR ADDITIONAL REQUIREMENTS AND DETAILS.
- E22 PROVIDE (2) 4" CONDUITS WITH (4) 1" SMOOTHWALL INNERDUCT EACH FROM HANDHOLE FOR DCF SERVICES. FIELD COORDINATE EXACT MEET-ME POINT WITH DCF PRIOR TO ROUGH-IN. UTILIZE LONG ELBOWS AND SWEEPS FOR ALL CONDUIT TRANSITIONS. COORDINATE WITH DCF AND OWNER FOR EXACT DEMARCATION LOCATION. DEMARCATION TO BE LOCATED ON A SECTION OF THE PLYWOOD WALL BOARD. LOCATE DEDICATED 4-PLY RECEPTACLE NEAR DCF DEMARCATION.
- E25 PROVIDE CITY STREET LIGHTING ROUGH-IN PER EAGLE MOUNTAIN MUNICIPAL CODE 15.10.390. DIVISION 26 SHALL PROVIDE TRENCHING, CONDUIT, RACEWAY, AND RMP EQUIPMENT/TIE-IN POINT. VERIFY INSTALLATION REQUIREMENTS OF EAGLE MOUNTAIN CITY PRIOR TO LAYOUT AND ROUGH-IN. FINAL CITY STREET LIGHT POLE INSTALLATION AND TERMINATION PROVIDED BY CITY CONTRACTOR. GC AND EC SHALL COORDINATE WITH CITY CONTRACTOR AS REQUIRED.
- E26 COORDINATE WITH RMP TO PROVIDE EAGLE MOUNTAIN CITY UTILITY POWER FOR CITY STREET LIGHTS. COORDINATE ANY NECESSARY CONDUIT AND PATHWAYS WITH RMP AND THE CITY. VERIFY EXACT LOCATION OF XFMR AND ANY ELECTRICAL GEAR REQUIRED BY THE CITY.
- E27 PROVIDE DIRECTIONAL BORING ACROSS EXISTING ROAD AS REQUIRED FOR NEW UTILITIES AND ANY NEW PATHWAYS SHOWN.

## GENERAL SHEET NOTES

- INSPECT ALL CONDUITS(S) WITH CAMERA TO CONFIRM THAT CONDUIT(S) HAVE NOT BEEN CRUSHED OR BROKEN. CAP OPEN ENDS OF CONDUITS AND INSTALL A 200 LB. NYLON PULL CORD IN EACH EMPTY CONDUIT RUN.
- PROVIDE PLANS, PHOTO DOCUMENTATION AND GPS COORDINATES INDICATING THE LOCATION OF ANY AND ALL CONDUITS INTENDED FOR FUTURE USE BY OWNER. SUBMIT DOCUMENTATION WITH O&Ms.
- BIDDERS SHALL EXAMINE THE SITE AND THE COMPLETE SET OF PLANS AND SPECIFICATIONS COVERING THE ENTIRE PROJECT. THEY SHALL BECOME FULLY CONVERSANT WITH THE TYPE OF GENERAL CONSTRUCTIONS AS WELL AS ALL PERTINENT FACTS AFFECTING THE COST OF CARRYING OUT THE WORK THEY WILL CONTRACT TO PERFORM. DIVISION 26 SHALL COORDINATE PROJECT PHASING WITH GENERAL CONTRACTOR AND BID AND PERFORM RESPONSIBILITIES FOR THIS PROJECT TO CONTRACT EXPECTATIONS.
- PROVIDE HAND RUBBED FINISHES FOR ALL SITE POLES. REFER TO DIAGRAM C003/E102 FOR ADDITIONAL INFORMATION.
- COORDINATE ELECTRICAL DEMOLITION WITH ARCHITECTURAL DRAWINGS AND GENERAL CONTRACTOR.
- CLOSELY COORDINATE ANY REQUIRED POWER SHUTDOWNS WITH THE HEAD CUSTODIAN AND OWNER.
- VERIFY LOCATION OF LIGHT POLES WITH THE OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- PROVIDE PROPERLY SIZED DISCONNECTS (NEMA 3R ENCLOSURE) ON ALL EXTERIOR OUTBUILDINGS. PROVIDE CONCRETE-ENCASED GROUNDING ELECTRODE IN 4" CONCRETE SLAB. PROVIDE A GROUNDING SYSTEM AS REQUIRED PER NEC 255.32, 250.32, AND 250.50.
- PROVIDE SECURITY CONTACTS ON ALL EXTERIOR OUTBUILDINGS ENTRY POINTS. LABEL ALL ELECTRICAL GEAR WITH BOTH CONSTRUCTION DRAWING ROOM #S AND FINAL CONSUMER ROOM #S.
- EXTERIOR BUILDING MOUNTED LIGHT FIXTURES SHALL BE MOUNTED NO HIGHER THAN 20'.
- TELCO UTILITY SERVICE FROM DIRECT COMMUNICATIONS FIBER (DCF) HAS BEEN GENERALLY COORDINATED AND GENERAL DIRECTION GIVEN HEREIN. DIVISION 26 RESPONSIBLE TO COMPLETELY COORDINATE THE EXACT PATHWAYS AND REQUIREMENTS WITH PROVIDERS AND OWNER PRIOR TO ROUGH-IN. PROVIDE FIBERGLASS LONG RADIUS SWEEPS FOR ALL CONDUITS. COORDINATE ALL ROUGH-IN AND INSTALLATION REQUIREMENTS WITH CONTACT PERSON PROVIDED ON PLANS. VERIFY ALL EQUIPMENT LOCATIONS ON AND OFF THE SITE NECESSARY FOR SERVICE CONNECTION.
- ELECTRICAL UTILITY SERVICE FROM ROCKY MOUNTAIN POWER (RMP) HAS BEEN GENERALLY COORDINATED AND GENERAL DIRECTION GIVEN HEREIN. DIVISION 26 RESPONSIBLE FOR COMPLETELY COORDINATING THE EXACT PATHWAYS AND REQUIREMENTS WITH RMP PRIOR TO ROUGH-IN. PROVIDE FIBERGLASS LONG RADIUS SWEEPS FOR ALL SFCP CONDUITS. COORDINATE ALL ROUGH-IN AND INSTALLATION REQUIREMENTS WITH LATEST SFCP ELECTRICAL SERVICE REQUIREMENTS AND CONTACT PERSON PROVIDED ON PLAN. ALL NEW DEVELOPMENTS WILL BE SERVICED UNDERGROUND. CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL UNDERGROUND CONDUIT, SECONDARY CONDUCTORS, TRANSFORMER PADS, AND SECONDARY BOXES. THE UNDERGROUND ELECTRICAL DISTRIBUTION LAYOUT SHALL BE COMPLETED OR APPROVED BY RMP ENGINEERING DIVISION.

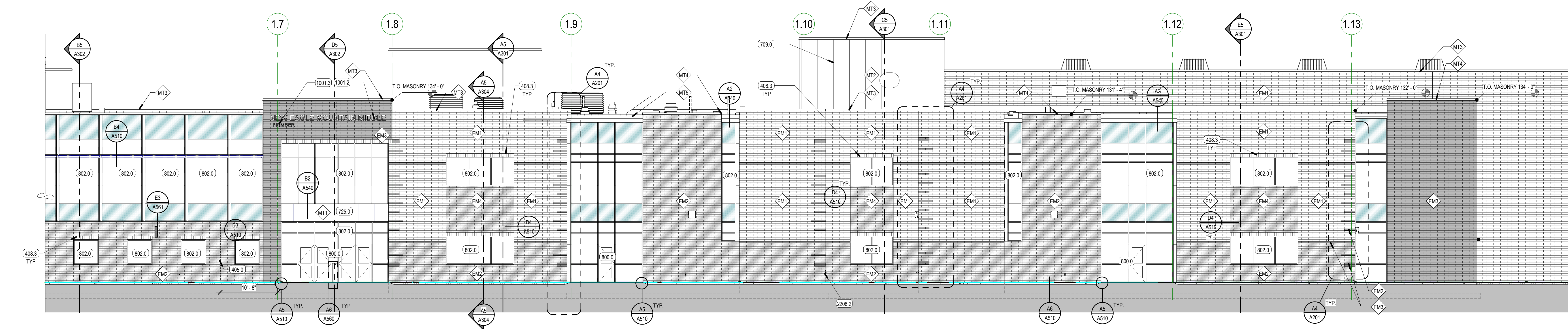






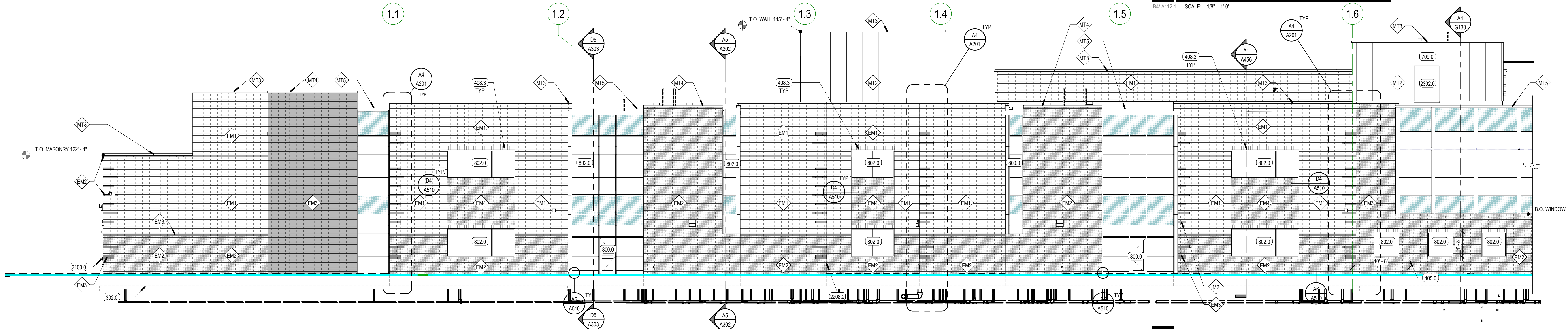
**E5 OVERALL BUILDING ELEVATION - SOUTH VIEW**

SCALE: 1/16\"/>



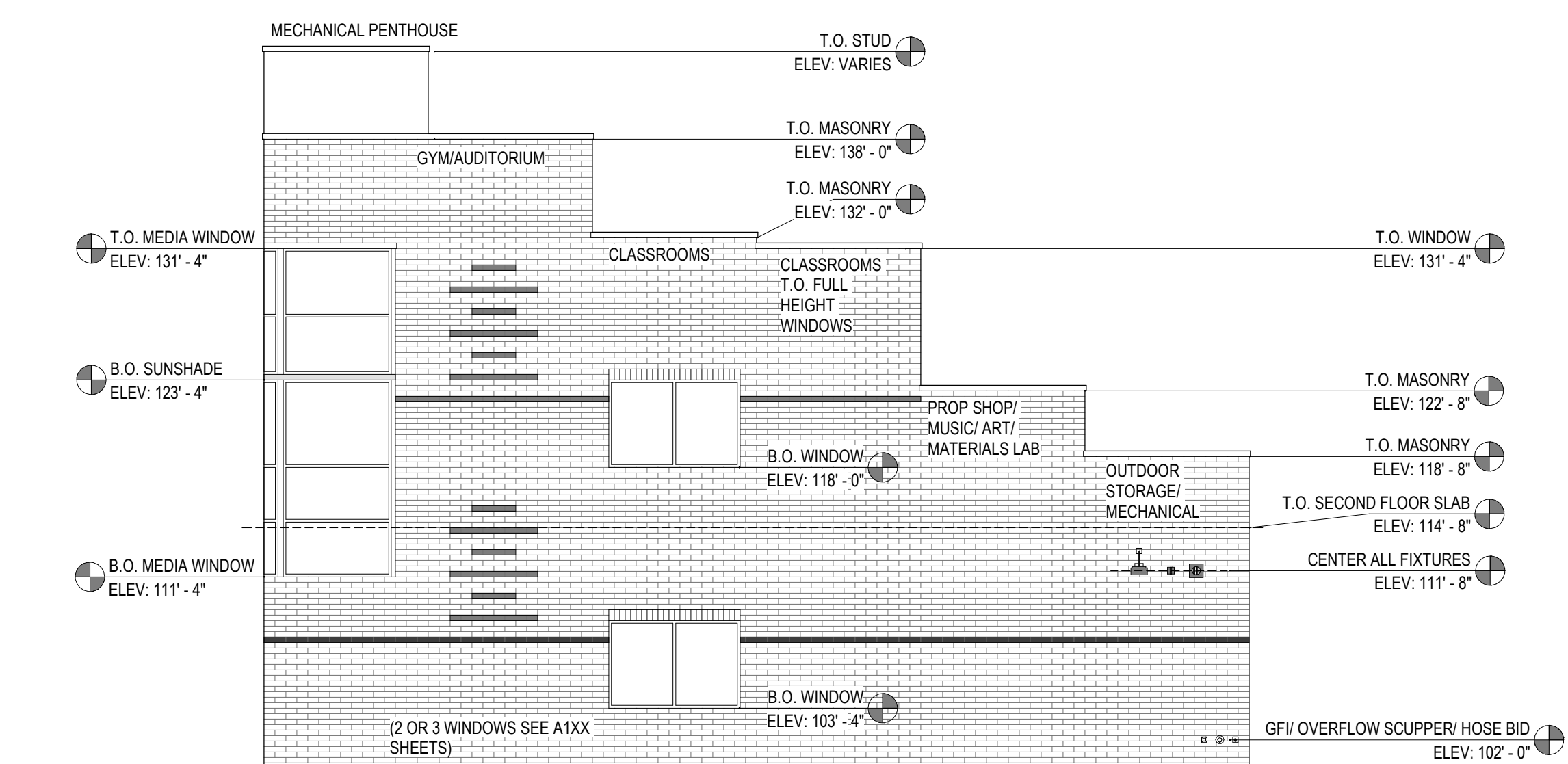
**C5 ENLARGED BUILDING ELEVATION - SOUTH**

SCALE: 1/8\"/>



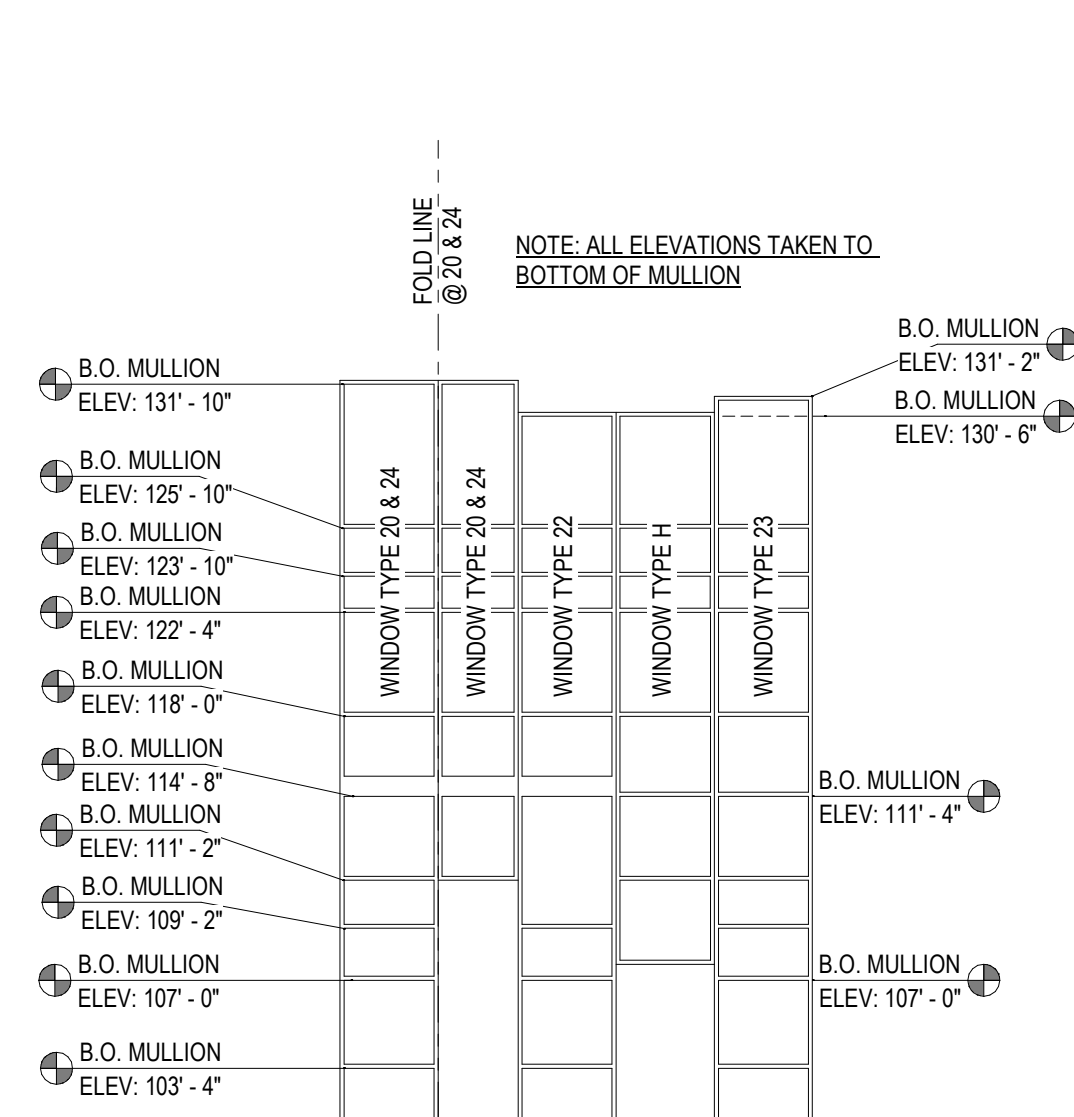
**B5 ENLARGED BUILDING ELEVATION - SOUTH (CONT.)**

SCALE: 1/8\"/>



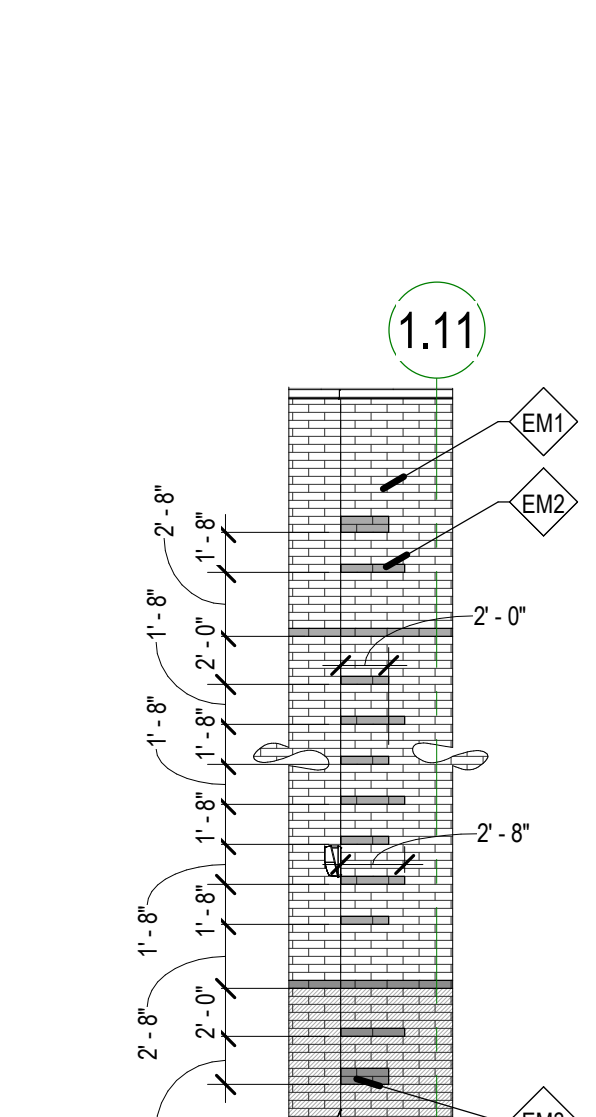
**A1 VERTICAL CONTROL ELEVATION**

SCALE: 1/8\"/>



**A3 VERT. CONTROL ELEV. - STOREFRONT**

SCALE: 1/8\"/>



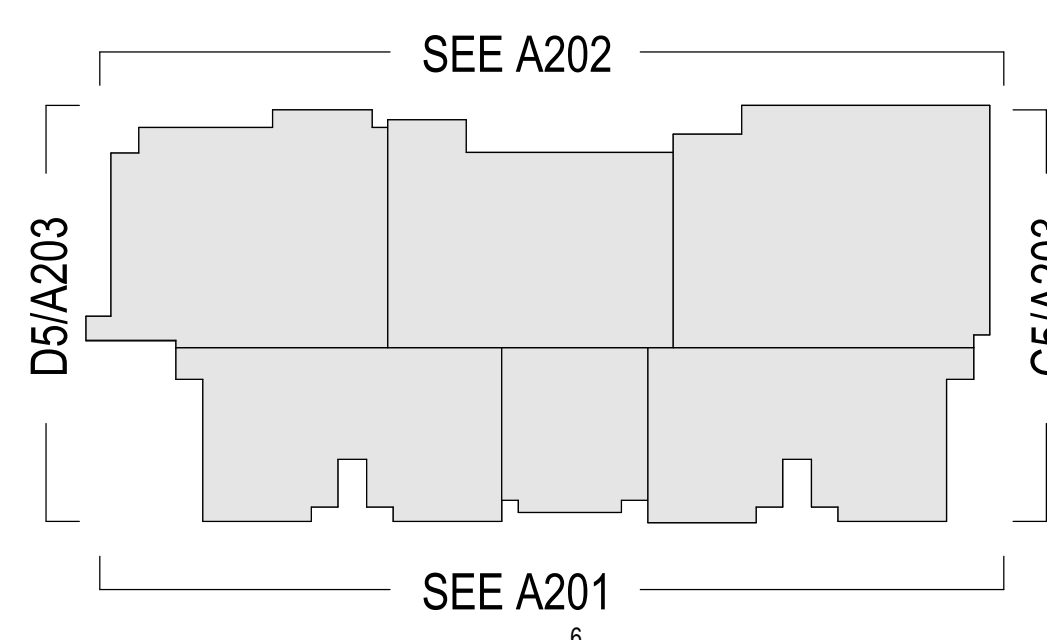
**A4 ACCENT BAND LAYOUT**

SCALE: 1/8\"/>

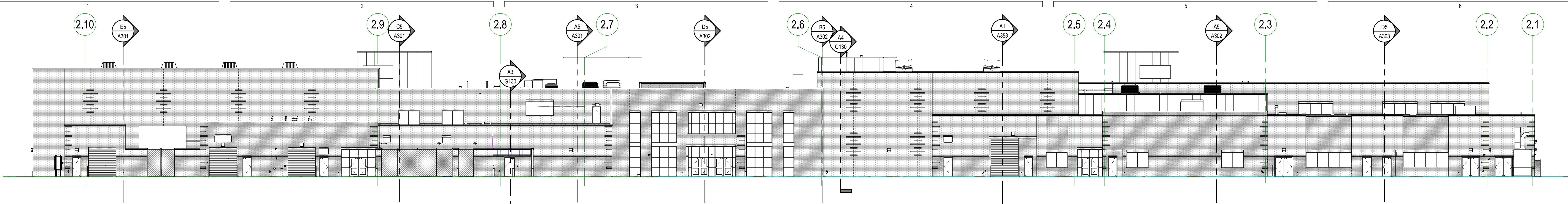
**KEYED NOTES**

- 302.0 REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
- 405.0 MASONRY CONTROL JOINT WITH CONTINUOUS NEOPRENE "TEE" GASKET, TYP.
- 408.3 8" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK
- 709.0 PRE-FINISHED UNINSULATED EXTERIOR METAL WALL PANEL
- 725.0 PRE-FINISHED ALUMINUM COMPOSITE METAL (ACM) WALL PANEL SYSTEM WITH DRY JOINTS
- 800.0 DOOR AND FRAME
- 802.0 STOREFRONT SYSTEM
- 1001.2 SIGNAGE, 12" TALL CAST ALUMINUM LETTERING
- 1001.3 SIGNAGE, 6" TALL CAST ALUMINUM LETTERING
- 2100.0 FIRE DEPARTMENT CONNECTIONS
- 2208.2 DRAIN, OVERFLOW OUTLET
- 2302.0 FACTORY PRE-FINISHED MECHANICAL LOUVER AND TRIM KIT. COLOR TO MATCH ADJACENT WALL FINISHES FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS, AS SELECTED BY THE ARCHITECT, TYP.

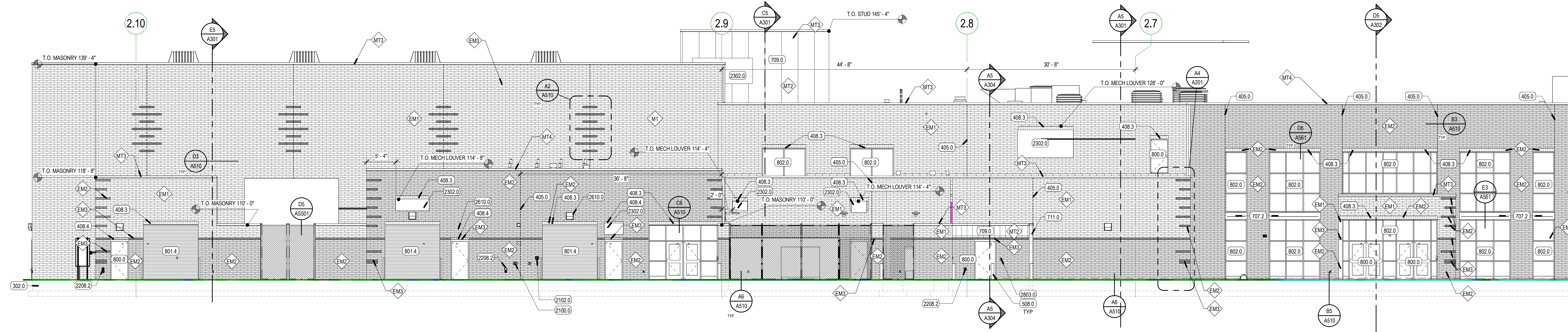
**KEY PLAN**



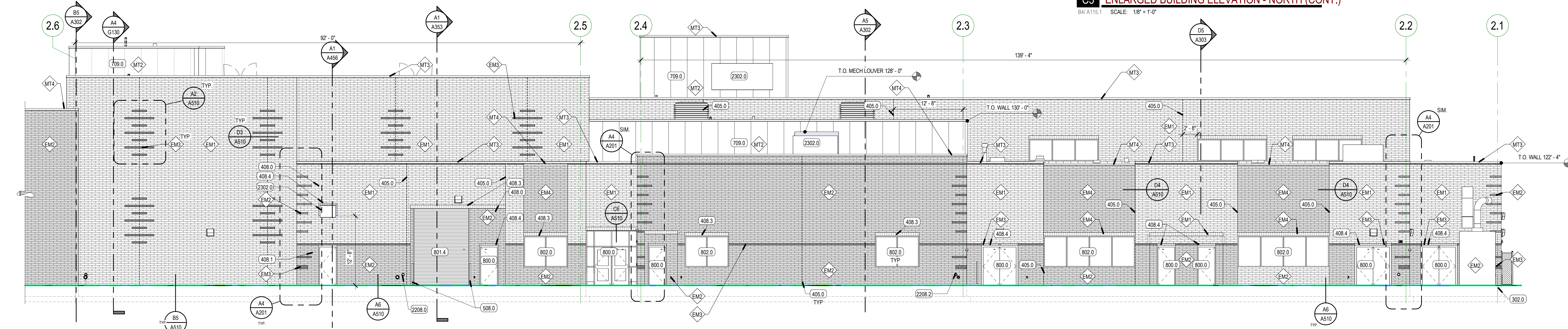




E5 OVERALL BUILDING ELEVATION - NORTH VIEW  
A4/A116.1 SCALE: 1/16" = 1'-0"



C5 ENLARGED BUILDING ELEVATION - NORTH (CONT.)  
B4/A115.1 SCALE: 1/8" = 1'-0"

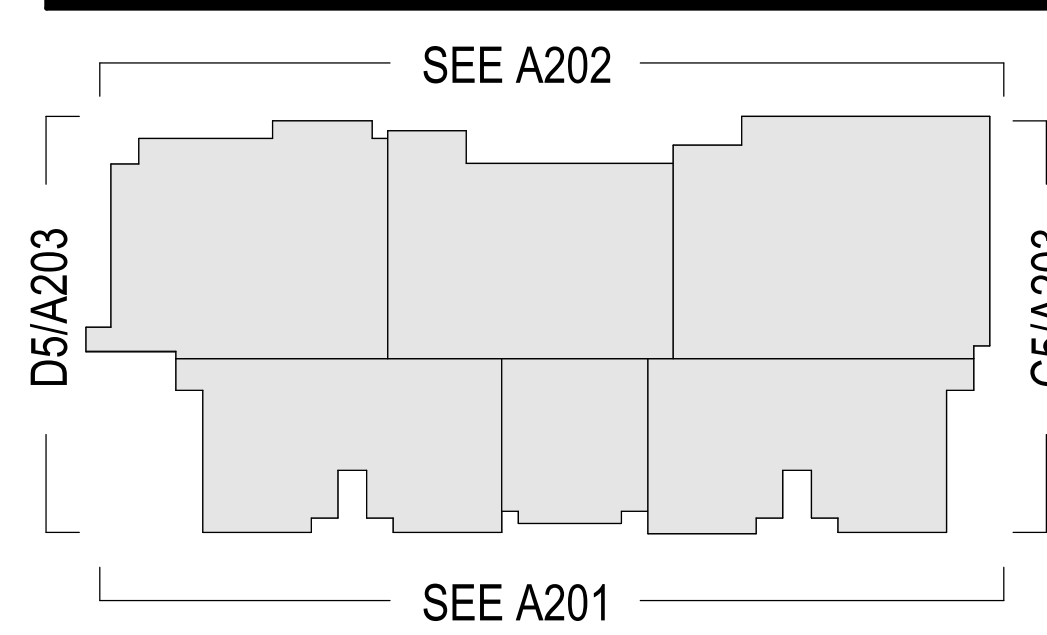


B5 ENLARGED BUILDING ELEVATION - NORTH  
A4/A114.1 SCALE: 1/8" = 1'-0"

KEYED NOTES

- 302.0 REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
- 405.0 MASONRY CONTROL JOINT WITH CONTINUOUS NEOPRENE "TEE" GASKET, TYP.
- 408.0 4"x8"x16" ATLAS BRICK
- 408.1 4"x6"x16" ATLAS BRICK ACCENT BAND, COLOR M3
- 408.3 8" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK
- 408.4 4" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK
- 508.0 6" DIA. X 48" A.F.F. CONCRETE FILLED AND PAINTED GALVANIZED STEEL PIPE BOLLARD
- 707.2 PRE-FINISHED CONT. METAL FLASHING
- 709.0 PRE-FINISHED UNINSULATED EXTERIOR METAL WALL PANEL
- 711.0 OVERFLOW SCUPPER
- 800.0 DOOR AND FRAME
- 801.4 DOOR, OVERHEAD COILING
- 802.0 STOREFRONT SYSTEM
- 2100.0 FIRE DEPARTMENT CONNECTIONS
- 2102.0 RECESSED KNOX BOX
- 2208.0 DRAIN, FLOOR
- 2208.2 DRAIN, OVERFLOW OUTLET
- 2302.0 FACTORY PRE-FINISHED MECHANICAL LOUVER AND TRIM KIT. COLOR TO MATCH ADJACENT WALL FINISHES FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS, AS SELECTED BY THE ARCHITECT, TYP.
- 2610.0 LIGHT FIXTURE
- 2803.0 SECURITY ACCESS CARD READER

KEY PLAN







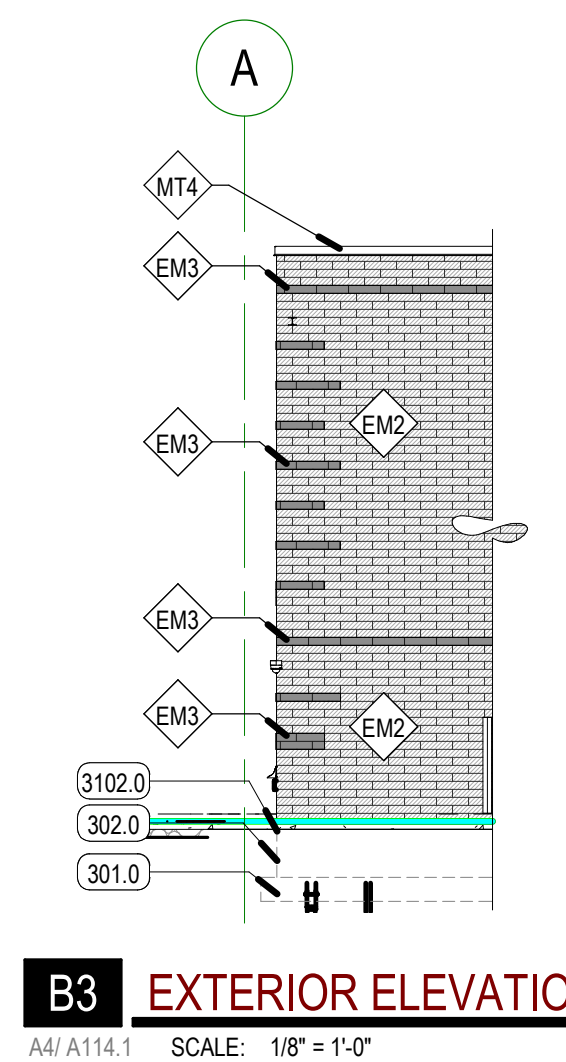
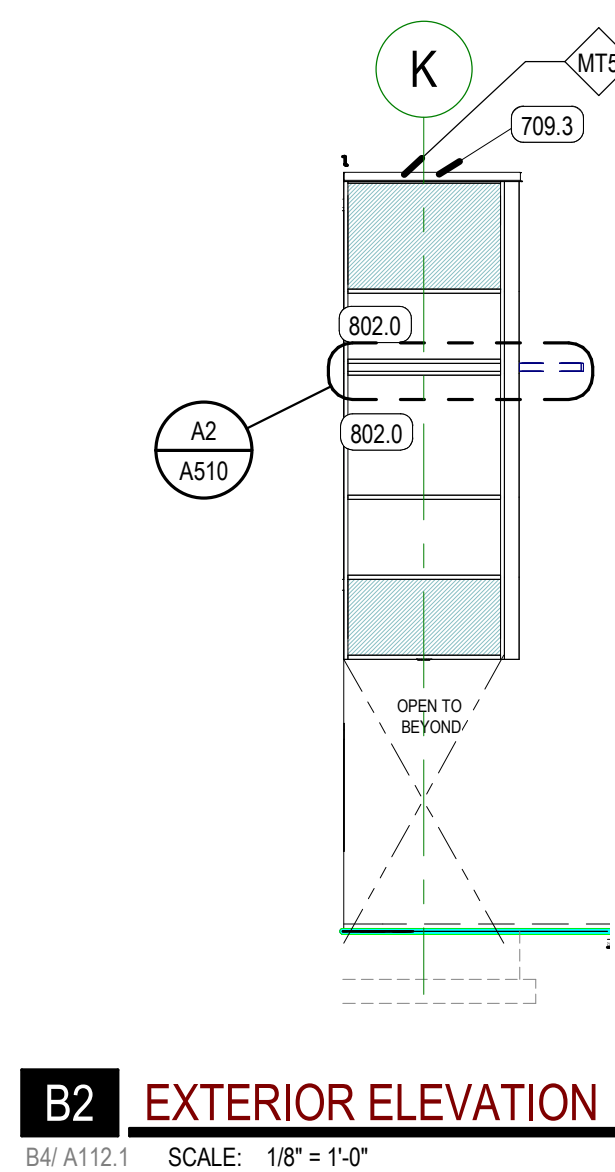
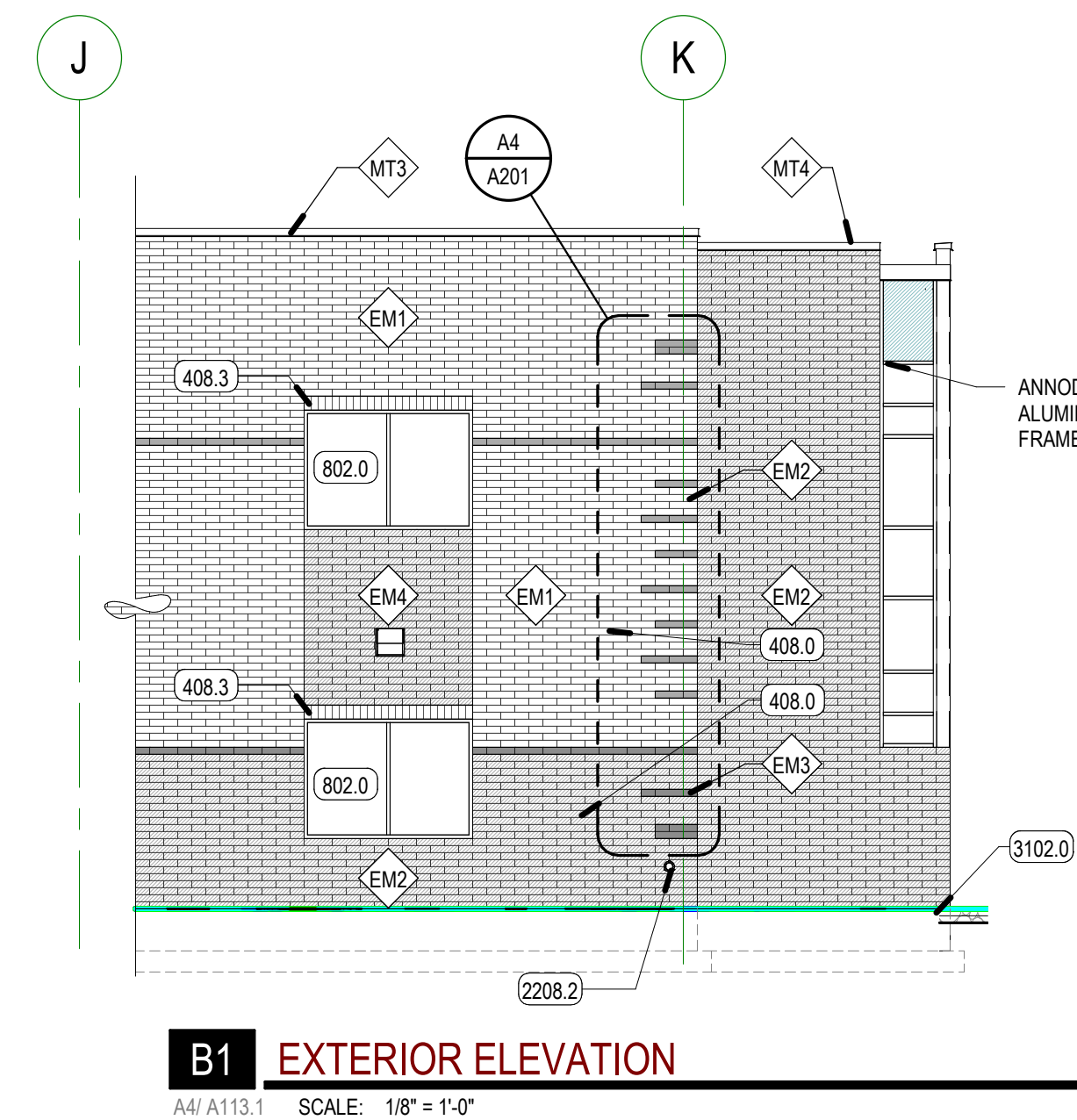
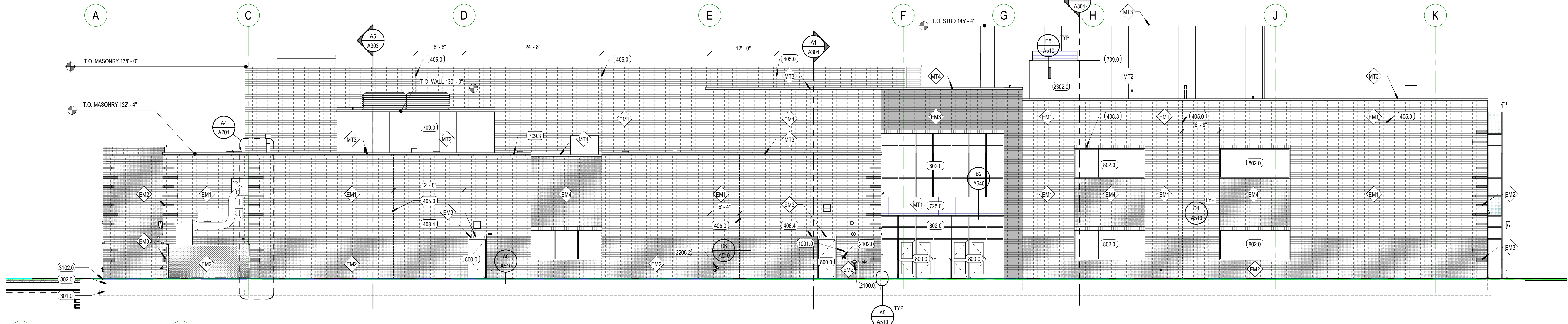
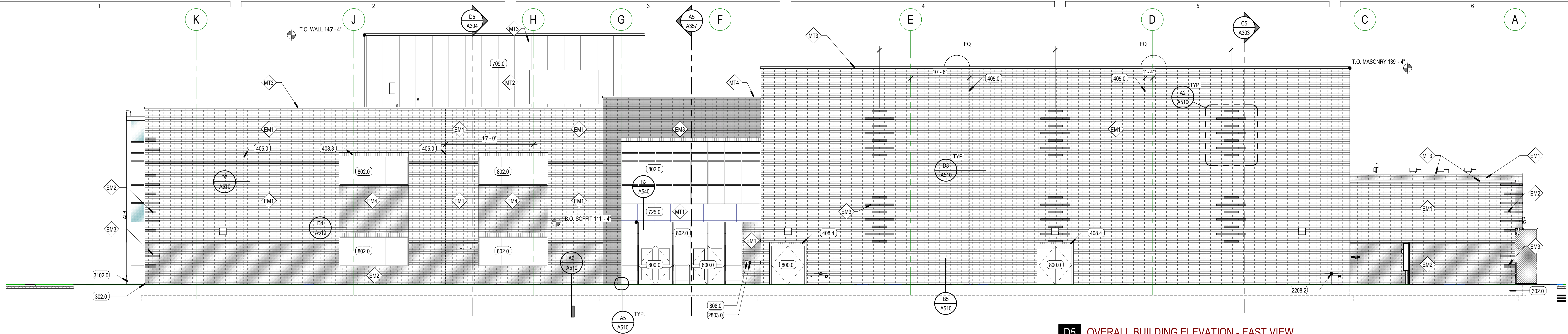
| REV | DATE | DESCRIPTION |
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VCBO NUMBER: 22705  
CLIENT NUMBER: 00000  
DATE: 2023 MAY 08

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN  
ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUTOFF ROAD, EAGLE MOUNTAIN, UT  
CONSTRUCTION BID SET

EXTERIOR ELEVATIONS

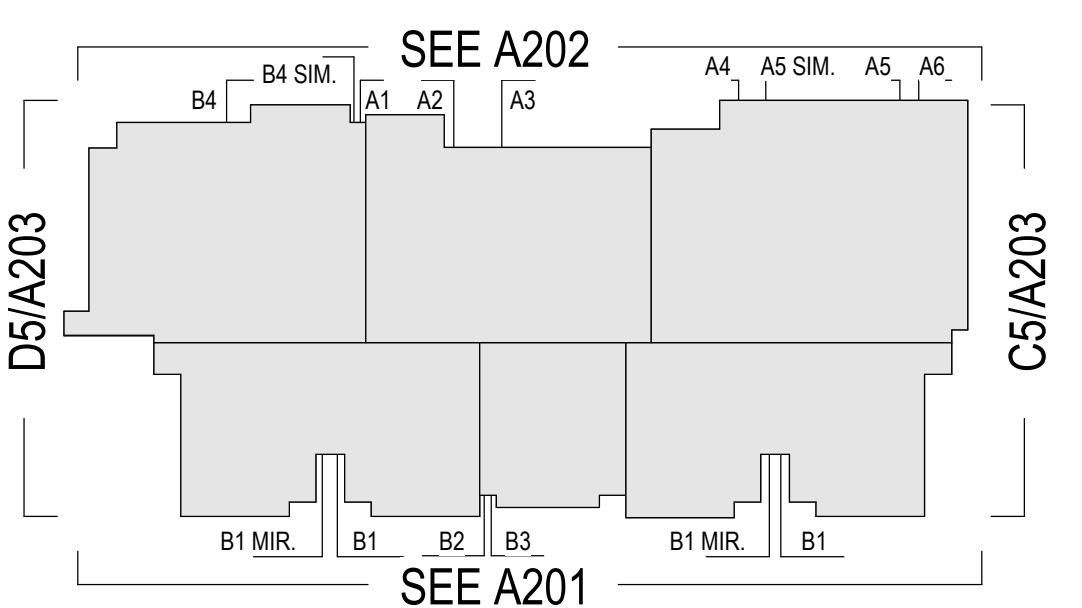
A203



#### KEYED NOTES

- 301.0 REINFORCED CONCRETE FOOTING
- 302.0 REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
- 405.0 MASONRY CONTROL JOINT WITH CONTINUOUS NEOPRENE "TEE" GASKET, TYP.
- 408.0 4"x8"x16" ATLAS BRICK
- 408.3 8" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK
- 408.4 4" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK
- 504.0 METAL ROOF ACCESS LADDER, PAINTED
- 709.0 PRE-FINISHED UNINSULATED EXTERIOR METAL WALL PANEL
- 709.3 PRE-FINISHED CONT. METAL CAP AND CLEAT OVER (2) 2X PRE-TREATED NAILERS
- 711.2 PRE-FINISHED METAL DOWNSPOUT
- 725.0 PRE-FINISHED ALUMINUM COMPOSITE METAL (ACM) WALL PANEL SYSTEM WITH DRY JOINTS
- 800.0 DOOR AND FRAME
- 802.0 STOREFRONT SYSTEM
- 808.0 ADA DOOR ACTUATOR
- 1001.0 SIGNAGE, SEE SCHEDULE
- 2100.0 FIRE DEPARTMENT CONNECTIONS
- 2102.0 RECESSED KNOX BOX
- 2208.2 DRAIN, OVERFLOW OUTLET
- 2302.0 FACTORY PRE-FINISHED MECHANICAL LOUVER AND TRIM KIT, COLOR TO MATCH ADJACENT WALL FINISHES FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS, AS SELECTED BY THE ARCHITECT, TYP.
- 2803.0 SECURITY ACCESS CARD READER
- 3102.0 FINISH GRADE

#### KEY PLAN



A1 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

A2 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

A3 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

A4 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

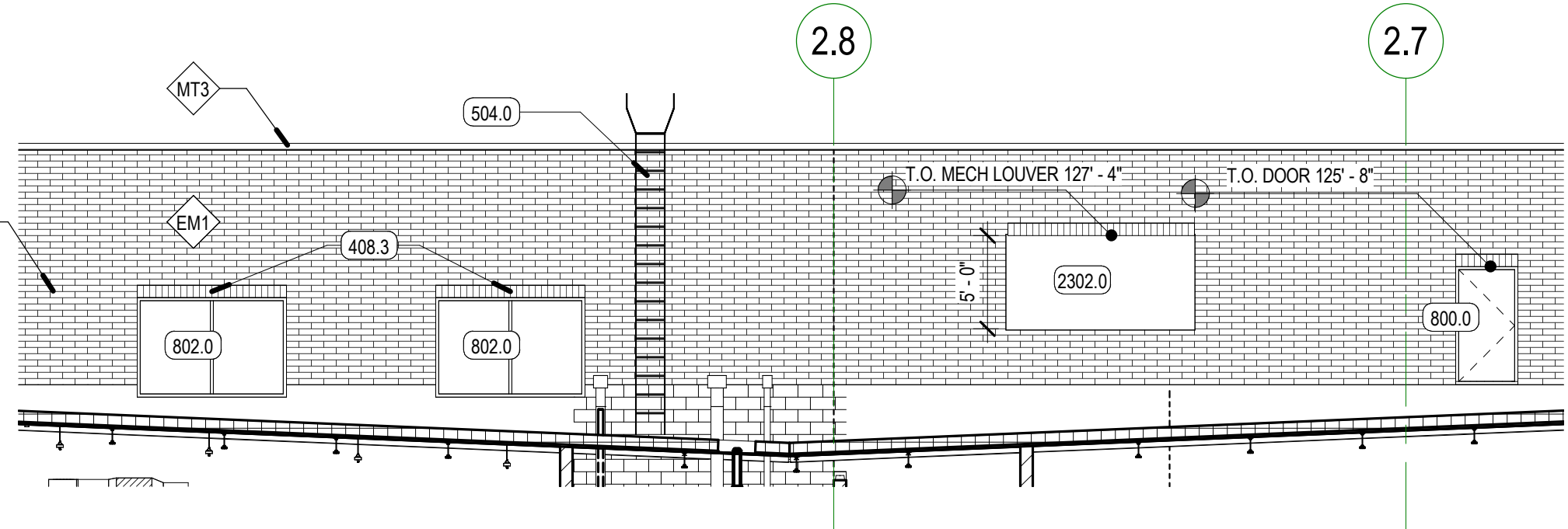
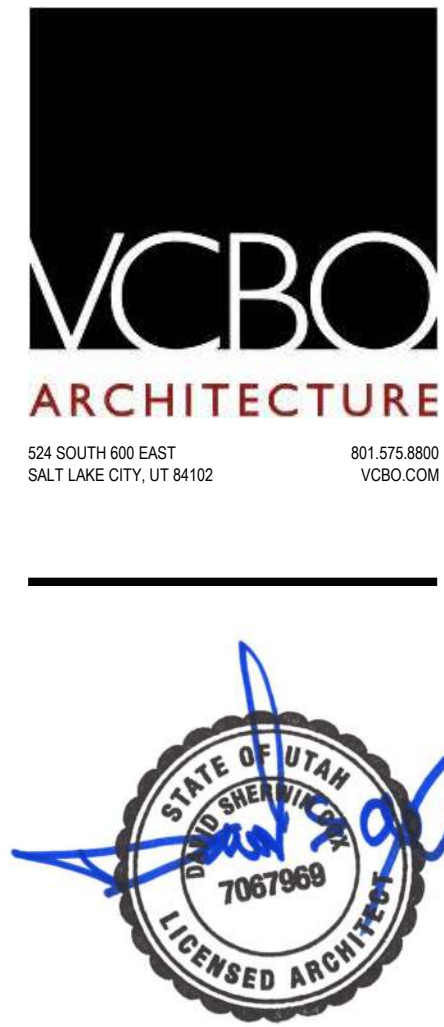
A5 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

A6 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



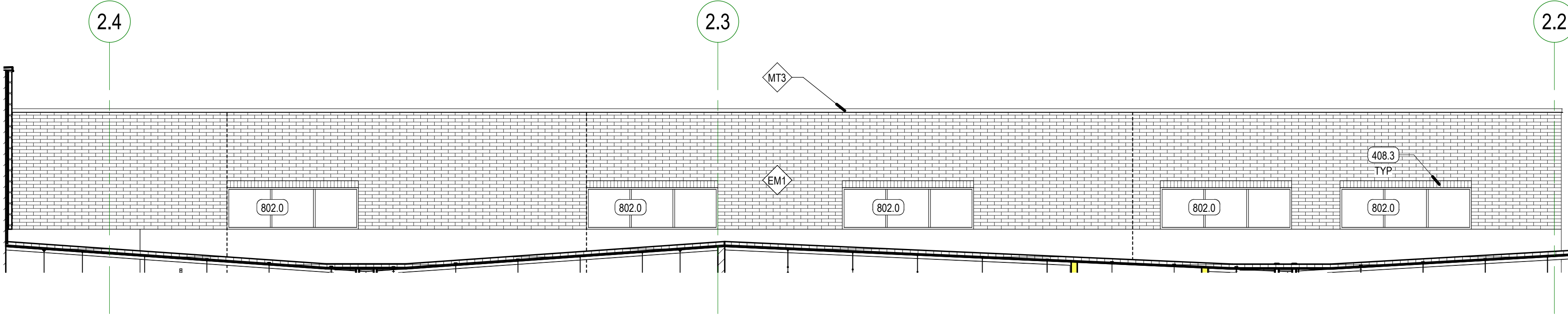
KEYED NOTES

- 408.3 8" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK  
504.0 METAL ROOF ACCESS LADDER, PAINTED  
705.0 PVC SINGLE PLY MEMBRANE ROOFING SYSTEM WITH 1A-30 & 5H CLASSIFICATIONS. ALL OTHERS TO SUBMIT FOR PRIOR APPROVAL. INCLUDE DRAIN VERTICAL MEMBRANE SURFACES AT STEPPED WALLS, CURBS, ETC. TO BE 12" MINIMUM FROM LOWER ROOF MEMBRANE TO TERMINATION BAR OR CURB. TYP. COORDINATE WITH ARCHITECT ANY CONDITIONS THAT VARY FROM THIS REQUIREMENT PRIOR TO INSTALLATION OF ROOFING SYSTEM. TYP.
- 709.0 PRE-FINISHED UNINSULATED EXTERIOR METAL WALL PANEL  
711.2 PRE-FINISHED METAL DOWNSPOUT  
800.0 DOOR AND FRAME  
802.0 STOREFRONT SYSTEM  
2302.0 FACTORY PRE-FINISHED MECHANICAL LOUVER AND TRIM KIT. COLOR TO MATCH ADJACENT WALL FINISHES FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS, AS SELECTED BY THE ARCHITECT, TYP.



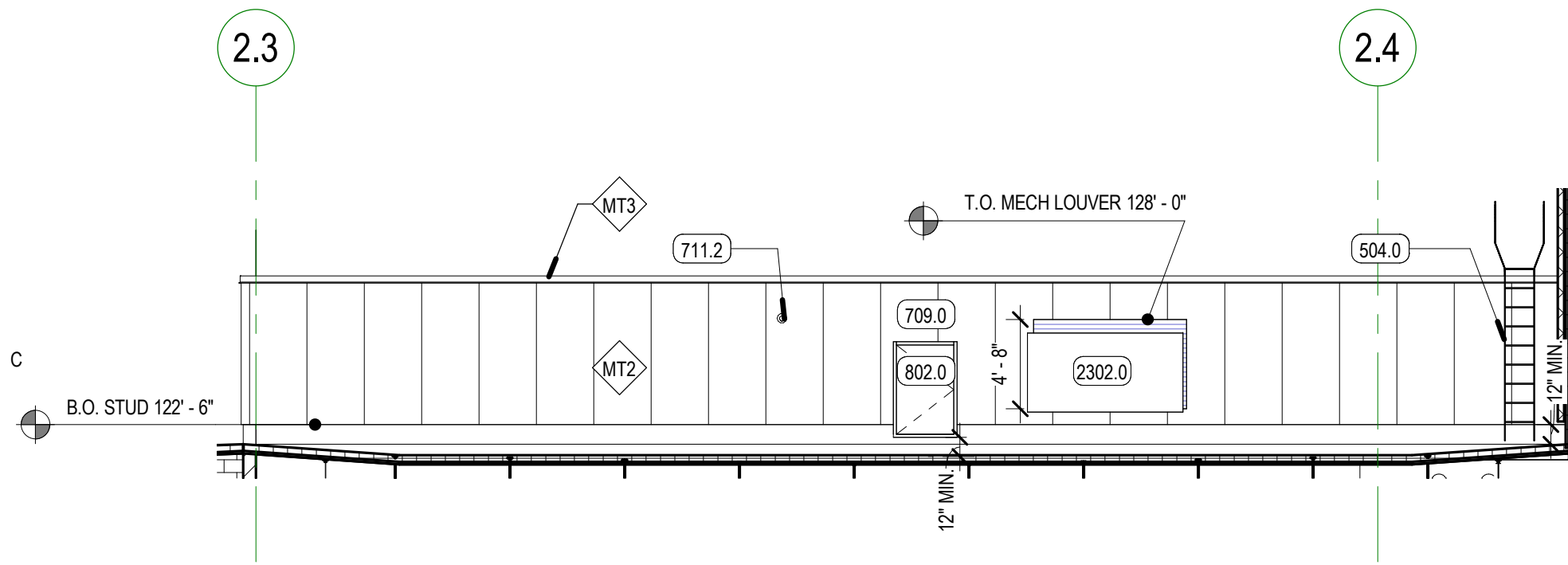
D1 MECHANICAL

B4/A125.1 SCALE: 1/8" = 1'-0"



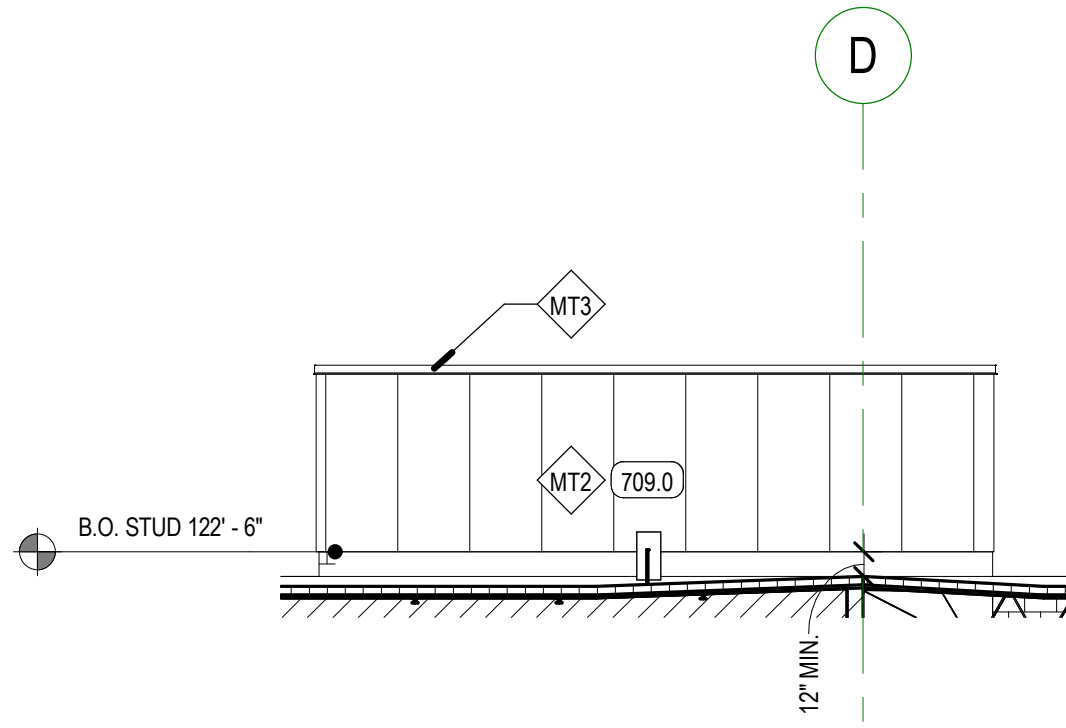
D3 EXTERIOR BUILDING ELEVATION - AREA 24 - NORTH

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



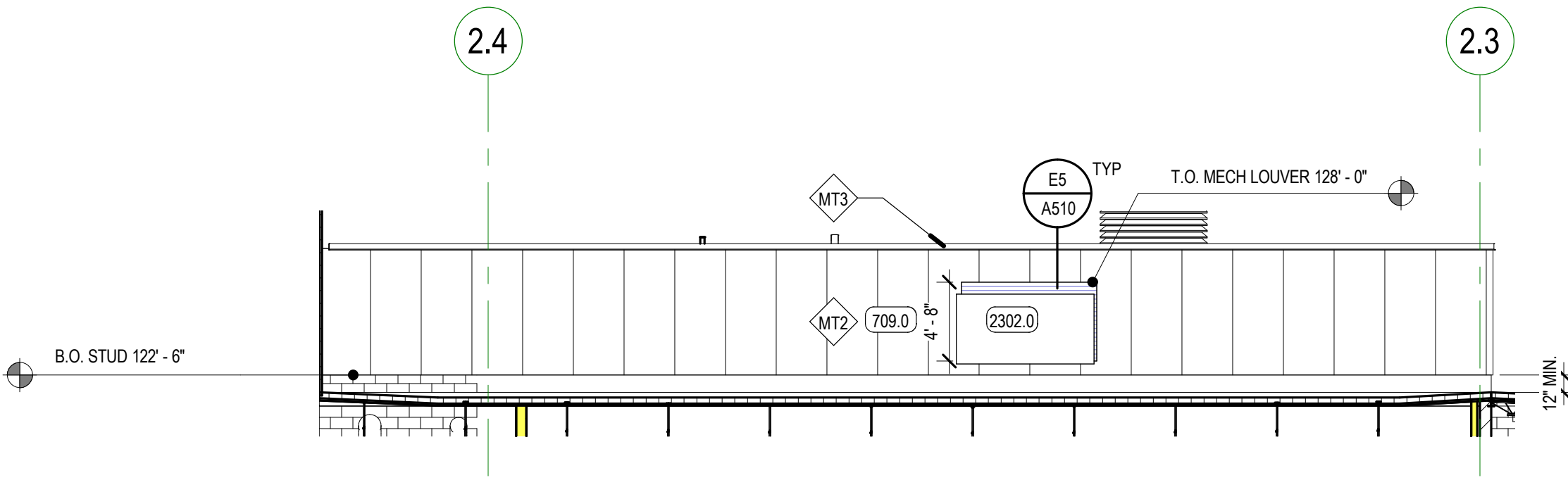
C1 MECHANICAL

A4/A124.1 SCALE: 1/8" = 1'-0"



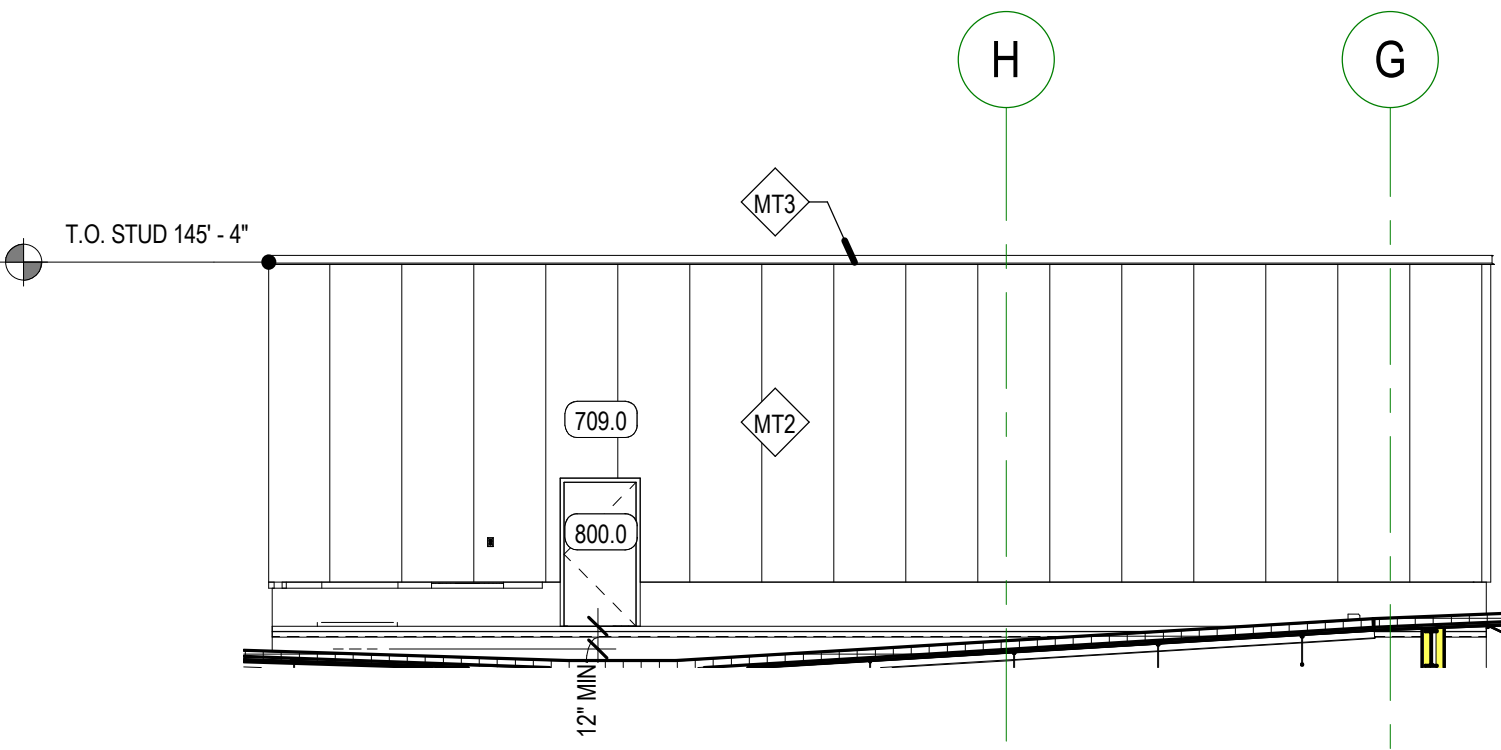
C3 MECHANICAL

A4/A124.1 SCALE: 1/8" = 1'-0"



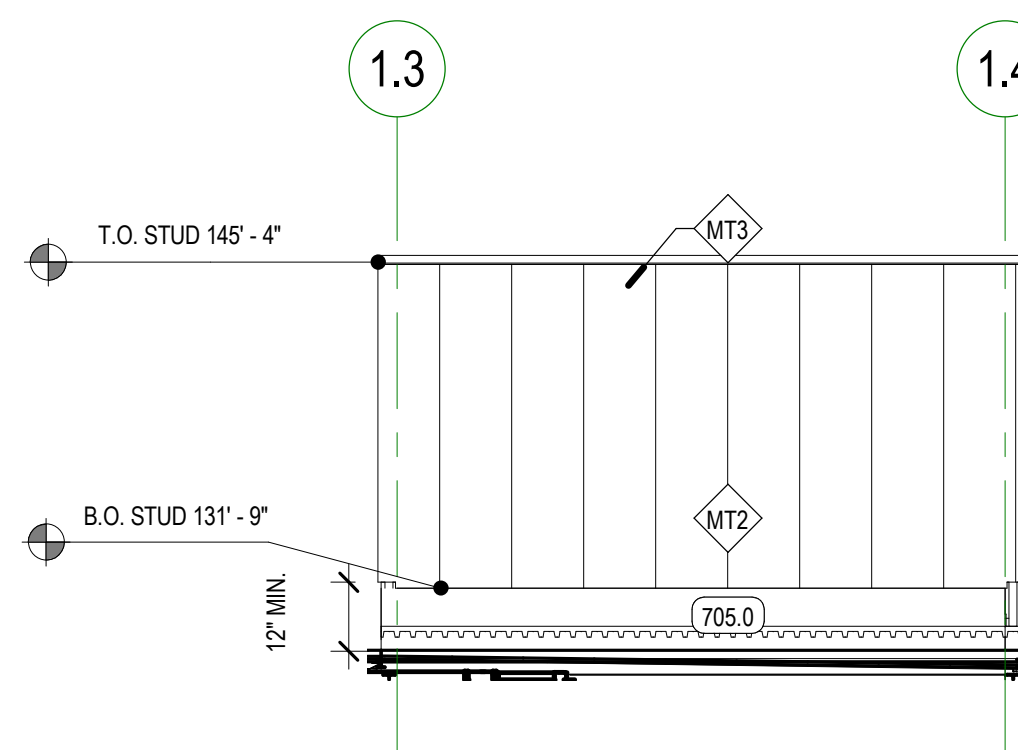
C4 MECHANICAL

A4/A124.1 SCALE: 1/8" = 1'-0"



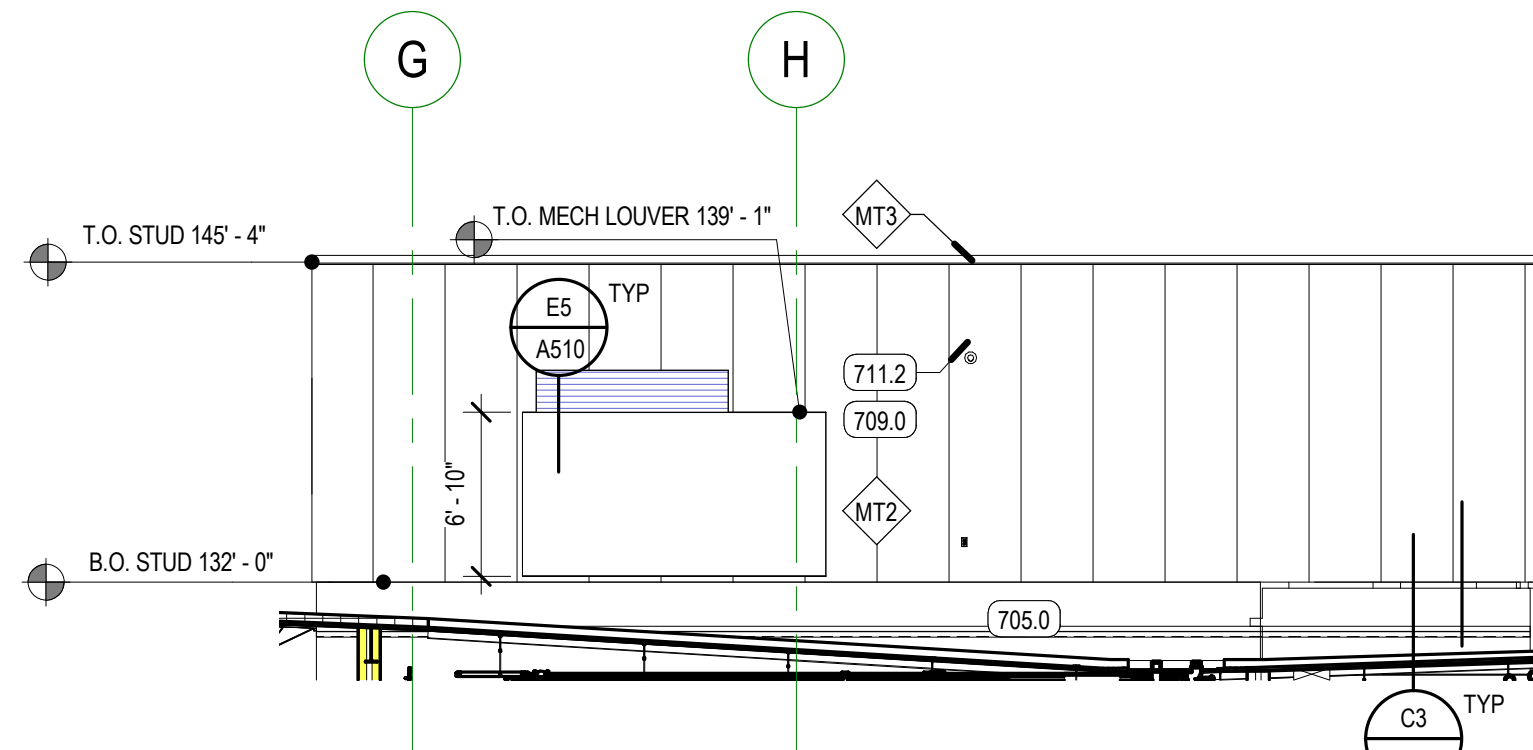
B1 MECHANICAL -G301 (G304 MIR.)

A1/A130.1 SCALE: 1/8" = 1'-0"



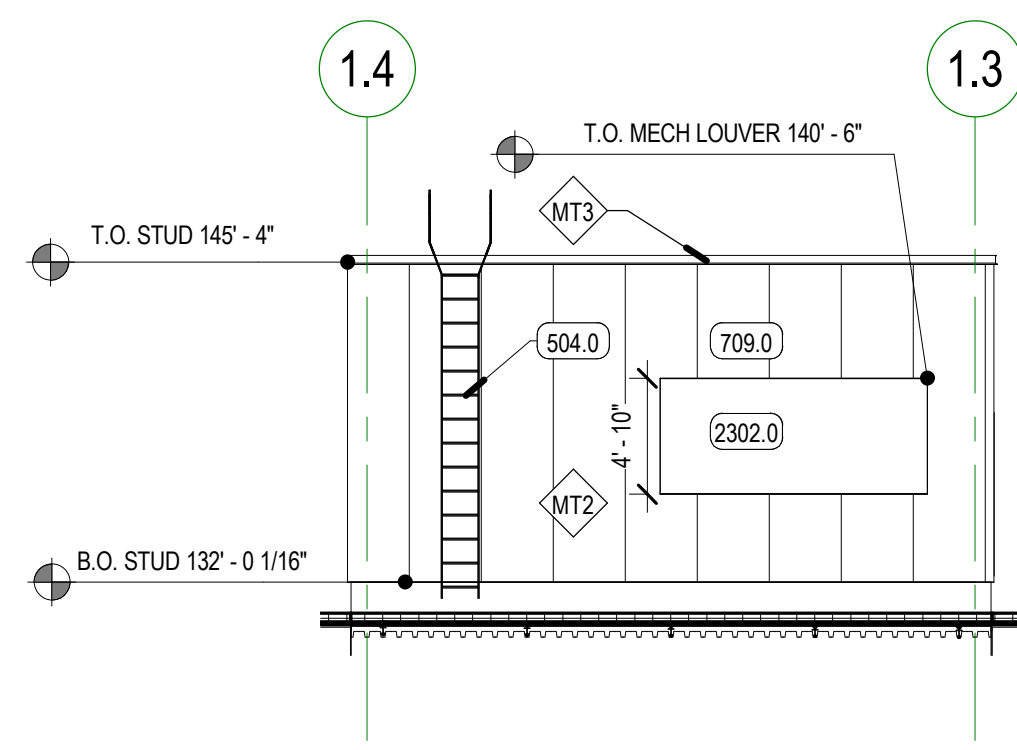
B2 MECHANICAL -G301 (G304 MIR.)

A1/A130.1 SCALE: 1/8" = 1'-0"



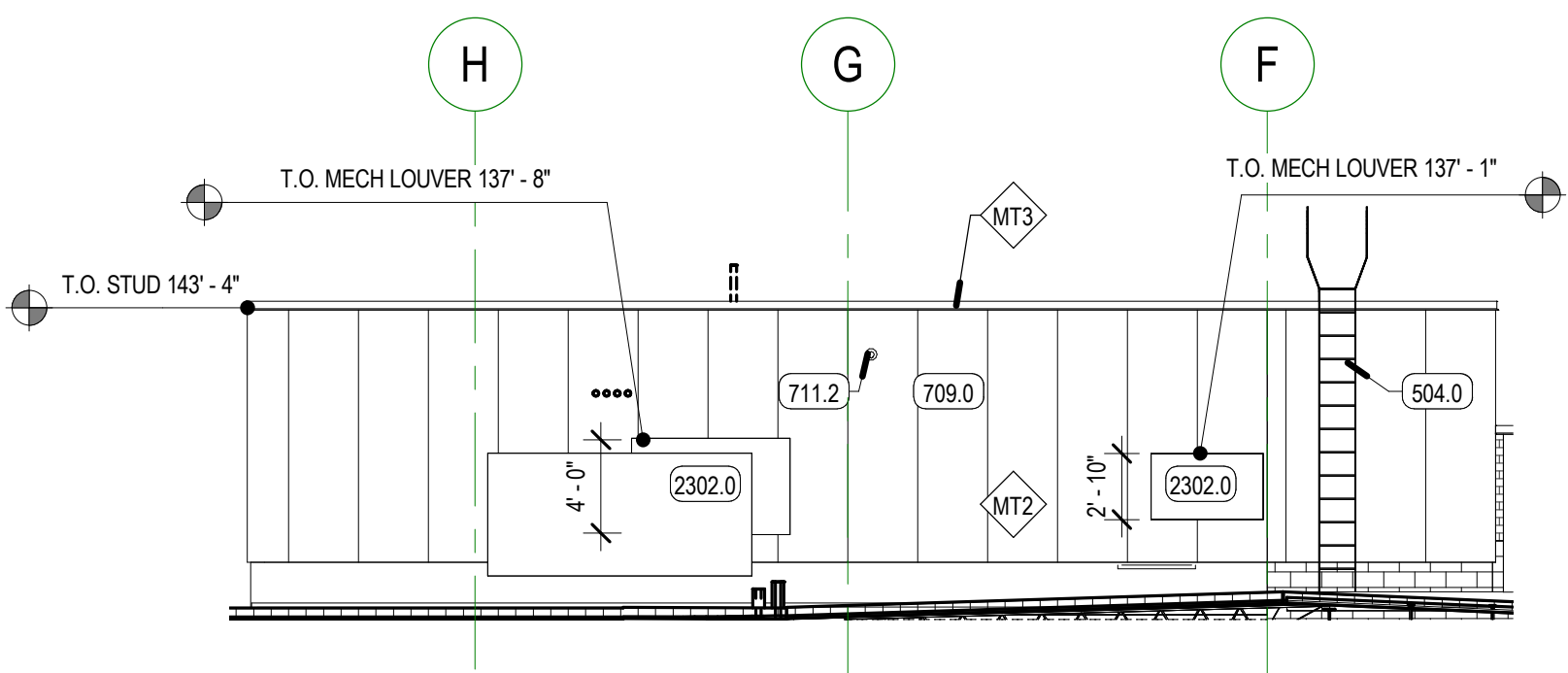
B3 MECHANICAL -G301 (G304 MIR.)

A1/A130.1 SCALE: 1/8" = 1'-0"



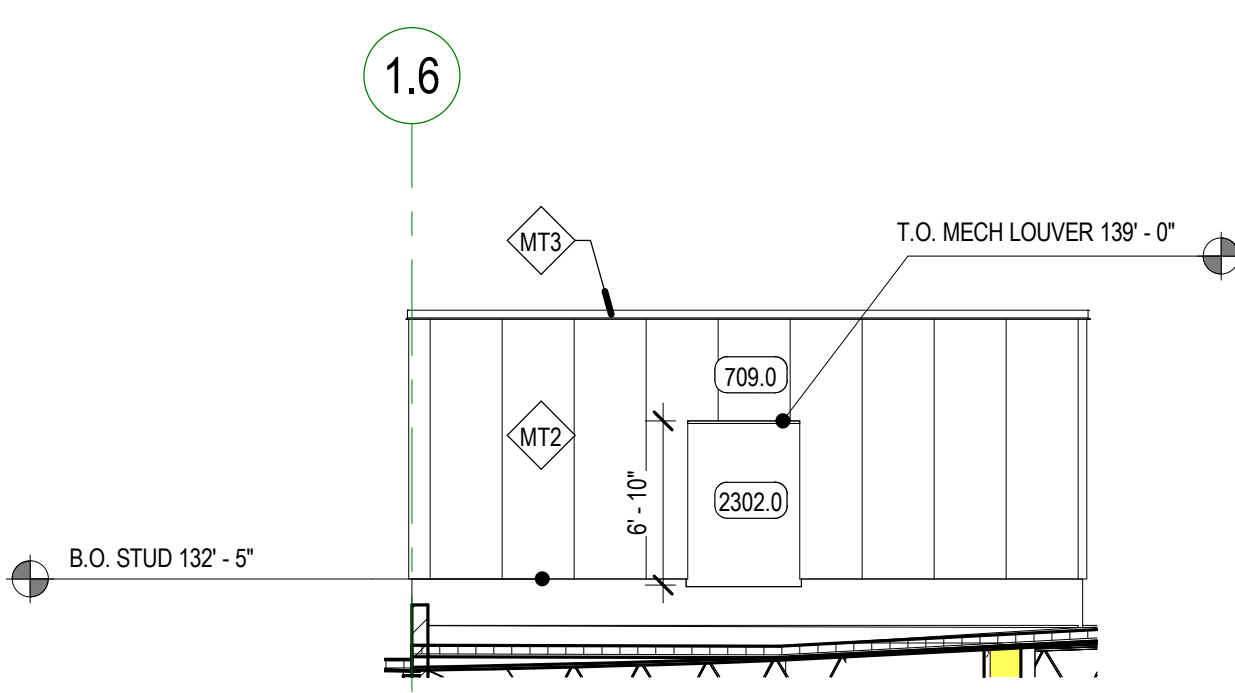
B5 MECHANICAL -G301 (G304 MIR.)

A1/A130.1 SCALE: 1/8" = 1'-0"



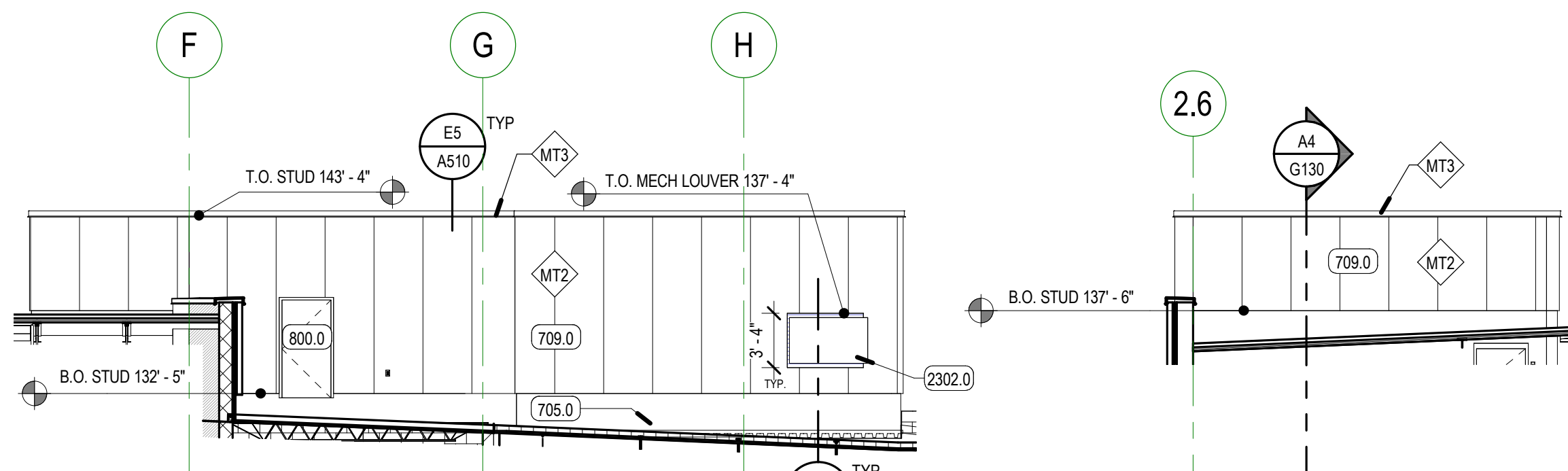
A1 MECHANICAL

A3/A130.1 SCALE: 1/8" = 1'-0"



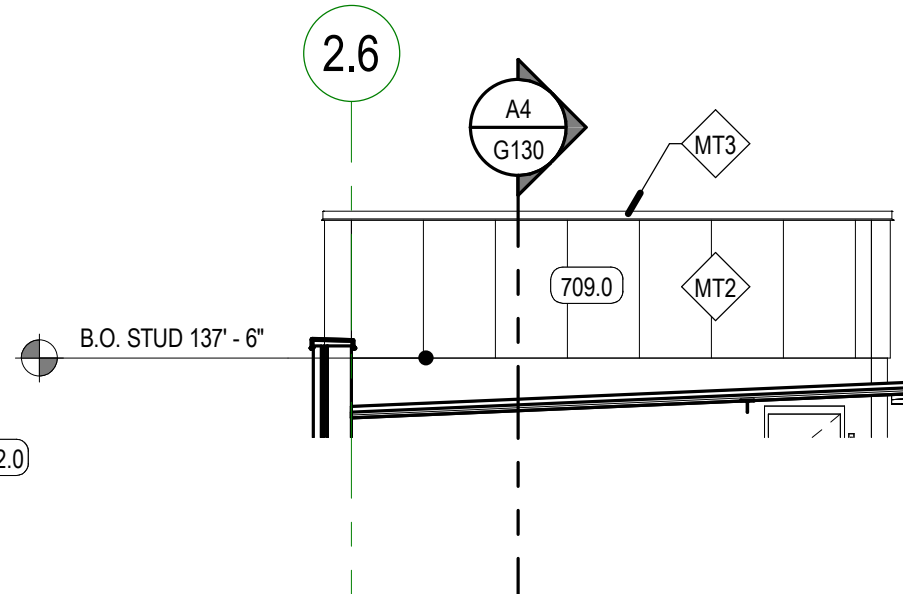
A2 MECHANICAL

A3/A130.1 SCALE: 1/8" = 1'-0"



A3 MECHANICAL

A3/A130.1 SCALE: 1/8" = 1'-0"



A5 MECHANICAL

A3/A130.1 SCALE: 1/8" = 1'-0"

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT  
(APPROX) 8000 NORTH SIX-MILE CUTOFF ROAD, EAGLE MOUNTAIN, UT

CONSTRUCTION BID SET

EXTERIOR ELEVATIONS

A204





**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING  
DECEMBER 12, 2023**

**TITLE:** ACTION ITEM - Marketplace at Eagle Mountain Town Center Medical Site Plan

**ITEM TYPE:** Site Plan

**APPLICANT:** Rick Peterson, Fort Street Partners

**ACTION ITEM:**

Yes

**PUBLIC HEARING:**

Yes

**PREPARED BY:**

David Stroud, Planning

**BACKGROUND:**

This request is for site plan approval of a commercial building for medical office use. The subject property is platted as Lot 1 of The Marketplace at Eagle Mountain Phase 2 Amended Subdivision. Zoning of the property is Commercial Community (CC) and follows the standards of the CC zone unless otherwise permitted in the Development Agreement of the Marketplace at Eagle Mountain Town Center. The use as *Office (medical, health care, professional)* is classified as a permitted use in the CC zone.

**ITEMS FOR CONSIDERATION:**

Site Plan Development Standards: The following are standards required of all site plans in any zoning district (17.100.050).

A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal complies with 17.100.050.A.

B. Screening Requirements: The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it complies with 17.100.050.B.

C. Access Requirements: The building is accessed via an internal roadway. The width of the access is 28' which complies with 17.100.050.C.

D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials via truck and therefore does not provide off-street truck loading space.

E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.

F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer.

Commercial Design Standards The following are design standards for



the site and building design of commercial developments.

17.72.030.A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building is located along a private internal roadway with the property line as the centerline of the roadway. Pedestrian access and landscaping is provided from the internal roadway.

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

17.72.030.B requires surface parking to be located to the rear or side of the building and that parking should not be located between any commercial building and the street. All parking is located internal or to the side of the lot.

Architectural Standards: The following architectural elements shall be applied to commercial development. Minor variations to these standards may be considered.

17.72.040 A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. The proposed building elevations vary from approved/built elevations with elements unique to each user. It is the opinion of staff that the elevations largely comply with code and are in harmony with approved existing building architecture.

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



structure.

17.72.040.C states: "the primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The proposed building has multiple roof planes and heights.

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

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

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

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

Parking.

Table 17.55.120(c), Required Parking by Land Use, requires *Office and Professional* to have one stall per 300 square feet of area which is then 83 stalls; 109 are provided. Site plan approval is based on compliance with the Marketplace at Eagle Mountain Development Agreement and EMMC.

**REQUIRED FINDINGS:**

This site plan approval is based upon compliance with City Code requirements and the Marketplace at Eagle Mountain Development Agreement. The approval criteria of a Site Plan can be found in



EMMC 17.100.

**RECOMMENDATION:**

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

**ATTACHMENTS:**

[M@EMMC Civil](#)

[M@EMM Architecture](#)

[M@EMM Landscape](#)

[M@EMM Electrical](#)



CTrusty 11/16/23 No Comment  
DDeVoogd/UFA 11/17/2023 - No Comments  
S. Lehmitz reviewed 11/17/2023 - No Comments  
DPayne 11/17/2023- No Comment  
D Stroud 11.17.23 no comments

M BAHR 11-28-23  
NO COMMENT

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

# MARKETPLACE MEDICAL CENTER

## SITE CONSTRUCTION DRAWINGS

LOCATED IN THE SOUTH HALF OF SECTION 12,  
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH

### EAGLE MOUNTAIN CITY GENERAL NOTES

- SEWER
- PIPE BEDDING: 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
  - DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
  - SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
  - SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
  - LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2x4 PAINTED GREEN. B) ALL LATERALS MUST BE IN GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
  - MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
- WATER
- VALVES: A) VALVES MUST BE FLANGED TO TEE'S (FITTINGS). B) VALVES 12" OR 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 AND 12" ABOVE PIPE (MINIMUM).
  - DEPTH: WATER MAINS AND LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT THE TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
  - SERVICES & FITTINGS: SERVICES AND FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
  - SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM TOP OF SETTER TO TOP OF LID. 21" INSIDE DIAMETER CAN HDPE.
  - WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
  - WATER CAN: THE WATER CAN FOR 3/4" AND 1" SERVICES WILL NEED TO BE A 21" TALL MINIMUM AND INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
  - 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 AND EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
  - WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE AND POST) AND GIS (SHOT IN) BEFORE BACKFILL.
  - VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
  - WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
  - WATER MAIN LINE: NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.
- STORM DRAIN
- BEDDING: 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE AND 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.
  - MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
- ROAD SECTION:
- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
  - UTBC: STATE SPEC ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS AND TRAILS.
  - COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

### PROJECT BASIS OF BEARING AND BENCHMARK

PROJECT BASIS OF BEARING:  
THE PROJECT BASIS OF BEARING IS SOUTH 00°27'12" WEST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

PROJECT BENCHMARK:  
THE PROJECT BENCHMARK IS A FOUND REBAR AND CAP AT THE SOUTHWEST CORNER OF THE PROJECT, HAVING AN ELEVATION OF 4739.47'.

PROJECT TOPOGRAPHY:  
THE PROJECT WAS DESIGNED WITH CONVENTIONAL TOPOGRAPHY, SURVEYED ON MARCH AND APRIL 2023.

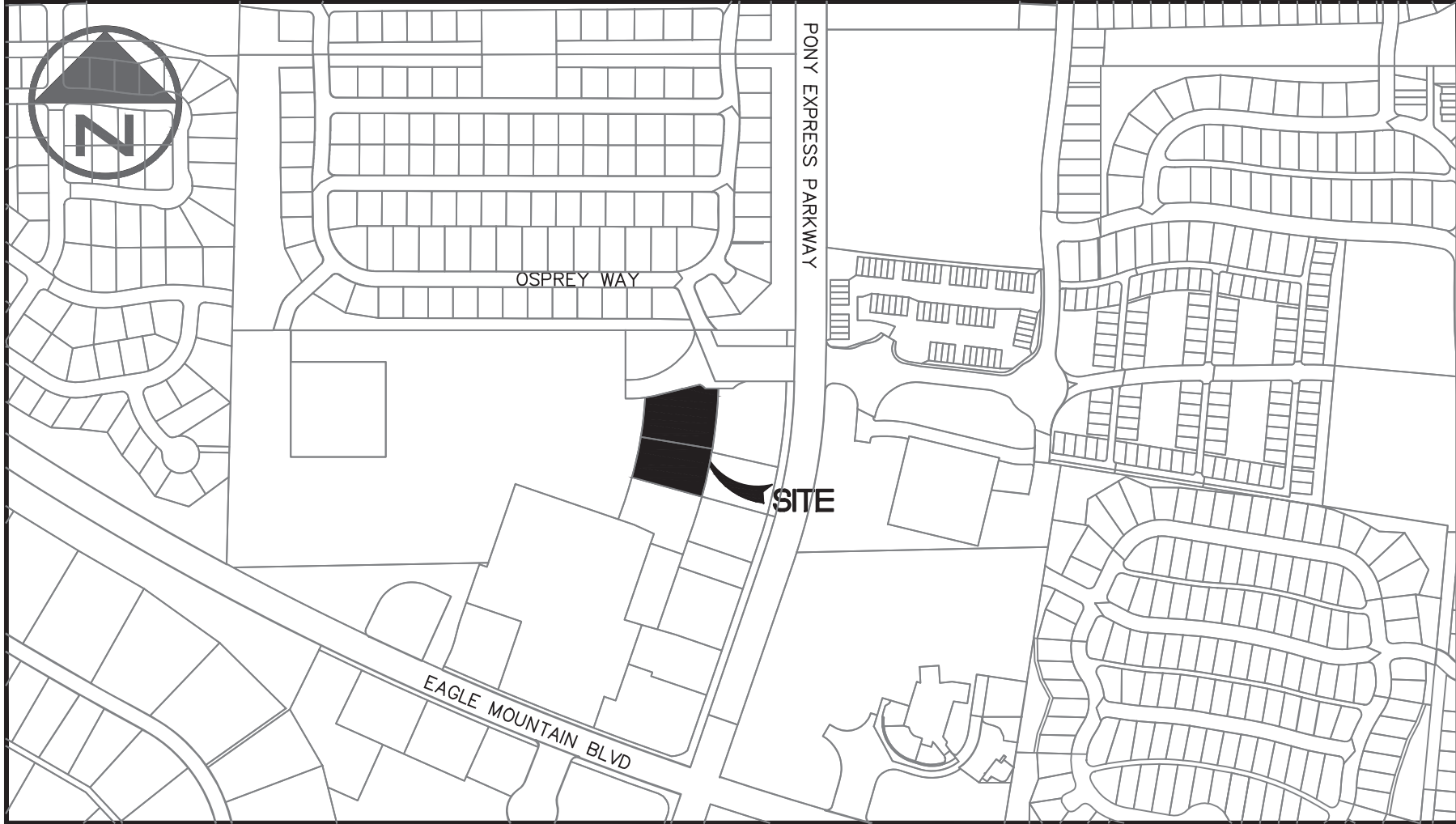
### SHEET INDEX

|        |                             |
|--------|-----------------------------|
| C101   | COVER SHEET                 |
| 1 OF 1 | RECORD OF SURVEY            |
| 1 OF 1 | AMENDED SUBDIVISION PLAT    |
| C201   | CIVIL SITE AND UTILITY PLAN |
| C202   | GRADING AND DRAINAGE PLAN   |
| C203   | EROSION CONTROL PLAN        |
| C204   | CONSTRUCTION DETAILS        |

### OWNER / DEVELOPER

FORT STREET PARTNERS  
PO BOX 9088  
SALT LAKE CITY, UT 84109

### VICINITY MAP



### CONTEXT PLAN



DRAWING NOTES:



| NO. | REVISION                    | DATE    |
|-----|-----------------------------|---------|
| 2   | EAGLE MOUNTAIN CITY COMMENT | 11/2/23 |
| 1   | EAGLE MOUNTAIN CITY COMMENT | 10/2/23 |

|                                                           |  |  |
|-----------------------------------------------------------|--|--|
| PROJECT INFORMATION                                       |  |  |
| MARKETPLACE MEDICAL CENTER                                |  |  |
| COVER SHEET                                               |  |  |
| 4317 NORTH PONY EXPRESS PKWY<br>EAGLE MOUNTAIN CITY, UTAH |  |  |

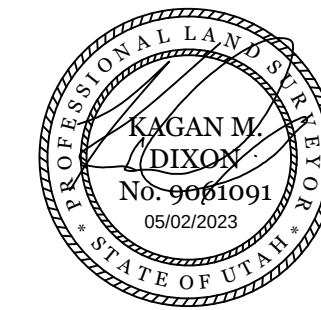
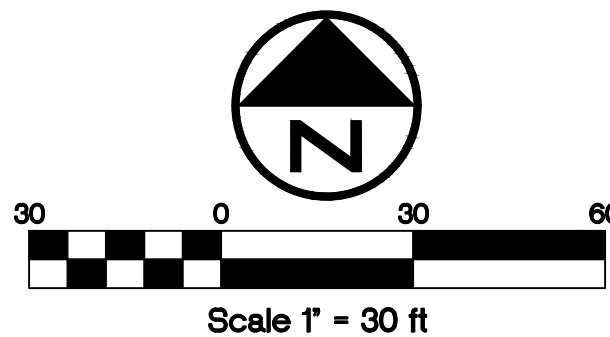
|              |         |                    |
|--------------|---------|--------------------|
| DRAWN<br>MEC | CHECKED | PROJECT #<br>23032 |
|              |         | DATE<br>8/7/23     |
|              |         | SCALE<br>NONE      |
|              |         | SHEET<br>C101      |

S:\DATA\23032 Eagle Mountain Medical\dwg\23032 Fort St Eagle Mountain Medical.dwg  
PLOT DATE: Nov 02, 2023



# EM COMMERCIAL DEVELOPMENT PROPERTY

LOCATED IN THE SOUTH HALF OF SECTION 12,  
TOWNSHIP 6 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
ALTA/NSPS LAND TITLE SURVEY



## SURVEYOR'S CERTIFICATE:

TO: CREST COMMERCIAL MANAGEMENT, LLC DBA FORT STREET PARTNERS AND/OR ASSIGNS;  
STEWART TITLE GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE  
MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS  
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES  
ITEMS 2, 4, 5, 8, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL  
7, 2023.

## BOUNDARY DESCRIPTION

PARCEL 1:  
LOT 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

PARCEL 1A:  
A NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL 1 FOR PEDESTRIAN AND VEHICULAR  
INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS OF MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER, RECORDED ON JULY 27,  
2021 AS ENTRY NO. 130929:2021 OF OFFICIAL RECORDS.

PARCEL 2:  
LOT 203, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

PARCEL 2A:  
A NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL 2 FOR PEDESTRIAN AND VEHICULAR  
INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS OF MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER, RECORDED ON JULY 27,  
2021 AS ENTRY NO. 130929:2021 OF OFFICIAL RECORDS.

## AS-SURVEYED AGGREGATE DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°27'12" EAST BETWEEN THE  
SOUTHEAST CORNER OF LOT 203, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ON FILE WITH THE OFFICE OF  
THE UTAH COUNTY RECORDER AS MAP NO. 18306, SAID TRACT BEING ALL OF LOTS  
203 AND 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ON FILE WITH THE OFFICE OF  
THE UTAH COUNTY RECORDER AS MAP NO. 18306, SAID TRACT OF LAND BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°27'12" EAST ALONG THE SECTION LINE A DISTANCE OF 1,462.87  
FEET AND WEST 2,550.89 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12, SAID POINT ALSO BEING  
THE SOUTHEAST CORNER OF LOT 203, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ON  
FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 18306, AND RUNNING THENCE NORTH  
74°38'24" WEST ALONG THE SOUTH LINE OF SAID LOT 203 A DISTANCE OF 233.50 FEET TO THE POINT OF A  
1,272.12 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID POINT ALSO BEING THE SOUTHWEST CORNER  
OF SAID LOT 203; THENCE ALONG SAID CURVE A DISTANCE OF 260.76 FEET THROUGH A CENTRAL ANGLE OF  
11°44'40" (CHORD BEARS NORTH 59°29'14" EAST 260.30 FEET) TO THE NORTHWEST CORNER OF LOT 204 OF  
SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT THE FOLLOWING FOUR (4) COURSES: 1) ALONG  
A 287.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 28.75 FEET THROUGH A CENTRAL  
ANGLE OF 05°44'22" (CHORD BEARS NORTH 78°52'00" EAST 28.74 FEET); 2) NORTH 75°59'50" EAST 151.96  
FEET TO THE POINT OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; 3) ALONG SAID CURVE A  
DISTANCE OF 22.05 FEET THROUGH A CENTRAL ANGLE OF 25°15'55" (CHORD BEARS SOUTH 54°30'04" EAST  
21.87 FEET); 4) SOUTH 89°49'41" EAST 41.73 FEET TO THE POINT OF A 1,505.61 FEET RADIUS NON-TANGENT  
CURVE TO THE RIGHT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 204; THENCE ALONG SAID  
CURVE A DISTANCE OF 352.89 FEET THROUGH A CENTRAL ANGLE OF 13°25'45" (CHORD BEARS SOUTH  
08°38'41" WEST 352.08 FEET) TO THE POINT OF BEGINNING.

CONTAINS 73,671 SQUARE FEET OR 1.691 ACRES, MORE OR LESS.

## GENERAL NOTES

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:  
1. COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY,  
COMMITMENT NO. 23469477, ISSUED ON MARCH 1, 2023.  
2. THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ON FILE WITH THE  
OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 18306.  
3. OTHER DOCUMENTS AS SHOWN ON THIS MAP.

(2) WILDLING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT  
WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE  
PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS  
FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE  
PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND  
SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN  
THIS INFORMATION.

(3) EXCEPTIONS FROM THE ABOVE REFERENCED TITLE REPORT IN SCHEDULE B, PART 2 HAVE  
BEEN ADDRESSED AS FOLLOWS:

1-11 NOT ADDRESSED BY THIS SURVEY.

12 EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL  
PLAT OF SAID SUBDIVISION.  
SURVEY NOTES: AS SHOWN HEREON.

13-16 NOT ADDRESSED BY THIS SURVEY.

17 COMMUNICATIONS EASEMENT AGREEMENT BY AND BETWEEN MONTE VISTA RANCH L.C., A  
UTAH LIMITED LIABILITY COMPANY ("FOUNDER"), EAGLE MOUNTAIN PROPERTIES COMMUNITIES  
MASTER ASSOCIATION, INC., UTAH NON-PROFIT CORPORATION (THE "MASTER  
ASSOCIATION"), CEDAR VALLEY-WHITE RANCH, L.C., A UTAH LIMITED LIABILITY COMPANY  
("CVWR"), MYR MANAGEMENT, LLC, A UTAH LIMITED LIABILITY COMPANY ("MYR"), ZUT  
MANAGEMENT LLC, A UTAH LIMITED LIABILITY COMPANY ("ZUT"), TI MORTGAGE COMPANY, A  
UTAH CORPORATION ("TI"), LAKE MOUNTAIN DEVELOPMENT LLC, A UTAH LIMITED LIABILITY  
COMPANY ("LAKE MTN.") AND FIRSTDIGITAL TELECOM, LLC, A UTAH LIMITED LIABILITY  
COMPANY RECORDED AUGUST 15, 2018 AS ENTRY NO. 77533:2018 OF OFFICIAL RECORDS.  
SURVEY NOTES: THIS EASEMENT IS BLANKET IN NATURE.

18 NOT ADDRESSED BY THIS SURVEY.

19 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE MARKETPLACE AT EAGLE  
MOUNTAIN TOWN CENTER PHASE 2 SUBDIVISION PLAT RECORDED APRIL 26, 2022 AS ENTRY  
NO. 51337:2022 AND MAP FILING NO. 18306.  
SURVEY NOTES: AS SHOWN HEREON.

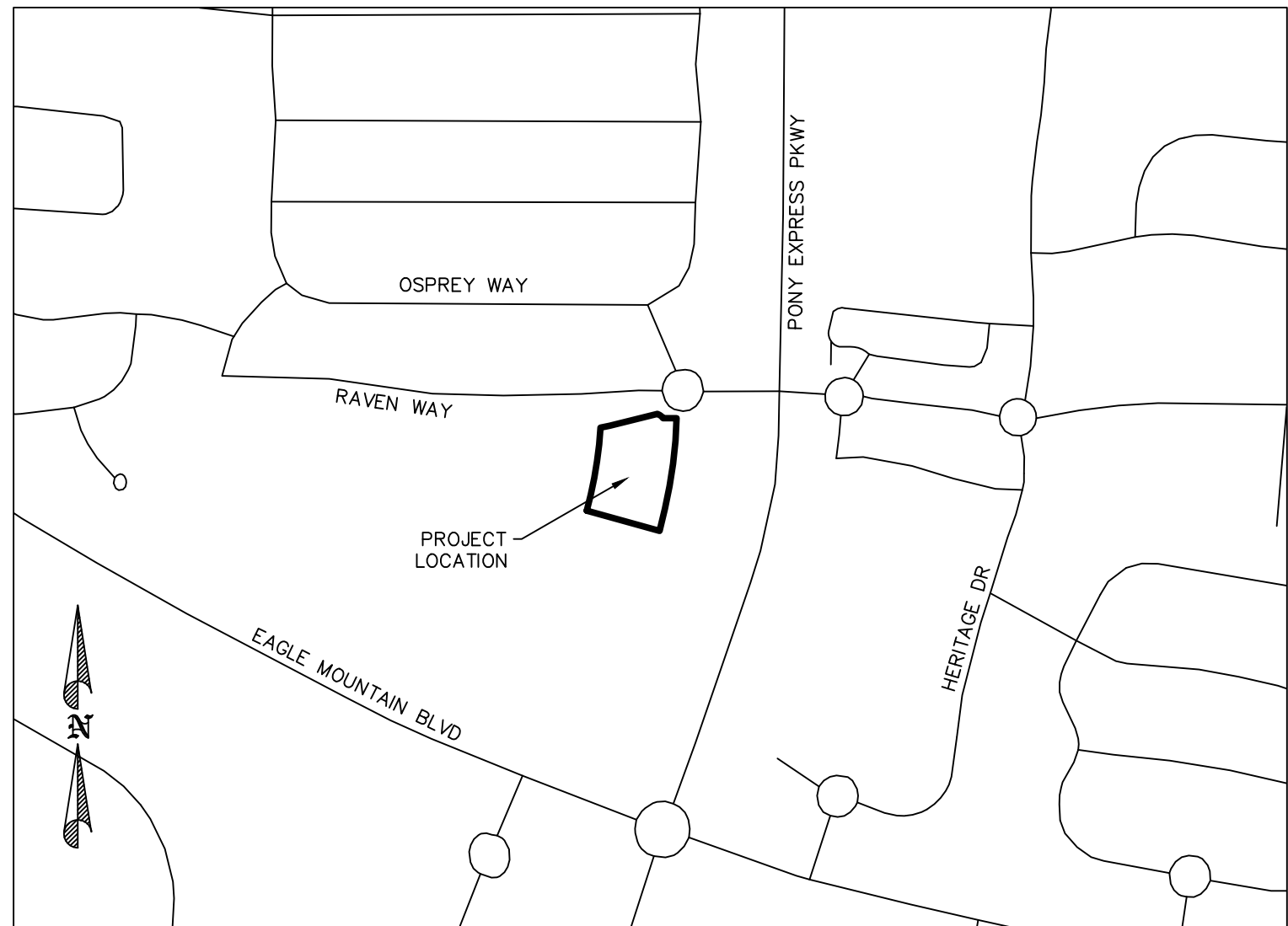
20 CHANGE OF ADDRESS AFFIDAVIT RECORDED APRIL 29, 2022 AS ENTRY NO. 53574:2022 OF  
OFFICIAL RECORDS.  
SURVEY NOTES: ADDRESSES NOTED ON THIS SURVEY REFLECT THE LATEST COUNTY  
ADDRESSING.

21-23 NOT ADDRESSED BY THIS SURVEY.

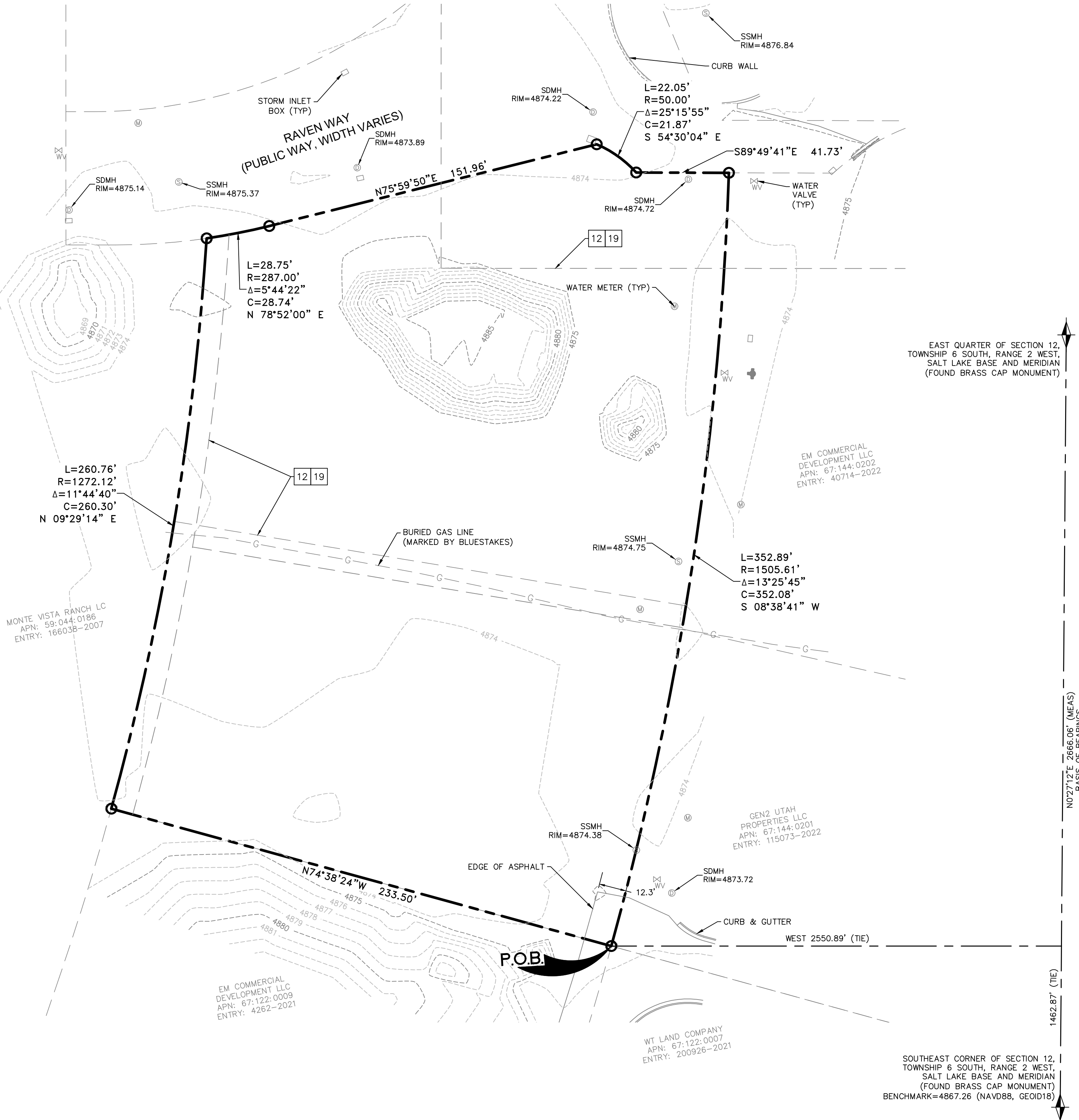
(4) AT THE TIME OF THIS SURVEY, THE PROPERTY HAD BEEN SUBJECT TO RECENT  
EARTHMOVING WORK. HOWEVER, NO BUILDINGS WERE OBSERVED.

(5) VERTICAL RELIEF SHOWN ON THIS MAP WAS OBTAINED WITH CONVENTIONAL GROUND  
SURVEY USING GPS METHODS. THE DATUM USED IS NAVD88 UTILIZING GEOID18. THE  
BENCHMARK FOR THIS SURVEY IS NOTED ON THE MAP.

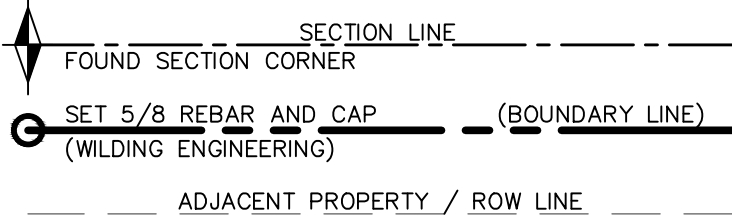
(6) THE AS-SURVEYED AGGREGATE DESCRIPTION WAS PREPARED FOR THE PURPOSE OF  
DESCRIBING THE LAND ON A FUTURE AMENDED SUBDIVISION PLAT, WHICH WILL COMBINE  
THE TWO SURVEYED LOTS INTO A SINGLE LOT.



VICINITY MAP  
SCALE: 1" = 500'  
EAGLE MOUNTAIN, UTAH



## LEGEND



UTILITY STATEMENT:  
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED  
FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR  
MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN  
HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN  
SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT  
WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN  
THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES  
STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS  
ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME  
THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY  
LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF  
SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR  
EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |

| DRAWING TITLE        | ALTA/NSPS LAND TITLE SURVEY   |
|----------------------|-------------------------------|
| LOCATION             | 4317N/4289N PONY EXPRESS PKWY |
| EAGLE MOUNTAIN, UTAH |                               |

| PROJECT NAME | FORT STREET PARTNERS |
|--------------|----------------------|
| DRAWN        | KMD                  |
| CHECKED      | KMD                  |
| PROJECT ID:  | 23032                |
| COUNTY       | UTAH                 |

| DATE  | 5/2/2023 |
|-------|----------|
| SCALE | 1" = 30' |
| SHEET | 1 OF 1   |



PLOT DATE: May 02, 2023

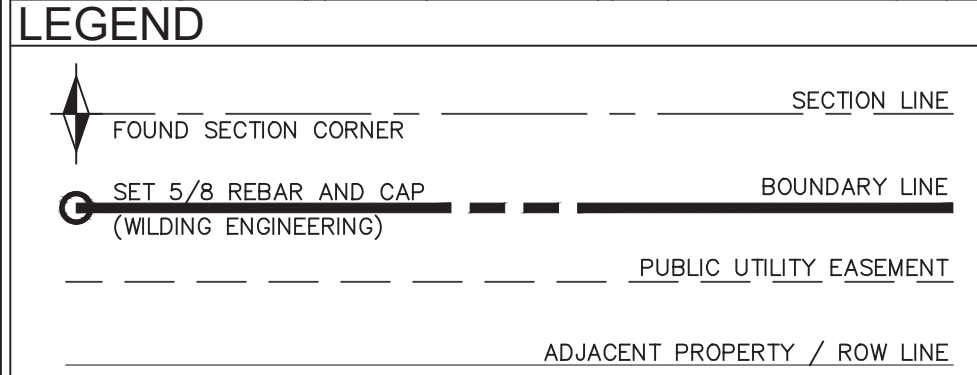
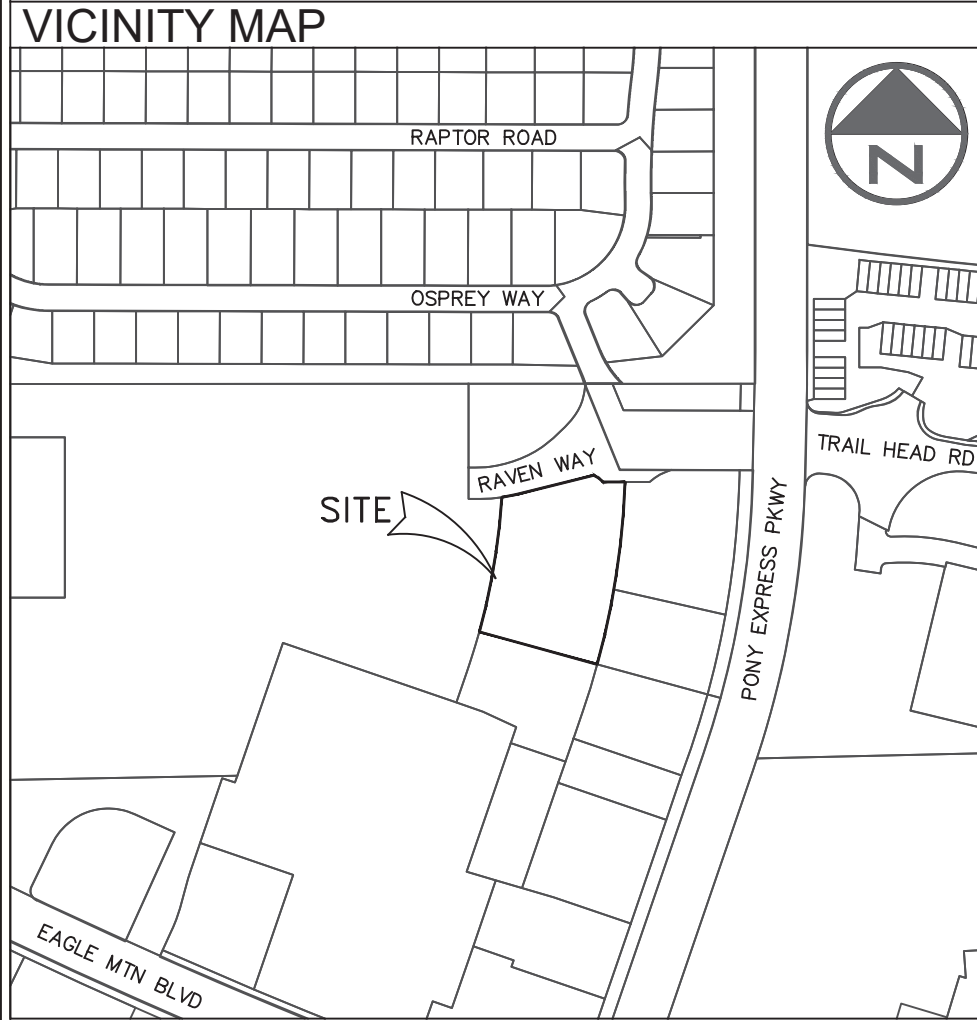


# THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 AMENDED

AMENDING & VACATING LOTS 203 AND 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2

LOCATED IN THE SOUTH HALF OF SECTION 12,  
TOWNSHIP 6 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN

RBallif 11/16/23 no comments



## DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

## DOMINION ENERGY

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY  
DBA DOMINION ENERGY UTAH

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

## ROCKY MOUNTAIN POWER

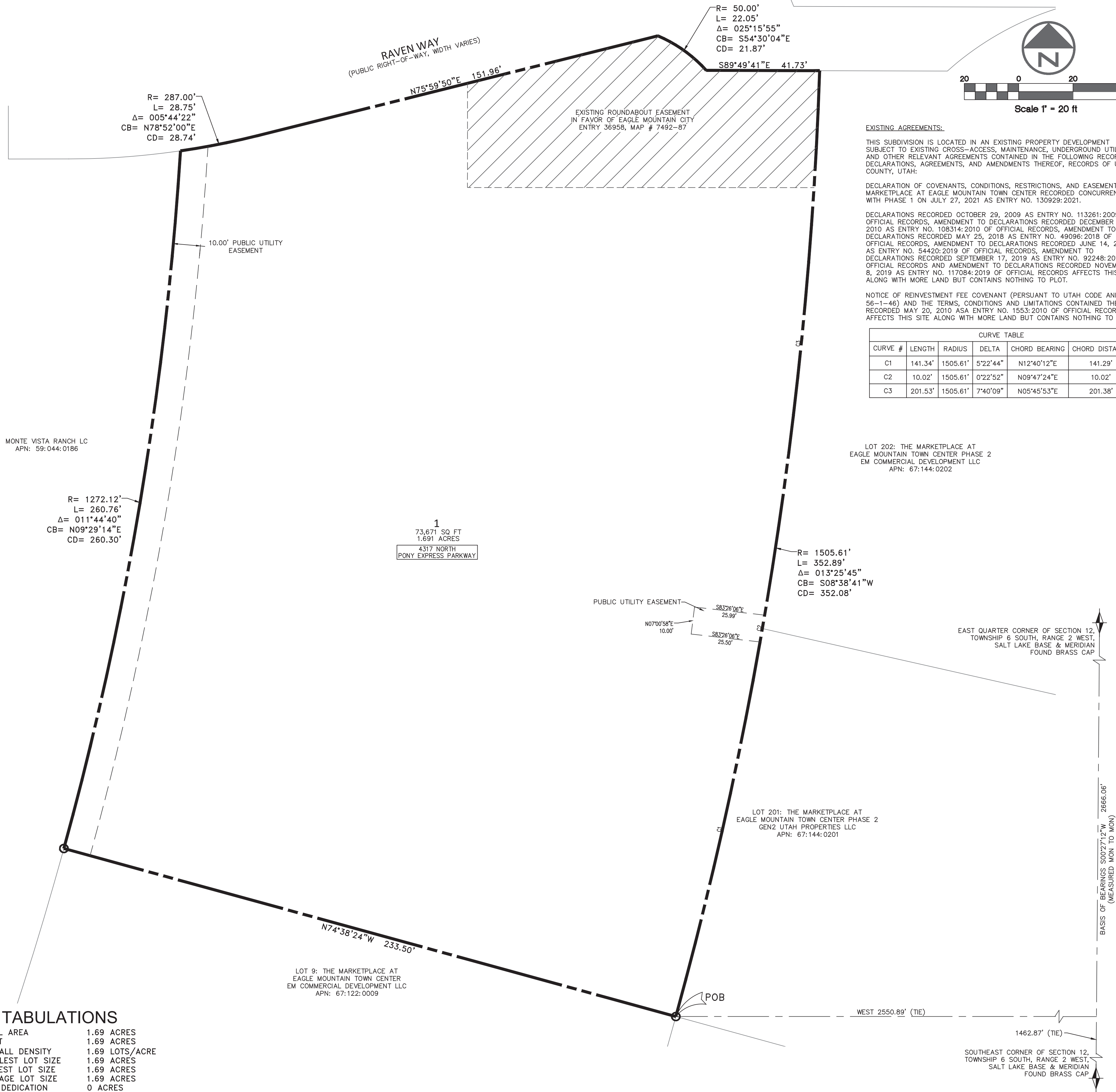
- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 10-9a-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
  - A RECORDED EASEMENT OR RIGHT OF WAY
  - THE LAW APPLICATION TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
  - ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_



## TABULATIONS

|                   |                |
|-------------------|----------------|
| TOTAL AREA        | 1.69 ACRES     |
| 1 LOT             | 1.69 ACRES     |
| OVERALL DENSITY   | 1.69 LOTS/ACRE |
| SMALLEST LOT SIZE | 1.69 ACRES     |
| LARGEST LOT SIZE  | 1.69 ACRES     |
| AVERAGE LOT SIZE  | 1.69 ACRES     |
| ROW DEDICATION    | 0 ACRES        |



## EXISTING AGREEMENTS:

THIS SUBDIVISION IS LOCATED IN AN EXISTING PROPERTY DEVELOPMENT SUBJECT TO EXISTING CROSS-ACCESS, MAINTENANCE, UNDERGROUND UTILITIES, AND OTHER RELEVANT AGREEMENTS CONTAINED IN THE FOLLOWING RECORDED DECLARATIONS, AGREEMENTS, AND AMENDMENTS THEREOF, RECORDS OF UTAH COUNTY, UTAH:

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER RECORDED CONCURRENT WITH PHASE 1 ON JULY 27, 2021 AS ENTRY NO. 130929-2021.

DECLARATIONS RECORDED OCTOBER 28, 2009 AS ENTRY NO. 113261-2009 OF OFFICIAL RECORDS, AMENDMENT TO DECLARATIONS RECORDED DECEMBER 13, 2010 AS ENTRY NO. 108314-2010 OF OFFICIAL RECORDS, AMENDMENT TO DECLARATIONS RECORDED MAY 25, 2018 AS ENTRY NO. 49096-2018 OF OFFICIAL RECORDS, AMENDMENT TO DECLARATIONS RECORDED JUNE 14, 2019 AS ENTRY NO. 54420-2019 OF OFFICIAL RECORDS, AMENDMENT TO DECLARATIONS RECORDED SEPTEMBER 17, 2019 AS ENTRY NO. 92248-2019 OF OFFICIAL RECORDS AND AMENDMENT TO DECLARATIONS RECORDED NOVEMBER 8, 2019 AS ENTRY NO. 117084-2019 OF OFFICIAL RECORDS AFFECTS THIS SITE ALONG WITH MORE LAND BUT CONTAINS NOTHING TO PLOT.

NOTICE OF REINVESTMENT FEE COVENANT (PERSUANT TO UTAH CODE ANN. 56-1-46) AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED MAY 20, 2010 AS ENTRY NO. 1553-2010 OF OFFICIAL RECORDS AFFECTS THIS SITE ALONG WITH MORE LAND BUT CONTAINS NOTHING TO PLOT.

| CURVE TABLE |         |          |          |               |                |
|-------------|---------|----------|----------|---------------|----------------|
| CURVE #     | LENGTH  | RADIUS   | DELTA    | CHORD BEARING | CHORD DISTANCE |
| C1          | 141.34' | 1505.61' | 5°22'44" | N12°40'12"E   | 141.29'        |
| C2          | 10.02'  | 1505.61' | 0°22'52" | N09°47'24"E   | 10.02'         |
| C3          | 201.53' | 1505.61' | 7°40'09" | N05°45'53"E   | 201.38'        |

LOT 202: THE MARKETPLACE AT  
EAGLE MOUNTAIN TOWN CENTER PHASE 2  
EM COMMERCIAL DEVELOPMENT LLC  
APN: 67:144:0202

LOT 201: THE MARKETPLACE AT  
EAGLE MOUNTAIN TOWN CENTER PHASE 2  
GEN2 UTAH PROPERTIES LLC  
APN: 67:144:0201

LOT 9: THE MARKETPLACE AT  
EAGLE MOUNTAIN TOWN CENTER  
EM COMMERCIAL DEVELOPMENT LLC  
APN: 67:122:0009

## SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

**THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 AMENDED  
AMENDING LOTS 203 AND 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2**

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

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_  
(SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°27'12" EAST BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 12, SAID TRACT BEING ALL OF LOTS 203 AND 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 18306, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°27'12" EAST ALONG THE SECTION LINE A DISTANCE OF 1,462.87 FEET AND WEST 2,550.89 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 203, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 18306, AND RUNNING THENCE NORTH 74°38'24" WEST ALONG THE SOUTH LINE OF SAID LOT 203 A DISTANCE OF 233.50 FEET TO THE POINT OF A 1,272.12 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 203; THENCE, ALONG SAID CURVE A DISTANCE OF 260.76 FEET THROUGH A CENTRAL ANGLE OF 11°44'40" (CHORD BEARS NORTH 09°29'14" EAST 260.30 FEET) TO THE NORTHWEST CORNER OF LOT 204 OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT THE FOLLOWING FOUR (4) COURSES, 1) ALONG A 287.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 28.75 FEET THROUGH A CENTRAL ANGLE OF 05°44'22" (CHORD BEARS NORTH 78°52'00" EAST 28.74 FEET), 2) NORTH 75°59'50" EAST 151.96 FEET TO THE POINT OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, 3) ALONG SAID CURVE A DISTANCE OF 22.05 FEET THROUGH A CENTRAL ANGLE OF 25°15'55" (CHORD BEARS SOUTH 54°30'04" EAST 21.87 FEET), 4) SOUTH 89°49'41" EAST 41.73 FEET TO THE POINT OF A 1,505.61 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 204; THENCE ALONG SAID CURVE A DISTANCE OF 352.89 FEET THROUGH A CENTRAL ANGLE OF 13°25'45" (CHORD BEARS SOUTH 08°38'41" WEST 352.08 FEET) TO THE POINT OF BEGINNING.

CONTAINS 73,671 SQUARE FEET OR 1.691 ACRES, MORE OR LESS.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 00°27'12" WEST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN HEREON.

## PLAT NOTES

- THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 203 AND 204 AS PLATTED IN THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 (ON FILE WITH THE UTAH COUNTY RECORDER AS MAP # 18306) INTO ONE SINGULAR LOT.
- THE EXISTING PUBLIC UTILITY EASEMENT ALONG THE NORTH LOT LINE OF LOT 203 AS SHOWN ON THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 PLAT IS HEREBY VACATED WITH THE RECORDED OF THIS PLAT.

## OWNER'S DEDICATION

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

AUTHORIZED SIGNATURE(S) \_\_\_\_\_ AUTHORIZED SIGNATURE(S) \_\_\_\_\_

## LLC ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT S(HE) IS A [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF \_\_\_\_\_, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

WITNESS MY HAND OFFICIAL SEAL:

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

## ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR \_\_\_\_\_ APPROVED BY CITY ATTORNEY \_\_\_\_\_

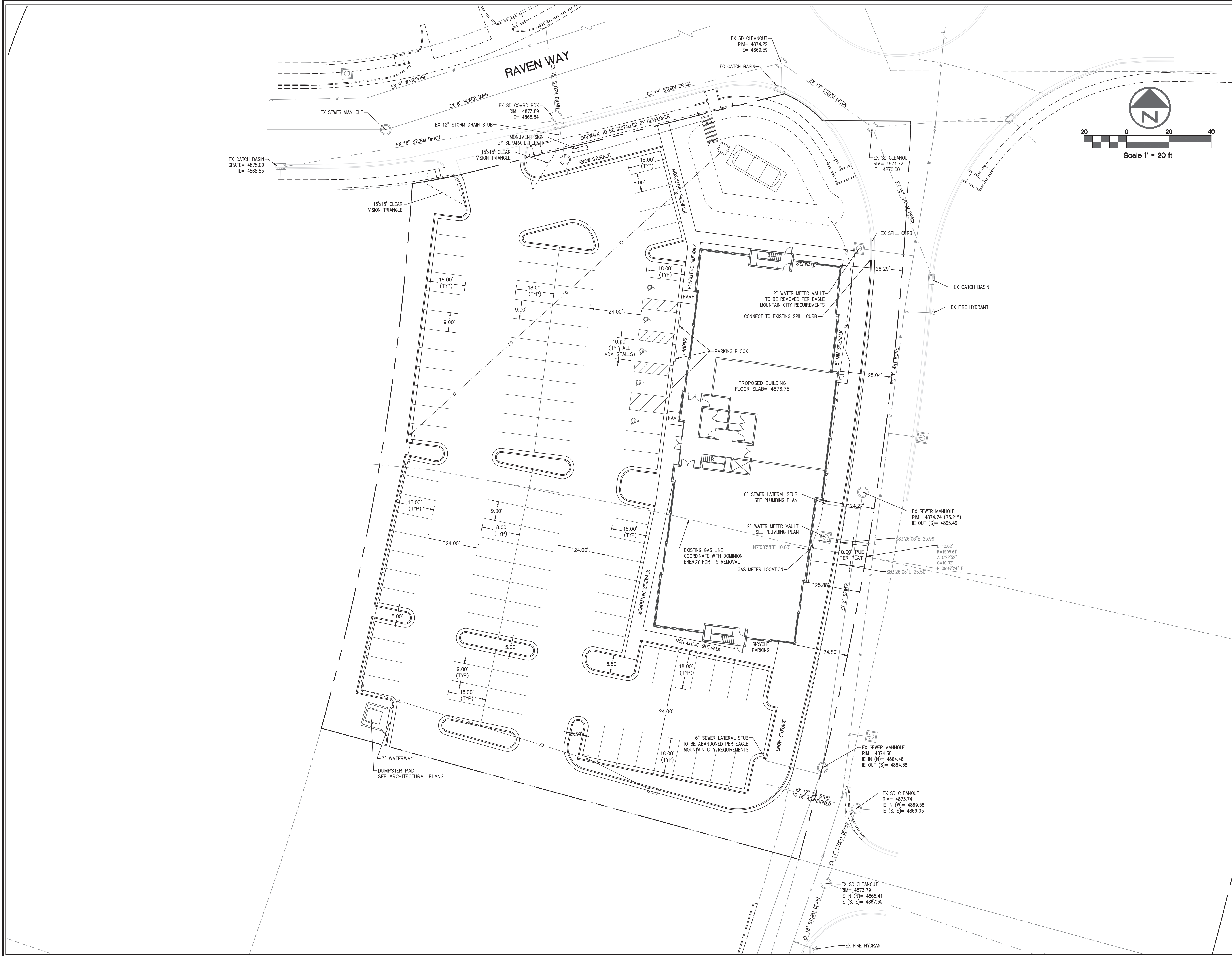
APPROVED BY CITY ENGINEER \_\_\_\_\_ APPROVED BY CITY RECORDER \_\_\_\_\_  
(SEE SEAL BELOW) (SEE SEAL BELOW)

**THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 AMENDED  
AMENDING & VACATING LOTS 203 AND 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2**

LOCATED IN THE SOUTH HALF OF SECTION 12,  
TOWNSHIP 6 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL |
|-----------------|--------------------|--------------------|---------------------|
|                 |                    |                    |                     |







# WILDING

ENGINEERING

14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.553.8112  
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE EAGLE MOUNTAIN CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
  - TABULATION TABLE:

|                       |                                |
|-----------------------|--------------------------------|
| TOTAL ACREAGE:        | 1.69 ACRES (73,671 SF)         |
| IMPERVIOUS AREA:      | 1.34 ACRES (58,648 SF)         |
| BUILDING:             | 12,580 SF                      |
| CONCRETE/ASPHALT:     | 46,068 SF                      |
| PERVIOUS AREA:        | 0.35 ACRES (15,023 SF) (34.5%) |
| PARKING SPACES REQD:  | 83 (1/300 SF, 24,655 SF TOTAL) |
| PARKING SPACES SHOWN: | 109 W/ 5 ADA STALLS            |
  - ADA PARKING STALLS SHALL INCLUDE STANDARD PARKING STALL SIGNAGE MOUNTED 50" ABOVE THE PARKING SURFACE. SIGNS MAY BE MOUNTED ON THE BUILDING EXTERIOR OR ON A SIGN POST IN FRONT OF THE PARKING STALL.
  - THE ON-SITE STORM DRAIN SYSTEM IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNERS OF THIS PROPERTY.
  - THIS SITE HAS BEEN DESIGNED TO MEET THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. CONTRACTOR TO VERIFY ADHERENCE AS THE PROJECT IS CONSTRUCTED.
  - EXISTING UTILITIES MUST BE USED OR ABANDONED.



Blue Stakes of  
**UTAH811**  
Bluestakes.org

| NO. | REVISION                    | DATE    |
|-----|-----------------------------|---------|
| 2   | EAGLE MOUNTAIN CITY COMMENT | 11/2/23 |
| 1   | EAGLE MOUNTAIN CITY COMMENT | 10/2/23 |

PROJECT INFORMATION

## MARKETPLACE MEDICAL CENTER

CIVIL SITE & UTILITY PLAN  
4317 NORTH PONY EXPRESS PKWY  
EAGLE MOUNTAIN CITY, UTAH

|       |         |           |
|-------|---------|-----------|
| DRAWN | CHECKED | PROJECT # |
| MEC   |         | 23032     |



ENGINEER'S STAMP

DATE

8/7/23

SCALE

1" = 20'

SHEET

C201



DRAWING NOTES:

1. CONTRACTOR TO PROVIDE A SMOOTH TRANSITION BETWEEN CATCH CURBS AND SPILL CURBS AND ENSURE THAT DRAINAGE CAN FLOW OUT OF THE CURBS AT THESE TRANSITIONS PER THE SITE DRAINAGE FLOW ARROWS.
2. THE ON-SITE STORM DRAIN SYSTEM IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNERS OF THIS PROPERTY.

LEGEND

- DRAINAGE FLOW DIRECTION
- 84.44 TOP OF CONCRETE/ASPHALT
- 84.90 TOP BACK OF CURB
- ④ EXPOSED RETAINING WALL HEIGHT
- 2' HIGHBACK CATCH CURB
- 2' HIGHBACK SPILL CURB
- EXISTING INDEX CONTOUR (10')
- EXISTING CONTOUR (2')
- PROPOSED CONTOUR (2')



| NO. | REVISION                    | DATE    |
|-----|-----------------------------|---------|
| 2   | EAGLE MOUNTAIN CITY COMMENT | 11/2/23 |
| 1   | EAGLE MOUNTAIN CITY COMMENT | 10/2/23 |

PROJECT INFORMATION

MARKETPLACE MEDICAL CENTER

GRADING & DRAINAGE PLAN  
4317 NORTH PONY EXPRESS PKWY  
EAGLE MOUNTAIN CITY, UTAH

DRAWN MEC CHECKED PROJECT # 23032

DATE 8/7/23

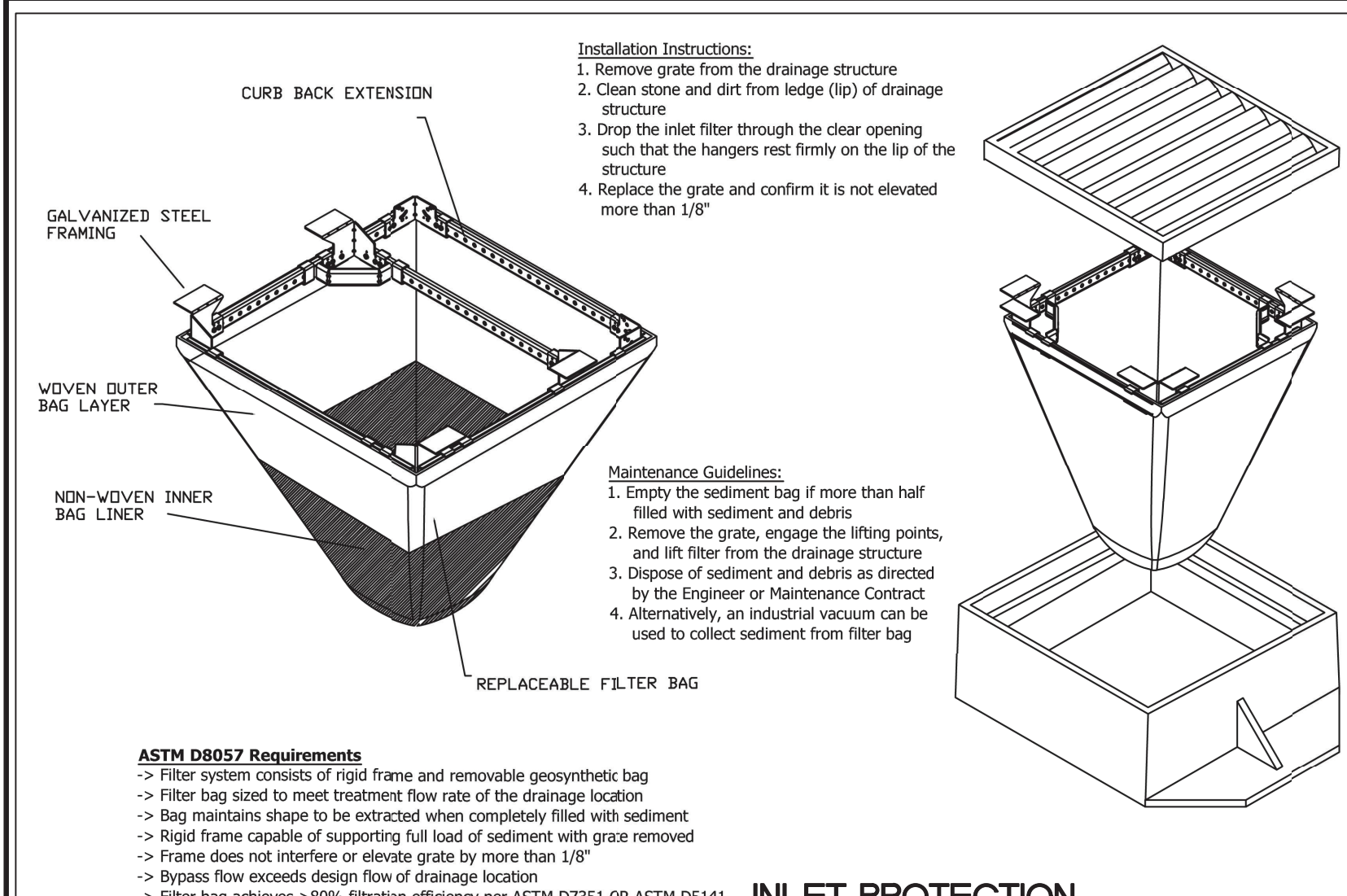
SCALE 1" = 20'

SHEET C202

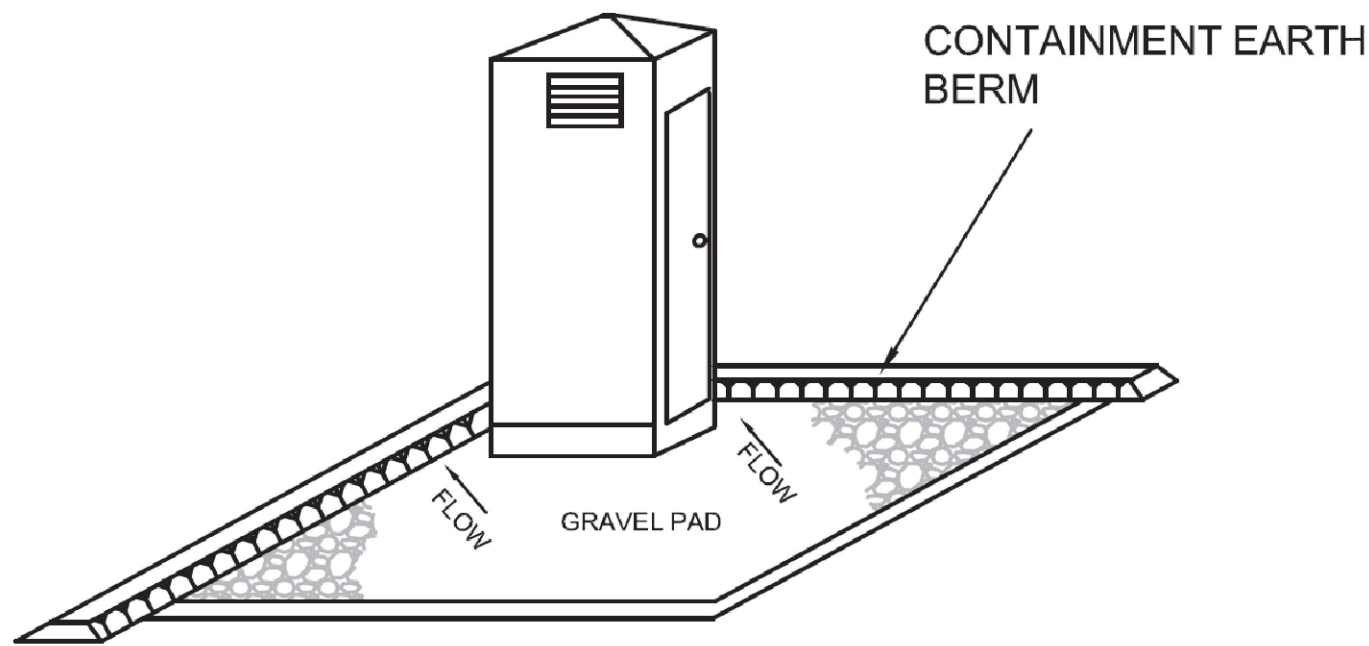


S:\DATA\23032 Eagle Mountain Medical.dwg\23032 Fort St Eagle Mountain Medical.dwg  
PLOT DATE: Nov 02, 2023





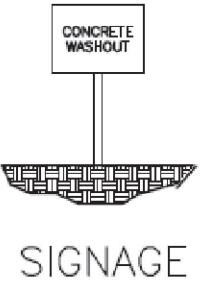
**INLET PROTECTION**  
NOT TO SCALE



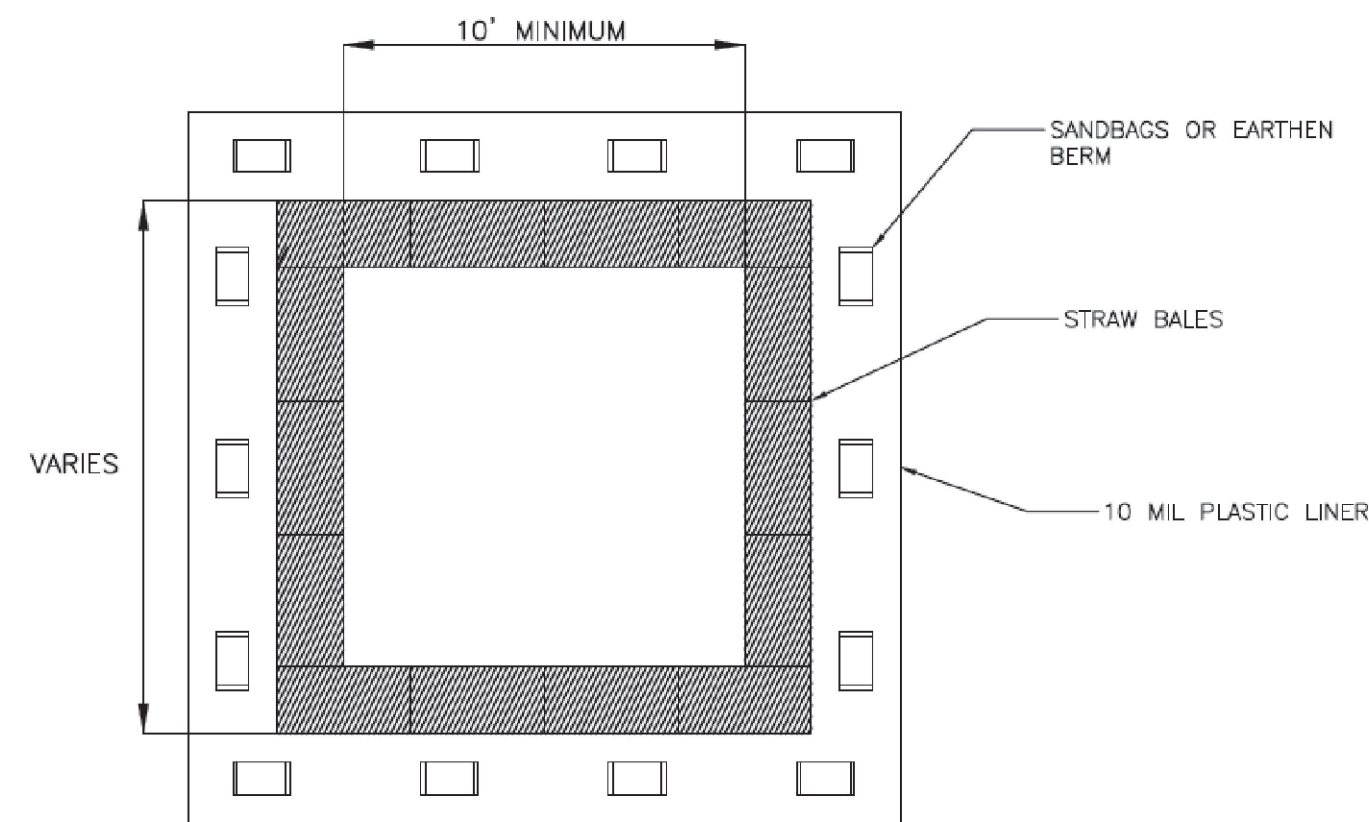
NOTES:  
1. PORTABLE TOILET TO BE PLACED A MINIMUM OF 10 FEET BEHIND CURB.

**PORTABLE TOILET**  
NOT TO SCALE

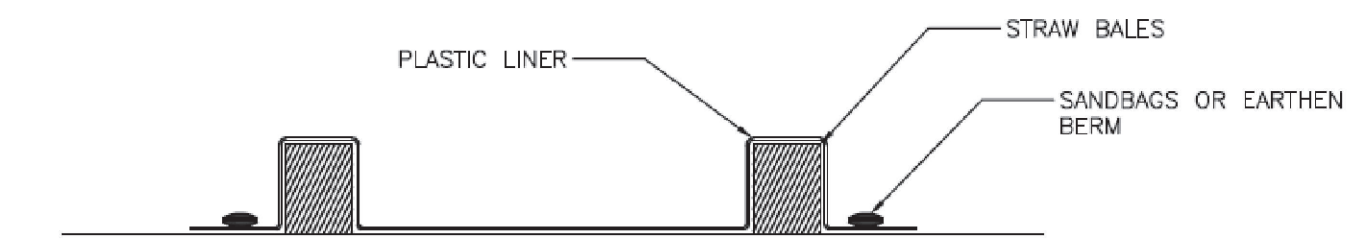
- NOTES:
1. WASHOUT CONTAINMENT SHALL BE INSTALLED FOR DURATION OF CONCRETE WORK AND RETAIN CONCRETE AND OTHER WASHOUT LIQUIDS UNTIL EVAPORATION OR REMOVAL BY PUMP.
  2. CONTAINMENT SHALL BE SIZED FOR EXPECTED WASHOUT VOLUMES.
  3. AVOID PLACING NEAR STORM DRAINS, STREAMS, SINKHOLES, OUTFALLS OR OTHER LOW AREAS WHERE WATER PONDS OR FLOWS.
  4. OTHER APPROVED LEAK-PROOF CONTAINMENT IS ACCEPTABLE. TRAPS SHALL BE ROUTINELY MAINTAINED AT 75% CAPACITY AND REPLACED AS NECESSARY TO PERFORM.
  5. THE WASHOUT PIT SHALL BE COVERED BEFORE PREDICTED RAIN EVENTS TO PREVENT OVERFLOW.
  6. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 50 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



**SIGNAGE**



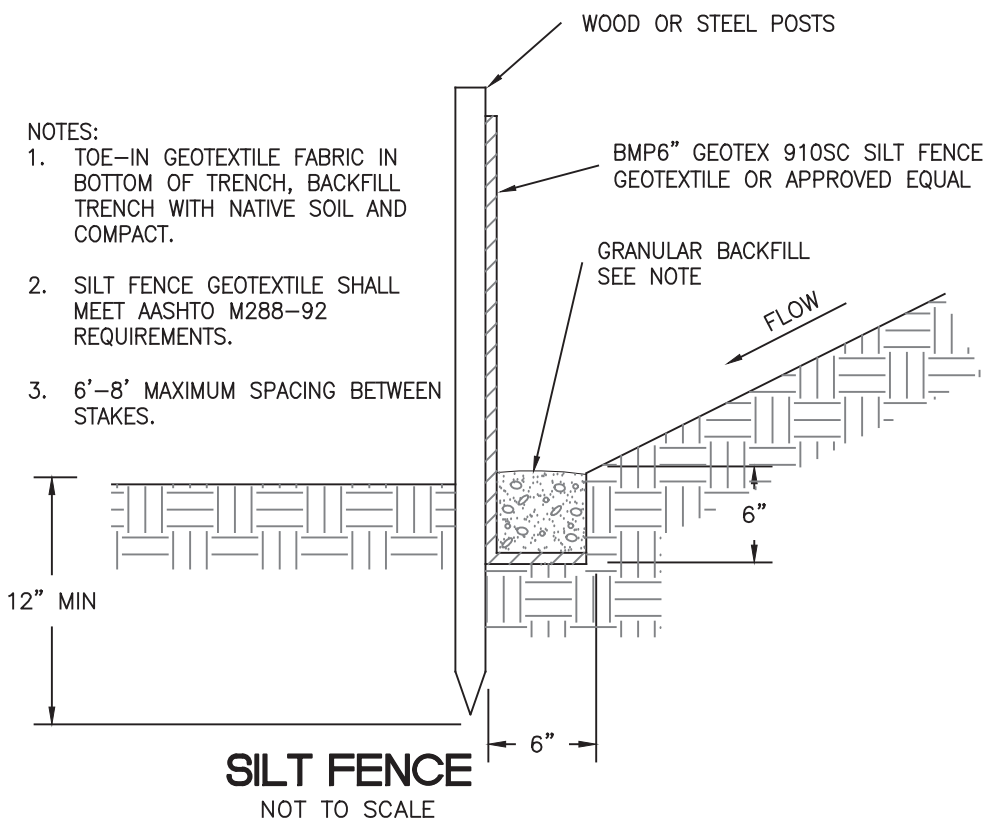
**PLAN VIEW**



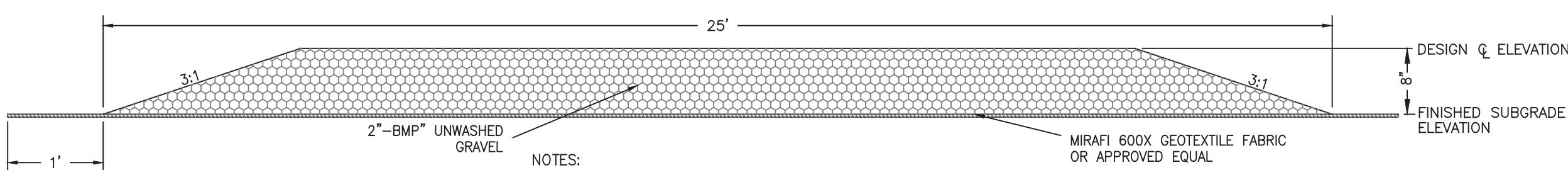
**SECTION VIEW**

NOTES:  
1. ECO-PAN OR APPROVED EQUIVALENT MAY BE SUBSTITUTED.

**CONCRETE WASHOUT**  
NOT TO SCALE

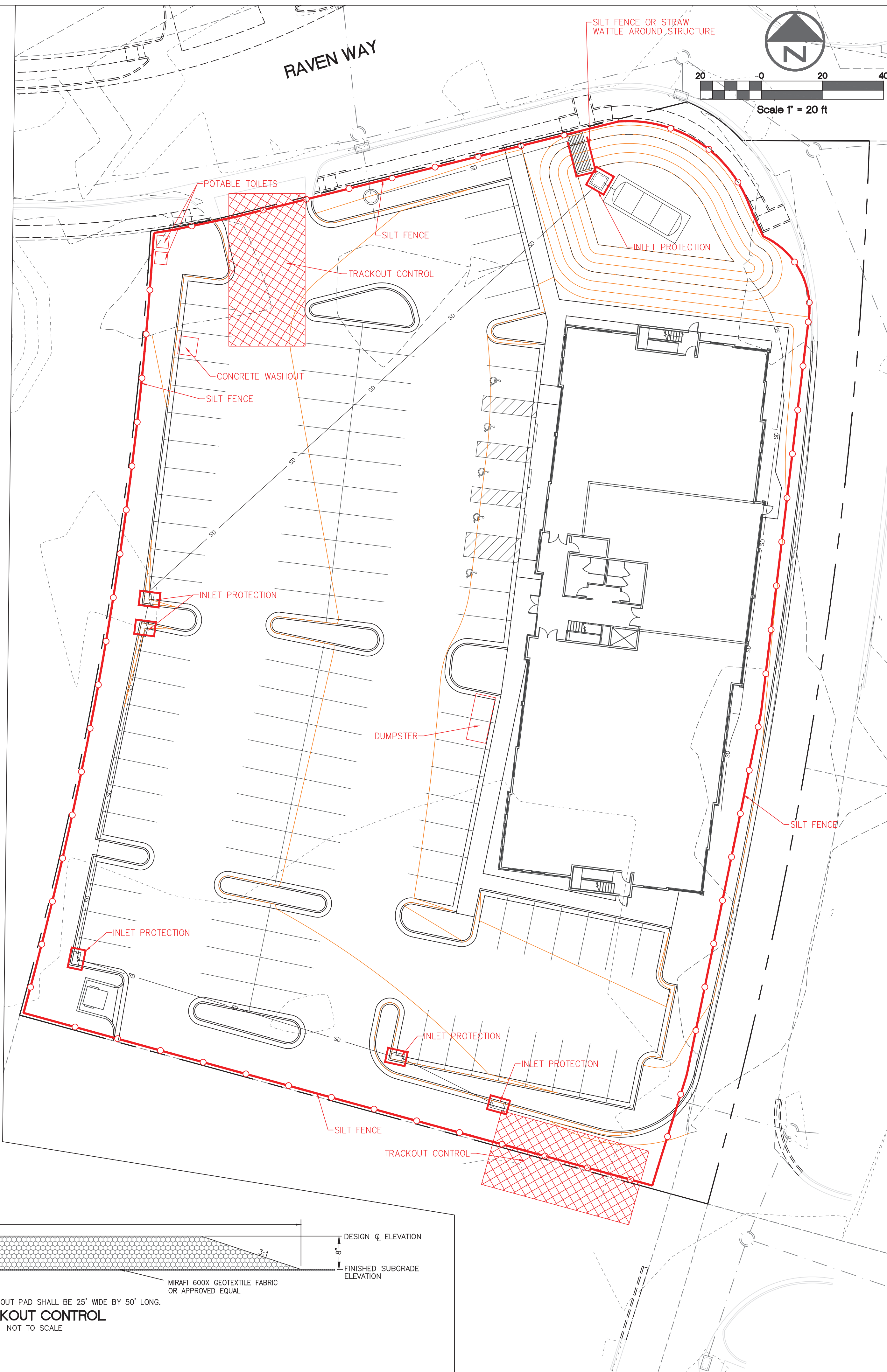


**SILT FENCE**  
NOT TO SCALE



NOTES:  
1. MINIMUM SIZE OF TRACKOUT PAD SHALL BE 25' WIDE BY 50' LONG.

**TRACKOUT CONTROL**  
NOT TO SCALE



**WILDING ENGINEERING**

14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.553.8112  
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
1. ALL STORM WATER, DIRT, MUD, AND DEBRIS SHALL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS COMPLETE.
  2. STORM DRAIN INLET PROTECTION SHALL BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM THE SITE DURING CONSTRUCTION.
  3. THE STREET, TOP OF CURB, AND GUTTER WILL BE INSPECTED AND CLEANED (INCLUDING SWEEPING WITH A BROOM IF NECESSARY) OF ALL MUD, DIRT, AND DEBRIS AT THE END OF EVERY DAY.
  4. IN ADDITION TO SILT FENCING, A BERM AND/OR SWALE MAY BE REQUIRED ALONG THE DOWNSTREAM PROPERTY LINES TO PREVENT STORM WATER FROM FLOWING ONTO ADJACENT PROPERTIES.

**LEGEND**

- EXISTING INDEX CONTOUR (10')
- EXISTING CONTOUR (2')
- PROPOSED CONTOUR (2')

**Blue Stakes of UTAH 811**  
Bluestakes.org

6:00 PM 2/20/2022 Eagle Mountain Medical.dwg V20302 Fort St Eagle Mountain Medical.dwg  
PLOT DATE: Nov 02, 2023

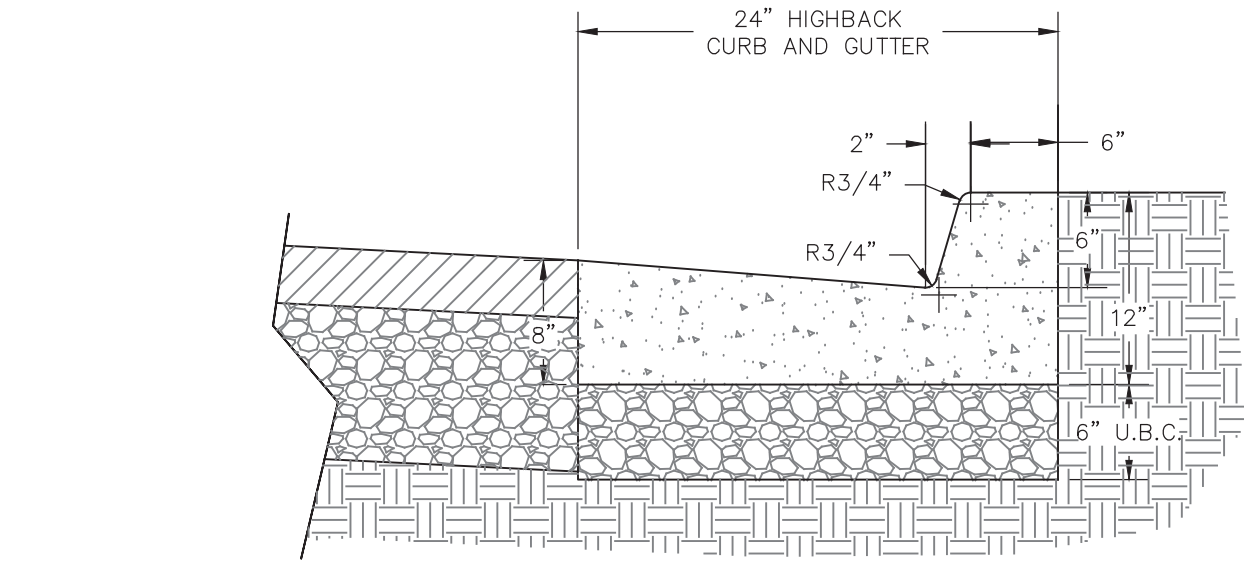
| NO. | REVISION                    | DATE    |
|-----|-----------------------------|---------|
| 2   | EAGLE MOUNTAIN CITY COMMENT | 11/2/23 |
| 1   | EAGLE MOUNTAIN CITY COMMENT | 10/2/23 |

PROJECT INFORMATION  
**MARKETPLACE MEDICAL CENTER**

**EROSION CONTROL PLAN**  
4317 NORTH PONY EXPRESS PKWY  
EAGLE MOUNTAIN CITY, UTAH

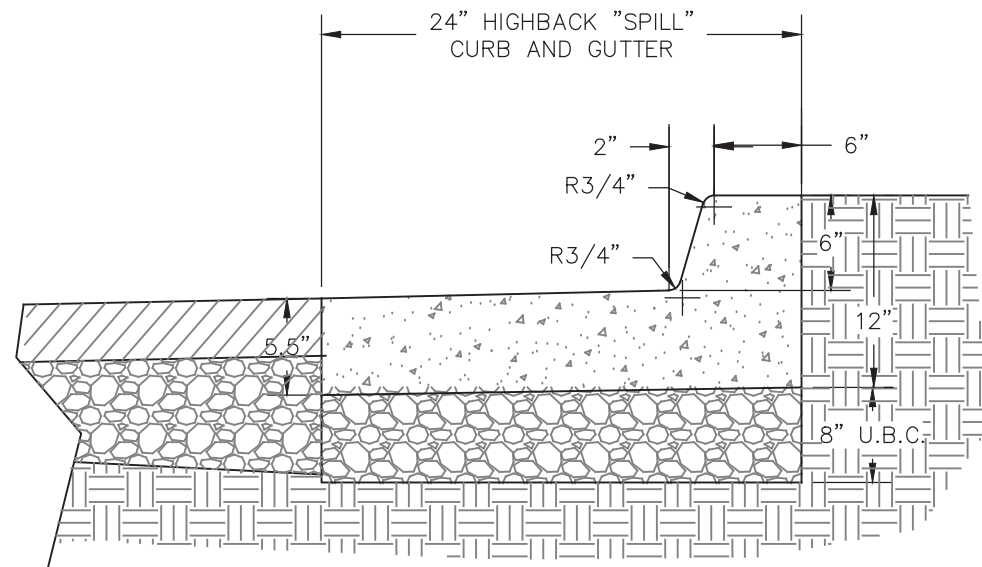
|                       |         |                           |
|-----------------------|---------|---------------------------|
| DRAWN<br><b>MEC</b>   | CHECKED | PROJECT #<br><b>23032</b> |
| DATE<br><b>8/7/23</b> |         | SCALE<br><b>1" = 20'</b>  |
| SHEET<br><b>C203</b>  |         | ENGINEER'S STAMP<br>      |





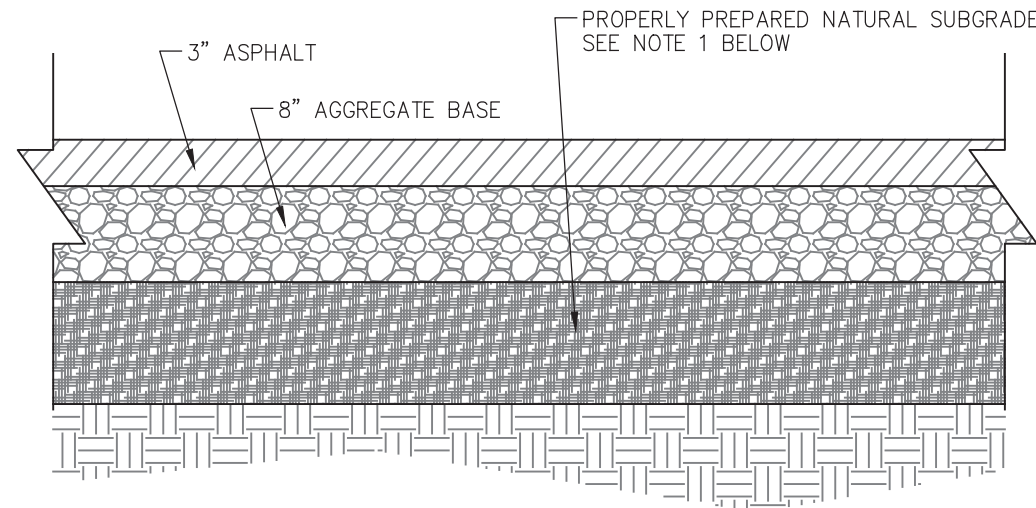
- CURB AND GUTTER NOTES:
1. UNTREATED BASE COURSE (U.B.C.): COMPACT TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER.
  2. CONCRETE: USE CLASS 3,000 CONCRETE.
  3. EXPANSION JOINTS: PROVIDE TYPE F1 JOINT FILLER, PLACED FULL DEPTH AT 40' INTERVALS, WITH TOP SET FLUSH WITH SURFACE OF GUTTER. NO SEALANT IS REQUIRED.
  4. CONTROL JOINTS: PLACE AT 10' INTERVALS.
  5. CURING: USE LIQUID MEMBRANE WITH CHLORINATED RUBBER SUBSTANCE TYPE UNLESS SPECIFIED OTHERWISE.

**2' HIGHBACK CATCH CURB**  
NOT TO SCALE



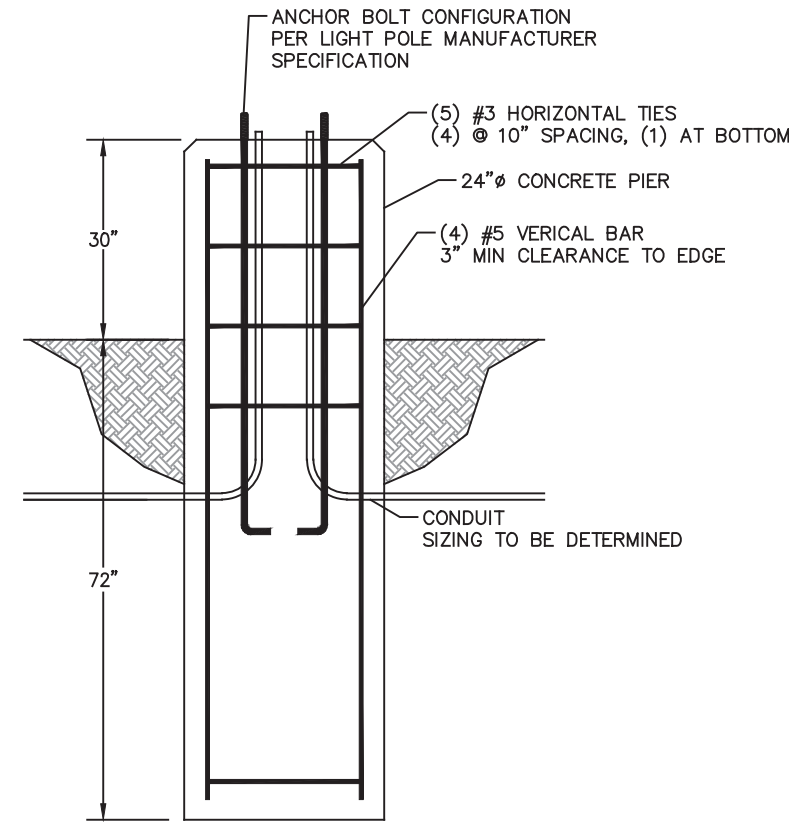
- CURB AND GUTTER NOTES:
1. UNTREATED BASE COURSE (U.B.C.): COMPACT TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER.
  2. CONCRETE: USE CLASS 3,000 CONCRETE.
  3. EXPANSION JOINTS: PROVIDE TYPE F1 JOINT FILLER, PLACED FULL DEPTH AT 40' INTERVALS, WITH TOP SET FLUSH WITH SURFACE OF GUTTER. NO SEALANT IS REQUIRED.
  4. CONTROL JOINTS: PLACE AT 10' INTERVALS.
  5. CURING: USE LIQUID MEMBRANE WITH CHLORINATED RUBBER SUBSTANCE TYPE UNLESS SPECIFIED OTHERWISE.

**2' HIGHBACK SPILL CURB**  
NOT TO SCALE

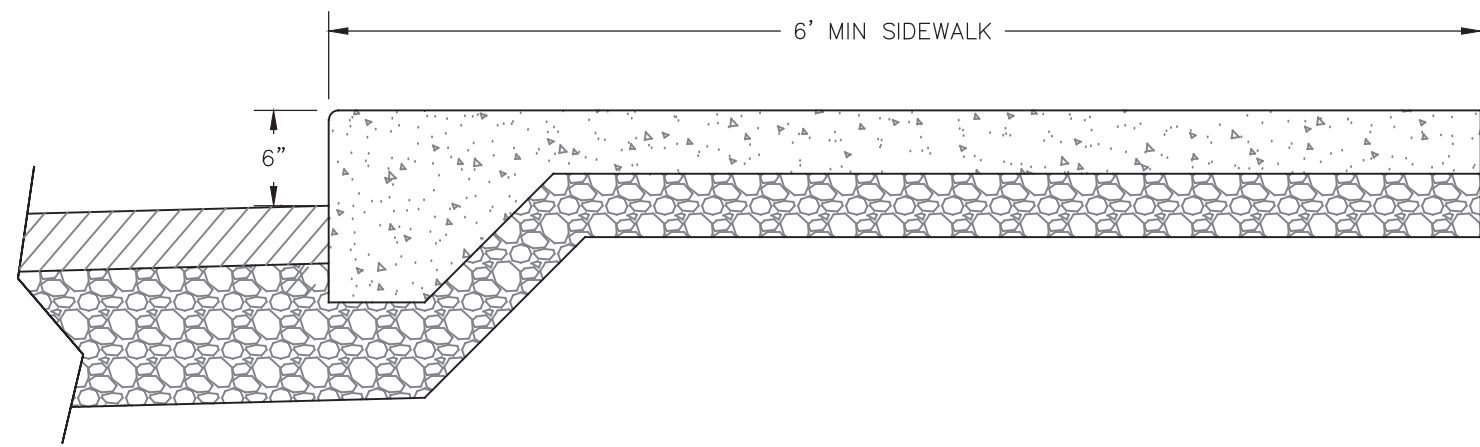


- NOTES:
1. THICKNESSES SHOWN ARE FROM THE PROJECT GEOTECHNICAL REPORT BY GSH (JOB 0259-017-20) DATED JANUARY 5, 2021. CONTRACTOR TO REFERENCE THIS REPORT FOR MORE INFORMATION.
  2. DUMPSTER AREA SHALL BE 8" CONCRETE OVER 12" AGGREGATE BASE OVER PROPERLY PREPARED NATURAL SUBGRADE PER THE GSH REPORT.

**PARKING LOT ASPHALT SECTION**  
NOT TO SCALE



**LIGHT POLE BASE**



**MONOLITHIC SIDEWALK**  
NOT TO SCALE



User Inputs

|                               |                   |
|-------------------------------|-------------------|
| Chamber Model:                | MC-7200           |
| Outlet Control Structure:     | No                |
| Project Name:                 |                   |
| Engineer:                     | N/A               |
| Project Location:             |                   |
| Measurement Type:             | Imperial          |
| Required Storage Volume:      | 1072 cubic ft.    |
| Stone Porosity:               | 40%               |
| Stone Foundation Depth:       | 9 in.             |
| Stone Above Chambers:         | 12 in.            |
| Average Cover Over Chambers:  | 24 in.            |
| Design Constraint Dimensions: | (20 ft. x 40 ft.) |

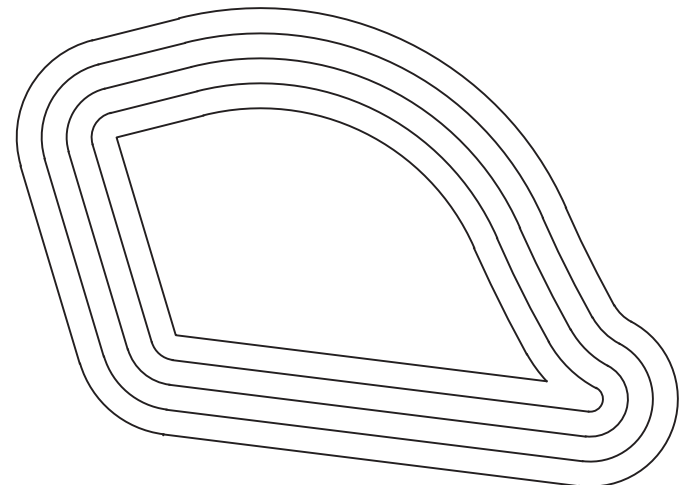
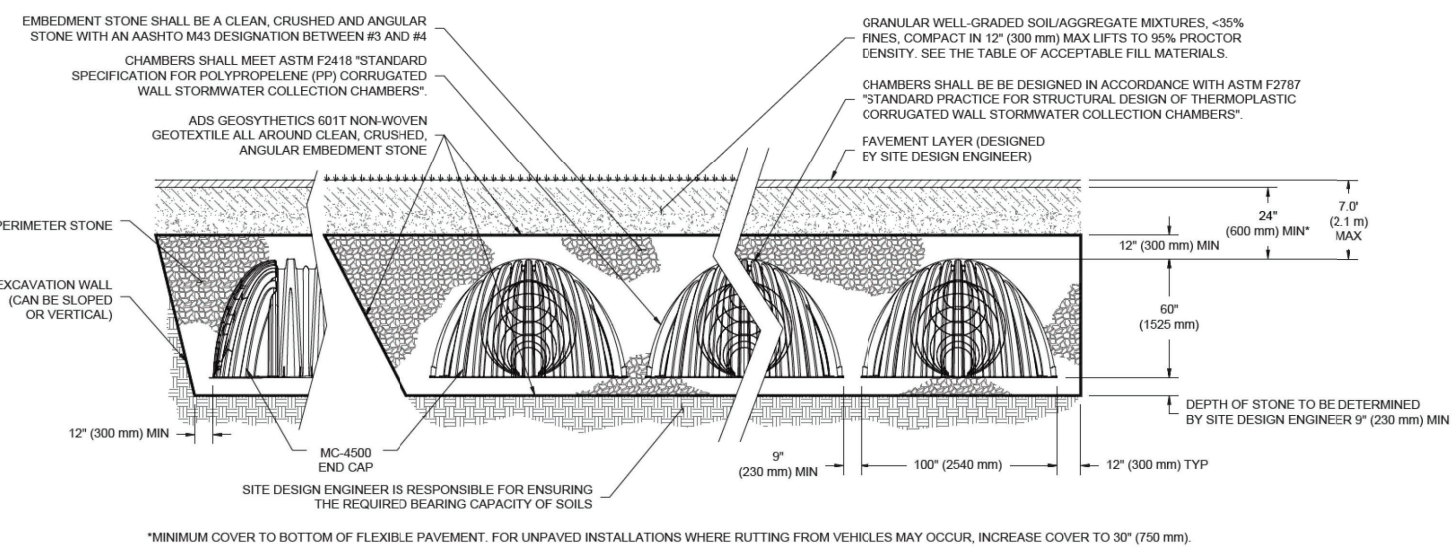
Results

System Volume and Bed Size

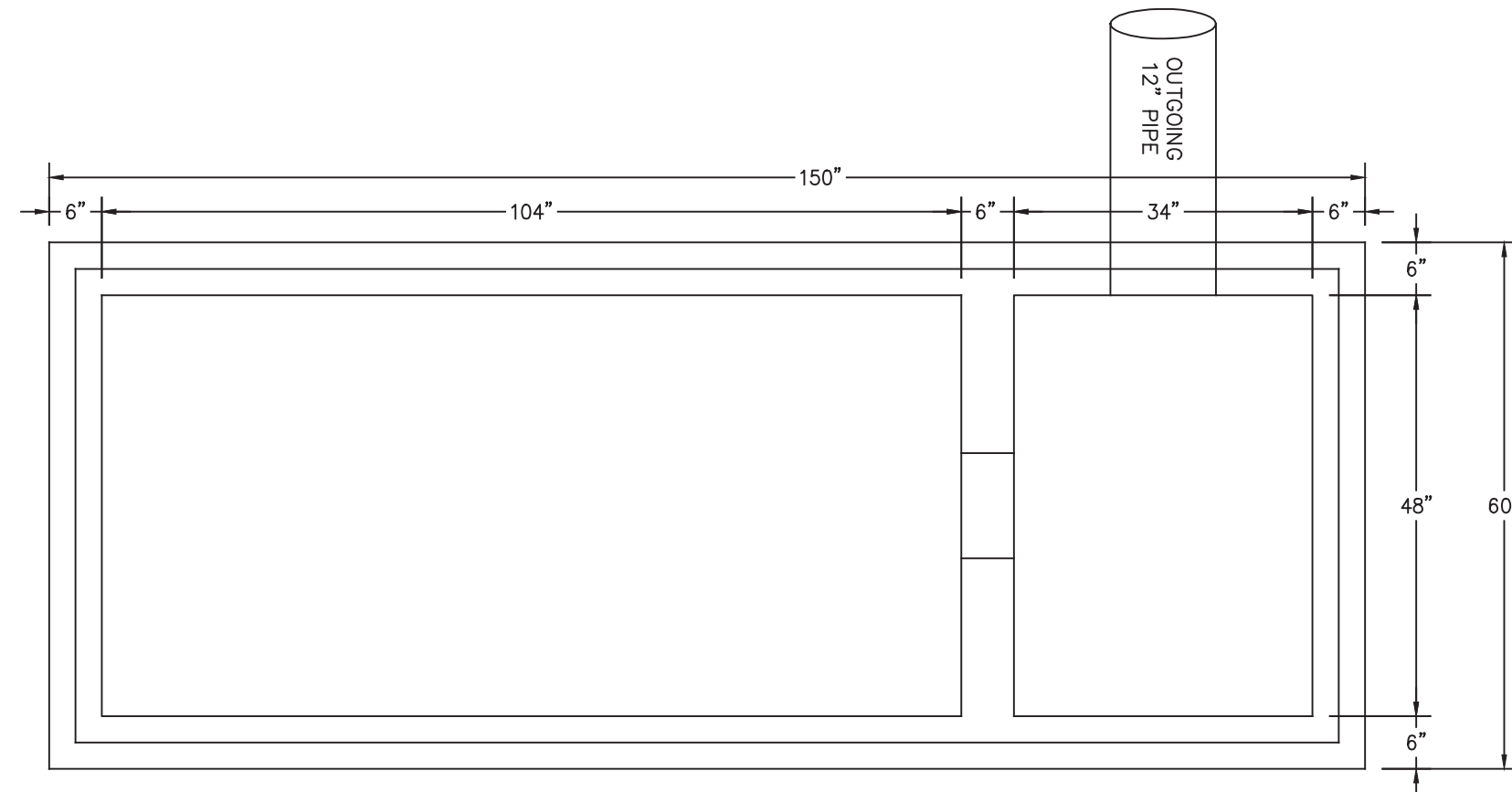
|                              |                   |
|------------------------------|-------------------|
| Installed Storage Volume:    | 1124.06 cubic ft. |
| Storage Volume Per Chamber:  | 175.90 cubic ft.  |
| Number Of Chambers Required: | 3                 |
| Number Of End Caps Required: | 2                 |
| Chamber Rows:                | 1                 |
| Maximum Length:              | 27.24 ft.         |
| Maximum Width:               | 10.33 ft.         |
| Approx. Bed Size Required:   | 281.50 square ft. |

System Components

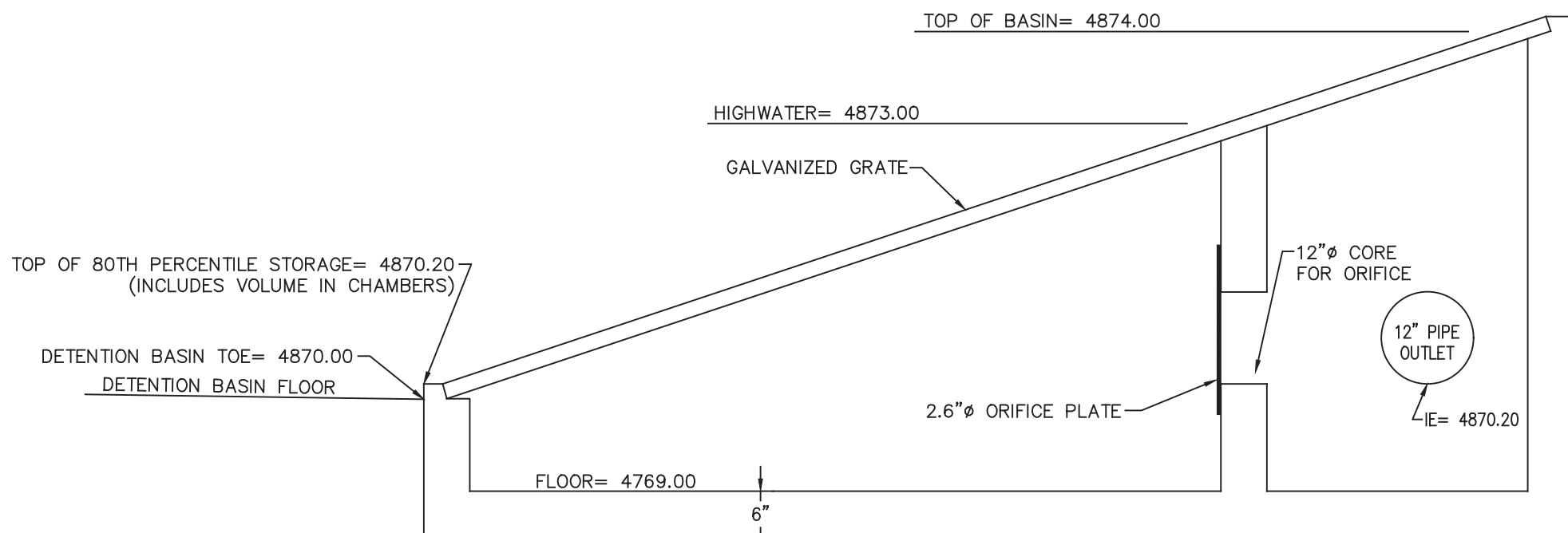
|                                                     |                  |
|-----------------------------------------------------|------------------|
| Amount Of Stone Required:                           | 48 cubic yards   |
| Volume Of Excavation (Not Including Fill):          | 71 cubic yards   |
| Total Non-woven Geotextile Required:                | 143 square yards |
| Woven Geotextile Required (excluding Isolator Row): | square yards     |
| Woven Geotextile Required (Isolator Row):           | 59 square yards  |
| Total Woven Geotextile Required:                    | 59 square yards  |
| Impervious Liner Required:                          | 0 square yards   |



| STAGE STORAGE TABLE |                |            |                             |                              |
|---------------------|----------------|------------|-----------------------------|------------------------------|
| ELEV                | AREA (sq. ft.) | DEPTH (ft) | AVG END INC. VOL. (cu. ft.) | AVG END TOTAL VOL. (cu. ft.) |
| 4,870.000           | 1,071.94       | N/A        | N/A                         | 0.00                         |
| 4,871.000           | 1,528.29       | 1.000      | 1300.12                     | 1300.12                      |
| 4,872.000           | 2,047.31       | 1.000      | 1787.80                     | 3087.91                      |
| 4,873.000           | 2,622.87       | 1.000      | 2335.09                     | 5423.00                      |
| 4,874.000           | 3,254.99       | 1.000      | 2938.93                     | 8361.93                      |



**DETENTION BASIN INLET/OUTLET PLAN VIEW**  
NO SCALE



**DETENTION BASIN INLET/OUTLET SECTION VIEW**  
NO SCALE



DRAWING NOTES:



| NO. | REVISION                    | DATE    |
|-----|-----------------------------|---------|
| 2   | EAGLE MOUNTAIN CITY COMMENT | 11/2/23 |
| 1   | EAGLE MOUNTAIN CITY COMMENT | 10/2/23 |

PROJECT INFORMATION  
**MARKETPLACE MEDICAL CENTER**

CONSTRUCTION DETAILS  
4317 NORTH PONY EXPRESS PKWY  
EAGLE MOUNTAIN CITY, UTAH

|                                                                                                                            |         |                           |
|----------------------------------------------------------------------------------------------------------------------------|---------|---------------------------|
| DRAWN<br><b>MEC</b>                                                                                                        | CHECKED | PROJECT #<br><b>23032</b> |
| DATE<br><b>8/7/23</b>                                                                                                      |         | SCALE<br><b>NONE</b>      |
| ENGINEER'S STAMP<br><b>STATE OF UTAH</b><br>LICENSED PROFESSIONAL ENGINEER<br>No. 5251757<br>MIKE E. CARLTON<br>11/02/2023 |         | SHEET<br><b>C204</b>      |

G:\DATA\23032 Eagle Mountain Medical\dwg\23032 Fort St Eagle Mountain Medical.dwg  
PLOT DATE: Nov 02, 2023





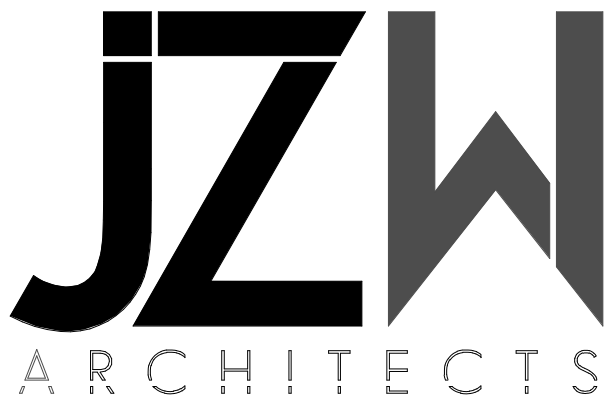
| PROJECT SUMMARY                                                  |                                                                     |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| GROSS LAND AREA - LOT 203 AND 204                                | 74,717 SF<br>1.72 ACRES                                             |
| GROSS BUILDING FOOTPRINT                                         | 12,401 SF                                                           |
| PROPOSED BUILDING - OFFICE                                       | 1ST FLOOR - 12,401 SF<br>2ND FLOOR - 12,035 SF<br>TOTAL - 24,436 SF |
| CITY CODE - PARKING SPACES REQUIRED<br>(24,000 SF X 1/300 = 80)  | 82 SPACES                                                           |
| DEVELOPER - PARKING SPACE REQUIRED<br>(4.5 SPACES/1000 SF = 108) | 109 SPACES PROVIDED                                                 |

ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS + LANDSCAPE DRAWINGS FOR SITE DETAILS.

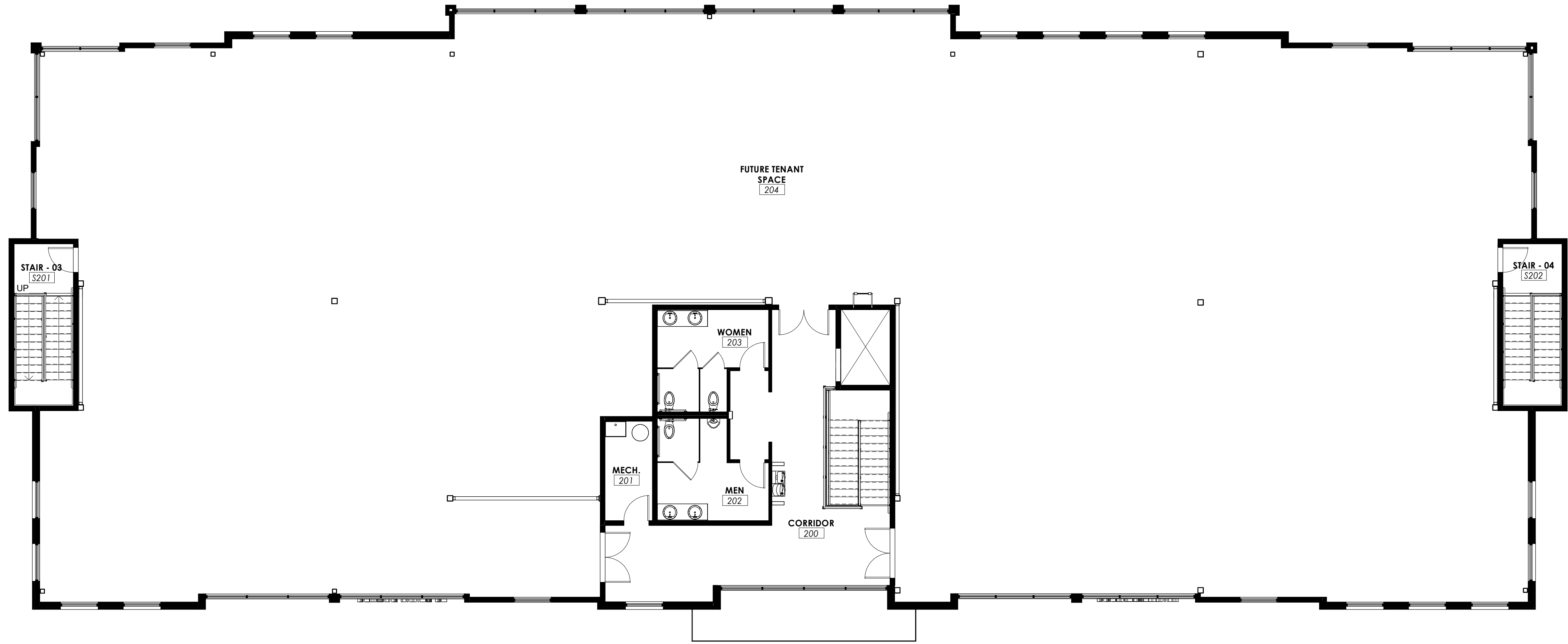
MARKETPLACE MEDICAL CENTER

ISSUE DATE:  
OCT. 13, 2023

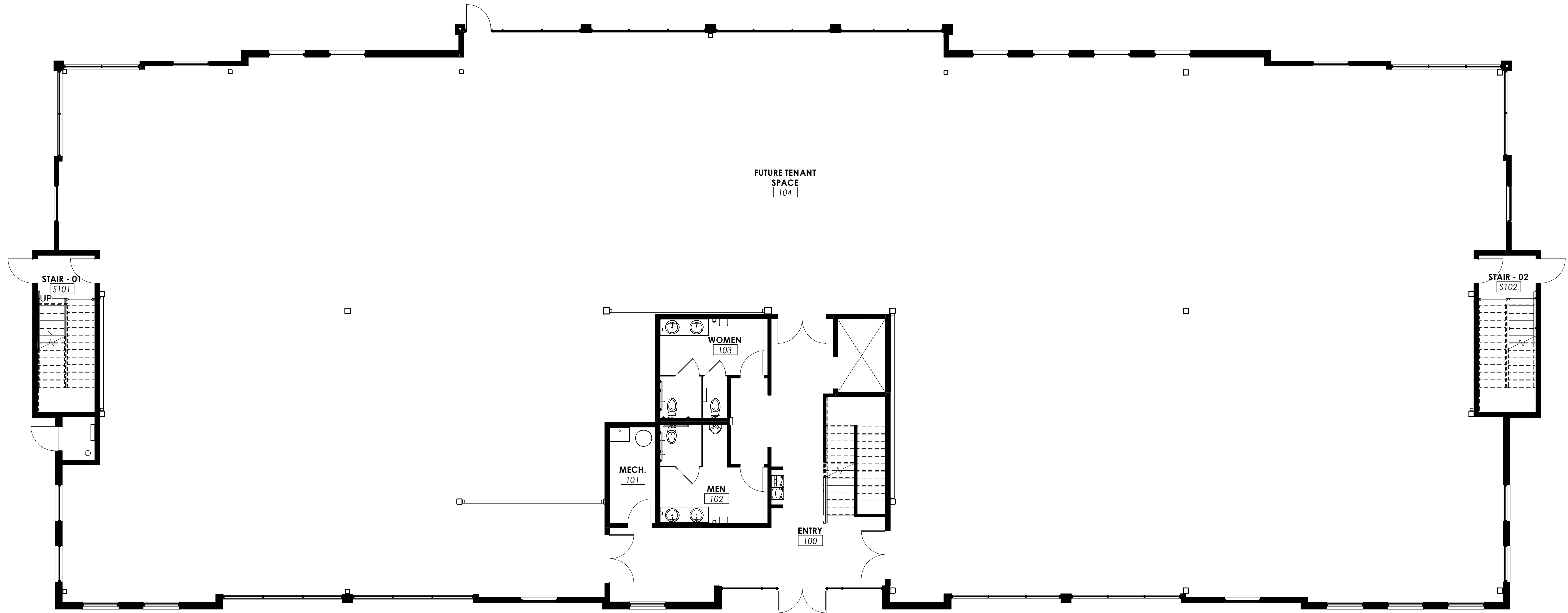
4317 N. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN UT 84005







2 UPPER FLOOR PLAN - PRESENTATION  
PA1.1 SCALE: 1/8" = 1'-0"



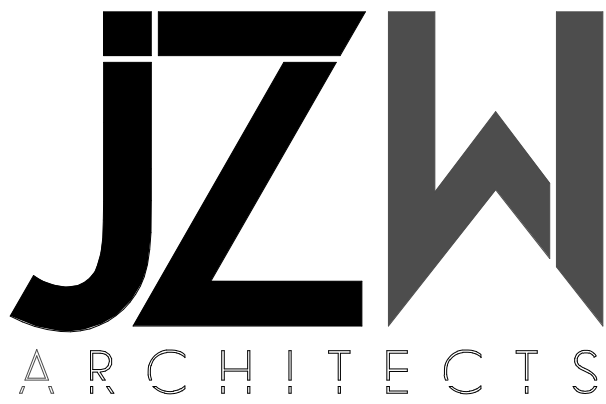
1 MAIN FLOOR PLAN - PRESENTATION  
PA1.1 SCALE: 1/8" = 1'-0"

| BUILDING AREA - NET / GROSS |                     |              |
|-----------------------------|---------------------|--------------|
|                             | AREA (NET / USABLE) | AREA (GROSS) |
| LEVEL 1 - FLOOR PLAN        |                     |              |
| FUTURE TENANT SPACE - 01    | 10683 SF            | 10935 SF     |
| LEVEL 2 - FLOOR PLAN        |                     |              |
| FUTURE TENANT SPACE - 02    | 10710 SF            | 10978 SF     |

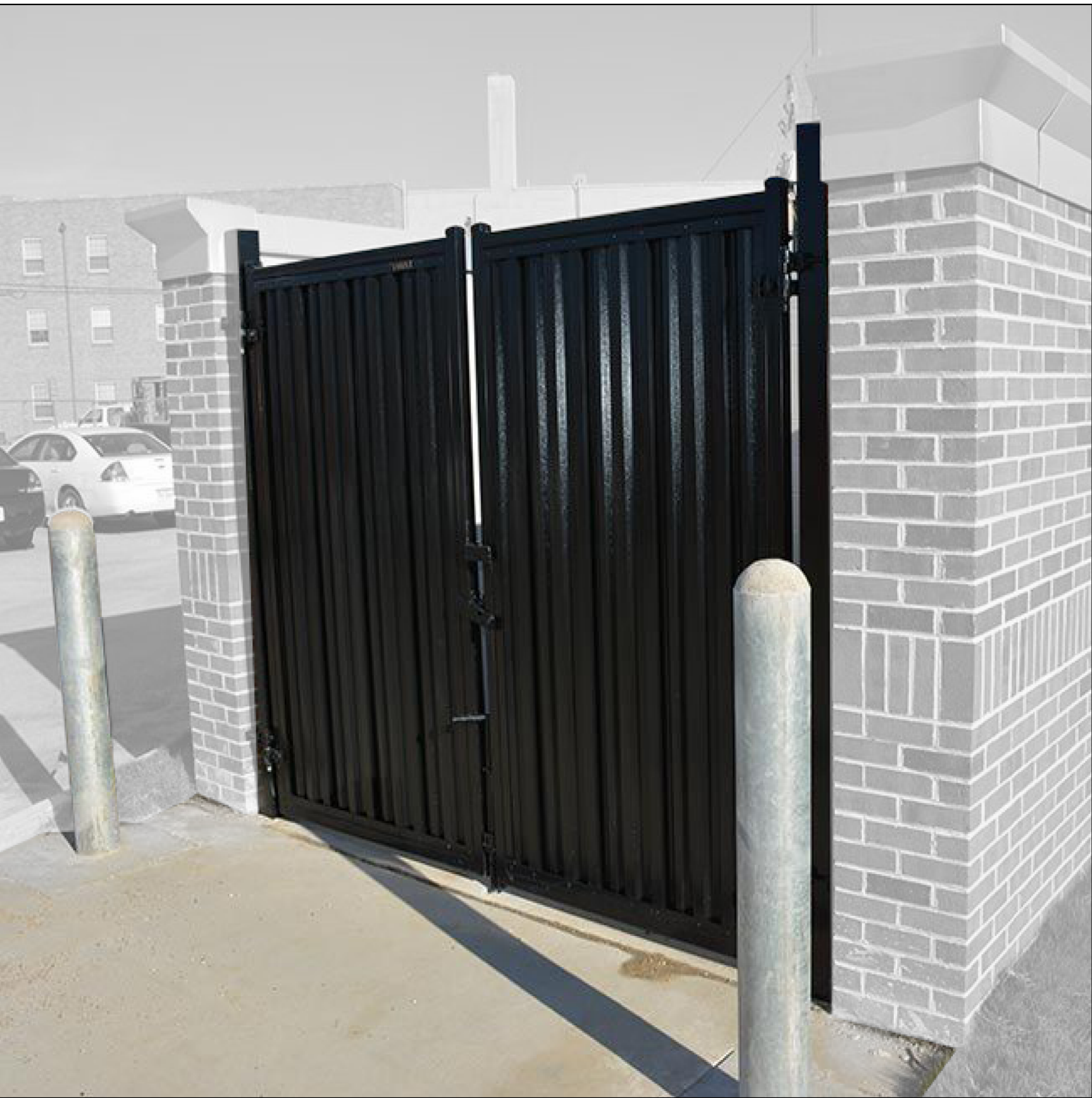
MARKETPLACE MEDICAL CENTER

4317 N. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN UT 84005

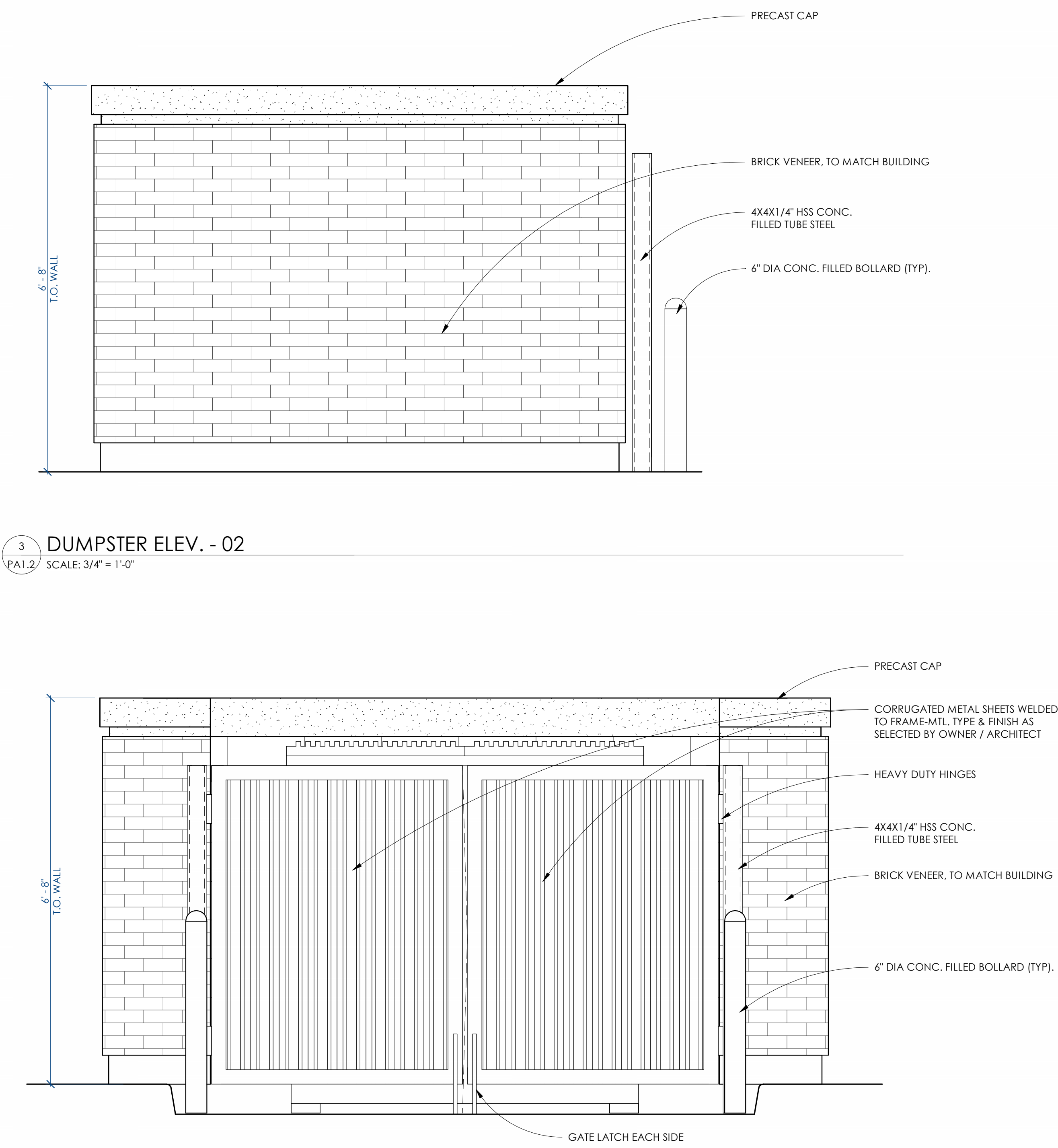
ISSUE DATE:  
OCT. 13, 2023





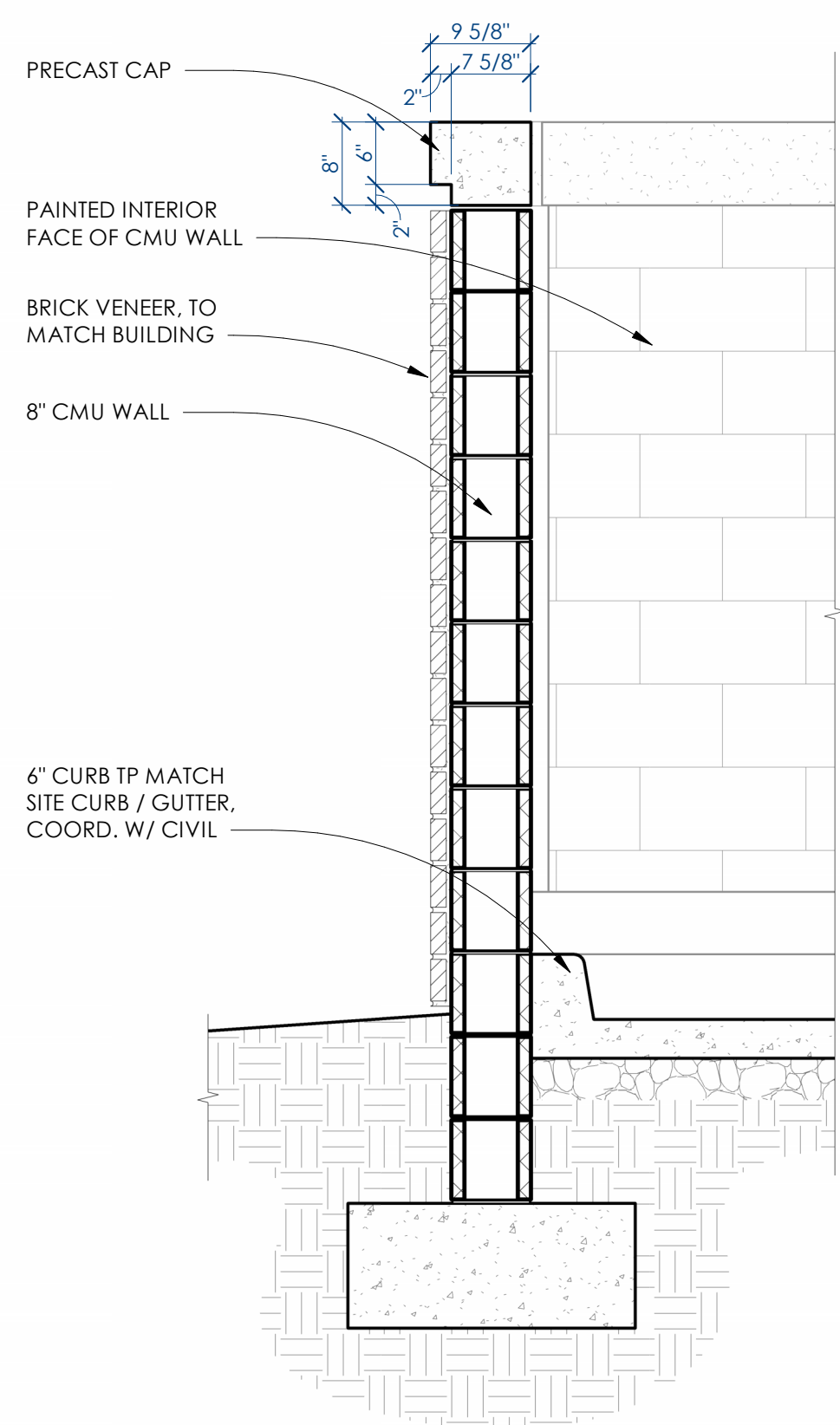


DUMPSTER DOORS

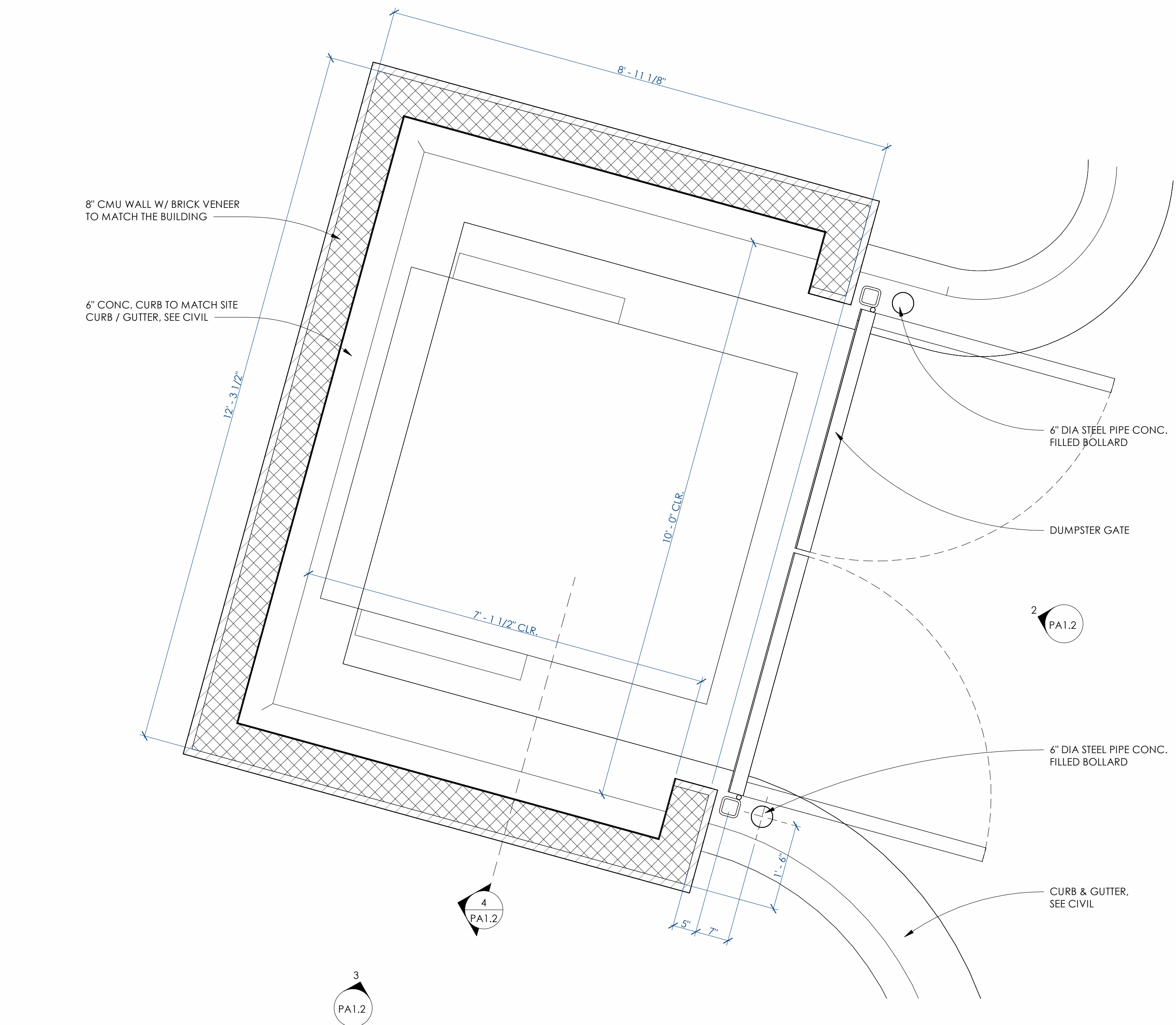


3 DUMPSTER ELEV. - 02  
SCALE: 3/4" = 1'-0"

2 DUMPSTER ELEV. - 01  
SCALE: 3/4" = 1'-0"



4 DUMPSTER WALL DTL.  
SCALE: 3/4" = 1'-0"

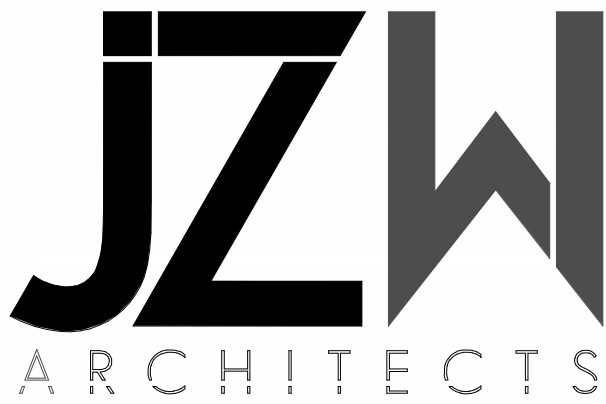


1 DUMPSTER ENCLOSURE  
SCALE: 3/4" = 1'-0"

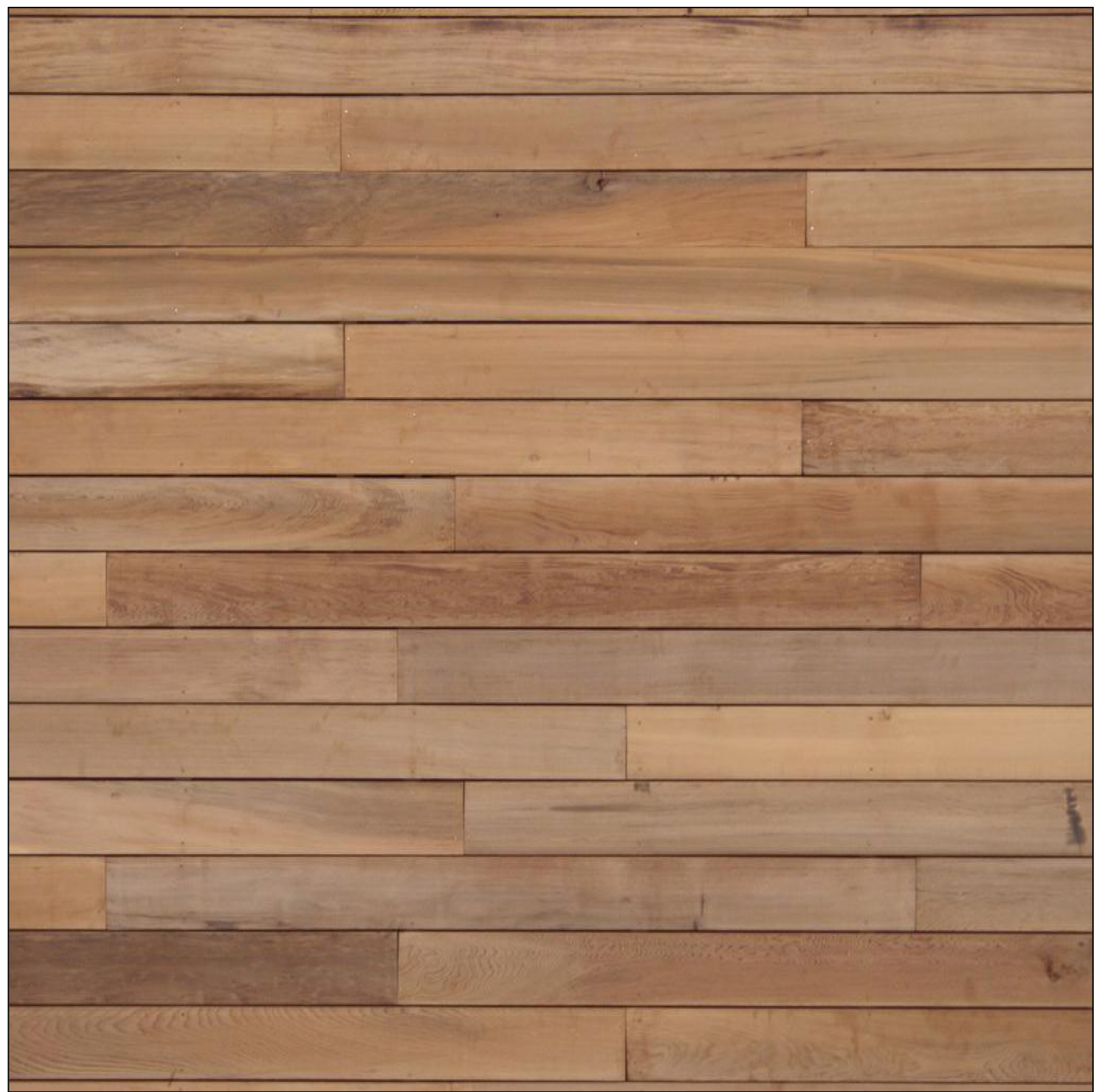
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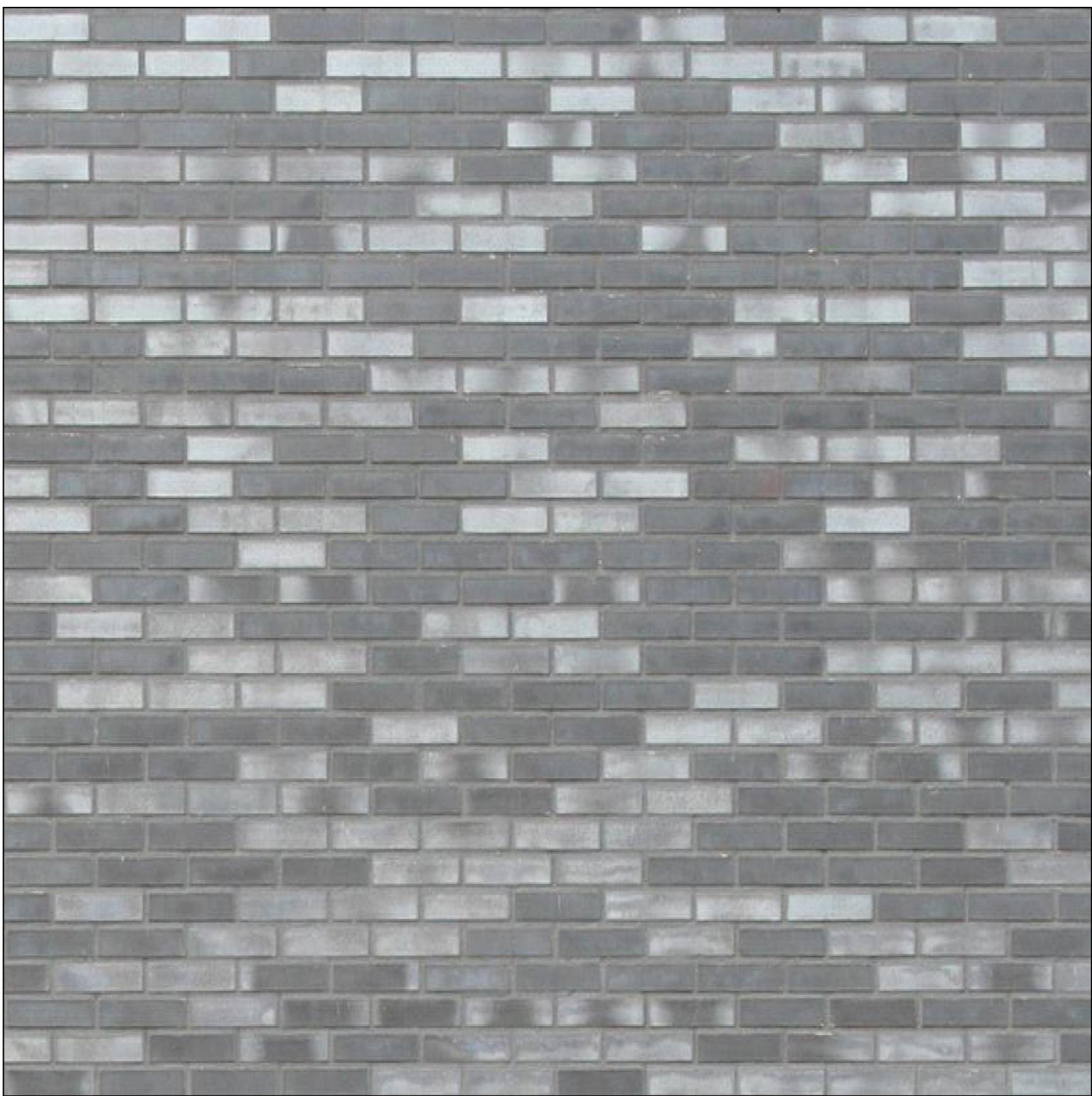
ISSUE DATE:  
OCT. 13, 2023







HORIZ. & VERT COMPOSITE WOOD SIDING



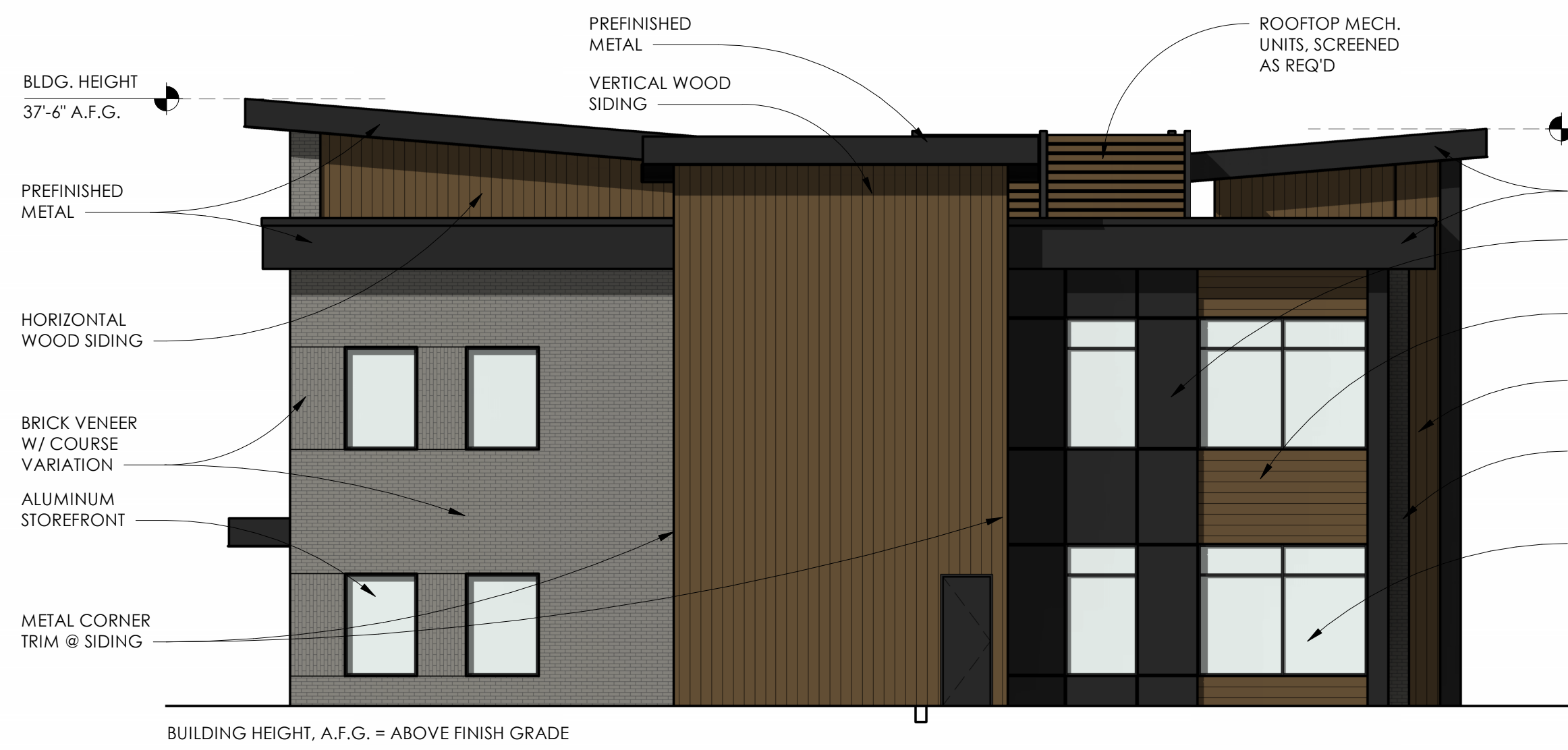
BRICK VENEER



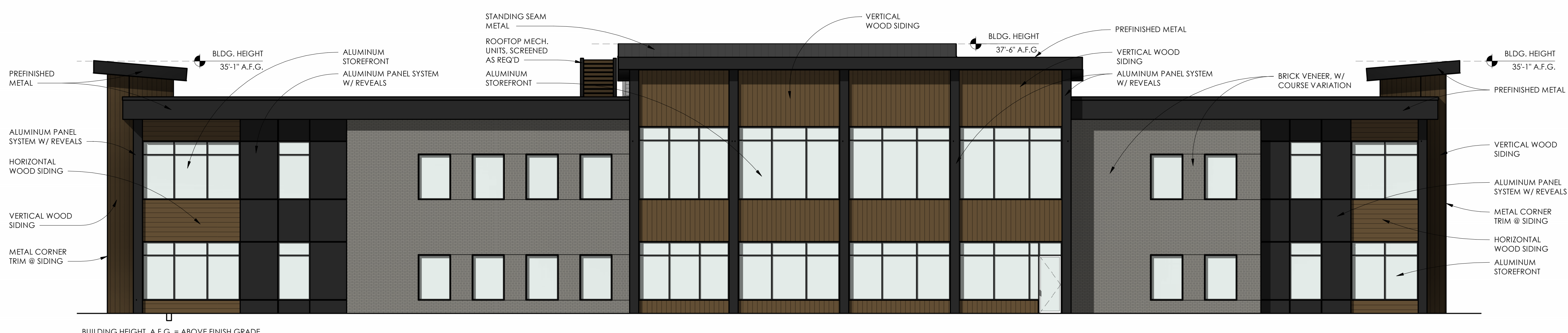
ALUMINUM STOREFRONT



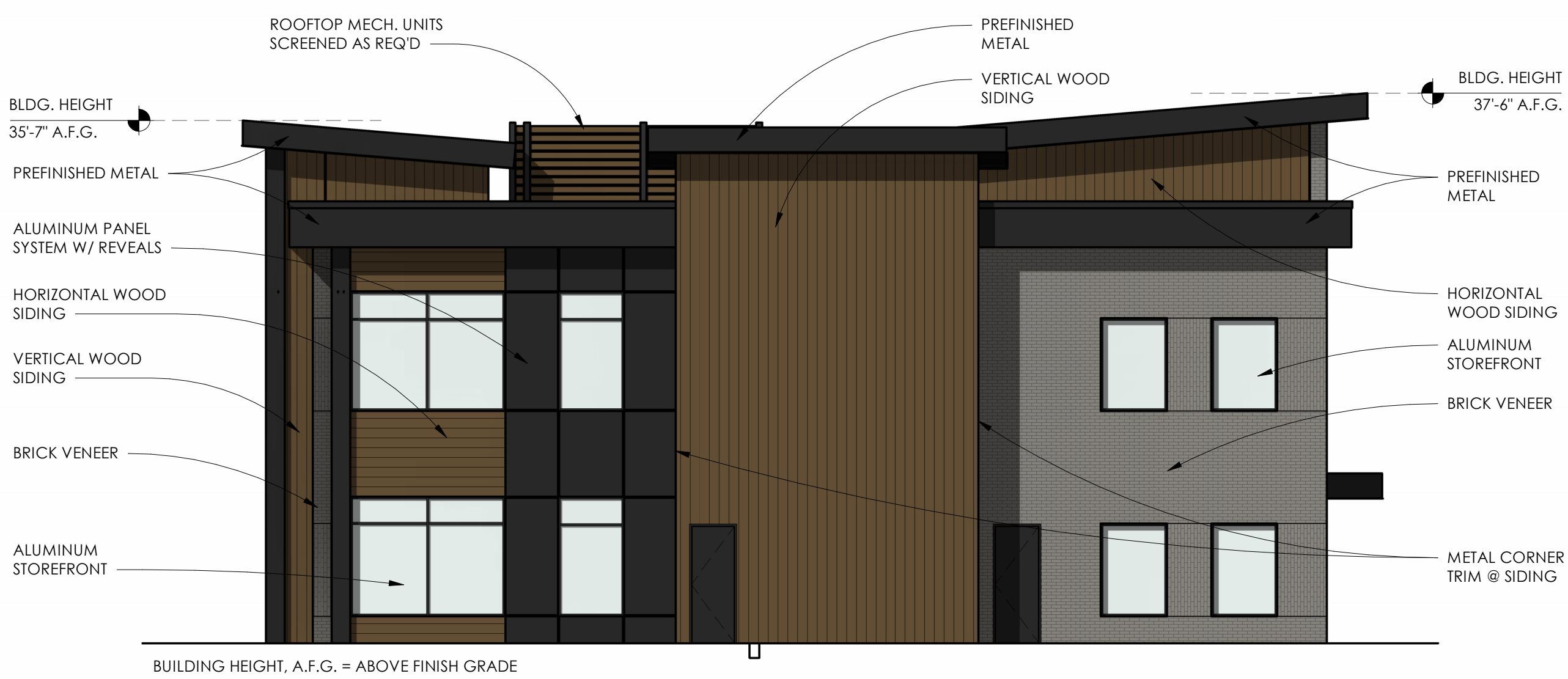
METAL PANEL SYSTEM



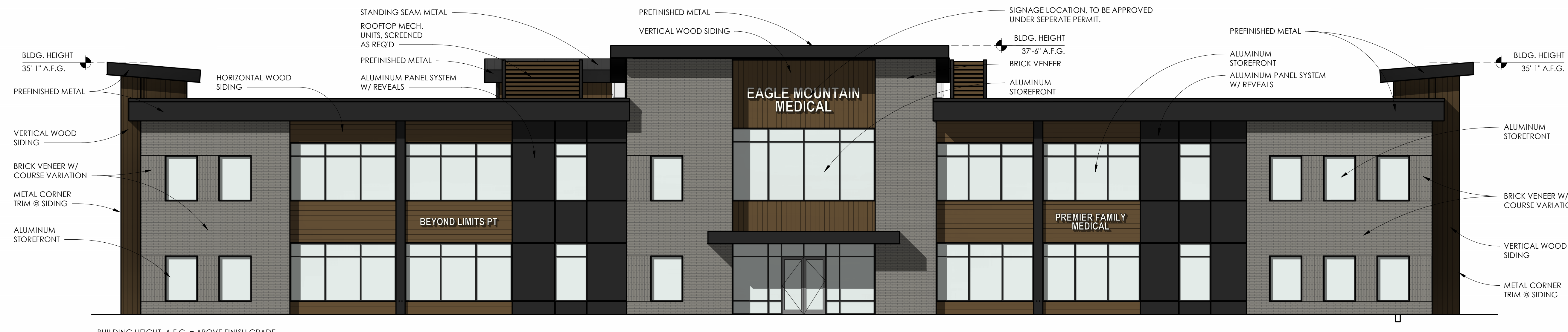
4 RIGHT ELEVATION - PRES.  
PA2.1 SCALE: 1/8" = 1'-0"



2 BACK ELEVATION - PRES.  
PA2.1 SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION - PRES.  
PA2.1 SCALE: 1/8" = 1'-0"

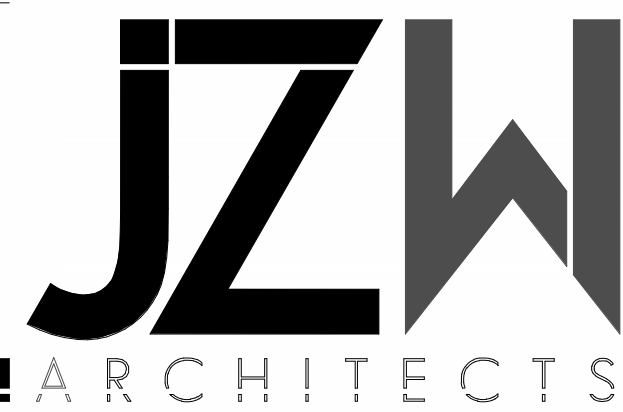


1 FRONT ELEVATION - PRES.  
PA2.1 SCALE: 1/8" = 1'-0"

MARKETPLACE MEDICAL CENTER

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ISSUE DATE:  
OCT. 13, 2023







METAL TRIM - SIDING CORNERS



ENTRY CANOPY - WOOD SOFFIT



GRAVEL BALLAST - ENTRY CANOPY



STANDING SEAM METAL ROOF



MUNICIPAL CODE - ARCH FEATURES

| COMMERCIAL CODE REQUIREMENTS | USED | PROPOSED FINISH EXAMPLE                                                                                                             |
|------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------|
| REVEALS                      | ●    |  METAL PANEL SYSTEM W/ REVEALS                   |
| CANOPY                       | ●    |  CANOPY W/ SOFFIT TO MATCH EXT. SIDING MATERIAL |
| AWNINGS                      |      |                                                                                                                                     |
| POPOUTS                      | ●    | NOTE: VARIETY OF POPOUT SIZES AND MATERIAL TRANSITIONS. SEE PERSPECTIVE ELEVATIONS                                                  |
| COLUMNS                      |      |                                                                                                                                     |
| DECORATIVE TRIM AND MOLDINGS | ●    |  OUTSIDE EDGE METAL TRIM @ SIDING              |
| ARCHITECTURAL LIGHTING       | ●    |  EXTERIOR DOWN LIGHT WALL WASH STYLE & TYPE    |
| ORNAMENTAL CORNICES          |      |                                                                                                                                     |
| DECORATIVE MASONRY PATTERN   | ●    | NOTE: ALTERNATING BRICK COURSE AT SIDES OF WINDOWS TO GIVE VARIETY TO BRICK FACE ELEVATIONS                                         |
| DECORATIVE DOORS & WINDOWS   |      |                                                                                                                                     |
| EXPOSED TIMBERS              |      |                                                                                                                                     |
| TRELLIS STRUCTURES           |      |                                                                                                                                     |

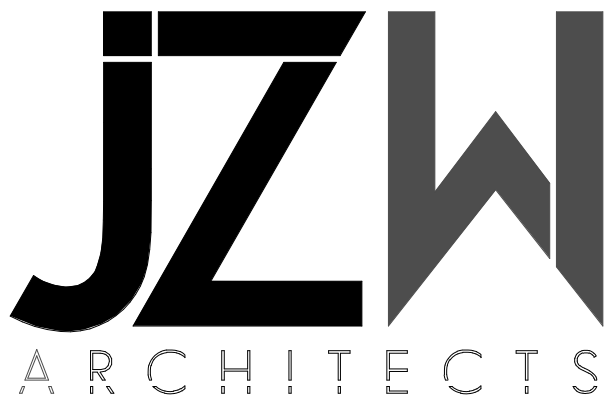
\* SIGNAGE IS APPROVED UNDER A SEPERATE PERMIT.

\*\* PER CITY REQUIREMENT, AT LEAST HALF OF THE LISTED ARCHITECTURAL FEATURES SHALL BE UTILIZED IN THE EXTERIOR DESIGN.

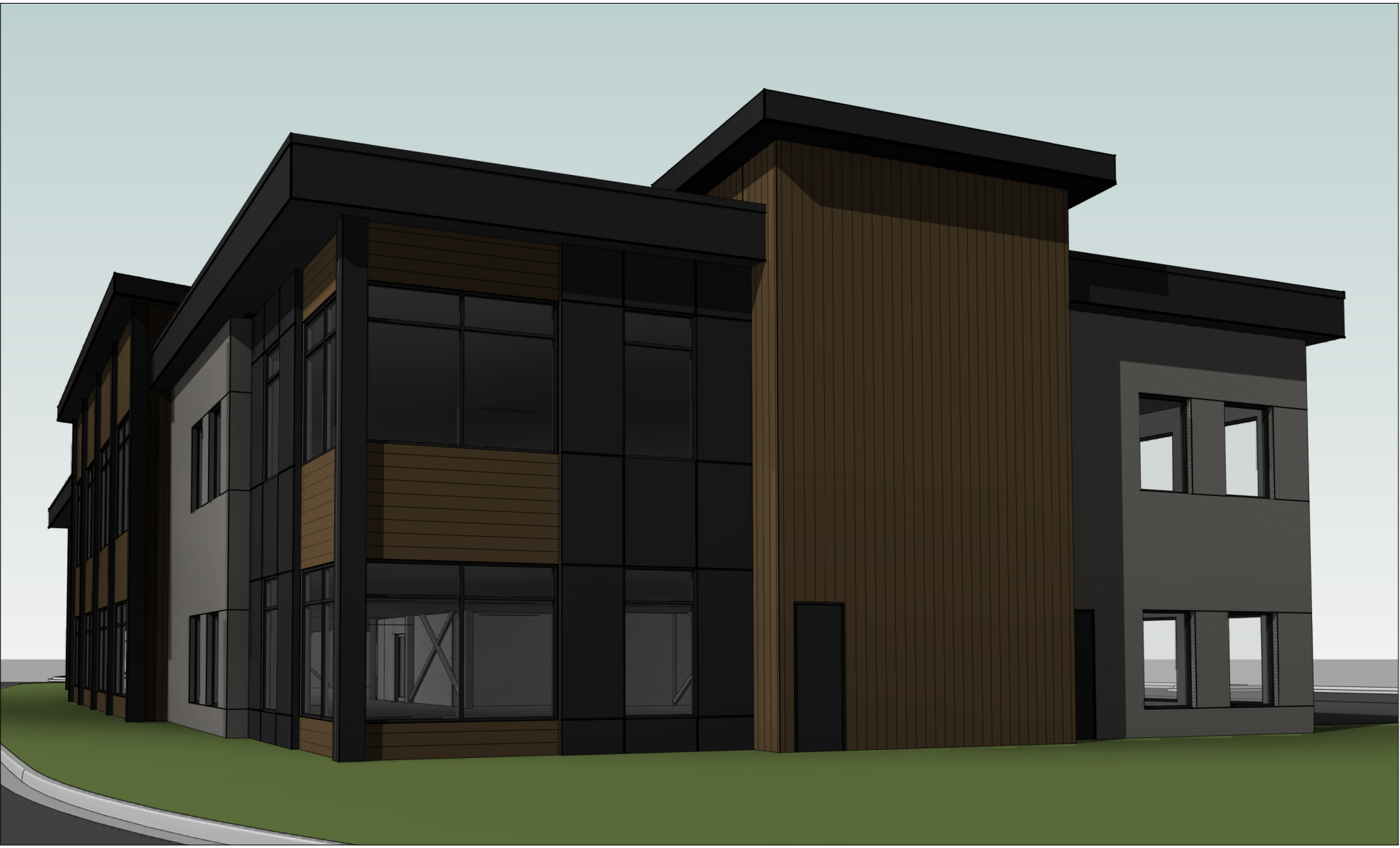
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OCT. 13, 2023

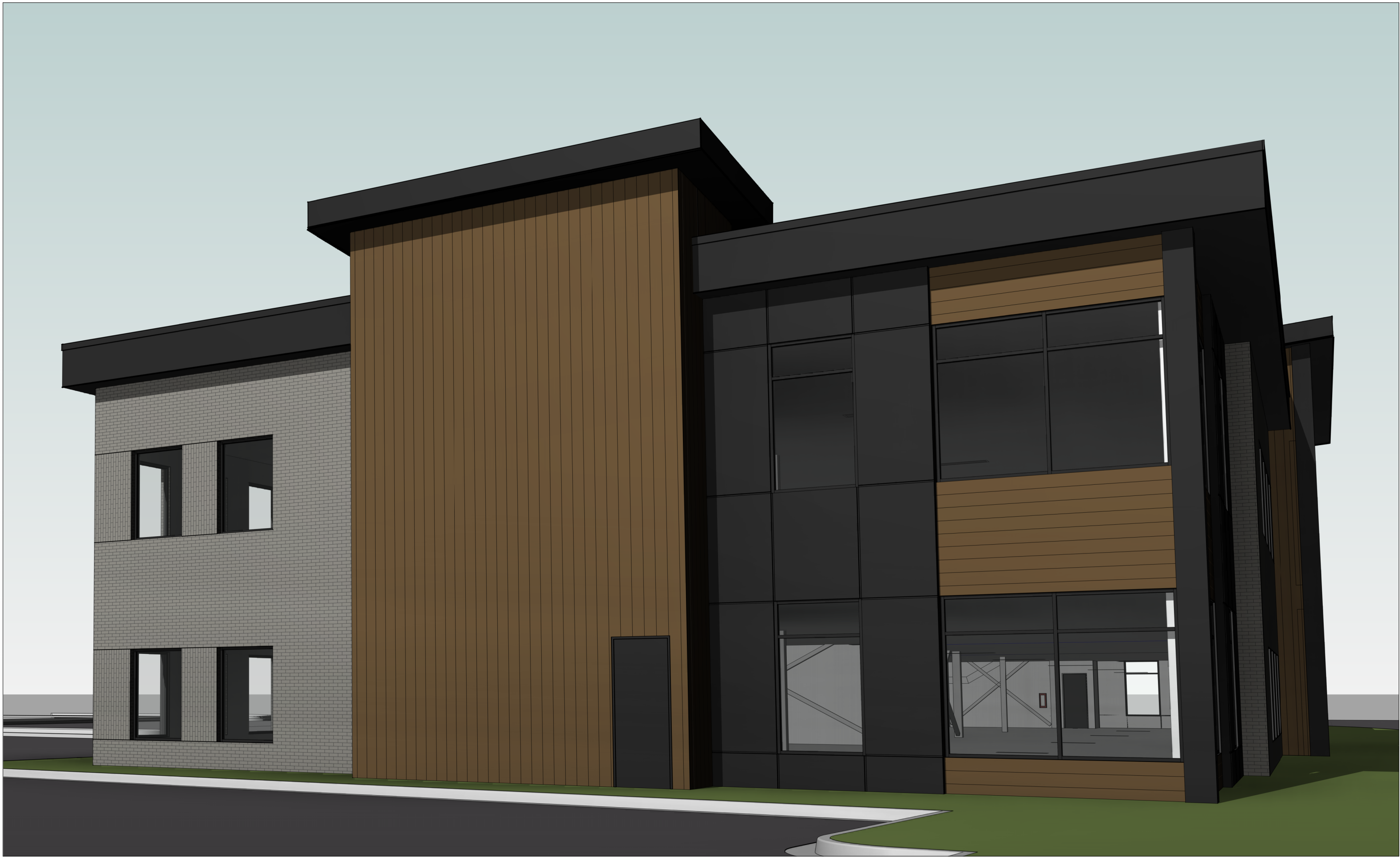






1 EAST ELEVATION PERSPECTIVE  
PA2.3 SCALE:

3 NORTH ELEVATION PERSPECTIVE  
PA2.3 SCALE:



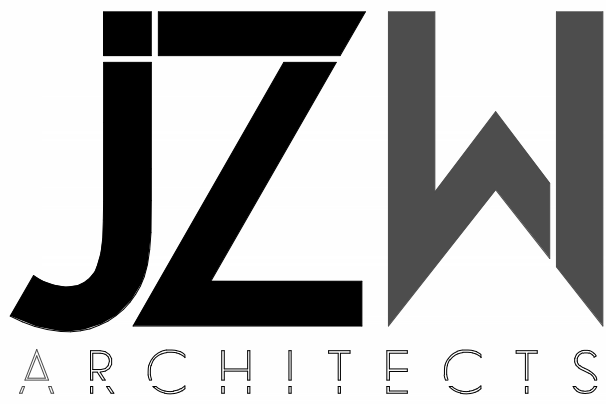
4 SOUTH ELEVATION PERSPECTIVE  
PA2.3 SCALE:

2 WEST ELEVATION PERSPECTIVE  
PA2.3 SCALE:

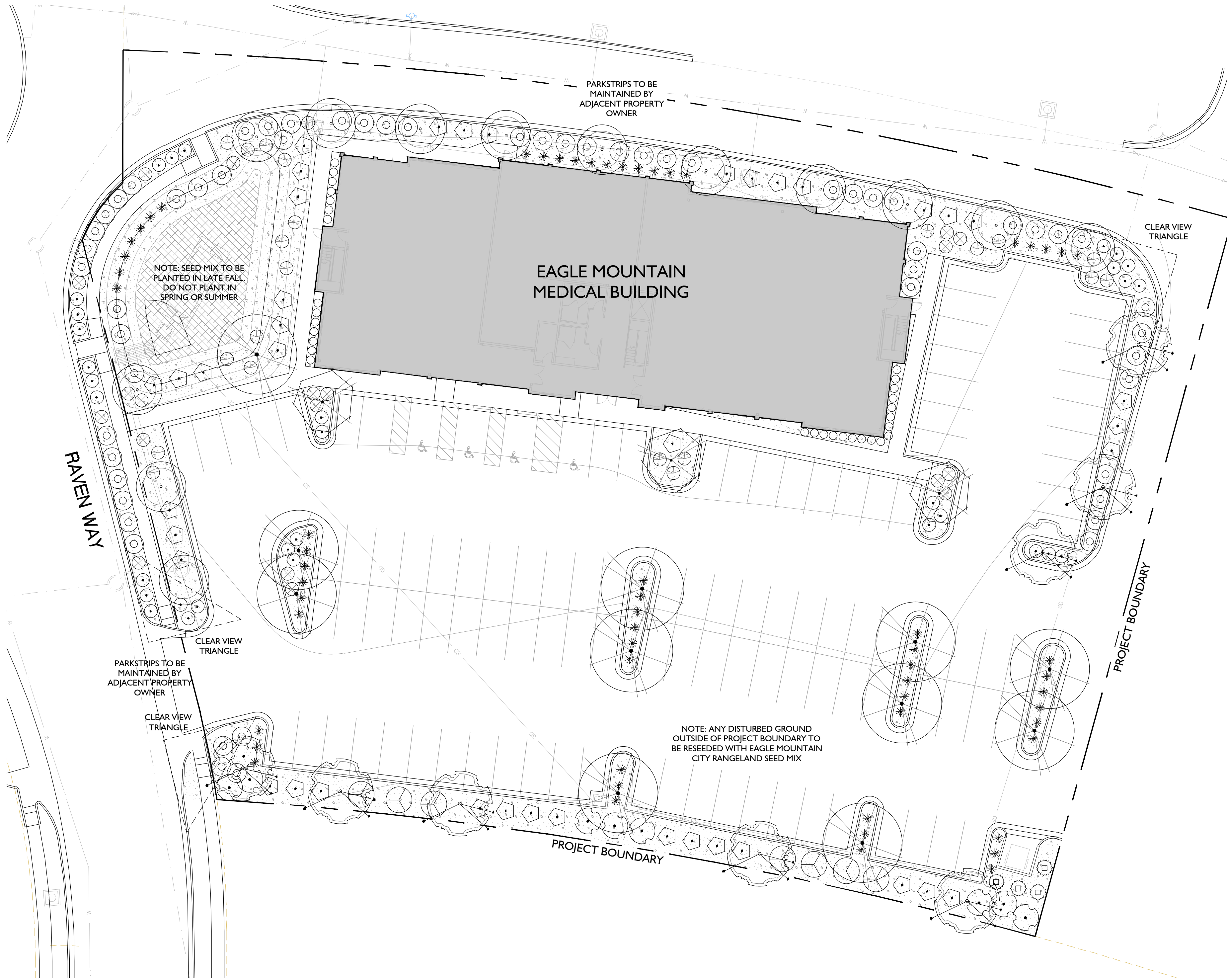
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ISSUE DATE:  
OCT. 13, 2023







**LANDSCAPE PLAN**  
24" X 36" - SCALE: 1"=20'-0" NORTH  
0 5 10 20 40

LANDSCAPE SCHEDULE

| SYM                | QNTY        | SCIENTIFIC NAME                                                      | COMMON NAME             | SIZE    | MATURE SIZE | WATER-WISE |
|--------------------|-------------|----------------------------------------------------------------------|-------------------------|---------|-------------|------------|
| TREES              |             |                                                                      |                         |         |             |            |
|                    | 8           | KOELREUTERIA PANICULATA                                              | GOLDENRAIN TREE         | 2" CAL. | 25'H x 20'W | YES        |
|                    | 3           | PRUNUS VIRGINIANA 'CANADA RED'                                       | CHOCHECHERRY            | 2" CAL. | 20'H x 20'W | YES        |
|                    | 13          | PYRUS CALLERYANA 'JAVELIN'                                           | FLOWERING PEAR          | 2" CAL. | 35'H x 25'W | YES        |
|                    | 11          | GYMNOCLADUS DIOICUS                                                  | KENTUCKY COFFEE TREE    | 2" CAL. | 40'H x 25'W | YES        |
| SHRUBS             |             |                                                                      |                         |         |             |            |
|                    | 32          | CARYOPTERIS x CLAN. 'LONGWOOD BLUE'                                  | BLUE MIST SPIREA        | 2 GAL.  | 3'H x 3'W   | YES        |
|                    | 4           | JUNIPERUS CHINENSIS 'BLUE POINT'                                     | UPRIGHT CHINESE JUNIPER | 2 GAL.  | 10'H x 3'W  | YES        |
|                    | 57          | RHUS AROMATICA 'GROW LOW'                                            | GROW LOW SUMAC          | 2 GAL.  | 2'H x 6'W   | YES        |
|                    | 10          | RHUS TYPHINA 'BAILTAIGER'                                            | SUMAC                   | 2 GAL.  | 6'H x 6'W   | YES        |
|                    | 7           | VIBURNUM LANTANA 'MOHICAN'                                           | MOHICAN VIBURNUM        | 2 GAL.  | 8'H x 8'W   | YES        |
| ORNAMENTAL GRASSES |             |                                                                      |                         |         |             |            |
|                    | 59          | CALAMAGROSTIS x ACUT. 'KARL FOERSTER'                                | K. F. FEATHER GRASS     | 1 GAL.  | 3'H x 2'W   | YES        |
|                    | 40          | MISCANTHUS SINENSIS 'GRACILLIMUS'                                    | SLENDER MAIDEN GRASS    | 1 GAL.  | 5'H x 5'W   | YES        |
|                    | 31          | SESLERIA AUTUMNALIS                                                  | AUTUMN MOOR GRASS       | 1 GAL.  | 2'H x 2'W   | YES        |
| PERENNIALS         |             |                                                                      |                         |         |             |            |
|                    | 20          | GAURA LINDHEIMERI                                                    | WHIRLING BUTTERFLIES    | 1 GAL.  | 4'H x 4'W   | YES        |
|                    | 21          | PEROVSKIA ATRPLICIFOLIA                                              | RUSSIAN SAGE            | 1 GAL.  | 4'H x 4'W   | YES        |
| MULCH              |             |                                                                      |                         |         |             |            |
|                    | 13,490 S.F. | STONE MULCH, 1 1/2", CRUSHED, DARK GREY w/ DeWitt PRO 5 WEED BARRIER | 3" MIN.                 |         |             |            |
|                    | 1,503 S.F.  | EAGLE MOUNTAIN CITY RANGELAND SEED MIX at 20LBS./AC.                 | SEED                    |         |             |            |

| Seed: Common Name    | Seed: Scientific Name    | Bulk Pounds per acre | Total Pounds 50lb bag |
|----------------------|--------------------------|----------------------|-----------------------|
| Wheatgrass, Siberian | Agropyron fragile        | 1.00                 | 2                     |
| Wheatgrass, Crested  | Agropyron cristatum      | 1.00                 | 2                     |
| Bluegrass, Sandberg  | Poa secunda              | 2.00                 | 4                     |
| wheatgrass bluebunch | Pseudoroegneria spicata  | 3.00                 | 6                     |
| Fescue, Sheep        | Festuca Ovina            | 2.00                 | 4                     |
| Sterile Triticale    | Triticum aestivum        | 2.00                 | 4                     |
| Alfalfa, falcata     | medicago sativa, falcata | 3.00                 | 6                     |
| Alfalfa Ladak        | Medicago sativa          | 1.00                 | 2                     |
| Flax, Blue           | Linum perenne            | 2.00                 | 4                     |
| salad burnete        | Sanguisorba minor        | 4.00                 | 8                     |
| Russian wildrye      | Psathyrostachys junceus  | 2.00                 | 4                     |
| Yarrow, Western      | Achillea millefolium     | 1.00                 | 2                     |
| Sunflower, Annual    | Helianthus annuus        | 1.00                 | 2                     |
|                      |                          | 25.00                | 50                    |

Note: Plants Selected from, Eagle Mountain Recommended Plant List, "Water Conserving Plants for Salt Lake City" and Jordan Valley Conservancy District Conservation Garden Park Waterwise Plant Lists.  
Note: Plants Shown on Plan at Mature Size.

LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
- All plantings to receive a backfill mix of 1 part topsoil to 1 part native. Planting pits to be minimum 2 times the width of container or root ball and 1/2 deeper than container size except for trees which are to be min. 6" lower than root ball depth.
- All planter beds to receive mulch as specified in the Landscape Schedule.
- Eagle Mountain City Rangeland Seed Mix to adhere to the following:  
EMC strongly recommends planting in October or November as weather permits. Seedings that don't take because they were planted in the spring or summer will need to be replanted. Seeded areas will be inspected mid summer post planting. We recommend using a drill seeder or broadcasting seed on the area to be reseeded, if aerial broadcasting, we recommend the soil be disturbed before seeding and or have a light layer of topsoil spread over the top of the seeding. Seed mix needs to be at the rate of 20lbs per acre. Seed mixes may differ from mix above BUT must include a minimun of; 4 species of grass listed above (one has to be siberian wheatgrass) 5 species of forbs (of which one has to be falcata alfalfa). Any shrubs (recommended @50/acre) must be bare root stalk or potted shrubs.

LANDSCAPE TABULATIONS

|                          |                   |
|--------------------------|-------------------|
| SITE AREA                | 73,670 S.F.       |
| DEVELOPED LANDSCAPE AREA | 14,993 S.F. - 20% |
| TURF GRASS               | 0 S.F.            |
| WATER-WISE LANDSCAPING   | 5,388 S.F.        |
| DETENTION BASIN          | 2,622 S.F.        |
| XERISCAPE                | 6,9823 S.F.       |



LANDSCAPE ARCHITECTURE  
& LAND PLANNING

1375 E. PERRY'S HOLLOW RD.  
SALT LAKE CITY, UTAH 84103  
PH/TXT/MO 801.554.6146  
SCOTT@STBDESIGNLLC.COM



| ISSUE DESCRIPTION | DATE       |
|-------------------|------------|
|                   | 11.15.2023 |

| # | REV. | DESCRIPTION | DATE |
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4317 NORTH PONY EXPRESS PARKWAY  
EAGLE MOUNTAIN, UTAH

LANDSCAPE  
PLAN

L101





| ISSUE DESCRIPTION | DATE       |
|-------------------|------------|
|                   | 11.15.2023 |

| #  | REV. DESCRIPTION | DATE |
|----|------------------|------|
| 1  |                  |      |
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EAGLE MOUNTAIN, UTAH

IRRIGATION  
PLAN

L201

## IRRIGATION SCHEDULE

| SYM. | MODEL                                                                |
|------|----------------------------------------------------------------------|
|      | Pressure Compensating Inline Emitter Tubing - Rainbird XFD-09-18-xxx |
|      | Drip Control Zone - Rainbird X CZ-100-PRBCOM                         |
|      | Quick Coupling Valve Assembly                                        |
|      | Backflow Preventer - 1 1/2"                                          |
|      | Controller - Rainbird ESP8LXME - 8 Stations                          |
|      | Rain Sensor - Rainbird - WR2                                         |
| ---- | Lateral Pipe - Schedule 40 PVC - See Irrigation Pipe Sizing Schedule |
| ---  | 1 1/4" Sch 40 PVC Mainline                                           |
| S    | Irrigation Slinging - See Plan for Locations and Details for Sizing  |

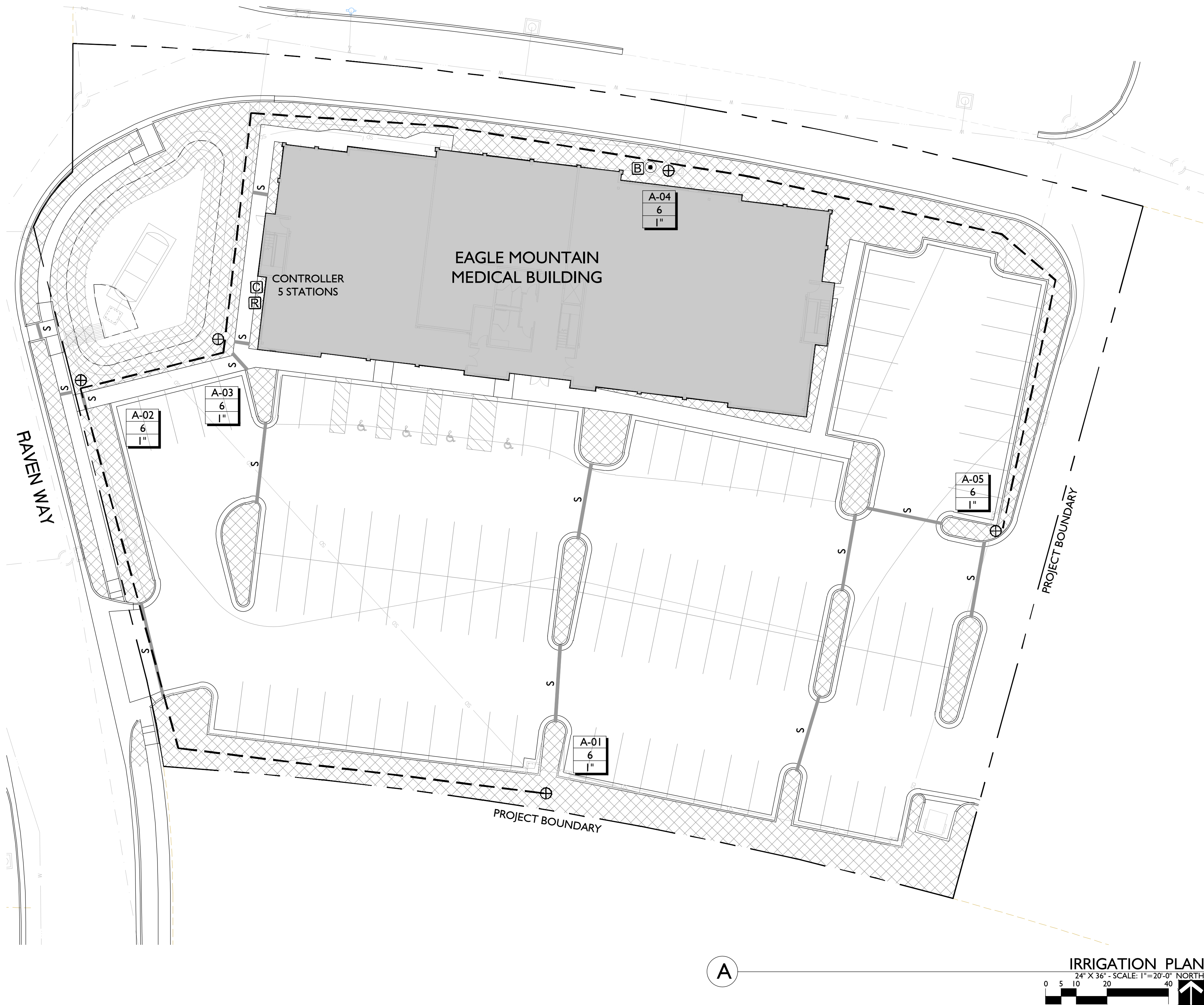
|        |                      |
|--------|----------------------|
| A-01   | Controller - Valve # |
| 26.7   | GPM                  |
| 1 1/2" | Valve Size           |

## IRRIGATION PIPE SIZING SCHEDULE

| Distance - valve to end of lateral | 160 FT.     | 160 - 200 FT. | 200 - 250 FT. | 250 - 300 FT. | 300 - 350 FT. |
|------------------------------------|-------------|---------------|---------------|---------------|---------------|
| 3/4" SCH. 40 PVC PIPE              | 0 - 8 GPM   | 0 - 5 GPM     | 0 - 4 GPM     | 0 - 4 GPM     | 0 - 3 GPM     |
| 1" SCH. 40 PVC PIPE                | 8 - 12 GPM  | 5 - 10 GPM    | 4 - 9 GPM     | 4 - 8 GPM     | 3 - 7 GPM     |
| 1-1/4" SCH. 40 PVC PIPE            | 12 - 22 GPM | 10 - 18 GPM   | 9 - 18 GPM    | 8 - 16 GPM    | 7 - 14 GPM    |
| 1-1/2" SCH. 40 PVC PIPE            | 22 - 30 GPM | 22 - 30 GPM   | 18 - 26 GPM   | 16 - 24 GPM   | 14 - 22 GPM   |

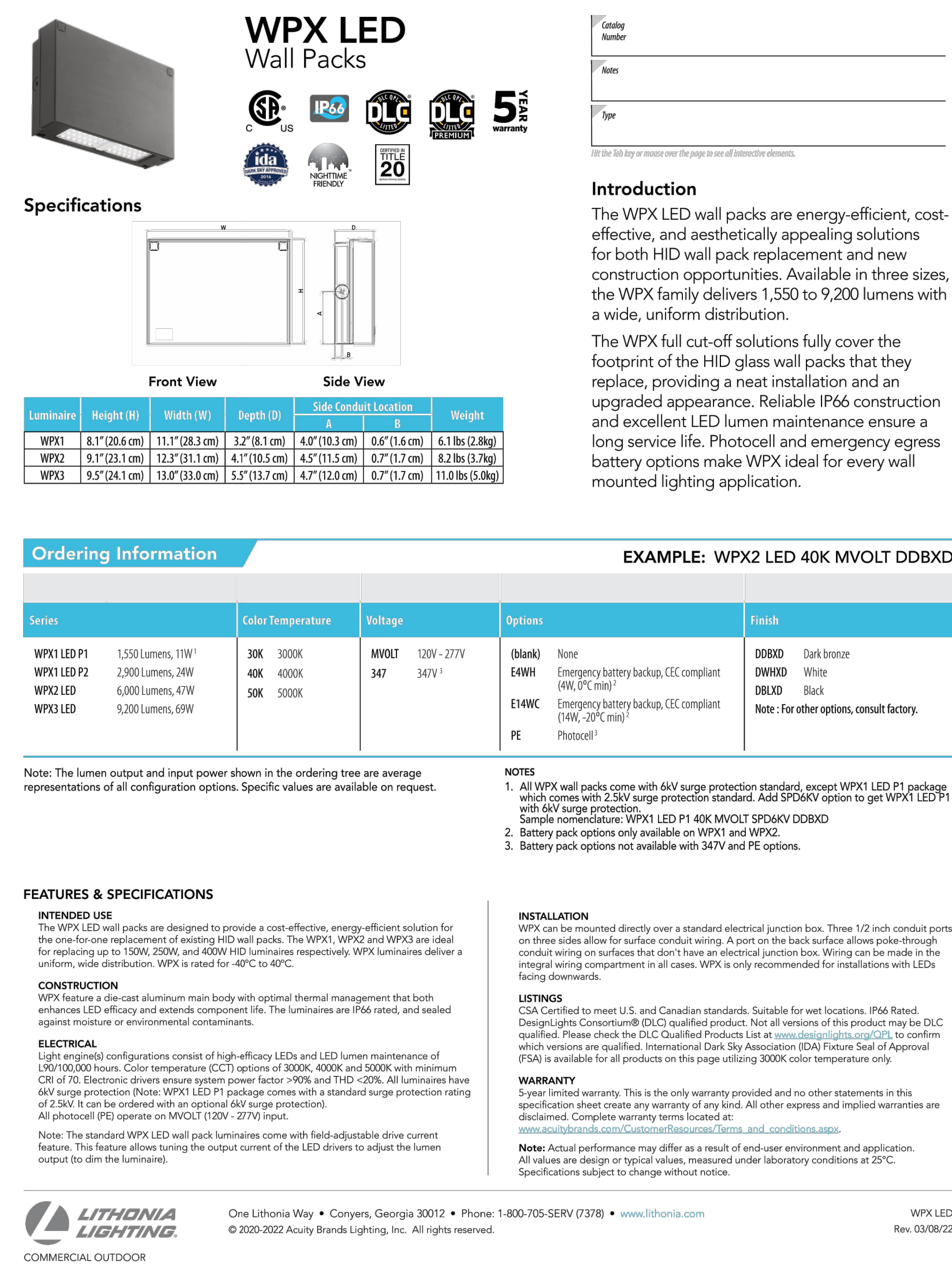
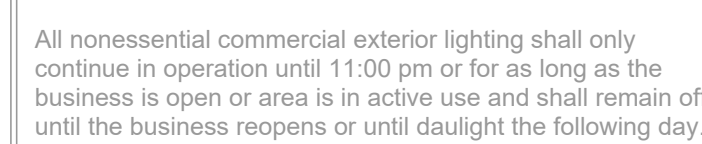
## IRRIGATION GENERAL NOTES

- EXACT LOCATIONS OF MAJOR IRRIGATION COMPONENTS INCLUDING MAINLINE CONNECTION, MAINLINE, CONTROLLER AND VALVES TO BE APPROVED BY PROJECT REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.
- CONTACT LOCAL UNDERGROUND UTILITY LOCATION SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. CONTRACTOR TO BEAR FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- IRRIGATION MAINLINE AND OTHER COMPONENTS ARE ONLY SHOWN SCHEMATICALLY IN HARDSCAPE FOR GRAPHIC CLARITY. ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPE AREAS.
- PLACE REMOTE CONTROL VALVES ON LOGICAL GROUPINGS AND FIELD CONDITION PERMIT.
- QUICK COUPLE VALVES IN LANDSCAPE AREAS SHALL BE INSTALLED AS SHOWN ON PLANS. QUICK COUPLE VALVE SPACING SHALL NOT EXCEED 200 FEET TO ALLOW FOR HAND WATERING OF PLANT MATERIAL..
- NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT IS SHOWN ON PLANS. COORDINATE LOCATION AND USAGE WITH PROJECT REPRESENTATIVE.



IRRIGATION PLAN  
24" X 36" - SCALE: 1"=20'-0" NORTH





*Total outdoor light: 58,332 lumens per net acre for all development*

| Statistics     |        |        |         |        |         |         |
|----------------|--------|--------|---------|--------|---------|---------|
| Description    | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
| Parking Lot    | +      | 1.9 fc | 12.0 fc | 0.1 fc | 120.0:1 | 19.0:1  |
| Building Light | +      | 1.5 fc | 4.1 fc  | 0.1 fc | 41.0:1  | 15.0:1  |





**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING  
DECEMBER 12, 2023**

**TITLE:** ACTION / PUBLIC HEARING - Official Zoning Map Adoption - Ordinance

**ITEM TYPE:** Ordinance

**APPLICANT:** City

**ACTION ITEM:**

Yes

**PUBLIC HEARING:**

Yes

**PREPARED BY:**

Steve Mumford, Planning

**BACKGROUND:**

A huge research and GIS mapping project has been in process by City Staff to update the City's Zoning Map, with the goal of producing a digital user-friendly online map. This has been a much more difficult project than anticipated, as each approved master development plan was approved with unique zoning districts, leading to nearly 100 unique zoning districts that need to be properly displayed on a map. Although the map still requires some final adjustments and minor fixes before publishing for the public, the meat of the map is complete and ready for your review in the meeting.

**ITEMS FOR CONSIDERATION:**

- Due to the nearly 100 unique zoning districts in the City, the zoning map was set up with the following "General Zoning" categories when you're looking at the map at a higher scale:
  - Residential
  - Ag
  - Open Space
  - Commercial
  - Business Park / Industrial
  - Other (includes Airpark, School, Church, etc.)
- You will notice that some neighborhood parks, churches, and even schools are technically located within a residential zone and haven't been rezoned to a more specific zone. These uses are allowed within residential zones, so that's not uncommon. For example, the Cedar Valley High School is located within a Residential zone. Although not necessary, a future city-initiated rezone could propose to change it to our Public Facilities zone, or some other similar future zone created for



schools.

- Some master development plans designate parks and open spaces specifically as zones, while others just rezone the entire area to a zone and the parks are just approved as part of the development, but not zoned separately, which is perfectly legal.
- You will see that some roadways are zoned as Agriculture (Roads). This is simply because we do not have a zone for roads, so the City Attorney's opinion was that the roads are still zoned Agriculture if they were not shown as being rezoned to a specific zone.
- A code amendment is being drafted to add historical zones into the City Code, so it is clear that there are standards in place for each of the zones listed on the map, whether they are part of an active MDP/MDA, and expired one, or simply a historical zone that is no longer in the City Code. That should be coming to the Commission and Council in the next couple of months.
- We are continuing our research into any properties or zones that may have some uncertainty surrounding them. This may require us to return at a future meeting with a revised map to resolve an of that uncertainty.

**\*Because this item deals with the review of an interactive map, no attachments are included. However, this map platform will be presented at the December 12, 2023 Planning Commission meeting.**

#### **REQUIRED FINDINGS:**

This isn't an official "rezone," as no property is being rezoned at this time. The map simply is being created and updated to accurately reflect the current zoning on the properties. We have chosen, for clarity and transparency, to have this map be adopted by the Commission and Council as the official City Zoning Map.

#### **RECOMMENDATION:**

We recommend that the Commission send the zoning map to the City Council with a recommendation of approval. You may make one of the following motions:

- I move to recommend approval to the City Council of the adoption of the proposed zoning map as Eagle Mountain City's



official zoning map, allowing Staff to make edits to colors, labels, links to MDPs & MDAs, links to Code, and to fix any identified minor mistakes to zoning boundaries or zoning names.

or

- I move to table the proposed zoning map in order to make the changes identified as necessary in the meeting. *(Please only make this motion if you feel there are too many issues to be resolved before the City Council meeting or if any major issues have been identified)*

**ATTACHMENTS:**