

GENERAL NOTES

- A This and any other drawings are not intended to be all-inclusive, nor to define the scope of all work required for this project. Detail drawings are shown only to aid the Contractor in preparing his bid and performing the work. The Contractor and subcontractors shall delineate all Contract Documents and visit the site during bidding as required to determine the total extent and scope of the demolition portion of this work. The Contractor shall perform this inspection prior to submitting a bid for the work. Substitution of a bid will be construed as evidence that such a substitution has been made and later claims will not be recognized for extra labor, equipment, or materials required because of difficulties encountered which could have been foreseen during the required site inspection. All items that are not required to remain shall be the demolition work whether shown specifically or not. The Contractor shall be responsible for all demolition work required to carry out the work as shown in the Contract Documents.
- B Coordinate this Sheet and all site work with all other Contract Documents.
- C For orientation requirements, see grading site plan C103.
- D The Contractor shall provide all required Erosion Control Plans and measures and SWPPP as required by the City which are not included in this set of drawings.
- E Concrete radii are 6'-0" unless noted otherwise.
- F Parking stalls are 9'-0" x 1'-0" unless noted otherwise.
- G All noted items are new unless noted otherwise.
- H Dimensions of buildings and enclosures are to foundation - typical.
- I Coordinate all work affecting adjacent properties with respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.
- J The buildings and parking lot are parallel or perpendicular to the south property line.
- K For overstrips in landscaped areas/landscaping, see Landscaping Sheets.
- L See E/C501 for detail at exterior door landings.

KEYED NOTES

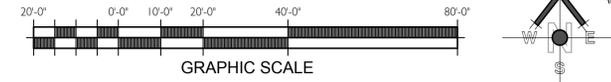
- 1 6'-0" chain link fence with privacy slats or row strip - see K/C501.
- 2 New concrete curb ramp - 6" rise at 1:12 slope.
- 3 1'-0" pole light - See D/C503 Electrical Site Plan.
- 4 Concrete curb gutter - typical. See typical details C501. Infall/outfall notation on the Grading/Drainage Site Plan.
- 5 Existing concrete curb gutter and sidewalk to remain. See Site Survey.
- 6 Accessible parking sign. See A/C502.
- 7 Mechanical enclosure. See B/C503 Structural Sheets.
- 8 Asphalt paving - typical. See F/C501.
- 9 12" nylplast roof drain basin. See K/C502 Grading/Drainage Site Plan.
- 10 12" nylplast yard drain or clean out. See Grading/Drainage Site Plan.
- 11 Align edge of sidewalk with edge of foundation.
- 12 24" concrete apron. See D/C501.
- 13 Concrete transfer pad or base at dumpster enclosure. Company requirements. See Electrical Sheets.
- 14 Accessible aisle.
- 15 4' wide painted parking lines - typical.
- 16 Blue or white painted accessible parking symbol - typical.
- 17 6'-0" tall masonry dumpster enclosure with solid vinyl gates. See A/C503.
- 18 Storage building. See C-01.
- 19 Concrete sidewalk. See A/C501.
- 20 6" thick concrete or 10" base at dumpster enclosure pad and as indicated by hatch pattern.
- 21 Lock location. See A101.
- 22 6" row strip. See Landscaping Sheets.
- 23 Sewer clean out. See Site Utility Plan.
- 24 Curbinlet basin. See Site Grading And Drainage Plan. Install 1' x 6" concrete apron around basin.
- 25 Catch basin or clean out basin. See Grading And Drainage Plan. Install 1' x 6" concrete apron around basins located in parking.
- 26 Landing at 2'-0" grade. See Site Grading Plan.
- 27 New concrete drive approach per City standards.
- 28 Existing street paving to remain. See Site Survey.
- 29 New collar. See B/C502.
- 30 Existing fire hydrant to remain.
- 31 Truncated dome detectable warning surface at the foot of curb ramp or sloped section of sidewalk.
- 32 End of fence. Continue concrete overstrip to sidewalk.
- 33 30'-0" section of 3'-0" tall solid vinyl privacy fence or overstrip. See K/C503.
- 34 Reuse existing fence. Coordinate with adjacent property owners prior to removal.
- 35 Painted crosswalk 1'-0" wide stripes.
- 36 Flagpole.
- 37 Bike rack.
- 38 Boulder retaining wall. See grading plan.
- 39 Landscaping boulder - typical. See Landscaping Sheets.
- 40 Storm drain or anhole. Install 1' x 6" concrete apron around anhole. See Site Grading Plan.

SITE DATA

TOTAL PARKING PROVIDED: 281

SITE AREAS	21,043 SF	11.91
MAIN BUILDING	190 SF	0.11
STORAGE BUILDING	79,625 SF	45.05
ASPHALT	17,118 SF	9.72
CONCRETE	34,311 SF	19.42
LANDSCAPING		
TOTAL SITE:	176,742 SF	4.06 ACRES

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



ARCHITECTS

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

65 E. Widsworth Parkway, Suite 205
Draper, Utah 84020
Phone: 801.571.0010
Fax: 801.571.0303
Toll Free: 888.571.0010
bbarchitects.com

PROJECT NAME: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NAME: Future Heritage Stake Center Eagle Mountain UT North Stake

1277 N. Fortens Crossing Parkway Eagle Mountain, Utah

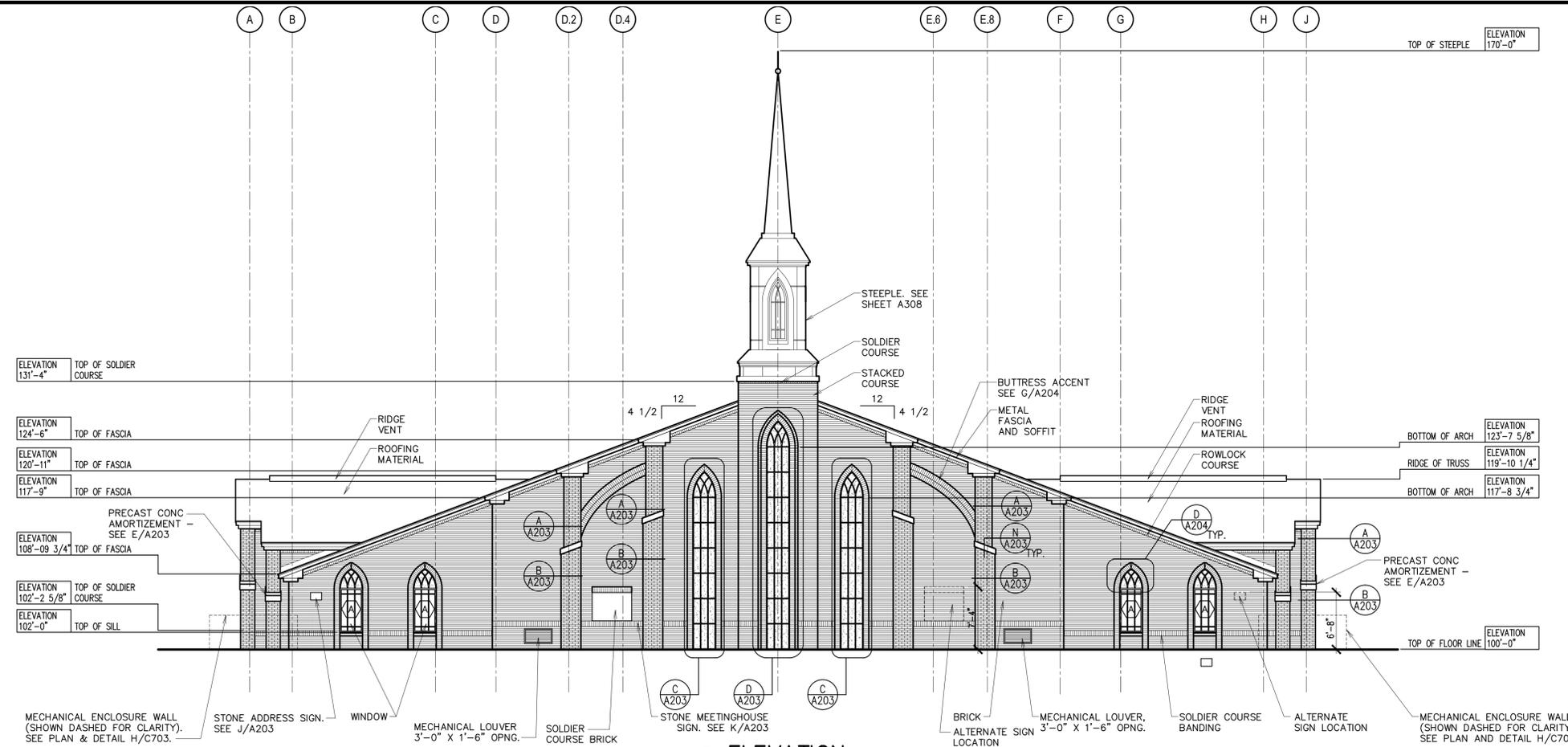
BIDDING PROJECT # HET-S-09-01

DATE: 26 Jun 2014 1205

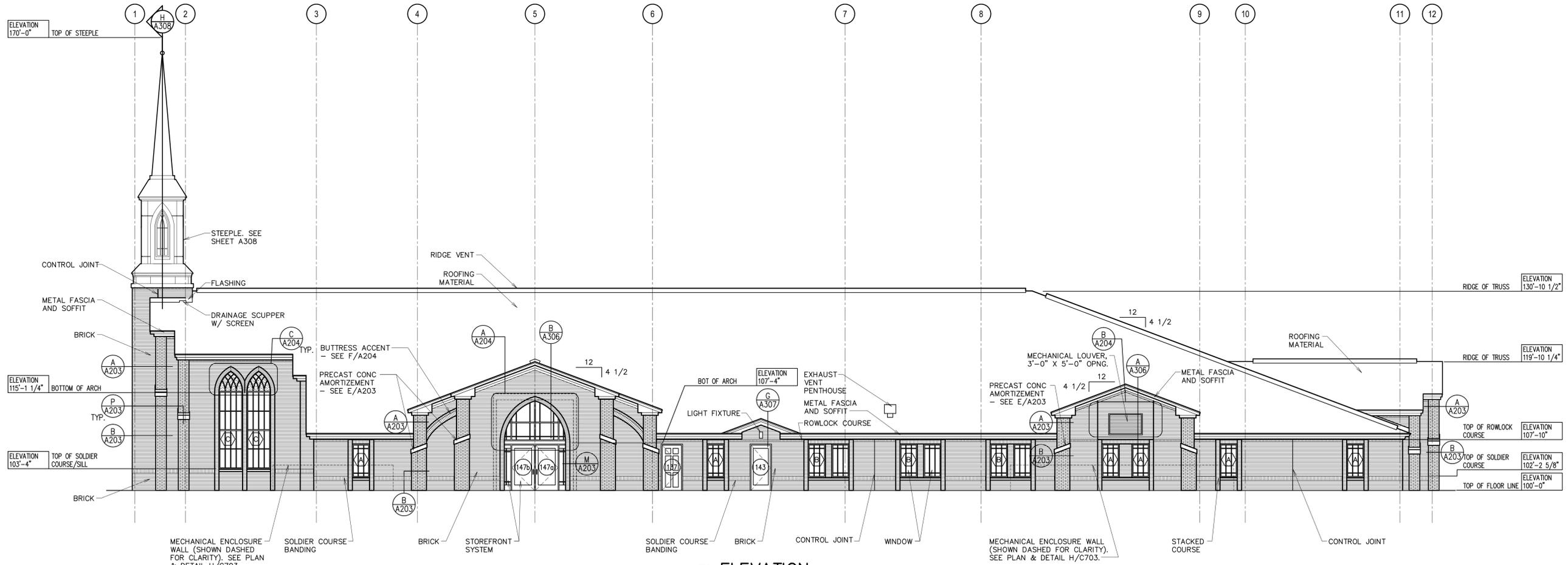
PROPERTY # 500-7431

SHEET TITLE: ARCHITECTURAL SITE PLAN

SHEET: C102



1 ELEVATION
1/8" = 1'-0"



2 ELEVATION
1/8" = 1'-0"

#	DATE	DESCRIPTION
1	26 Jun 2014	Site Submittal

ARCHITECTS

bb

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Draper, Utah 84020 Fax: 801.571.0033
Toll Free: 888.571.0010
bbarchitects.com

PROJECT FOR:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

PROJECT NAME:

Future Heritage Stake Center
Eagle Mountain UT North Stake

8277 N. Porter's Crossing Parkway
Eagle Mountain, Utah

DATE: 26 Jun 2014
BIDDING PROJECT #: 1205
PLAN SERIES: HET-SXS-09-0X
PROPERTY #: 500-7431

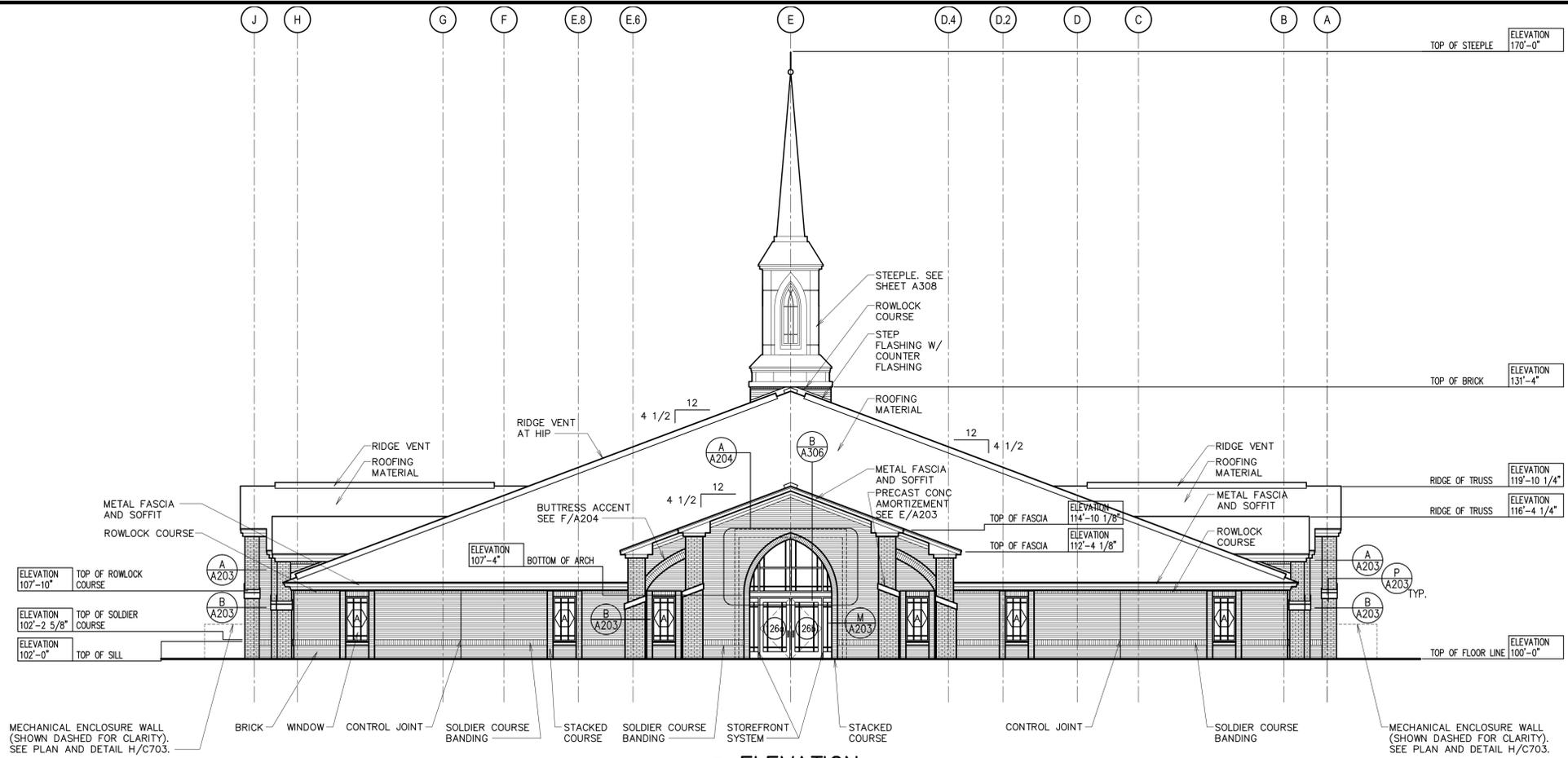
SHEET TITLE:

BUILDING
ELEVATIONS

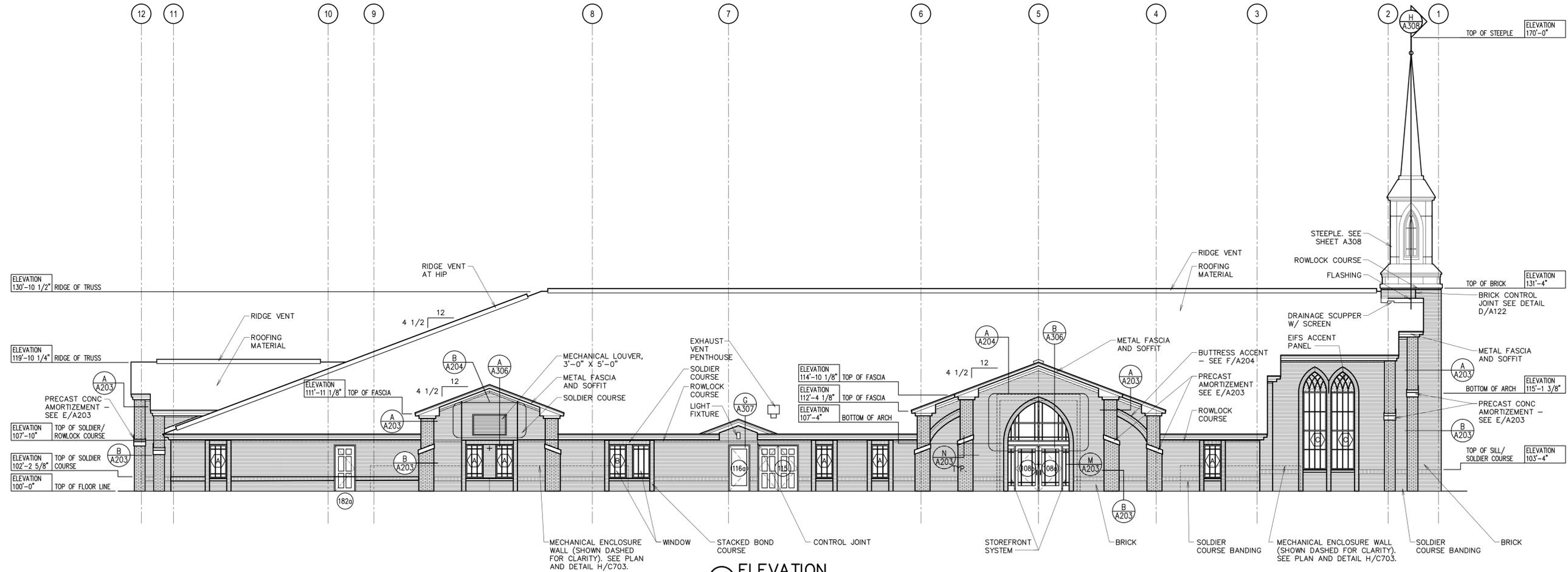
SHEET:

A201

#	DATE	DESCRIPTION
1	26 Jun 2014	Site Submittal



1 ELEVATION
1/8" = 1'-0"



2 ELEVATION
1/8" = 1'-0"

STAMP:

ARCHITECTS

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 Draper, Utah 84020 Fax: 801.571.0303
 bbaarchitects.com Toll Free: 888.571.0010

PROJECT NAME:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NAME:
**Future Heritage Stake Center
 Eagle Mountain UT North Stake**

PROPERTY # 500-7431
 PLAN SERIES HET-SXS-09-0X
 BIDD PROJECT # 1206
 DATE 26 Jun 2014

SHEET TITLE:
BUILDING ELEVATIONS

SHEET:
A202

LANDSCAPE DATA

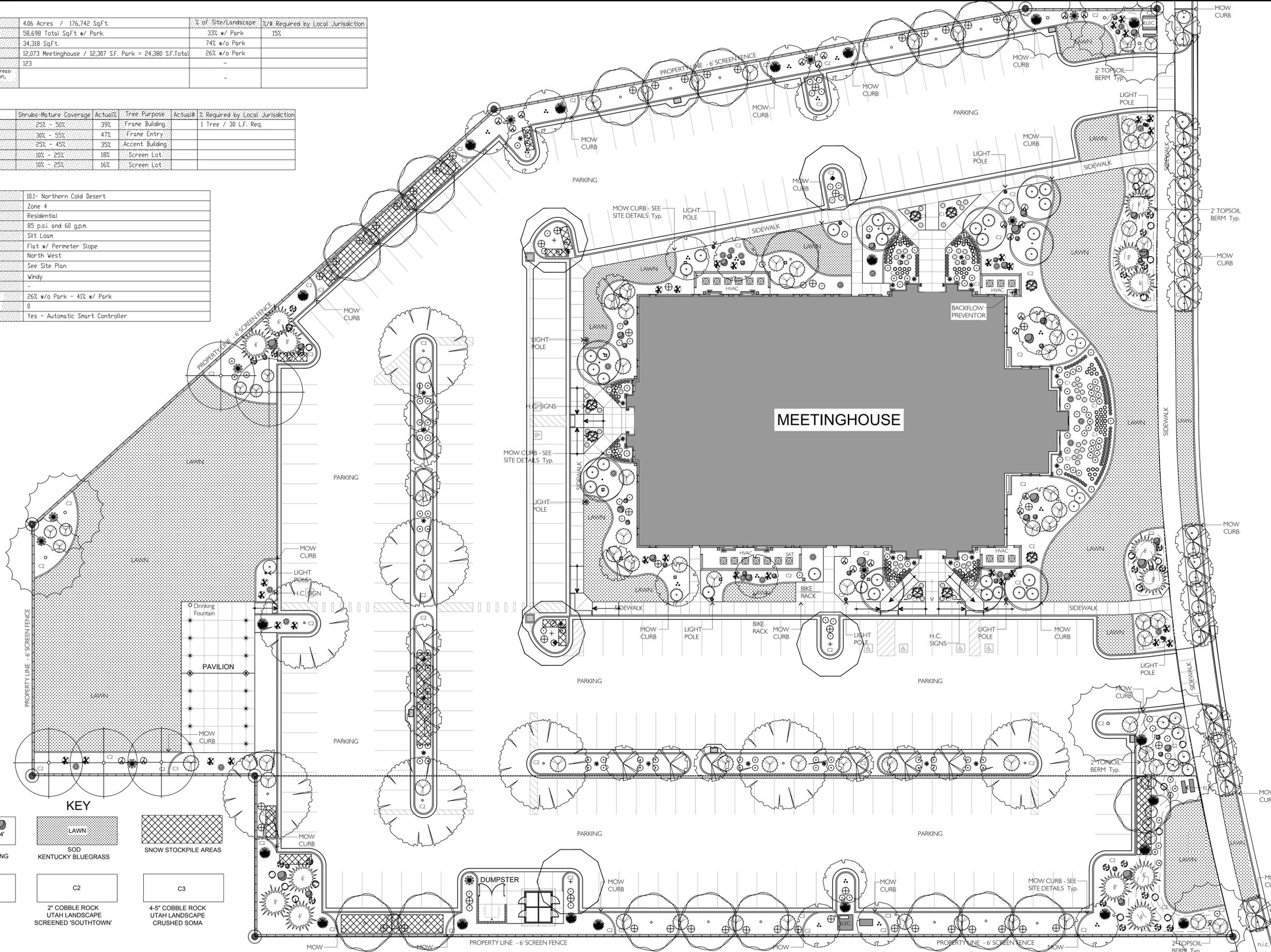
Total Site Area	4.06 Acres / 176,742 Sqft.	% of Site/Landscape	Z/# Required by Local Jurisdiction
Total Landscape Area	59,698 Total Sqft w/ Park	33% w/ Park	15%
Shrubs/Groundcover	34,318 Sqft.	74% w/o Park	
Lawn Area	12,073 Meetinghouse / 12,307 S.F. Park = 24,380 S.F.Total	26% w/o Park	
Trees on site	123		
Jurisdictionally Required lawn areas: infiltration, detention, retention, etc.			

PLANT COVERAGE

Street Frontage	Shrubs-Mature Coverage: 25% - 50%	Actual%: 39%	Tree Purpose: Frame Building	Actual#	% Required by Local Jurisdiction: 1 Tree / 30 LF. Req.
Primary Entries	20% - 55%	47%	Frame Entry		
Building Perimeter	25% - 45%	35%	Accent Building		
Perimeter Sides	10% - 25%	18%	Screen Lot		
Perimeter Rear	10% - 25%	16%	Screen Lot		

DESIGN CRITERIA

Eco-Region	101- Northern Cold Desert
Climate zone	Zone 4
Zoning ordinance	Residential
Water availability	85 p.s.i. and 60 g.p.m.
Soil type	Silt Loam
Slopes	Flat w/ Perimeter Slope
Wind	North West
Setbacks/easements	See Site Plan
Microclimates	Windy
Soil ph	-
Lawn Area Percentage	26% w/o Park - 41% w/ Park
Undeveloped property	0
Irrigation system	Yes - Automatic Smart Controller



PLOTTED: 7/30/2014 7:55 AM

#	DATE	DESCRIPTION
1	22 July 2014	1st Issue
2	28 July 2014	2nd Issue

earthwise
LANDSCAPE - IRRIGATION
801-619-4040



11th ARCHITECTS
65 E. Wadsworth Park Dr. Ste. 205
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Phone: 801-571-0010
Fax: 801-571-0393
Toll Free: 888-571-0010
bh architects.com

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

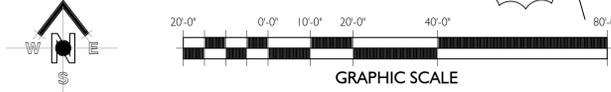
PROJECT NAME:
Rock Creek Eagle Mountain UT North Stake
8227 N. Porter's Crossing Parkway
Eagle Mountain, Utah 84005
PLAN SERIES: HET-SAS-09-05
DATE: 16 Jul 2014
SHEET: 1423

SHEET TITLE:
LANDSCAPE PLAN

SHEET:
L101

LANDSCAPE PLAN

SCALE: 1" = 20'-0"





EAGLE MOUNTAIN

EAGLE MOUNTAIN CITY City Council Staff Report

August 5, 2014

Project: Porter's Crossing Town Center Church Site Plan
Applicant: Lafe Harris / BHD Architects
Location: Porter's Crossing Parkway & Smith Ranch Road
Request: Site Plan Approval
Type of Action: Action Item

Planning Commission Action

The Planning Commission recommended approval of this proposed site plan on July 22, 2014 with the following condition of approval:

- 1) Relocate fire department key box to the fire riser room door and install Knoxbox 3200 series lockbox.

Preface

The proposed Porter's Crossing Town Center Church is located within the Porter's Crossing Town Center Master Development Plan. The proposed site is located near the intersection of Porter's Crossing Parkway and Smith Ranch Road. The applicant is proposing a meetinghouse, onsite parking, and a pavilion for the site. The Planning Commission approved a Conditional Use Permit on July 22, 2014 for the 4.1 acre site, which is designated as Mixed Use Residential on the City's General Plan,

Application

This proposal was reviewed according to *Chapter 17.100.050 Site Plan Development Standards* of the Municipal Code as follows:

Use of Property. The entire parcel is being improved according to the City's standards.



Design Standards. The proposed church will be a 'Heritage' style building, which is a standard LDS Church design, and meets the Design Standards of the City. The storage shed that is proposed is designed to match the look and materials of the church. The dumpster enclosure is also designed to match the church materials.

Landscape Standards. The landscape plan complies with the Code requirements providing both xeriscape and manicured lawn.

Access Requirements. The plan meets the access requirements/standards.

Utilities. There are no utility issues.

Grading and Drainage. The site has been designed to drain into the subdivision storm drain system with no required onsite detention.

Parking Lot and Street Lighting. The parking and lighting plans conform with the Code.

Buffering. The north, west, and east property lines will contain a 6' wood stained fenced with the required mow strip to buffer the church site from adjacent residential properties.

RECOMMENDATION SECTION

Recommended Motion

The recommended motion is provided for the benefit of the City Council and may be read or referenced when making a motion.

I move that the City Council approves the Porter's Crossing Town Center Church Site Plan with the recommended condition of approval:

- 1) Relocate fire department key box to the fire riser room door and install Knoxbox 3200 series lockbox.

ATTACHMENTS: Site Plan, Elevations, Landscape Plan, Utility Plan

#	DATE	DESCRIPTION

STAMP

ARCHITECTS

65 E. Wadsworth Park Dr., Ste. 205 Phone: 801.571.0010
 Draper, Utah 84020 Fax: 801.571.0003
 bh architects.com Toll Free: 888.571.0010

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

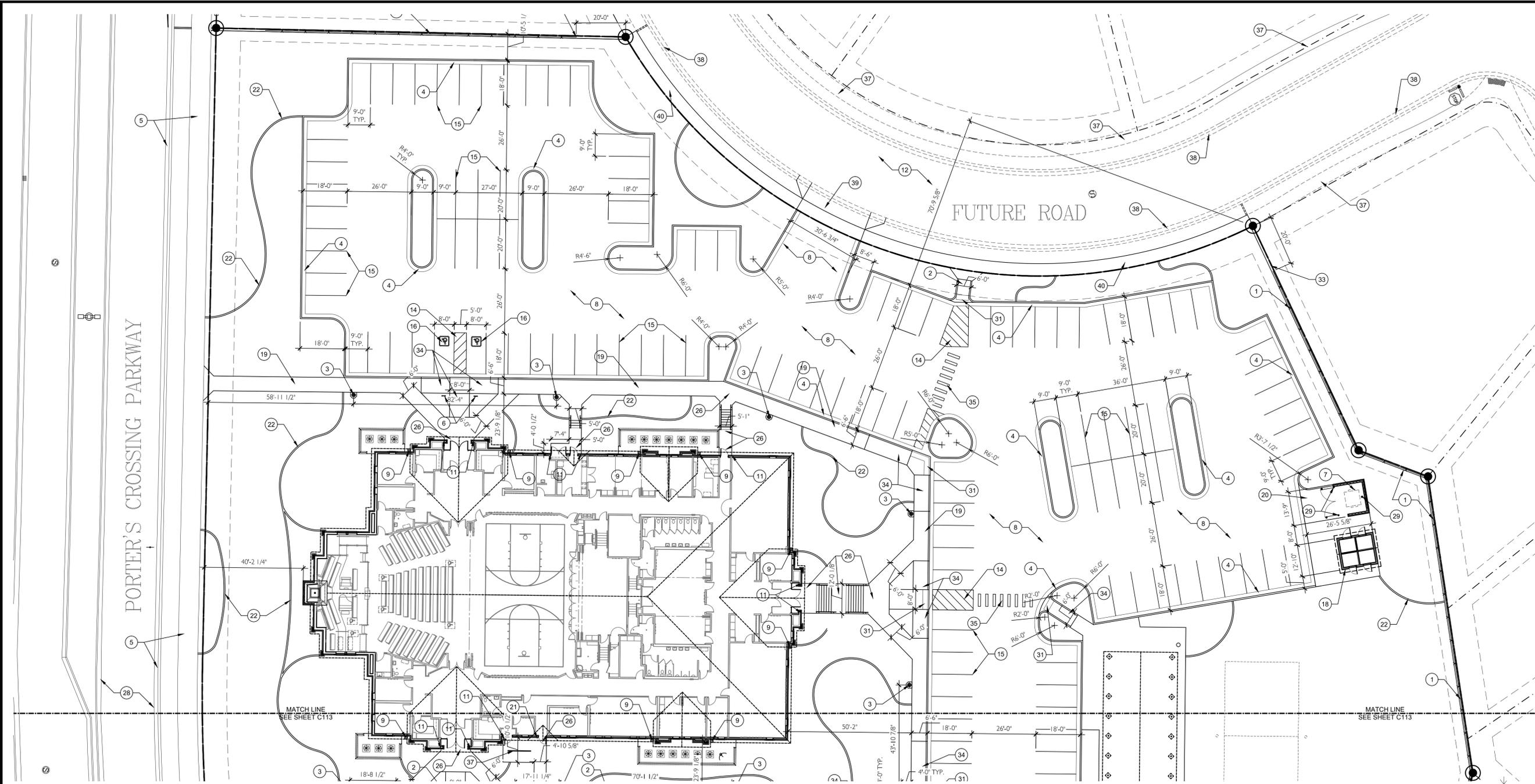
Proposed Meetinghouse Site for Eagle Mountain UT East Stake

Golden Eagle Road and Porter Crossing Parkway
 Eagle Mountain, Utah

PROJECT # 500-7430
 PLAN SERIES: Heritage 09T
 DATE: 7 May 2014

SITE ARCHITECTURAL PLAN - NORTH

SHEET: **C112**



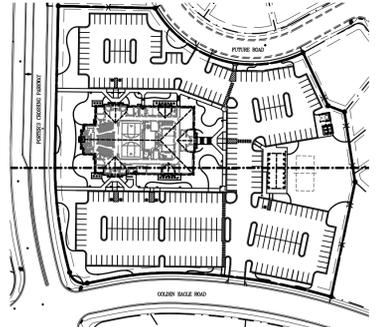
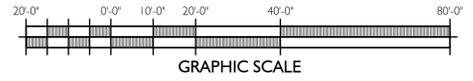
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 SCALE: 1" = 20'-0"

GENERAL NOTES

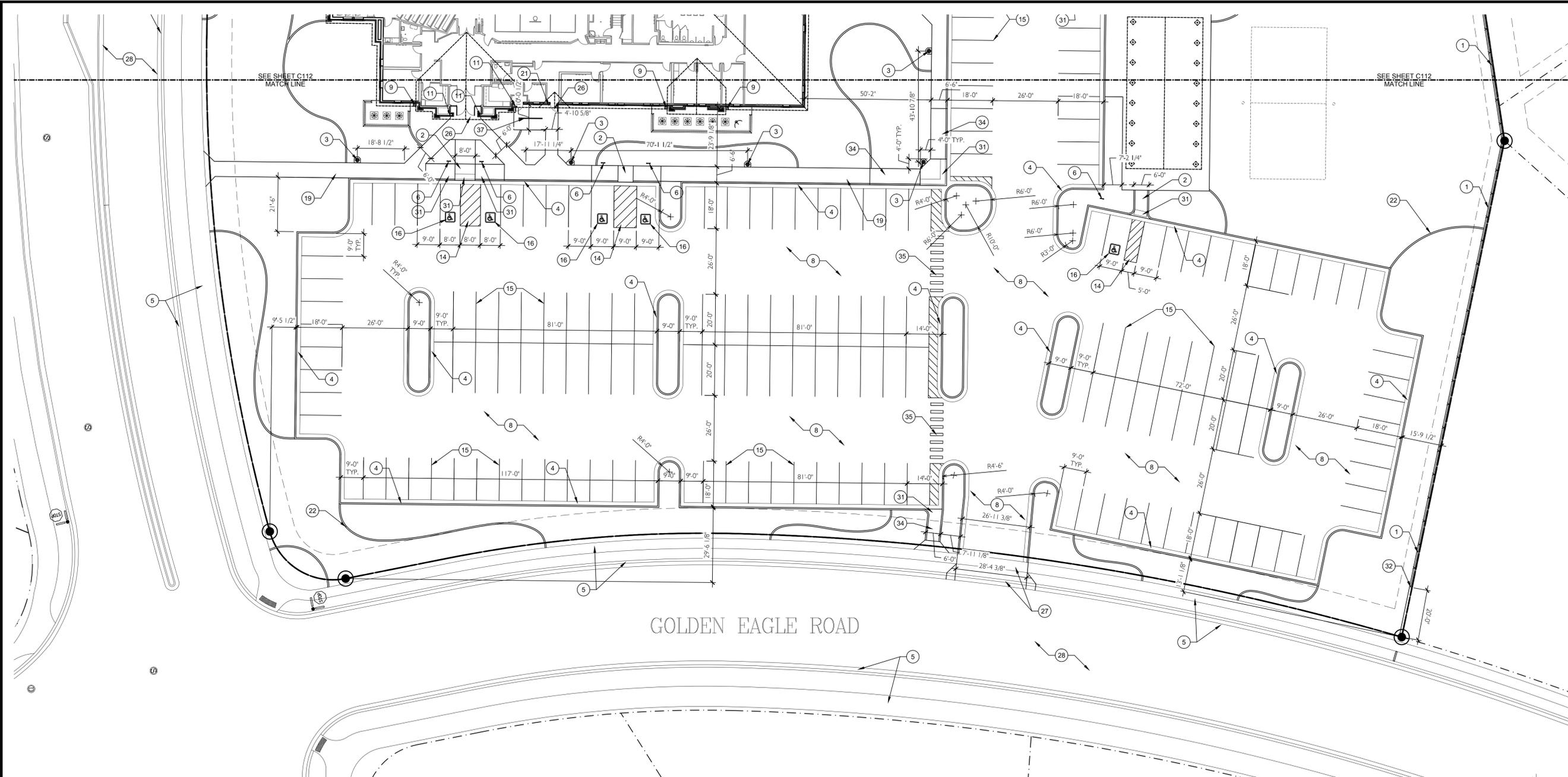
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- J. The buildings and parking lot are parallel or perpendicular to the south property line.
- K. For mowstrips in landscaped areas/landscape edging, see Landscape Sheets.
- L. See E/C501 for detail at exterior door landings.

KEYED NOTES

- 1. 6'-0" stained wood fence to comply with city requirements, & mow strip - see K/C501.
- 2. New concrete curb ramp - 6" rise max. (1:12 slope) max. See grading plan.
- 3. 18'-0" pole light. See D & E/C503 & Electrical Site Plan.
- 4. Concrete curb & gutter - typical. See typical details C501 & infall/outfall notation on the Grading & Drainage Site Plan.
- 5. Existing concrete curb & gutter and sidewalk to remain. See Site Survey.
- 6. Accessible parking sign. See A/C502.
- 7. Mechanical enclosure. See B/C503 & Structural Sheets.
- 8. Asphalt paving - typical. See F/C501.
- 9. 12" nyloplast roof drain basin. See K/C502 & Grading & Drainage Site Plan.
- 10. 12" nyloplast yard drain or clean out box. See Grading & Drainage Site Plan.
- 11. Align edge of sidewalk with edge of foundation.
- 12. Future road.
- 13. Concrete transformer pad per power company requirements. See Electrical Sheets.
- 14. Accessible access aisle.
- 15. 4" wide painted parking lines - typical.
- 16. Blue & white painted accessible parking symbol - typical.
- 17. 6'-0" tall masonry dumpster enclosure with stained wood gates. See A/C503.
- 18. Storage building. See C801.
- 19. Concrete sidewalk. See A & K/C501.
- 20. 6" thick concrete over 10" base at dumpster enclosure pad and as indicated by hatch pattern.
- 21. Lock box location. See A101.
- 22. 6" mow strip. See Landscape Sheets.
- 23. Sewer clean out. See Site Utility Plan.
- 24. Curb inlet catch basin. See Site Grading And Drainage Plan. Install 18" x 6" concrete apron around basin.
- 25. Catch basin or clean out basin. See Grading And Drainage Plan. Install 18" x 6" concrete apron around basins located in paving.
- 26. Landing at 2.0% grade. See Site Grading Plan.
- 27. New concrete drive approach per City standards.
- 28. Existing street paving to remain. See Site Survey.
- 29. New bollard. See B/C502.
- 30. Existing fire hydrant to remain.
- 31. Truncated dome detectable warning surface at the bottom of curb ramp or sloped section of sidewalk.
- 32. End of fence. Continue concrete mowstrip to sidewalk.
- 33. 20'-0" section of 3'-0" stained wood fence & mowstrip. See K/C503.
- 34. Sloped section of sidewalk. See Site Grading Plan.
- 35. Painted crosswalk. 1'-0" wide stripes.
- 36. Bike rack.
- 37. Future sidewalk.
- 38. Future c/osnap urb and gutter.
- 39. Future drive approach.
- 40. New concrete sidewalk per City standards.



KEY PLAN
 NOT TO SCALE



1 SITE ARCHITECTURAL PLAN - SOUTH
SCALE: 1" = 20'-0"

GENERAL NOTES

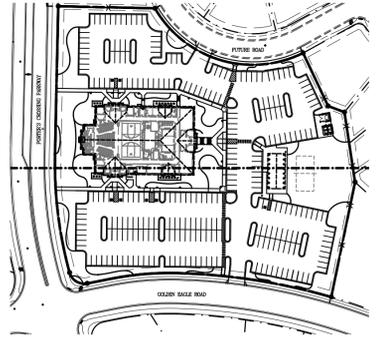
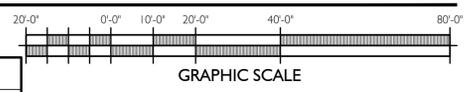
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16. Blue & white painted accessible parking symbol - typical.
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30. Existing fire hydrant to remain.
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38. Future c'osnap urb and gutter.
39. Future drive approach.
40. New concrete sidewalk per City standards.

SITE DATA

TOTAL PARKING PROVIDED:	261
SITE AREAS	
MAIN BUILDING	21,043 SF 10.49%
STORAGE BUILDING	190 SF 0.09%
ASPHALT	90,904.88 SF 45.32%
CONCRETE	21,061.54 SF 10.50%
LANDSCAPING	67,398.05 SF 33.60%
TOTAL SITE:	200,597.47 SF 4.61 ACRES



DRAWING ISSUE SCHEDULE

#	DATE	DESCRIPTION

bb ARCHITECTS

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 Draper, Utah 84020 Fax: 801.571.0003
 Tall Free: 888.571.0010
 bbarchitects.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Proposed Meetinghouse Site for Eagle Mountain UT East Stake

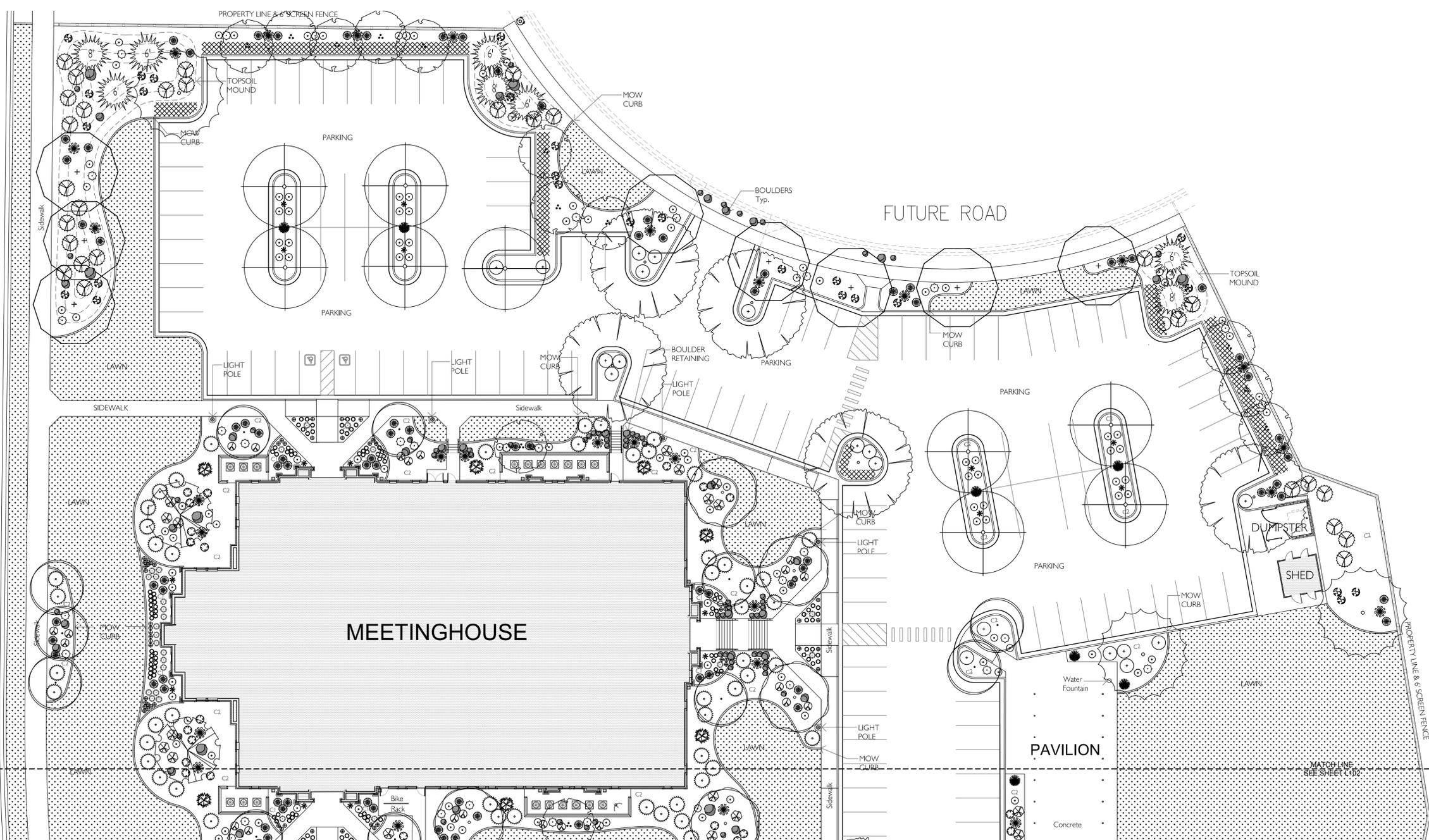
Golden Eagle Road and Porter Crossing Parkway
 Eagle Mountain, Utah

PROJECT # 500-7430
 PLAN SERIES: Heritage 09T
 DATE: 7 May 2014

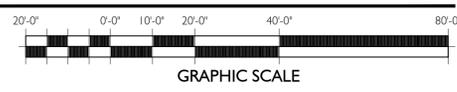
SITE ARCHITECTURAL PLAN - SOUTH

SHEET: **C113**

PORTER'S CROSSING PARKWAY



LANDSCAPE PLAN - NORTH
SCALE: 1" = 20'-0"



TREE SCHEDULE

Symbol	Plant Type	Scientific Name / Common Name	Planting Size	Planting Size		Mature Size	
				Height	Width	Height	Width
	Deciduous	Magnolia soulangeana Saucer Magnolia - 3 Trunks	25 Gal. Clump Container	8'	4'	20'	25'
	Deciduous	Celtis occidentalis Hackberry	2" - Caliber Container	10'	4'	45'	30'
	Deciduous	Prunus virginiana 'Canada Red' Canada Red Choke Cherry - 3-4 Trunks	25 Gal. Clump Container	8-10'	4'	25'	20'
	Deciduous	Acer rubrum 'Northwood' Northwood Red Maple	2" - Caliber Container	10'	4'	50'	35'
	Deciduous	Prunus maackii Amur Chokecherry (3-4 Trunks)	25 Gal. Clump Container	8'	3'	30'	25'
	Deciduous	Tilia cordata 'Glenleven' Glenleven Linden	2" - Caliber Container	10'	4'	50'	30'
	Deciduous	Prunus serrulata 'Kwanzan' Kwanzan Flowering Cherry	2" - Caliber Container	10'	4'	25'	20'
	Deciduous	Quercus macrocarpa Bur Oak	2" - Caliber Container	10'	4'	60'	50'
	Evergreen	Picea pungens glauca 'Hoopsii' Hoopsii Blue Spruce	B&B or Container	8'	4'	35'	15'
	Evergreen	Picea pungens glauca 'Festigiata' Iseli Festigiata Blue Spruce	1.5" Cal. Container	5-6'	18"	15'	5'

SHRUB LEGEND

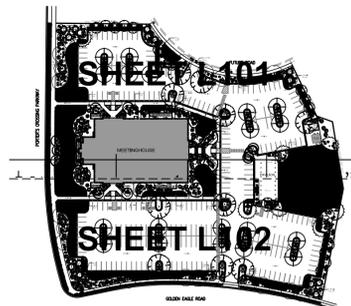
Symbol	Type	Scientific Name / Common Name	Root Ball Size	Planting Size		Mature Size	
				Height	Width	Height	Width
	Evergreen	Pinus mugo 'Pumila' Dwarf Mugo Pine	5 - Gal	12"	18"	4'	4'
	Evergreen	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 - Gal	4"	18"	12"	6'
	Evergreen	Juniperus procumbens 'Green Mound' Japanese Garden Juniper	5 - Gal	6"	18"	8"	6'
	Evergreen	Yucca filamentosa 'Color Guard' Yucca	5 - Gal	16"	18"	3'	3'
	Deciduous	Spiraea bumalda 'Anthony Waterii' Anthony Water Spiraea	5 - Gal	14"	18"	3'	4'
	Deciduous	Euonymus alatus 'Compacta' Dwarf winged Euonymus	5 - Gal	18"	18"	4'	4'
	Deciduous	Berberis thunb. atrop. 'Nana' Crimson Pigmy Barberry	5 - Gal	16"	16"	2'	3'
	Deciduous	Rosa 'Knockout' Knockout Rose	5 - Gal	18"	12"	2'	2'
	Deciduous	Cornus sericea 'Kelsey' Kelsey Dwarf Dogwood	5 - Gal	18"	18"	3'	3'
	Deciduous	Rhus aromatica 'Gro Low' Gro-Low Sumac	5 - Gal	16"	18"	2'	6'
	Shrub	Weigela florida 'Tango' Tango Weigela	5 - Gal	16"	18"	2'	3'
	Shrub	Euonymus fortunei 'Emerald Gaiety' Emerald Gaiety Euonymus	5 - Gal	16"	18"	2'	4'

GRASS & PERENNIAL LEGEND

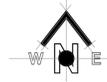
	Grass	Perovskia atriplicifolia Russian Sage	5 - Gal	18"	18"	3'	4'
	Grass	Calamagrostis s. acutiflora 'Karl Foerster' Feather Grass	5 - Gal	18"	6"	4'	2'
	Grass	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	5 - Gal	12"	6"	30"	30"
	Perennial	Hemerocallis 'Texas Sunlight' Daylily	1 - Gal	10"	6"	24"	18"
	Grass	Festuca ovina 'Glauda' Blue Elyja Fescue	1 - Gal	6"	6"	10"	12"

MISC. LEGEND

	TURF / Kentucky Bluegrass Sod from a local grower
	SNOW STORAGE / No shrub or evergreen trees planting zone
	ACCENT BOULDERS / Quartz, Brownish, Natural looking, Size as per drawing
	TOPSOIL MOUND / 12" Contour Interval
	C2 2" COBBLE ROCK / "SOUTHTOWN" / Smooth & Washed / Utah Landscape
	C1 1.5" COBBLE ROCK / "SOMA" / Crushed & Washed / Utah Landscape



KEY PLAN
NOT TO SCALE



DATE	DESCRIPTION



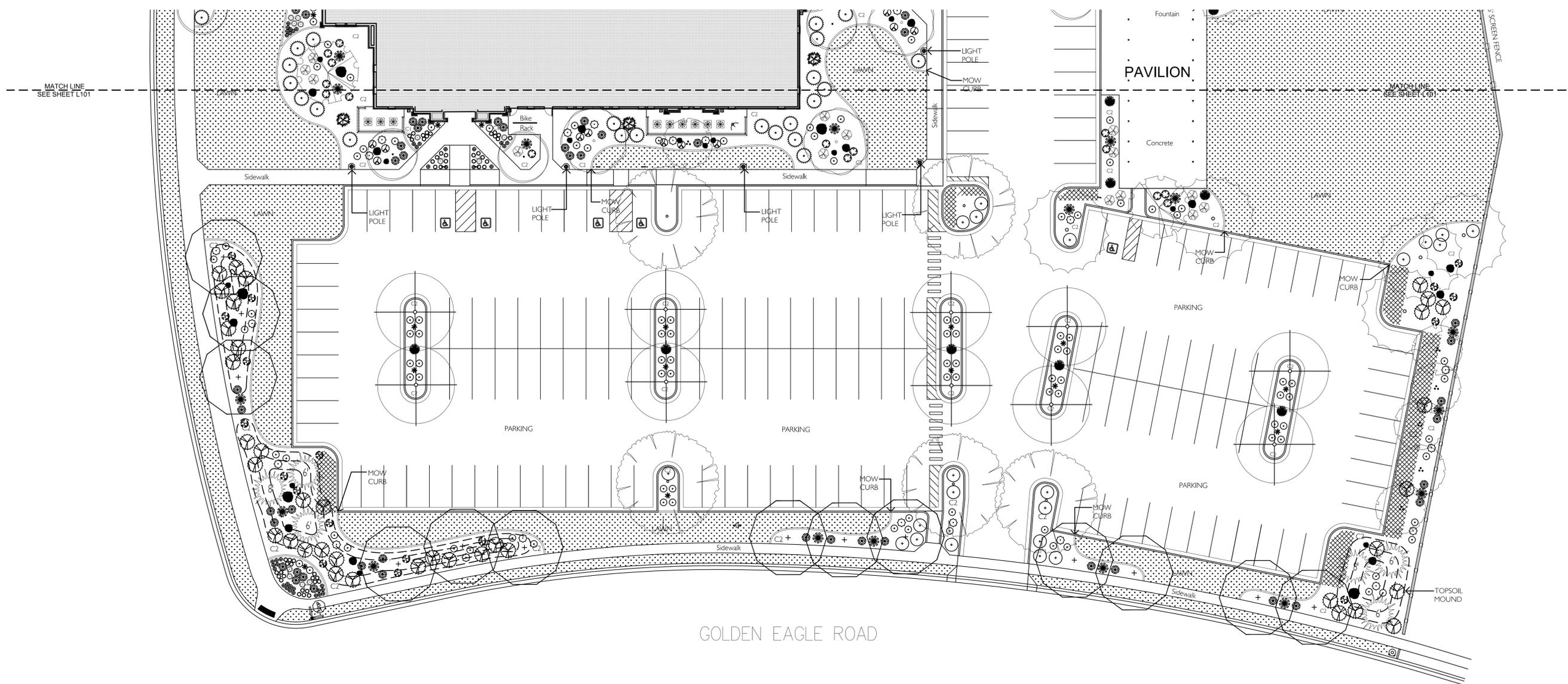
bbd ARCHITECTS
65 E. Midway Park Dr., Ste. 205 Phone: 801.571.0010
Draper, Utah 84020 Fax: 801.571.0003
Toll Free: 888.571.0010
bbdarchitects.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Proposed Meetinghouse Site for Eagle Mountain UT East Stake
Golden Eagle Road and Porter Crossing Parkway
Eagle Mountain, Utah
DATE: 1 May 2014
DRAWING PROJECT # 1204
PROPERTY # 500-7430
PLANSERIES: Heritage 09T

LANDSCAPE PLAN - NORTH

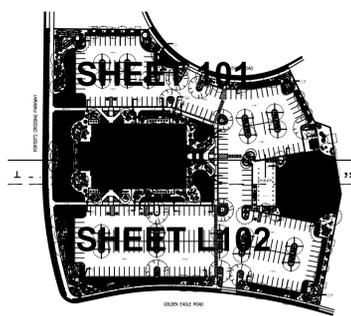
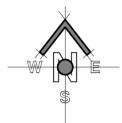
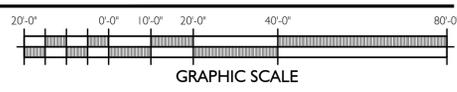
L101



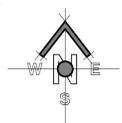
LANDSCAPE PLAN - SOUTH
SCALE: 1" = 20'-0"

LANDSCAPE NOTES

1. TOPSOIL FOR LANDSCAPE USE IS TO BE STOCKPILED OR IMPORTED. LAWN AREAS TO RECEIVE FIVE (5) INCHES OF TOPSOIL MINIMUM. SMALL PERENNIAL BEDS ADJACENT TO ENTRIES AND FRONT OF CHAPEL TO RECEIVE TWELVE (12) INCHES OF TOPSOIL. FOR ALL OTHER SHRUB AND COBBLE ROCK AREAS LEAVE EXISTING SOILS IN PLACE OR FILL WITH ON-SITE STOCKPILED TOPSOILS OR IMPORTED TOPSOIL. ALL IMPORTED TOPSOIL MUST MEET THE STANDARDS OUTLINED IN THE SPECIFICATIONS. ALL IMPORTED TOPSOIL MUST BE TESTED AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE DELIVERY AND INSTALLATION. STOCKPILED OR IN-PLACE TOPSOIL MUST BE AMENDED AS PER SPECIFICATIONS. DO NOT INSTALL TOPSOIL UNTIL THE SUB-GRADE HAS BEEN CHECKED FOR PROPER DEPTH.
2. ALL LANDSCAPE AREAS NOT LAWN TO BE COVERED WITH COBBLE ROCK. COBBLE ROCK TO BE INSTALLED THREE (3) INCHES DEEP AND ENOUGH SO FABRIC CANNOT BE SEEN THROUGH ROCK. COBBLE TO BE FINISHED GRADED ONE (1") BELOW CONCRETE EDGES. SEE LEGEND FOR TYPE AND SIZE OF COBBLE ROCK. SUBMIT SAMPLES FOR APPROVAL BEFORE INSTALLATION. ALL COBBLE ROCK TO BE WASHED BEFORE DELIVERY.
3. WEED BARRIER FABRIC TO BE PLACED UNDER ALL COBBLE ROCK MULCH. OVERLAP 6" AT JOINTS AND ADHERE TO GROUND USING 1" BY 6" STEEL WIRE STAKES PLACED 4' O.C.
4. ALL LAWN SHALL BE A BLEND OF KENTUCKY BLUEGRASS VARIETIES. LAWNS SHALL BE INSTALLED IN THE FORM OF SOD FROM A LOCAL GROWER. THE SOD SUPPLIER MUST BE APPROVED BEFORE DELIVERY AND INSTALLATION.
5. INSTALL TOP OF DRAIN CATCH BASINS FLUSH WITH FINISH GRADE ELEVATIONS TO ALLOW WATER TO DRAIN IN. COVER WITH WEED BARRIER FABRIC AND COBBLE ROCK. MAKE SURE LOCATIONS ARE ACCURATE ON RECORD DRAWINGS.
6. FREE STANDING BOULDERS TO BE SIZES INDICATED ON THE DRAWINGS. BOULDERS TO BE OF A NATURAL APPEARANCE, QUARTZ, OF A BROWN COLOR. SUBMIT A SAMPLE FOR APPROVAL BEFORE BIDDING, DELIVERY AND INSTALLATION. PARTIALLY BURY AND PLACE BOULDERS SO THEY HAVE A NATURAL LOOKING APPEARANCE. SEE DETAIL. PLACE WEED BARRIER FABRIC UNDER ALL BOULDERS AND EXTEND A MINIMUM OF 12" PAST THE EDGE OF THE BOULDER.
7. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.



KEY PLAN
NOT TO SCALE



#	DATE	DESCRIPTION

DESIGN
earthwise
LANDSCAPE - IRRIGATION



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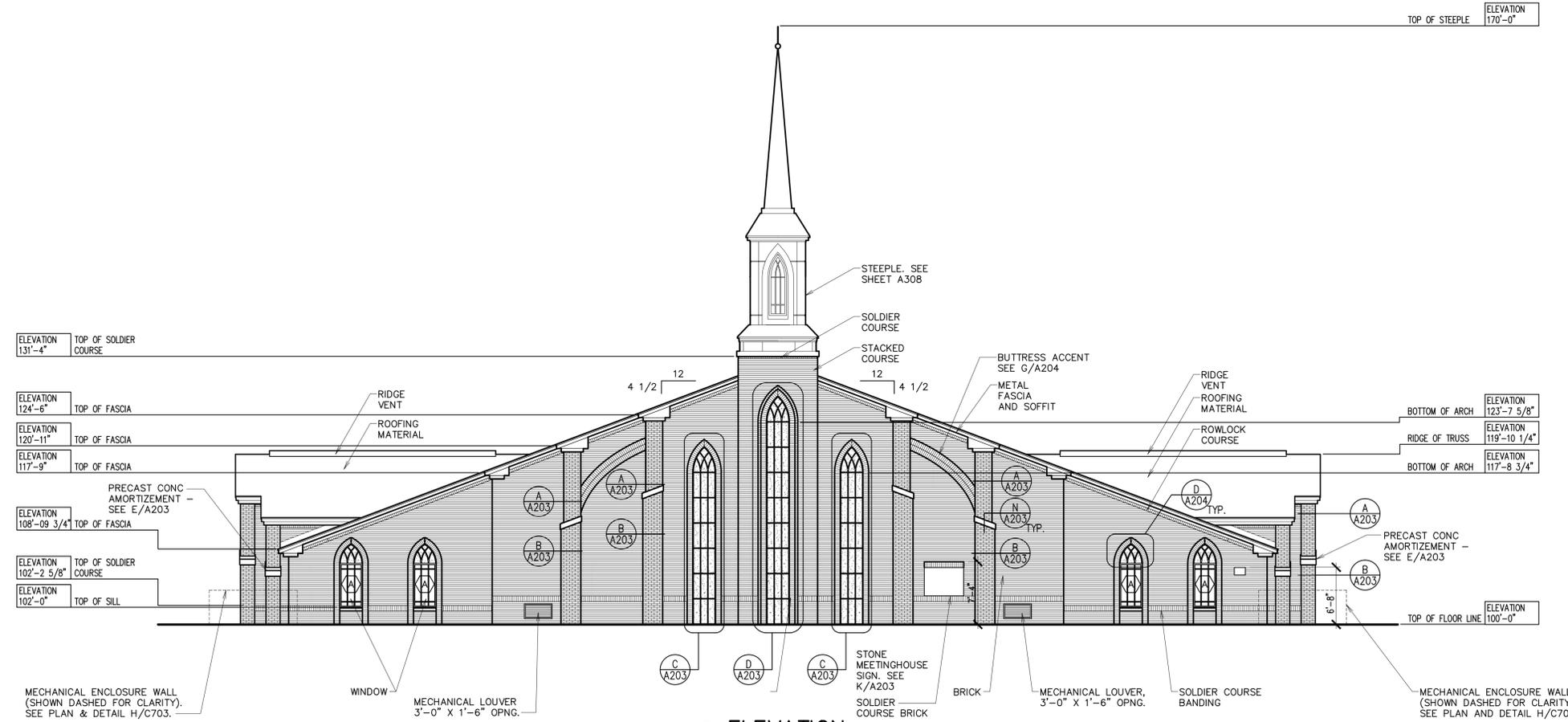
PROJECT FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NAME:
Proposed Meetinghouse Site for Eagle Mountain UT East Stake
Golden Eagle Road and Porter Crossing Parkway
Eagle Mountain, Utah

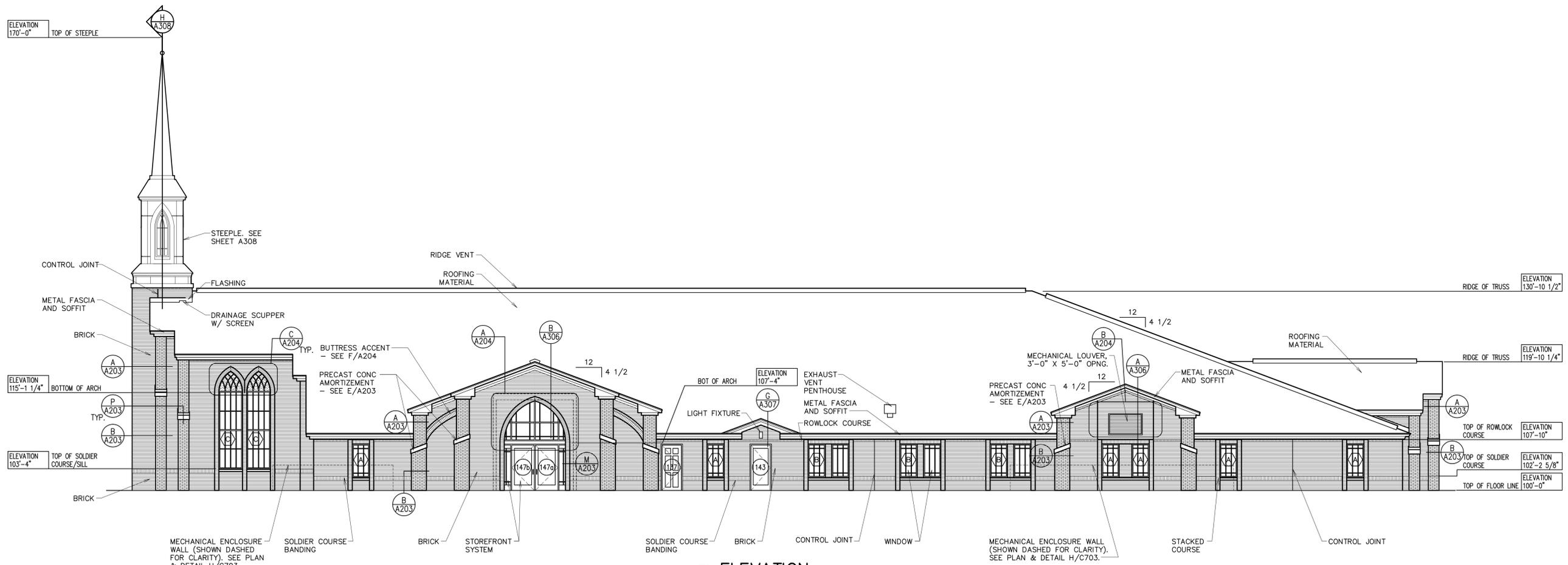
SHEET TITLE:
LANDSCAPE PLAN- SOUTH

DATE: 1 May 2014
DRAWING PROJECT # 1204
PROPERTY # 500-7430
PLAN SERIES: Heritage 08T

SHEET:
L102



1 ELEVATION
1/8" = 1'-0"



2 ELEVATION
1/8" = 1'-0"

#	DATE	DESCRIPTION

DATE	DESCRIPTION

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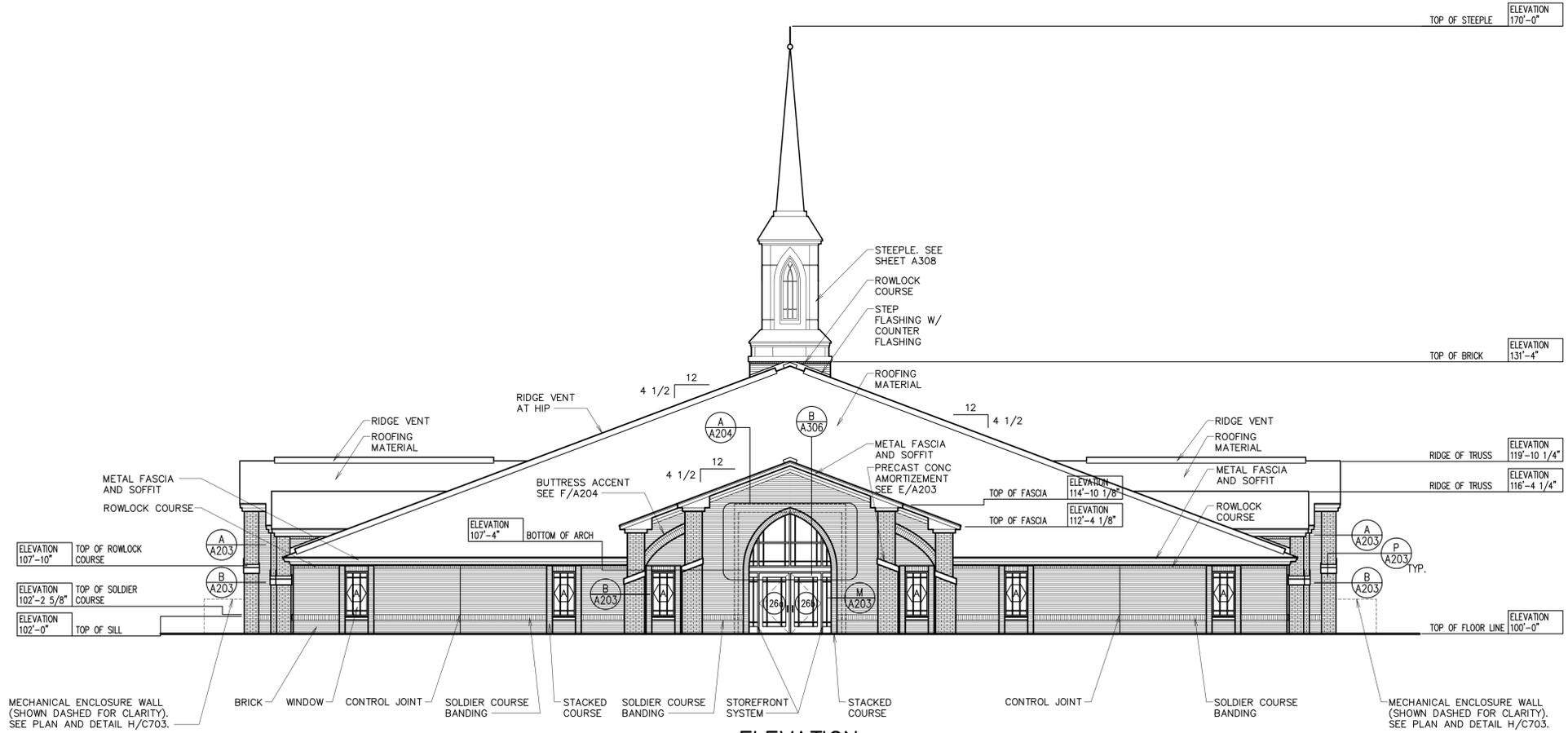
PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NAME:
Proposed Meetinghouse Site for Eagle Mountain UT East Stake
Golden Eagle Road and Porter Crossing Parkway
Eagle Mountain, Utah

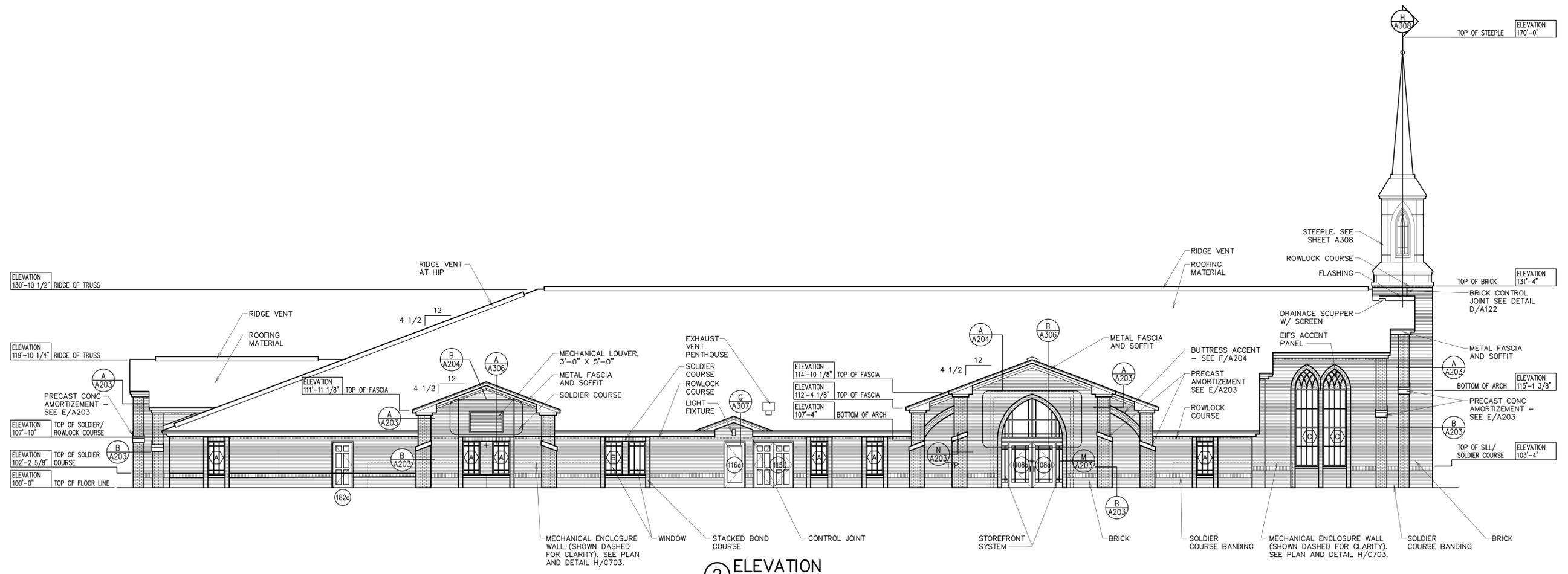
DATE: 7 May 2014
BIDDING PROJECT #: 1204
PLAN SERIES: Heritage 09T
PROPERTY #: 500-7430

SHEET TITLE:
BUILDING ELEVATIONS

SHEET:
A201



1 ELEVATION
1/8" = 1'-0"



2 ELEVATION
1/8" = 1'-0"

#	DATE	DESCRIPTION

DATE	DESCRIPTION

bb ARCHITECTS
 45 E Wadsworth Park Dr., Ste. 205 Phone: 801.571.0010
 Draper, Utah 84020 Fax: 801.571.0303
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 bbarchitects.com

PROJECT NAME:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT FOR:
Proposed Meetinghouse Site for Eagle Mountain UT East Stake
 Golden Eagle Road and Porter Crossing Parkway
 Eagle Mountain, Utah

PROPERTY # 500-7430
 PLAN SERIES: Heritage 09T
 DATE: 7 May 2014
 BHA/PROJECT # 1204

SHEET TITLE:
BUILDING ELEVATIONS

SHEET:
A202



EAGLE MOUNTAIN CITY
City Council Staff Report

EAGLE
MOUNTAIN

AUGUST 5, 2014

Project: **Evans Ranch Church Site Plan**
Applicant: Lafe Harris / BHD Architects
Location: Porter's Crossing Parkway & Golden Eagle Road
Request: Site Plan Approval
Type of Action: Action Item

Planning Commission Action

The Planning Commission recommended approval of this proposed site plan on July 22, 2014 with the following conditions of approval:

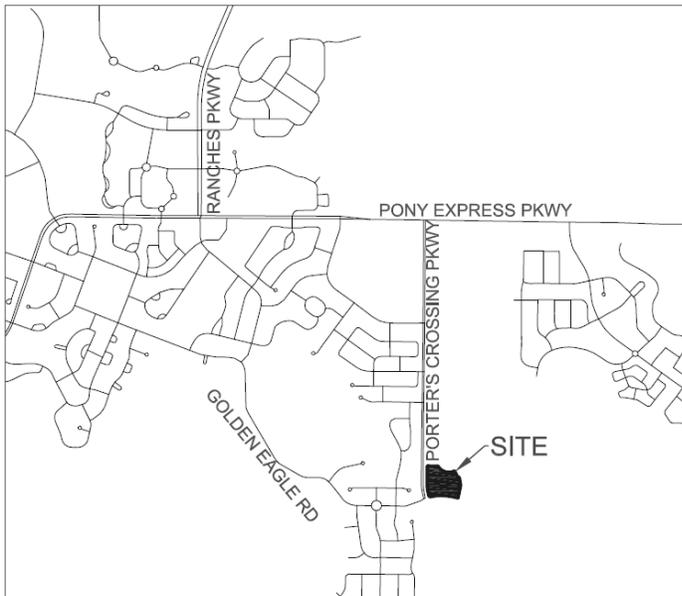
- 1) Revised landscape plans that include the required street trees and screening between the streets and parking lots.
- 2) Provide an 8" loop for the 4 required fire hydrants that must be in place prior to start of combustible construction.
- 3) Install an onsite hydrant located within 100' of the fire department connection 3200 series lockbox adjacent to the fire riser room door.

Preface

The proposed Evans Ranch Church is located within the Evan's Ranch Master Development Plan. The proposed site is located near the intersection of Porter's Crossing Parkway and Golden Eagle Road. The applicant is proposing a meetinghouse, onsite parking, and a pavilion for the site. The Planning Commission approved a Conditional Use Permit on July 22, 2014 for the 4.6 acre site, which is designated as Mixed Use Residential on the City's General Plan.

Application

This proposal was reviewed according to *Chapter 17.100.050 Site Plan Development Standards* of the Municipal Code as follows:



Use of Property. The entire parcel is being improved according to the City's standards.

Design Standards. The proposed church will be a 'Heritage' style building, which is a standard LDS Church design, and meets the Design Standards of the City. The storage shed that is proposed is designed to match the look and materials of the church. The dumpster enclosure is also designed to match the church materials.

Landscape Standards. The applicant is submitting revised landscape plans to include street trees in the park strip for collector and arterial roads. In addition, the applicant is modifying the landscaped areas between parking and the roads to prevent

headlight spillover. The remaining landscape plan complies with the Code requirements providing both xeriscape and manicured lawn.

Access Requirements. The plan meets the access requirements.

Utilities. There are no utility issues.

Grading and Drainage. The site has been designed to drain into the subdivision storm drain system with no onsite detention required. The applicant has been asked to provide an easement to the City for a temporary off-site detention basin.

Parking Lot and Street Lighting. The lighting plan meets the requirements. Landscaped berms used as headlight screens are needed for areas between the roads and parking: At least 3.5 feet high, max slope of 2.5:1, except where a retaining wall is used on one side. The applicant is revising the landscape plans to address this requirement.

Buffering. The complete east property line and a section of the north property line will contain a 6' wood stained fenced with the required mow strip to buffer the church site from adjacent residential properties. The rest of the site will be buffered by roads.

Fire. The applicant needs to provide an 8" loop for the 4 required fire hydrants that must be in place prior to start of combustible construction. The applicant will also need to install an onsite hydrant located within 100' of the fire department connection and a Knoxbox 3200 series lockbox adjacent to the fire riser room door.

RECOMMENDATION SECTION

Recommended Motion

The recommended motion is provided for the benefit of the City Council and may be read or referenced when making a motion.

I move that the City Council approves the Evans Ranch Church Site Plan with the recommended conditions:

- 1) Revised landscape plans that include the required street trees and screening between the streets and parking lots.
- 2) Provide an 8" loop for the 4 required fire hydrants that must be in place prior to start of combustible construction.
- 3) Install an onsite hydrant located within 100' of the fire department connection 3200 series lockbox adjacent to the fire riser room door.

ATTACHMENTS: Site Plan, Elevations, Landscape Plan, Utility Plan