EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

SEPTEMBER 2, 2025, 12:30 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

12:30 PM – PLANNING COMMISSION WORK SESSION

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **DECLARATION OF CONFLICTS OF INTEREST**
4. **ACTION AND ADVISORY ITEMS**

   4.A. Development Agreement - 1st Amendment to Ault Farms MDA

   4.B. PRELIMINARY PLAT - Alpine School District Elementary 133

   4.C. SITE PLAN - Alpine School District Elementary 133

   4.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Alpine School District Elementary 133.

   BACKGROUND: (*Presented by Planner, Steven Lehmitz*). Rezone approval from Agriculture to Public Facilities for a new elementary school to be located on Parcel No. 59:034:0186, directly north of the Pinnacles residential development.

5. **NEXT SCHEDULED MEETING**
6. **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 accommodations 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 801-789-6611. 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** **SEPTEMBER 2, 2025**
TITLE:	Ault Farms Development Agreement - 1st Amendment
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	N/A
APPLICANT:	Flagship Homes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING
Yes

PREPARED BY
Marcus Draper, City Attorney

PRESENTED BY
Marcus Draper

RECOMMENDATION:
That the Planning Commission recommend approval of the draft amendment to City Council...

BACKGROUND:
Flagship Homes is developing the Parkway Fields subdivision (formerly known as Ault Farms). Eagle Mountain Municipal Code Section 16.35.090 requires that prior to receiving a building permit for a given final plat, the developer must install a six-foot-tall privacy fence made of durable materials consisting of either stone, masonry or decorative concrete. Flagship Homes has been complying with this code requirement, but is now running into supply issues. The request of the development agreement is to allow Flagship Homes to post a bond for the fencing, issue building permits, and withhold any Certificates of Occupancy until the fencing is complete.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. First Amendment to Ault Farms MDA

WHEN RECORDED, RETURN TO:

Eagle Mountain City
Attn: Gina L. Olsen, City Recorder
1650 Stagecoach Run
Eagle Mountain, UT 84005

FIRST AMENDMENT
TO THE MASTER DEVELOPMENT AGREEMENT
FOR AULT FARMS

This First Amendment to the Master Development Agreement for Ault Farms ("First Amendment") is made and entered into as of the ____ day of _____, 2025, by and between Eagle Mountain City, a political subdivision of the State of Utah ("City") and Flagship EM Holdings, a Utah limited liability company ("Developer").

RECITALS

A. On December 7th, 2021, the Parties entered into a Master Development Agreement for Ault Farms (the "Original MDA").

B. Pursuant to the Original MDA and associated approvals, fencing improvements are required along certain arterial and collector roads.

C. The Parties desire to amend the Agreement to allow for flexibility in the timing of fencing installation while ensuring the completion of such improvements through financial security.

D. The Parties have cooperated in the preparation of this First Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agrees as follows.

AMENDMENT

1. **Effect of First Amendment**. Other than as specifically amended herein by this First Amendment, the Original MDA shall remain in full force and effect.

2. **Fence Completion and Security Timing**.

2.1. *Surety Bond*. Developer shall include a line item in its subdivision improvement bond that shall cover the cost of constructing fencing along designated arterial and collector roadways in accordance with the approved plans and City standards (the "Fence Improvements"). This line item shall serve as a surety bond guaranteeing the completion of the Fence Improvements.

2.2. *Building Permits*. Upon posting of the surety bond described in Section 2.1 above, the City shall agree to not withhold issuance of building permits within the applicable subdivision solely on the basis that the Fence Improvements have not yet been completed.

2.3. *Certificates of Occupancy*. Notwithstanding Section 2.2 above, the Parties agree that the City may withhold certificates of occupancy for structures located within the applicable subdivision until the Fence Improvements have been fully completed, inspected, and approved by the City.

3. **Recording**. The Parties shall cause this First Amendment to be recorded in the records of the Utah County Recorder.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

[signatures on following pages]

CITY

EAGLE MOUNTAIN CITY

_____
TOM WESTMORELAND, Mayor

ATTEST

_____
GINA L. OLSEN, City Recorder

_____
City Attorney
Approved as to form and legality

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the _____ day of _____, 2025, personally appeared before me TOM WESTMORELAND, who being by me duly sworn, did say that he is the MAYOR OF EAGLE MOUNTAIN CITY, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

_____
NOTARY PUBLIC

DEVELOPER

FLAGSHIP EM HOLDINGS, LLC
A Utah limited liability company

_____

_____, _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the _____ day of _____, 2025, personally appeared before me _____ duly sworn, did say that he is the _____ of FLAGSHIP EM HOLDINGS, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **SEPTEMBER 2, 2025**
TITLE:	ASD Elementary 133 Preliminary Plat
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	N/A
APPLICANT:	Scott Johnson, Alpine School District

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Employment Center/Campus Zone: Agriculture	13.28 Acres

PUBLIC HEARING
Yes

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

BACKGROUND:
Alpine School District is proposing the construction of an additional elementary school in Eagle Mountain, located on Parcel No. 59:034:0186, directly north of the Pinnacles residential development.

ITEMS FOR CONSIDERATION:
EMMC 16.20.020 Purpose.
The purpose of the preliminary plat application is to: review the specific layout of the lots created by the subdivision; ensure proper coordination of public and private street systems and circulation; review demand and availability of public utilities;....

EMMC 16.20.030 Preliminary plat approval required.
All proposed subdivision plats must receive preliminary plat approval by the Planning Commission and City Council... prior to action on the final plat application. The approved preliminary plat vests the application with... street configuration, and lot layouts.

EMMC 16.20.050 Approval process.
E. Planning Commission Approval.
Compliance with all applicable development requirements and utility standards -- Yes
In the public interest -- Yes

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

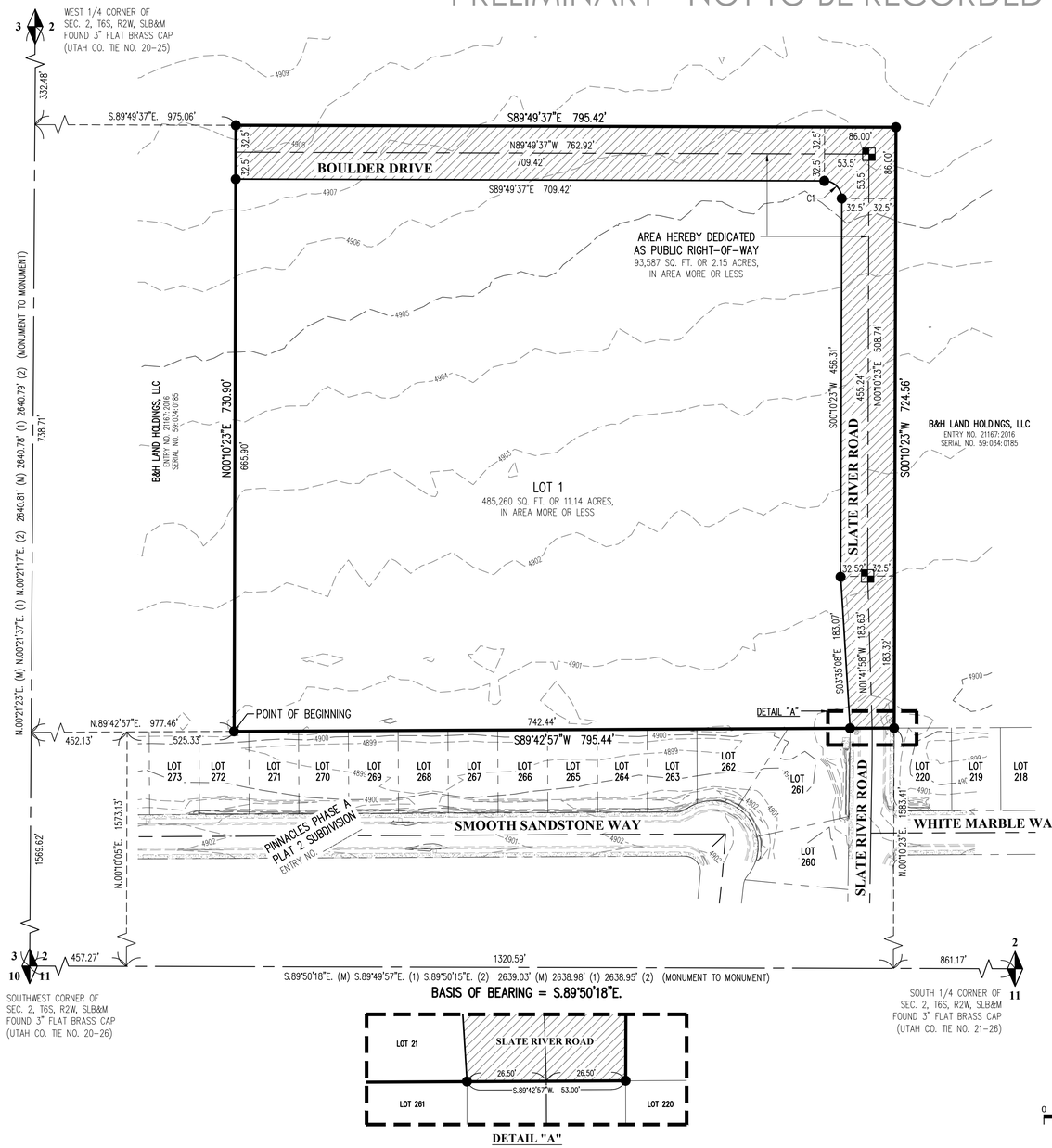
ATTACHMENTS:

1. Preliminary, Elevation, and Site Plans
2. Maps
3. Rezone Exhibit
4. Transportation Master Plan

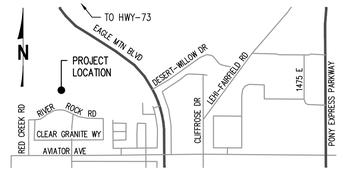
AVIATOR ELEMENTARY SCHOOL SUBDIVISION

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
EAGLE MOUNTAIN, UTAH COUNTY, STATE OF UTAH

PRELIMINARY - NOT TO BE RECORDED



DETAIL "A"



VICINITY MAP (NTS)

LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINE
- ADJOINER BOUNDARY
- SECTION LINE
- ROAD CENTER LINE
- EXISTING CURB & GUTTER
- XXXX' EXISTING MAJOR CONTOUR LINE
- XXXX' EXISTING MINOR CONTOUR LINE
- DEDICATED ROADWAY
- EXISTING CONCRETE
- UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN 801-569-1315"
- STREET MONUMENT TO BE SET
- FOUND SECTION CORNER

SURVEY NOTES:
1. 5/8" X 24" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "MERIDIAN 801-569-1315" TO BE PLACED AT ALL OTHER LOT CORNERS.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	21.00'	90°00'00"	32.99'	S44°49'37"E	29.70'

PLAT CALCULATIONS		
INFORMATION	ACRES	NOTES
TOTAL ACREAGE	13.29	LOT AND ROADWAY
BUILDABLE ACREAGE	–	–
TOTAL ACREAGE IN LOTS	11.08	1 LOT
TOTAL OPEN SPACE	–	–
TOTAL IMPROVED OPEN SPACE	–	–
AVERAGE LOT SIZE	11.08	–
LARGEST LOT SIZE	11.08	–
SMALLEST LOT SIZE	11.08	–
OVERALL DENSITY	–	–
TOTAL # OF LOTS	1	1 LOT

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 _____

SURVEYOR'S CERTIFICATE

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, A PARCEL AND STREETS, TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS: "AVIATOR ELEMENTARY SCHOOL SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR PLS NO. 13941945 06/04/2025 TRAVIS R. WILLIAMS STATE OF UTAH

TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE OF PLAT: JUNE 4, 2025

LEGAL DESCRIPTION

A PARCEL ON LAND, UPON AN ENTIRE TRACT OF PROPERTY AS DESCRIBED IN WARRANTY DEED IN FAVOR OF B&H HOLDINGS, LLC RECORDED AS ENTRY NO. 21167:2016 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SITUATE IN SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN UTAH COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED IN FAVOR OF CENTURY LAND HOLDINGS OF UTAH, LLC RECORDED AS ENTRY NO. 196901:2021 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT IS 457.27 FEET S.89°49'57"E. ALONG THE SECTION LINE TO THE INTERSECTION OF SAID SECTION LINE AND THE WESTERLY BOUNDARY LINE OF PINNACLES PHASE A PLAT 1 SUBDIVISION RECORDED AS ENTRY NO. 61510:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER AND 1573.13 FEET N.00°10'05"E. ALONG SAID WESTERLY BOUNDARY LINE AND ITS EXTENSION TO THE NORTHWEST CORNER OF SAID DESCRIBED PROPERTY AND 525.33 FEET N.89°42'57"E. ALONG SAID NORTHERLY BOUNDARY LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 2 (BASIS OF BEARING IS S.89°50'18"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 2); AND RUNNING THENCE N.00°10'23"E. 730.90 FEET; THENCE S.89°49'37"E. 795.42 FEET; THENCE S.00°10'23"W. 724.55 FEET TO A POINT IN SAID NORTHERLY BOUNDARY LINE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE S.89°42'57"W. 795.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 578,847 SQUARE FEET OR 13.29 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCEL. IT IS ALSO THE INTENT OF THIS PLAT TO SUBDIVIDE THE SUBJECT PROPERTY INTO 1-LOT AND STREETS. THE BASIS OF BEARING FOR THIS SURVEY IS S.89°50'18"E. ALONG THE SECTION LINE BETWEEN THE MONUMENTS REPRESENTING THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN APRIL OF 2025.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY, ANY NEW EVIDENCE, MONUMENTATION OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

(1) PINNACLES PHASE A PLAT 2 SUBDIVISION: ENTRY NO. _____:2025.
(2) UTAH COUNTY SURVEYOR'S STATE PLANE COORDINATE & DEPENDENT RESURVEY OF THE NORTHEAST QUARTER OF T.6S., R.2W., S.L.B.&M.
*NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#) ON THE FACE OF THE PLAT.

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.
(C) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO A LOT AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

AVIATOR ELEMENTARY SCHOOL SUBDIVISION

AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS TO EAGLE MOUNTAIN CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

DATED THIS _____ DAY OF _____ A.D. 2025.

OWNER: ALPINE SCHOOL DISTRICT

BY: _____

ITS: _____

ACKNOWLEDGMENT
(ALPINE SCHOOL DISTRICT)

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH, _____, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____,AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID BOARD OF EDUCATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID UNIVERSITY EXECUTED THE SAME.

NOTARY PUBLIC NAME _____
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ NOTARY PUBLIC

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 2025.

_____ CITY MAYOR

_____ CITY ATTORNEY

_____ CITY ENGINEER

_____ ATTEST: CITY RECORDER

COMCAST

[COMCAST ENTITY] APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. [COMCAST ENTITY] 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 NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OR PROVISION OF TELECOMMUNICATIONS SERVICES OF THE TERMS OF SUCH SERVICES.

APPROVED THIS_____ DAY OF_____ 2025.

BY_____

TITLE_____
COMCAST REPRESENTATIVE

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT (A) AFFECT AND RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT OF WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

APPROVED THIS_____ DAY OF _____2025.

BY_____

TITLE_____
QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

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. 10-9A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY 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 HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8A DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS_____ DAY OF_____ 2025.

_____
ROCKY MOUNTAIN POWER

RECORDED OWNER:

ALPINE SCHOOL DISTRICT
575 NORTH 100 EAST,
AMERICAN FORK, UTAH 84003

AVIATOR ELEMENTARY SCHOOL SUBDIVISION

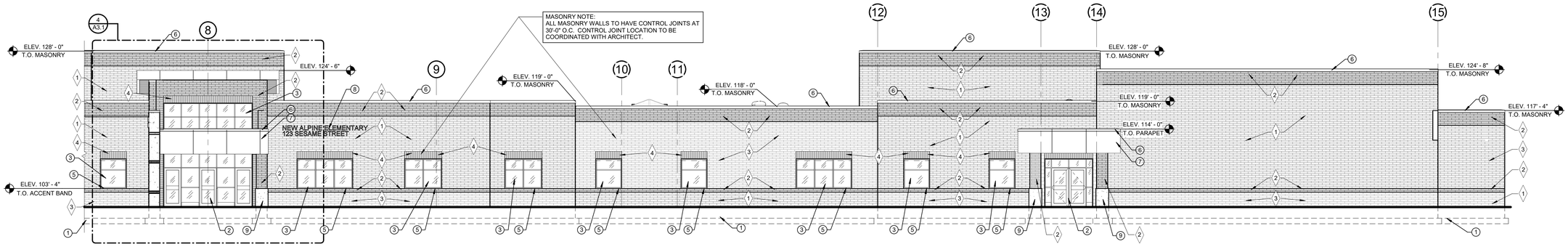
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
EAGLE MOUNTAIN, UTAH COUNTY, STATE OF UTAH

PREPARED BY:

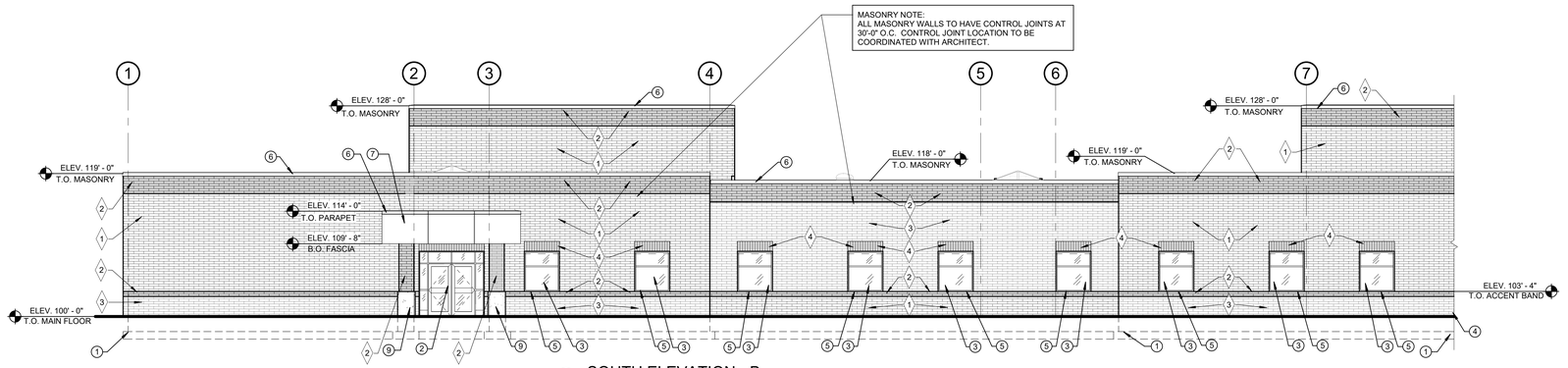
MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	COMP. FILE 25050 PRELMINARY PLAT
			PROJECT NO. 25050
			SHEET NO. 1 OF 1

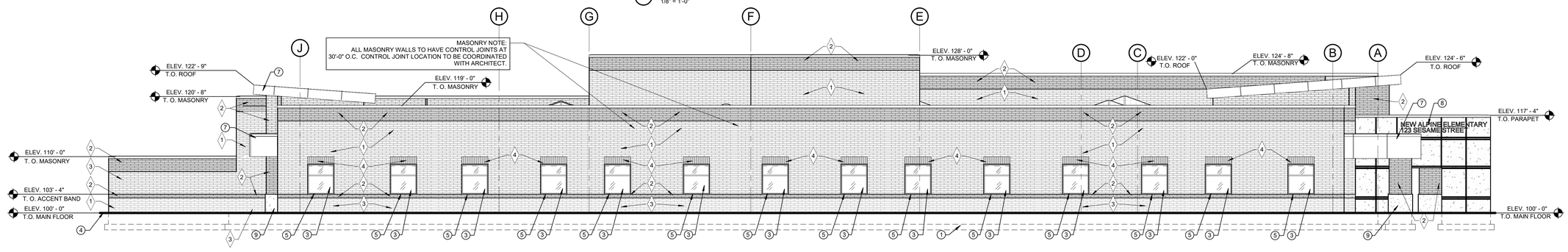
U:\Projects\2025\25050-NL\+MM+\ASD-Aviator Elementary\2025\Dwg\25050_Preliminary Plat.dwg, Jun 04, 2025 - 3:44pm



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



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



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

SHEET NOTES

1 - CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.

2 - ALUMINUM DOOR SYSTEM - SEE DOOR SCHEDULE.

3 - ALUMINUM WINDOW - SEE WINDOW TYPES.

4 - APPROXIMATE EXISTING GRADE

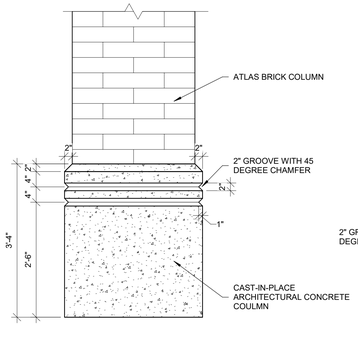
5 - PRE-FINISHED METAL WINDOW SILL FLASHING - SEE DETAILS 1 & 4/A5.4

6 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.

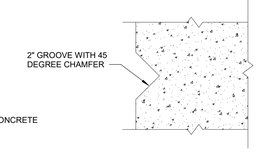
7 - PRE-FINISHED METAL FASCIA COMPOSITE PANELS OVER 1/2" DENZ GLASS COLOR AS SELECTED BY ARCHITECT - SEE SPECS.

8 - CAST METAL BUILDING LETTERS. NAME OF SCHOOL AND ADDRESS AS SHOWN ON ELEVATIONS BUILDING LETTERS SHALL BE CENTER JUSTIFIED - SEE SPECS.

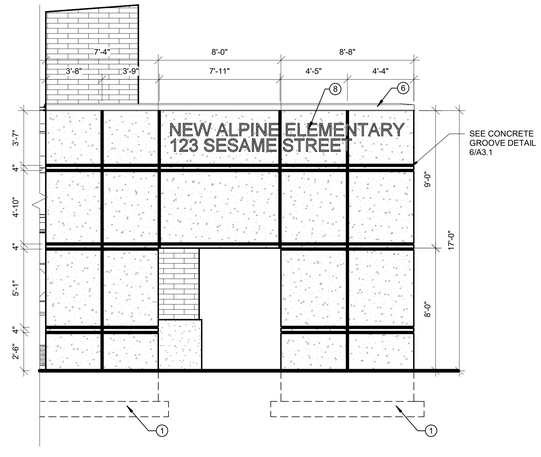
9 - CAST-IN-PLACE ARCHITECTURAL CONCRETE COLUMN BASE - SEE DETAIL 7/A3.1 & SEE SPECS



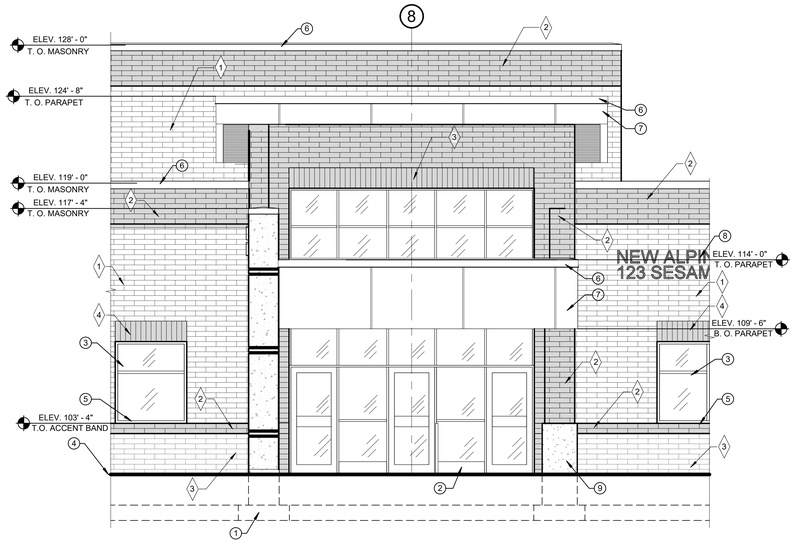
7 CONCRETE COLUMN BASE
3/4" = 1'-0"



6 CONCRETE WALL GROOVE DETAIL
NO SCALE



5 ARCHITECTURAL CONCRETE WALL DETAIL
1/4" = 1'-0"



4 SOUTH ELEVATION - ENTRY
1/4" = 1'-0"

SOILS NOTE

ALL UNDOCUMENTED FILL MUST BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% FROM UNDER THE BUILDING FOOTPRINT. SEE THE GEOLOGICAL REPORT THAT INDICATED STRUCTURAL FILL TO BE PLACED TO 4'-0" UNDER BOTTOM OF FOOTING ELEVATIONS

MASONRY SCHEDULE

1 ATLAS BRICK (FIRST COLOR) - "IRON STONE" - MATTE FINISH

2 ATLAS BRICK (SECOND COLOR) - "MIDNIGHT BLACK" - MATTE FINISH

3 ATLAS BRICK (THIRD COLOR) - "PLATIMUM" - MATTE FINISH

4 SOLIDER COURSE ATLAS BRICK (ACCENT COLOR) - "MIDNIGHT BLACK" - MATTE FINISH

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

6/9/2025 5:48:11 PM As indicated

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
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KMA ARCHITECTS

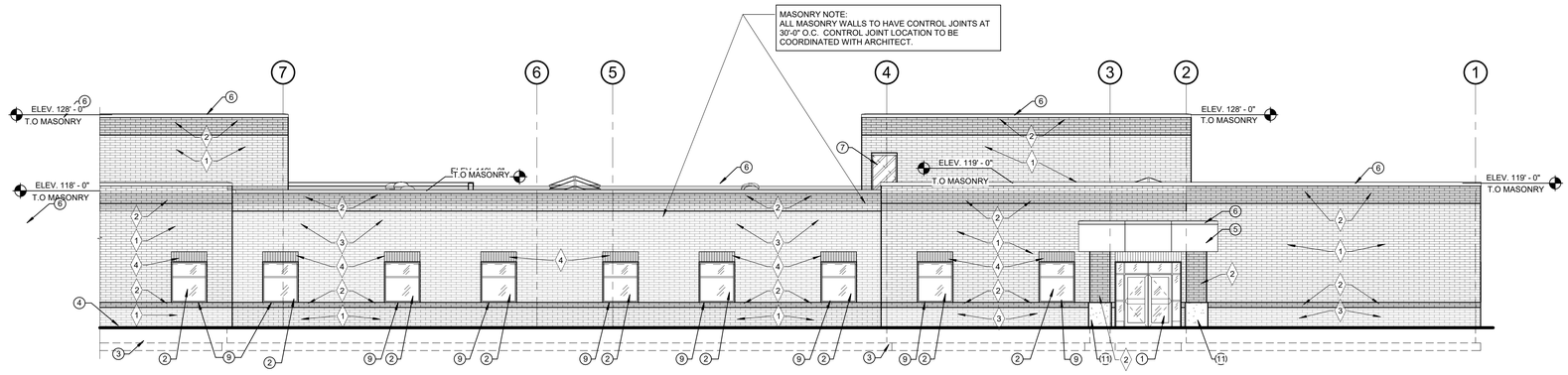
STATE OF UTAH
WESLEY CHRISTENSEN
No. 9499562-0301
6-9-25
LICENSED ARCHITECT

REVISIONS:

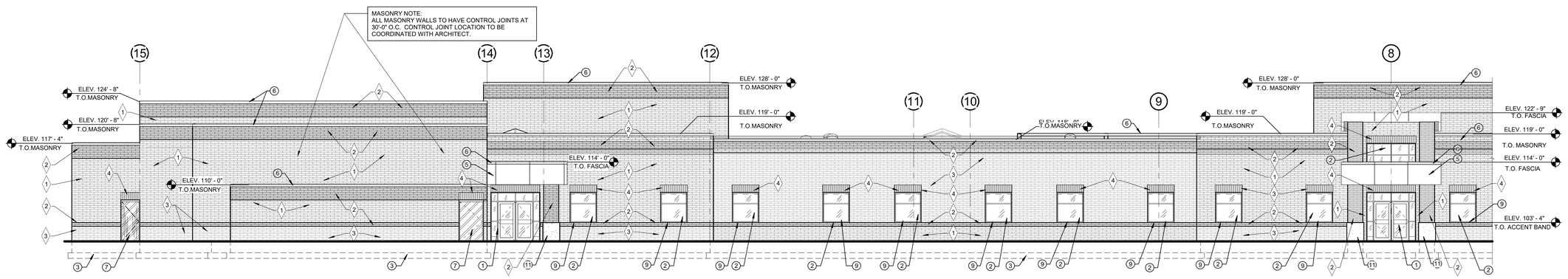
PROJECT TITLE
ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

DRAWN BY: JH
CHECKED BY: WC
DATE: JUNE 2025
PROJECT #: 176025

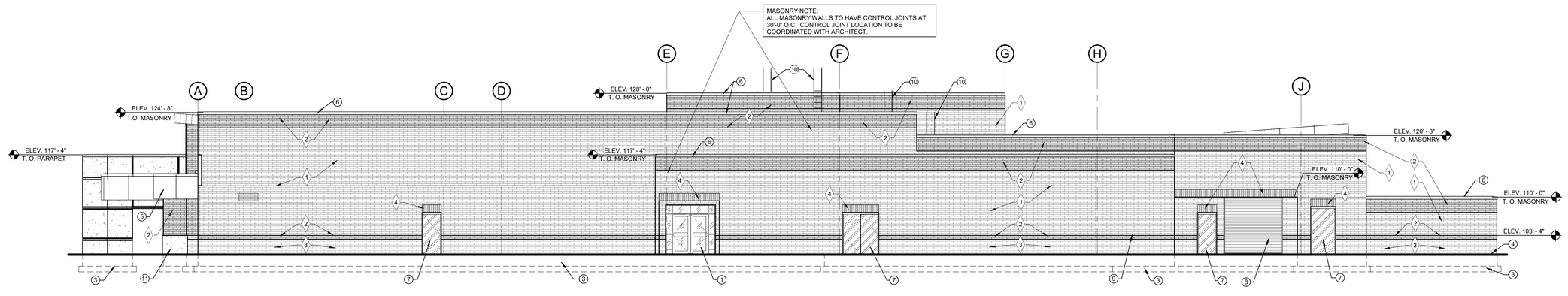
A3.1



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



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



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

SHEET NOTES

1 - ALUMINUM DOOR SYSTEM - SEE DOOR SCHEDULE.

2 - ALUMINUM WINDOW - SEE WINDOW TYPES.

3 - CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.

4 - APPROXIMATE EXISTING GRADE

5 - PRE-FINISHED METAL FASCIA COMPOSITE PANELS OVER 1/2" DENZ GLASS COLOR AS SELECTED BY ARCHITECT - SEE SPECS.

6 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.

7 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

8 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

9 - PRE-FINISHED METAL WINDOW SILL FLASHING - SEE DETAILS 1 & 4/A5.4

10 - PRE-FABRICATED STEEL ROOF LADDER - SEE DETAIL 5/A2.4.

11 - CAST-IN-PLACE ARCHITECTURAL CONCRETE COLUMN BASE - SEE DETAIL 7/A3.1 & SEE SPECS

SOILS NOTE

ALL UNDOCUMENTED FILL MUST BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% FROM UNDER THE BUILDING FOOTPRINT. SEE THE GEOLOGICAL REPORT THAT INDICATED STRUCTURAL FILL TO BE PLACED TO 4'-0" UNDER BOTTOM OF FOOTING ELEVATIONS

MASONRY SCHEDULE

1 ATLAS BRICK (FIRST COLOR) - "IRON STONE" - MATTE FINISH

2 ATLAS BRICK (SECOND COLOR) - "MIDNIGHT BLACK" - MATTE FINISH

3 ATLAS BRICK (THIRD COLOR) - "PLATIMUM" - MATTE FINISH

4 SOLIDER COURSE ATLAS BRICK (ACCENT COLOR) - "MIDNIGHT BLACK" - MATTE FINISH

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6/9/2025 9:48:16 PM 1/8" = 1'-0"

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KMA ARCHITECTS

STATE OF UTAH
WESLEY CHRISTENSEN
No. 9049997-0301
6-6-25
LICENSED ARCHITECT

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ELEMENTARY #133
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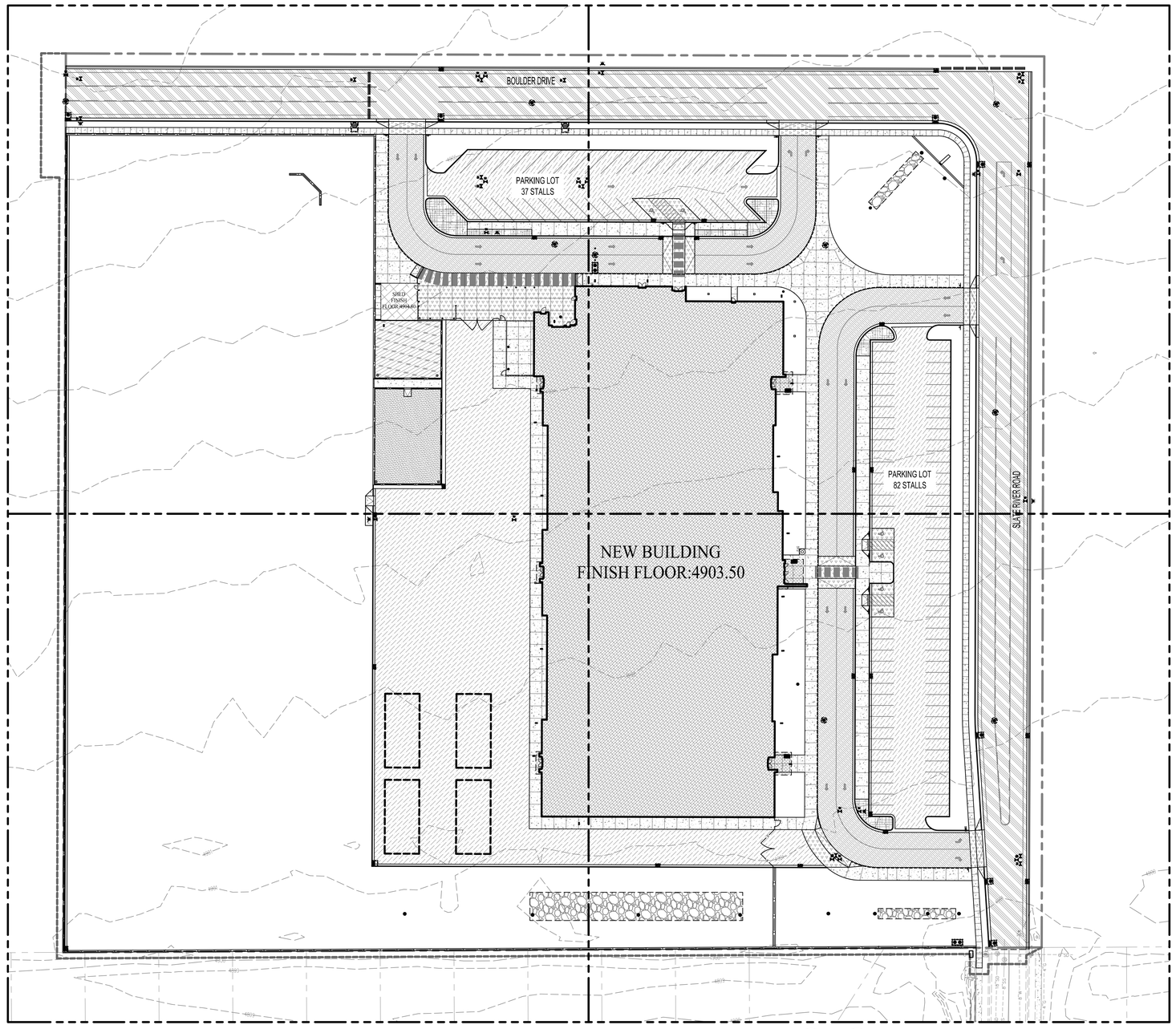
A3.2

CS234

CS231



CS233

CS232

0 40 80

SCALE 1"=40'

GENERAL SITE LAYOUT NOTES:

1. REFER TO ARCHITECTURAL SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE.
2. REFER TO ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
3. REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
4. VERIFY THE GRID DISTANCES SHOWN FOR BUILDING LOCATIONS WITH ARCH PLANS.
5. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
6. TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 6' MINIMUM AT ALL LOCATIONS.
7. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
8. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK.
9. THE PROJECT LIMIT LINE, ALSO REFERRED TO AS THE CIVIL ASSUMED AREA OF DISTURBANCE, IS INTENDED TO REPRESENT THE GENERAL EXTENT OF AREAS POTENTIALLY IMPACTED BY CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO MATERIAL STORAGE, EQUIPMENT ACCESS, AND WORK OPERATIONS ASSOCIATED WITH CIVIL SCOPE. THIS LINE IS BASED ON CIVIL DESIGN ASSUMPTIONS AND IS NOT NECESSARILY EXHAUSTIVE. ADDITIONAL AREAS OF DISTURBANCE MAY BE INDICATED ON PLAN SHEETS PREPARED BY OTHER DISCIPLINES (E.G. ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE), AND SUCH AREAS MAY EXTEND BEYOND THE CIVIL-DEFINED LIMIT LINE. THEREFORE, THE PROJECT LIMIT LINE SHOWN ON CIVIL DRAWINGS SHOULD NOT BE INTERPRETED AS THE DEFINITIVE OR SOLE BOUNDARY OF DISTURBANCE FOR THE PROJECT. IN SOME INSTANCES, A TEMPORARY PROJECT LIMIT LINE MAY ALSO BE SHOWN ON THE PLANS. THIS TEMPORARY LIMIT MAY EXTEND BEYOND THE ASSUMED PROPERTY BOUNDARIES AND IS USED TO ILLUSTRATE AREAS TEMPORARILY NEEDED FOR IMPROVEMENTS OUTSIDE OF THE OWNERS PROPERTY, OFTEN CITY ROADWAY IMPROVEMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL PLAN SETS TO IDENTIFY AND ACCOUNT FOR ALL POTENTIAL AREAS OF DISTURBANCE.
10. FOR CONCRETE SIDEWALK IN CITY ROW REFER TO APWA NO 231 DETAIL ON SHEET C104, IF NOT REFER TO DETAIL ON C100.

PARKING STALL COUNT	
TOTAL STALLS:	119
STALLS:	113
HC STALLS:	6

HATCH LEGEND

- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- SIDEWALK PER DETAILS ON SHEET C100
- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- PLAYGROUND BARK REFER TO LANDSCAPING PLANS
- INTEGRAL COLORED CONCRETE BROOM FINISH, COLOR TO BE COORDINATED WITH OWNER
- NEW BUILDING
- BUILDING OVERHANG
- UNDERGROUND DETENTION BASIN REFER TO CG450 PLANS
- PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS.
- CITY ROAD ASPHALT PAVEMENT SEE DETAIL D ON SHEET C100
- NEW SURFACE UTILITIES REFER TO CU300

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OVERALL SITE PLAN CS230
ASD #133 ELEMENTARY SCHOOL

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 5691319

Blue Stakes of UTAH 811

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

PROFESSIONAL ENGINEER
DATE ISSUED
No. 5501898-2202
MARK A. COOK
STATE OF UTAH

REVISIONS:

ALPINE SCHOOL DISTRICT
ELEMENTARY #133
EAGLE MOUNTAIN, UTAH
APPROX. N SLATE RIVER ROAD

DRAWN BY: CCC
CHECKED BY: MAC
DATE: 06/10/2025
PROJECT #: 25050

CS230

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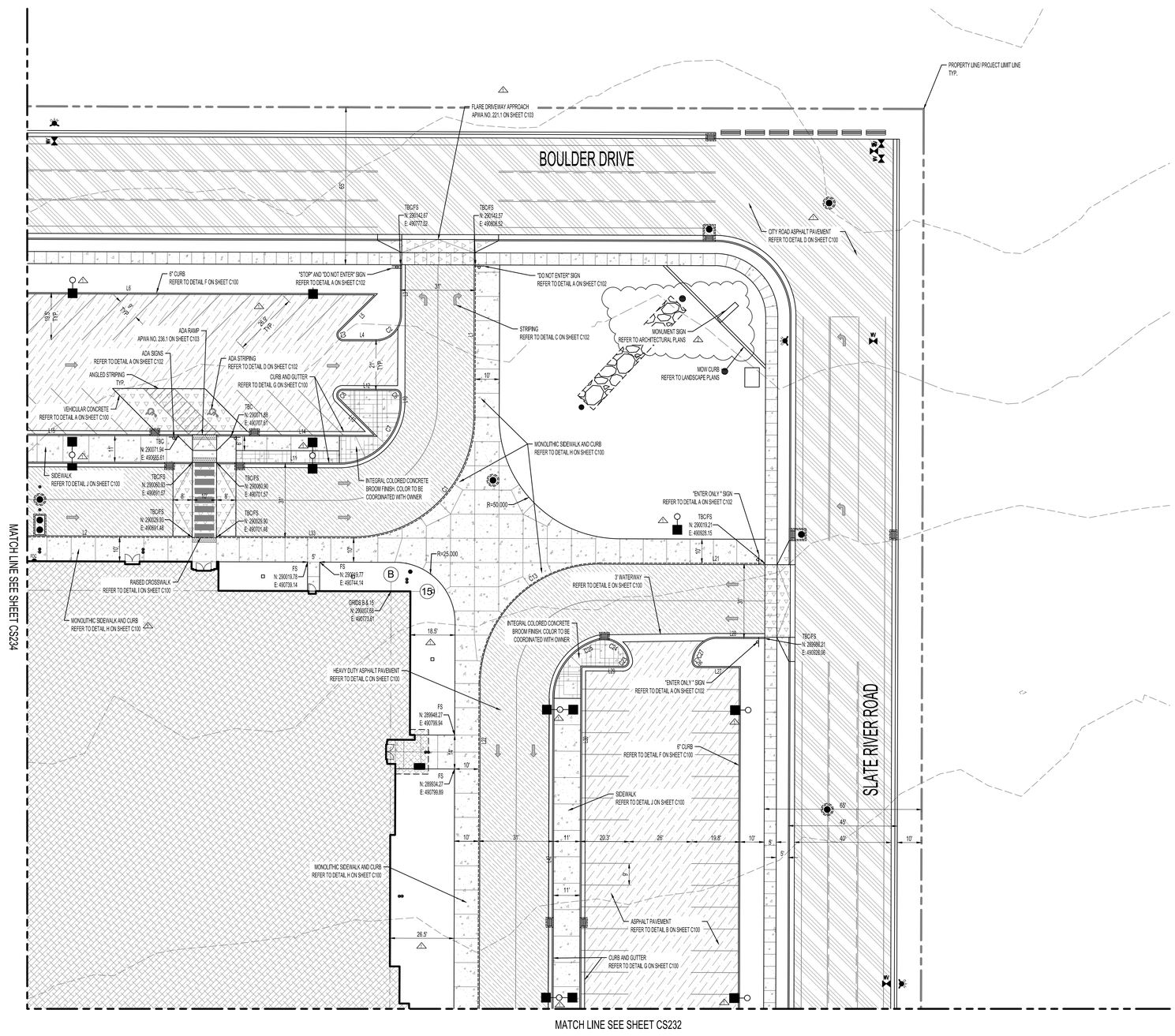
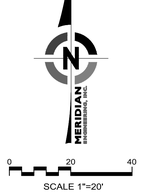
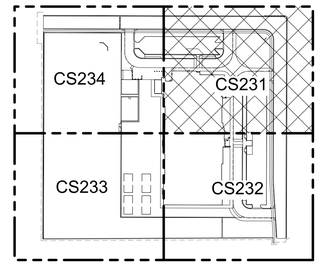




NOTES: REFER TO NOTES ON CS230.



VICINITY MAP
NOT TO SCALE

HATCH LEGEND

ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100	NEW BUILDING
HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100	BUILDING OVERHANG
CONCRETE SIDEWALK PER DETAIL J ON SHEET C100	UNDERGROUND DETENTION BASIN. REFER TO C0450 PLANS
VEHICULAR CONCRETE PER DETAIL A ON SHEET C100	PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS.
PLAYGROUND BARK REFER TO LANDSCAPING PLANS	CITY ROAD ASPHALT PAVEMENT SEE DETAIL D ON SHEET C100
INTEGRAL COLORED CONCRETE BROOM FINISH, COLOR TO BE COORDINATED WITH OWNER	NEW SURFACE UTILITIES REFER TO CU300

ENLARGED SITE PLAN CS231
ASD #133 ELEMENTARY SCHOOL

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MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
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KMA ARCHITECTS
170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

PROFESSIONAL ENGINEER
DATE ISSUED: 06/10/2025
No. 10351938-2202
MARK A. COOK
STATE OF UTAH

REVISIONS:
ADD #2 06/26/25
CITY COMMENTS 07/10/25

ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

DRAWN BY: CCC
CHECKED BY: MAC
DATE: 06/10/2025
PROJECT #: 25050

CS231

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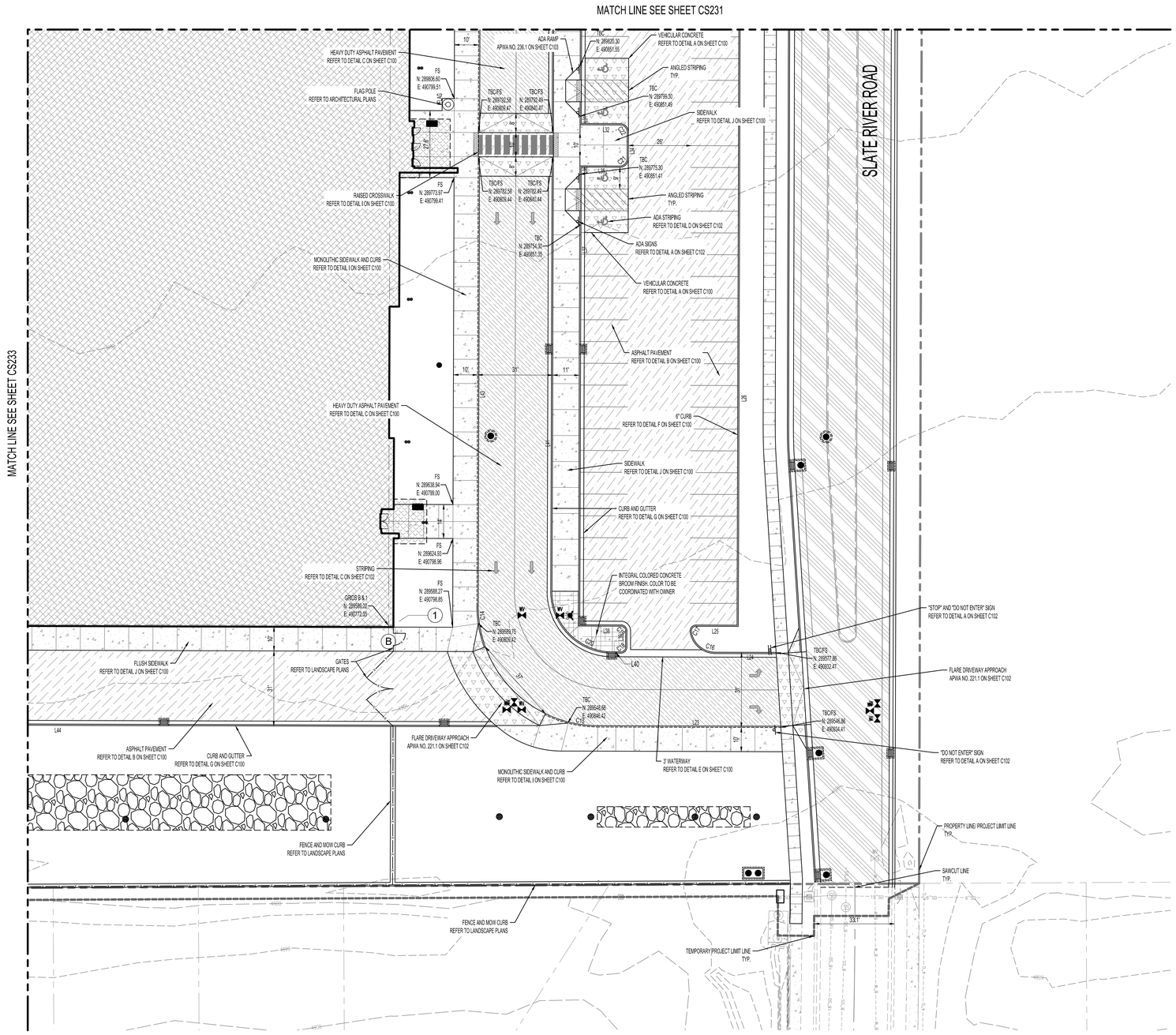

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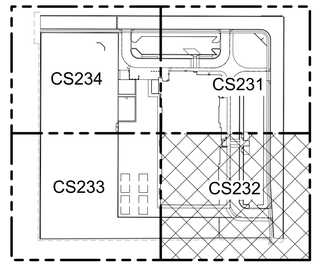

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KMA ARCHITECTS

PROFESSIONAL ENGINEER
DATE ISSUED
No. 5351808-2202
MARK A. COOK
STATE OF UTAH

REVISIONS:

ALPINE SCHOOL DISTRICT
ELEMENTARY #133
EAGLE MOUNTAIN, UTAH
APPROX. N SLATE RIVER ROAD

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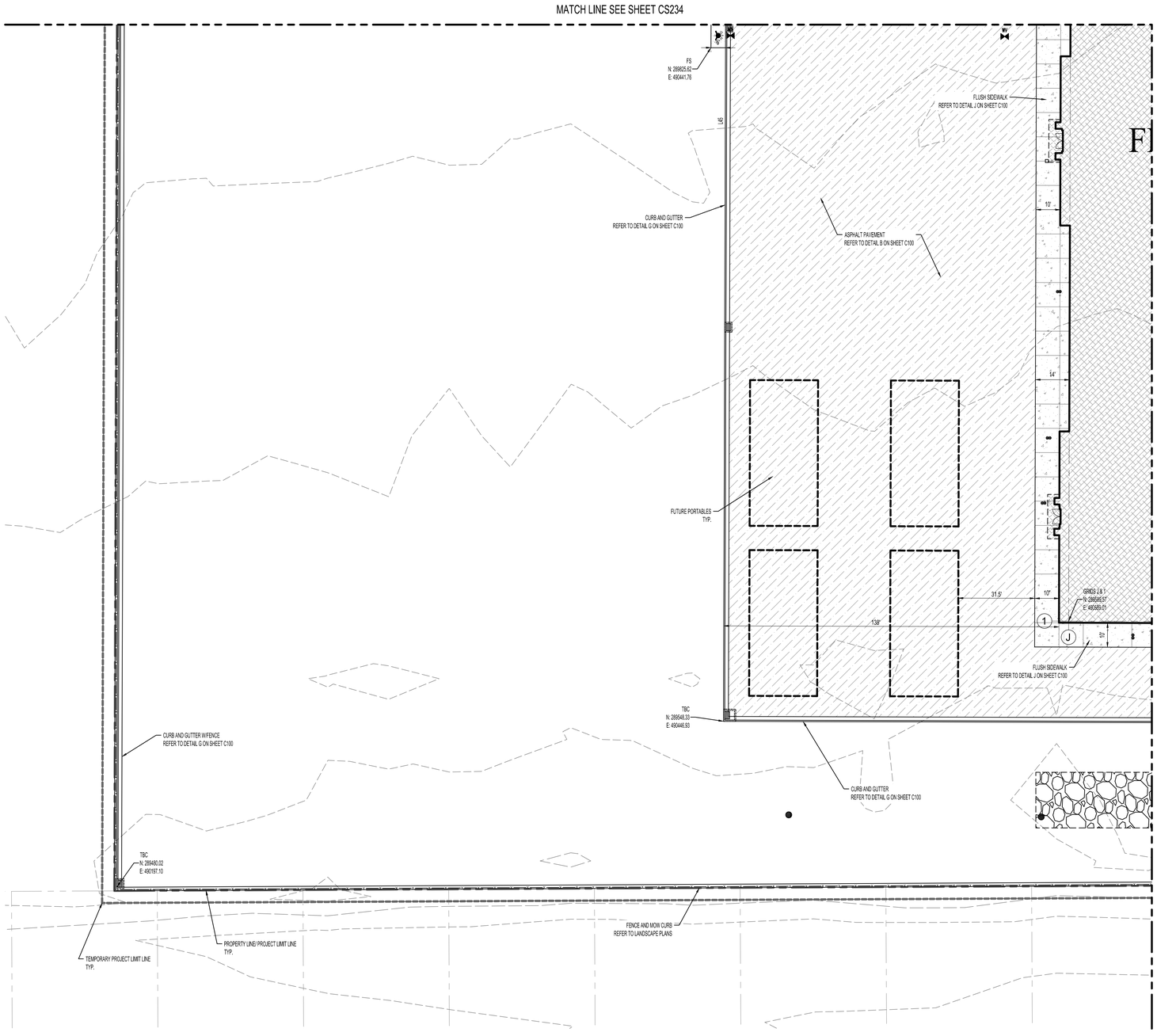

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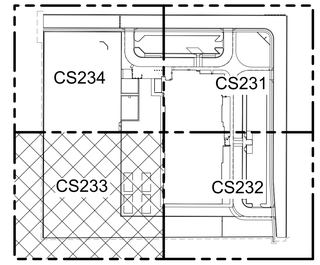

VICINTY MAP
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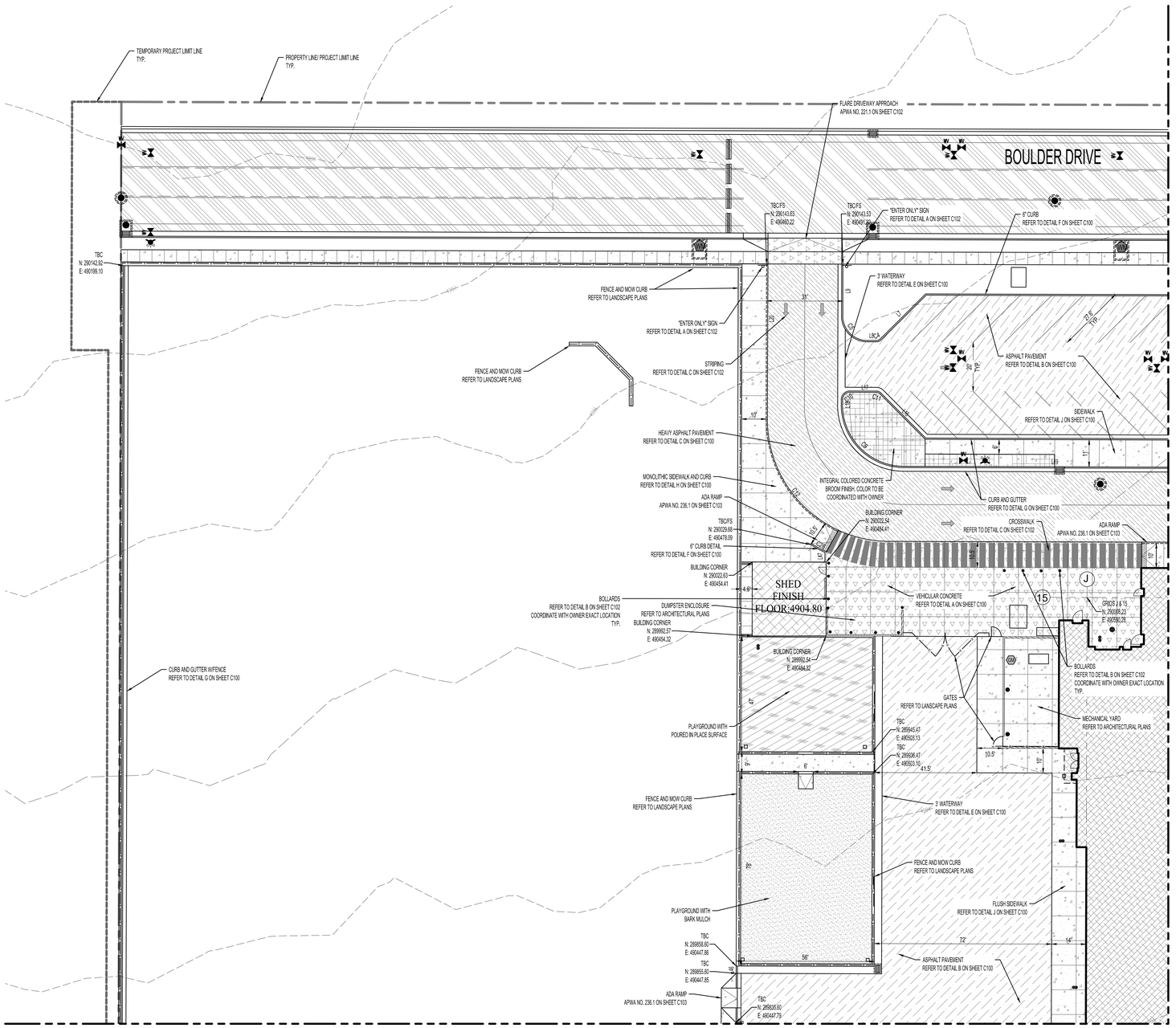

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ENLARGED SITE PLAN CS234
ASD #133 ELEMENTARY SCHOOL

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TOPSOIL NOTE

EXCAVATION CONTRACTOR TO SCREEN ON-SITE (STOCKPILED) TOPSOIL FOR USE AT ALL PLANTED AREAS. PLACE TOPSOIL TO THE FOLLOWING DEPTHS:
- 6" MINIMUM UNDER ALL SODDED AREAS.
- 12" MINIMUM AT PLANTED ROCKSCAPED AREAS

EXCAVATION CONTRACTOR TO SPREAD TOPSOIL AFTER SPRINKLER SYSTEM TRENCHING HAS BEEN COMPLETED. THIS IS TO BE COORDINATED WITH THE GENERAL CONTRACTOR.

PLAYGROUND EQUIPMENT NOTE

1 - PLAYGROUND EQUIPMENT AREAS (PGEA-1 AND PGEA-2) TO BE PREPARED AND GRADED AS SHOWN. CONTRACTOR TO FURNISH AND INSTALL PLAYGROUND EQUIPMENT SELECTED BY OWNER PER ALLOWANCE.

2 - (PGEA-1) CONTRACTOR TO INSTALL WOODCHIP SOFT-FALL MATERIAL (18" DEEP) OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS.

3 - (PGEA-2) CONTRACTOR TO INSTALL POURED IN PLACE RUBBERIZED SURFACING OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	SOD (AS PER LOCAL VARIETY)				
	POURED-IN-PLACE RUBBERIZED PLAYGROUND SURFACING (AT PGEA-2) SEE DETAIL 16/L5				
	18" DEEP SOFT FALL WOOD CHIPS (AT PGEA-1)				
	LANDSCAPE ROCK "TYPE 1" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER (COLOR AND TYPE TO BE AS SELECTED BY SCHOOL DISTRICT - CONCRETE COLOR NOT PERMITTED BY CITY)				
	LARGE LANDSCAPE BOULDERS 2', 3', 4' SIZES (COLOR AND TYPE TO BE AS SELECTED BY SCHOOL DISTRICT) QUANTITY 150				

LANDSCAPE ROCK NOTES "TYPE 1":
(6" MIN. DEPTH, FRACTURED ROCK)
30% - 4"
70% - 3"

NOTES:
A - SOD INSTALLATION AND CARE SHOULD BE SCHEDULED AS FOLLOWS:
-FERTILIZE AFTER INSTALLATION
-WEED CONTROL (ALLOW TO SIT FOR 1 WEEK BEFORE MOWING)
-A MINIMUM OF 3 MOWINGS OF ALL PLANTED AREAS.

B - MAINTAIN WATER COVERAGE AND ADJUST SPRINKLER SYSTEM AS NEEDED UNTIL ALL ABOVE IS COMPLETED AND FINAL ACCEPTANCE IS GIVEN.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	Malus x "Spring Snow"	Spring Snow Crabapple	14	2 1/2"	Green - White 20' x 20'
	Acer grandidentatum	Bigtooth Maple	15	2 1/2"	Green - Yellow 25' x 15'
	Gingko biloba (Male trees only as per city request)	Gingko	12	2 1/2"	Green - Yellow 35' x 35'
	Euonymus alatus "Compactus"	Dwarf Burning Bush	36	5 GAL.	GREEN - RED 6' X 10'
	Spiraea x bumalda "Goldflame"	Goldflame Spirea	32	5 GAL.	YELLOW/GREEN 4' x 4'
	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Japanese Barberry	17	5 GAL.	CRIMSON 2' X 3'
	Pinus mugo "Slowmound"	Slowmound Mugo Pine	43	5 GAL.	Evergreen 2' X 2'
	Festuca glauga "Elijah Blue"	Elijah Blue Fescue	164	5 GAL.	ICE BLUE 1' X 1'
	Yucca filamentosa "Ivory Tower"	Ivory Tower Yucca	121	5 GAL.	GREEN 3' x 3'
	Cornus sericea "Kelseyi"	Kelsey's Dwarf Red-Osier Dogwood	9	5 GAL.	GREEN - RED 3' X 3'
	Calamagrostis x acutiflora "Karl Foerster"	Feather Reed Grass	297	2 GAL.	GOLDEN 2' X 2'

SHEET NOTES:

01 - 8" X 12" CONCRETE CURBING AS SHOWN. SEE DETAIL 10/L5.

02 - MARQUEE SIGN BASE. SEE DETAILS 1/L6.

03 - INTERNAL HALYARD FLAGPOLE WITH INTEGRAL LIGHTING SYSTEM. SEE DETAIL 3/L6. SURROUND WITH A 3'-0" SQUARE CONCRETE PAD.

04 - SPRINKLER SYSTEM P.O.C. SEE SPRINKLER PLAN.

05 - 10'-8" x 31'-4" MASONRY DUMPSTER ENCLOSURE. SEE DETAIL 2/L6. PROVIDE BLOCK-OUTS IN FOUNDATION TO ALLOW DRAINAGE THROUGH AS REQUIRED.

GENERAL NOTES:

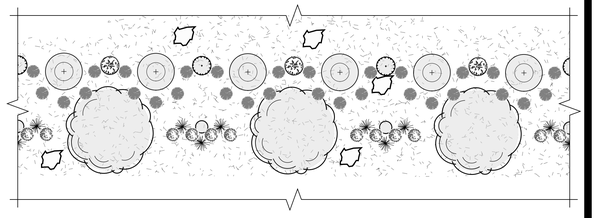
A - ALL NEW LAWN AREAS TO HAVE SOD INSTALLED. INSTALL AS PER INDUSTRY STANDARD. SEE DETAIL 2/L5.

B - TREES TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 1/L5.

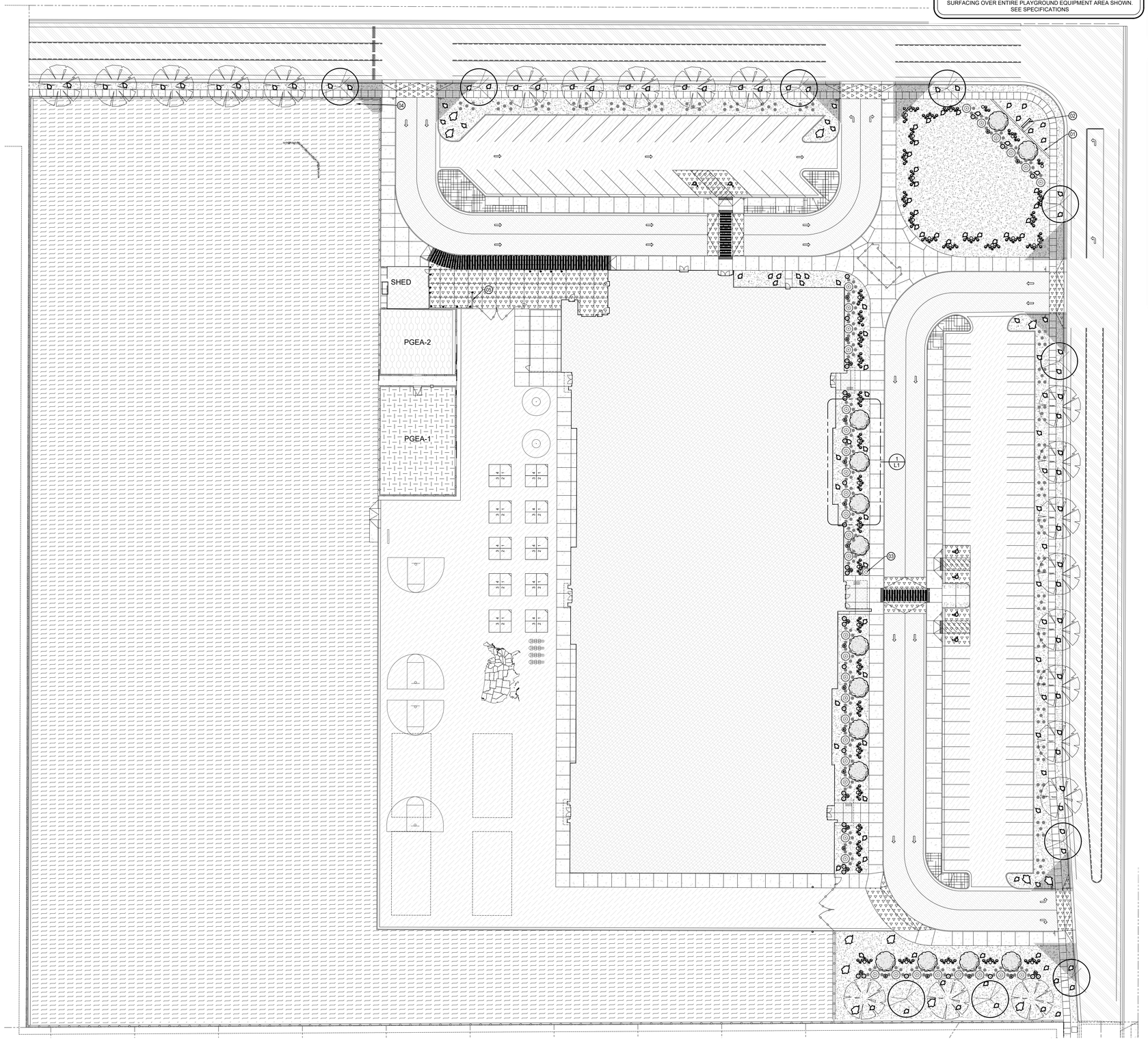
C - MAINTAIN WATER COVERAGE AND ADJUST SPRINKLER SYSTEM AS NEEDED UNTIL ALL ABOVE IS COMPLETED AND FINAL ACCEPTANCE IS GIVEN.

D - INSTALL 2 LAYERS OF COMMERCIAL GRADE WEED MATTING TO BE INSTALLED UNDER ALL ROCKSCAPED AREAS.

E - SEE DETAILS 1 /L1 FOR TYPICAL PLANTING LAYOUT.



1 PLANTING DETAIL 1" = 10'-0"



NORTH

0 15' 30'

LANDSCAPE PLAN (15" x 21") 1" = 60'-0" (30" x 42") 1" = 30'-0"

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
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STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

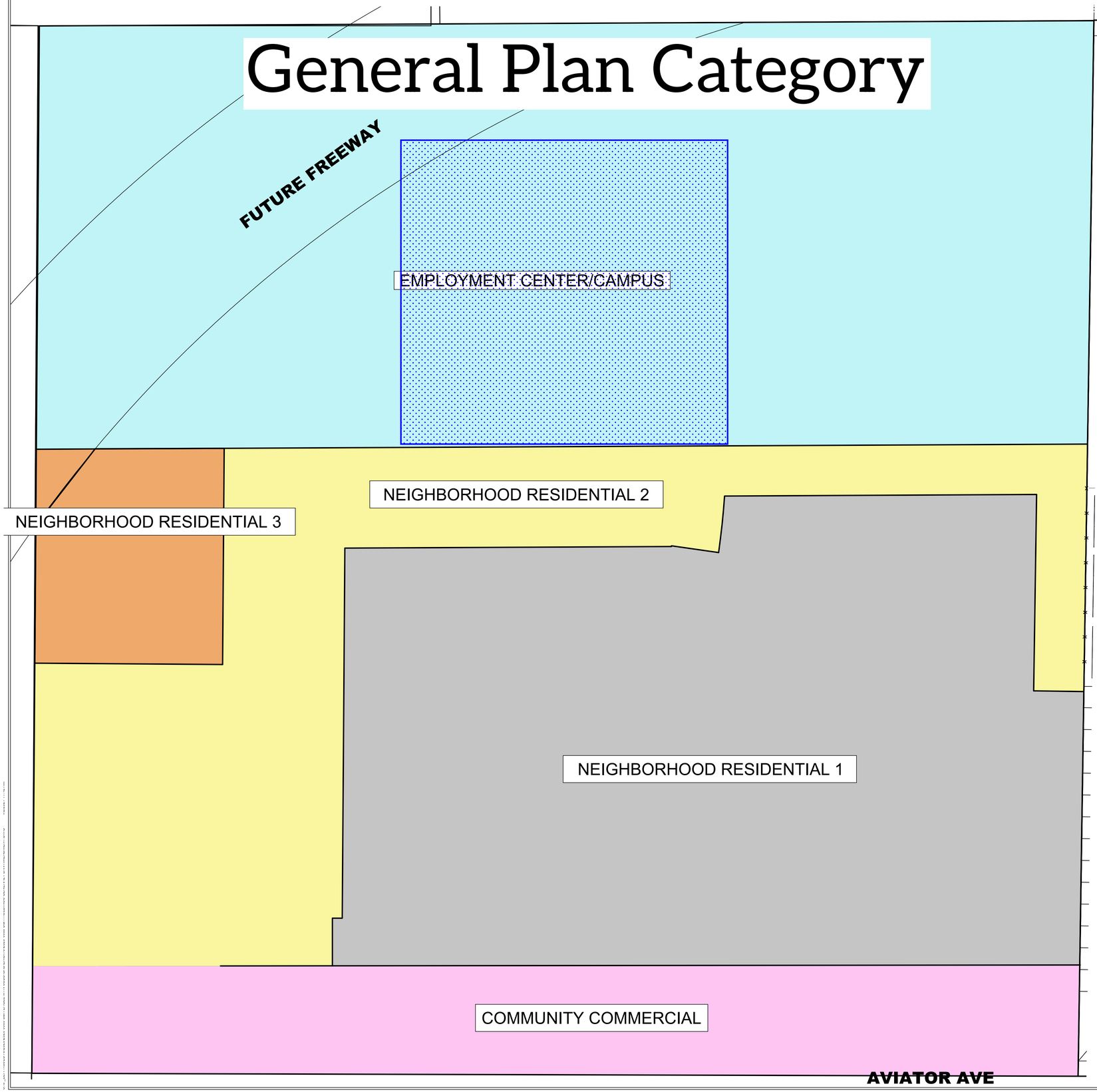
REVISIONS:

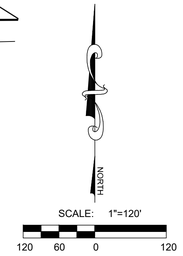
ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. NORTH SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

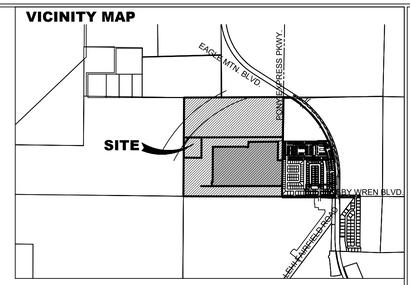
DRAWN BY: RJW
CHECKED BY: WC
DATE: JUNE 2025
PROJECT #: 176025

L1

General Plan Category







LAND USE	ACRES	% OF TOTAL
TOTAL	161.09 AC	100%
EMPLOYMENT CENTER/CAMPUS	65.02 AC	40%
NEIGHBORHOOD RESIDENTIAL 1	46.48 AC	29%
NEIGHBORHOOD RESIDENTIAL 2	27.03 AC	17%
NEIGHBORHOOD RESIDENTIAL 3	5.89 AC	4%
COMMUNITY COMMERCIAL	16.63 AC	10%

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

B&H HOLDINGS
EAGLE MOUNTAIN ,UTAH
GENERAL PLAN AMENDMENT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0059
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=120'
DATE: 4/2/2021

SHEET
1

Zoning

FUTURE FREEWAY

BUSINESS CAMPUS
65.34 AC

RC

MF-2

R-3

OS-I

MF-1

RC

R-2

R-2

R-3

CN
16.67 A.C

BRYLEE FARMS

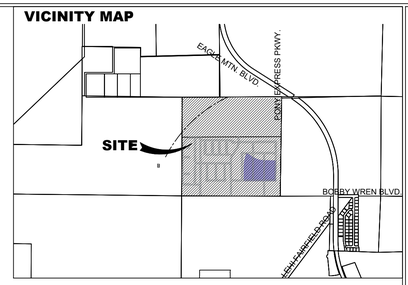
AVIATOR AVE

NORTH

SCALE: 1"=120'

120 60 0 120

VICINITY MAP



LEGEND

- R-C
- R-3
- R-2
- MF-1
- MF-2
- BUSINESS CAMPUS
- CN
- OS-1

NOTE: THE BUSINESS CAMPUS AREA IS NOT SEEKING A REZONE AT THIS TIME.

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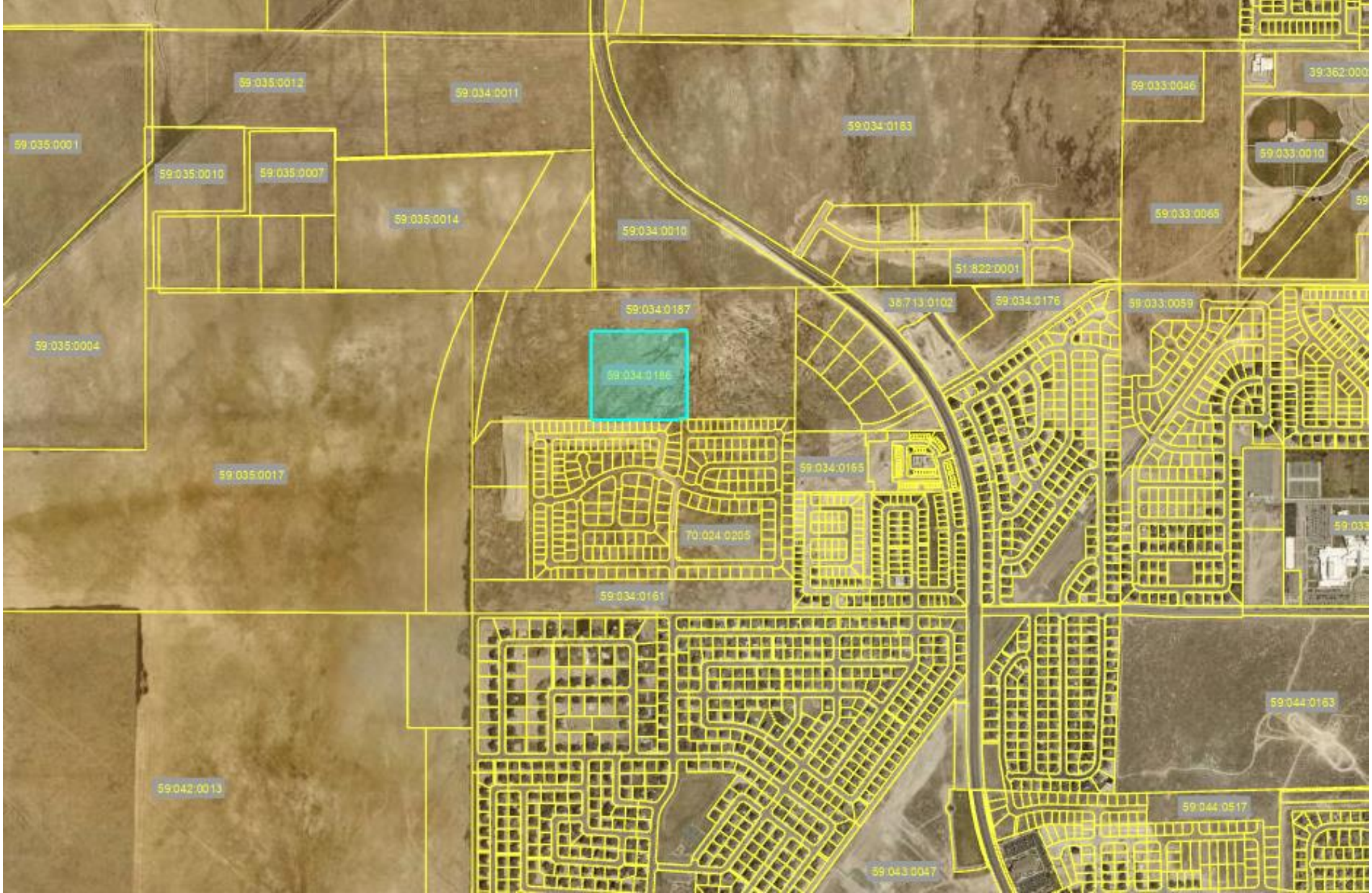
B&H HOLDINGS
EAGLE MOUNTAIN ,UTAH
REZONE EXHIBIT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0059
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=120'
DATE: 4/5/2021

SHEET 1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59:033:0065
59:034:0010
51:822:0001
59:034:0187
38:713:0102
59:034:0176
59:033:0059
59:035:0004
59:034:0186
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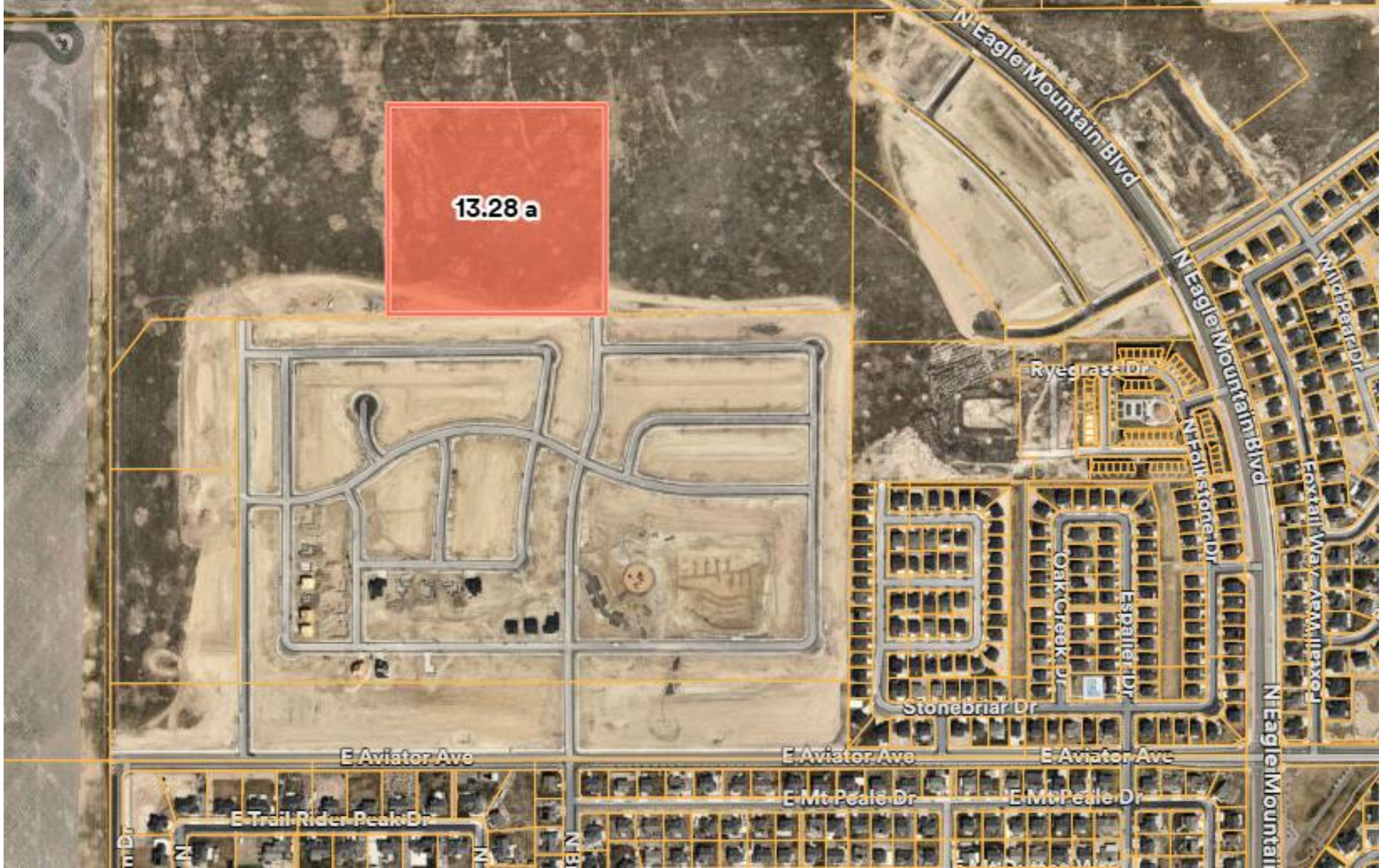
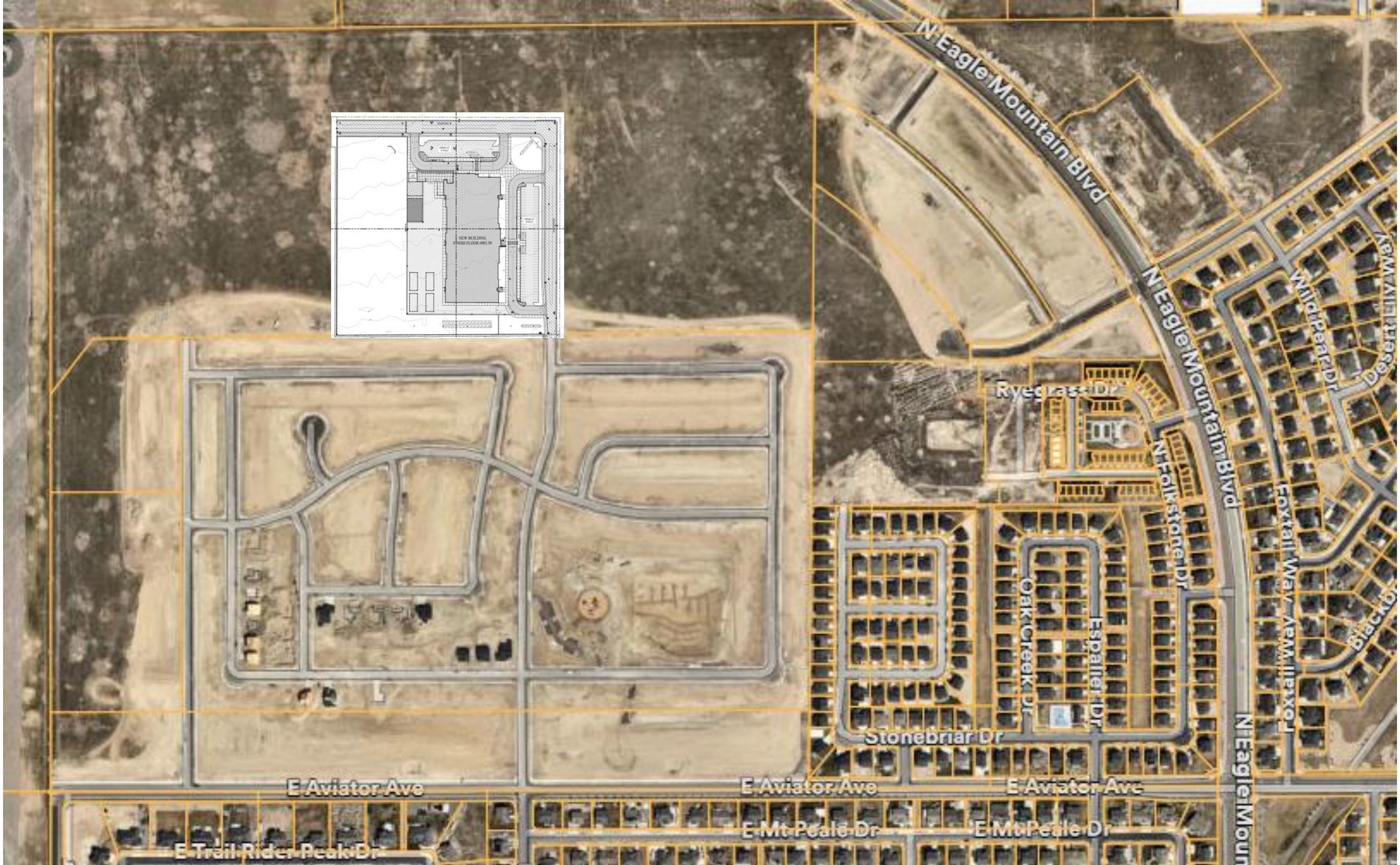
59:044:0517
59:043:0047


13.28 a
N Eagle Mountain Blvd
N Eagle Mountain Blvd
Wild Pear Dr
Ryegrass Dr
N Folkstone Dr
Foxtail Way
Armillaria Dr
Oak Creek Dr
Espalier Dr
Stonebriar Dr
N Eagle Mountain Blvd
E Aviator Ave
E Aviator Ave
E Aviator Ave
E Mt Peale Dr
E Mt Peale Dr
E Trail Rider Peak Dr


N Eagle Mountain Blvd
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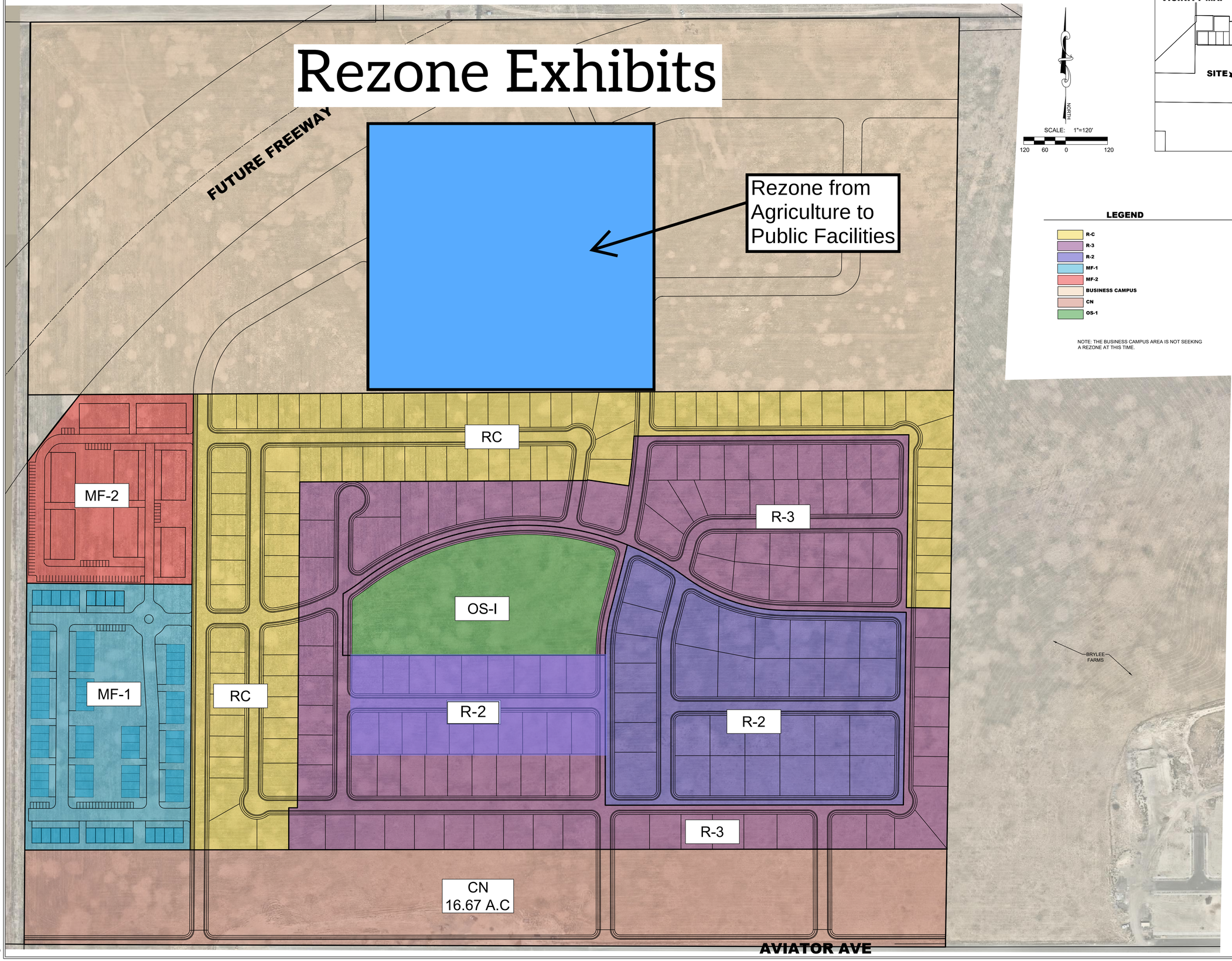
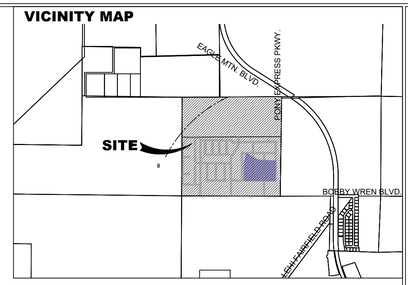
Stonebriar Dr
E Aviator Ave
E Aviator Ave
E Aviator Ave
E Mt Peale Dr
E Mt Peale Dr
E Trail Rider Peak Dr
N Eagle Mountain Blvd

Rezone Exhibits





LEGEND

- R-C
- R-3
- R-2
- MF-1
- MF-2
- BUSINESS CAMPUS
- CN
- OS-1

NOTE: THE BUSINESS CAMPUS AREA IS NOT SEEKING A REZONE AT THIS TIME.

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B&H HOLDINGS
EAGLE MOUNTAIN ,UTAH
REZONE EXHIBIT

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LEI PROJECT #: 2020-0059
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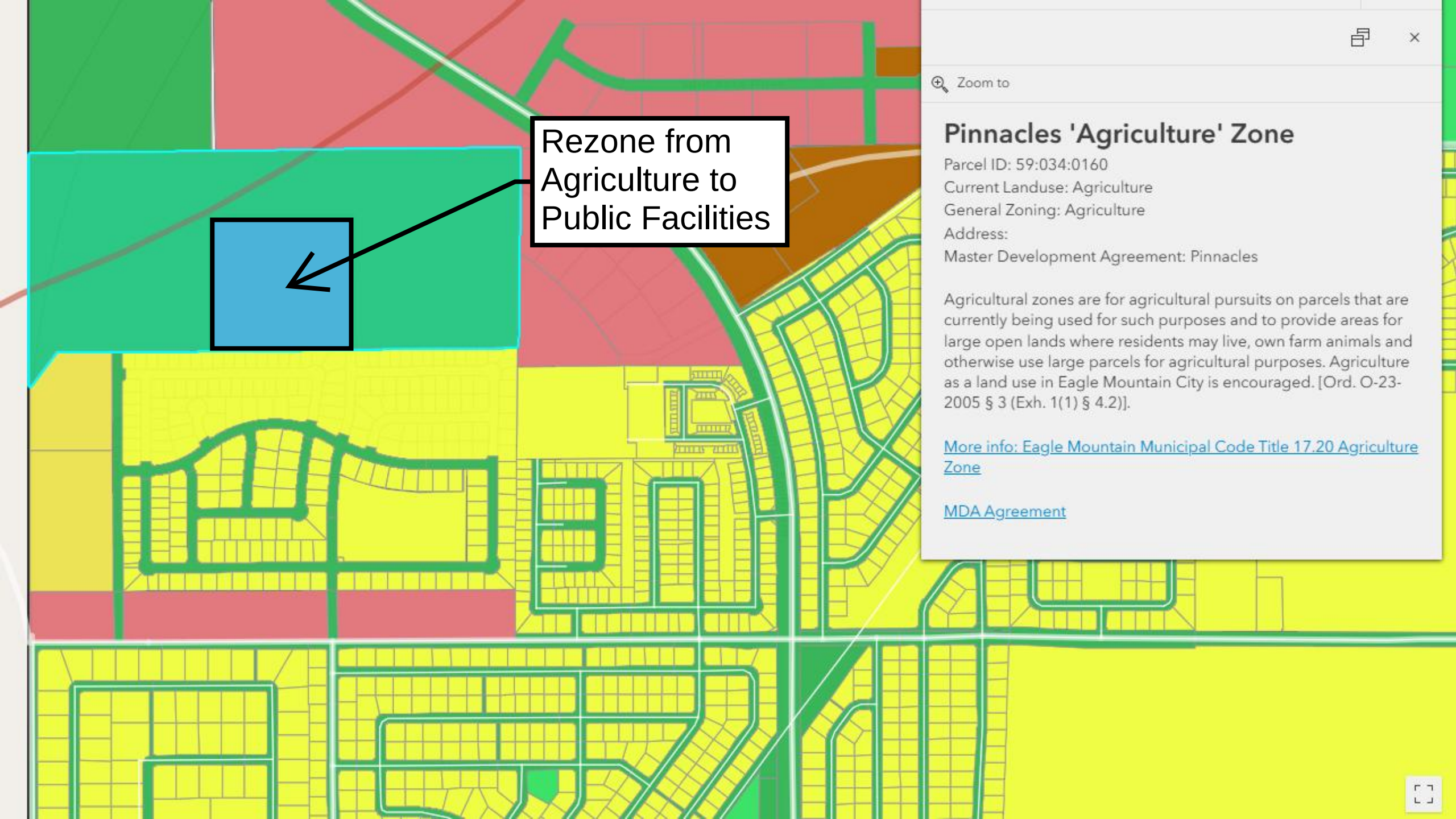
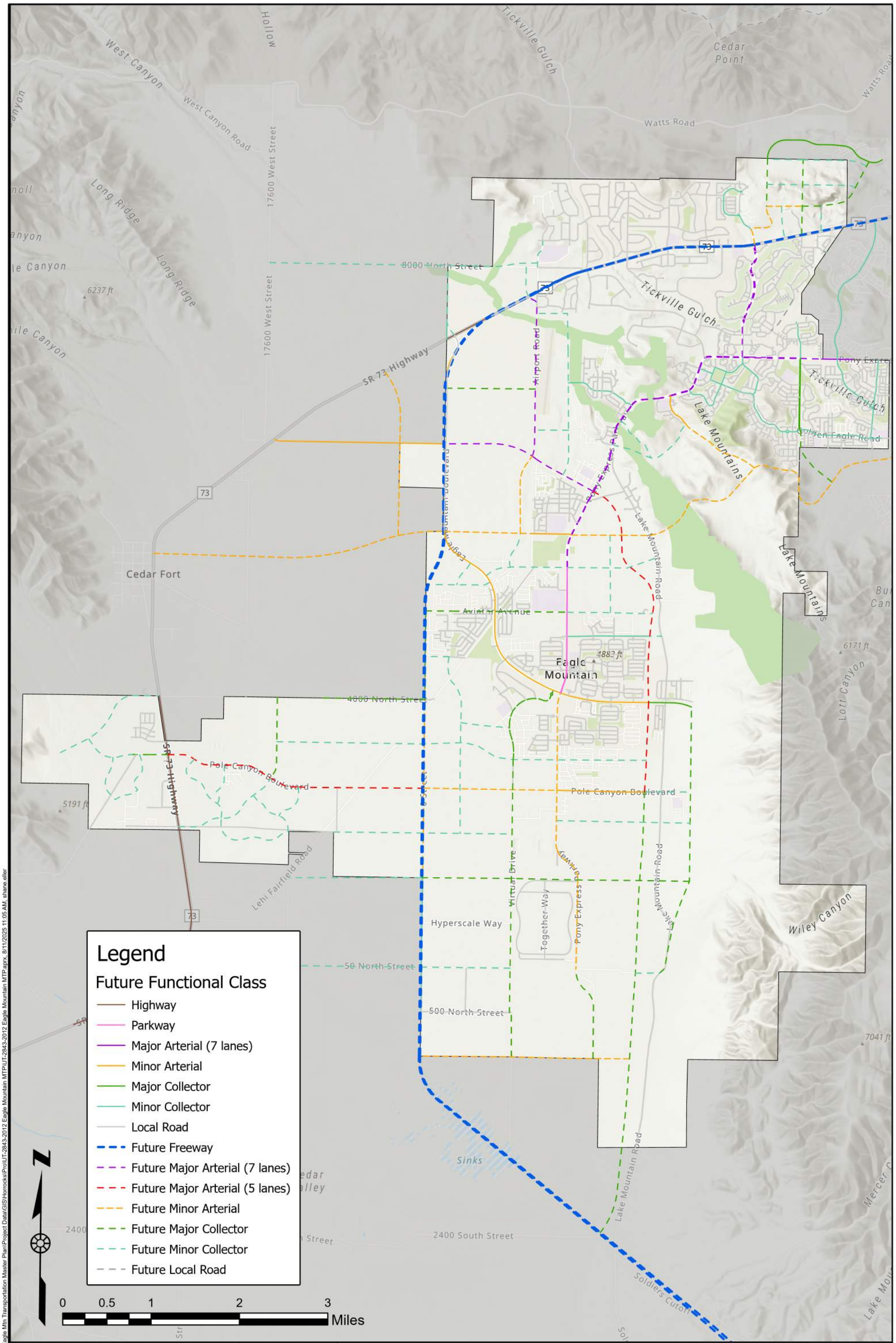
SHEET 1


Rezone from Agriculture to Public Facilities
Zoom to
Pinnacles 'Agriculture' Zone
Parcel ID: 59:034:0160
Current Landuse: Agriculture
General Zoning: Agriculture
Address:
Master Development Agreement: Pinnacles
Agricultural zones are for agricultural pursuits on parcels that are currently being used for such purposes and to provide areas for large open lands where residents may live, own farm animals and otherwise use large parcels for agricultural purposes. Agriculture as a land use in Eagle Mountain City is encouraged. [Ord. O-23-2005 § 3 (Exh. 1(1) § 4.2)].
More info: Eagle Mountain Municipal Code Title 17.20 Agriculture Zone
MDA Agreement



Horrocks.

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

Future Functional Classification

Eagle Mountain Transportation Master Plan

DATE 6/17/2025

DRAWN

Figure 15

Q:\2025\UT-10591-25 Eagle Mtn Transportation Master Plan\Project Data\GIS\Horrocks\Pro\UT-2843-2012 Eagle Mountain MTP\UT-2843-2012 Eagle Mountain MTP.aprx, 8/11/2025 11:05 AM, shane.eller

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **SEPTEMBER 2, 2025**
TITLE:	ASD Elementary 133 Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Scott Johnson, Alpine School District

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Employment Center/Campus Zone: Agriculture	13.28 Acres

PUBLIC HEARING
Yes

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

BACKGROUND:
Alpine School District is proposing the construction of an additional elementary school in Eagle Mountain, located on Parcel No. 59:034:0186, directly north of the Pinnacles residential development.

ITEMS FOR CONSIDERATION:
EMMC 17.55 Off-street Parking -- N/A

EMMC 17.72.030 Site design.
A. Building Location -- N/A
B. Commercial Parking Location -- N/A

EMMC 17.100.050 Site plan development standards. The following are standards required for all site plans in any zoning district:
A. Use of Property -- Complies
B. Screening Requirements -- N/A
C. Access Requirements -- Complies
D. Off-Street Truck Loading Space -- N/A
E. Utilities -- Complies
F. Grading and Drainage -- Complies
G. Dedication of Water Shares -- N/A
H. Protection of Steep Slopes and Natural Drainages -- N/A

EMMC 17.100.060 Architectural requirements.
A. Mechanical Equipment -- N/A

B. Windows -- N/A
C. Building Lighting -- Complies
D. Trash Enclosures, Storage Areas, and External Structures -- N/A
E. Exterior Materials -- N/A
F. Landscape Guidelines -- Complies
G. Parking Lot and Street Lighting -- Complies
H. Enclosed Uses -- N/A
I. Businesses Moving into Existing Buildings -- N/A
J. Nuisances -- Complies

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

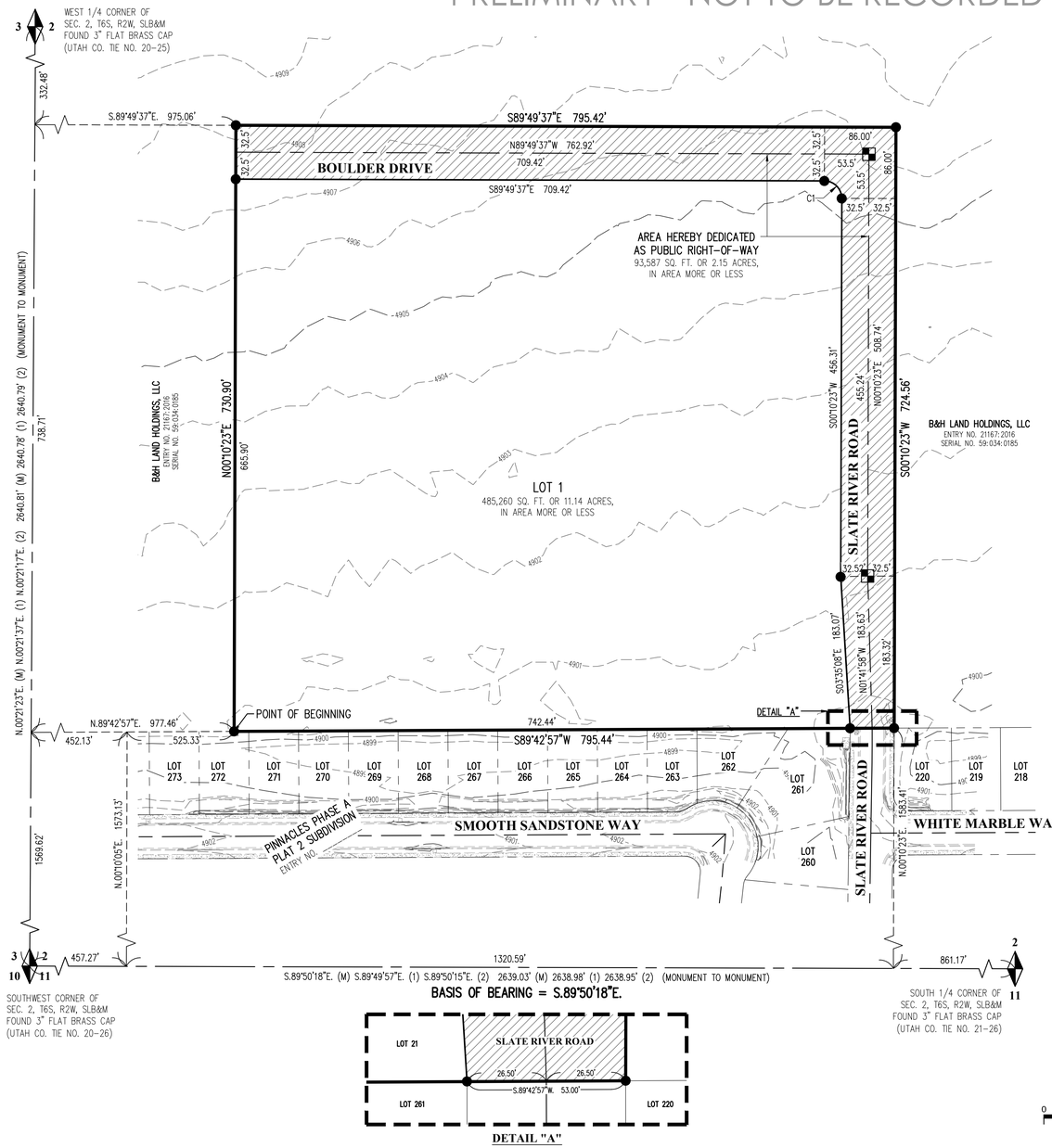
ATTACHMENTS:

1. Preliminary, Elevation, and Site Plans
2. Maps
3. Rezone Exhibit
4. Transportation Master Plan

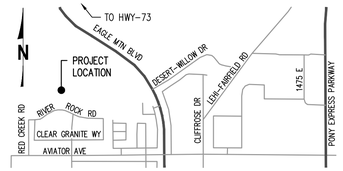
AVIATOR ELEMENTARY SCHOOL SUBDIVISION

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
EAGLE MOUNTAIN, UTAH COUNTY, STATE OF UTAH

PRELIMINARY - NOT TO BE RECORDED



DETAIL "A"



VICINITY MAP (NTS)

LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINE
- ADJOINER BOUNDARY
- SECTION LINE
- ROAD CENTER LINE
- EXISTING CURB & GUTTER
- XXXX' EXISTING MAJOR CONTOUR LINE
- XXXX' EXISTING MINOR CONTOUR LINE
- DEDICATED ROADWAY
- EXISTING CONCRETE
- UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN 801-569-1315"
- STREET MONUMENT TO BE SET
- FOUND SECTION CORNER

SURVEY NOTES:
1. 5/8" X 24" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "MERIDIAN 801-569-1315" TO BE PLACED AT ALL OTHER LOT CORNERS.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	21.00'	90°00'00"	32.99'	S44°49'37"E	29.70'

PLAT CALCULATIONS		
INFORMATION	ACRES	NOTES
TOTAL ACREAGE	13.29	LOT AND ROADWAY
BUILDABLE ACREAGE	–	–
TOTAL ACREAGE IN LOTS	11.08	1 LOT
TOTAL OPEN SPACE	–	–
TOTAL IMPROVED OPEN SPACE	–	–
AVERAGE LOT SIZE	11.08	–
LARGEST LOT SIZE	11.08	–
SMALLEST LOT SIZE	11.08	–
OVERALL DENSITY	–	–
TOTAL # OF LOTS	1	1 LOT

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 _____

SURVEYOR'S CERTIFICATE

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, A PARCEL AND STREETS, TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS: "AVIATOR ELEMENTARY SCHOOL SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR PLS NO. 13941945 06/04/2025 TRAVIS R. WILLIAMS STATE OF UTAH

TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE OF PLAT: JUNE 4, 2025

LEGAL DESCRIPTION

A PARCEL ON LAND, UPON AN ENTIRE TRACT OF PROPERTY AS DESCRIBED IN WARRANTY DEED IN FAVOR OF B&H HOLDINGS, LLC RECORDED AS ENTRY NO. 21167:2016 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SITUATE IN SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN UTAH COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED IN FAVOR OF CENTURY LAND HOLDINGS OF UTAH, LLC RECORDED AS ENTRY NO. 196901:2021 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT IS 457.27 FEET S.89°49'57"E. ALONG THE SECTION LINE TO THE INTERSECTION OF SAID SECTION LINE AND THE WESTERLY BOUNDARY LINE OF PINNACLES PHASE A PLAT 1 SUBDIVISION RECORDED AS ENTRY NO. 61510:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER AND 1573.13 FEET N.00°10'05"E. ALONG SAID WESTERLY BOUNDARY LINE AND ITS EXTENSION TO THE NORTHWEST CORNER OF SAID DESCRIBED PROPERTY AND 525.33 FEET N.89°42'57"E. ALONG SAID NORTHERLY BOUNDARY LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 2 (BASIS OF BEARING IS S.89°50'18"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 2); AND RUNNING THENCE N.00°10'23"E. 730.90 FEET; THENCE S.89°49'37"E. 795.42 FEET; THENCE S.00°10'23"W. 724.55 FEET TO A POINT IN SAID NORTHERLY BOUNDARY LINE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE S.89°42'57"W. 795.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 578,847 SQUARE FEET OR 13.29 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCEL. IT IS ALSO THE INTENT OF THIS PLAT TO SUBDIVIDE THE SUBJECT PROPERTY INTO 1-LOT AND STREETS. THE BASIS OF BEARING FOR THIS SURVEY IS S.89°50'18"E. ALONG THE SECTION LINE BETWEEN THE MONUMENTS REPRESENTING THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN APRIL OF 2025.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY, ANY NEW EVIDENCE, MONUMENTATION OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

(1) PINNACLES PHASE A PLAT 2 SUBDIVISION: ENTRY NO. _____:2025.
(2) UTAH COUNTY SURVEYOR'S STATE PLANE COORDINATE & DEPENDENT RESURVEY OF THE NORTHEAST QUARTER OF T.6S., R.2W., S.L.B.&M.
*NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#) ON THE FACE OF THE PLAT.

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.
(C) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO A LOT AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

AVIATOR ELEMENTARY SCHOOL SUBDIVISION

AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS TO EAGLE MOUNTAIN CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

DATED THIS _____ DAY OF _____ A.D. 2025.

OWNER: ALPINE SCHOOL DISTRICT

BY: _____

ITS: _____

ACKNOWLEDGMENT
(ALPINE SCHOOL DISTRICT)

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH, _____, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____,AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID BOARD OF EDUCATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID UNIVERSITY EXECUTED THE SAME.

NOTARY PUBLIC NAME _____
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ NOTARY PUBLIC

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 2025.

_____ CITY MAYOR

_____ CITY ATTORNEY

_____ CITY ENGINEER

_____ ATTEST: CITY RECORDER

COMCAST

[COMCAST ENTITY] APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. [COMCAST ENTITY] 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 NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OR PROVISION OF TELECOMMUNICATIONS SERVICES OF THE TERMS OF SUCH SERVICES.

APPROVED THIS_____ DAY OF_____ 2025.

BY_____

TITLE_____
COMCAST REPRESENTATIVE

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT (A) AFFECT AND RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT OF WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

APPROVED THIS_____ DAY OF _____2025.

BY_____

TITLE_____
QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

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. 10-9A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY 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 HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8A DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS_____ DAY OF_____ 2025.

_____
ROCKY MOUNTAIN POWER

RECORDED OWNER:

ALPINE SCHOOL DISTRICT
575 NORTH 100 EAST,
AMERICAN FORK, UTAH 84003

AVIATOR ELEMENTARY SCHOOL SUBDIVISION

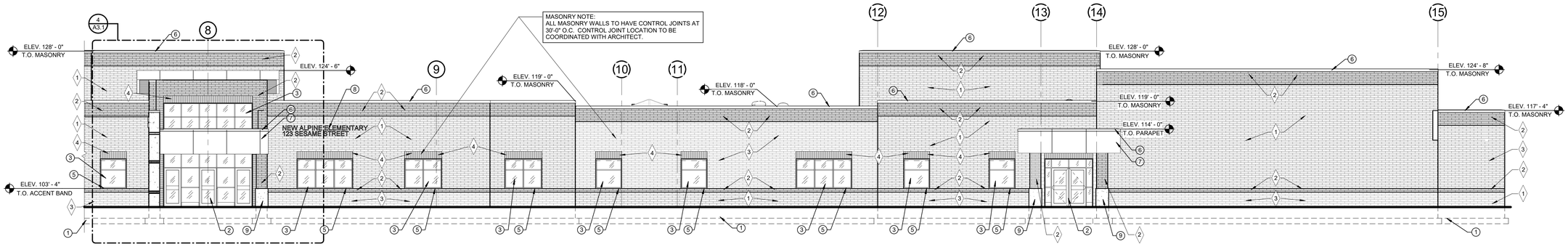
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
EAGLE MOUNTAIN, UTAH COUNTY, STATE OF UTAH

PREPARED BY:

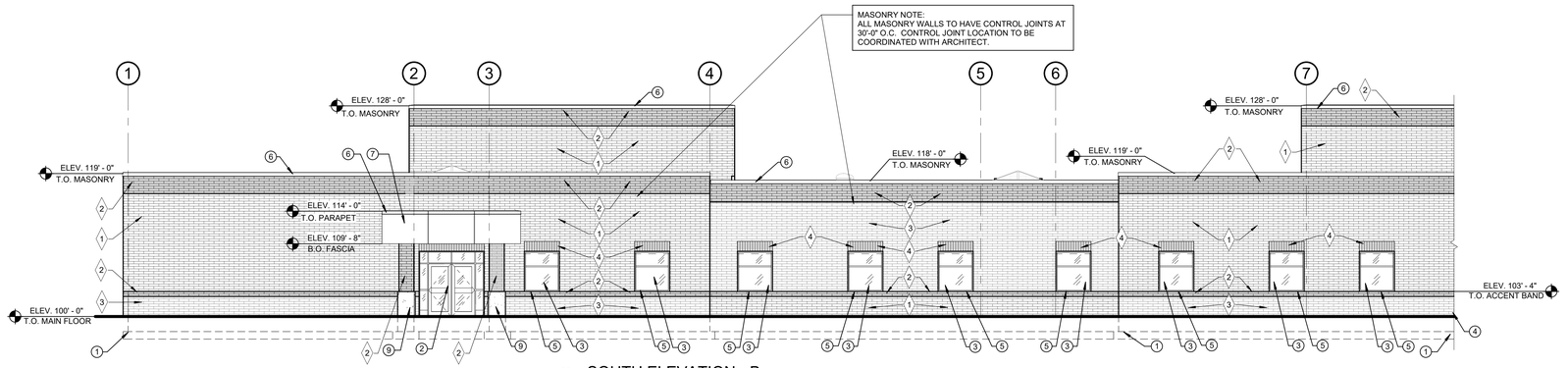
MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	COMP. FILE 25050 PRELMINARY PLAT
			PROJECT NO. 25050
			SHEET NO. 1 OF 1

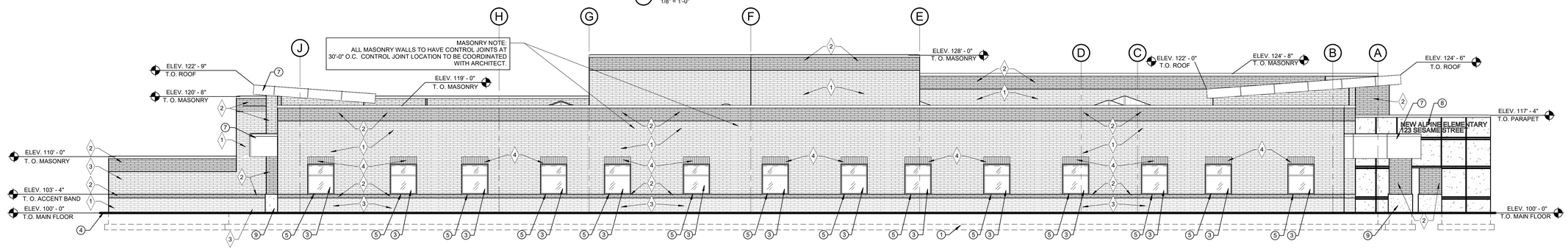
U:\Projects\2025\25050-NL\+MM+\ASD-Aviator Elementary\2025\Dwg\25050_Preliminary Plat.dwg, Jun 04, 2025 - 3:44pm



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



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



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

SHEET NOTES

1 - CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.

2 - ALUMINUM DOOR SYSTEM - SEE DOOR SCHEDULE.

3 - ALUMINUM WINDOW - SEE WINDOW TYPES.

4 - APPROXIMATE EXISTING GRADE

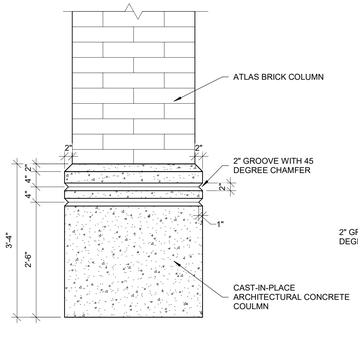
5 - PRE-FINISHED METAL WINDOW SILL FLASHING - SEE DETAILS 1 & 4/A5.4

6 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.

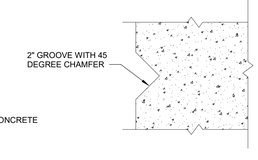
7 - PRE-FINISHED METAL FASCIA COMPOSITE PANELS OVER 1/2" DENZ GLASS COLOR AS SELECTED BY ARCHITECT - SEE SPECS.

8 - CAST METAL BUILDING LETTERS. NAME OF SCHOOL AND ADDRESS AS SHOWN ON ELEVATIONS BUILDING LETTERS SHALL BE CENTER JUSTIFIED - SEE SPECS.

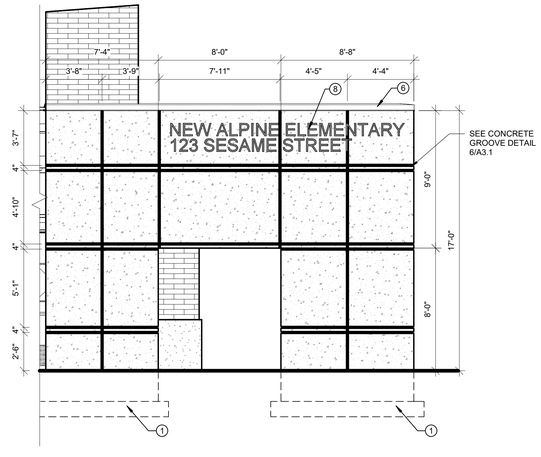
9 - CAST-IN-PLACE ARCHITECTURAL CONCRETE COLUMN BASE - SEE DETAIL 7/A3.1 & SEE SPECS



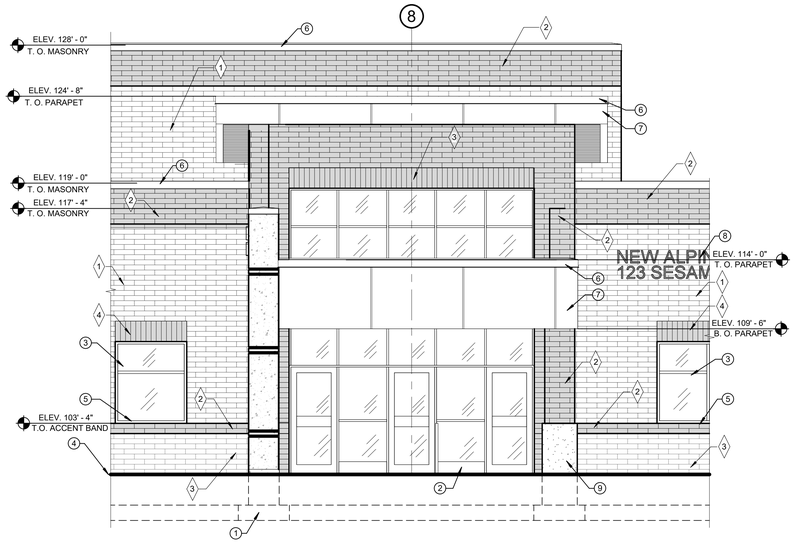
7 CONCRETE COLUMN BASE
3/4" = 1'-0"



6 CONCRETE WALL GROOVE DETAIL
NO SCALE



5 ARCHITECTURAL CONCRETE WALL DETAIL
1/4" = 1'-0"



4 SOUTH ELEVATION - ENTRY
1/4" = 1'-0"

SOILS NOTE

ALL UNDOCUMENTED FILL MUST BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% FROM UNDER THE BUILDING FOOTPRINT. SEE THE GEOLOGICAL REPORT THAT INDICATED STRUCTURAL FILL TO BE PLACED TO 4'-0" UNDER BOTTOM OF FOOTING ELEVATIONS

MASONRY SCHEDULE

1 ATLAS BRICK (FIRST COLOR) - "IRON STONE" - MATTE FINISH

2 ATLAS BRICK (SECOND COLOR) - "MIDNIGHT BLACK" - MATTE FINISH

3 ATLAS BRICK (THIRD COLOR) - "PLATIMUM" - MATTE FINISH

4 SOLIDER COURSE ATLAS BRICK (ACCENT COLOR) - "MIDNIGHT BLACK" - MATTE FINISH

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6/9/2025 5:48:11 PM As indicated

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

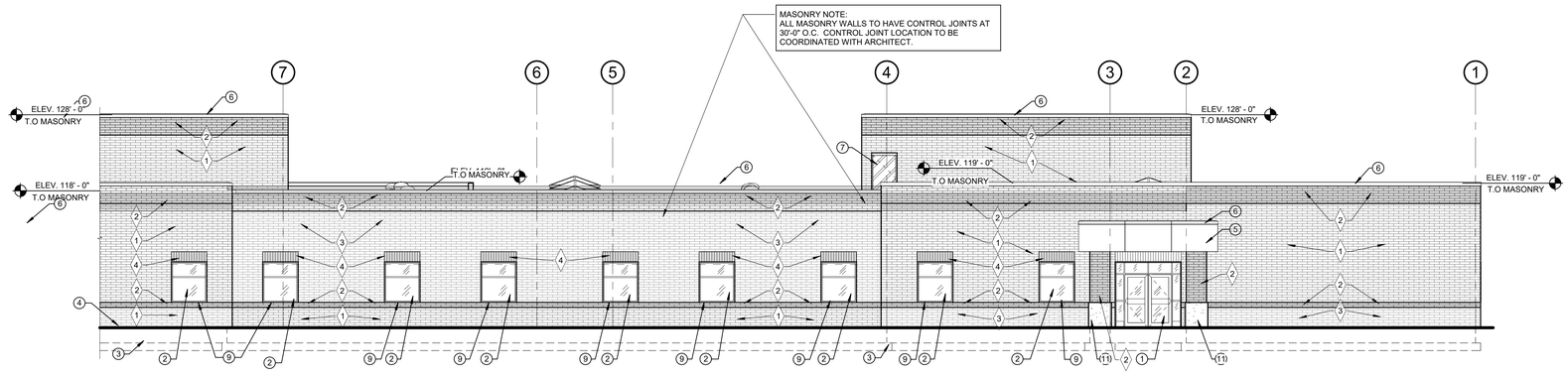
STATE OF UTAH
WESLEY CHRISTENSEN
No. 9499562-0301
6-9-25
LICENSED ARCHITECT

REVISIONS:

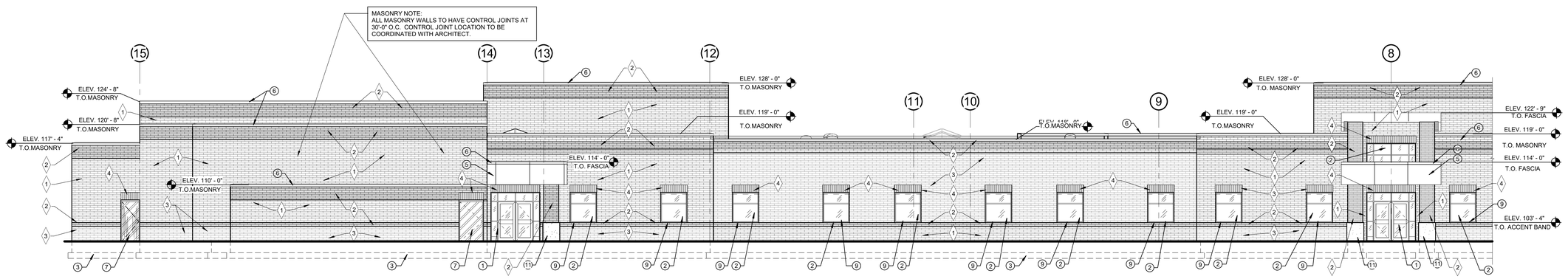
PROJECT TITLE
ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

DRAWN BY: JH
CHECKED BY: WC
DATE: JUNE 2025
PROJECT #: 176025

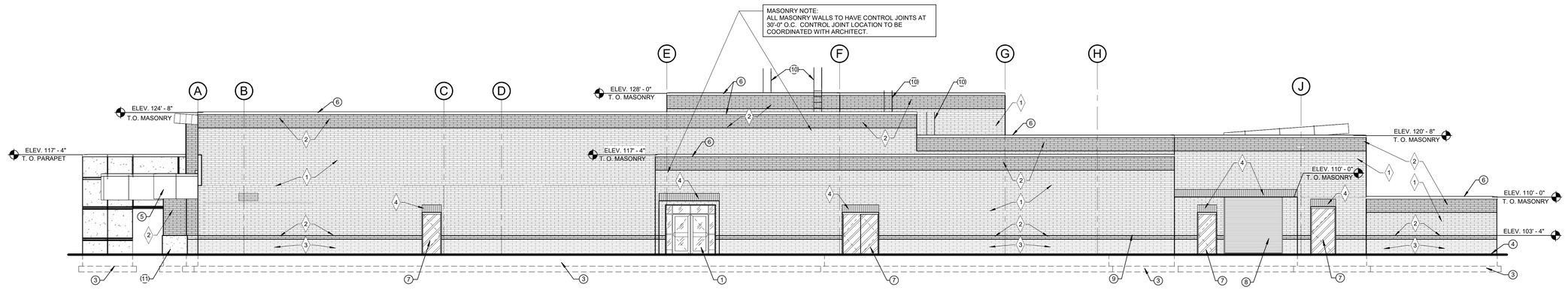
A3.1



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



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



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

SHEET NOTES

1 - ALUMINUM DOOR SYSTEM - SEE DOOR SCHEDULE.

2 - ALUMINUM WINDOW - SEE WINDOW TYPES.

3 - CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.

4 - APPROXIMATE EXISTING GRADE

5 - PRE-FINISHED METAL FASCIA COMPOSITE PANELS OVER 1/2" DENZ GLASS COLOR AS SELECTED BY ARCHITECT - SEE SPECS.

6 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.

7 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

8 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

9 - PRE-FINISHED METAL WINDOW SILL FLASHING - SEE DETAILS 1 & 4/A5.4

10 - PRE-FABRICATED STEEL ROOF LADDER - SEE DETAIL 5/A2.4.

11 - CAST-IN-PLACE ARCHITECTURAL CONCRETE COLUMN BASE - SEE DETAIL 7/A3.1 & SEE SPECS

SOILS NOTE

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MASONRY SCHEDULE

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3 ATLAS BRICK (THIRD COLOR) - "PLATIMUM" - MATTE FINISH

4 SOLIDER COURSE ATLAS BRICK (ACCENT COLOR) - "MIDNIGHT BLACK" - MATTE FINISH

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6/9/2025 9:48:16 PM 1/8" = 1'-0"

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY CHRISTENSEN
No. 9049997-0301
6-6-25
LICENSED ARCHITECT

REVISIONS:

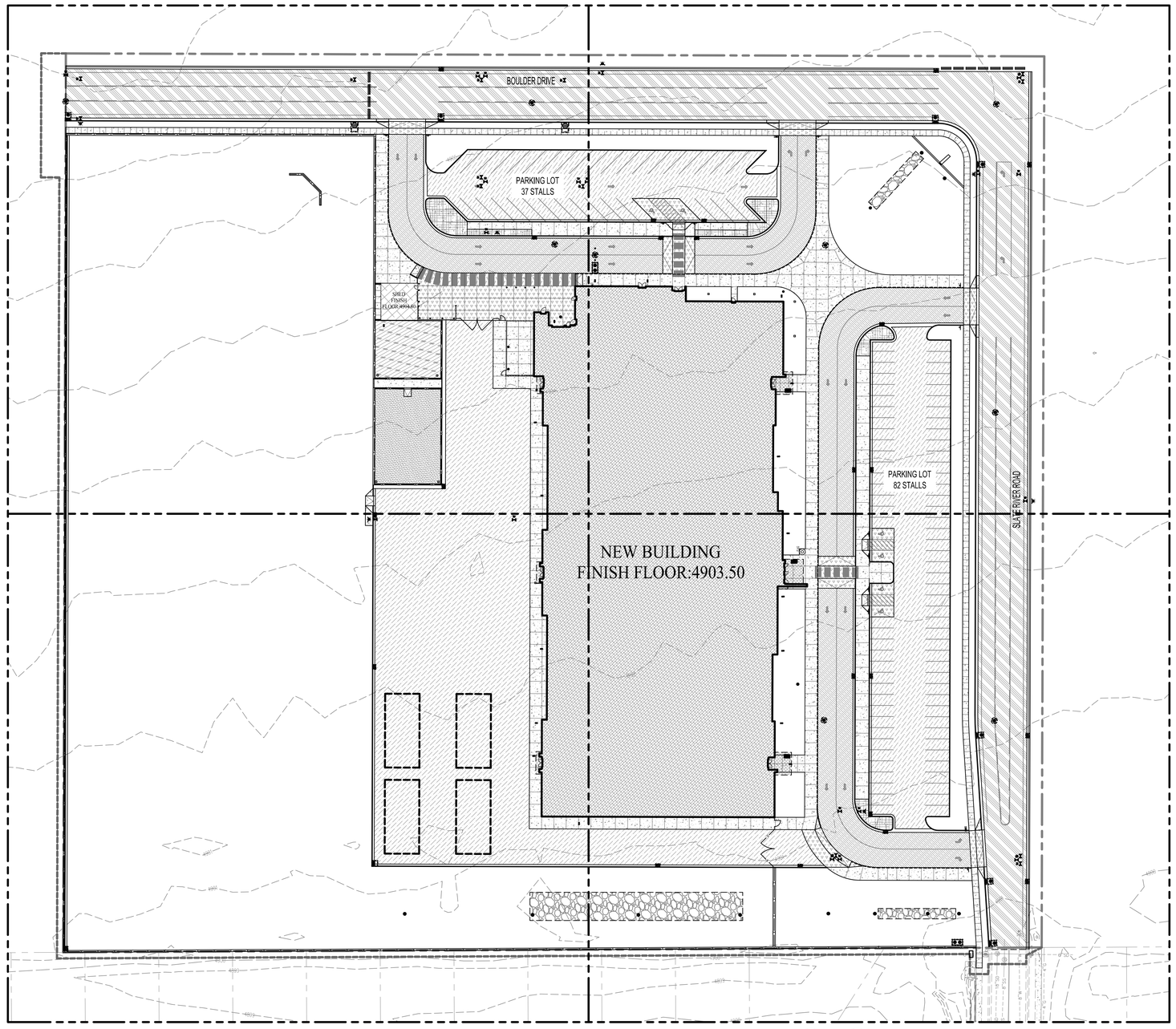
PROJECT TITLE
ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

DRAWN BY: JH
CHECKED BY: WC
DATE: JUNE 2025
PROJECT #: 176025

A3.2

CS234

CS231



CS233

CS232

0 40 80

SCALE 1"=40'

GENERAL SITE LAYOUT NOTES:

1. REFER TO ARCHITECTURAL SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE.
2. REFER TO ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
3. REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
4. VERIFY THE GRID DISTANCES SHOWN FOR BUILDING LOCATIONS WITH ARCH PLANS.
5. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
6. TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 6' MINIMUM AT ALL LOCATIONS.
7. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
8. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK.
9. THE PROJECT LIMIT LINE, ALSO REFERRED TO AS THE CIVIL ASSUMED AREA OF DISTURBANCE, IS INTENDED TO REPRESENT THE GENERAL EXTENT OF AREAS POTENTIALLY IMPACTED BY CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO MATERIAL STORAGE, EQUIPMENT ACCESS, AND WORK OPERATIONS ASSOCIATED WITH CIVIL SCOPE. THIS LINE IS BASED ON CIVIL DESIGN ASSUMPTIONS AND IS NOT NECESSARILY EXHAUSTIVE. ADDITIONAL AREAS OF DISTURBANCE MAY BE INDICATED ON PLAN SHEETS PREPARED BY OTHER DISCIPLINES (E.G. ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE), AND SUCH AREAS MAY EXTEND BEYOND THE CIVIL-DEFINED LIMIT LINE. THEREFORE, THE PROJECT LIMIT LINE SHOWN ON CIVIL DRAWINGS SHOULD NOT BE INTERPRETED AS THE DEFINITIVE OR SOLE BOUNDARY OF DISTURBANCE FOR THE PROJECT. IN SOME INSTANCES, A TEMPORARY PROJECT LIMIT LINE MAY ALSO BE SHOWN ON THE PLANS. THIS TEMPORARY LIMIT MAY EXTEND BEYOND THE ASSUMED PROPERTY BOUNDARIES AND IS USED TO ILLUSTRATE AREAS TEMPORARILY NEEDED FOR IMPROVEMENTS OUTSIDE OF THE OWNERS PROPERTY, OFTEN CITY ROADWAY IMPROVEMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL PLAN SETS TO IDENTIFY AND ACCOUNT FOR ALL POTENTIAL AREAS OF DISTURBANCE.
10. FOR CONCRETE SIDEWALK IN CITY ROW REFER TO APWA NO 231 DETAIL ON SHEET C104, IF NOT REFER TO DETAIL ON C100.

PARKING STALL COUNT	
TOTAL STALLS:	119
STALLS:	113
HC STALLS:	6

HATCH LEGEND

- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- SIDEWALK PER DETAILS ON SHEET C100
- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- PLAYGROUND BARK REFER TO LANDSCAPING PLANS
- INTEGRAL COLORED CONCRETE BROOM FINISH, COLOR TO BE COORDINATED WITH OWNER
- NEW BUILDING
- BUILDING OVERHANG
- UNDERGROUND DETENTION BASIN REFER TO CG450 PLANS
- PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS.
- CITY ROAD ASPHALT PAVEMENT SEE DETAIL D ON SHEET C100
- NEW SURFACE UTILITIES REFER TO CU300

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OVERALL SITE PLAN CS230
ASD #133 ELEMENTARY SCHOOL

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 5691319

Blue Stakes of UTAH 811

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

PROFESSIONAL ENGINEER
DATE ISSUED
No. 5501898-2202
MARK A. COOK
STATE OF UTAH

REVISIONS:

ALPINE SCHOOL DISTRICT
ELEMENTARY #133
EAGLE MOUNTAIN, UTAH
APPROX. N SLATE RIVER ROAD

DRAWN BY: CCC
CHECKED BY: MAC
DATE: 06/10/2025
PROJECT #: 25050

CS230

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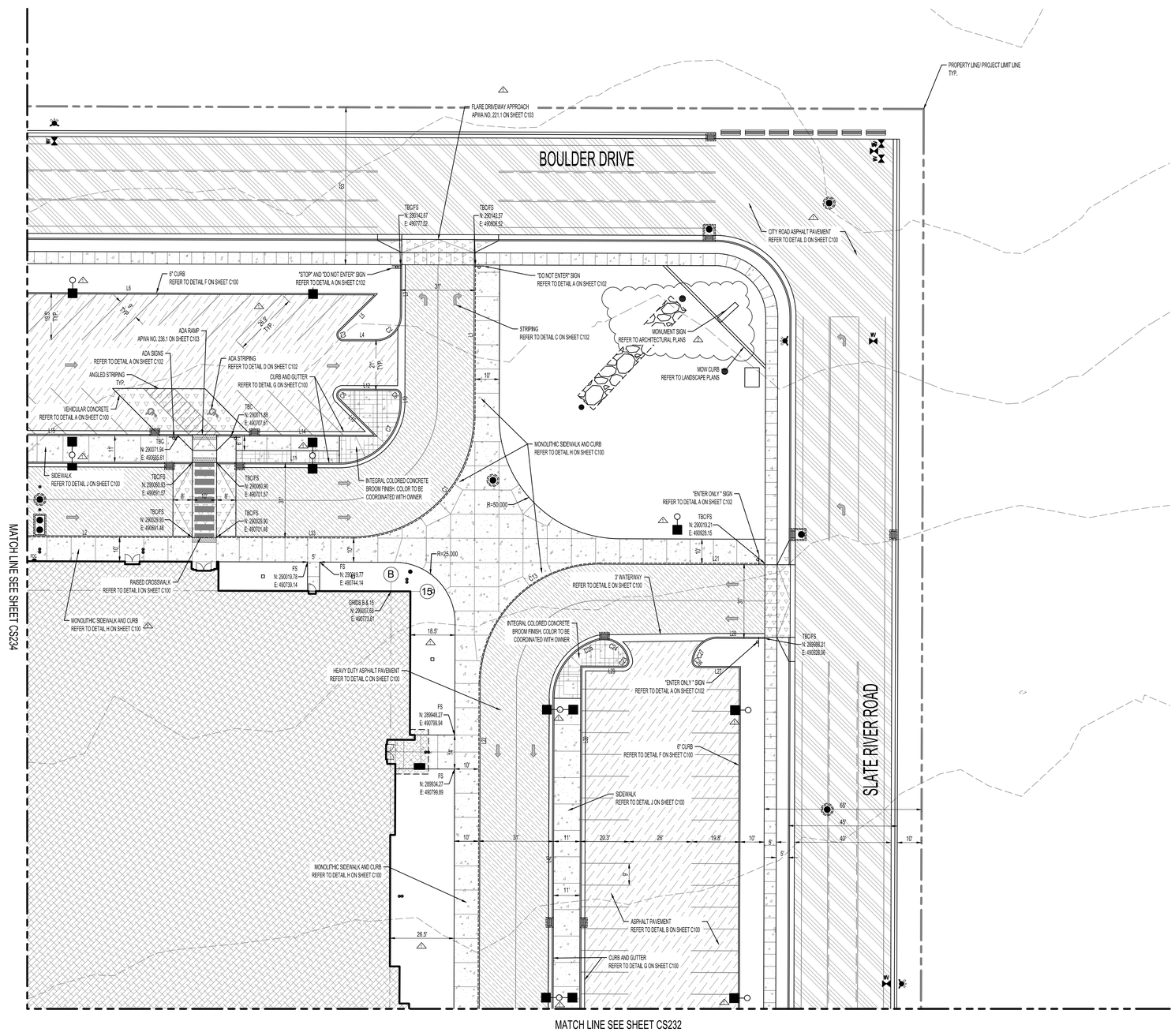
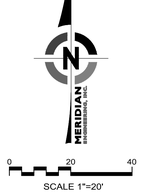
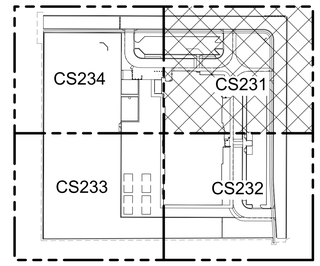




NOTES: REFER TO NOTES ON CS230.



VICINITY MAP
NOT TO SCALE

HATCH LEGEND

ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100	NEW BUILDING
HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100	BUILDING OVERHANG
CONCRETE SIDEWALK PER DETAIL J ON SHEET C100	UNDERGROUND DETENTION BASIN. REFER TO C0450 PLANS
VEHICULAR CONCRETE PER DETAIL A ON SHEET C100	PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS.
PLAYGROUND BARK REFER TO LANDSCAPING PLANS	CITY ROAD ASPHALT PAVEMENT SEE DETAIL D ON SHEET C100
INTEGRAL COLORED CONCRETE BROOM FINISH, COLOR TO BE COORDINATED WITH OWNER	NEW SURFACE UTILITIES REFER TO CU300

ENLARGED SITE PLAN CS231
ASD #133 ELEMENTARY SCHOOL

4/25/2025 11:41:19 AM

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 5691319

KMA ARCHITECTS
170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

PROFESSIONAL ENGINEER
DATE ISSUED: 06/10/2025
No. 10351938-2202
MARK A. COOK
STATE OF UTAH

REVISIONS:
ADD #2 06/26/25
CITY COMMENTS 07/10/25

ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

DRAWN BY: CCC
CHECKED BY: MAC
DATE: 06/10/2025
PROJECT #: 25050

CS231

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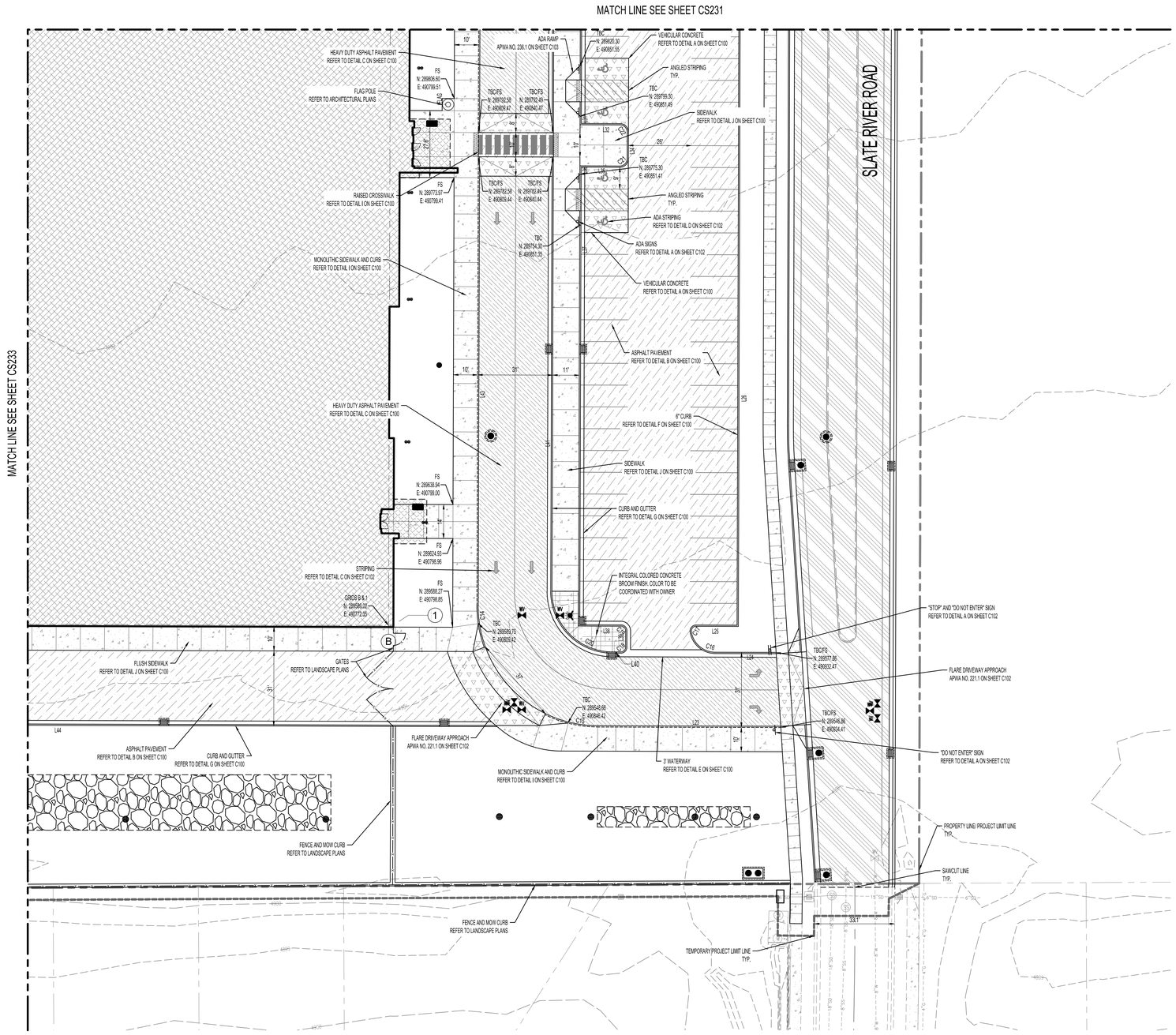
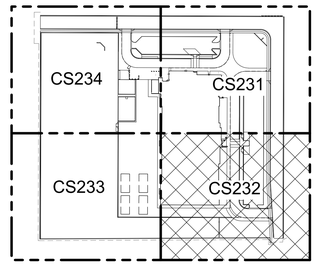


NOTES: REFER TO NOTES ON CS230.



VICINITY MAP
NOT TO SCALE

HATCH LEGEND

- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- SIDEWALK PER DETAILS ON SHEET C100
- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- PLAYGROUND BARK REFER TO LANDSCAPING PLANS
- INTEGRAL COLORED CONCRETE BROOM FINISH. COLOR TO BE COORDINATED WITH OWNER
- NEW BUILDING
- BUILDING OVERHANG
- UNDERGROUND DETENTION BASIN REFER TO CG450 PLANS
- PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS.
- CITY ROAD ASPHALT PAVEMENT SEE DETAIL D ON SHEET C100
- NEW SURFACE UTILITIES REFER TO CU300

ENLARGED SITE PLAN CS232
ASD #133 ELEMENTARY SCHOOL

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 5691319

Blue Stakes of UTAH 811 Bluestakes.org

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

PROFESSIONAL ENGINEER
DATE ISSUED
No. 5351808-2202
MARK A. COOK
STATE OF UTAH

REVISIONS:

ALPINE SCHOOL DISTRICT
ELEMENTARY #133
EAGLE MOUNTAIN, UTAH
APPROX. N SLATE RIVER ROAD

DRAWN BY: CCC
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DATE: 06/10/2025
PROJECT #: 25050

CS232

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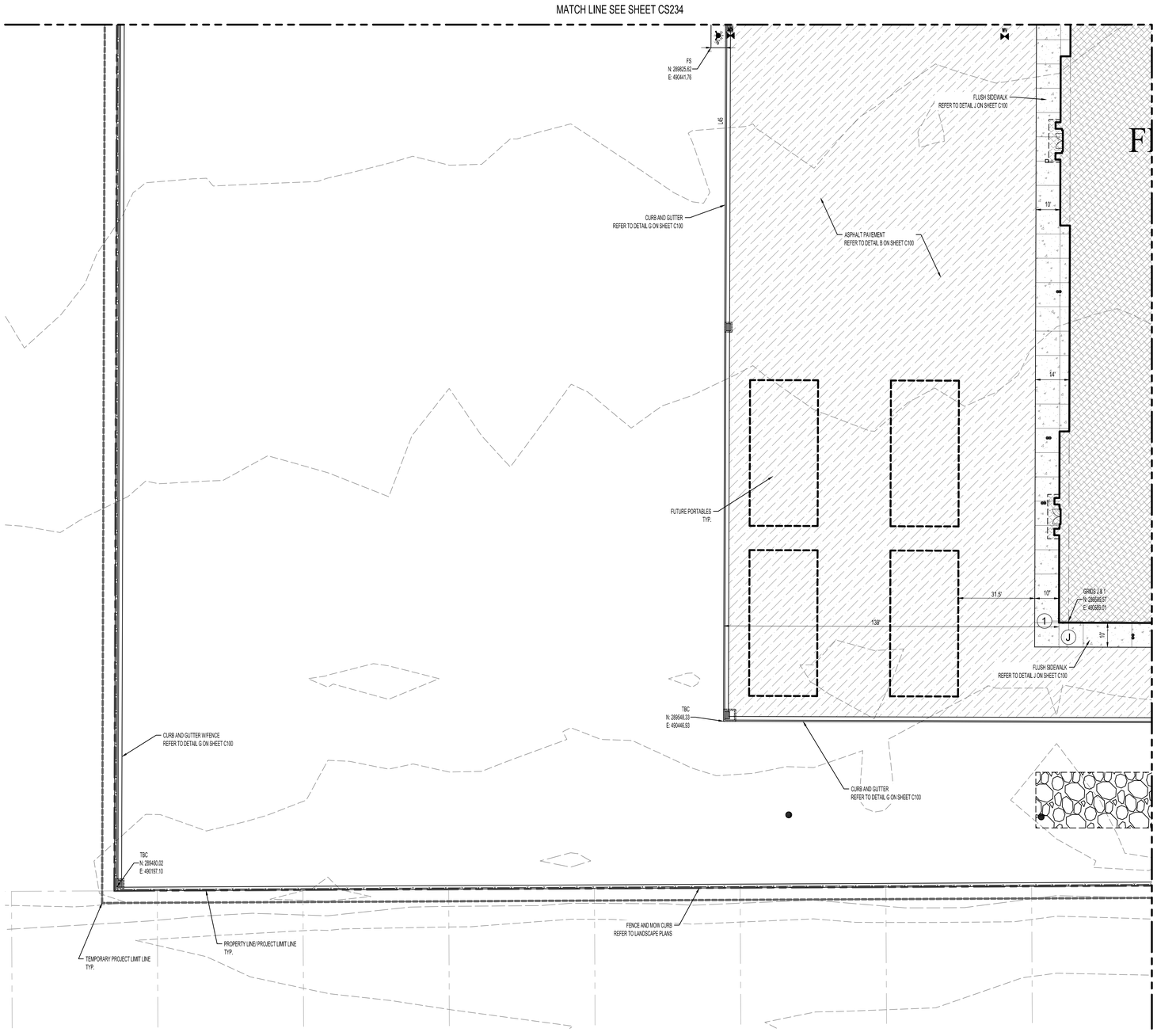

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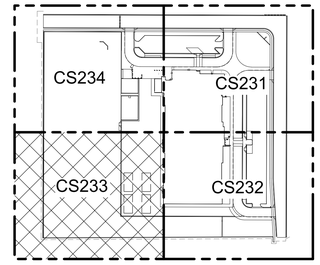

VICINTY MAP
NOT TO SCALE

HATCH LEGEND

ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100	NEW BUILDING
HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100	BUILDING OVERHANG
SIDEWALK PER DETAILS ON SHEET C100	UNDERGROUND DETENTION BASIN REFER TO CG450 PLANS
VEHICULAR CONCRETE PER DETAIL A ON SHEET C100	PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS.
PLAYGROUND BARK REFER TO LANDSCAPING PLANS	CITY ROAD ASPHALT PAVEMENT SEE DETAIL D ON SHEET C100
INTEGRAL COLORED CONCRETE BROOM FINISH, COLOR TO BE COORDINATED WITH OWNER	NEW SURFACE UTILITIES REFER TO CU300

ENLARGED SITE PLAN CS233
ASD #133 ELEMENTARY SCHOOL

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
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KMA ARCHITECTS
170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

PROFESSIONAL ENGINEER
DATE ISSUED
No. 10351938-2202
MARK A. COOK
STATE OF UTAH

REVISIONS:

ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

DRAWN BY: CCC
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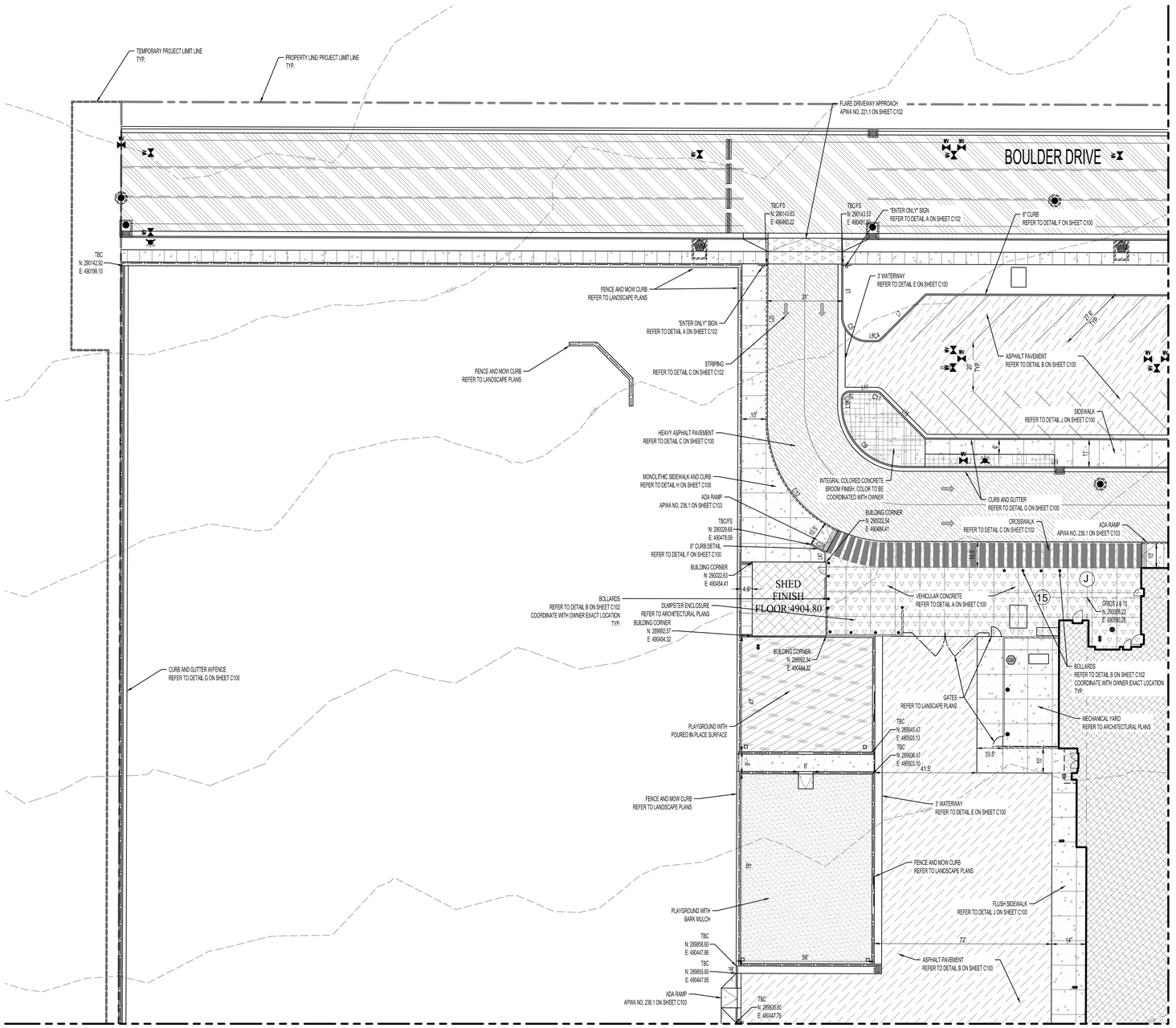
DATE: 06/10/2025
PROJECT #: 25050

CS233

4/25/2025 11:41:19 AM



NOTES: REFER TO NOTES ON CS230.

VICINTY MAP
NOT TO SCALE

HATCH LEGEND

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- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- SIDEWALK PER DETAILS ON SHEET C100
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- UNDERGROUND DETENTION BASIN REFER TO CG450 PLANS
- PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS.
- CITY ROAD ASPHALT PAVEMENT SEE DETAIL D ON SHEET C100
- NEW SURFACE UTILITIES REFER TO CU300

ENLARGED SITE PLAN CS234
ASD #133 ELEMENTARY SCHOOL

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PROFESSIONAL ENGINEER
DATE ISSUED: 06/10/2025
No. 5501898-2202
MARK A. COOK
STATE OF UTAH

REVISIONS:

ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

DRAWN BY: CCC
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DATE: 06/10/2025
PROJECT #: 25050

CS234

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TOPSOIL NOTE

EXCAVATION CONTRACTOR TO SCREEN ON-SITE (STOCKPILED) TOPSOIL FOR USE AT ALL PLANTED AREAS. PLACE TOPSOIL TO THE FOLLOWING DEPTHS:
- 6" MINIMUM UNDER ALL SODDED AREAS.
- 12" MINIMUM AT PLANTED ROCKSCAPED AREAS

EXCAVATION CONTRACTOR TO SPREAD TOPSOIL AFTER SPRINKLER SYSTEM TRENCHING HAS BEEN COMPLETED. THIS IS TO BE COORDINATED WITH THE GENERAL CONTRACTOR.

PLAYGROUND EQUIPMENT NOTE

1 - PLAYGROUND EQUIPMENT AREAS (PGEA-1 AND PGEA-2) TO BE PREPARED AND GRADED AS SHOWN. CONTRACTOR TO FURNISH AND INSTALL PLAYGROUND EQUIPMENT SELECTED BY OWNER PER ALLOWANCE.

2 - (PGEA-1) CONTRACTOR TO INSTALL WOODCHIP SOFT-FALL MATERIAL (18" DEEP) OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS.

3 - (PGEA-2) CONTRACTOR TO INSTALL POURED IN PLACE RUBBERIZED SURFACING OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	SOD (AS PER LOCAL VARIETY)				
	POURED-IN-PLACE RUBBERIZED PLAYGROUND SURFACING (AT PGEA-2) SEE DETAIL 16/L5				
	18" DEEP SOFT FALL WOOD CHIPS (AT PGEA-1)				
	LANDSCAPE ROCK "TYPE 1" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER (COLOR AND TYPE TO BE AS SELECTED BY SCHOOL DISTRICT - CONCRETE COLOR NOT PERMITTED BY CITY)				
	LARGE LANDSCAPE BOULDERS 2', 3', 4' SIZES (COLOR AND TYPE TO BE AS SELECTED BY SCHOOL DISTRICT) QUANTITY 150				

LANDSCAPE ROCK NOTES "TYPE 1":
(6" MIN. DEPTH, FRACTURED ROCK)
30% - 4"
70% - 3"

NOTES:
A - SOD INSTALLATION AND CARE SHOULD BE SCHEDULED AS FOLLOWS:
-FERTILIZE AFTER INSTALLATION
-WEED CONTROL (ALLOW TO SIT FOR 1 WEEK BEFORE MOWING)
-A MINIMUM OF 3 MOWINGS OF ALL PLANTED AREAS.

B - MAINTAIN WATER COVERAGE AND ADJUST SPRINKLER SYSTEM AS NEEDED UNTIL ALL ABOVE IS COMPLETED AND FINAL ACCEPTANCE IS GIVEN.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	Malus x "Spring Snow"	Spring Snow Crabapple	14	2 1/2"	Green - White 20' x 20'
	Acer grandidentatum	Bigtooth Maple	15	2 1/2"	Green - Yellow 25' x 15'
	Gingko biloba (Male trees only as per city request)	Gingko	12	2 1/2"	Green - Yellow 35' x 35'
	Euonymus alatus "Compactus"	Dwarf Burning Bush	36	5 GAL.	GREEN - RED 6' X 10'
	Spiraea x bumalda "Goldflame"	Goldflame Spirea	32	5 GAL.	YELLOW/GREEN 4' x 4'
	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Japanese Barberry	17	5 GAL.	CRIMSON 2' X 3'
	Pinus mugo "Slowmound"	Slowmound Mugo Pine	43	5 GAL.	Evergreen 2' X 2'
	Festuca glauga "Elijah Blue"	Elijah Blue Fescue	164	5 GAL.	ICE BLUE 1' X 1'
	Yucca filamentosa "Ivory Tower"	Ivory Tower Yucca	121	5 GAL.	GREEN 3' x 3'
	Cornus sericea "Kelseyi"	Kelsey's Dwarf Red-Osier Dogwood	9	5 GAL.	GREEN - RED 3' X 3'
	Calamagrostis x acutiflora "Karl Foerster"	Feather Reed Grass	297	2 GAL.	GOLDEN 2' X 2'

SHEET NOTES:

01 - 8" X 12" CONCRETE CURBING AS SHOWN. SEE DETAIL 10/L5.

02 - MARQUEE SIGN BASE. SEE DETAILS 1/L6.

03 - INTERNAL HALYARD FLAGPOLE WITH INTEGRAL LIGHTING SYSTEM. SEE DETAIL 3/L6. SURROUND WITH A 3'-0" SQUARE CONCRETE PAD.

04 - SPRINKLER SYSTEM P.O.C. SEE SPRINKLER PLAN.

05 - 10'-8" x 31'-4" MASONRY DUMPSTER ENCLOSURE. SEE DETAIL 2/L6. PROVIDE BLOCK-OUTS IN FOUNDATION TO ALLOW DRAINAGE THROUGH AS REQUIRED.

GENERAL NOTES:

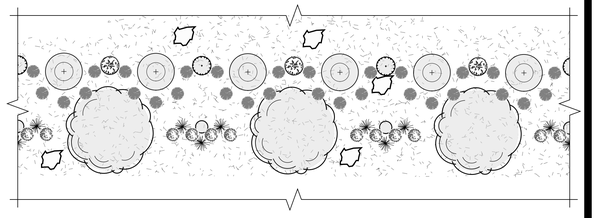
A - ALL NEW LAWN AREAS TO HAVE SOD INSTALLED. INSTALL AS PER INDUSTRY STANDARD. SEE DETAIL 2/L5.

B - TREES TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 1/L5.

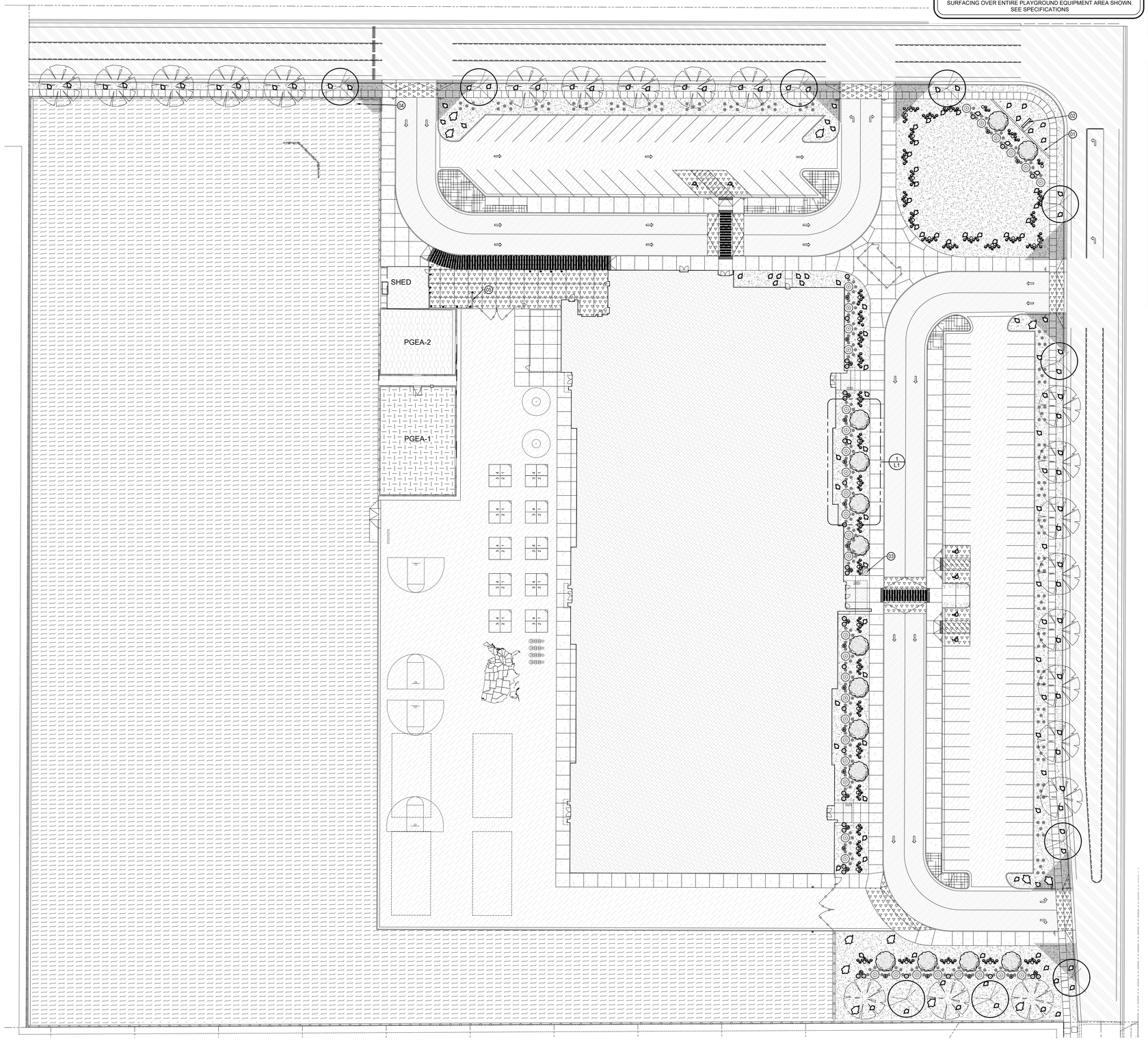
C - MAINTAIN WATER COVERAGE AND ADJUST SPRINKLER SYSTEM AS NEEDED UNTIL ALL ABOVE IS COMPLETED AND FINAL ACCEPTANCE IS GIVEN.

D - INSTALL 2 LAYERS OF COMMERCIAL GRADE WEED MATTING TO BE INSTALLED UNDER ALL ROCKSCAPED AREAS.

E - SEE DETAILS 1 /L1 FOR TYPICAL PLANTING LAYOUT.



1 PLANTING DETAIL 1" = 10'-0"



NORTH

0 15' 30'

LANDSCAPE PLAN (15" x 21") 1" = 60'-0" (30" x 42") 1" = 30'-0"

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

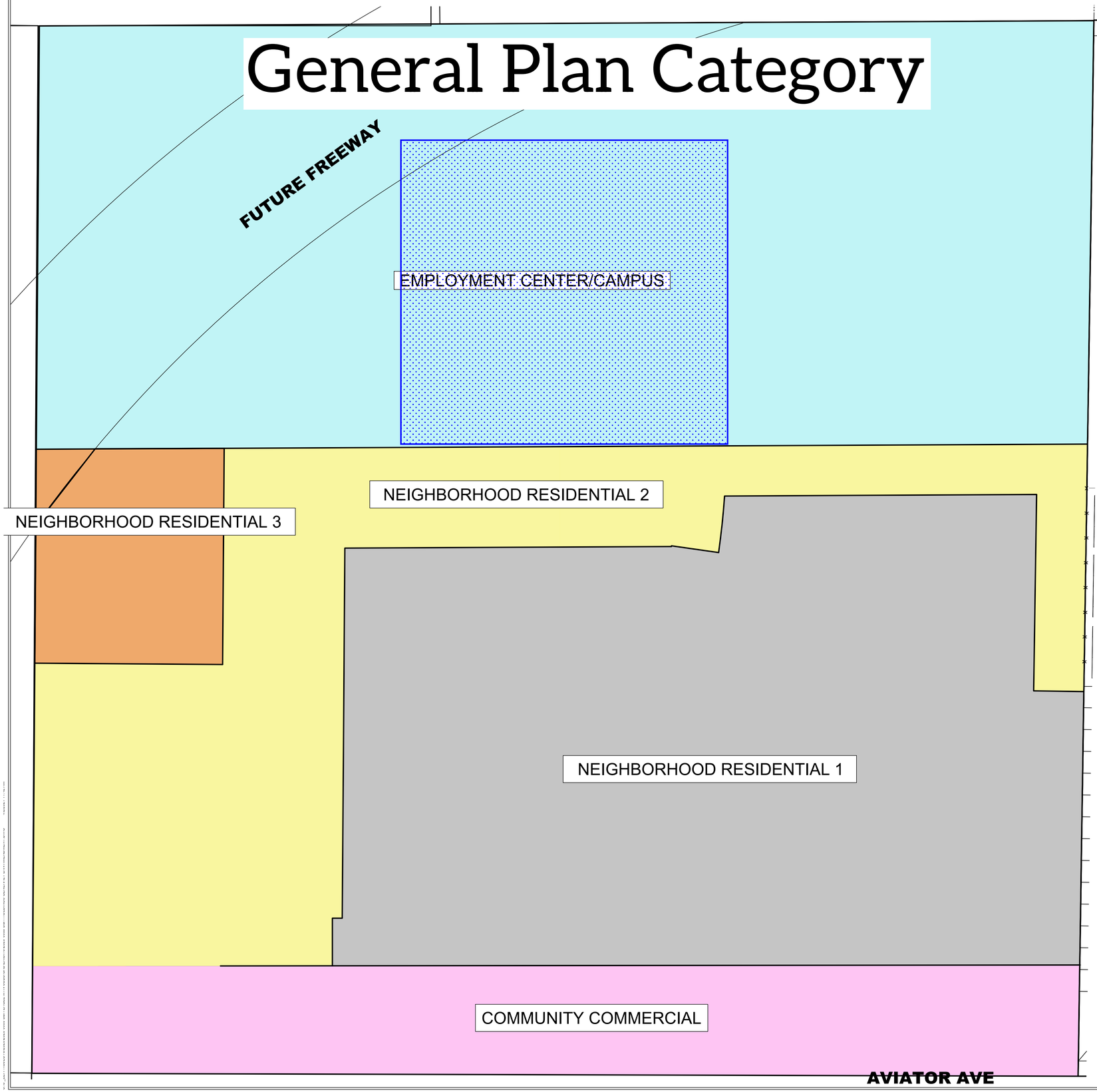
REVISIONS:

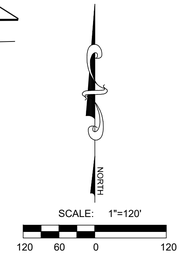
ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. NORTH SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

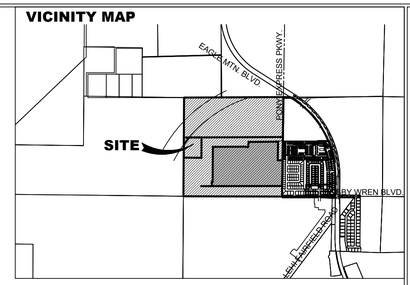
DRAWN BY: RJW
CHECKED BY: WC
DATE: JUNE 2025
PROJECT #: 176025

L1

General Plan Category







LAND USE	ACRES	% OF TOTAL
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DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=120'
DATE: 4/2/2021

SHEET 1

Zoning

FUTURE FREEWAY

BUSINESS CAMPUS
65.34 AC

RC

MF-2

R-3

OS-I

MF-1

RC

R-2

R-2

R-3

CN
16.67 A.C

BRYLEE FARMS

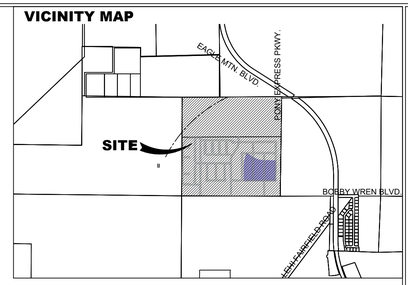
AVIATOR AVE

NORTH

SCALE: 1"=120'

120 60 0 120

VICINITY MAP



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- R-2
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NOTE: THE BUSINESS CAMPUS AREA IS NOT SEEKING A REZONE AT THIS TIME.

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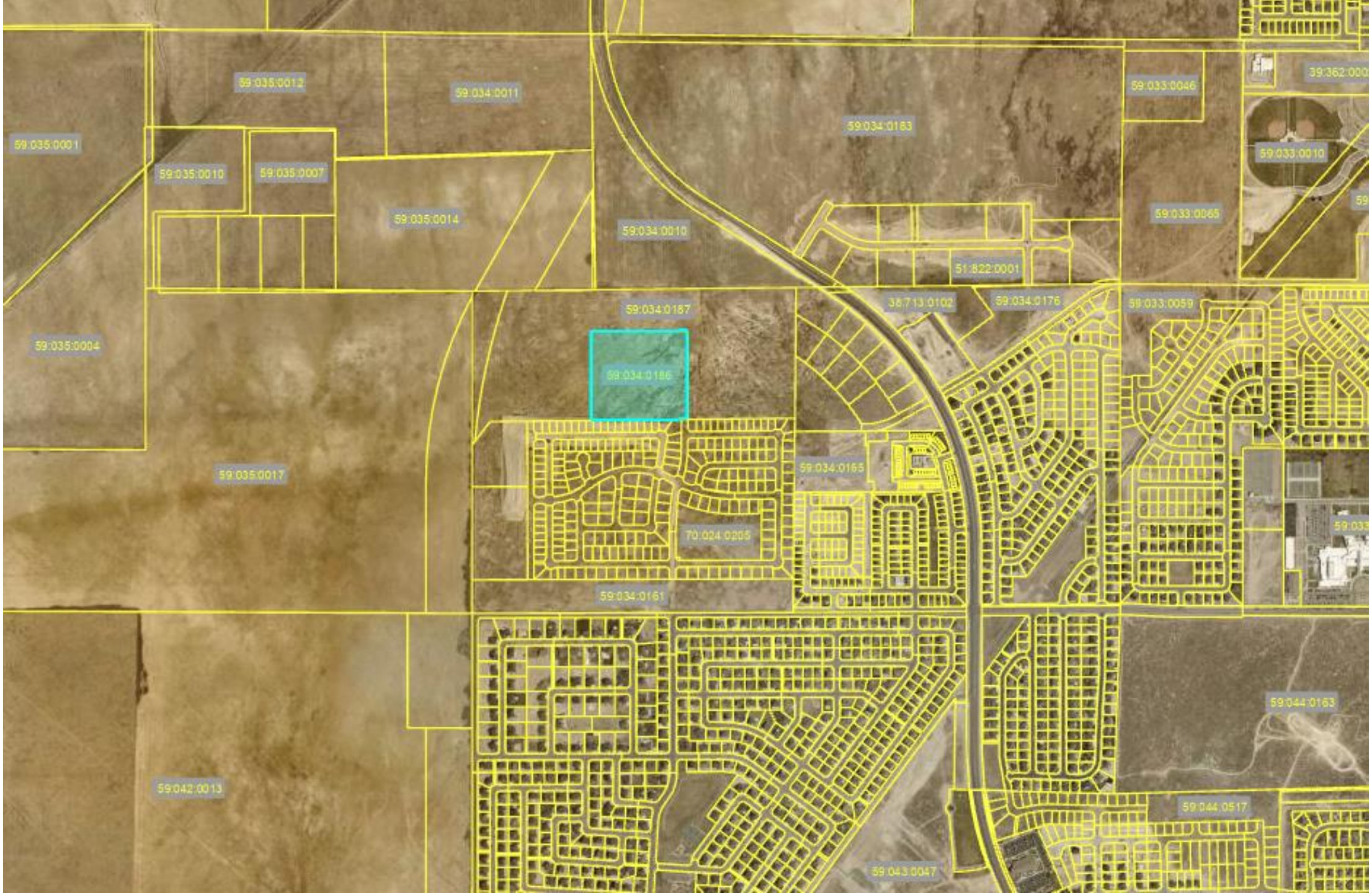
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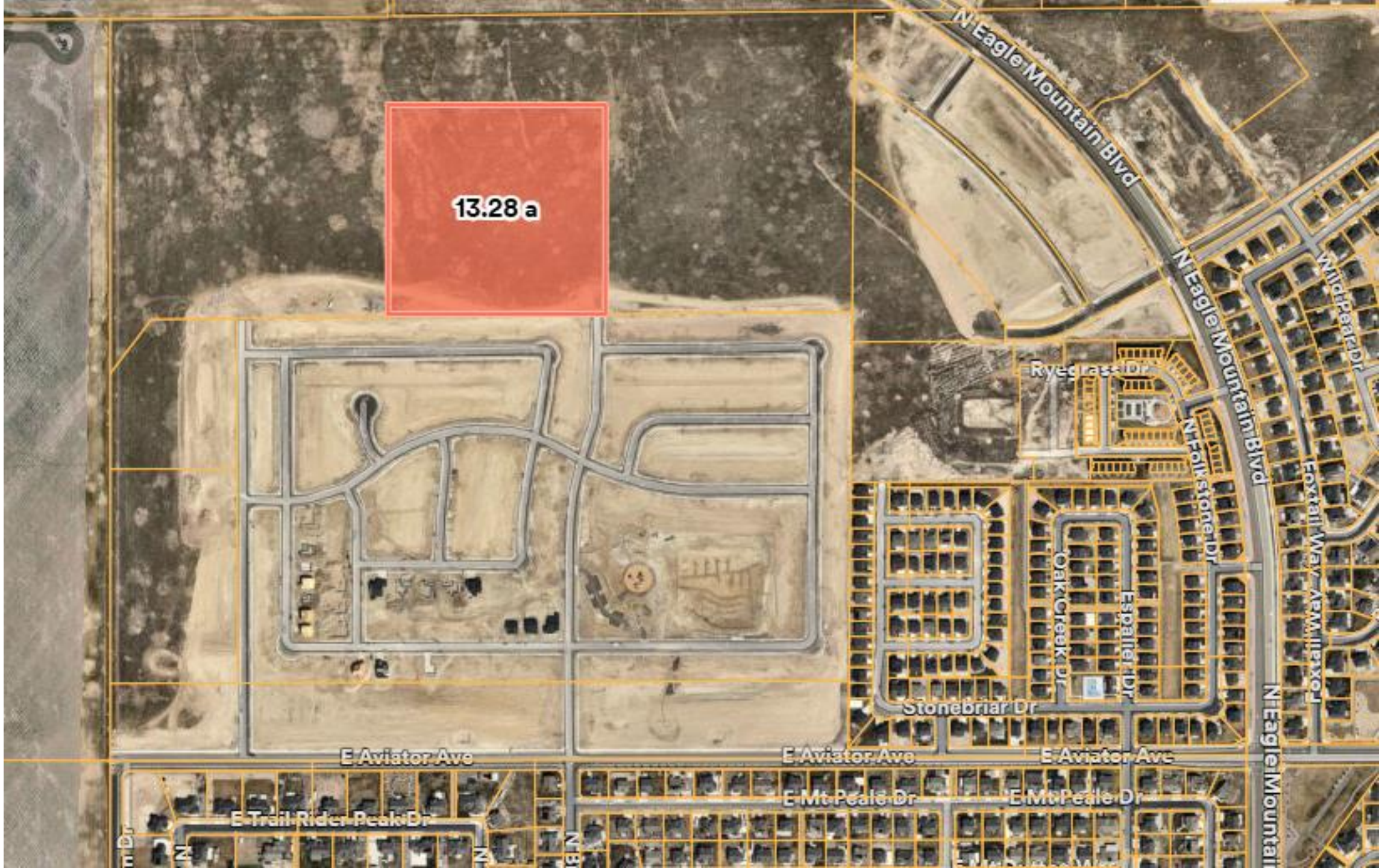
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N Eagle Mountain Blvd
Wild Pear Dr
Ryegrass Dr
N Folkstone Dr
Foxtail Way
Armillaria Dr
Oak Creek Dr
Espalier Dr
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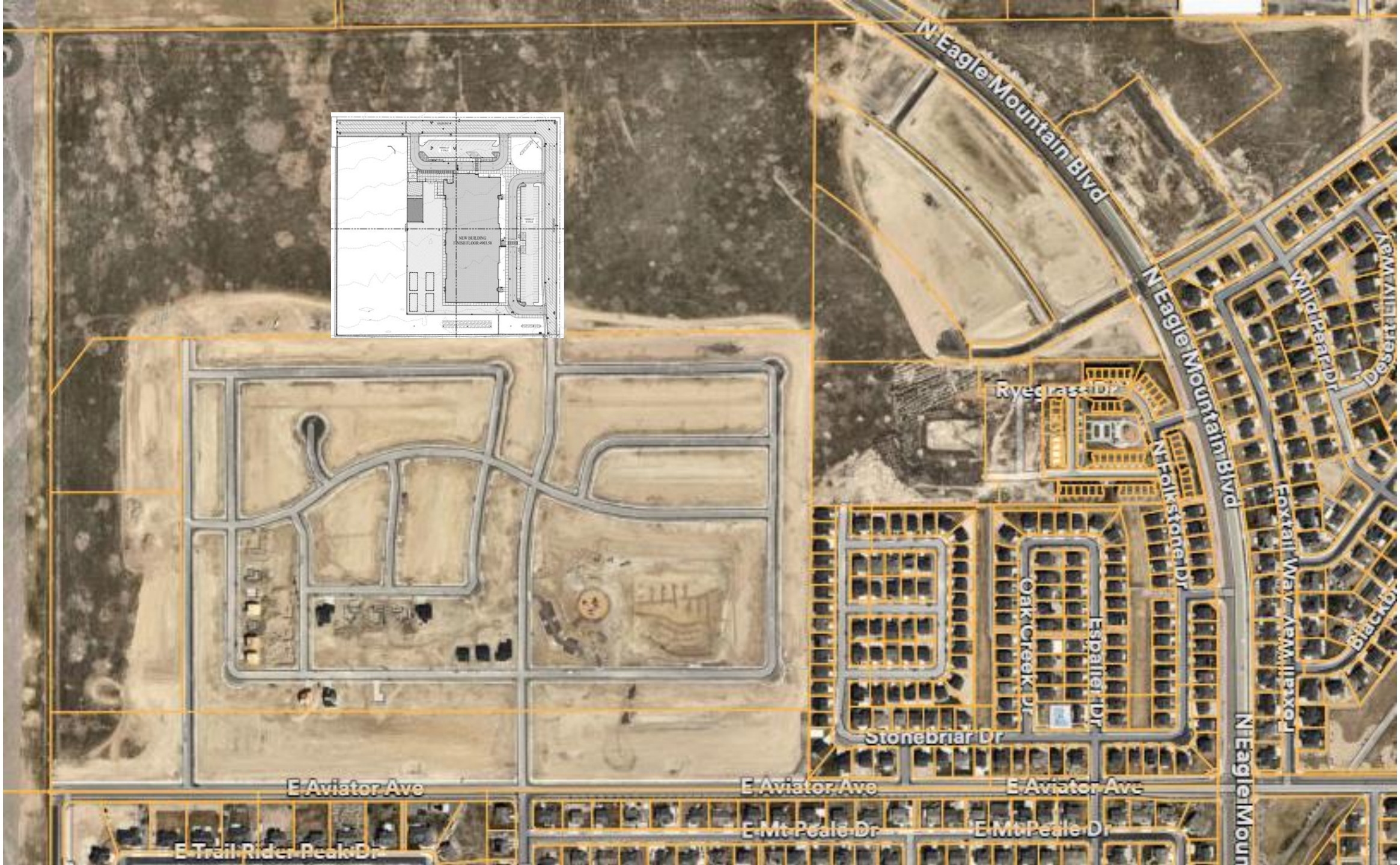
E Mt Peale Dr
E Trail Rider Peak Dr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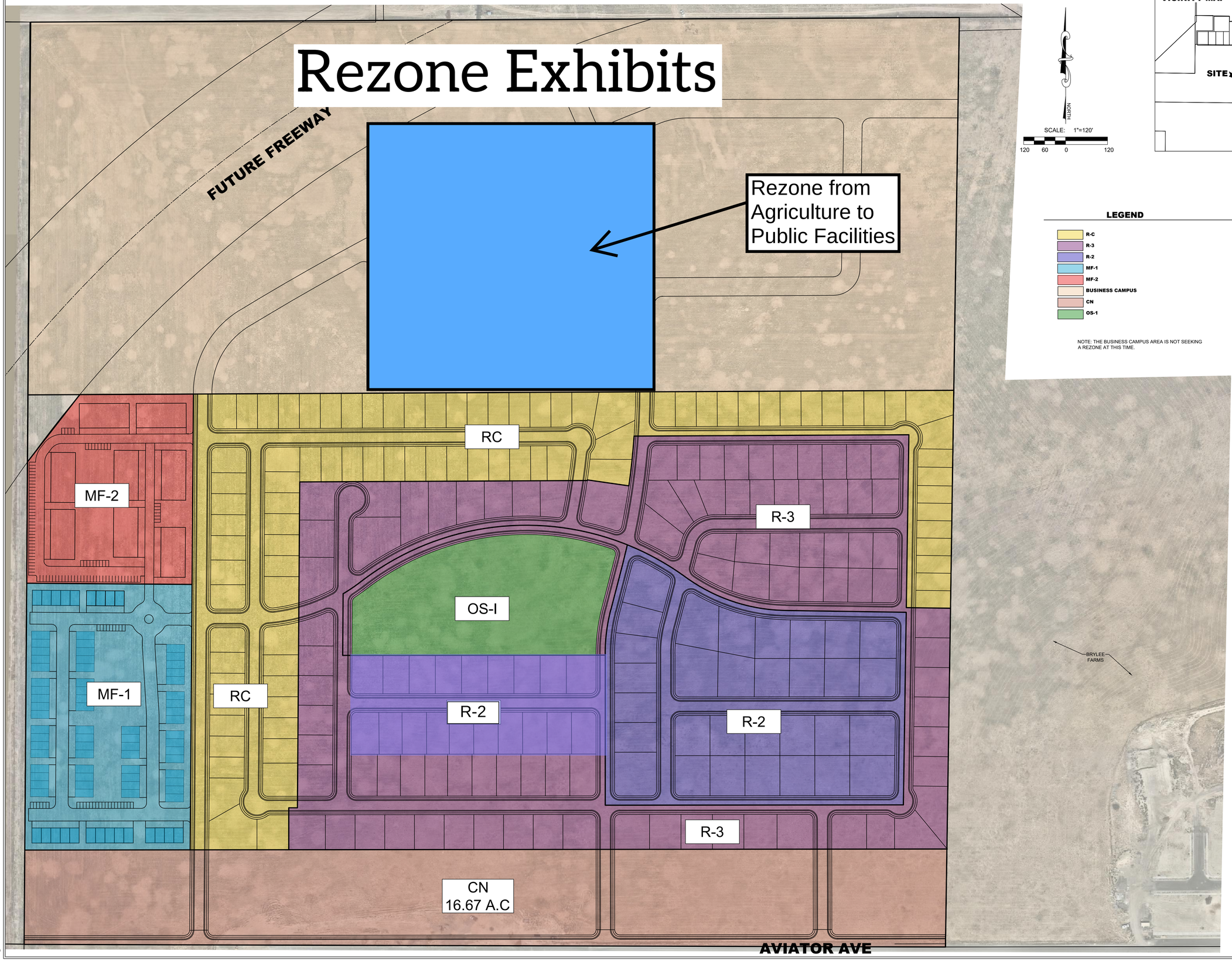
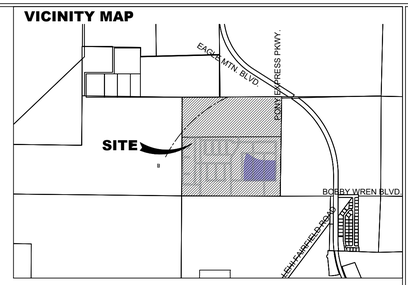
Rezone Exhibits





LEGEND

- R-C
- R-3
- R-2
- MF-1
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- BUSINESS CAMPUS
- CN
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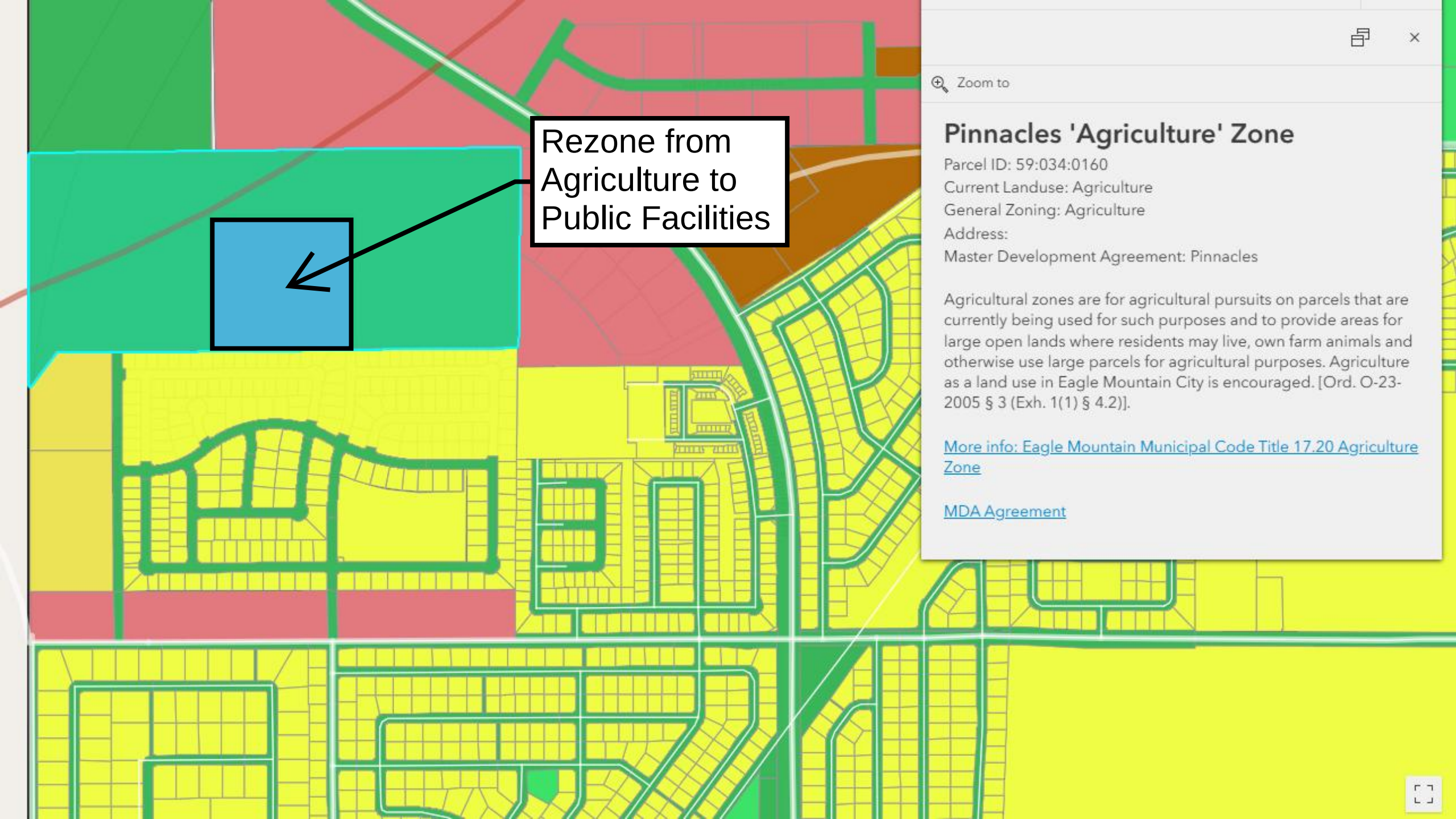
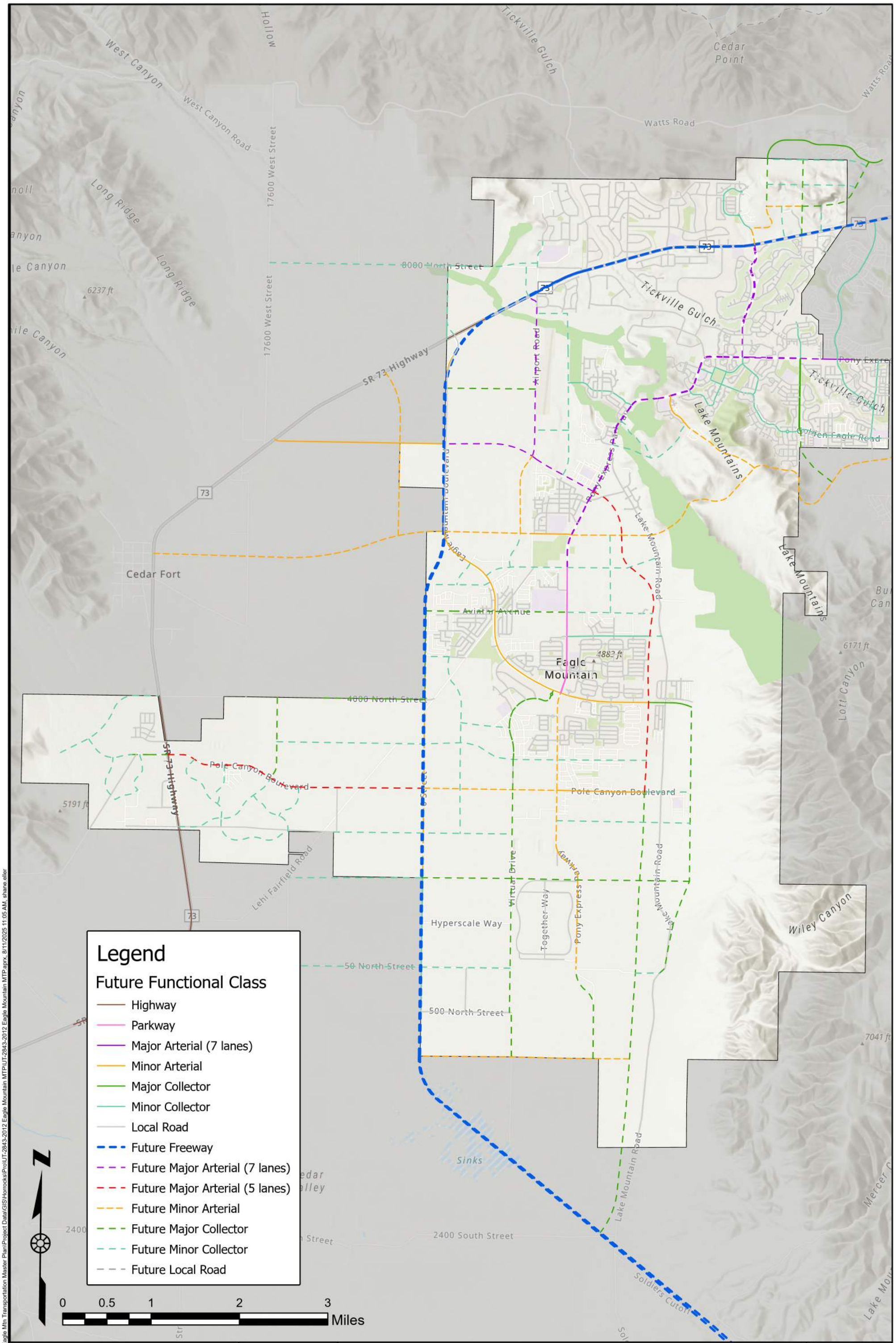
SHEET 1


Rezone from Agriculture to Public Facilities
Zoom to
Pinnacles 'Agriculture' Zone
Parcel ID: 59:034:0160
Current Landuse: Agriculture
General Zoning: Agriculture
Address:
Master Development Agreement: Pinnacles
Agricultural zones are for agricultural pursuits on parcels that are currently being used for such purposes and to provide areas for large open lands where residents may live, own farm animals and otherwise use large parcels for agricultural purposes. Agriculture as a land use in Eagle Mountain City is encouraged. [Ord. O-23-2005 § 3 (Exh. 1(1) § 4.2)].
More info: Eagle Mountain Municipal Code Title 17.20 Agriculture Zone
MDA Agreement



Horrocks.

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

Future Functional Classification

Eagle Mountain Transportation Master Plan

DATE 6/17/2025

DRAWN

Figure 15

Q:\2025\UT-10591-25 Eagle Mtn Transportation Master Plan\Project Data\GIS\Horrocks\Pro\UT-2843-2012 Eagle Mountain MTP\UT-2843-2012 Eagle Mountain MTP.aprx, 8/11/2025 11:05 AM, shane.eller

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **SEPTEMBER 2, 2025**
TITLE:	ASD Elementary 133 Rezone
ITEM TYPE:	Rezone
FISCAL IMPACT:	N/A
APPLICANT:	Scott Johnson, Alpine School District

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Employment Center/Campus Zone: Agriculture	13.28 Acres

PUBLIC HEARING
Yes

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

BACKGROUND:
Alpine School District is proposing the construction of an additional elementary school in Eagle Mountain, located on Parcel No. 59:034:0186, directly north of the Pinnacles residential development. To facilitate the proposal, a rezone from Agriculture is required and the Public Facilities zone was chosen as the best proposal.

ITEMS FOR CONSIDERATION:

The criteria for approval for a Rezone are listed in EMMC 17.90.060.

Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements below are met:

A. **Compliance with General Plan:** The Public Facilities zone is compatible with the Employment Center/Campus General Plan category.

B. **Compatibility Determination:** The Public Facilities zone and the proposed use of an elementary school are reasonably compatible with adjacent land uses.

C. **City Services:** Public services are available to the property and will not overburden capacity.

D. **Traffic Generation:** The roads that would be along this property are sized appropriately. However, concerns have been voiced that having a single access to the site through the Pinnacles residential development may be deemed as unhealthy or unsafe. To address this, Staff added two minor collector roads to the Transportation Master Plan that lead to the site. Additional connections to the site will be established as surrounding development occurs.

E. **Property Values:** It is not expected that the rezone will negatively impact surrounding property values.

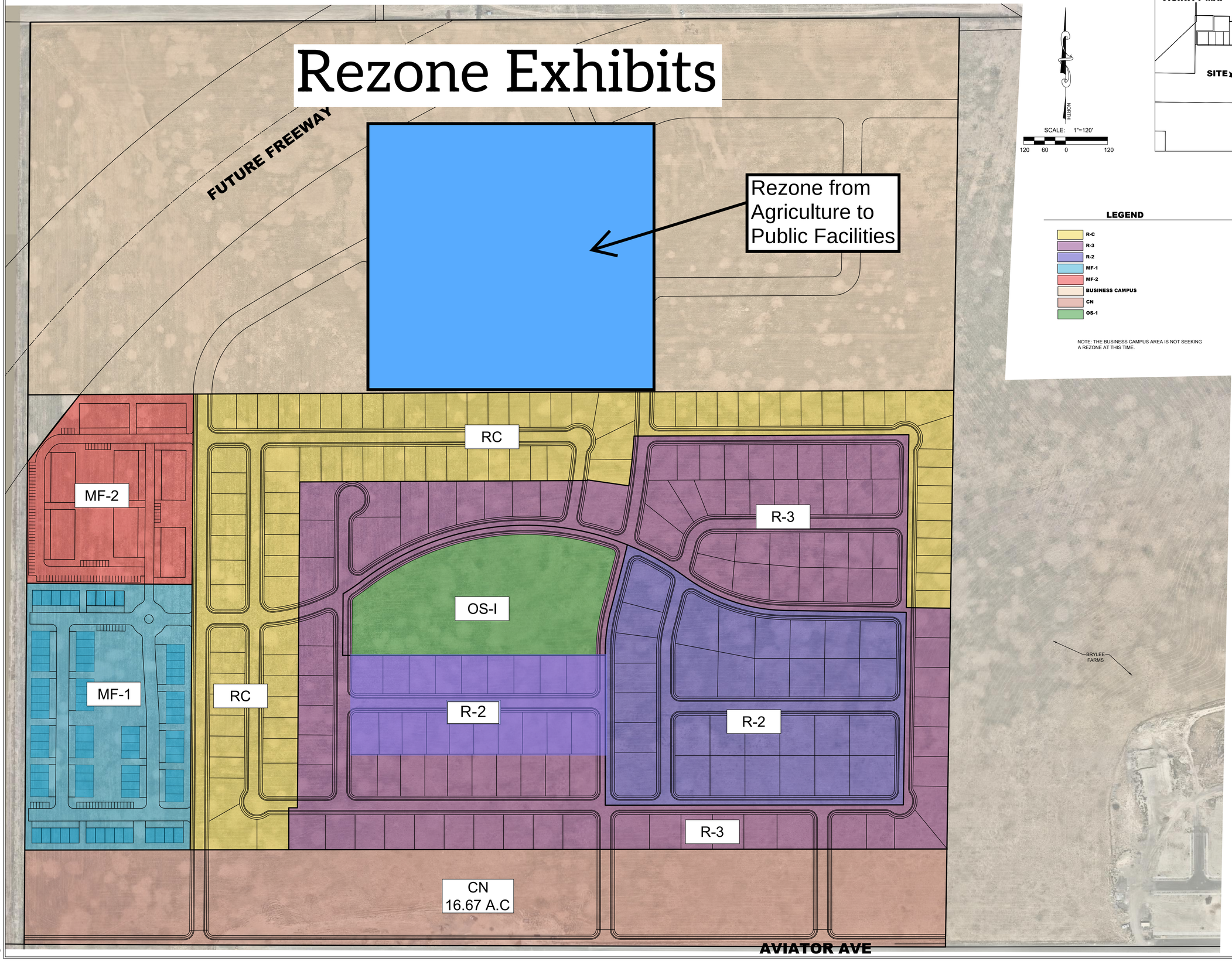
PLANNING COMMISSION ACTION/RECOMMENDATION:

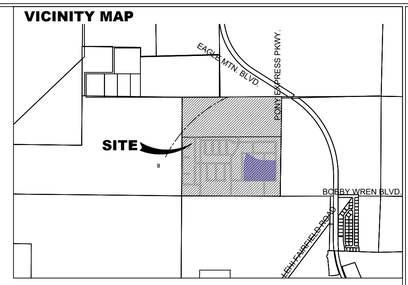
N/A

ATTACHMENTS:

1. Rezone Exhibit
2. Maps
3. Preliminary, Elevation, and Site Plans
4. Transportation Master Plan

Rezone Exhibits





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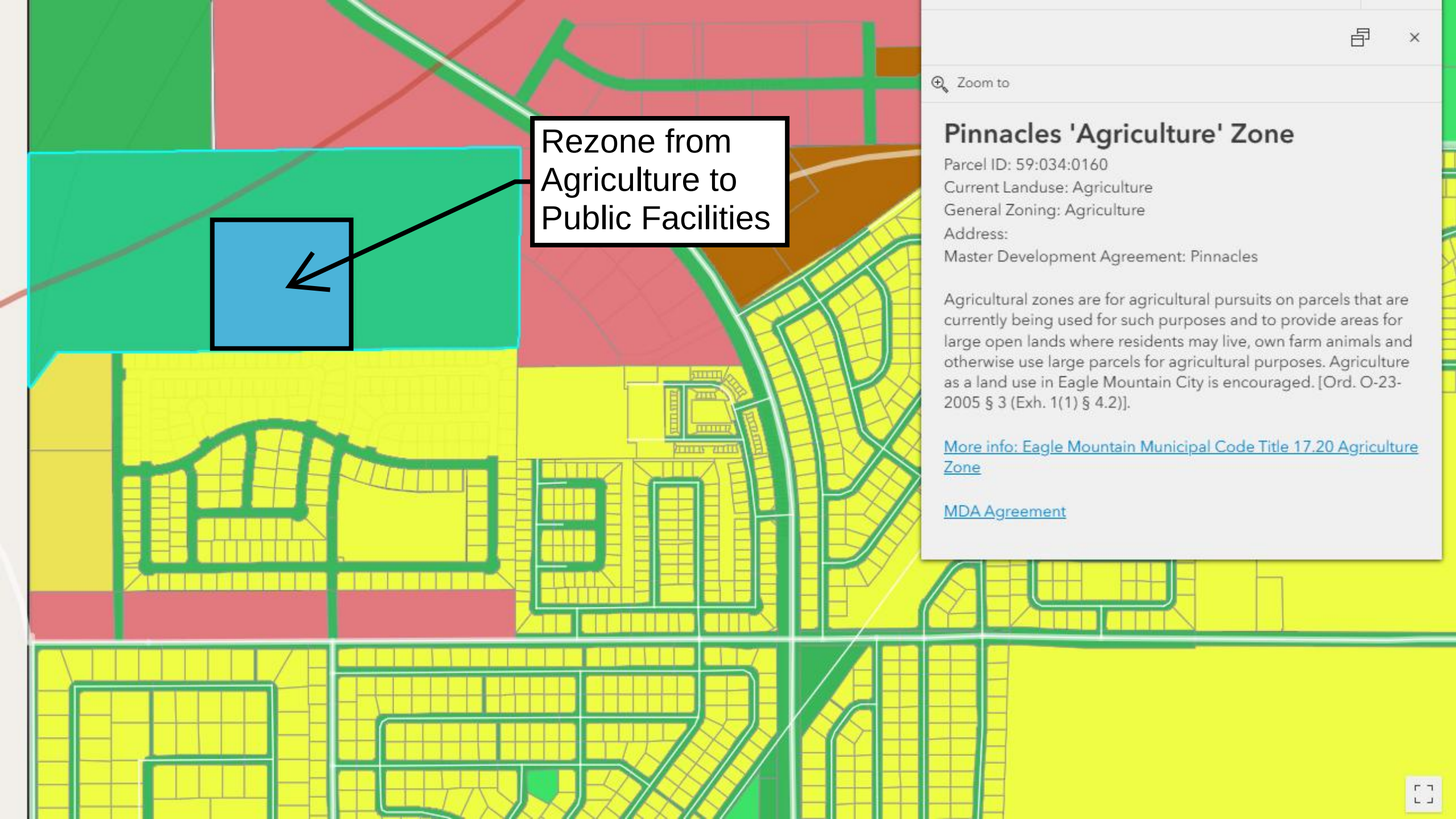
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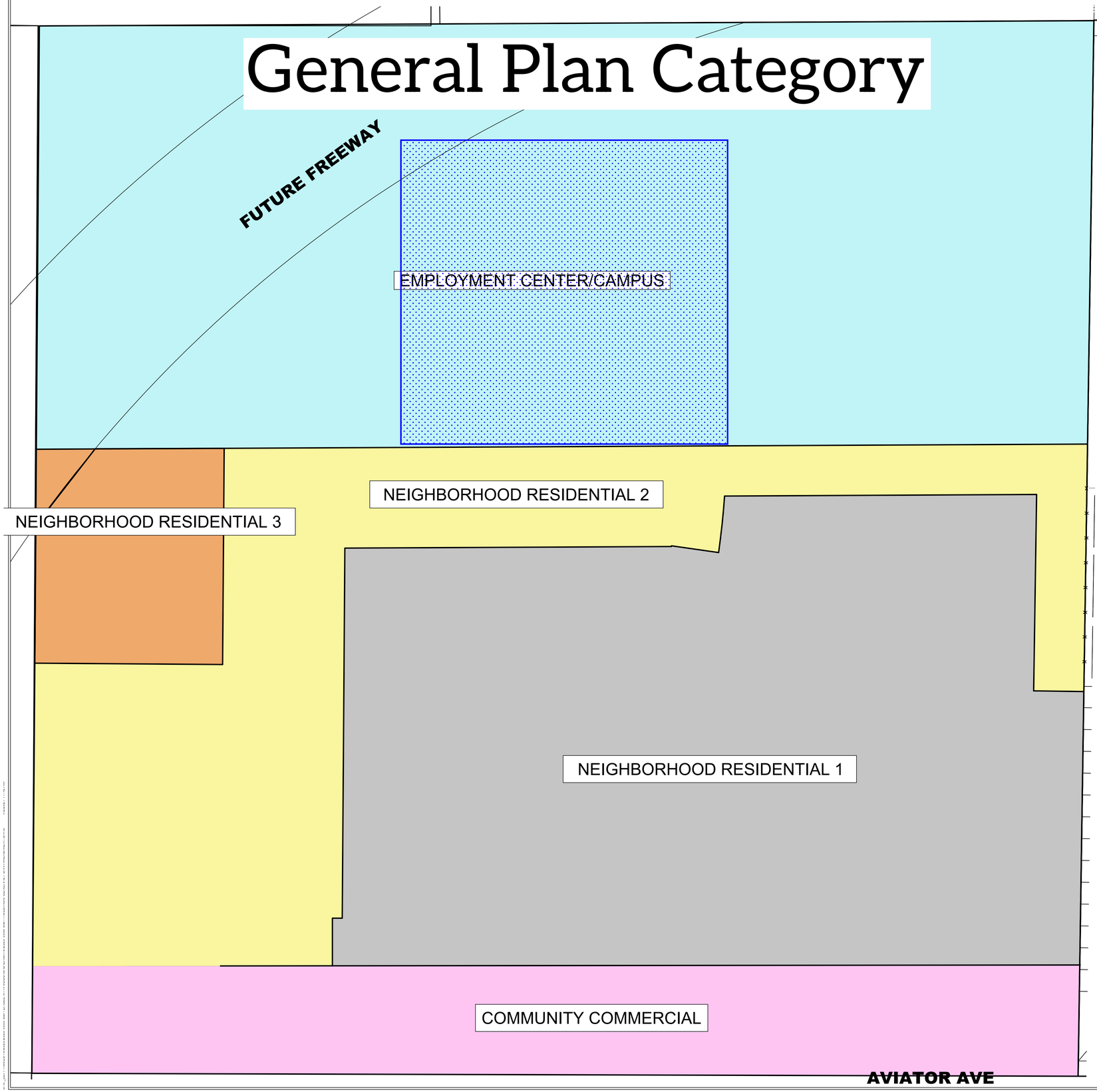

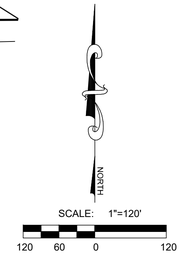

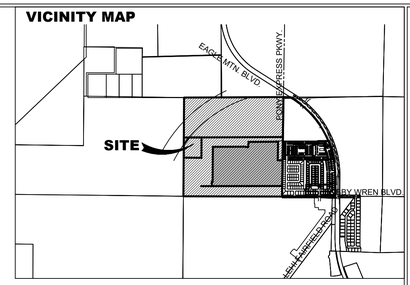

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SHEET
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BUSINESS CAMPUS
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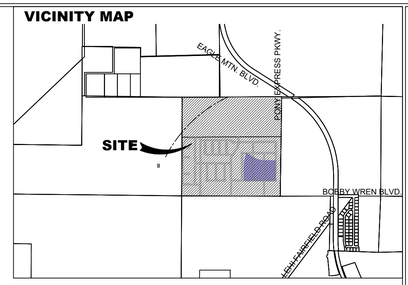
AVIATOR AVE

NORTH

SCALE: 1"=120'

120 60 0 120

VICINITY MAP



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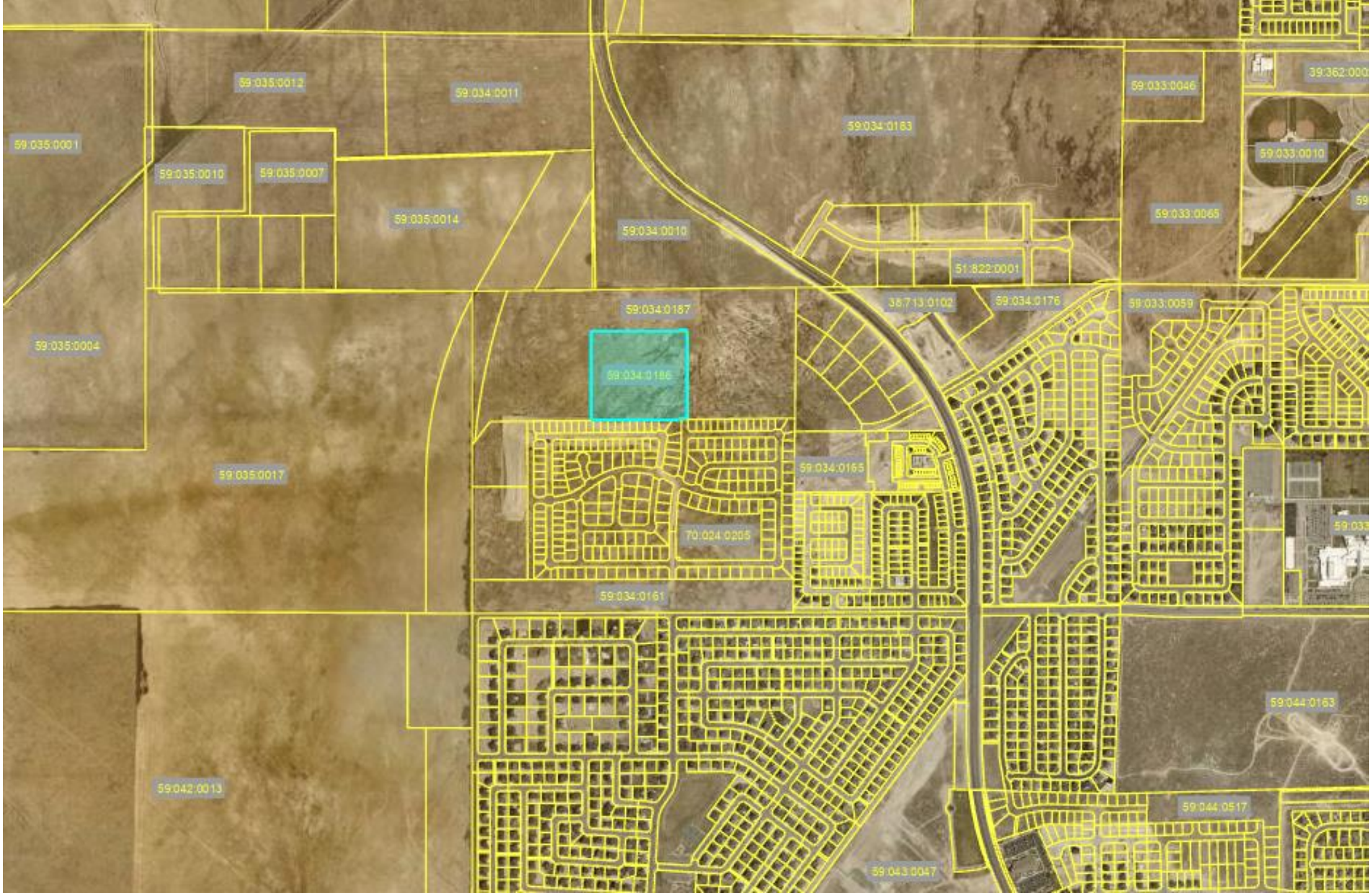
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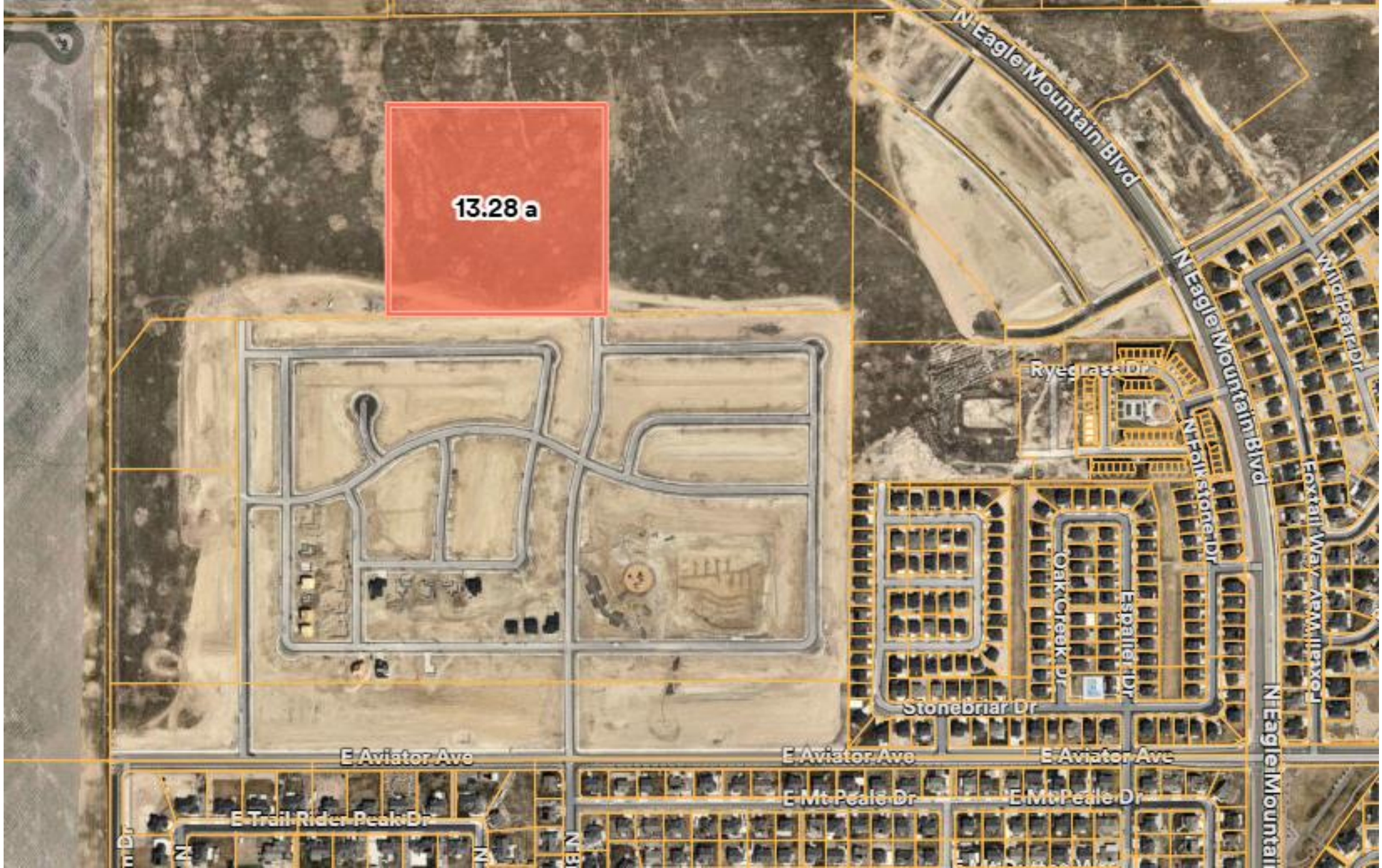
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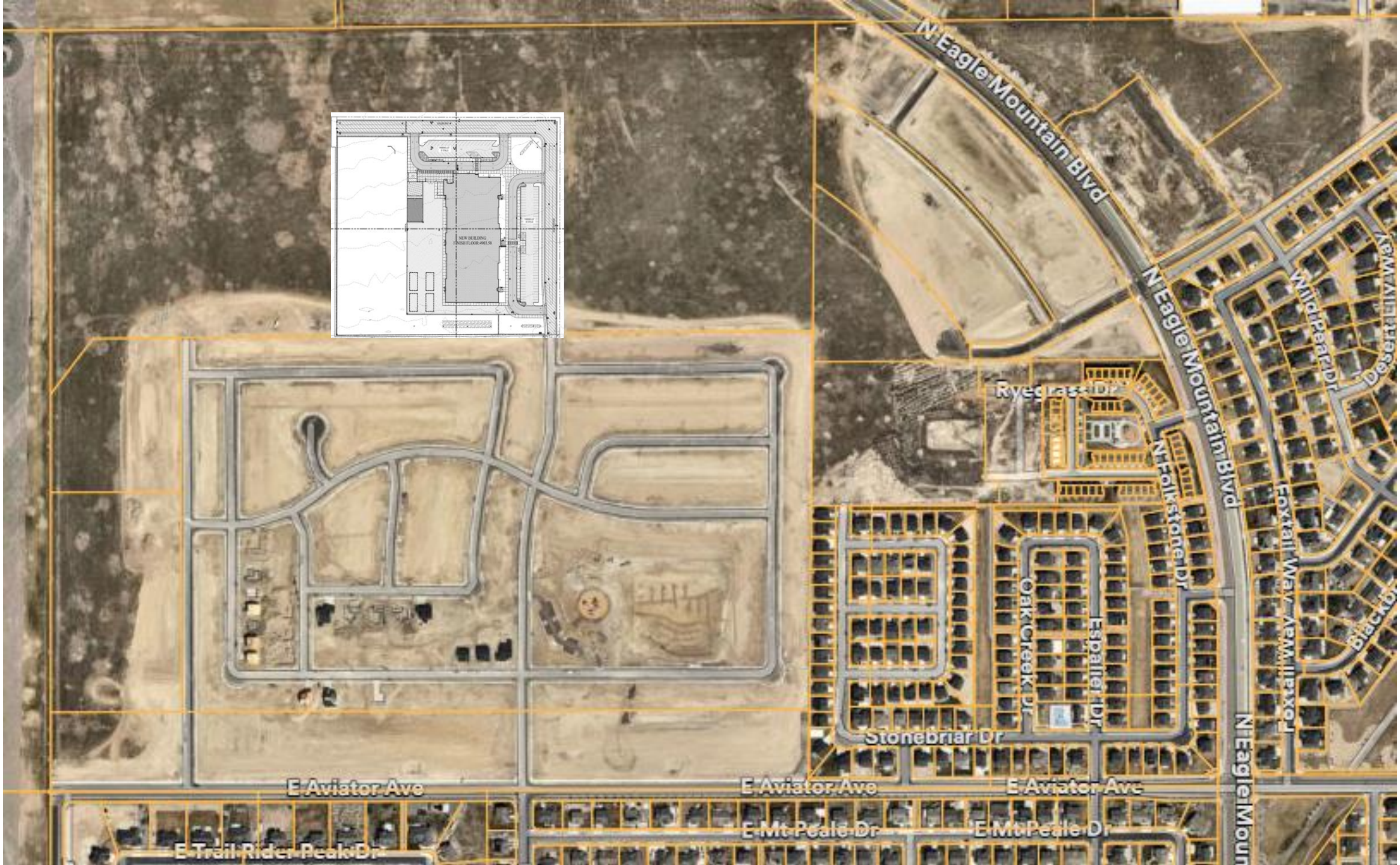
N Eagle Mountain Blvd
N Eagle Mountain Blvd
Wild Pear Dr
Ryegrass Dr
N Folkstone Dr
Foxtail Way
Armillaria Dr
Oak Creek Dr
Espalier Dr
Stonebriar Dr
N Eagle Mountain Blvd
E Aviator Ave
E Aviator Ave
E Aviator Ave
E Mt Peale Dr
E Mt Peale Dr
E Trail Rider Peak Dr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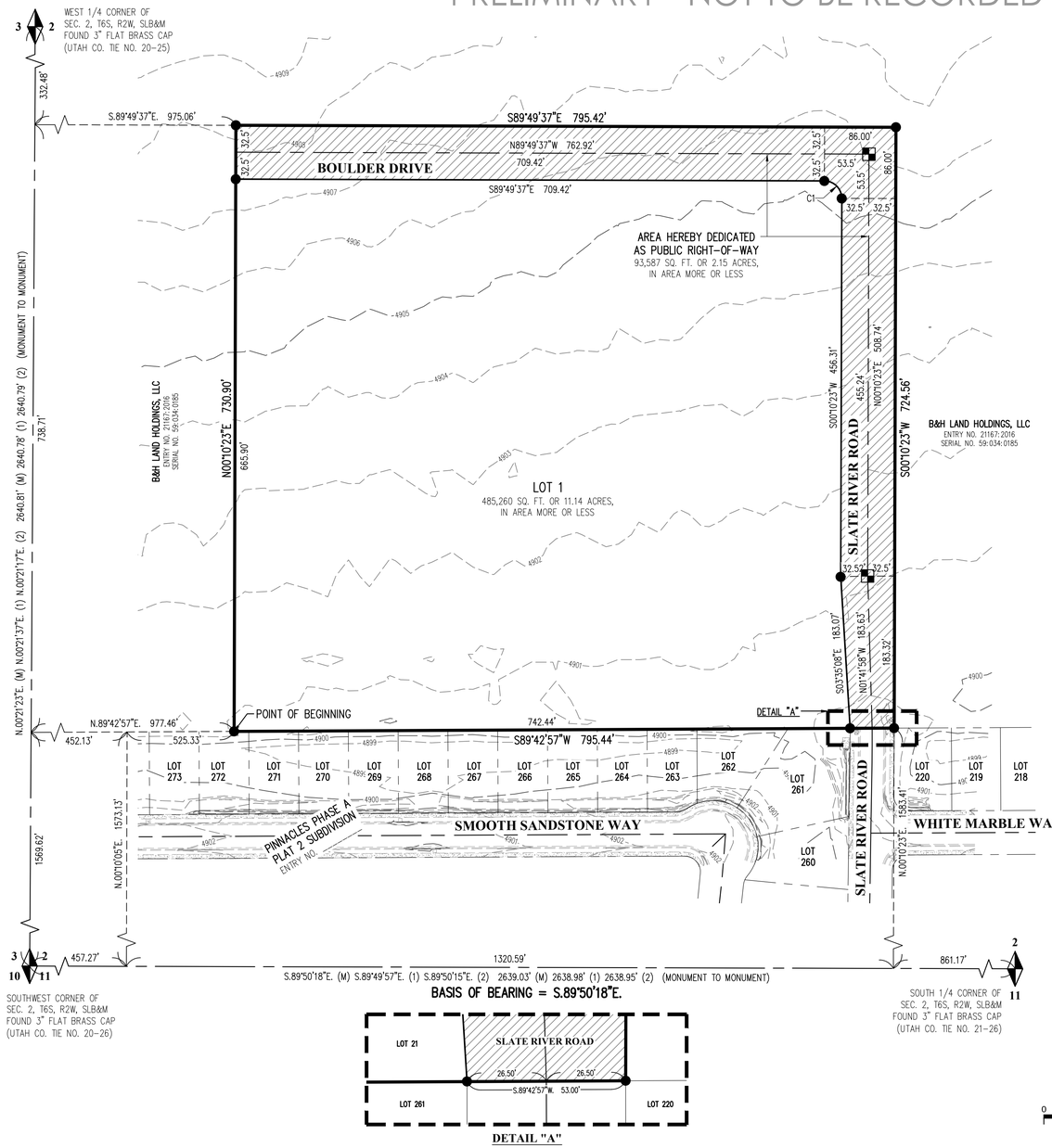
E Aviator Ave
E Aviator Ave
E Mt Peale Dr
E Mt Peale Dr
E Trail Rider Peak Dr
N Eagle Mountain Blvd

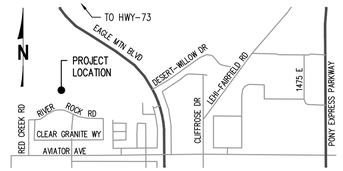
AVIATOR ELEMENTARY SCHOOL SUBDIVISION

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
EAGLE MOUNTAIN, UTAH COUNTY, STATE OF UTAH

PRELIMINARY - NOT TO BE RECORDED



DETAIL "A"



VICINITY MAP (NTS)

LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINE
- ADJOINER BOUNDARY
- SECTION LINE
- ROAD CENTER LINE
- EXISTING CURB & GUTTER
- XXXX' EXISTING MAJOR CONTOUR LINE
- XXXX' EXISTING MINOR CONTOUR LINE
- DEDICATED ROADWAY
- EXISTING CONCRETE
- UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN 801-569-1315"
- STREET MONUMENT TO BE SET
- FOUND SECTION CORNER

SURVEY NOTES:
1. 5/8" X 24" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "MERIDIAN 801-569-1315" TO BE PLACED AT ALL OTHER LOT CORNERS.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	21.00'	90°00'00"	32.99'	S44°49'37"E	29.70'

PLAT CALCULATIONS		
INFORMATION	ACRES	NOTES
TOTAL ACREAGE	13.29	LOT AND ROADWAY
BUILDABLE ACREAGE	–	–
TOTAL ACREAGE IN LOTS	11.08	1 LOT
TOTAL OPEN SPACE	–	–
TOTAL IMPROVED OPEN SPACE	–	–
AVERAGE LOT SIZE	11.08	–
LARGEST LOT SIZE	11.08	–
SMALLEST LOT SIZE	11.08	–
OVERALL DENSITY	–	–
TOTAL # OF LOTS	1	1 LOT

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 _____

SURVEYOR'S CERTIFICATE

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, A PARCEL AND STREETS, TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS: "AVIATOR ELEMENTARY SCHOOL SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR PLS NO. 13941945 06/04/2025 TRAVIS R. WILLIAMS STATE OF UTAH

TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE OF PLAT: JUNE 4, 2025

LEGAL DESCRIPTION

A PARCEL ON LAND, UPON AN ENTIRE TRACT OF PROPERTY AS DESCRIBED IN WARRANTY DEED IN FAVOR OF B&H HOLDINGS, LLC RECORDED AS ENTRY NO. 21167:2016 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SITUATE IN SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN UTAH COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED IN FAVOR OF CENTURY LAND HOLDINGS OF UTAH, LLC RECORDED AS ENTRY NO. 196901:2021 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT IS 457.27 FEET S.89°49'57"E. ALONG THE SECTION LINE TO THE INTERSECTION OF SAID SECTION LINE AND THE WESTERLY BOUNDARY LINE OF PINNACLES PHASE A PLAT 1 SUBDIVISION RECORDED AS ENTRY NO. 61510:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER AND 1573.13 FEET N.00°10'05"E. ALONG SAID WESTERLY BOUNDARY LINE AND ITS EXTENSION TO THE NORTHWEST CORNER OF SAID DESCRIBED PROPERTY AND 525.33 FEET N.89°42'57"E. ALONG SAID NORTHERLY BOUNDARY LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 2 (BASIS OF BEARING IS S.89°50'18"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 2); AND RUNNING THENCE N.00°10'23"E. 730.90 FEET; THENCE S.89°49'37"E. 795.42 FEET; THENCE S.00°10'23"W. 724.55 FEET TO A POINT IN SAID NORTHERLY BOUNDARY LINE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE S.89°42'57"W. 795.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 578,847 SQUARE FEET OR 13.29 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCEL. IT IS ALSO THE INTENT OF THIS PLAT TO SUBDIVIDE THE SUBJECT PROPERTY INTO 1-LOT AND STREETS. THE BASIS OF BEARING FOR THIS SURVEY IS S.89°50'18"E. ALONG THE SECTION LINE BETWEEN THE MONUMENTS REPRESENTING THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN APRIL OF 2025.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY, ANY NEW EVIDENCE, MONUMENTATION OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

(1) PINNACLES PHASE A PLAT 2 SUBDIVISION: ENTRY NO. _____:2025.
(2) UTAH COUNTY SURVEYOR'S STATE PLANE COORDINATE & DEPENDENT RESURVEY OF THE NORTHEAST QUARTER OF T.6S., R.2W., S.L.B.&M.
*NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#) ON THE FACE OF THE PLAT.

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.
(C) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO A LOT AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

AVIATOR ELEMENTARY SCHOOL SUBDIVISION

AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS TO EAGLE MOUNTAIN CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

DATED THIS _____ DAY OF _____ A.D. 2025.

OWNER: ALPINE SCHOOL DISTRICT

BY: _____

ITS: _____

ACKNOWLEDGMENT
(ALPINE SCHOOL DISTRICT)

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH, _____, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____,AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID BOARD OF EDUCATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID UNIVERSITY EXECUTED THE SAME.

NOTARY PUBLIC NAME _____
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ NOTARY PUBLIC

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 2025.

_____ CITY MAYOR

_____ CITY ATTORNEY

_____ CITY ENGINEER

_____ ATTEST: CITY RECORDER

COMCAST

[COMCAST ENTITY] APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. [COMCAST ENTITY] 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 NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OR PROVISION OF TELECOMMUNICATIONS SERVICES OF THE TERMS OF SUCH SERVICES.

APPROVED THIS_____ DAY OF_____ 2025.

BY_____

TITLE_____
COMCAST REPRESENTATIVE

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT (A) AFFECT AND RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT OF WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

APPROVED THIS_____ DAY OF _____2025.

BY_____

TITLE_____
QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

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. 10-9A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY 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 HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8A DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS_____ DAY OF_____ 2025.

_____
ROCKY MOUNTAIN POWER

RECORDED OWNER:

ALPINE SCHOOL DISTRICT
575 NORTH 100 EAST,
AMERICAN FORK, UTAH 84003

AVIATOR ELEMENTARY SCHOOL SUBDIVISION

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
EAGLE MOUNTAIN, UTAH COUNTY, STATE OF UTAH

PREPARED BY:

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	COMP. FILE 25050 PRELMINARY PLAT
			PROJECT NO. 25050
			SHEET NO. 1 OF 1

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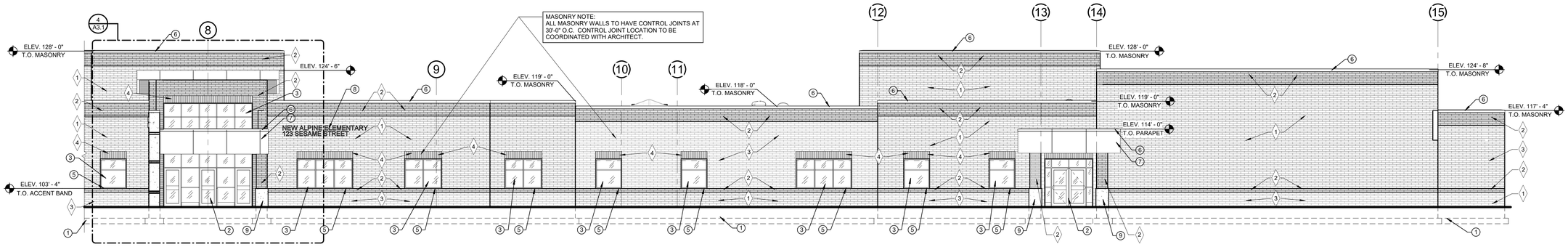
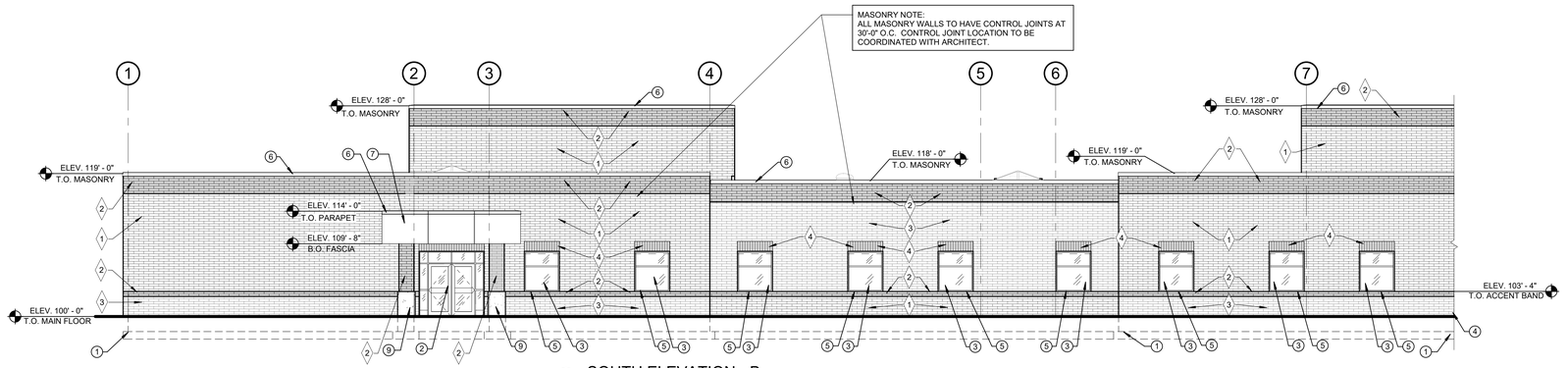
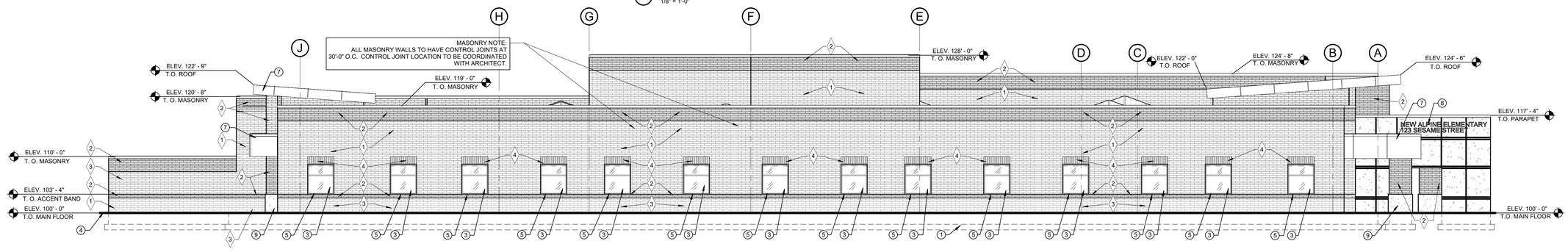


1 SOUTH ELEVATION - A
1/8" = 1'-0"



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



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

SHEET NOTES

1 - CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.

2 - ALUMINUM DOOR SYSTEM - SEE DOOR SCHEDULE.

3 - ALUMINUM WINDOW - SEE WINDOW TYPES.

4 - APPROXIMATE EXISTING GRADE

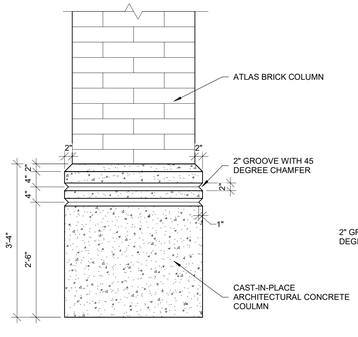
5 - PRE-FINISHED METAL WINDOW SILL FLASHING - SEE DETAILS 1 & 4/A5.4

6 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.

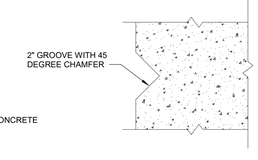
7 - PRE-FINISHED METAL FASCIA COMPOSITE PANELS OVER 1/2" DENZ GLASS COLOR AS SELECTED BY ARCHITECT - SEE SPECS.

8 - CAST METAL BUILDING LETTERS. NAME OF SCHOOL AND ADDRESS AS SHOWN ON ELEVATIONS BUILDING LETTERS SHALL BE CENTER JUSTIFIED - SEE SPECS.

9 - CAST-IN-PLACE ARCHITECTURAL CONCRETE COLUMN BASE - SEE DETAIL 7/A3.1 & SEE SPECS



7 CONCRETE COLUMN BASE
3/4" = 1'-0"



6 CONCRETE WALL GROOVE DETAIL
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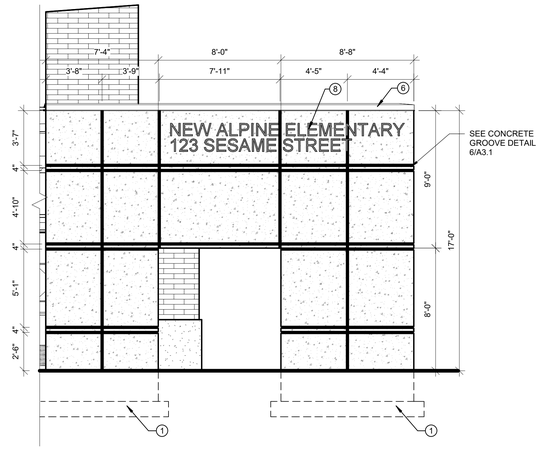
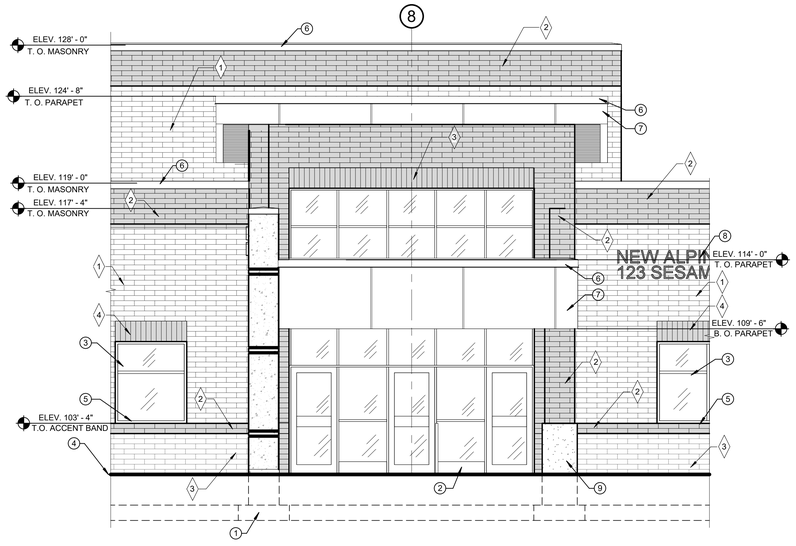


5 ARCHITECTURAL CONCRETE WALL DETAIL
1/4" = 1'-0"



4 SOUTH ELEVATION - ENTRY
1/4" = 1'-0"

SOILS NOTE

ALL UNDOCUMENTED FILL MUST BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% FROM UNDER THE BUILDING FOOTPRINT. SEE THE GEOLOGICAL REPORT THAT INDICATED STRUCTURAL FILL TO BE PLACED TO 4'-0" UNDER BOTTOM OF FOOTING ELEVATIONS

MASONRY SCHEDULE

1 ATLAS BRICK (FIRST COLOR) - "IRON STONE" - MATTE FINISH

2 ATLAS BRICK (SECOND COLOR) - "MIDNIGHT BLACK" - MATTE FINISH

3 ATLAS BRICK (THIRD COLOR) - "PLATIMUM" - MATTE FINISH

4 SOLIDER COURSE ATLAS BRICK (ACCENT COLOR) - "MIDNIGHT BLACK" - MATTE FINISH

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6/9/2025 5:48:11 PM As indicated

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

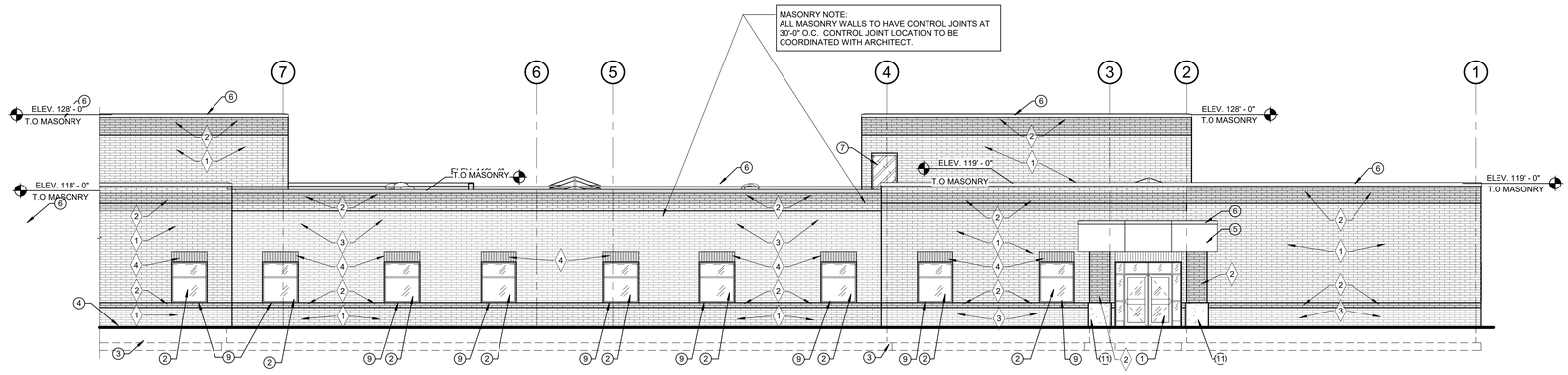
STATE OF UTAH
WESLEY CHRISTENSEN
No. 9499562-0301
6-9-25
LICENSED ARCHITECT

REVISIONS:

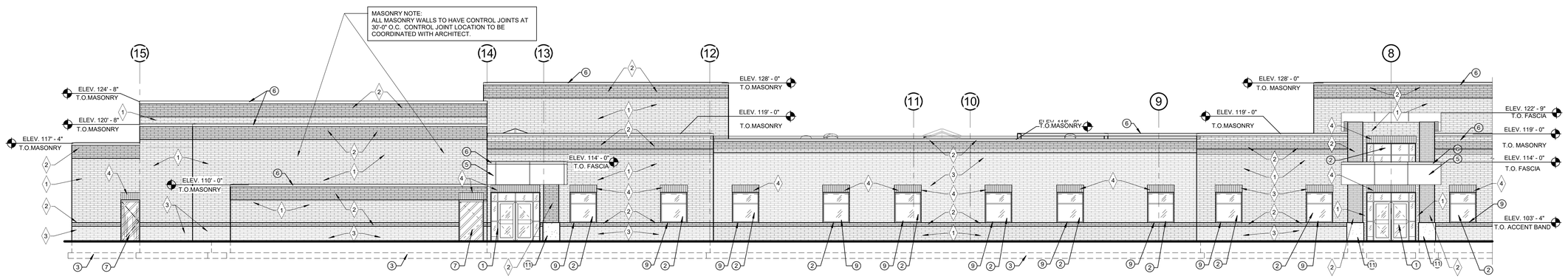
PROJECT TITLE
ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

DRAWN BY: JH
CHECKED BY: WC
DATE: JUNE 2025
PROJECT #: 176025

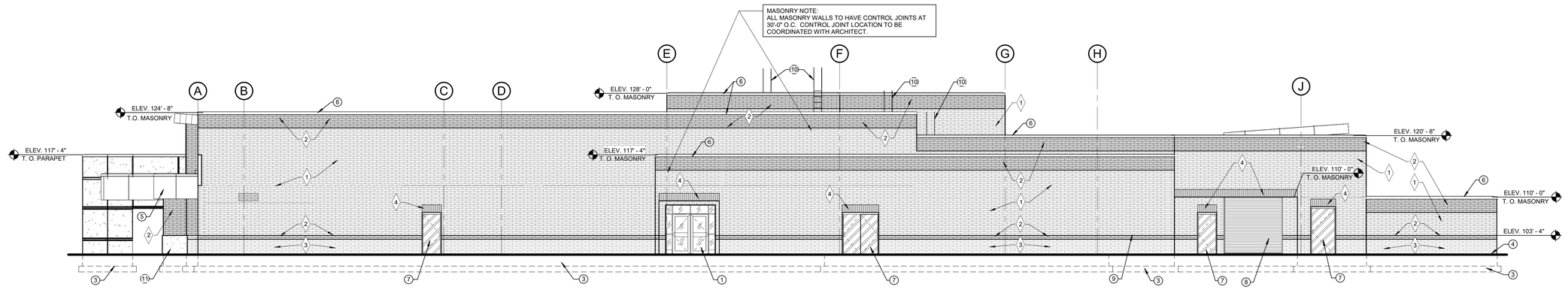
A3.1



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



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



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

SHEET NOTES

1 - ALUMINUM DOOR SYSTEM - SEE DOOR SCHEDULE.

2 - ALUMINUM WINDOW - SEE WINDOW TYPES.

3 - CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.

4 - APPROXIMATE EXISTING GRADE

5 - PRE-FINISHED METAL FASCIA COMPOSITE PANELS OVER 1/2" DENZ GLASS COLOR AS SELECTED BY ARCHITECT - SEE SPECS.

6 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.

7 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

8 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

9 - PRE-FINISHED METAL WINDOW SILL FLASHING - SEE DETAILS 1 & 4/A5.4

10 - PRE-FABRICATED STEEL ROOF LADDER - SEE DETAIL 5/A2.4.

11 - CAST-IN-PLACE ARCHITECTURAL CONCRETE COLUMN BASE - SEE DETAIL 7/A3.1 & SEE SPECS

SOILS NOTE

ALL UNDOCUMENTED FILL MUST BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% FROM UNDER THE BUILDING FOOTPRINT. SEE THE GEOLOGICAL REPORT THAT INDICATED STRUCTURAL FILL TO BE PLACED TO 4'-0" UNDER BOTTOM OF FOOTING ELEVATIONS

MASONRY SCHEDULE

1 ATLAS BRICK (FIRST COLOR) - "IRON STONE" - MATTE FINISH

2 ATLAS BRICK (SECOND COLOR) - "MIDNIGHT BLACK" - MATTE FINISH

3 ATLAS BRICK (THIRD COLOR) - "PLATIMUM" - MATTE FINISH

4 SOLIDER COURSE ATLAS BRICK (ACCENT COLOR) - "MIDNIGHT BLACK" - MATTE FINISH

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6/9/2025 9:48:16 PM 1/8" = 1'-0"

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY CHRISTENSEN
No. 9049997-0301
6-6-25
LICENSED ARCHITECT

REVISIONS:

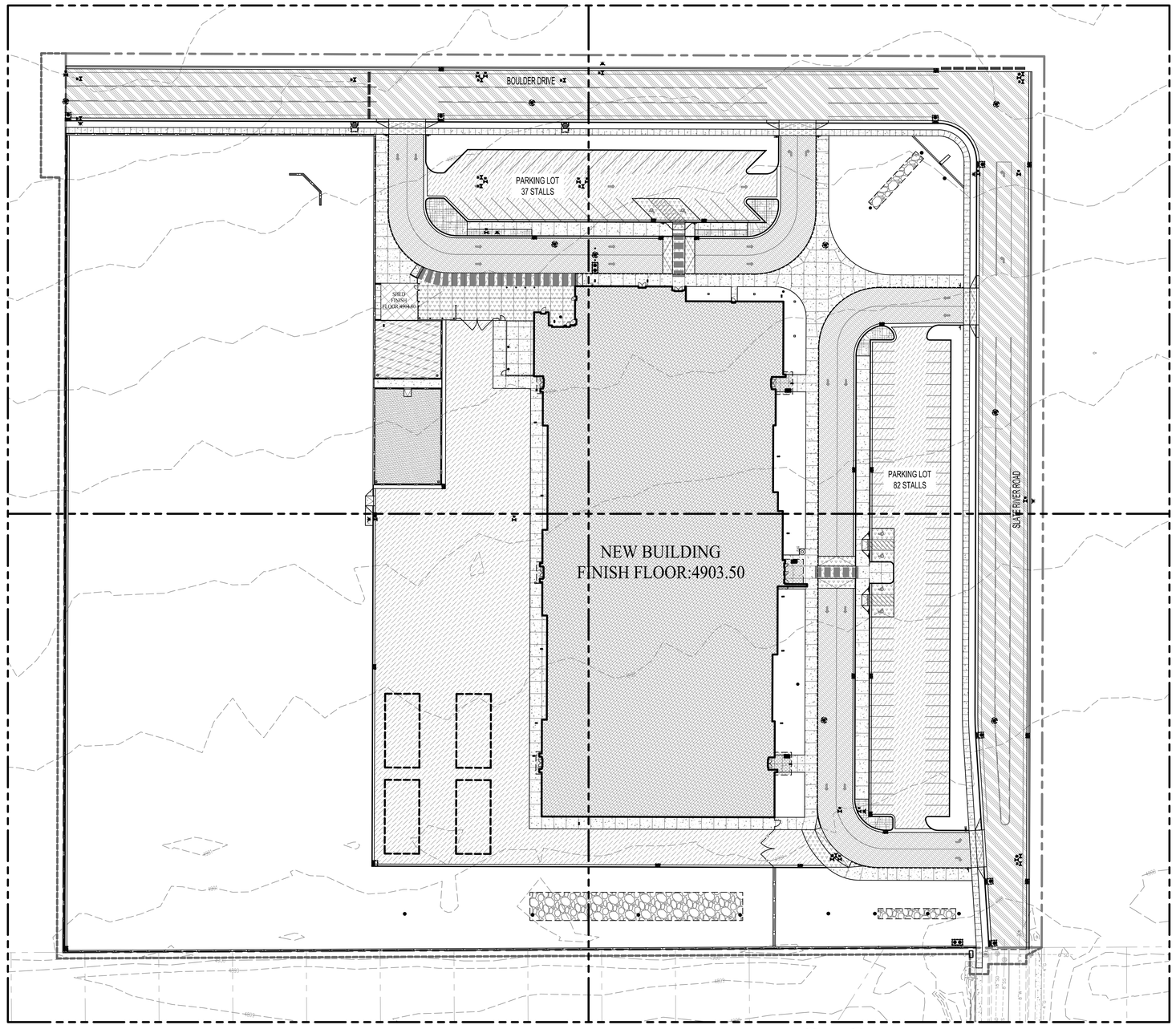
PROJECT TITLE
ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

DRAWN BY: JH
CHECKED BY: WC
DATE: JUNE 2025
PROJECT #: 176025

A3.2

CS234

CS231



CS233

CS232

0 40 80

SCALE 1"=40'

GENERAL SITE LAYOUT NOTES:

1. REFER TO ARCHITECTURAL SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE.
2. REFER TO ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
3. REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
4. VERIFY THE GRID DISTANCES SHOWN FOR BUILDING LOCATIONS WITH ARCH PLANS.
5. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
6. TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 6' MINIMUM AT ALL LOCATIONS.
7. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
8. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK.
9. THE PROJECT LIMIT LINE, ALSO REFERRED TO AS THE CIVIL ASSUMED AREA OF DISTURBANCE, IS INTENDED TO REPRESENT THE GENERAL EXTENT OF AREAS POTENTIALLY IMPACTED BY CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO MATERIAL STORAGE, EQUIPMENT ACCESS, AND WORK OPERATIONS ASSOCIATED WITH CIVIL SCOPE. THIS LINE IS BASED ON CIVIL DESIGN ASSUMPTIONS AND IS NOT NECESSARILY EXHAUSTIVE. ADDITIONAL AREAS OF DISTURBANCE MAY BE INDICATED ON PLAN SHEETS PREPARED BY OTHER DISCIPLINES (E.G. ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE), AND SUCH AREAS MAY EXTEND BEYOND THE CIVIL-DEFINED LIMIT LINE. THEREFORE, THE PROJECT LIMIT LINE SHOWN ON CIVIL DRAWINGS SHOULD NOT BE INTERPRETED AS THE DEFINITIVE OR SOLE BOUNDARY OF DISTURBANCE FOR THE PROJECT. IN SOME INSTANCES, A TEMPORARY PROJECT LIMIT LINE MAY ALSO BE SHOWN ON THE PLANS. THIS TEMPORARY LIMIT MAY EXTEND BEYOND THE ASSUMED PROPERTY BOUNDARIES AND IS USED TO ILLUSTRATE AREAS TEMPORARILY NEEDED FOR IMPROVEMENTS OUTSIDE OF THE OWNERS PROPERTY, OFTEN CITY ROADWAY IMPROVEMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL PLAN SETS TO IDENTIFY AND ACCOUNT FOR ALL POTENTIAL AREAS OF DISTURBANCE.
10. FOR CONCRETE SIDEWALK IN CITY ROW REFER TO APWA NO 231 DETAIL ON SHEET C104, IF NOT REFER TO DETAIL ON C100.

PARKING STALL COUNT	
TOTAL STALLS:	119
STALLS:	113
HC STALLS:	6

HATCH LEGEND

- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- SIDEWALK PER DETAILS ON SHEET C100
- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- PLAYGROUND BARK REFER TO LANDSCAPING PLANS
- INTEGRAL COLORED CONCRETE BROOM FINISH, COLOR TO BE COORDINATED WITH OWNER
- NEW BUILDING
- BUILDING OVERHANG
- UNDERGROUND DETENTION BASIN REFER TO CG450 PLANS
- PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS.
- CITY ROAD ASPHALT PAVEMENT SEE DETAIL D ON SHEET C100
- NEW SURFACE UTILITIES REFER TO CU300

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OVERALL SITE PLAN CS230
ASD #133 ELEMENTARY SCHOOL

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 5691319

Blue Stakes of UTAH 811

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

PROFESSIONAL ENGINEER
DATE ISSUED
No. 5501898-2202
MARK A. COOK
STATE OF UTAH

REVISIONS:

ALPINE SCHOOL DISTRICT
ELEMENTARY #133
EAGLE MOUNTAIN, UTAH
APPROX. N SLATE RIVER ROAD

DRAWN BY: CCC
CHECKED BY: MAC
DATE: 06/10/2025
PROJECT #: 25050

CS230

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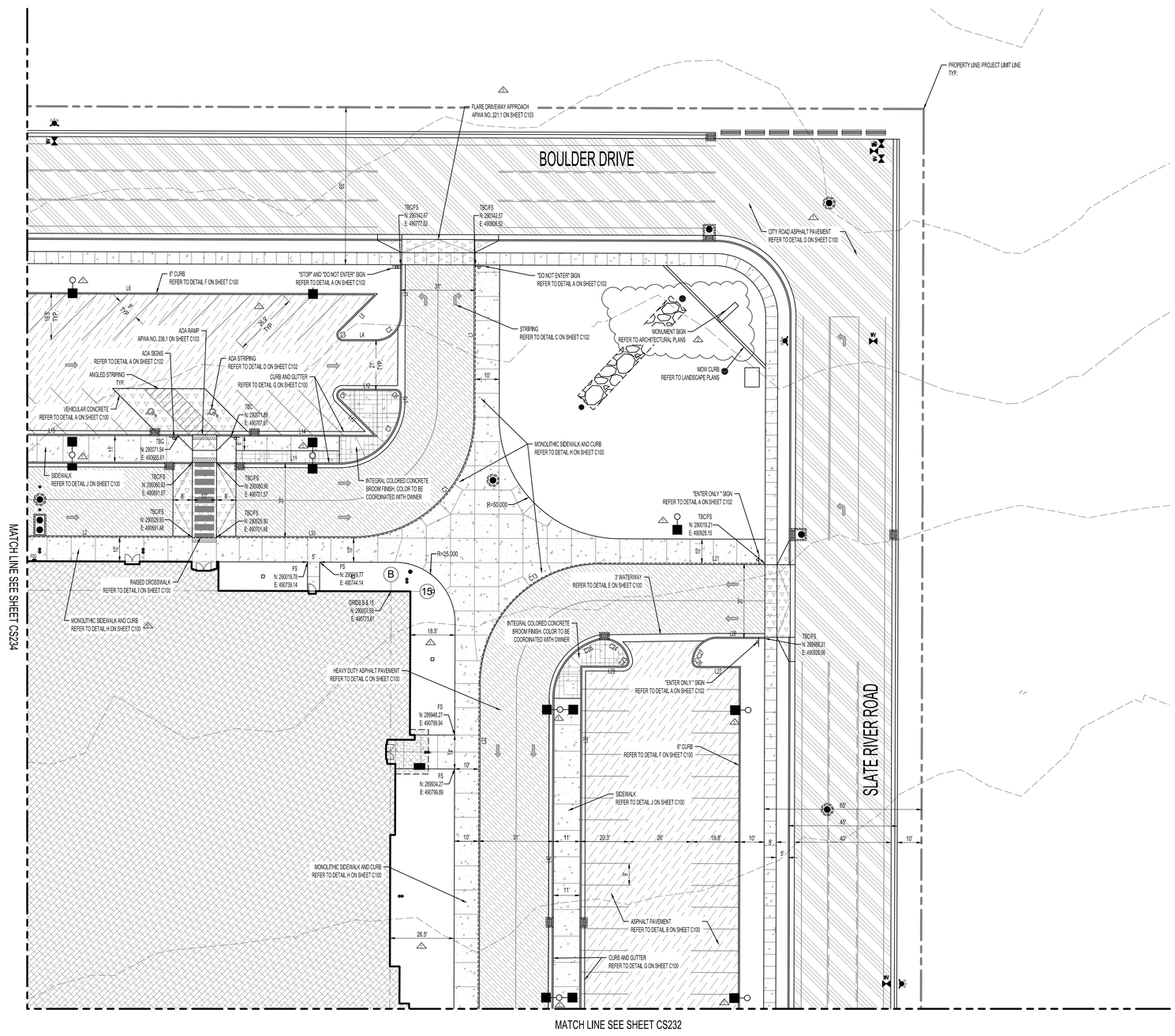
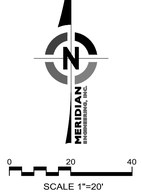
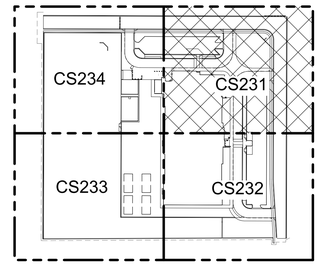




NOTES: REFER TO NOTES ON CS230.



VICINITY MAP
NOT TO SCALE

HATCH LEGEND

ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100	NEW BUILDING
HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100	BUILDING OVERHANG
CONCRETE SIDEWALK PER DETAIL J ON SHEET C100	UNDERGROUND DETENTION BASIN. REFER TO C0450 PLANS
VEHICULAR CONCRETE PER DETAIL A ON SHEET C100	PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS.
PLAYGROUND BARK REFER TO LANDSCAPING PLANS	CITY ROAD ASPHALT PAVEMENT SEE DETAIL D ON SHEET C100
INTEGRAL COLORED CONCRETE BROOM FINISH, COLOR TO BE COORDINATED WITH OWNER	NEW SURFACE UTILITIES REFER TO CU300

ENLARGED SITE PLAN CS231
ASD #133 ELEMENTARY SCHOOL

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MERIDIAN ENGINEERING, INC.
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KMA ARCHITECTS
170 NORTH MAIN STREET
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WWW.KMAARCHITECTS.COM

PROFESSIONAL ENGINEER
DATE ISSUED: 06/10/2025
No. 10351938-2202
MARK A. COOK
STATE OF UTAH

REVISIONS:
ADD #2 06/26/25
CITY COMMENTS 07/10/25

ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

DRAWN BY: CCC
CHECKED BY: MAC
DATE: 06/10/2025
PROJECT #: 25050

CS231

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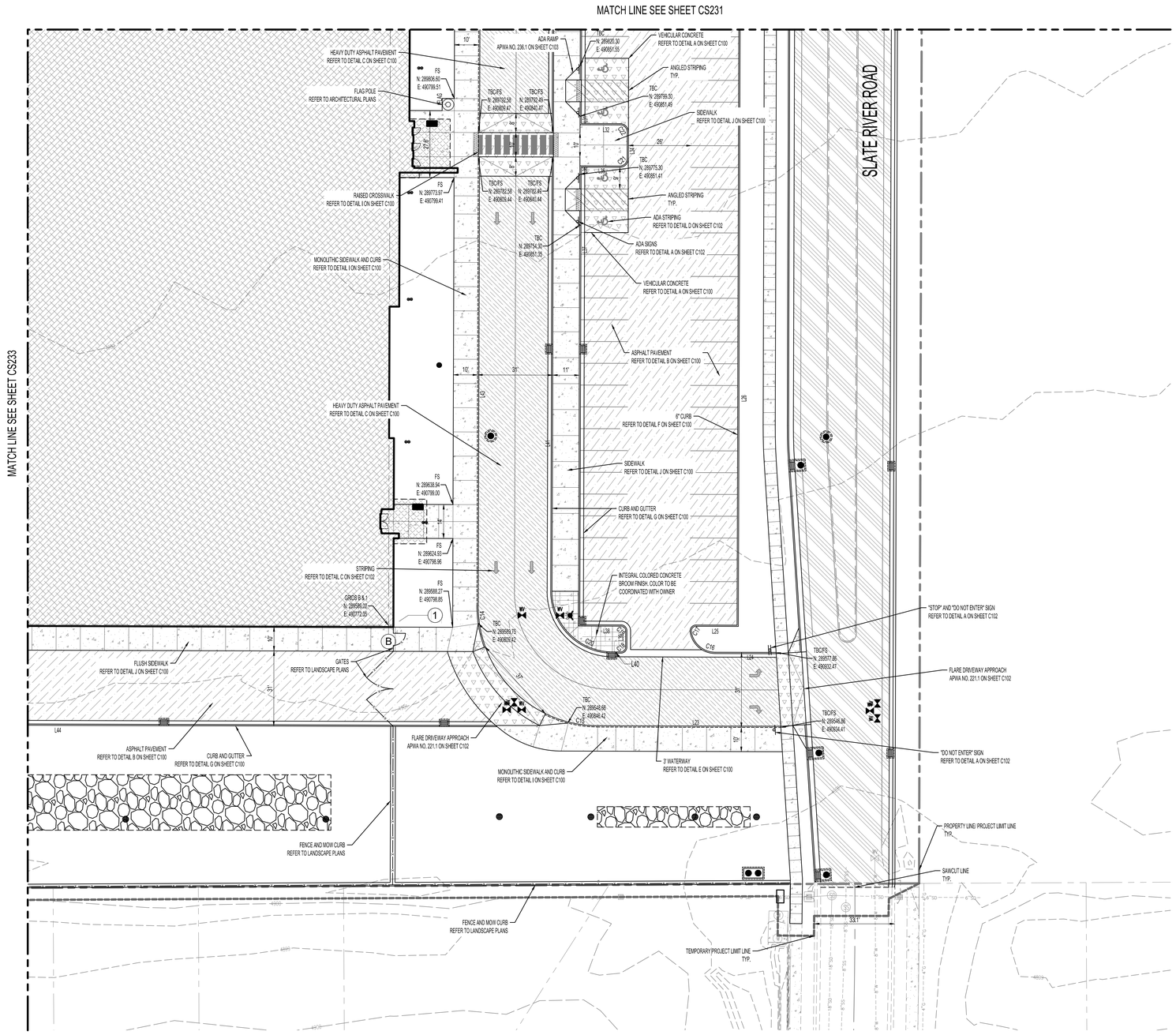
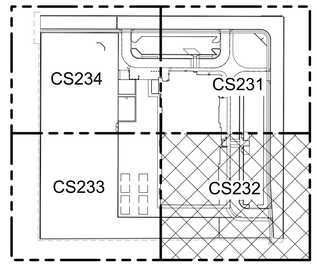


NOTES: REFER TO NOTES ON CS230.



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Blue Stakes of UTAH 811 Bluestakes.org

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KMA ARCHITECTS

PROFESSIONAL ENGINEER
DATE ISSUED
No. 5351808-2202
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STATE OF UTAH

REVISIONS:

ALPINE SCHOOL DISTRICT
ELEMENTARY #133
EAGLE MOUNTAIN, UTAH
APPROX. N SLATE RIVER ROAD

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DATE: 06/10/2025
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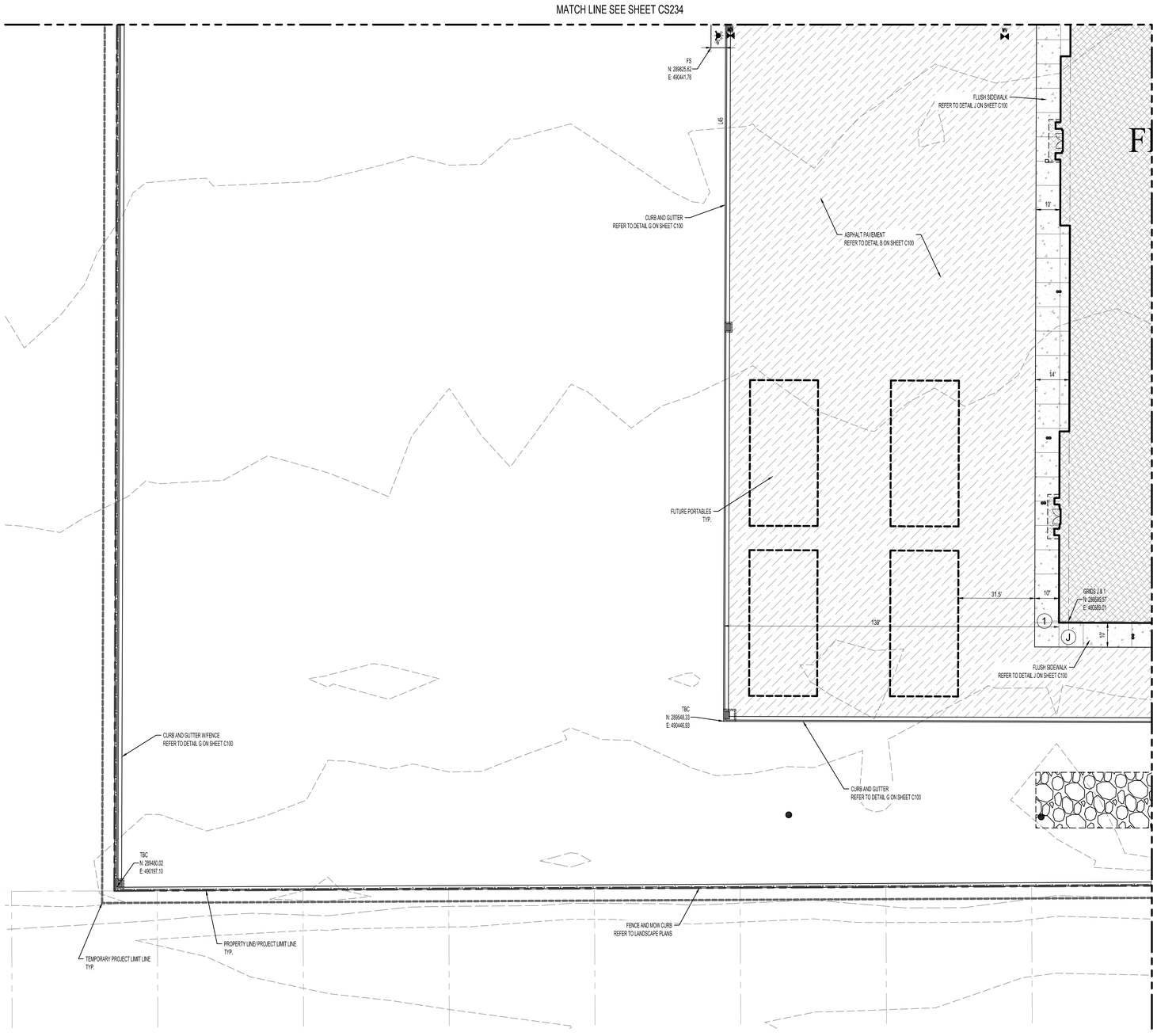

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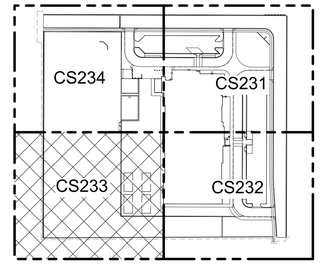

VICINTY MAP
NOT TO SCALE

HATCH LEGEND

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SIDEWALK PER DETAILS ON SHEET C100	UNDERGROUND DETENTION BASIN REFER TO CG450 PLANS
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ENLARGED SITE PLAN CS233
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STATE OF UTAH

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ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD
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CS233

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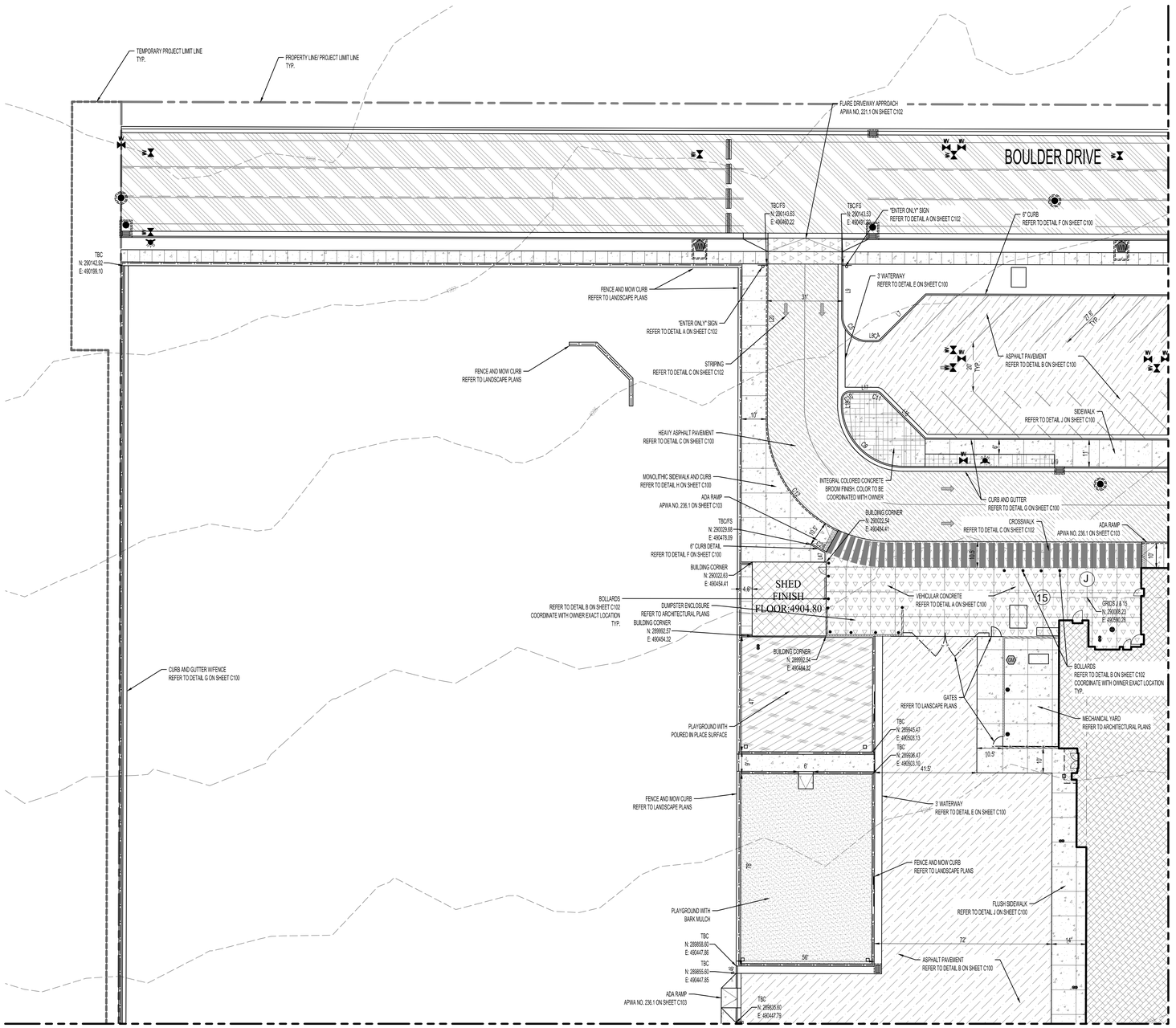

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VICINTY MAP
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ENLARGED SITE PLAN CS234
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PROFESSIONAL ENGINEER
DATE ISSUED: 06/10/2025
No. 5501898-2202
MARK A. COOK
STATE OF UTAH

REVISIONS:

ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

DRAWN BY: CCC
CHECKED BY: MAC
DATE: 06/10/2025
PROJECT #: 25050

CS234

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TOPSOIL NOTE

EXCAVATION CONTRACTOR TO SCREEN ON-SITE (STOCKPILED) TOPSOIL FOR USE AT ALL PLANTED AREAS. PLACE TOPSOIL TO THE FOLLOWING DEPTHS:
- 6" MINIMUM UNDER ALL SODDED AREAS.
- 12" MINIMUM AT PLANTED ROCKSCAPED AREAS

EXCAVATION CONTRACTOR TO SPREAD TOPSOIL AFTER SPRINKLER SYSTEM TRENCHING HAS BEEN COMPLETED. THIS IS TO BE COORDINATED WITH THE GENERAL CONTRACTOR.

PLAYGROUND EQUIPMENT NOTE

1 - PLAYGROUND EQUIPMENT AREAS (PGEA-1 AND PGEA-2) TO BE PREPARED AND GRADED AS SHOWN. CONTRACTOR TO FURNISH AND INSTALL PLAYGROUND EQUIPMENT SELECTED BY OWNER PER ALLOWANCE.

2 - (PGEA-1) CONTRACTOR TO INSTALL WOODCHIP SOFT-FALL MATERIAL (18" DEEP) OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS.

3 - (PGEA-2) CONTRACTOR TO INSTALL POURED IN PLACE RUBBERIZED SURFACING OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	SOD (AS PER LOCAL VARIETY)				
	POURED-IN-PLACE RUBBERIZED PLAYGROUND SURFACING (AT PGEA-2) SEE DETAIL 16/L5				
	18" DEEP SOFT FALL WOOD CHIPS (AT PGEA-1)				
	LANDSCAPE ROCK "TYPE 1" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER (COLOR AND TYPE TO BE AS SELECTED BY SCHOOL DISTRICT - CONCRETE COLOR NOT PERMITTED BY CITY)				
	LARGE LANDSCAPE BOULDERS 2', 3', 4' SIZES (COLOR AND TYPE TO BE AS SELECTED BY SCHOOL DISTRICT) QUANTITY 150				

LANDSCAPE ROCK NOTES "TYPE 1":
(6" MIN. DEPTH, FRACTURED ROCK)
30% - 4"
70% - 3"

NOTES:
A - SOD INSTALLATION AND CARE SHOULD BE SCHEDULED AS FOLLOWS:
-FERTILIZE AFTER INSTALLATION
-WEED CONTROL (ALLOW TO SIT FOR 1 WEEK BEFORE MOWING)
-A MINIMUM OF 3 MOWINGS OF ALL PLANTED AREAS.

B - MAINTAIN WATER COVERAGE AND ADJUST SPRINKLER SYSTEM AS NEEDED UNTIL ALL ABOVE IS COMPLETED AND FINAL ACCEPTANCE IS GIVEN.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	Malus x "Spring Snow"	Spring Snow Crabapple	14	2 1/2"	Green - White 20' x 20'
	Acer grandidentatum	Bigtooth Maple	15	2 1/2"	Green - Yellow 25' x 15'
	Gingko biloba (Male trees only as per city request)	Gingko	12	2 1/2"	Green - Yellow 35' x 35'
	Euonymus alatus "Compactus"	Dwarf Burning Bush	36	5 GAL.	GREEN - RED 6' X 10'
	Spiraea x bumalda "Goldflame"	Goldflame Spirea	32	5 GAL.	YELLOW/GREEN 4' x 4'
	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Japanese Barberry	17	5 GAL.	CRIMSON 2' X 3'
	Pinus mugo "Slowmound"	Slowmound Mugo Pine	43	5 GAL.	Evergreen 2' X 2'
	Festuca glauga "Elijah Blue"	Elijah Blue Fescue	164	5 GAL.	ICE BLUE 1' X 1'
	Yucca filamentosa "Ivory Tower"	Ivory Tower Yucca	121	5 GAL.	GREEN 3' x 3'
	Cornus sericea "Kelseyi"	Kelsey's Dwarf Red-Osier Dogwood	9	5 GAL.	GREEN - RED 3' X 3'
	Calamagrostis x acutiflora "Karl Foerster"	Feather Reed Grass	297	2 GAL.	GOLDEN 2' X 2'

SHEET NOTES:

01 - 8" X 12" CONCRETE CURBING AS SHOWN. SEE DETAIL 10/L5.

02 - MARQUEE SIGN BASE. SEE DETAILS 1/L6.

03 - INTERNAL HALYARD FLAGPOLE WITH INTEGRAL LIGHTING SYSTEM. SEE DETAIL 3/L6. SURROUND WITH A 3'-0" SQUARE CONCRETE PAD.

04 - SPRINKLER SYSTEM P.O.C. SEE SPRINKLER PLAN.

05 - 10'-8" x 31'-4" MASONRY DUMPSTER ENCLOSURE. SEE DETAIL 2/L6. PROVIDE BLOCK-OUTS IN FOUNDATION TO ALLOW DRAINAGE THROUGH AS REQUIRED.

GENERAL NOTES:

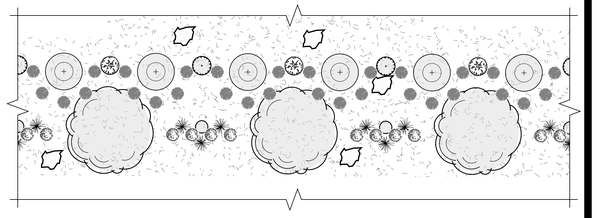
A - ALL NEW LAWN AREAS TO HAVE SOD INSTALLED. INSTALL AS PER INDUSTRY STANDARD. SEE DETAIL 2/L5.

B - TREES TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 1/L5.

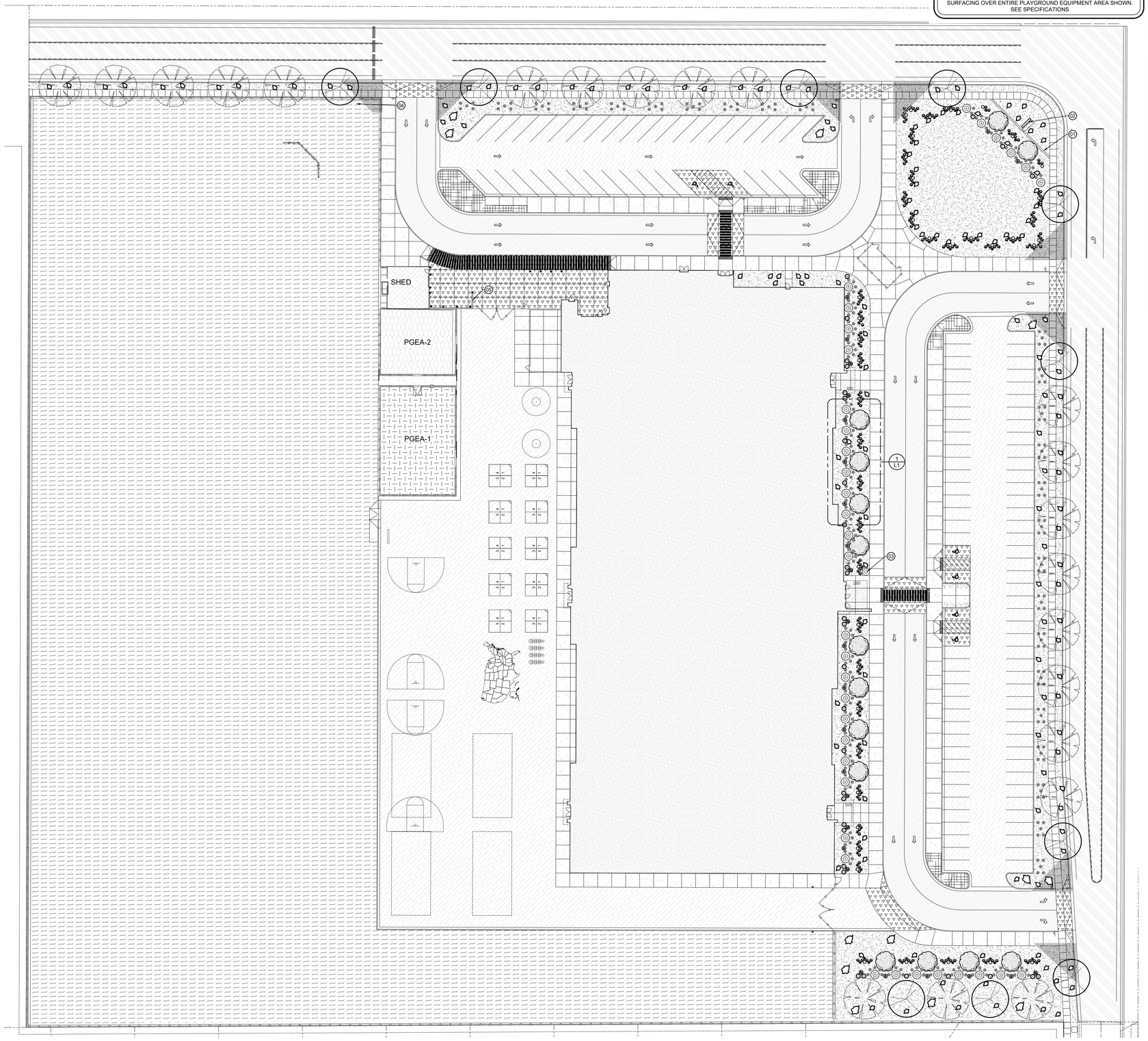
C - MAINTAIN WATER COVERAGE AND ADJUST SPRINKLER SYSTEM AS NEEDED UNTIL ALL ABOVE IS COMPLETED AND FINAL ACCEPTANCE IS GIVEN.

D - INSTALL 2 LAYERS OF COMMERCIAL GRADE WEED MATTING TO BE INSTALLED UNDER ALL ROCKSCAPED AREAS.

E - SEE DETAILS 1 /L1 FOR TYPICAL PLANTING LAYOUT.



1 PLANTING DETAIL 1" = 10'-0"



NORTH

0 15' 30'

LANDSCAPE PLAN (15" x 21") 1" = 60'-0" (30" x 42") 1" = 30'-0"

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

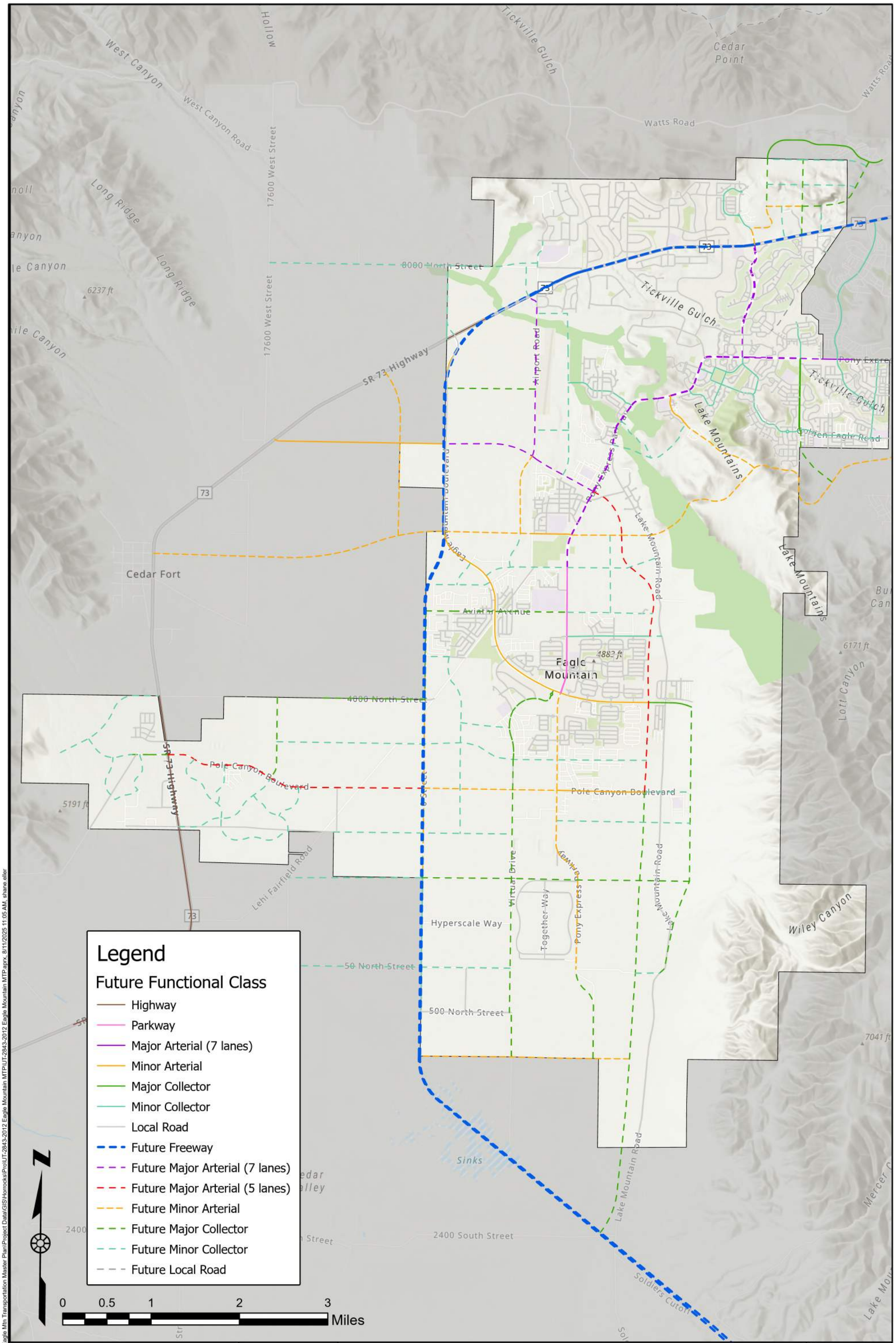
STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. NORTH SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

DRAWN BY: RJW
CHECKED BY: WC
DATE: JUNE 2025
PROJECT #: 176025

L1



Horrocks.

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

Future Functional Classification

Eagle Mountain Transportation Master Plan

DATE 6/17/2025

DRAWN

Figure 15

Q:\2025\UT-10591-25 Eagle Mtn Transportation Master Plan\Project Data\GIS\Horrocks\Pro\UT-2843-2012 Eagle Mountain MTP\UT-2843-2012 Eagle Mountain MTP.aprx, 8/11/2025 11:05 AM, shane.eller