ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah, will hold a **Public Meeting** on **Tuesday, November 3rd, 2026 at 6:00 p.m. at City Hall, 20 North Main Street, Alpine, Utah.**

The public may attend the meeting in person or view it via the Alpine City YouTube Channel. A direct link to the channel can be found on the homepage of the Alpine City website, **alpineut.gov.**

I. GENERAL BUSINESS

A. Welcome and Roll Call: Alan MacDonald
B. Prayer/Opening Comments: By Invitation
C. Pledge of Allegiance: By Invitation

II. REPORTS AND PRESENTATIONS

None

III. ACTION/DISCUSSION ITEMS:

A. **Action Item:** Adonis Bronze Alpine Art Center Plat Amendment
B. **Action Item:** Five Peaks Subdivision Preliminary Plat
C. **Action Item:** Tuck Away Acres Subdivision Preliminary Plat

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: October 6th, 2026

ADJOURN

Chair Alan MacDonald
October 29th, 2026

THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 5.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted at Alpine City Hall, 20 North Main, Alpine, UT. It was also sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversations with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction with the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers, or other noise-making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on a conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing vs. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing, there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Proposed Adonis Bronze/Alpine Art Center Plat Amendment

FOR CONSIDERATION ON: November 3, 2026

PETITIONER: Dry Creek Investments LLC

ACTION REQUESTED BY PETITIONER: Review proposed plat amendment in Adonis Bronze/Alpine Art Center

BACKGROUND INFORMATION:

Mr. Gary Streadbeck is requesting a subdivision plat amendment to the Dry Creek Investment lots in the Adonis Bronze/Alpine Art Center Subdivision at 34:260:0001 and 34:260:0003, pictured below.

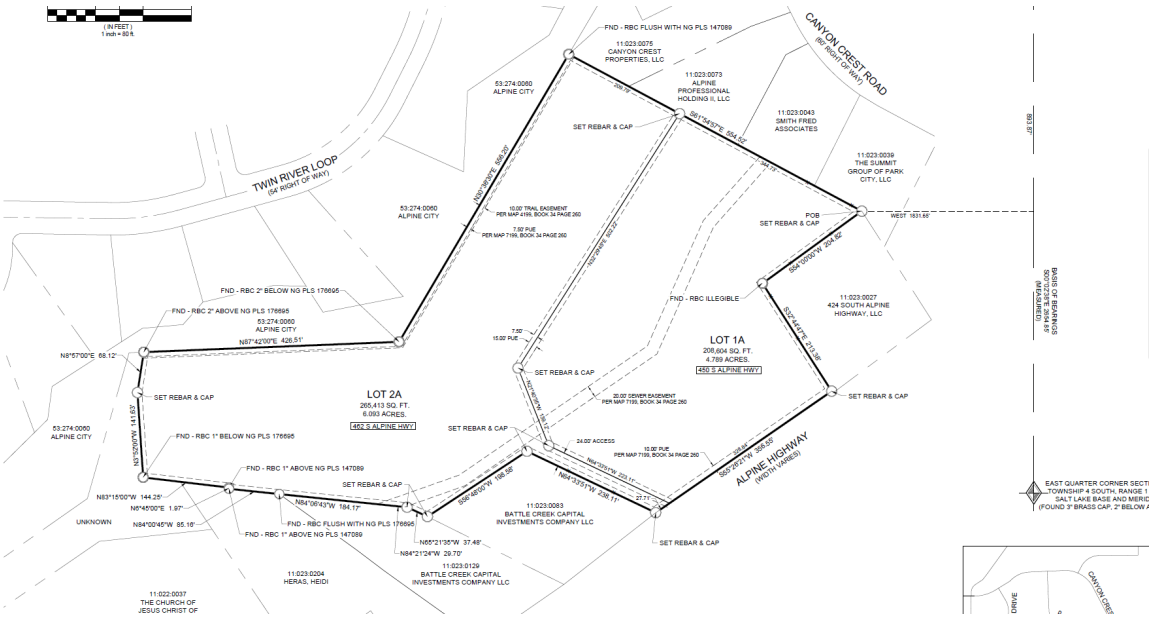


The amendment requested is to shift the boundary line between the two properties in order to allow Mr. Streadbeck to retain the entirety of the Alpine Art Center parking lot on parcel 34:260:0001. As of right now the parking lot straddles the property line (see below).



Dry Creek Investments LLC has concluded that a property boundary shift is the best solution. Lot 1, the east property, would go from 5.0013 acres to 4.789 acres. Lot 2, the west property, would go from 5.8806 acres to 6.093 acres.

The reason this is coming before the Planning Commission is because both Lot 5 and Lot 6 would be reconfigured but would continue to have more than five sides. DCA definition of "Lot" states that *"Lots shall be generally rectangular in nature, and shall have no more than five sides without an exception being recommended by the Planning Commission and approved by the City Council; the front of a property, located at the front right of way, does not count against this requirement."* Good land use planning requires that any change to a nonconforming lot or parcel requires that the parcel meet current requirements. Since it will continue to require the exception, it is before Planning Commission today.



One feature to notice with this proposed plat amendment is that lot 2A is requesting only 24ft of frontage. This meets the code requirement that every parcel in the Business-Commercial (B-C) zone have frontage on a public street. Staff thinks that a 54ft ROW could be beneficial for any future development endeavors on this parcel because this is the city standard for any new road, but this won't impede them from approval since they meet code requirements.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission consider the proposed plat amendment and, if found satisfactory, recommend approval of the amendment.

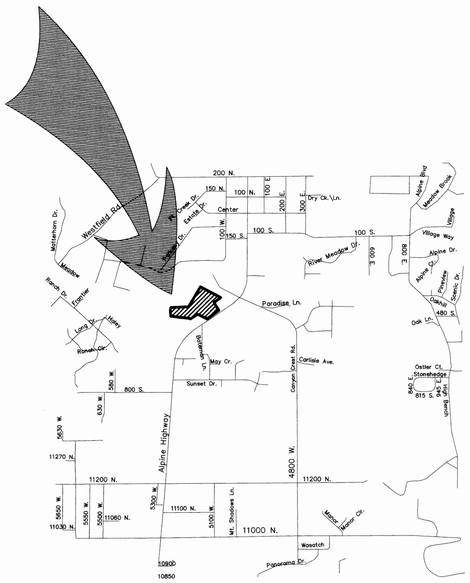
Motion to Approve:
I move to recommend approval of the Plat Amendment to Lots 1 and 2 of Adonis Bronze/Alpine Art Center Plat A as proposed.

Motion to Approve with Conditions:
I move to recommend approval of the Plat Amendment to Lots 1 and 2 of Adonis Bronze/Alpine Art Center Plat A as proposed, subject to the following conditions:
*Insert Proposed Conditions

Motion to Table:
I move to table consideration of the Plat Amendment to Lots 1 and 2 of Adonis Bronze/Alpine Art Center Plat A as proposed to a future meeting in order to allow additional time for revisions and/or additional information, including:
*Insert additional information needed.

Motion to Deny:
I move to recommend denial of the Plat Amendment to Lots 1 and 2 of Adonis Bronze/Alpine Art Center Plat A as proposed based on the following findings:
*Insert findings

ADONIS BRONZE/ALPINE ART CENTER



VICINTIY MAP

STATE PLANE COORDINATES
GRID FACTOR=.999717

POINT	NORTHING	EASTING
A NE 25	771,168.57	1,924,088.96
B	770,274.95	1,924,089.64
C	770,274.95	1,922,258.52
D	770,535.93	1,921,769.42
E	770,057.36	1,921,486.30
F	770,040.25	1,921,060.26
G	769,972.98	1,921,049.66
H	769,831.71	1,921,059.21
I	769,814.76	1,921,202.43
J	769,812.81	1,921,202.19
K	769,803.93	1,921,286.87
L	769,785.04	1,921,470.01
M	769,782.12	1,921,499.56
N	769,766.50	1,921,533.62
O	769,875.20	1,921,699.74
P	769,772.96	1,921,914.70
Q	769,770.48	1,921,911.09
R	769,763.57	1,921,925.51
S	769,972.21	1,922,210.15
T	770,154.59	1,922,092.86
U	769,902.02	1,922,119.01

Address Block

Lot #	Address
Lot 1	450 SO. ALPINE HIGHWAY
Lot 2	462 SO. ALPINE HIGHWAY

NUMBER	DIRECTION	DISTANCE
L1	S 06°45'00" W	1.965 FT (1.96)
L2	S 55°26'21" W	4.382 FT (4.38)
L3	S 64°23'30" E	15.989 FT (15.98)
L4	N 32°44'47" W	3.525 FT (3.52)

1"=60'

DEED LINES

FENCE LINES

PUE 7.5' SIDES
10' FRONT

7199-84

SURVEYOR'S CERTIFICATE

I, Cliff Peterson, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 6891 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point South 0°02'38" East along section line 893.872 feet and West 1831.645 feet from the Northeast Corner of Section 25, Township 4 South, Range 1 East,

SALT LAKE BASE AND MERIDIAN, THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 61°54'57" W	554.526'	
S 30°36'30" W	556.200'	ALONG A BOUNDARY LINE AGREEMENT
S 87°42'00" W	426.510'	" " " " "
S 8°57'00" W	68.120'	" " " " "
S 3°52'00" E	141.630'	" " " " "
S 83°15'00" E	144.254'	" " " " "
S 6°45'00" W	1.965'	
S 84°00'44" E	85.160'	ALONG AN EXISTING FENCE LINE
S 84°06'43" E	184.170'	" " " " "
S 84°21'24" E	29.700'	" " " " "
S 65°21'35" E	37.480'	" " " " "
N 56°48'00" E	198.580'	" " " " "
S 64°33'51" E	238.108'	" " " " "
S 55°26'21" W	4.382'	
S 64°23'30" E	15.989'	
N 54°25'00" E	238.000'	
N 52°24'00" E	115.069'	
N 32°44'47" W	216.907'	
N 54°00'00" E	204.825'	
		CONTAINING 477,624 SQ. FT. OR 10.9647 ACRES.

BASIS OF BEARING: S 0°02'38" E ALONG SECTION LINE FROM THE NE COR. OF SEC. 25, T4S, R1E, SLB&M TO THE E 1/4 COR. OF SAID SEC. 25.

7-5-97
DATE

SURVEYOR (SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 22nd DAY OF July A.D. 1997

Gary E. Stredbeck

ACKNOWLEDGMENT

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

ON THE 22nd DAY OF July A.D. 1997 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 11-15-00

NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF ALPINE

COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 22nd DAY OF July A.D. 1997.

BY RESOLUTION NO. 97-17 OR ORDINANCE

Don N Watkins MAYOR

Melvina A. Clements

Sheldon D Bringhurst

Sheldon D Bleckhem

APPROVED Bradley M. Powell ENGINEER (SEE SEAL BELOW)

ATTEST Janis H. Williams CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 14th DAY OF July A.D. 1997, BY THE Alpine City PLANNING COMMISSION

DIRECTOR-SECRETARY

Francine Brewer
CHAIRMAN, PLANNING COMMISSION

APPROVAL AS TO FORM

This 22nd day of July 1997 A.D.

City Attorney

PLAT "A"

ADONIS BRONZE/ALPINE ART CENTER

SUBDIVISION

Alpine City UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

NOTARY PUBLIC
Christopher C. Tilley
620 East Main
Lehi, Utah 84043
My Commission Expires
November 15, 2000
STATE OF UTAH

CITY ENGINEER'S SEAL

ALPINE CITY, UTAH
BRADLEY M. POWELL P.E.
ENGINEERING DEPT.

CLERK-RECORDER'S SEAL

Alpine City
CORPORATE
Seal
Utah County, Utah

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN.

834/ADONIS

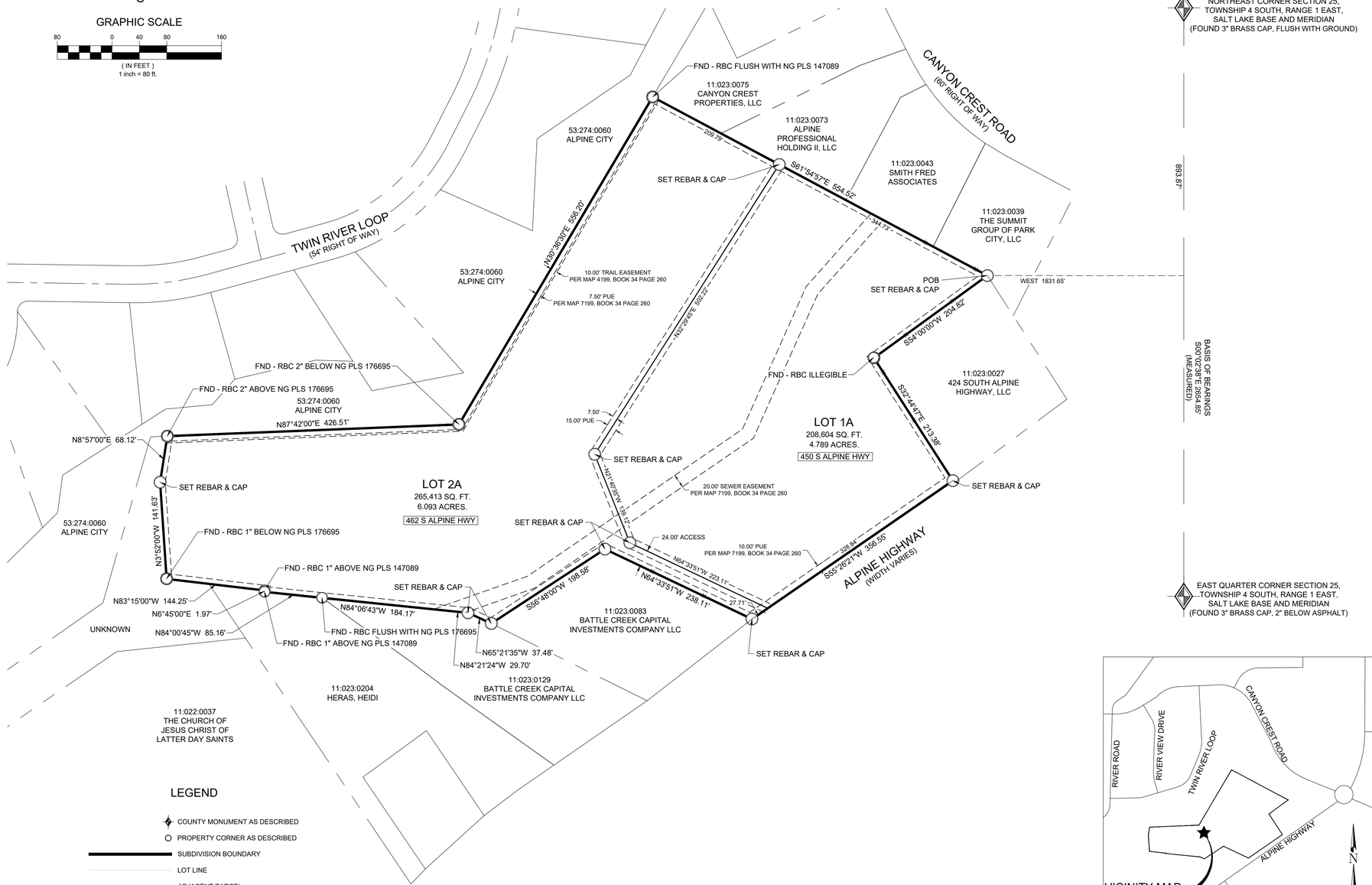
D & T TWO
sec 25, 14s, r1e slb&m
1u-040 18 aug 97

ADONIS BRONZE / ALPINE ART CENTER 1ST AMENDMENT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
ALPINE CITY, UTAH COUNTY, UTAH

N
W E
S

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.



LEGEND

- COUNTY MONUMENT AS DESCRIBED
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- ROAD CENTERLINE
- EASEMENT
- EXISTING FENCE LINE

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 00°02'38" EAST 893.87 FEET ALONG THE SECTION LINE AND WEST 1831.65 FEET FROM THE NORTHEAST QUARTER OF SAID SECTION 25 AND RUNNING THENCE SOUTH 54°00'00" WEST 204.82 FEET; THENCE SOUTH 32°44'47" EAST 213.38 FEET TO A POINT ONE THE NORTHWESTERLY RIGHT OF WAY LINE OF ALPINE HIGHWAY; THENCE SOUTH 55°26'21" WEST 356.55 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE; THENCE NORTH 64°33'51" WEST 238.11 FEET; THENCE SOUTH 56°48'00" WEST 198.58 FEET; THENCE NORTH 65°21'35" WEST 37.48 FEET; THENCE NORTH 84°21'24" WEST 29.70 FEET; THENCE NORTH 84°06'43" WEST 184.17 FEET; THENCE NORTH 84°00'45" WEST 85.16 FEET; THENCE NORTH 06°45'00" EAST 1.97 FEET; THENCE NORTH 83°15'00" WEST 144.25 FEET; THENCE NORTH 03°52'00" WEST 141.63 FEET; THENCE NORTH 08°57'00" EAST 68.12 FEET; THENCE NORTH 87°42'00" EAST 426.51 FEET; THENCE NORTH 30°36'30" EAST 556.20 FEET; THENCE SOUTH 61°54'57" EAST 554.52 FEET TO THE POINT OF BEGINNING.

CONTAINS 474,017 SQ FT OR 10.882 ACRES
2 LOTS

SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 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 RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 9TH DAY OF OCTOBER, 2026.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE/I, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS AND DO HEREBY DEDICATE ALL PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR/MY HANDS THIS _____DAY OF _____, 2026.

_____
BY:

_____
BY:

_____
BY:

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF ____)

On this____day of _____, in the year 20__, before me _____, a notary public, personally appeared _____ the _____ of DRY CREEK INVESTMENTS, LLC and proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication regarding the ADONIS BRONZE/ALPINE ART CENTER 1ST AMENDMENT and was signed by him/her on behalf of said DRY CREEK INVESTMENTS, LLC and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

_____
Print Name: _____
A Notary Public Commissioned in Utah

ACCEPTANCE BY LEGISLATIVE BODY:

THE CITY OF ALPINE CITY, COUNTY OF UTAH, APPROVES THE SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _ DAY OF _____, A.D. 2026.

_____ _____
MAYOR CITY ATTORNEY

_____ _____
PLANNING COMMISSION CHAIR

_____ _____

APPROVED: _____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO WAS TO MODIFY THE EXISTING LINE BETWEEN LOTS 1 AND 2 OF THE ORIGINAL ADONIS BRONZE / ALPINE ART CENTER SUBDIVISION PLAT ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE AS RECORD NUMBER 7199-84. THE BASIS OF BEARINGS FOR THIS PLAT IS THE SAME AS THE ORIGINAL PLAT WITH BEARS S 00°02'38 E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE PURPOSE OF THE ADJUSTED LINE IS TO MATCH THE PHYSICAL IMPROVEMENTS TO THE LAND AND CREATE A SECONDARY ACCESS POINT FOR LOT 2A AS SHOWN ON THE PLAT. THE ORIGINAL BOUNDARY OF THE PLAT REMAINS THE SAME AND EVIDENCE OF THE ORIGINAL PLAT WAS COLLECTED TO VERIFY THE LOCATION OF THAT BOUNDARY.

NOTES

1. BACKING ONTO THE ARTERIAL STREET IS PROHIBITED.

ADDRESS TABLE	
LOT 1A	450 S ALPINE HIGHWAY
LOT 2A	462 S ALPINE HIGHWAY

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

DEVELOPER:
GARY STREADBECK
801-787-7993

S1
1

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°02'38" EAST, UTAH COUNTY, UTAH, NAD 83 STATE PLANE GRID BEARING.

SURVEYOR'S SEAL	COUNTY TREASURER	COUNTY SURVEYOR	COUNTY RECORDER SEAL
LICENSED PROFESSIONAL LAND SURVEYOR 10/09/2026 WILLIS D. LONG 10708886 STATE OF UTAH			

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN

ADONIS BRONZE / ALPINE ART CENTER 1ST AMENDEMENT
LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
ALPINE CITY, UTAH COUNTY, UTAH

C:\USERS\CGROMER\LAYTON SURVEYS DROPBOX\LAYTON SURVEYS 2026\INFINITY CONSULTANTS\UTAH\ALPINE LOT LINE ADJUSTMENT\462 S ALPINE HWY.DWG

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: **Proposed Five Peaks Subdivision**

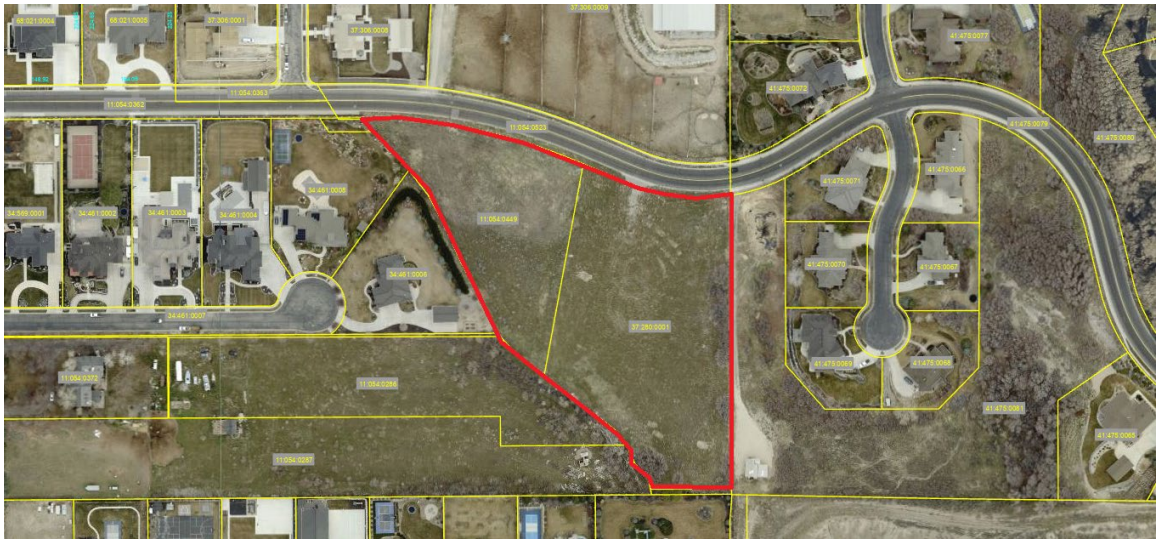
FOR CONSIDERATION ON: **November 3, 2026**

PETITIONER: **Lovell Development Group**

ACTION REQUESTED BY PETITIONER: **Review proposed new Five Peaks subdivision**

BACKGROUND INFORMATION:

The Planning Commission will recall that the Lovell Development Group has proposed a new subdivision for the parcels located at 11:054:0449 and 37:280:0001 on Healey Boulevard. There is currently a one-lot subdivision on parcel 37:280:0001 and so approval of this development will vacate that previously recorded subdivision.



The proposed development, called Five Peaks, is for five 40,000+ lots with a total development area of just over 5 acres. To achieve this project, the developer has successfully gone through the state-allowed development agreement approval process and been granted an exception to build a private lane. Other than the exception granted, the development is required to meet all subdivision requirements. City Staff have performed a preliminary review of the project and have found that it meets the DCA 4.06 Major Subdivision requirements.

The following is the City Council's motion on the Development Agreement:

Motion: Brent Rummler moved to approve the development agreement for the new subdivision on Healey Blvd as proposed, subject to a legal and staff review of the final development agreement, and on

the condition that the police and fire departments agree that the planned lane is sufficient for emergency response to the development. Chrissy Hannemann seconded the motion.
Mayor Carla Merrill asked for a vote. There were 3 yes votes and 2 no votes, as recorded below. The motion passed.

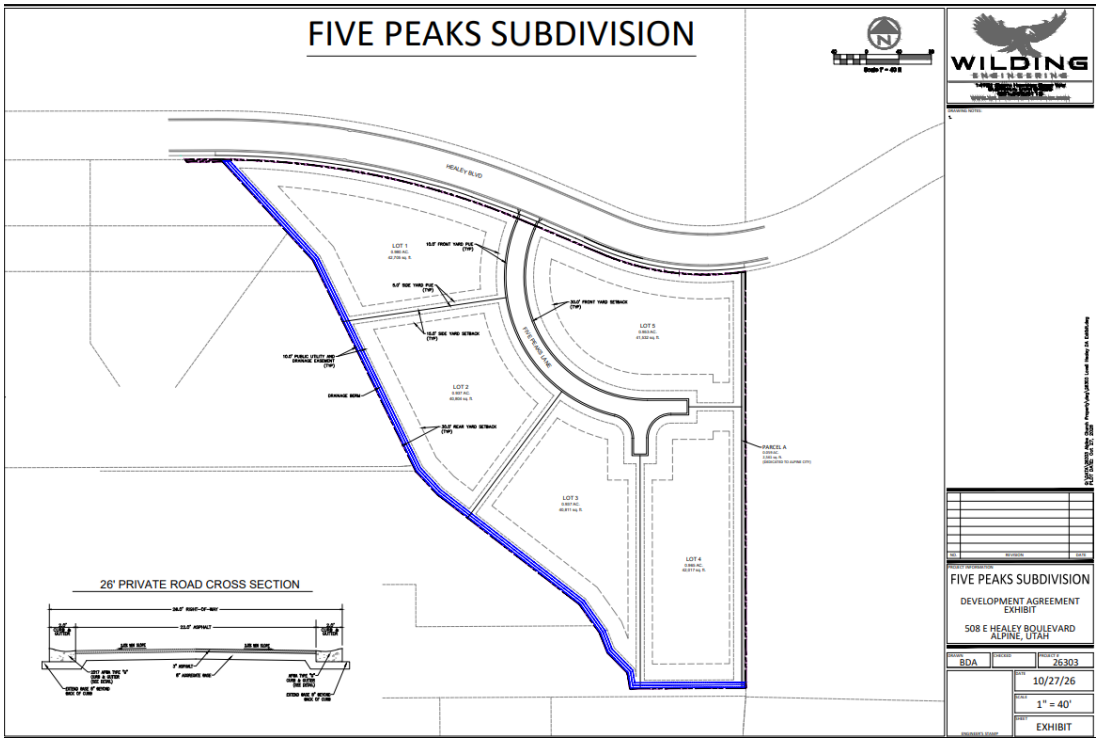
Yes	No	Excused
Brent Rummler	Sarah Blackwell	
Jessica Smuin	Andrew Young	
Chrissy Hannemann		

The development agreement is going through final legal review from both sides to finalize details of the agreement. The fire district is currently reviewing the plans to determine if the planned lane is adequate for emergency response.

As a reminder:

- the agreement was approved with the condition of 5-foot dedication to the City on the east side of the property as well as a sum contribution of $180,000 towards a 24" water line to flow through that area, which is desired by the City for the public works system.
- Being that it was a private lane that was approved, it will be maintained by the HOA and not the City. The HOA will also maintain the park strip along Healey which will be landscaped and have a fence installed.

Here is an exhibit showing the agreed upon concept plan. You can see the 5' Parcel A dedication to the City on the east side and the storm drain easement going along the rear property line of four of the lots proposed. The storm drain easement will address any overflow of water to find its way to Healey and the City storm drain system. As can be seen, the design of the project will allow drivers to pull out into the private lane and exit the site forward facing onto Healey Blvd.



STAFF RECOMMENDATION

Staff recommends that the Planning Commission consider the proposed preliminary plat that has been created based on the approval of the development agreement. If found satisfactory, Planning Commission can recommend approval based on meeting the requirements of DCA 4.06.

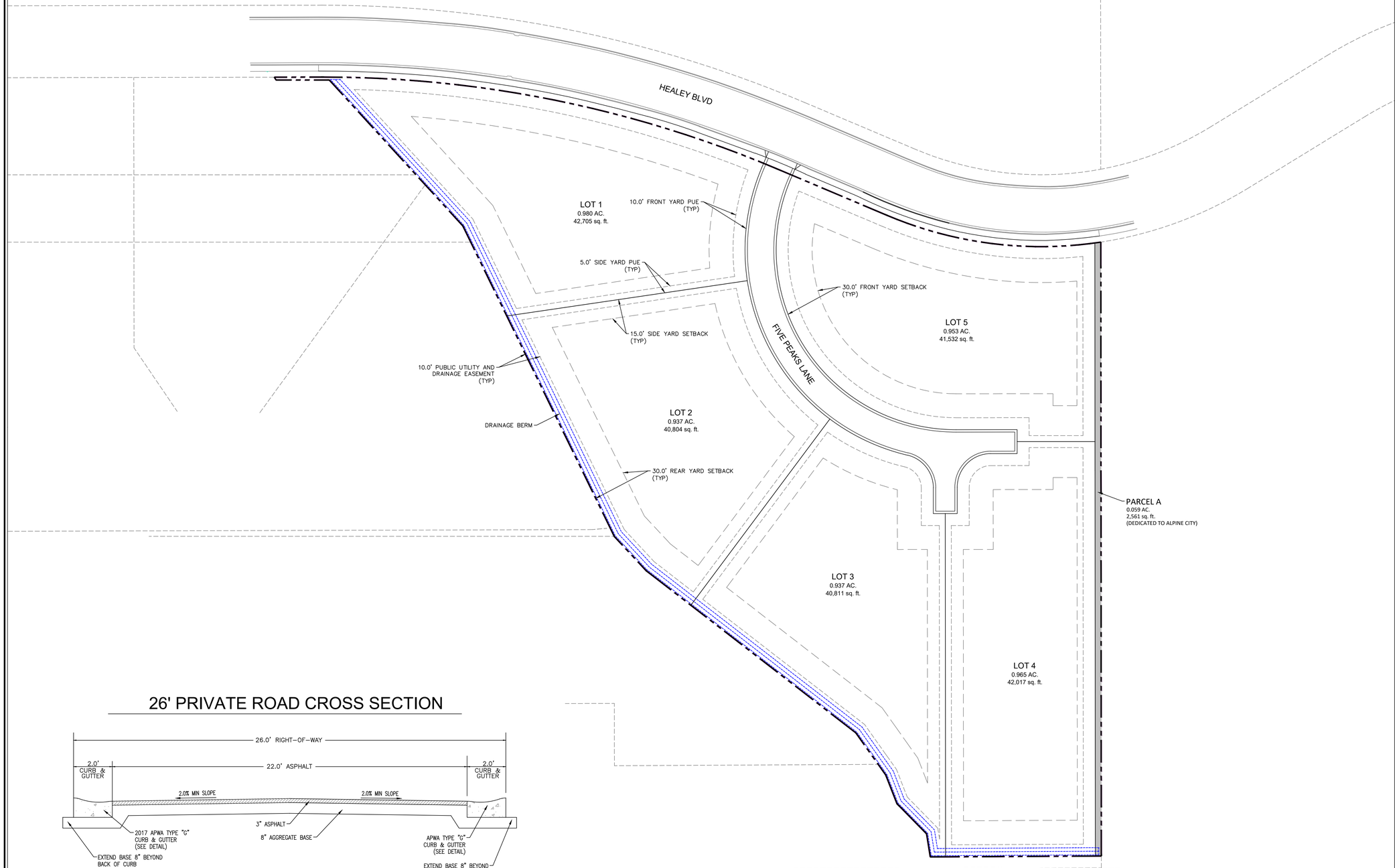
Motion to Approve:
I move to recommend approval of the Five Peaks Subdivision Preliminary Plat as proposed.

Motion to Approve with Conditions:
I move to recommend approval of the Five Peaks Subdivision Preliminary Plat as proposed, subject to the following conditions:
*Insert Proposed Conditions

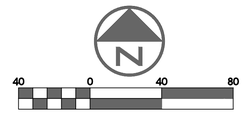
Motion to Table:
I move to table consideration of the Five Peaks Subdivision Preliminary Plat as proposed to a future meeting in order to allow additional time for revisions and/or additional information, including:
*Insert additional information needed.

Motion to Deny:
I move to recommend denial of the Five Peaks Subdivision Preliminary Plat as proposed based on the following findings:
*Insert findings

FIVE PEAKS SUBDIVISION



26' PRIVATE ROAD CROSS SECTION



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:
1.

G:\DATA\26303 Alpine Church Property\dwg\26303 Lovell Healey DA Exhibit.dwg
PLOT DATE: Oct 27, 2026

NO.	REVISION	DATE

PROJECT INFORMATION

FIVE PEAKS SUBDIVISION

DEVELOPMENT AGREEMENT EXHIBIT

508 E HEALEY BOULEVARD
ALPINE, UTAH

DRAWN	CHECKED	PROJECT #
BDA		26303

DATE: 10/27/26

SCALE: 1" = 40'

SHEET: EXHIBIT

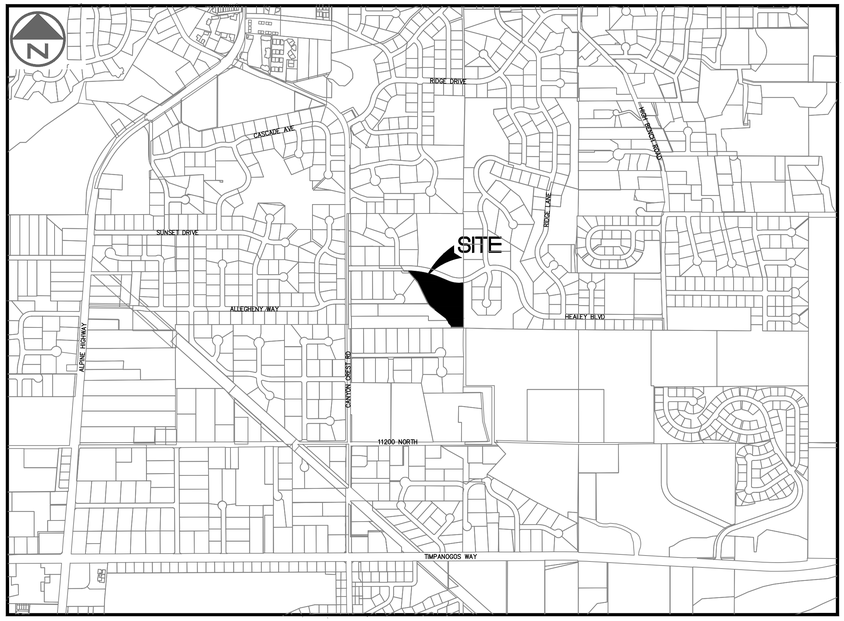
ENGINEER'S STAMP

FIVE PEAKS SUBDIVISION

CONSTRUCTION DRAWINGS

GENERAL NOTES

1. THE CONTRACTOR SHALL READ AND ADHERE TO ALL ALPINE CITY NOTES AND CITY STANDARDS, WHICH CAN BE FOUND ON ALPINE CITY'S WEBSITE.
2. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM ALPINE CITY.
3. A DEMOLITION PERMIT FROM ALPINE CITY AND THE DIVISION OF AIR QUALITY IS REQUIRED PRIOR TO PERFORMING ANY DEMOLITION ON SITE.
4. ALL CONSTRUCTION SHALL COMPLY WITH TIMPANOGOS SPECIAL SERVICE DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
6. PROJECT BENCHMARK: THE FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION: 4996.79 (NAVD88, GEOID18)



VICINITY MAP

NOT TO SCALE

SHEET INDEX

C101	COVER SHEET
1OF1	RECORD OF SURVEY
1OF1	PLAT
C201	DEMOLITION PLAN
C202	SITE & UTILITY PLAN
C203	GRADING AND DRAINAGE PLAN
C204	EROSION CONTROL PLAN
C301	FIVE PEAKS LANE PLAN & PROFILE 10+00 – END
C302	HEALEY BOULEVARD FRONTAGE IMPROVEMENTS 10+00 – 14+00
C303	HEALEY BOULEVARD FRONTAGE IMPROVEMENTS 14+00 – END
C401	CONSTRUCTION DETAILS

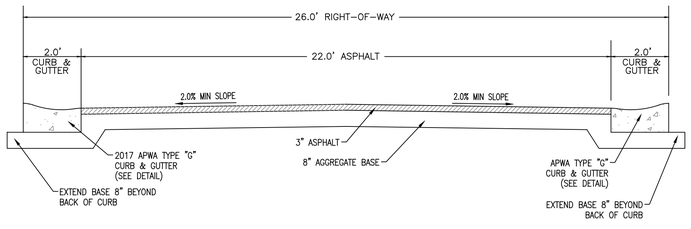
CONTACT INFORMATION

DEVELOPER/OWNER:
LOVELL DEVELOPMENT GROUP
BRETT LOVELL
11142 EAGLE VIEW DRIVE, SANDY, UT 84092
(801)-706-4693
lovelldevelopmentgroup@gmail.com

ENGINEER:
WILDING ENGINEERING
BROCK ANDERSON
14721 S. HERITAGE CREST WAY BLUFFDALE, UT 84065
(801)-553-8112
banderson@wildingengineering.com

SURVEYOR:
WILDING ENGINEERING
SHAD HALL, P.L.S.
14721 S. HERITAGE CREST WAY, BLUFFDALE, UT 84065
(801)-553-8112
shall@wildingengineering.com

26' PRIVATE ROAD CROSS SECTION



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

G:\DATA\26303 Alpine Church Property\dwg\26303 Lovell Healey C101 Overall.dwg
PLOT DATE: Oct 12, 2026

NO.	REVISION	DATE

PROJECT INFORMATION

FIVE PEAKS SUBDIVISION

COVER SHEET

508 E HEALEY BOULEVARD
ALPINE, UTAH

DRAWN	CHECKED	PROJECT #
BDA	MSS	26303

LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/12/2026
STATE OF UTAH

ENGINEER'S STAMP

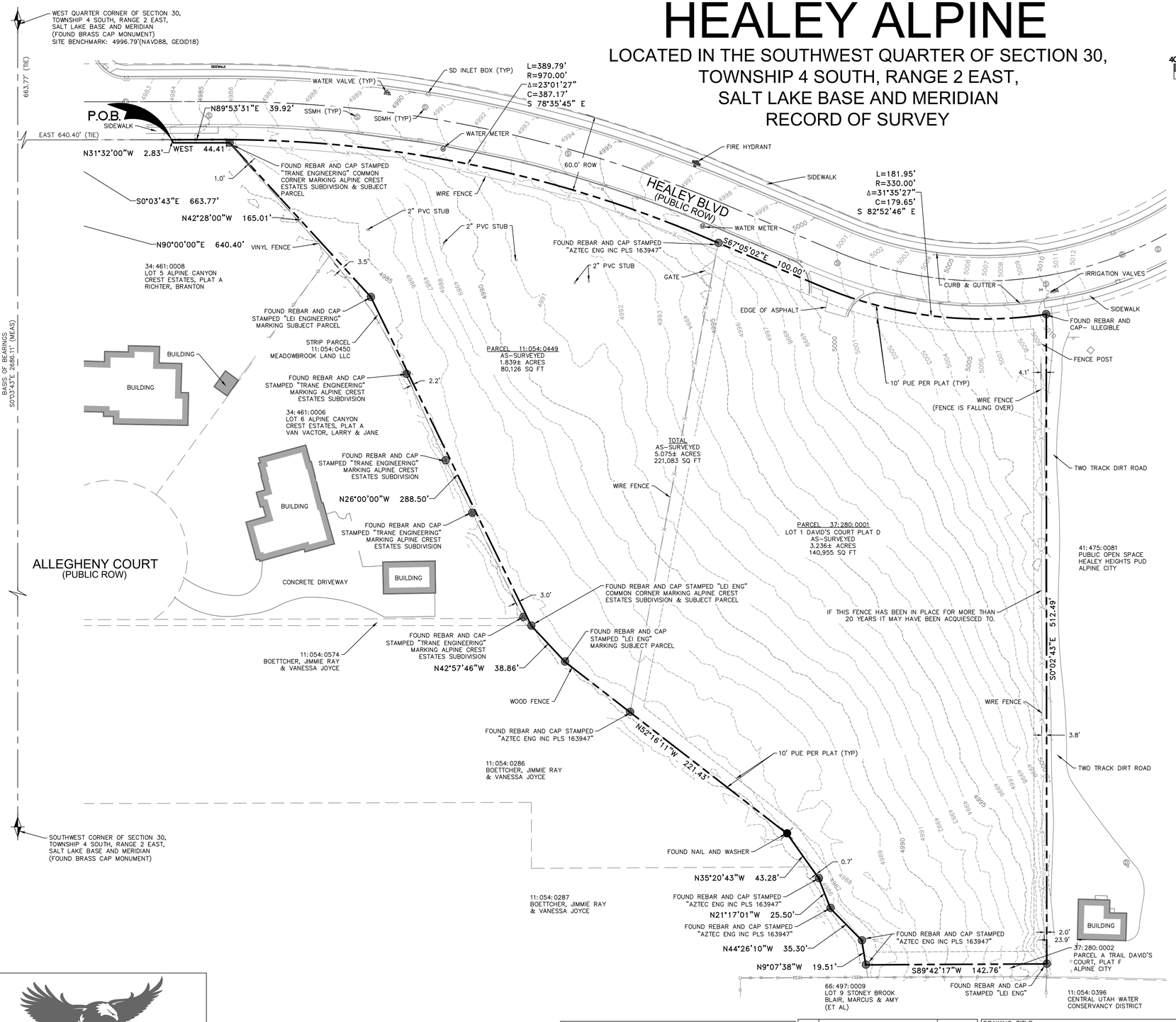
DATE: 10/12/26

SCALE: NONE

SHEET: C101

HEALEY ALPINE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



N

40' 0 40' 80'

Scale 1" = 40 ft

SURVEYOR'S CERTIFICATE:

I, SHAD D HALL, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6269078 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

PROFESSIONAL LAND SURVEYOR — No. 6269078 — SHAD D HALL — 6-30-26 — STATE OF UTAH

BOUNDARY DESCRIPTION

ALL OF LOT 1, DAVID'S COURT PLAT "D", MAP FILING NUMBER 12979, AS RECORDED IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDERS OFFICE.

WARRANTY DEED (ENTRY NO. 40131:2013):

BEGINNING AT A POINT WHICH IS SOUTH 663.77 FEET AND EAST 641.12 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89° 53' 31" EAST 39.92 FEET; THENCE ALONG THE ARC OF A 970.00 FOOT RADIUS CURVE TO THE RIGHT 389.79 FEET (CURVE HAS A CENTRAL ANGLE OF 23° 01'27" AND A CHORD THAT BEARS SOUTH 78° 35' 45" EAST 387.18 FEET); THENCE SOUTH 67° 05' 02" EAST 12.83 FEET; THENCE SOUTH 10° 40' 18" WEST 376.59 FEET; THENCE NORTH 52° 16' 11" WEST 64.83 FEET; THENCE NORTH 42° 57' 46" WEST 38.86 FEET; THENCE NORTH 26° 00' 00" WEST 288.50 FEET; THENCE NORTH 42° 28' 00" WEST 165.01 FEET; THENCE WEST 44.41 FEET; THENCE NORTH 31° 32' 00" WEST 2.83 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 80,125 SQ. FT. OR 1.839 ACRES OF LAND.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 0°03'43" EAST FROM THE WEST QUARTER CORNER OF SECTION 30,TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTHWEST CORNER OF SAID SECTION 30.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SUBJECT PROPERTY AS SHOWN HEREON.

THERE WERE NO SIGNIFICANT FOUND OVERLAPS OR GAPS FOUND IN THE RECORD INFORMATION.

GENERAL NOTES

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. DAVID'S COURT PLAT "D", RECORDED AS MAP FILING NUMBER 12979 OF THE OFFICIAL RECORDS OF THE UTAH COUNTRY RECORDERS OFFICE.
2. WARRANTY DEED, ENTRY NO. 40131:2013, AS RECORDED IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDERS OFFICE.
3. OTHER DOCUMENTS AS SHOWN ON THIS MAP

(2) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY. A TITLE REPORT WHICH WOULD PROVIDE ADDITIONAL EVIDENCE OF EXISTING UTILITIES WAS NOT PROVIDED FOR THIS PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED.

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- EXISTING ROW CENTERLINE
- FOUND REBAR AND CAP
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING) OR PLUG ON LOT LINE EXTENSION
- (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE
- EASEMENTS
- FOUND NAIL AND WASHER

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

G:\DATA\26303 Alpine Church Property\dwg\26303 444 Healey Alpine ROS – TS.dwg
PLOT DATE: Jun 30, 2026

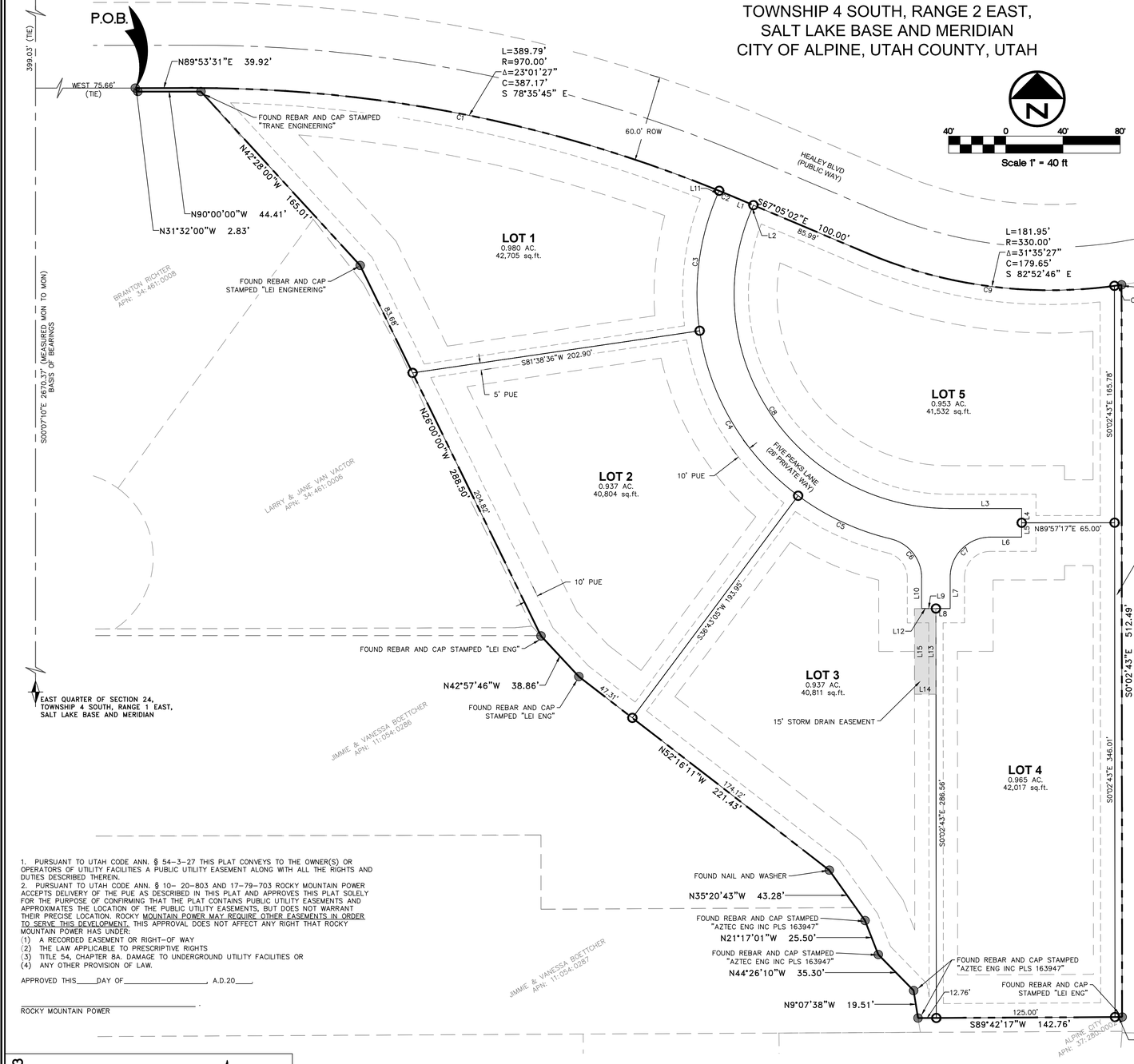
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT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

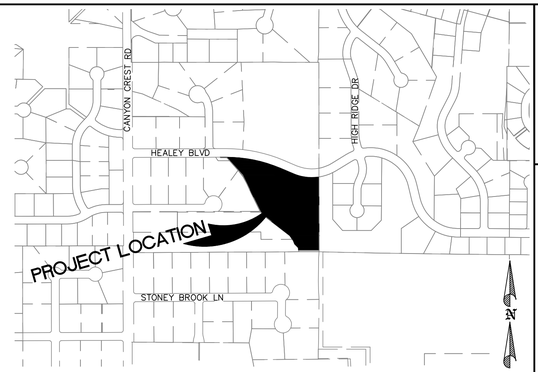
NO.	REVISION	DATE

DRAWING TITLE	RECORD OF SURVEY
PROJECT NAME	HEALEY ALPINE
LOCATION	508 EAST HEALEY BLVD
	ALPINE, UTAH
DRAWN	DCC
CHECKED	SDH
PROJECT ID:	26303
COUNTY	UTAH COUNTY
DATE	6/30/2026
SCALE	1" = 40'
SHEET	1 OF 1

FIVE PEAKS SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
CITY OF ALPINE, UTAH COUNTY, UTAH





VICINITY MAP

SCALE: 1" = 500'
ALPINE, UTAH

Line Table		
Line #	Length	Direction
L1	14.01	S67°05'02"E
L2	4.28	N22°54'56"E
L3	50.99	S89°57'17"W
L4	10.00	N00°02'43"W
L5	10.00	N00°02'43"W
L6	22.00	N89°57'17"E
L7	22.00	N00°02'43"W
L8	10.00	N89°57'17"E
L9	10.00	N89°57'17"E
L10	21.49	S00°02'43"E
L11	4.21	S22°54'56"W
L12	15.00	S89°57'17"W
L13	60.00	N00°02'43"W
L14	15.00	N89°57'17"E
L15	60.00	S00°02'43"E
L16	5.00	S89°42'17"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	377.80'	970.00'	22°18'56"	S78°57'01"E	375.41'
C2	11.99'	970.00'	0°42'31"	N67°26'17"W	11.99'
C3	96.06'	176.00'	31°16'20"	S07°16'46"W	94.87'
C4	138.00'	176.00'	44°55'30"	S30°49'10"E	134.49'
C5	72.00'	176.00'	23°26'21"	S65°00'05"E	71.50'
C6	37.47'	28.00'	76°40'33"	S38°22'59"E	34.74'
C7	43.98'	28.00'	90°00'00"	N44°57'17"E	39.60'
C8	295.73'	150.00'	112°57'39"	N33°33'54"W	250.11'
C9	176.90'	330.00'	30°42'50"	S82°26'27"E	174.79'
C10	5.05'	330.00'	0°52'37"	N81°45'50"E	5.05'

ENBRIDGE GAS UTAH – NOTE:

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY 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.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

APPROVED THIS _____DAY OF _____
_____, 20 _____

BY– _____
TITLE – _____

SURVEYOR'S CERTIFICATE

I, SHAD D HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6269078 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17–79–703, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

FIVE PEAKS SUBDIVISION

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

BOUNDARY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 0°03'43" EAST FROM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SAID SECTION 30, ALL OF LOT 1, DAVID'S COURT PLAT "D", MAP FILING NUMBER 12979 AND A TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ON THE SOUTH RIGHT OF WAY LINE OF HEALEY BOULEVARD SAID POINT BEING SOUTH 0°03'43" EAST ALONG THE SECTION LINE 663.77 FEET; AND EAST 640.40 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 30 AND RUNNING; SAID POINT BEING ON THE BOUNDARY OF PLAT "A" ALPINE CANYON CREST ESTATES SUBDIVISION AND RUNNING ALONG THE SAID SUBDIVISION AND A SLIVER OF LAD RECORDED AS ENTRY 40131:2013 THE FOLLOWING (4) FOUR COURSES 1) SOUTH 31°32'00" EAST 2.83 FEET; 2) EAST 44.41 FEET; 3) SOUTH 42°28'00" EAST 165.01 FEET; 4) SOUTH 26°00'00" EAST 288.50 FEET; THENCE SOUTH 42°57'46" EAST 38.86 FEET; THENCE SOUTH 52°16'11" EAST 221.43 FEET; THENCE SOUTH 35°20'43" EAST 43.28 FEET; THENCE SOUTH 21°17'01" EAST 25.50 FEET; THENCE SOUTH 44°26'10" EAST 35.30 FEET; THENCE SOUTH 9°07'38" EAST 19.51 FEET TO A POINT ON THE BOUNDARY OF STONEY BROOK SUBDIVISION THENCE NORTH 89°42'17" EAST ALONG SAID STONEY BROOK SUBDIVISION 142.76 FEET; THENCE NORTH 0°02'43" WEST 512.49 FEET TO A POINT ON HEALEY BOULEVARD AND A POINT OF A 330.00 FEET RADIUS NON–TANGENT CURVE TO THE RIGHT AND RUNNING ALONG SAID HEALEY BOULEVARD THE FOLLOWING (4) FOUR COURSES 1) ALONG SAID CURVE A DISTANCE OF 181.95 FEET THROUGH A CENTRAL ANGLE OF 31°35'27" (CHORD BEARS NORTH 82°52'45" WEST 179.65 FEET); 2) NORTH 67°05'02" WEST 100.00 FEET TO THE POINT OF A 970.00 FEET RADIUS TANGENT CURVE TO THE LEFT; 3) ALONG SAID CURVE A DISTANCE OF 389.79 FEET THROUGH A CENTRAL ANGLE OF 23°01'27" (CHORD BEARS NORTH 78°35'45" WEST 387.17 FEET); 4) SOUTH 89°53'31" WEST 39.92 FEET TO THE POINT OF BEGINNING.

CONTAINS 221,083 SQUARE FEET OR 5.075 ACRES, MORE OR LESS.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS–OF–WAY, TO BE HEREAFTER KNOWN AS

FIVE PEAKS SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS–OF–WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNERS(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB–SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ___ DAY OF _____,A.D. 20___.

_____
BRETT LOVELL, MANAGING MEMBER
LOVELL DEVELOPMENT GROUP, LLC

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
:SS
COUNTY OF)

ON THIS ____ DAY OF _____,A.D. 20___, PERSONALLY APPEARED BEFORE ME BRETT LOVELL, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS A MANAGER OF LOVELL DEVELOPMENT GROUP LLC, A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS DULY AUTHORIZED BY THE LIMITED LIABILITY COMPANY AT A LAWFUL MEETING HELD BY AUTHORITY OF ITS OPERATING AGREEMENT; AND DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

_____ _____
SIGNATURE PRINTED NAME,
A NOTARY PUBLIC COMMISSION IN UTAH

_____ _____
COMMISSION NUMBER EXPIRATION DATE

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF ALPINE, 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. 20___.

_____ _____
MAYOR CITY RECORDER (SEE SEAL BELOW)

_____ _____
ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS ___ DAY OF _____, A.D. 20___, BY THE APLINE CITY PLANNING COMMISSION.

_____ _____
DIRECTOR–SECRETARY CHAIRMAN, PLANNING COMMISSION

APPROVAL AS TO FORM

APPROVED TO FORM THIS ___ DAY OF _____, A.D. 20___.

_____
CITY ATTORNEY

JOB # 26303

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

LEGEND

STREET CENTERLINE _____ CL MONUMENT
BOUNDARY LINE _____
PUE LINE _____
SETBACK LINE _____
EASEMENTS
SECTION CORNER AND LINE

NOTES:
1. ALL LOTS SHALL BE SUBJECT TO PUBLIC UTILITY EASEMENTS AS FOLLOWS:
10 FEET ON FRONT AND REAR
10 FEET ON EXTERIOR BOUNDARY OF SUBDIVISION
5 FEET ON SIDE LOT LINES
2. SETBACK REQUIREMENTS (TYP):
FRONT YARD – 30 FEET
SIDE YARD – 30 FEET COMBINED, 12 FOOT MINIMUM
REAR YARD – 30 FEET
3. PARCEL A IS A 5 FOOT WIDE PARCEL OF GROUND ALONG THE EAST BOUNDARY OF FIVE PEAKS SUBDIVISION. IT IS INTENDED TO BE USED FOR UNDERGROUND UTILITIES AND IS DEDICATED TO AND WILL BE MAINTAINED BY ALPINE CITY.

PARCEL ADDRESS TABLE	
LOT	ADDRESS
1	XXXXXXXX
2	XXXXXXXX
3	XXXXXXXX
4	XXXXXXXX
5	XXXXXXXX

COUNTY RECORDER

APPROVED TO THIS ____ DAY OF _____, A.D. 20___.

_____
UTAH COUNTY RECORDER

COUNTY SURVEYOR

APPROVED TO THIS ____ DAY OF _____, A.D. 20___.

FILING NO. _____

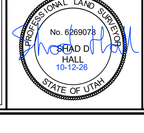
_____
UTAH COUNTY SURVEYOR

COUNTY TREASURER

APPROVED TO THIS ____ DAY OF _____, A.D. 20___.

_____
UTAH COUNTY TREASURER

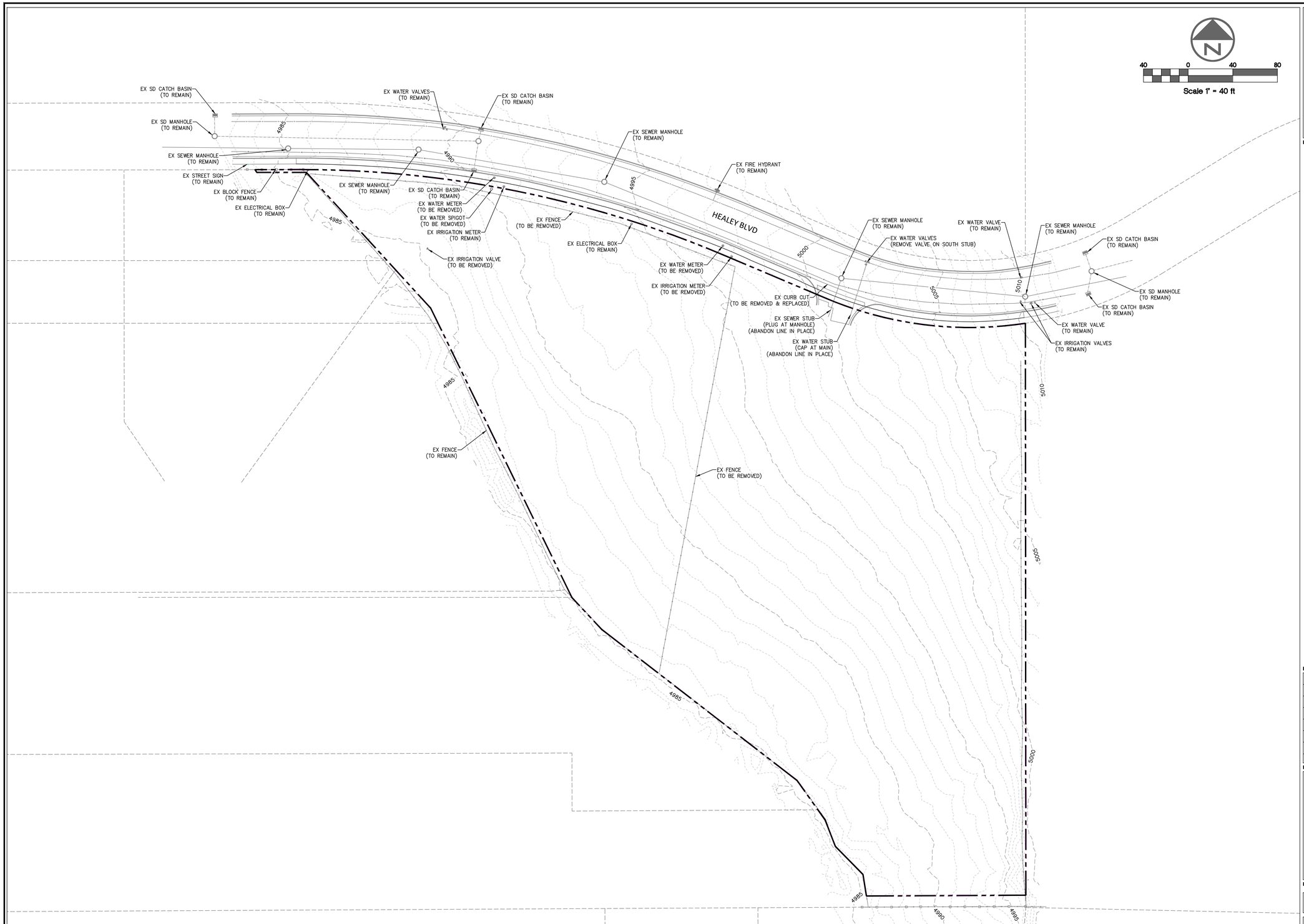
SURVEYOR'S SEAL



CITY ENGINEER SEAL

CLERK–RECORDER SEAL

NOT FOR RECORDATION



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1.

LEGEND

EXISTING INDEX CONTOUR (5')
EXISTING CONTOUR (1')

C:\DATA\26303 Alpine Church Property\dwg\26303 Lovell Healey C101 Overall.dwg
PLOT DATE: Oct 12, 2026

NO.	REVISION	DATE

PROJECT INFORMATION

FIVE PEAKS SUBDIVISION

DEMOLITION PLAN

508 E HEALEY BOULEVARD
ALPINE, UTAH

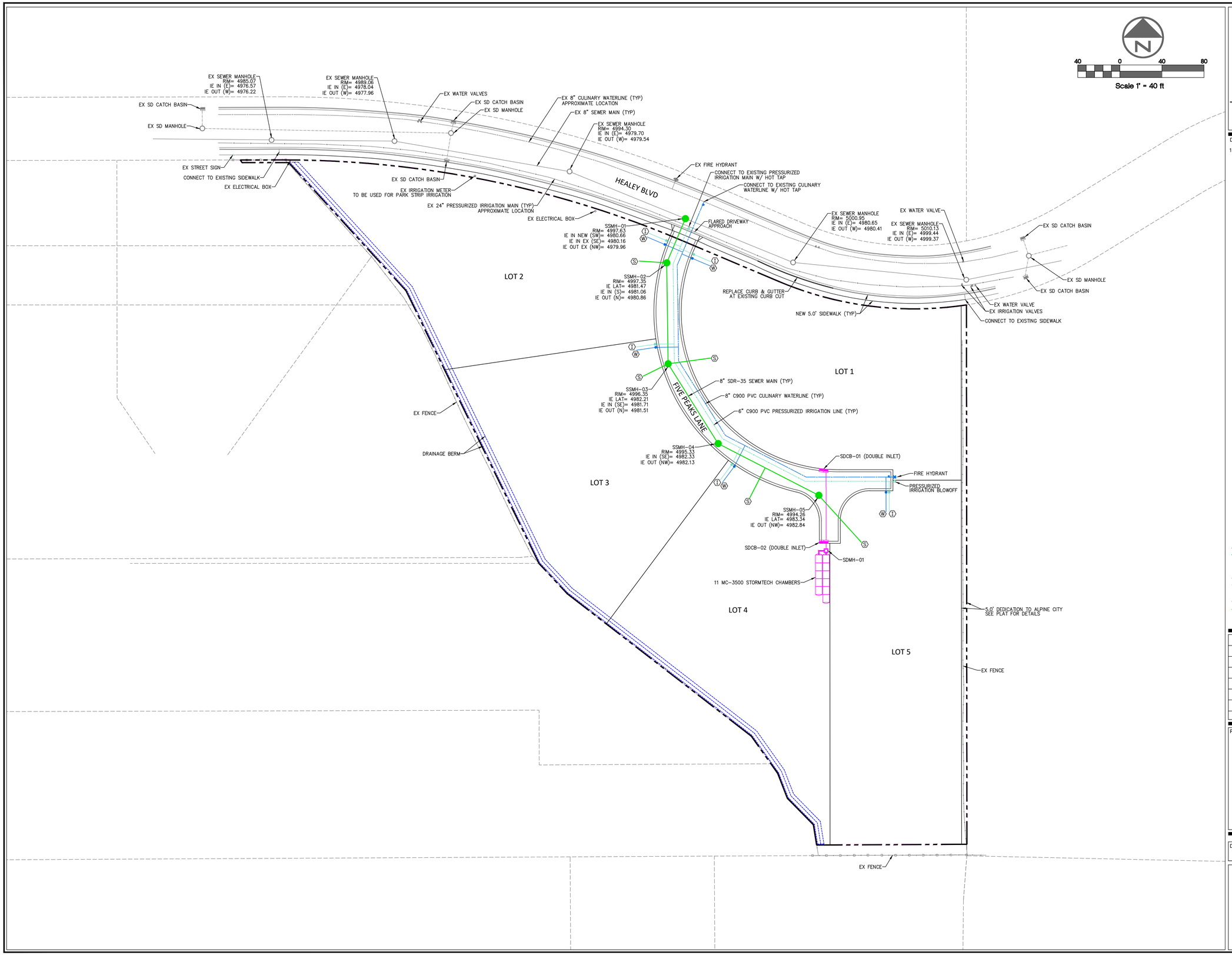
DRAWN	CHECKED	PROJECT #
BDA	MSS	26303

LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/12/2026
STATE OF UTAH
ENGINEER'S STAMP

DATE 10/12/26

SCALE 1" = 40'

SHEET C201



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1.

LEGEND

- EXISTING CULINARY WATERLINE
- PROPOSED CULINARY WATERLINE
- 1" CULINARY WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED PRESSURIZED IRRITATION
- 1" IRRIGATION SERVICE
- EXISTING SEWER
- PROPOSED SEWER
- 4" SEWER LATERAL

G:\UTA\26303 Jehly Church Property\dwg\26303 Lowell Healey C101 Overall.dwg
PLOT DATE: Oct 12, 2026

NO.	REVISION	DATE

PROJECT INFORMATION

FIVE PEAKS SUBDIVISION

SITE & UTILITY PLAN

508 E HEALEY BOULEVARD
ALPINE, UTAH

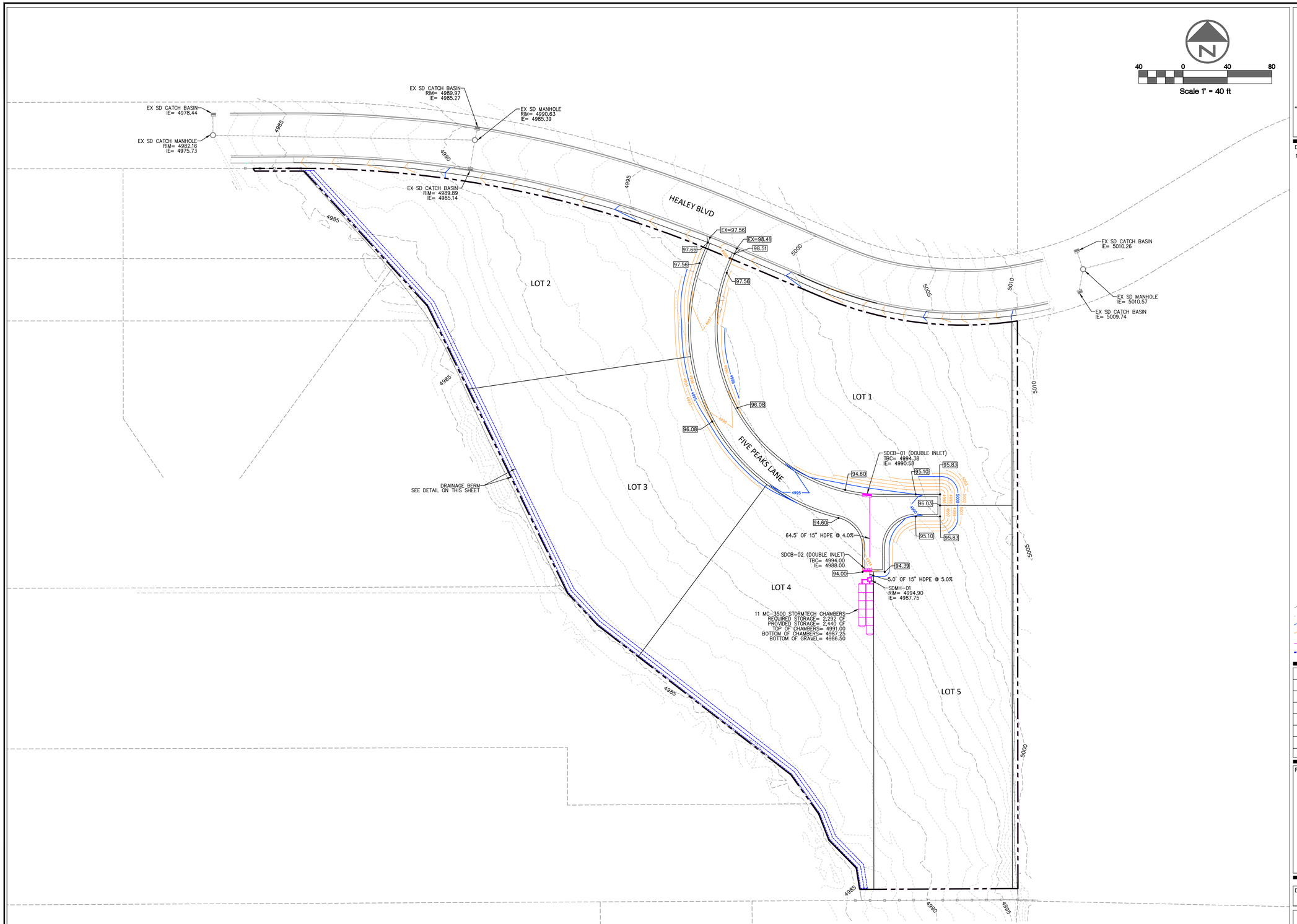
DRAWN	CHECKED	PROJECT #
BDA	MSS	26303

LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/12/2026
STATE OF UTAH
ENGINEER'S STAMP

DATE 10/12/26

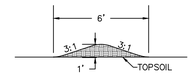
SCALE 1" = 40'

SHEET C202



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:
1.



DRAINAGE BERM
NOT TO SCALE

LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED CONTOUR (1')
- PROPOSED STORM DRAIN
- PROPOSED DRAINAGE BERM

G:\DATA\26303 Alpine Church Property\dwg\26303 Lovell Healey C101 Overall.dwg
PLOT DATE: Oct 12, 2026

NO.	REVISION	DATE

PROJECT INFORMATION

FIVE PEAKS SUBDIVISION

GRADING AND DRAINAGE PLAN

508 E HEALEY BOULEVARD
ALPINE, UTAH

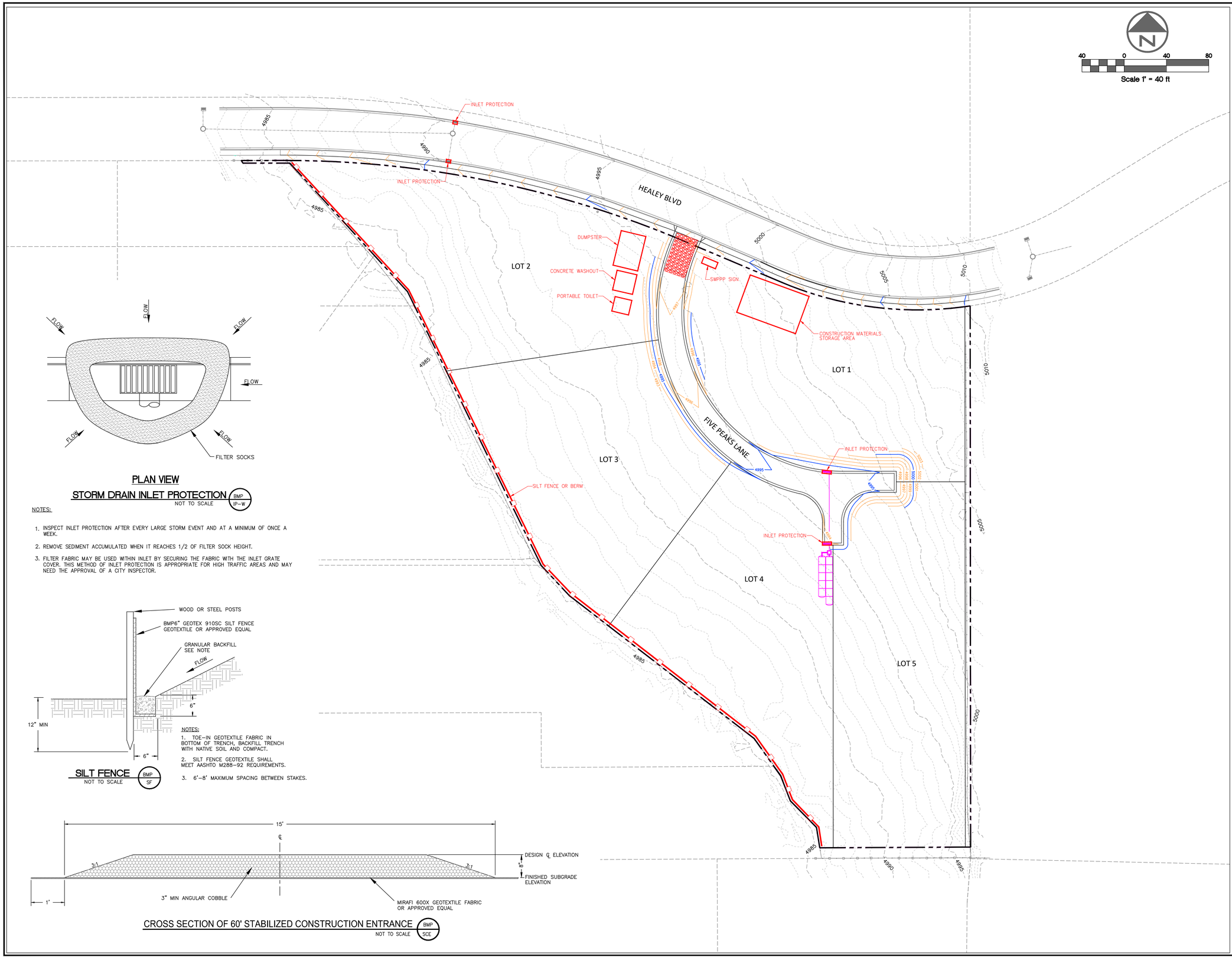
DRAWN	CHECKED	PROJECT #
BDA	MSS	26303

LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/12/2026
STATE OF UTAH
ENGINEER'S STAMP

DATE 10/12/26

SCALE 1" = 50'

SHEET C203



PLAN VIEW
STORM DRAIN INLET PROTECTION
NOT TO SCALE

BMP IP-W

NOTES:

1. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
2. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/2 OF FILTER SOCK HEIGHT.
3. FILTER FABRIC MAY BE USED WITHIN INLET BY SECURING THE FABRIC WITH THE INLET GRATE COVER. THIS METHOD OF INLET PROTECTION IS APPROPRIATE FOR HIGH TRAFFIC AREAS AND MAY NEED THE APPROVAL OF A CITY INSPECTOR.

NOTES:

1. TOE-IN GEOTEXTILE FABRIC IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH NATIVE SOIL AND COMPACT.
2. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
3. 6'-8' MAXIMUM SPACING BETWEEN STAKES.

SILT FENCE
NOT TO SCALE

BMP SF

CROSS SECTION OF 60' STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

BMP SCE

Scale 1" = 40 ft

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:
1.

LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED CONTOUR (1')

NO.	REVISION	DATE

PROJECT INFORMATION

FIVE PEAKS SUBDIVISION

EROSION CONTROL PLAN

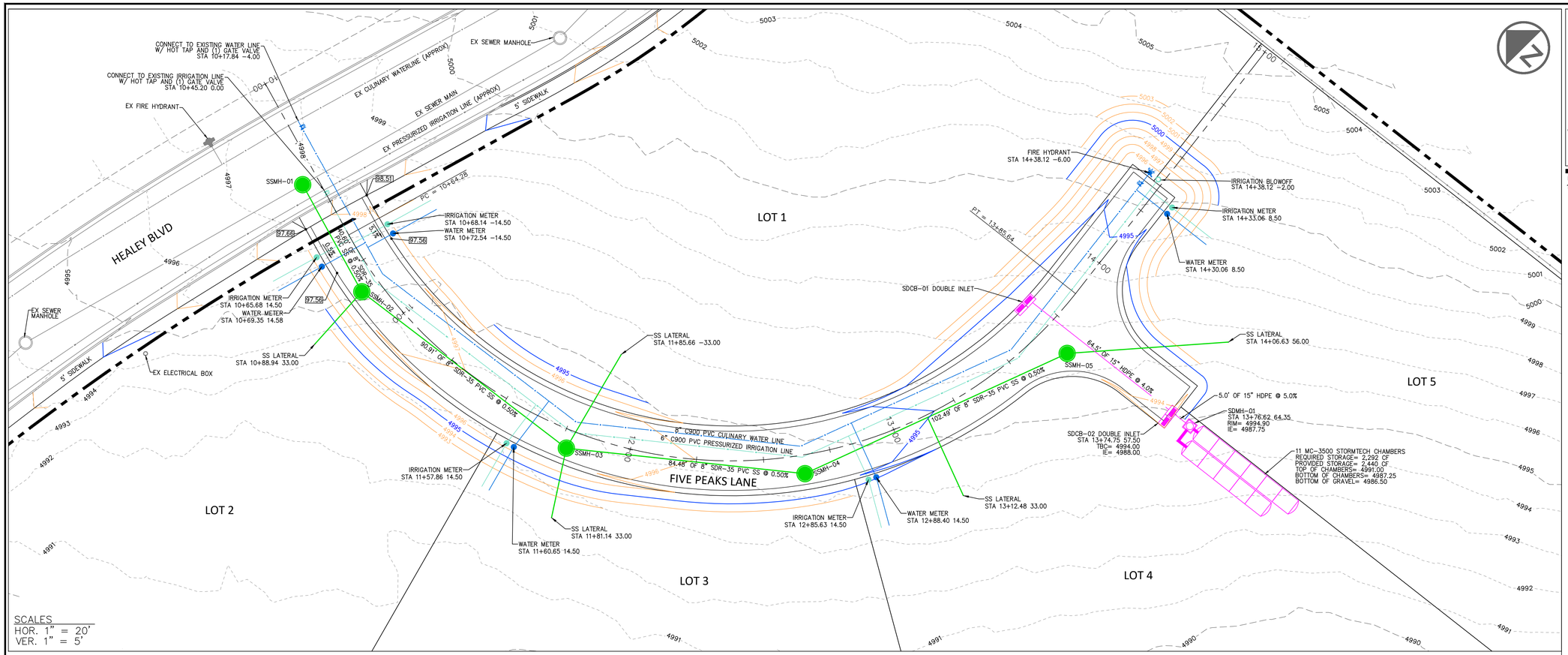
508 E HEALEY BOULEVARD
ALPINE, UTAH

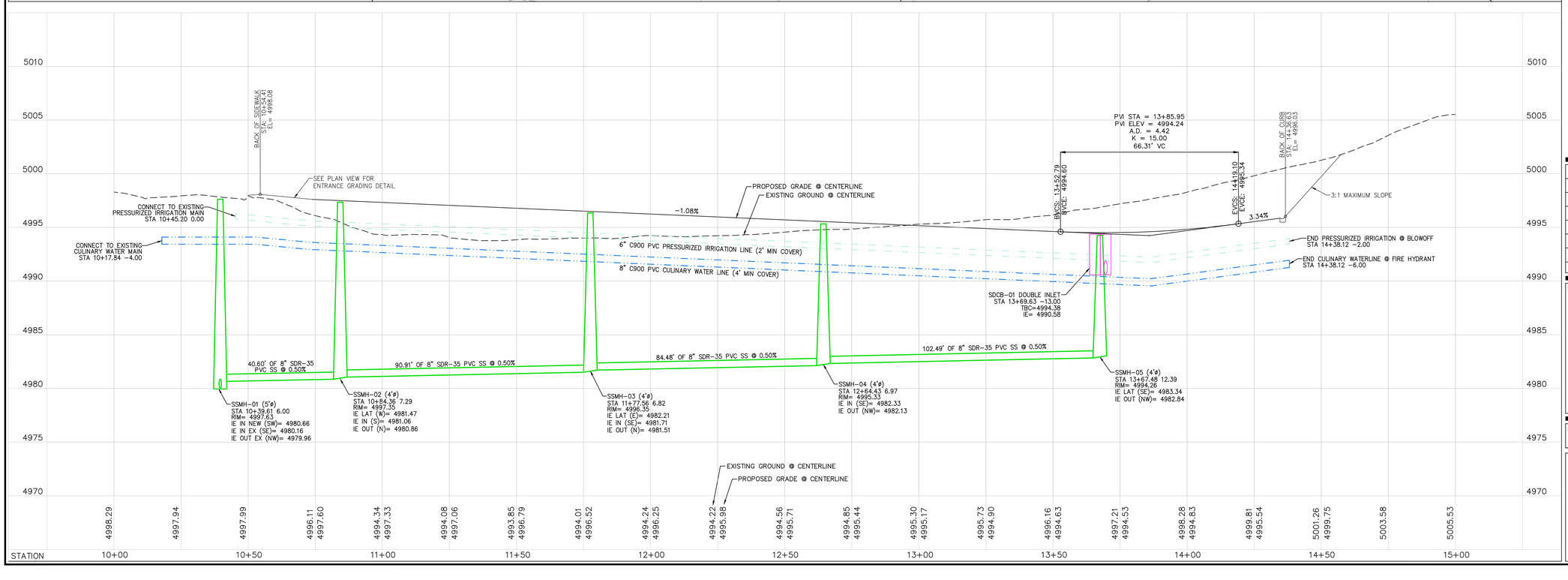
DRAWN	CHECKED	PROJECT #
BDA	MSS	26303

LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/12/2026
STATE OF UTAH
ENGINEER'S STAMP

DATE: 10/12/26
SCALE: 1" = 40'
SHEET: C204

G:\DATA\26303 Alpine Church Property\dwg\26303 Lovell Healey C101 Overall.dwg
PLOT DATE: Oct 12, 2026





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DRAWING NOTES:
1.

KEYMAP

NO.	REVISION	DATE

PROJECT INFORMATION

FIVE PEAKS SUBDIVISION

FIVE PEAKS LANE
STA 10+00 - END

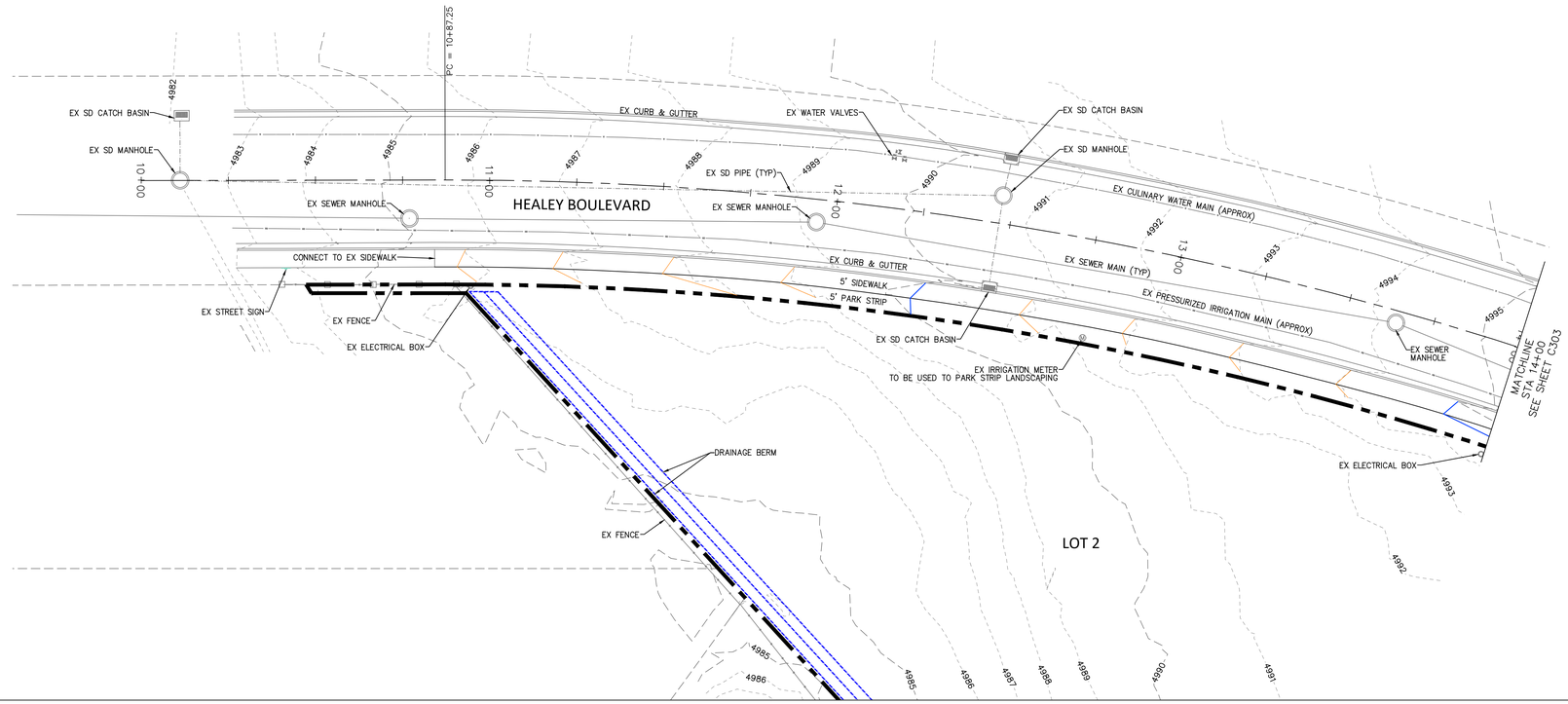
ALPINE, UTAH

DRAWN	CHECKED	PROJECT #
BDA	MSS	26303

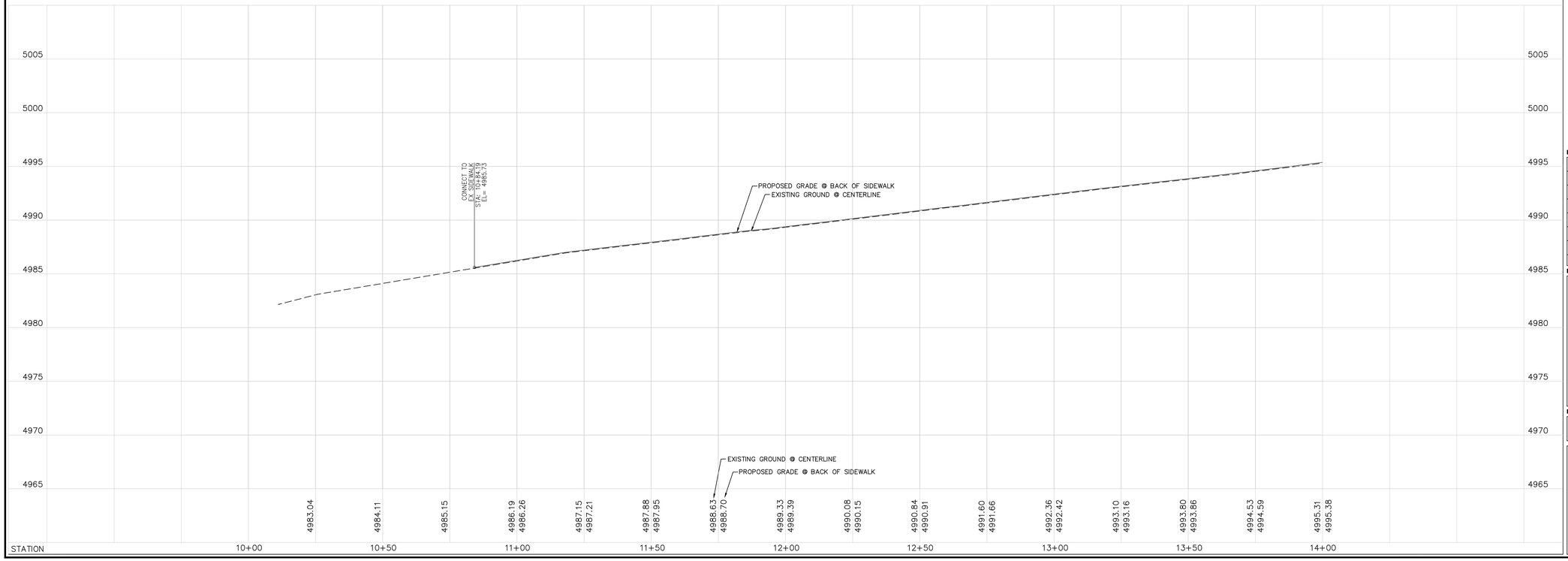
LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/12/2026
STATE OF UTAH
ENGINEER'S STAMP

DATE 10/12/26
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 5'
SHEET C301

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PLOT DATE: Oct 12, 2026

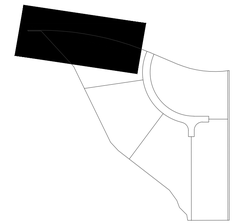


SCALES
HOR. 1" = 20'
VER. 1" = 5'



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DRAWING NOTES:
1.



KEYMAP

NO.	REVISION	DATE

PROJECT INFORMATION

FIVE PEAKS SUBDIVISION

HEALEY BOULEVARD
STA 10+00 - 14+00

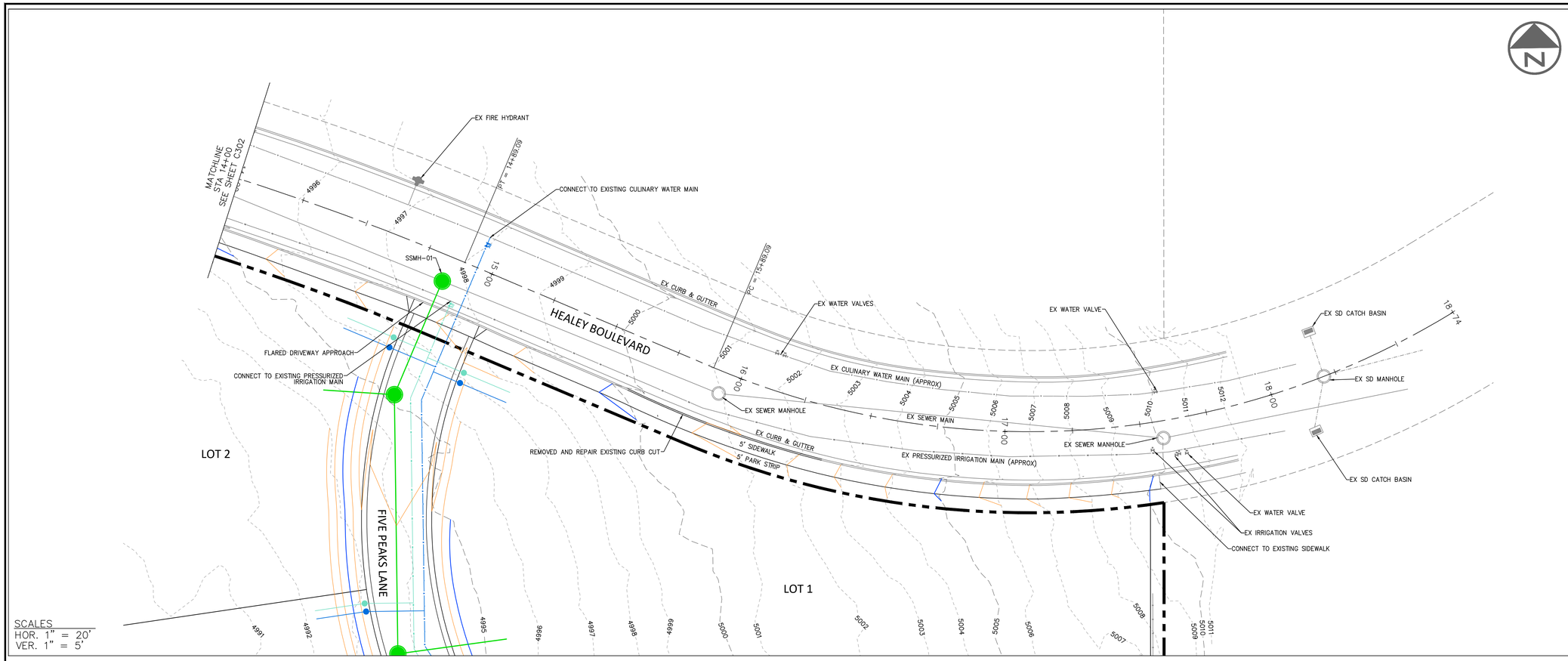
ALPINE, UTAH

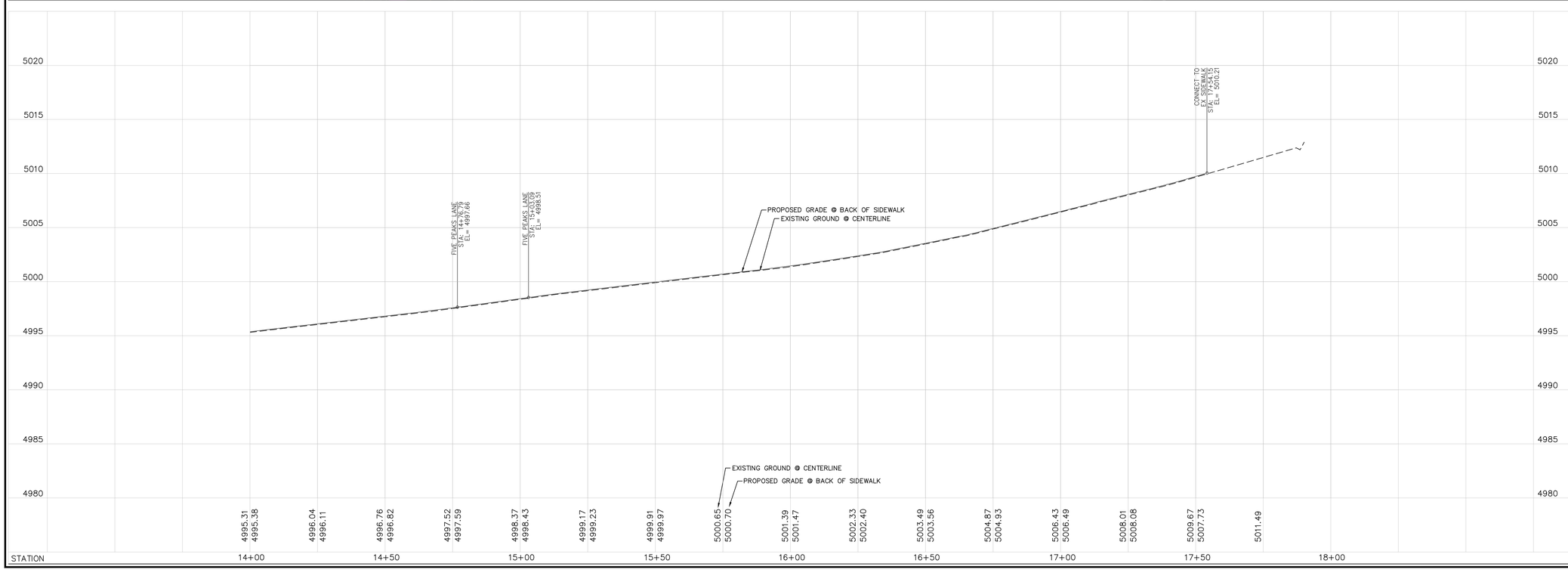
DRAWN	CHECKED	PROJECT #
BDA	MSS	26303

LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/12/2026
STATE OF UTAH
ENGINEER'S STAMP

DATE: 10/12/26
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'
SHEET: C302

G:\DATA\26303 Alpine Church Property\dwg\26303 Lovell Healey C302 Frontage Improvements.dwg
PLOT DATE: Oct 12, 2026





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Bluffdale, Utah 84065
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DRAWING NOTES:
1.



KEYMAP

G:\DATA\26303 Alpine Church Property\dwg\26303 Lovell Healey C302 Frontage Improvements.dwg
PLOT DATE: Oct 12, 2026

NO.	REVISION	DATE

PROJECT INFORMATION

FIVE PEAKS SUBDIVISION

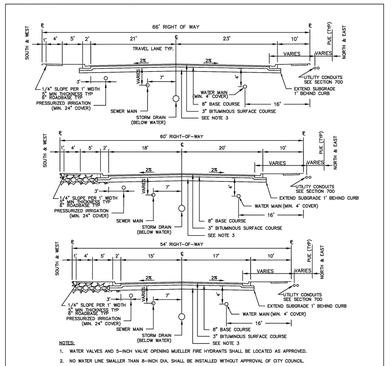
HEALEY BOULEVARD
STA 14+00 - END

ALPINE, UTAH

DRAWN	CHECKED	PROJECT #
BDA	MSS	26303

LICENSED PROFESSIONAL ENGINEER
No. 9897160
MITCHELL S. SMITH
10/12/2026
STATE OF UTAH
ENGINEER'S STAMP

DATE 10/12/26
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 5'
SHEET C303



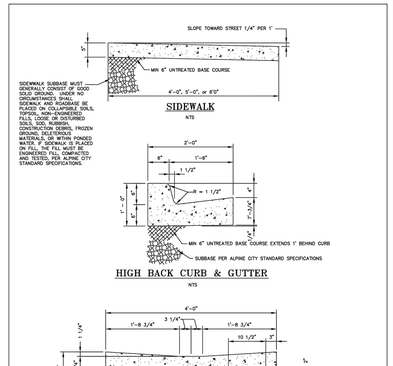
NOTES:

1. WATER VALVES AND 5-INCH VALVE OPENING MUELLER FIRE HYDRANTS SHALL BE LOCATED AS APPROVED.
2. NO WATER LINE SMALLER THAN 8-INCH DIA. SHALL BE INSTALLED WITHOUT APPROVAL OF CITY COUNCIL.
3. SUBGRADE DEPTHS VARY DEPENDING ON CBR VALUE OF THE AREA, SEE ALPINE CITY STANDARD SPECIFICATIONS
4. CULINARY WATER MAINS SHALL BE ON THE NORTH AND EAST SIDES OF THE STREET. PRESSURIZED IRRIGATION AND SEWER LINES SHALL BE ON THE SOUTH AND WEST SIDES OF THE STREET.

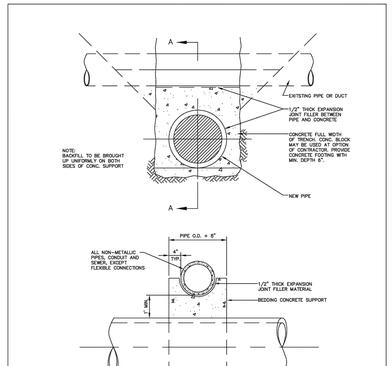
STREET CROSS-SECTIONS & UTILITY LOCATIONS

N.T.S.

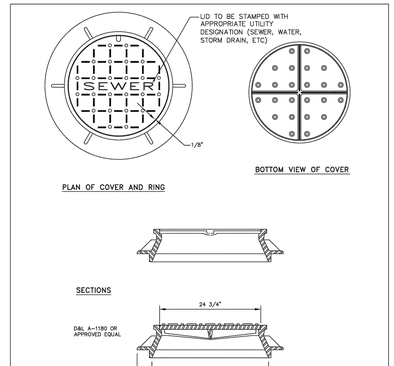
STATEMENT OF USE		STREET CROSS-SECTIONS	STANDARD DRAWING NUMBER: 1
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REVISION		ALPINE CITY 20 NORTH MAIN ALPINE, UT 84004	
NO. BY DATE			



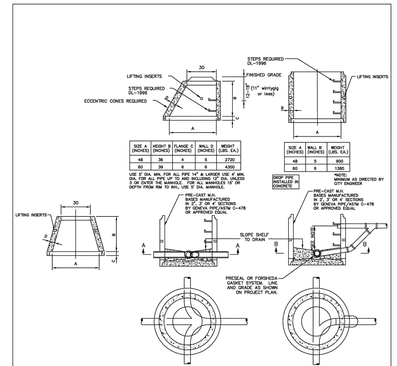
STATEMENT OF USE		SIDEWALK, CURB & GUTTER, WATER WAY	STANDARD DRAWING NUMBER: 4
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NO. BY DATE			



STATEMENT OF USE		UTILITY CONFLICT	STANDARD DRAWING NUMBER: 13
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NO. BY DATE			



STATEMENT OF USE		MANHOLE RING & COVER (typical)	STANDARD DRAWING NUMBER: 16
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REVISION		ALPINE CITY 20 NORTH MAIN ALPINE, UT 84004	
NO. BY DATE			

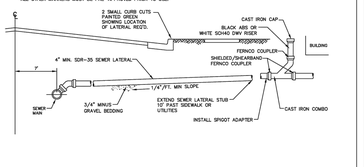


NOTE: USE OF DROP MANHOLES REQUIRES APPROVAL OF CITY ENGINEER AND PUBLIC WORKS DIRECTOR. FOR ALL OTHER SPECIFICATIONS, SEE APWA.

STATEMENT OF USE		SEWER MANHOLE (TYPICAL)	STANDARD DRAWING NUMBER: 17
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REVISION		ALPINE CITY 20 NORTH MAIN ALPINE, UT 84004	
NO. BY DATE			

NOTES:

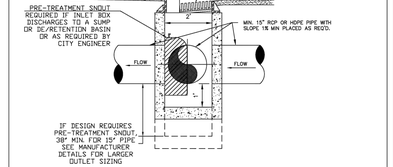
1. A CLEANOUT IS REQUIRED NEXT TO THE BUILDING.
2. ADDITIONAL CLEANOUTS REQUIRED BETWEEN THE BUILDING AND SEWER MAIN AT MAXIMUM 100 FOOT INTERVALS.
3. THE COMBO SHALL CONSIST OF CAST IRON, ABS MATERIAL FOR WHITE SCH40 DWV) FOR RISER.
4. FERNCO COUPLERS (AS SHOWN) SHALL BE USED WHEN CONNECTING CAST IRON TO RISER OR SDR-35 LATERAL PIPE.
5. ALL CLEANOUTS SHALL HAVE CAST IRON CAPS.
6. ALL SEWER LATERALS SHALL BE SDR-35 PIPE, BEING LAID WITH THE BELL END OF THE PIPE IN THE UP HILL DIRECTION.
7. ALL SEWER LATERALS SHALL BE BEDDED WITH 3/4" WAKS GRAVEL.
8. BACKFILL MATERIAL SHALL BE ENGINEERED FILL WITHIN CITY RIGHT OF WAYS, AS CLASSIFIED IN ALPINE CITY STANDARDS AND SPECIFICATIONS.
9. BACKFILL MATERIAL AROUND PIPE SHALL BE COMPACTED TO 95% OF DENSITY AS MEASURED BY AASHTO T-99.
10. SEWER LATERAL MUST BE INSPECTED BY AN AUTHORIZED REPRESENTATIVE OF THE CITY PRIOR TO BACKFILLING TRENCH.
11. A TIE SKETCH SHOWING THE LOCATION OF ALL SEWER LATERALS MUST BE SUBMITTED TO THE CITY.
12. THE CITY SHALL BE NOTIFIED 24 HOURS PRIOR TO WHEN A SEWER LATERAL INSPECTION IS NEEDED.
13. ALL APPROPRIATE EXCAVATION PERMITS MUST BE OBTAINED FROM THE CITY AND OTHER AGENCY PRIOR TO ANY EXCAVATION.
14. ALL APPROPRIATE IMPACT FEES MUST BE PAID PRIOR TO CONNECTING TO THE SEWER.
15. MARK END OF LATERAL STUB WITH 2x4 POST PAINTED GREEN. ALL OTHER MARKERS MUST BE PRE-APPROVED PRIOR TO USE.



TYPICAL SEWER SERVICE CONN.

N.T.S.

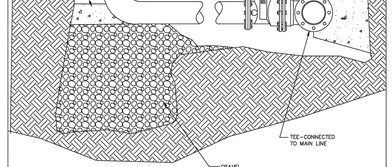
STATEMENT OF USE		TYPICAL SEWER SERVICE CONN.	STANDARD DRAWING NUMBER: 17a
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REVISION		ALPINE CITY 20 NORTH MAIN ALPINE, UT 84004	
NO. BY DATE			



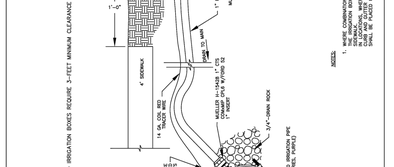
CURB FACE DROP INLET BOX

N.T.S.

STATEMENT OF USE		CURB FACE DROP INLET BOX (Typical)	STANDARD DRAWING NUMBER: 20
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REVISION		ALPINE CITY 20 NORTH MAIN ALPINE, UT 84004	
NO. BY DATE			



STATEMENT OF USE		TYPICAL FIRE HYDRANT	STANDARD DRAWING NUMBER: 23
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REVISION		ALPINE CITY 20 NORTH MAIN ALPINE, UT 84004	
NO. BY DATE			


PRESSURIZED IRRIGATION BOXES REQUIRE 3-FEET MINIMUM CLEARANCE FOR O&M. THIS INCLUDES CLEARANCE FROM DRIVEWAYS AND LANDSCAPING.
1" HDPE
1" BRASS NIPPLE
1" BRASS BUSHING
1" BRASS BALL VALVE
1" BRASS NIPPLE
1" HDPE
1" BRASS ELBOW
1" HDPE
1" BRASS ELBOW
1" HDPE
1" BRASS ELBOW

FIVE PEAKS SUBDIVISION

STORM DRAINAGE REPORT

---

508 E HEALEY BOULEVARD

ALPINE, UTAH

PROJECT NO. 26303

Prepared for

Lovell Development Group

OCTOBER 2026

Prepared by:

WILDING
ENGINEERING

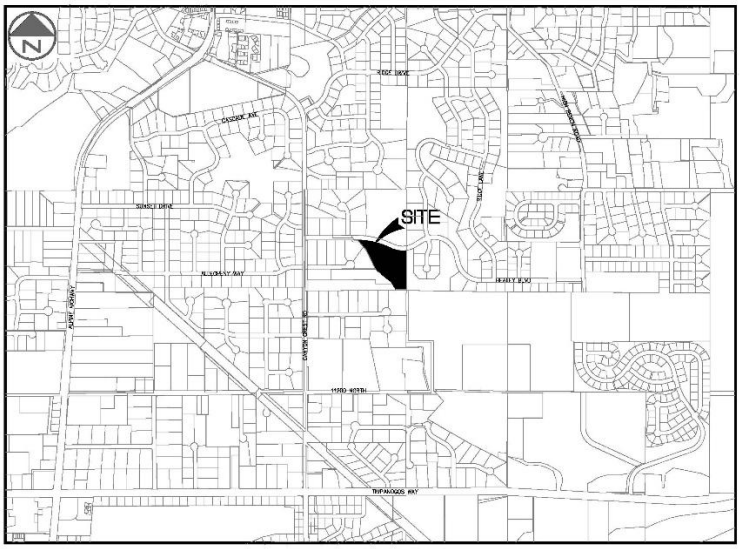
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112

INTRODUCTION

This report presents the calculations and design of the stormwater facilities for the Five Peaks Subdivision project located near 508 E Healey Boulevard in Alpine, Utah. This report will detail how the proposed storm water system has appropriately designed and sized to facilitate the storm water runoff from this project.

SITE AND PROJECT OVERVIEW

The Five Peaks Subdivision project has a drainage area of approximately 5.08 acres. The property is currently undeveloped with no existing structures. The property is to the south of Healey Boulevard as shown in the vicinity map below.



VICINITY MAP
NOT TO SCALE

The site has an existing slope towards the west. The project proposes the construction of 5 single-family lots and a connecting roadway which will increase the run-off characteristics of the site compared to the existing conditions. The drainage from the roadway will be collected in catch basins at the low point in the road and retained in underground storage chambers. Each lot will be responsible for managing their own stormwater runoff. The design of the individual lot systems will be done and approved with the house building permits. A berm will be built along the west property boundary to prevent runoff from impacting the neighboring properties.

STORM WATER OVERVIEW AND CALCULATIONS

The project will collect storm water in an underground retention system located near the low point of the roadway. Double inlet catch basins will be used since they will be located at sag curves. The retention system has been designed to retain the 100-year 24-your storm event.

The 100-year 24-hour retention storage was calculated using the Rational Method. A C value of 0.90 for impervious areas roadway area. No pervious area was part of the drainage basin. The 100-year storm

intensities were obtained from NOAA Atlas 14. The following spreadsheet shows the required retention volume calculations:

Storm Drainage Retention Calculations

100yr, 24-hr Post-Development Rational Method Calculations

Area and Weighted C Calculation

Description	Acres	C
Total Impervious	0.25	0.90
Total Pervious	0.00	0.15
Total:	0.25	**0.90**

Storage requirements by duration (maximum volume is bolded)

Duration (min)	C_w	i (100 yr.)	Area (ac)	Q(cfs)	Vol. (cf)	Allowable Release (cf)	Storage[3] (cf)	Storage (ac-ft)
5	0.90	6.79	0.25	1.51	454	0.00	454	0.01
10	0.90	5.17	0.25	1.15	692	0.00	692	0.02
15	0.90	4.27	0.25	0.95	857	0.00	857	0.02
30	0.90	2.88	0.25	0.64	1,156	0.00	1,156	0.03
60	0.90	1.78	0.25	0.40	1,429	0.00	1,429	0.03
120	0.90	0.99	0.25	0.22	1,592	0.00	1,592	0.04
180	0.90	0.68	0.25	0.15	1,640	0.00	1,640	0.04
360	0.90	0.38	0.25	0.08	1,835	0.00	1,835	0.04
720	0.90	0.23	0.25	0.05	2,244	0.00	2,244	0.05
1,440	0.90	0.12	0.25	0.03	2,292	0.00	**2,292**	0.05

RETENTION SYSTEM SIZING AND DESIGN

The system has been designed to retain 100-year 24-hour volume which was calculated to be 2,292 cubic feet. The system will use 11 MC-3500 StormTech Chambers which will provide a storage volume of 2,440 cubic feet. Double inlet catch basins will be used to prevent surface ponding in the roadway. Each lot will have individual lot retention systems that will be designed and installed at the time of house construction. A 1-foot-tall berm will be built along the west property line to prevent runoff from crossing over onto neighboring properties.

STORM DRAIN MODEL FOR PIPE SIZING

The project was divided into sub-basins that were individually analyzed (see appendix for sub-basin map). From this analysis, we modeled each basin to demonstrate that the catch basins were appropriately spaced and that the storm drainage pipe was sized appropriately to handle the 10-year storm event.

The model (utilizing Hydraflow Storm Sewers) was built using the layout of the storm drainage pipe and catch basin system. The composite sub-basin C values were determined by taking a weighted average based on the amount of impervious area (C value of 0.90) and pervious area (C value of 0.15). Sub-basin areas and C values were entered into the model along with the 10-year storm intensities and elevations from the design drawings of storm drain outfalls, cleanouts, catch basins, and combination boxes. The time of concentration was estimated to be 5 minutes. This is conservative when factoring in the relatively small sub-basins. The model calculated pipe lengths and pipe slopes from the design linework, which do not exactly match the design drawings. This is due to the lengths of the pipes in the model representing center of box to center of

box lengths, where the design drawings show the actual pipe lengths (edge of box to edge of box). Since the model calculation results in slightly longer pipe lengths and therefore flatter slopes, the model results are conservative and are not a cause for concern.

The following table is taken directly from the model results and has been modified to show the percentage of capacity of each pipe in the model. This table also lists the calculated flow rate and hydraulic grade line of each segment of pipe. Refer to the appendix for full model results and a diagram of the model layout.

Storm Sewer Summary Report

Line No.	Flow Rate	Line Size	Line Length	Invert Down	Invert Up	Line Slope	HGL Down	HGL Up	Minor Loss	HGL Junct	Dn Str Line No.	Depth of flow	% Capacity
	(cfs)	(in)	(ft)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)		(ft)	
1	0.64	15	8.27	4987.75	4988.00	3.03	4988.06	4988.31	0.06	4988.31	END	0.31	25%
2	0.34	15	66.25	4988.00	4990.58	3.98	4988.31	4990.81	n/a	4990.81	1	0.23	18%

APPENDIX AND CERTIFICATION

We certify that these storm drainage calculations are correct and appropriate for the design of the stormwater retention basin for the Five Peaks Subdivision project.

Report prepared by:

Brock Anderson

Brock Anderson

Engineer-In-Training

Reviewed by:

Mitchell S. Smith, P.E.

WILDING ENGINEERING, INC.



User Inputs

Chamber Model:	MC-3500
Outlet Control Structure:	No
Project Name:	
Engineer:	Brock Anderson
Project Location:	
Measurement Type:	Imperial
Required Storage Volume:	2292 cubic ft.
Stone Porosity:	40%
Stone Foundation Depth:	9 in.
Stone Above Chambers:	12 in.
Design Constraint Dimensions:	(20 ft. x 50 ft.)

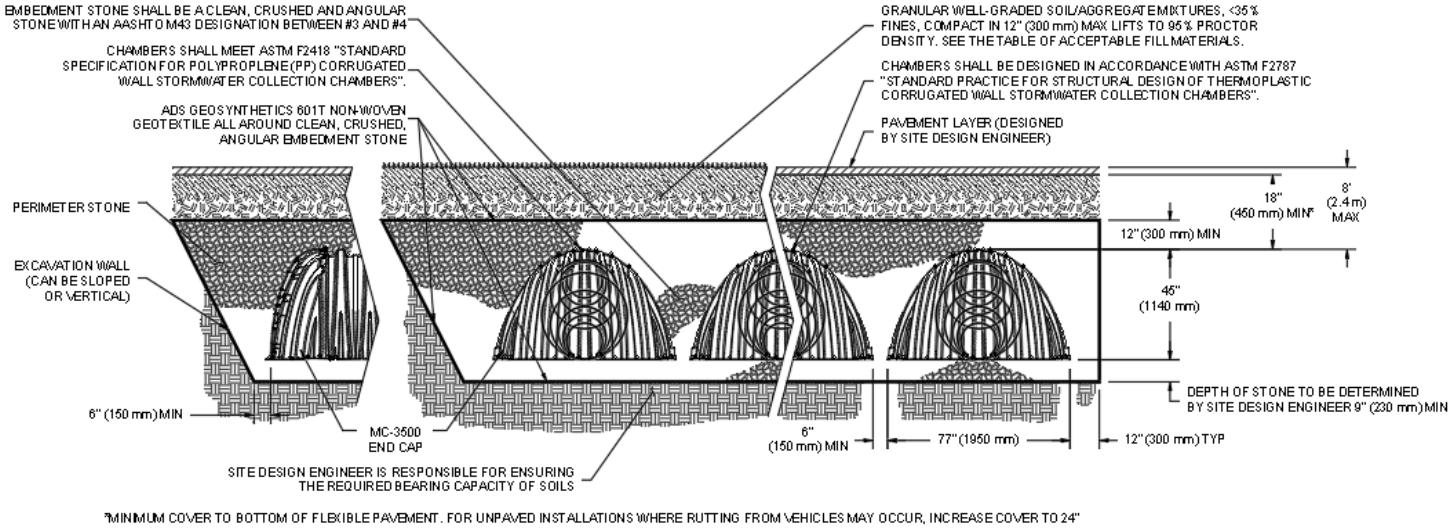
Results

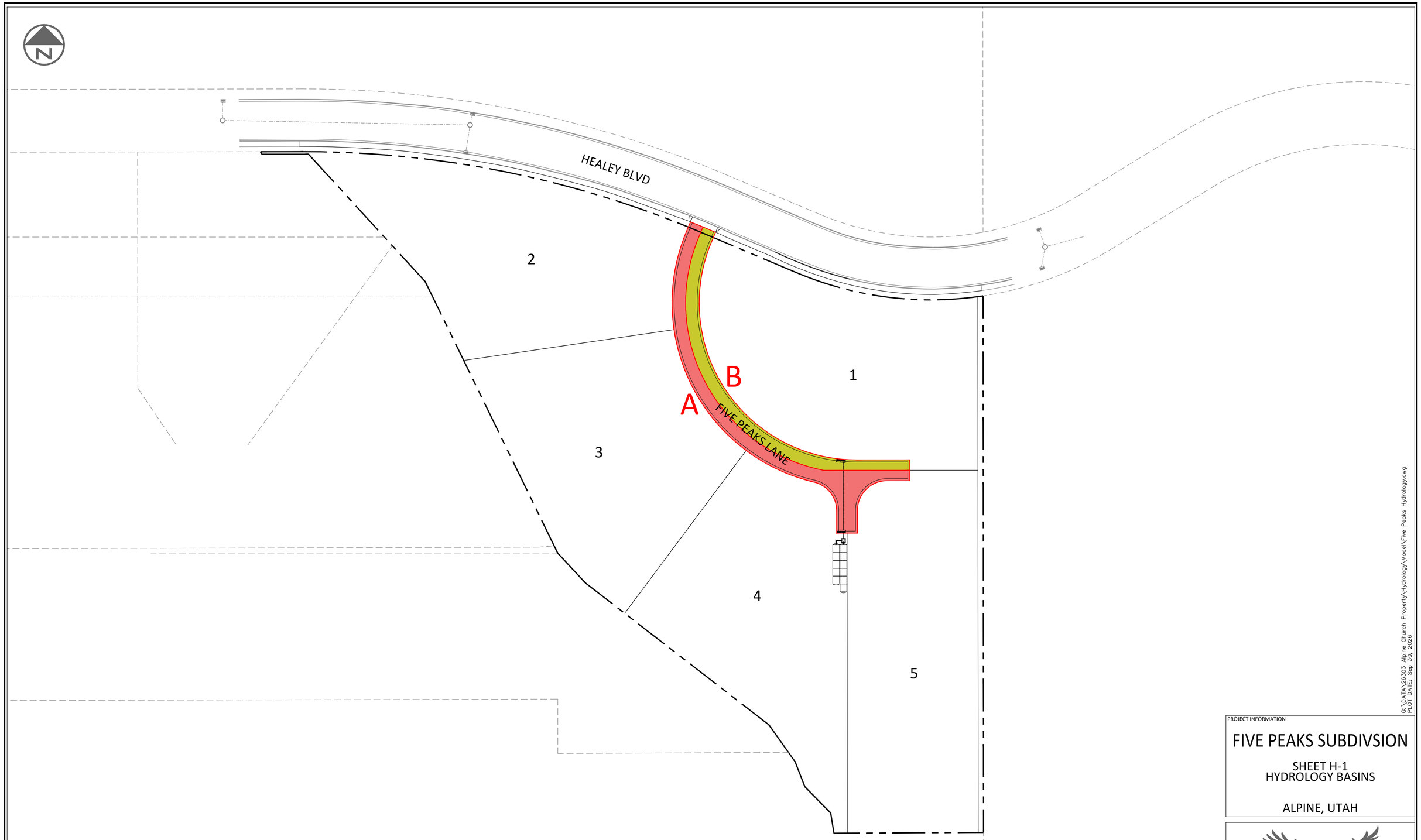
System Volume and Bed Size

Installed Storage Volume:	2440.19 cubic ft.
Storage Volume Per Chamber:	109.90 cubic ft.
Number Of Chambers Required:	11
Number Of End Caps Required:	4
Chamber Rows:	2
Maximum Length:	53.00 ft.
Maximum Width:	15.33 ft.
Approx. Bed Size Required:	763.02 square ft.
Average Cover Over Chambers:	N/A .

System Components

Amount Of Stone Required (0% Overage):	109 cubic yards
(Cubic yard to ton factor:1.4):	151.83 tons
Volume Of Excavation (Not Including Fill):	156 cubic yards
Total Non-woven Geotextile Required:	304 square yards
Woven Geotextile Required (excluding Isolator Row):	30 square yards
Woven Geotextile Required (Isolator Row):	55 square yards
Total Woven Geotextile Required:	84 square yards
Impervious Liner Required:	0 square yards





G:\DATA\26303 Alpine Church Property\Hydrology\Model\Five Peaks Hydrology.dwg
PLOT DATE: Sep 30, 2026

PROJECT INFORMATION

FIVE PEAKS SUBDIVSION

SHEET H-1
HYDROLOGY BASINS

ALPINE, UTAH

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com



G:\DATA\26303 Alpine Church Property\Hydrology\Model\Five Peaks Hydrology.dwg
PLOT DATE: Sep 30, 2026

PROJECT INFORMATION

FIVE PEAKS SUBDIVISION

SHEET H-2
MODEL LINE ID

ALPINE, UTAH

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1		0.44	0.00	0.44	0.00	Comb	4.0	8.00	16.00	8.00	2.00	Sag	2.00	0.050	0.020	0.000	0.08	1.72	0.12	1.72	0.5	Off
2		0.34	0.00	0.34	0.00	Comb	4.0	8.00	16.00	8.00	2.00	Sag	2.00	0.050	0.020	0.000	0.06	1.49	0.11	1.49	0.5	Off

Five Peaks | Number of lines: 2 | Run Date: 9/30/2026

NOTES: Inlet N-Values = 0.016; Intensity = 31.08 / (Inlet time + 8.90) ^ 0.83; Return period = 10 Yrs. ; * Indicates Known Q added. All curb inlets are Horiz throat.

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
1	End	8.266	-90.054	Comb	0.00	0.14	0.90	5.0	4987.75	3.02	4988.00	15	Cir	0.013	0.50	4994.00	
2	1	66.250	0.007	Comb	0.00	0.11	0.90	5.0	4988.00	3.89	4990.58	15	Cir	0.013	1.00	4994.38	

Five Peaks | Number of lines: 2 | Date: 9/30/2026

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1		0.64	15	Cir	8.266	4987.75	4988.00	3.025	4988.06	4988.31	0.06	4988.31	End	Combination
2		0.34	15	Cir	66.250	4988.00	4990.58	3.894	4988.31	4990.81	n/a	4990.81 j	1	Combination

Five Peaks | Number of lines: 2 | Run Date: 9/30/2026

NOTES: Return period = 10 Yrs. ; j - Line contains hyd. jump.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: **Proposed Tuck Away Acres Subdivision**

FOR CONSIDERATION ON: **November 3, 2026**

PETITIONER: **Dimple Dell Orchards LLC**

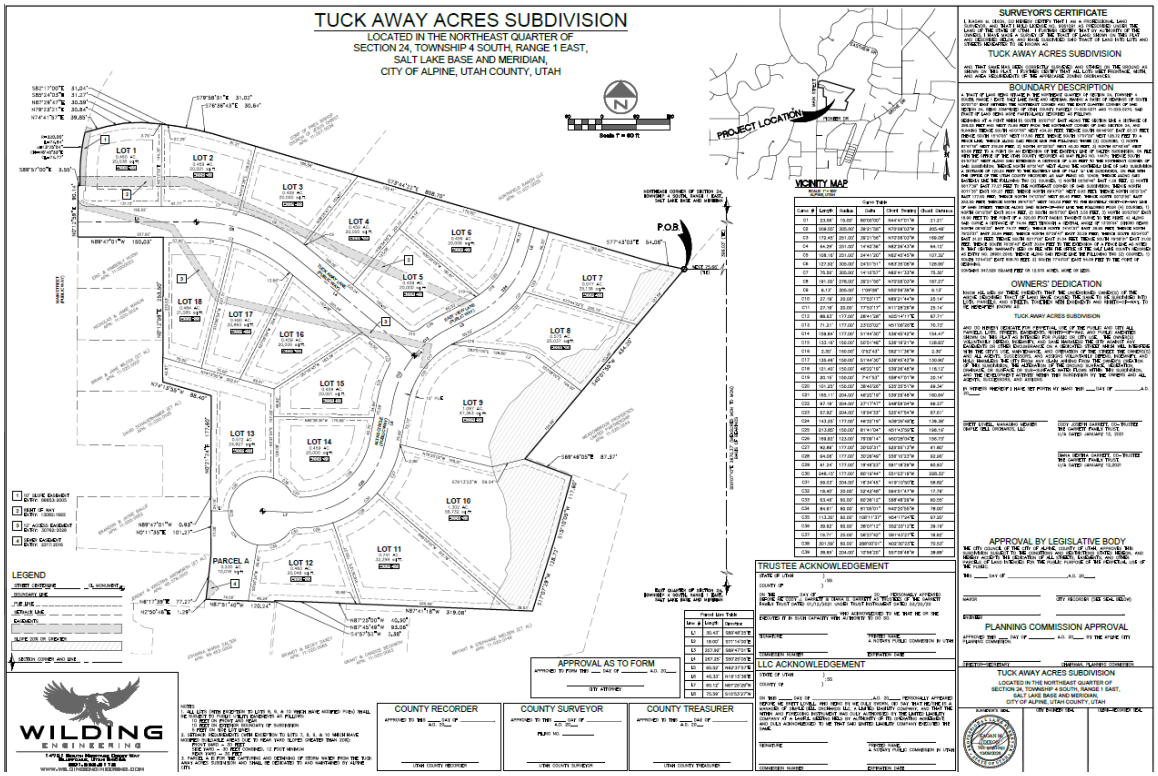
ACTION REQUESTED BY PETITIONER: **Review proposed new Tuck Away Acres subdivision**

BACKGROUND INFORMATION:

Dimple Dell Orchards LLC, represented by Zach Garrett, are proposing a new subdivision for the parcels 11:020:0270 and 11:020:0271, located off the north end of main street on approximately 11.53 acres. The zone is CR-20,000.



The proposed development, called Tuck Away Acres, is for 17 single-family lots 40,000+ lots with a total development area of just over 5 acres. The site will be accessed by a 54ft right-of-way which meets City standards. Since the site only has 17 lots, only one access is required (anything over 20 requires two). There will be a cul-de-sac of less than 450ft in length of a 60ft radius that permits lot access on the bottom half of the development. A stub street will be built that will connect with the parcel to the north. Parcel A for storm drainage requirements will front the cul-de-sac and will be maintained by the HOA.



You can see that there is a right of way entry and 12’ access easement currently going across the property. These will both be removed at the time of recording of the plat, as they cannot be approved as is. You can also see that Lots 7-11 have a 20%+ slope hash that will restrict buildable area on those lots

There are a few lots that exceed the five-sided lot limit, which also requires the Planning Commission’s review. In particular Lots 9, 10, and 13. This is due to the nature of the site and the configuration of the lot plan. Overall, the lots maintain a fairly regular rectangular shape and so staff would say that the configuration is acceptable.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission consider the proposed preliminary plat based on Alpine’s Development Code. If found satisfactory, Planning Commission can recommend approval based on meeting the requirements of DCA 4.06.

Motion to Approve:
I move to recommend approval of the Tuck Away Acres Subdivision Preliminary Plat as proposed.

Motion to Approve with Conditions:
I move to recommend approval of the Tuck Away Acres Subdivision Preliminary Plat as proposed, subject to the following conditions:
*Insert Proposed Conditions

Motion to Table:
I move to table consideration of the Tuck Away Acres Subdivision Preliminary Plat as proposed to a future meeting in order to allow additional time for revisions and/or additional information, including:
*Insert additional information needed.

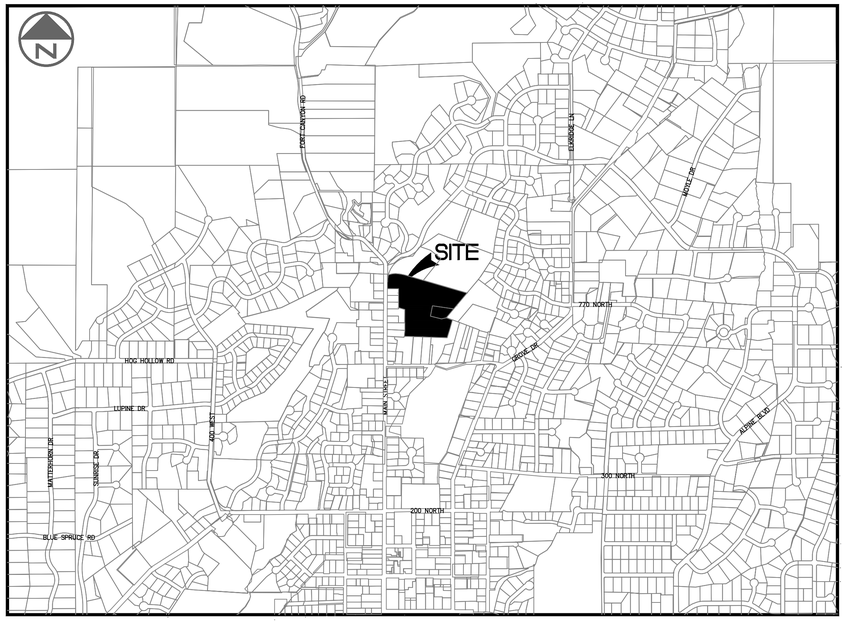
Motion to Deny:
I move to recommend denial of the Tuck Away Acres Subdivision Preliminary Plat as proposed based on the following findings:
*Insert findings

TUCK AWAY ACRES SUBDIVISION

CONSTRUCTION DRAWINGS

GENERAL NOTES

1. THE CONTRACTOR SHALL READ AND ADHERE TO ALL ALPINE CITY NOTES AND CITY STANDARDS, WHICH CAN BE FOUND ON ALPINE CITY'S WEBSITE.
2. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM ALPINE CITY.
3. A DEMOLITION PERMIT FROM ALPINE CITY AND THE DIVISION OF AIR QUALITY IS REQUIRED PRIOR TO PERFORMING ANY DEMOLITION ON SITE.
4. ALL CONSTRUCTION SHALL COMPLY WITH TIMPANOGOS SPECIAL SERVICE DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
6. PROJECT BENCHMARK: THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION: 5039.81 (NAVD88, GEOID18)



VICINITY MAP

NOT TO SCALE

SHEET INDEX

C101	COVER SHEET
1OF1	RECORD OF SURVEY
1OF1	PLAT
C201	DEMOLITION PLAN
C202	UTILITY PLAN
C203	GRADING AND DRAINAGE PLAN
C204	EROSION CONTROL PLAN
C301	TUCK AWAY LANE 10+00 – 14+00
C302	TUCK AWAY LANE 14+00 – END
C303	ALTAS CIRCLE 10+00 – 14+50
C304	ALTAS CIRCLE 14+50 – END
C305	DETENTION POND 10+00 – END
C401	CONSTRUCTION DETAILS
C402	CONSTRUCTION DETAILS

CONTACT INFORMATION

DEVELOPER/OWNER:
LOVELL DEVELOPMENT GROUP
BRETT LOVELL
11142 EAGLE VIEW DRIVE, SANDY, UT 84092
(801)–706–4693
lovelldevelopmentgroup@gmail.com

ENGINEER:
WILDING ENGINEERING
BROCK ANDERSON
14721 S. HERITAGE CREST WAY BLUFFDALE, UT 84065
(801)–553–8112
banderson@wildingengineering.com

SURVEYOR:
WILDING ENGINEERING
KAGAN DIXON, P.L.S.
14721 S. HERITAGE CREST WAY, BLUFFDALE, UT 84065
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kdixon@wildingengineering.com

WILDING
ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

G:\DATA\26350 Lovell Garrett Property Highland\dwg\26350 Lovell Alpine C101 Overall.dwg
PLOT DATE: Oct 09, 2026

NO.	REVISION	DATE
1	CITY COMMENTS	10.9.26

PROJECT INFORMATION

TUCK AWAY ACRES

COVER SHEET

840 N MAIN STREET
ALPINE, UTAH

DRAWN	CHECKED	PROJECT #
BDA	MSS	26350

LICENSED PROFESSIONAL ENGINEER
No. 9897160
MITCHELL S. SMITH
10/09/2026
STATE OF UTAH
ENGINEER'S STAMP

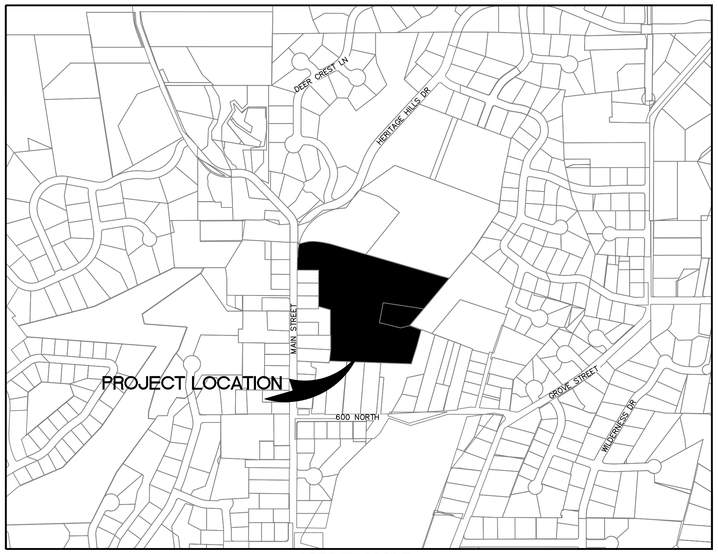
DATE 8/26/26

SCALE NONE

SHEET C101

GARRETT PROPERTY

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 24,TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
SCALE: 1" = 500'
ALPINE, UTAH

GENERAL NOTES

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. US TITLE INSURANCE AGENCY COMMITMENT FOR TITLE INSURANCE, WITH COMMITMENT NO. 094054 AND AN EFFECTIVE DATE OF JUNE 19, 20206 AT 8:00 AM.
2. SALTER SUBDIVISION, AMENDING LOT 2 OF LYE SUBDIVISION, RECORDED AS 14471 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDERS OFFICE.
3. OTHER DOCUMENTS AS SHOWN ON THIS MAP

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

(3) THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY US TITLE INSURANCE AGENCY WITH COMMITMENT NO. 094054 WITH AN EFFECTIVE DATE OF JUNE 19, 2026 AT 8:00 AM.

NOTE PERTAINING TO SCHEDULE B, PART 2 OF THE ABOVE REFERENCED TITLE REPORT:

1–2 NOT ADDRESSED BY THIS SURVEY.

3. EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

4–12. NOT ADDRESSED BY THIS SURVEY.

13. SUBJECT TO ALL EXISTING ROADS, STREET, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES, POWER POLES, TELEPHONE, SEWER, GAS OR WATER LINES AND RIGHTS OF WAY AND EASEMENTS THEREOF.

14. THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN AGREEMENT, RECORDED NOVEMBER 9, 1956 AS ENTRY NO. 15991 IN BOOK 729 AT PAGE 352, OF THE OFFICIAL RECORDS. SURVEY NOTES: BLANKET IN NATURE.

15. THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN CONVEYANCE OF EASEMENT, RECORDED NOVEMBER 9, 1956 AS ENTRY NO. 15993 IN BOOK 729 AT PAGE 359, OF THE OFFICIAL RECORDS. SURVEY NOTES: BLANKET IN NATURE.

16. EASEMENTS AND/OR RIGHT–OF–WAYS AS DISCLOSED BY MESNE INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN QUIT CLAIM DEED, RECORDED MARCH 20, 1992 AS ENTRY NO. 13082 IN BOOK 2907 AT PAGE 459, OF THE OFFICIAL RECORDS.
SURVEY NOTES: AS SHOWN HEREON.

17. EASEMENTS AND/OR RIGHT–OF–WAYS AS DISCLOSED BY MESNE INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN QUIT CLAIM DEED, RECORDED AUGUST 12, 2005 AS ENTRY NO. 88853:2005, OF THE OFFICIAL RECORDS. SURVEY NOTES: AS SHOWN HEREON.

18. GRANT OF EASEMENT AND/OR RIGHT–OF–WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, IN FAVOR OF ALPINE CITY, RECORDED JANUARY 8, 2016 AS ENTRY NO. 2217:2016, OF THE OFFICIAL RECORDS. SURVEY NOTES: AS SHOWN HEREON.

19. EASEMENTS AND/OR RIGHT–OF–WAYS AS DISCLOSED BY MESNE INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN QUIT CLAIM DEED, RECORDED APRIL 13, 2026 AS ENTRY NO. 30762:2026, OF THE OFFICIAL RECORDS. SURVEY FINDINGS: AS SHOWN HEREON.

20 NOT ADDRESSED BY THIS SURVEY.

21. NOTWITHSTANDING THOSE ITEMS DESCRIBED HEREINABOVE, THE LAND IS ALSO SUBJECT TO, ANY ADDITIONAL DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN A.L.T.A. SURVEY
(MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS"), MAY DISCLOSE. SURVEY NOTES: SEE NARRATIVE.

22–23 NOT ADDRESSED BY THIS SURVEY.

SURVEYOR'S CERTIFICATE: ALTA CERT

TO: LOVELL DEVELOPMENT GROUP, LLC;
US TITLE INSURANCE AGENCY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 8, 13, 15 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7–08–2026.

KAGAN M. DIXON
No. 9041091
08/13/2026
STATE OF UTAH

BOUNDARY DESCRIPTION

PARCEL 1 (TITLE REPORT)

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 399.04 FEET AND WEST 74.85 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24; RUNNING THENCE ALONG THE MEADOWBROOK PROPERTIES, LP TITLE ENTRY 165006–06 WHICH HAS BEEN ROTATED FROM SOUTH ALONG THE SECTION LINE TO S 00°07'05" E ALONG SECTION THE FOLLOWING COURSE: (SAID TITLE IS ALONG AN EXISTING FENCE LINE) 1) S 40°01'55" W 279.644 FEET; THENCE N 53°08'00" W 104.00 FEET; THENCE N 71°14'00" W 18.00 FEET; THENCE N 83°51'00" W 72.00 FEET; THENCE S 73°00'00" W 47.00 FEET; THENCE S 88°43'30" W 62.65 FEET; THENCE S 10°53'27" W 161.00 FEET; THENCE S 76°20'02" E 153.00 FEET; THENCE N 76°13'25" E 63.58 FEET; THENCE TO SAID MEADOWBROOK PROPERTIES ENTRY THE FOLLOWING COURSE: S 69°46'05" E 87.37 FEET; THENCE ALONG TITLE LINES OF MOSER (ENTRY 38570–97), BECKWITH (ENTRY 72315–05), SMITH (ENTRY 4058–393), AND SALTER (ENTRY 48651177–03) THE FOLLOWING THREE (3) COURSES: 1) S 15°10'05" W 117.60 FEET, 2) S 17°07'29" W 128.72 FEET AND 3) N 87°59'42" W 572.80 FEET; THENCE ALONG EXISTING FENCES LINES MATCHING THE TITLES OF LYE (LYE PLAT "A" & ENTRY 161567–06), AVINA (ENTRY 29476–93), WILCOX (ENTRY 62392–01), RAINES (ENTRY 116293–99), AND HUISH (ENTRY 86011–98) THE FOLLOWING EIGHT (8) COURSES: 1) N 02°50'46" E 1.69 FEET, 2) N 06°17'39" E 77.27 FEET, 3) N 00°12'59" E 101.29 FEET, 4) N 89°47'01" W 3.00 FEET, 5) N 00°12'59" E 178.27 FEET, 6) N 74°13'55" W 85.84 FEET, 7) N 00°12'59" E 253.50 FEET, AND 8) N 89°47'01" W 150.00 FEET TO MAIN STREET; THENCE ALONG MAIN STREET THE FOLLOWING THREE (3) COURSES: 1) N 00°12'59" E 90.11 FEET, 2) S 89°47'01" E 3.54 FEET, 3) N 00°03'00" E 18.94 FEET AND 4) ALONG THE ARC OF A 320.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 74.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 13°25'05" AND A LONG CHORD BEARS N 06°45'33" E 74.77 FEET; THENCE ALONG RALPH W. AND ALTA GARRETT LIVING TRUST PARCEL 1 DEED OF ENTRY 20850–1985 THE FOLLOWING NINE (9) COURSES: 1) N 74°41'57" E 39.83 FEET, 2) N 79°23'21" E 30.84 FEET, 3) N 87°29'47" E 30.59 FEET, 4) S 85°24'03" E 31.27 FEET, 5) S 82°17'00" E 31.04 FEET, 6) S 79°58'31" E 31.02 FEET, 7) S 76°36'43" E 30.64 FEET, 8) S 73°44'22" E 808.70 FEET, AND 9) S 77°43'03" E 54.09 FEET TO THE POINT OF BEGINNING.

CONTAINS 547,929± SF OR 12.579± ACRES

PARCEL 2 (WARRANTY DEED ENTRY NO. 30766:2026 NOT A PART OF THE ALTA CERTIFICATE):

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS S00°07'05"E 613.166 FEET AND WEST 255.989 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24; RUNNING THENCE ALONG THE MEADOWBROOK PROPERTIES, LP TITLE ENTRY 165006–06 WHICH HAS BEEN ROTATED FROM SOUTH ALONG THE SECTION LINE TO S00°07'05"E ALONG SECTION THE FOLLOWING COURSE: (SAID TITLE IS ALONG AN EXISTING FENCE. LINE) 1) S40°01' 55"W 154.559 FEET; THENCE S76°13'25"W 63.578 FEET; THENCE N76°20'02"W 153.00 FEET; THENCE N10°53'27"E 161.00 FEET; THENCE N88°43'30"E 62.65 FEET; THENCE N73°00'00"E 47.00 FEET; THENCE S83°51'00"E 72.00 FEET; THENCE S71°14'00"E 18.00 FEET; THENCE S53°08'00"E 104.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.058 ACRES OF LAND (46,078 SQ. FT.).

TOGETHER WITH A 12' WIDE ACCESS EASEMENT AS DESCRIBED BELOW:
A12 FEET WIDE EASEMENT, 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH IS S00°07'05"E 571.961 FEET AND WEST 532.976 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N 10°53.27" E 37.960 FEET; THENCE N77°01'41"W 377.91 FEET; THENCE N33°00'00"W 146.50 FEET; THENCE N76°00'00"W 170.50 FEET TO THE BOUNDARY OF MAIN STREET

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 0°07'10" EAST FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE EAST QUARTER CORNER OF SAID SECTION 24.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SURVEYED PROPERTY AS SHOWN HEREON.

IN GENERAL, DEEDS AND OCCUPATION LINES WERE CONSISTENT WITH ONE ANOTHER. FENCES AS CALLED FOR IN DEEDS WERE HELD AS THE COMMON BOUNDARY LINE WHERE APPLICABLE, WHICH MOVE THE MATHEMATICAL LOCATION OF THE BOUNDARY LINES ON THE NORTHEASTERLY CORNER AND THE SOUTHERLY LINE OF THE SURVEYED PROPERTY.

A REBAR AND ILLEGIBLE CAP WAS NEAR THE WESTERLY BOUNDARY LINE. DUE TO THE FACT THAT IT CANNOT BE IDENTIFIED, NO SURVEY OF RECORD WAS FOUND, AND THAT IT DOESN'T APPEAR TO MATCH ANY OCCUPATION LINES IN THE VICINITY, IT WAS NOT CONSIDERED DURING THE BOUNDARY DETERMINATION FOR THIS SURVEY BECAUSE IT'S LOCATION COULD NOT BE VERIFIED BY ANY INSTRUMENT.

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

G:\DATA\26350 Lovell Garrett Property Highland\dwg\26350 Lovell Alpine ALTA.dwg
PLOT DATE: Aug 13, 2026

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

NO.	REVISION	DATE

DRAWING TITLE: ALTA/NSPS LAND TITLE SURVEY
PROJECT NAME: LOVELL DEVELOPMENT
LOCATION: 840 NORTH MAIN STREET
ALPINE, UTAH
DRAWN: DCC
CHECKED: KMD
PROJECT ID: 26350
COUNTY: UTAH COUNTY
DATE: 8/13/2026
SCALE: NA
SHEET: 1 OF 2

GARRETT PROPERTY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
ALTA/NSPS LAND TITLE SURVEY

Scale 1" = 50 ft

N79°23'21"E 30.84'
N74°41'57"E 39.85'
N87°29'47"E 30.59'
S85°24'03"E 31.27'
S82°17'00"E 31.04'
S79°58'31"E 31.02'
S76°36'43"E 30.64'
STORM DRAIN INLET
CURB & GUTTER
SIDEWALK
CURB & GUTTER
IRRIGATION VALVE BOXES
L=74.94'
R=320.00'
Δ=13°25'04"
C=74.77'
N 06°45'33" E
POWER POLE
ELECTRICAL BOXES
WATER METER
N0°03'00"E 18.90'
S89°57'00"E 3.55'
N0°12'59"E 90.14'
ASPHALT DRIVEWAY
IRRIGATION VALVE BOX
FIRE HYDRANT
SSMH
MAIN STREET (PUBLIC ROW)
N89°47'01"W 150.03'
CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS PARCEL ID: 11:007:0039
WATER VALVE
S73°44'22"E 808.70'
NORTHFIELD RANCH LLC PARCEL ID: 11:007:0035
WATER VALVE
IRON FENCE, HORSE FENCING (TYP)
CHAIN LINK FENCE (TYP)
NORTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SITE BENCHMARK: 5039.81' (NAVD88,GEOID18)
399.03' (TIE)
P.O.B.
S77°43'03"E 54.08'
WEST 75.66' (TIE)
WOODEN WALKWAY
GAZEBO
BUILDING
BUILDING
℄ IRRIGATION DITCH
HUISH, KIMBERLY JO & ERIC E PARCEL ID: 11:020:0022
WATER SPIGOT
AS SURVEYED AREA:
547,529± SF OR 12.571± ACRES
CHAIN LINK FENCE (TYP)
N0°12'59"E 253.50'
WAHLIN, JAMIE & NICHOLAS PARCEL ID: 11:020:0024
PARCEL 1
WATER METER
IRRIGATION VALVE BOX
ASPHALT DRIVEWAY
BUILDING
ASPHALT DRIVEWAY
WILCOX, WENDY JANE & BRIAN KEITH (ET AL) PARCEL ID: 11:020:0021
BUILDING
BUILDING
BUILDING
BUILDING
WOOD FENCE
IRON FENCE, HORSE FENCING (TYP)
GREEN HOUSES
GREEN HOUSE
PARCEL 2
FIRE PIT
℄ IRRIGATION DITCH
BUILDING
ASPHALT DRIVEWAY
S40°01'55"W 434.20'
MEADOWBROOK PROPERTIES LIMITED PARTNERSHIP PARCEL ID: 11:020:0244
S69°46'05"E 87.37'
N74°13'55"W 88.40'
WILCOX, WENDY JANE & BRIAN KEITH (ET AL) PARCEL ID: 11:020:0105
WATER VALVE
WATER SPIGOT
WATER VALVE
WATER VALVE
WATER VALVE
WATER VALVE
WATER VALVE
WATER VALVE
IRON HORSE FENCE
WATER VALVE
IRON HORSE FENCE
BUILDING
BUILDING
BUILDING
117.60'
S15°10'05"W
S07°07'10"E 2670.37' (MEASURED MON TO MON) BASIS OF BEARINGS
N0°21'24"E 177.60'
FOUND REBAR AND CAP– ILLEGIBLE LOCATED 0.9 FEET WEST AND 1.2 FEET SOUTH OF PROPERTY CORNER (NOT ACCEPTED, SEE NARRATIVE)
N89°47'01"W 0.93'
BALLIF, BRANDON DAVID & JAYNE PARCEL ID: 11:020:0062
N0°11'35"E 101.27'
CHAIN LINK FENCE
℄ IRRIGATION DITCH
S17°07'29"W 128.72'
N6°17'39"E 77.27'
LOT 1, PLAT A, LYE SUBDIVISION AINSWORTH, JEREMY T & KRISTINA B (ET AL) PARCEL ID: 45:378:0001
CHAIN LINK FENCE (TYP)
N87°51'40"W 120.24'
N87°45'49"W 93.06'
N87°41'18"W 319.08'
FOUND REBAR AND CAP STAMPED "K.E.G. LS 1626775"
N2°50'46"E 1.29'
LOT 2, SALTER SUBDIVISION SALTER, JOHANNA MARIA PARCEL ID: 66:463:0002
SAXEY, BRANDT & BECKY PARCEL ID: 11:020:0065
S4°57'52"W 2.38'
BECKWITH, GRANT G & CANDICE PARCEL ID: 11:020:0063
N87°25'00"W 40.30'
24" HDPE CULVERT
NIELSEN, BRYANT D & STEPHANIE (ET AL) PARCEL ID: 11:020:0063
EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- FOUND REBAR AND CAP
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE
- EASEMENT LINE

G:\DATA\26350 Lovell Garrett Property Highland\dwg\26350 Lovell Alpine ALTA.dwg
PLOT DATE: Aug 13, 2026

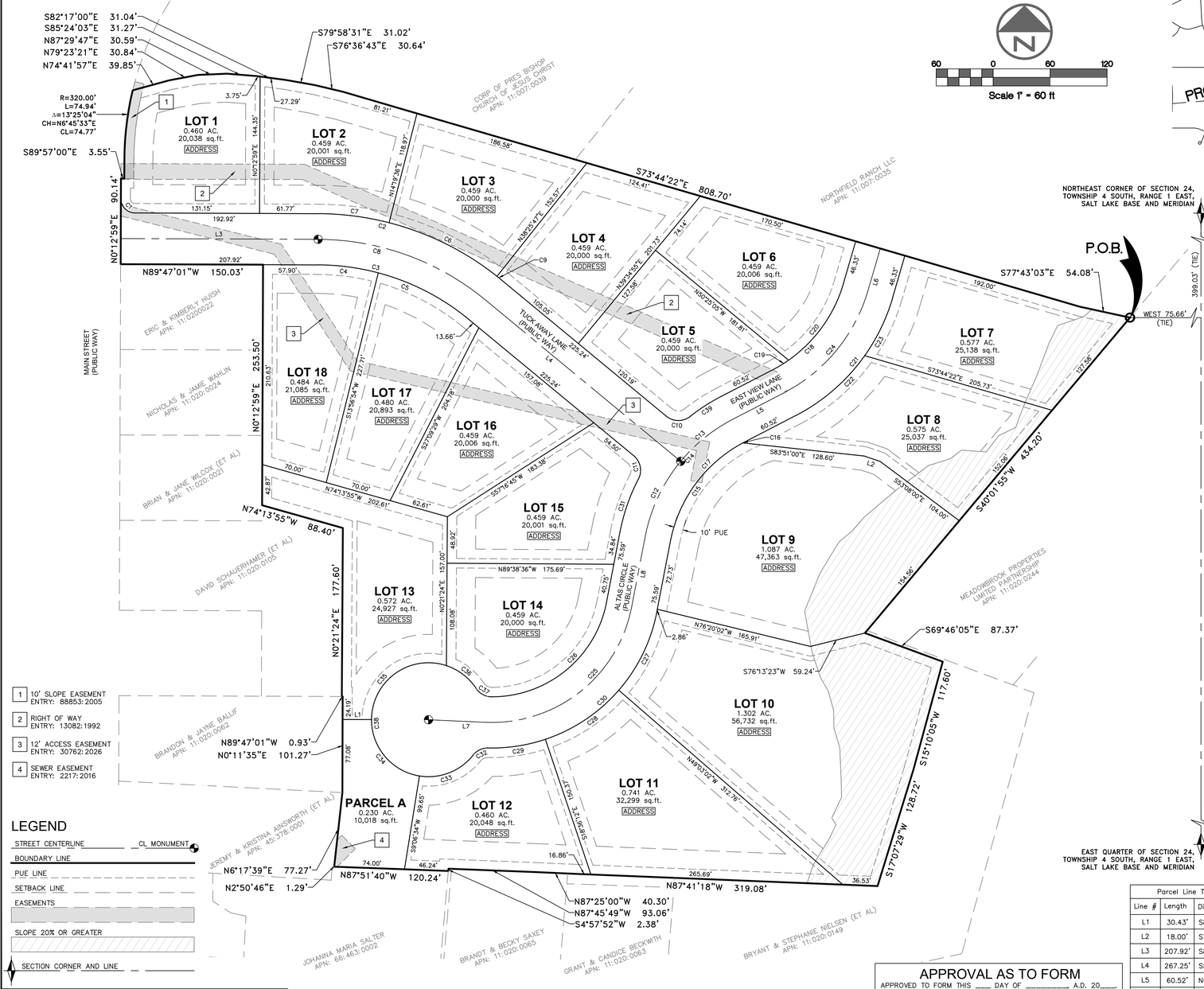
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT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

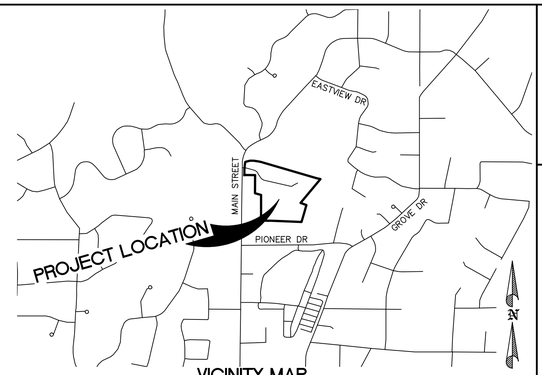
NO.	REVISION	DATE

DRAWING TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT NAME	LOVELL DEVELOPMENT
LOCATION	840 NORTH MAIN STREET
	ALPINE, UTAH
DRAWN	DCC
CHECKED	KMD
PROJECT ID:	26350
COUNTY	UTAH COUNTY
DATE	8/13/2026
SCALE	1" = 50'
SHEET	2 OF 2

TUCK AWAY ACRES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
CITY OF ALPINE, UTAH COUNTY, UTAH





VICINITY MAP

SCALE: 1" = 500'
ALPINE, UTAH

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	23.56'	15.00'	90°00'00"	N44°47'01"W	21.21'
C2	209.55'	305.00'	39°21'56"	N70°06'03"W	205.46'
C3	172.45'	251.00'	39°21'56"	N70°06'03"W	169.08'
C4	64.29'	251.00'	14°40'36"	N82°26'43"W	64.12'
C5	108.16'	251.00'	24°41'20"	N62°45'45"W	107.32'
C6	127.92'	305.00'	24°01'51"	N63°35'08"W	126.99'
C7	75.50'	305.00'	14°10'57"	N82°41'33"W	75.30'
C8	191.00'	278.00'	39°21'56"	N70°06'03"W	187.27'
C9	6.13'	305.00'	1°09'08"	N50°59'39"W	6.13'
C10	27.19'	20.00'	77°53'17"	N89°21'44"W	25.14'
C11	27.19'	20.00'	77°53'17"	N11°28'26"W	25.14'
C12	88.63'	177.00'	28°41'28"	N25°14'11"E	87.71'
C13	71.21'	177.00'	23°03'02"	N51°06'26"E	70.73'
C14	159.84'	177.00'	51°44'30"	S36°45'42"W	154.47'
C15	133.16'	150.00'	50°51'48"	S36°19'21"W	128.83'
C16	2.30'	150.00'	0°52'43"	S62°11'36"W	2.30'
C17	135.46'	150.00'	51°44'30"	S36°45'42"W	130.90'
C18	121.40'	150.00'	46°22'19"	S39°26'48"W	118.12'
C19	20.15'	150.00'	7°41'53"	S58°47'01"W	20.14'
C20	101.25'	150.00'	38°40'26"	S35°35'51"W	99.34'
C21	165.11'	204.00'	46°22'19"	S39°26'48"W	160.64'
C22	97.19'	204.00'	27°17'47"	S48°59'04"W	96.27'
C23	67.92'	204.00'	19°04'33"	S25°47'54"W	67.61'
C24	143.25'	177.00'	46°22'19"	N39°26'48"E	139.38'
C25	213.85'	150.00'	81°41'04"	N51°43'59"E	196.19'
C26	169.92'	123.00'	79°09'14"	N50°28'04"E	156.73'
C27	92.86'	177.00'	30°03'31"	S25°55'13"W	91.80'
C28	94.06'	177.00'	30°26'49"	S56°10'23"W	92.96'
C29	61.24'	177.00'	19°49'23"	S81°18'29"W	60.93'
C30	248.15'	177.00'	80°19'44"	S51°03'19"W	228.32'
C31	59.03'	204.00'	16°34'45"	N19°10'50"E	58.82'
C32	18.40'	20.00'	52°42'48"	S64°51'47"W	17.76'
C33	63.46'	60.00'	60°36'12"	S68°48'29"W	60.55'
C34	84.91'	60.00'	81°05'01"	N40°20'55"W	78.00'
C35	113.30'	60.00'	108°11'37"	N54°17'24"E	97.20'
C36	39.92'	60.00'	38°07'12"	S52°33'12"E	39.19'
C37	19.71'	20.00'	56°27'42"	S61°43'27"E	18.92'
C38	301.59'	60.00'	288°00'01"	N02°30'23"E	70.53'
C39	38.95'	204.00'	10°56'20"	S57°09'48"W	38.89'

Parcel Line Table		
Line #	Length	Direction
L1	30.43'	S89°48'25"E
L2	18.00'	S71°14'00"E
L3	207.92'	S89°47'01"E
L4	267.25'	S50°25'05"E
L5	60.52'	N62°37'57"E
L6	46.33'	N16°15'38"E
L7	60.12'	N87°25'29"W
L8	75.59'	S10°53'27"W

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS

TUCK AWAY ACRES SUBDIVISION

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 00°07'10" EAST BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 24, BEING COMPRISED OF UTAH COUNTY PARCELS 11:020:0271 AND 11:020:0270, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°07'10" EAST ALONG THE SECTION LINE A DISTANCE OF 399.03 FEET AND WEST 75.66 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24, AND RUNNING THENCE SOUTH 40°01'55" WEST 434.20 FEET; THENCE SOUTH 69°46'05" EAST 87.37 FEET; THENCE SOUTH 15°10'05" WEST 117.60 FEET; THENCE SOUTH 17°07'29" WEST 128.72 FEET TO A FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES, 1) NORTH 87°41'18" WEST 319.08 FEET, 2) NORTH 87°25'00" WEST 40.30 FEET, 3) NORTH 87°45'49" WEST 93.06 FEET TO A POINT ON AN EXTENSION OF THE EASTERLY LINE OF SALTER SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 14471; THENCE SOUTH 04°57'52" WEST ALONG SAID EXTENSION A DISTANCE OF 2.38 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 87°51'40" WEST ALONG THE NORTHERLY LINE OF SAID SUBDIVISION A DISTANCE OF 120.24 FEET TO THE EASTERLY LINE OF PLAT 'A' LYE SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 10408; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES, 1) NORTH 02°50'46" EAST 1.29 FEET, 2) NORTH 06°17'39" EAST 77.27 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 00°11'35" EAST 101.27 FEET; THENCE NORTH 89°47'01" WEST 0.93 FEET; THENCE NORTH 00°21'24" EAST 177.60 FEET; THENCE NORTH 74°13'55" WEST 88.40 FEET; THENCE NORTH 00°12'59" EAST 253.50 FEET; THENCE NORTH 89°47'01" WEST 150.03 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES, 1) NORTH 00°12'59" EAST 90.14 FEET, 2) SOUTH 89°57'00" EAST 3.55 FEET, 3) NORTH 00°03'00" EAST 18.90 FEET TO THE POINT OF A 320.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, 4) ALONG SAID CURVE A DISTANCE OF 74.94 FEET THROUGH A CENTRAL ANGLE OF 13°25'04" (CHORD BEARS NORTH 06°45'33" EAST 74.77 FEET); THENCE NORTH 74°41'57" EAST 39.85 FEET; THENCE NORTH 79°23'21" EAST 30.84 FEET; THENCE NORTH 87°29'47" EAST 30.59 FEET; THENCE SOUTH 85°24'03" EAST 31.27 FEET; THENCE SOUTH 82°17'00" EAST 31.04 FEET; THENCE SOUTH 79°58'31" EAST 31.02 FEET; THENCE SOUTH 76°36'43" EAST 30.64 FEET TO THE EXTENSION OF A FENCE LINE AS NOTED IN THAT CERTAIN WARRANTY DEED ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 26951:2018; THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO (2) COURSES, 1) SOUTH 73°44'22" EAST 808.70 FEET, 2) SOUTH 77°43'03" EAST 54.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 547,529 SQUARE FEET OR 12.570 ACRES, MORE OR LESS.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS

TUCK AWAY ACRES SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNERS(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ___ DAY OF _____,A.D. 20____.

BRETT LOVELL, MANAGING MEMBER
DIMPLE DELL ORCHARDS, LLC

CODY JOSEPH GARRETT, CO-TRUSTEE
THE GARRETT FAMILY TRUST,
U/A DATED JANUARY 12, 2021

DIANA BERTHA GARRETT, CO-TRUSTEE
THE GARRETT FAMILY TRUST,
U/A DATED JANUARY 12,2021

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF ALPINE, 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. 20____.

MAYOR

CITY RECORDER (SEE SEAL BELOW)

ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20____, BY THE APLINE CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

TRUSTEE ACKNOWLEDGEMENT

STATE OF UTAH)
:SS
COUNTY OF)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME CODY J. GARRETT & DIANA B. GARRETT AS TRUSTEES OF THE GARRETT FAMILY TRUST DATED 01/12/2021 UNDER TRUST INSTRUMENT DATED 03/20/20

_____, WHO ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY WITH AUTHORITY TO DO SO.

SIGNATURE

PRINTED NAME,
A NOTARY PUBLIC COMMISSION IN UTAH

COMMISSION NUMBER

EXPIRATION DATE

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
:SS
COUNTY OF)

ON THIS _____ DAY OF _____,A.D. 20____, PERSONALLY APPEARED BEFORE ME BRETT LOVELL, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS A MANAGER OF DIMPLE DELL ORCHARDS LLC, A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS DULY AUTHORIZED BY THE LIMITED LIABILITY COMPANY AT A LAWFUL MEETING HELD BY AUTHORITY OF ITS OPERATING AGREEMENT; AND DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

SIGNATURE

PRINTED NAME,
A NOTARY PUBLIC COMMISSION IN UTAH

COMMISSION NUMBER

EXPIRATION DATE

APPROVAL AS TO FORM

APPROVED TO FORM THIS ____ DAY OF _____, A.D. 20____.

CITY ATTORNEY

COUNTY RECORDER

APPROVED TO THIS ____ DAY OF _____, A.D. 20__.

UTAH COUNTY RECORDER

COUNTY SURVEYOR

APPROVED TO THIS ____ DAY OF _____, A.D. 20__.

FILING NO. _____

UTAH COUNTY SURVEYOR

COUNTY TREASURER

APPROVED TO THIS ____ DAY OF _____, A.D. 20__.

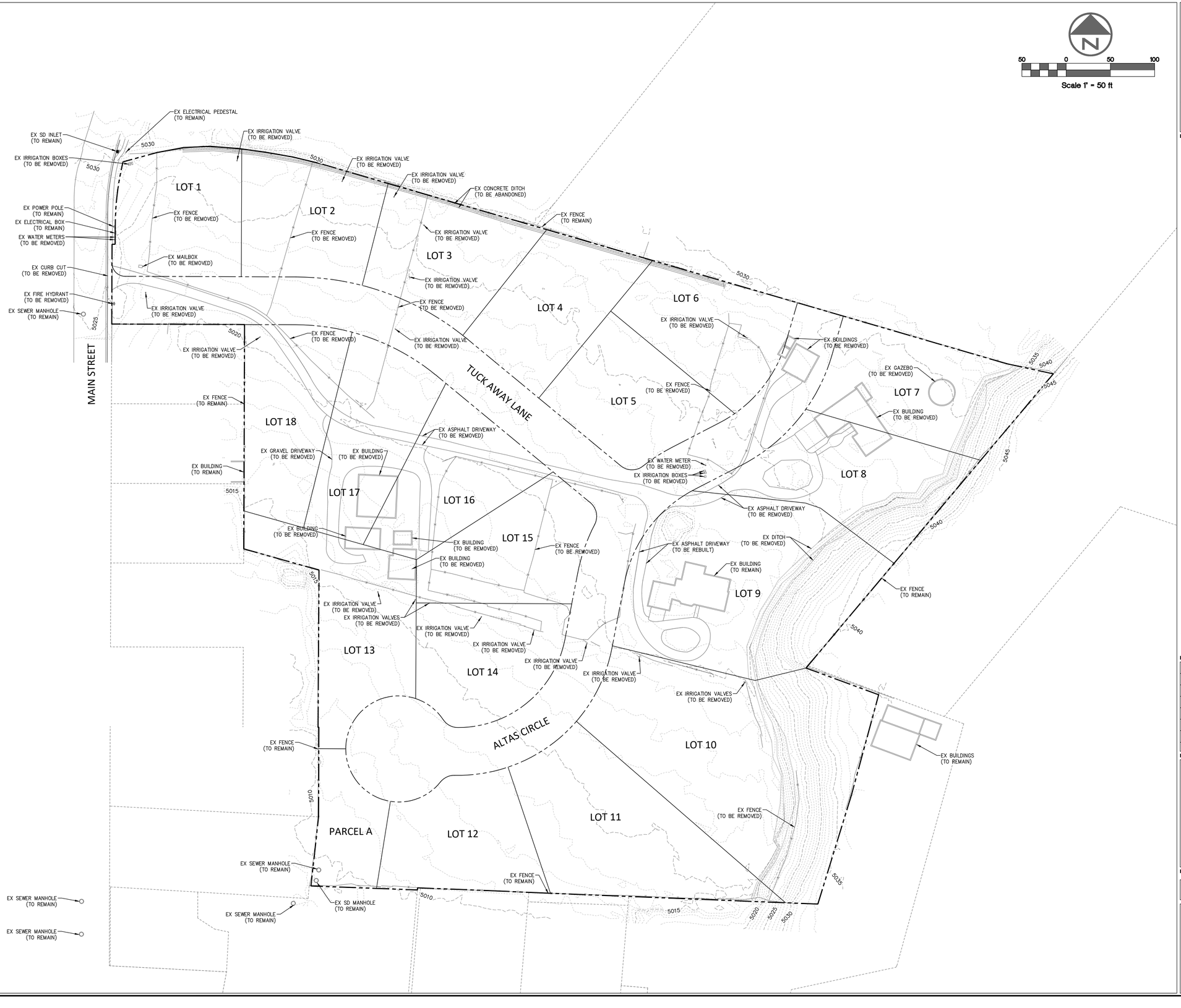
UTAH COUNTY TREASURER

NOTES:
1. ALL LOTS (WITH EXCEPTION TO LOTS 8, 9, & 10 WHICH HAVE MODIFIED PUEs) SHALL BE SUBJECT TO PUBLIC UTILITY EASEMENTS AS FOLLOWS:
   10 FEET ON FRONT AND REAR
   10 FEET ON EXTERIOR BOUNDARY OF SUBDIVISION
   5 FEET ON SIDE LOT LINES
2. SETBACK REQUIREMENTS (WITH EXCEPTION TO LOTS 7, 8, 9, & 10 WHICH HAVE MODIFIED BUILDABLE AREAS DUE TO REAR YARD SLOPES GREATER THAN 20%):
   FRONT YARD - 30 FEET
   SIDE YARD - 30 FEET COMBINED, 12 FOOT MINIMUM
   REAR YARD - 30 FEET
3. PARCEL A IS FOR THE CAPTURING AND DETAINING OF STORM WATER FROM THE TUCK AWAY ACRES SUBDIVISION AND SHALL BE DEDICATED TO AND MAINTAINED BY ALPINE CITY.

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

TUCK AWAY ACRES SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
CITY OF ALPINE, UTAH COUNTY, UTAH

SURVEYOR'S SEAL — KAGAN M. DIXON, No. 9061091, 10/09/2026, STATE OF UTAH
CITY ENGINEER SEAL
CLERK-RECORDER SEAL



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1.

LEGEND

EXISTING INDEX CONTOUR (5')
EXISTING CONTOUR (1')

NO.	REVISION	DATE
1	CITY COMMENTS	10.9.26

PROJECT INFORMATION

TUCK AWAY ACRES

DEMOLITION PLAN

840 N MAIN STREET
ALPINE, UTAH

DRAWN	CHECKED	PROJECT #
BDA	MSS	26350

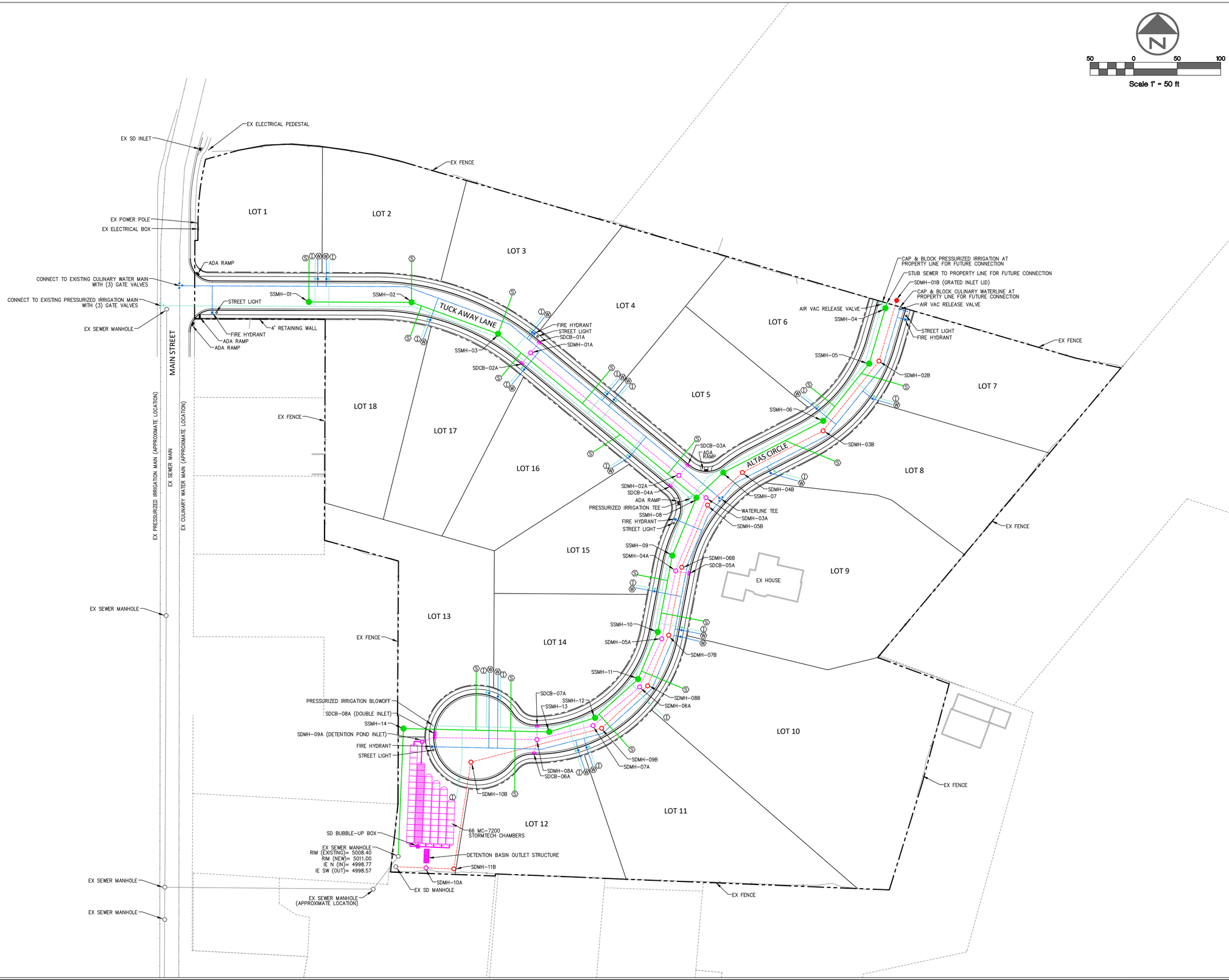
DATE: 8/26/26

SCALE: 1" = 50'

SHEET: C201

LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/09/2026
STATE OF UTAH
ENGINEER'S STAMP

G:\DATA\26350 Lovell Garrett Property Highland\dwg\26350 Lovell Alpine C101 Overall.dwg
PLOT DATE: Oct 09, 2026



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. CULINARY WATER MAIN LINES ARE TO BE 8" C900 PVC
2. PRESSURIZED IRRIGATION LINES ARE TO BE 6" C900 PVC
3. SEWER MAIN LINES ARE TO BE 8" SDR-35 PVC
4. THE DETENTION POND WILL BE XEROSCAPED AND MAINTAINED BY THE HOA
5. NO STREET TREES WILL BE PLANTED AS PART OF THE SUBDIVISION CONSTRUCTION

LEGEND

- EXISTING WATERLINE
- PROPOSED WATERLINE
- 1" CULINARY WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED PRESSURIZED IRRIGATION
- 1" PRESSURIZED IRRIGATION SERVICE
- EXISTING SEWER
- PROPOSED SEWER
- 4" SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN (SUBDIVISION)
- PROPOSED STORM DRAIN (CITY)
- STREETLIGHT

G:\DATA\26350 Lowell Garrett Property Highland\dwg\26350 Lowell Alpine C101 Overall.dwg
PLOT DATE: Oct 09, 2026

NO.	REVISION	DATE
1	CITY COMMENTS	10.9.26

PROJECT INFORMATION

TUCK AWAY ACRES

UTILITY PLAN

840 N MAIN STREET
ALPINE, UTAH

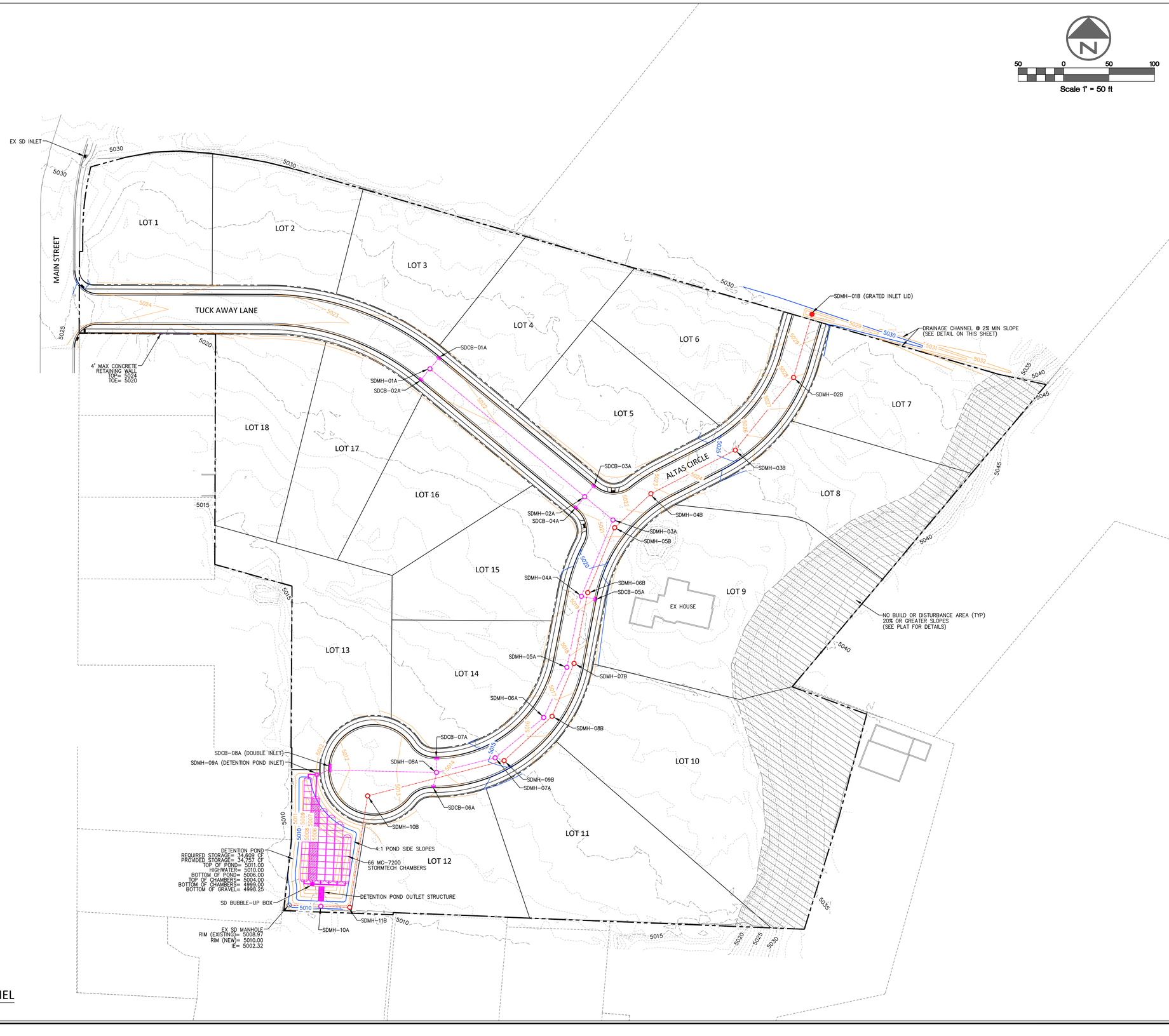
DRAWN	CHECKED	PROJECT #
BDA	MSS	26350

LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/09/2026
STATE OF UTAH
ENGINEER'S STAMP

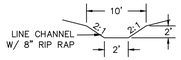
DATE: 8/26/26

SCALE: 1" = 50'

SHEET: C202



LINE CHANNEL W/ 8" RIP RAP



DRAINAGE CHANNEL

NOT TO SCALE

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1.

LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED CONTOUR (1')
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN (SUBDIVISION)
- PROPOSED STORM DRAIN (CITY)

G:\DATA\26350 Lovell Garrett Property Highland\dwg\26350 Lovell Alpine C101 Overall.dwg
PLOT DATE: Oct 09, 2026

NO.	REVISION	DATE
1	CITY COMMENTS	10.9.26

PROJECT INFORMATION

TUCK AWAY ACRES

GRADING AND DRAINAGE PLAN

840 N MAIN STREET
ALPINE, UTAH

DRAWN	CHECKED	PROJECT #
BDA	MSS	26350

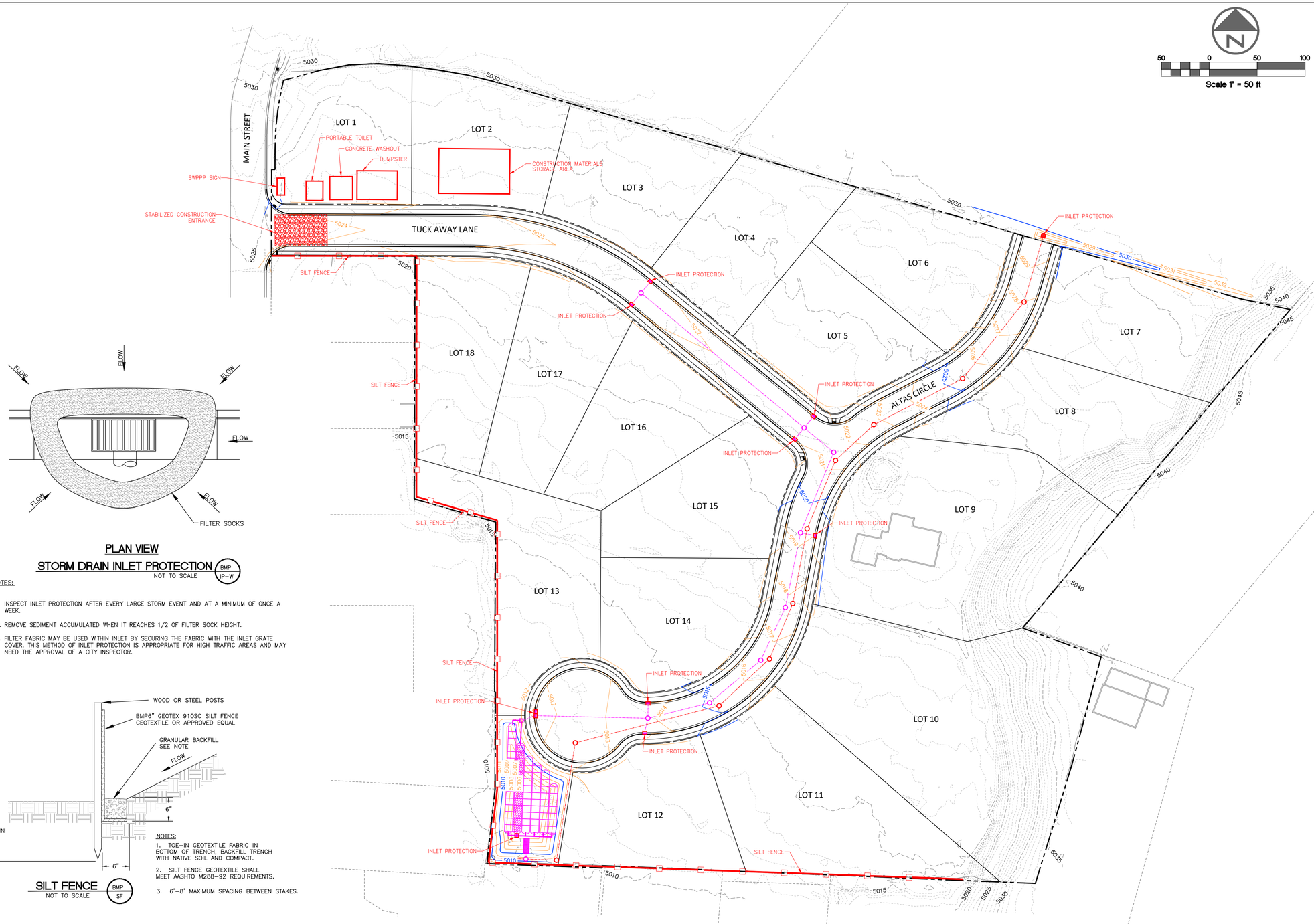
LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/09/2026
STATE OF UTAH

ENGINEER'S STAMP

DATE: 8/26/26

SCALE: 1" = 50'

SHEET: C203



PLAN VIEW
STORM DRAIN INLET PROTECTION
NOT TO SCALE — BMP IP-W

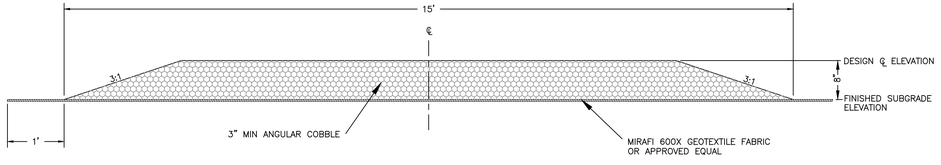
NOTES:

1. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
2. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/2 OF FILTER SOCK HEIGHT.
3. FILTER FABRIC MAY BE USED WITHIN INLET BY SECURING THE FABRIC WITH THE INLET GRATE COVER. THIS METHOD OF INLET PROTECTION IS APPROPRIATE FOR HIGH TRAFFIC AREAS AND MAY NEED THE APPROVAL OF A CITY INSPECTOR.

NOTES:

1. TOE-IN GEOTEXTILE FABRIC IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH NATIVE SOIL AND COMPACT.
2. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
3. 6'-8' MAXIMUM SPACING BETWEEN STAKES.

SILT FENCE
NOT TO SCALE — BMP SF



CROSS SECTION OF 60' STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE — BMP SCE

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DRAWING NOTES:
1.

LEGEND
- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED CONTOUR (1')

G:\DATA\26350 Lovell Garrett Property Highland\dwg\26350 Lovell Alpine C101 Overall.dwg
PLOT DATE: Oct 09, 2026

NO.	REVISION	DATE
1	CITY COMMENTS	10.9.26

PROJECT INFORMATION

TUCK AWAY ACRES

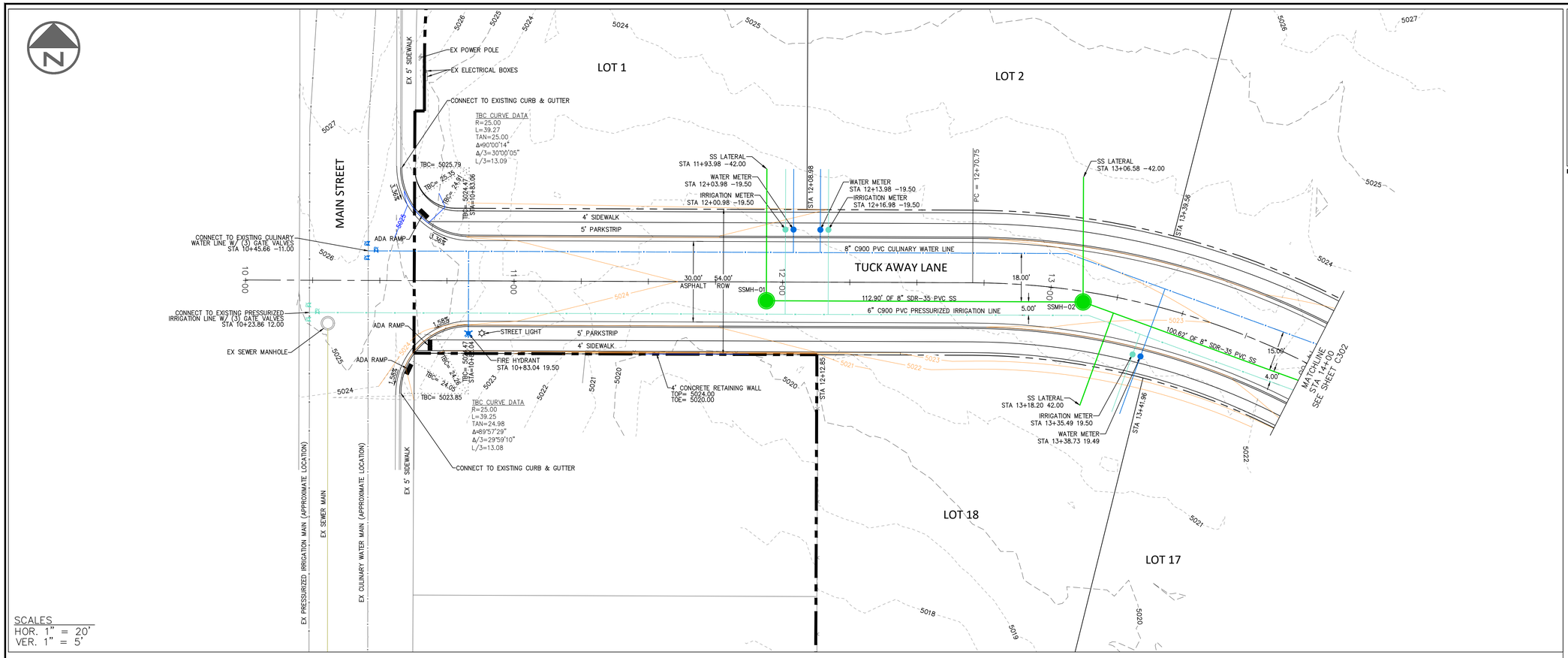
EROSION CONTROL PLAN

840 N MAIN STREET
ALPINE, UTAH

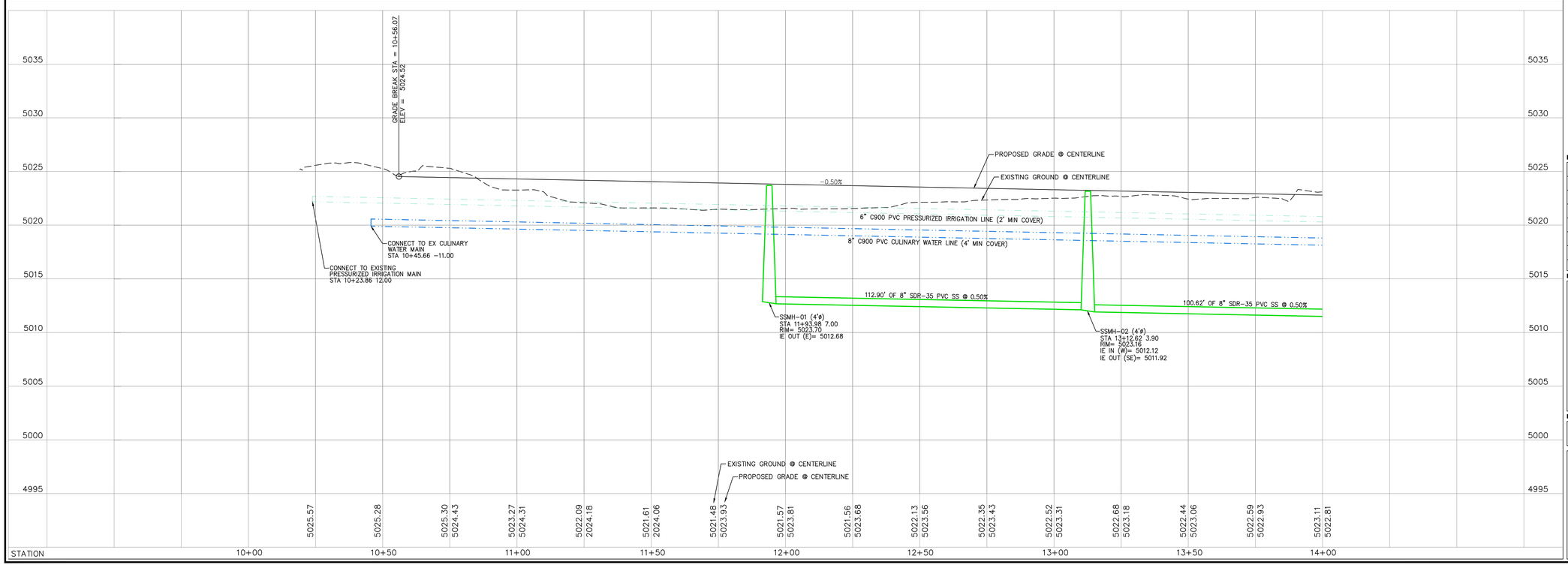
DRAWN	CHECKED	PROJECT #
BDA	MSS	26350

LICENSED PROFESSIONAL ENGINEER — No. 9697160 — MITCHELL S. SMITH — 10/09/2026 — STATE OF UTAH
ENGINEER'S STAMP

DATE: 8/26/26
SCALE: 1" = 50'
SHEET: C204

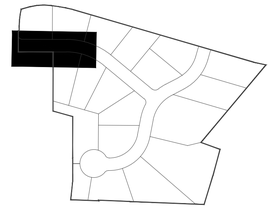


SCALES
HOR. 1" = 20'
VER. 1" = 5'



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14721 South Heritage Crest Way
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801.553.8112
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DRAWING NOTES:
1.



KEYMAP

G:\DATA\26350 Lowell Garrett Property Highland\dwg\26350 Lovell Alpine C301 Profile.dwg
PLOT DATE: Oct 09, 2026

NO.	REVISION	DATE
1	CITY COMMENTS	10.9.26

PROJECT INFORMATION

TUCK AWAY ACRES

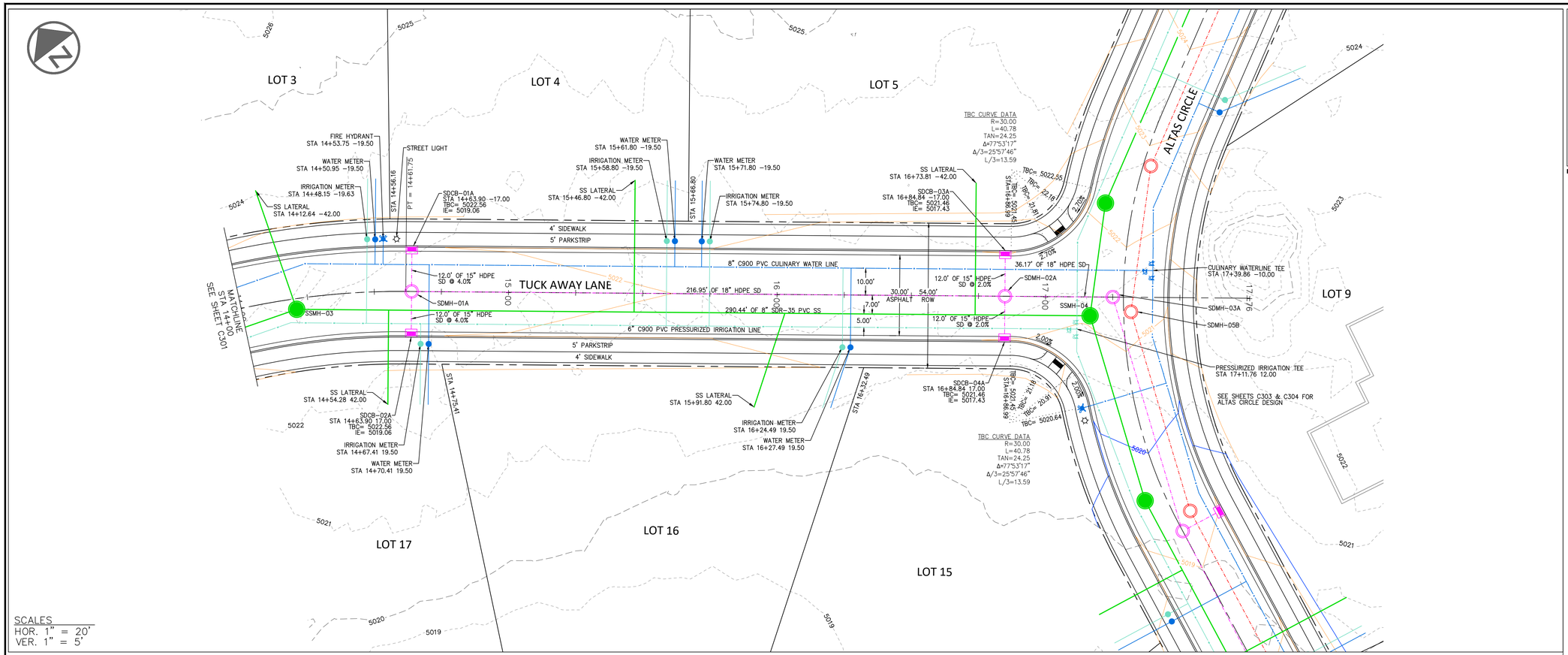
TUCK AWAY LANE
STA 10+00 - 14+00

ALPINE, UTAH

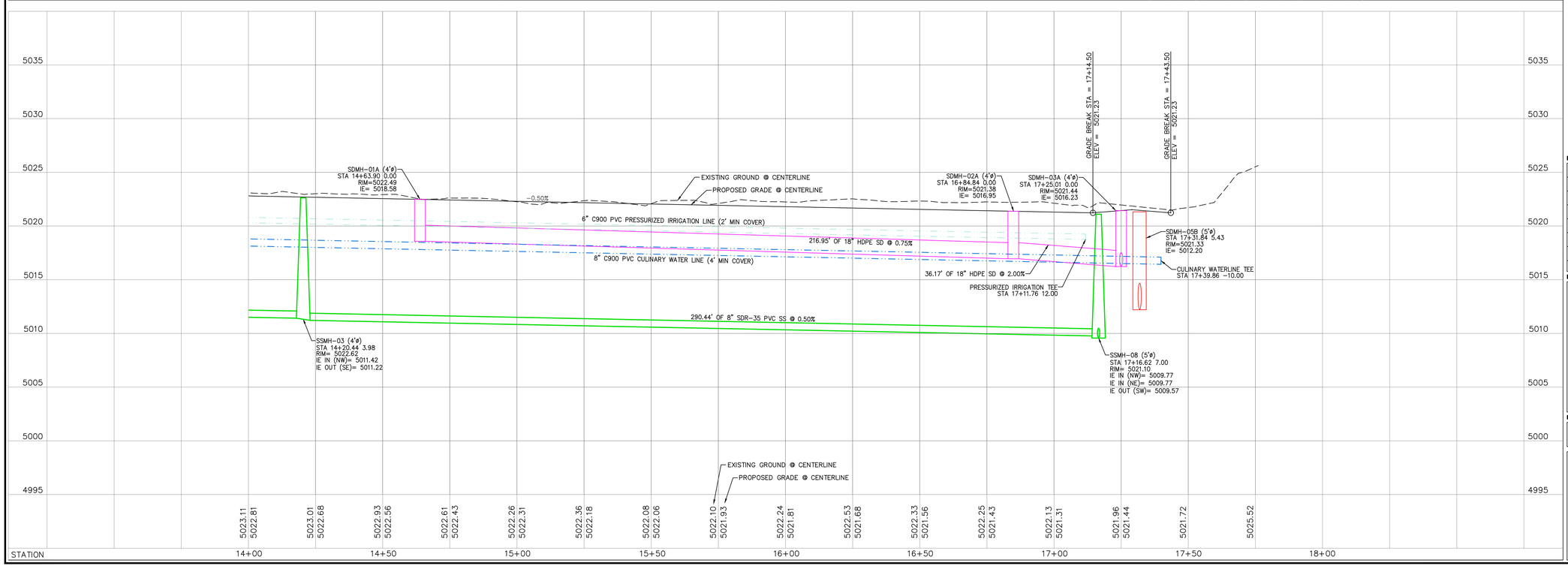
DRAWN	CHECKED	PROJECT #
BDA	MSS	26350

LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/09/2026
STATE OF UTAH
ENGINEER'S STAMP

DATE	8/26/26
HORIZONTAL SCALE	1" = 20'
VERTICAL SCALE	1" = 5'
SHEET	C301

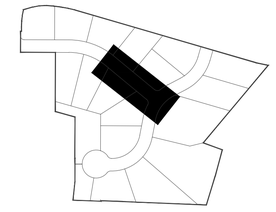


SCALES
HOR. 1" = 20'
VER. 1" = 5'



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DRAWING NOTES:
1.



KEYMAP

C:\DATA\26350 Lovell Garrett Property Highland\dwg\26350 Lovell Alpine C301 Profile.dwg
PLOT DATE: Oct 09, 2026

NO.	REVISION	DATE
1	CITY COMMENTS	10.9.26

PROJECT INFORMATION

TUCK AWAY ACRES

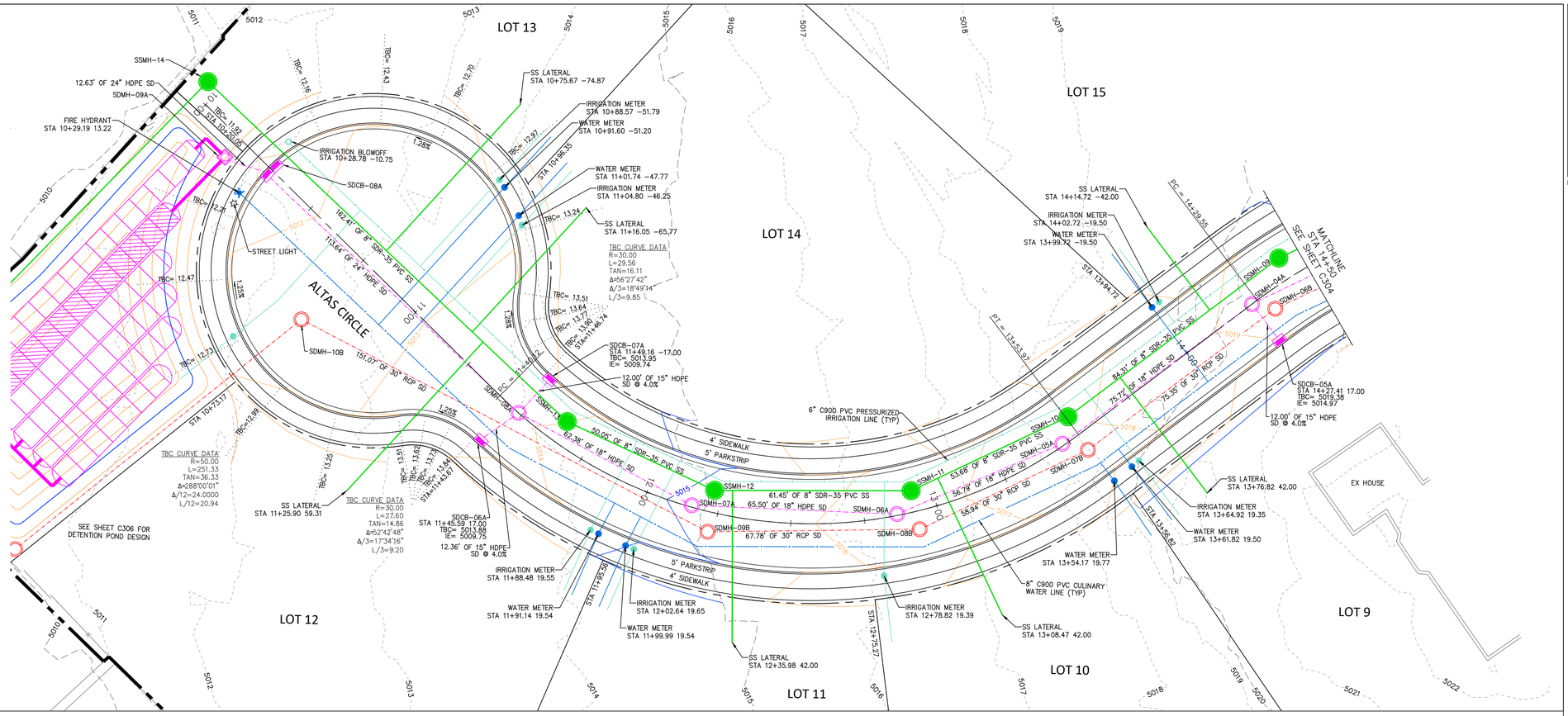
TUCK AWAY LANE
STA 14+00 - END

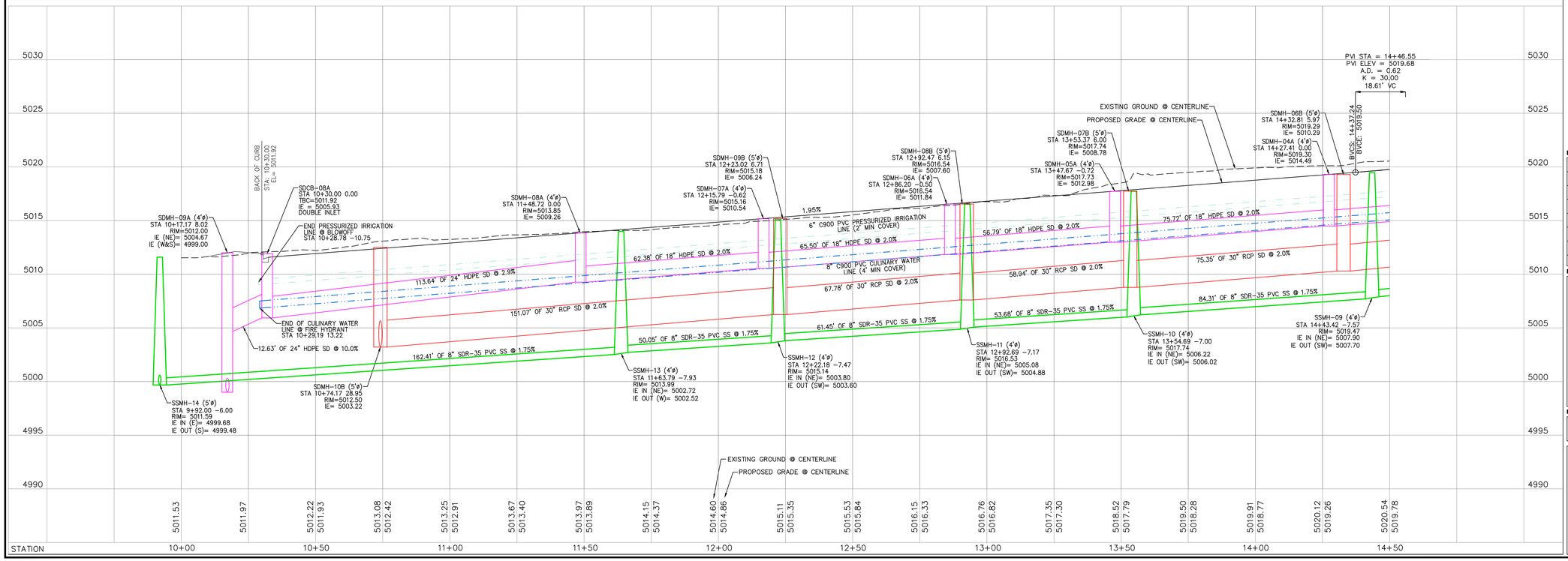
ALPINE, UTAH

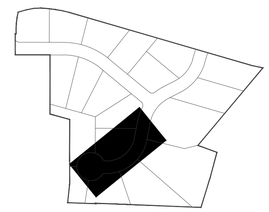
DRAWN	CHECKED	PROJECT #
BDA	MSS	26350

LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/09/2026
STATE OF UTAH
ENGINEER'S STAMP

DATE 8/26/26
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 5'
SHEET C302







KEYMAP

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:
1.

NO.	REVISION	DATE
1	CITY COMMENTS	10.9.26

PROJECT INFORMATION

TUCK AWAY ACRES

ALTAS CIRCLE
STA 10+00 - 14+50

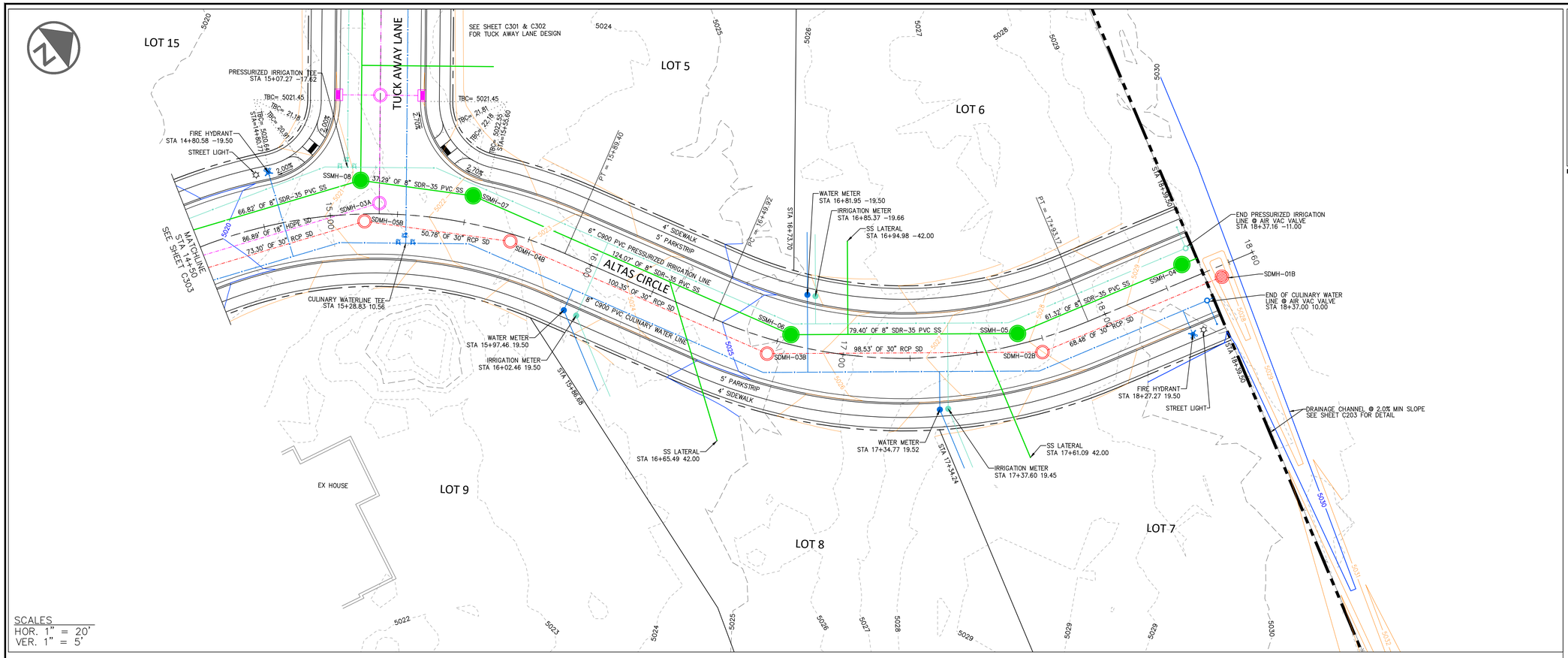
ALPINE, UTAH

DRAWN	CHECKED	PROJECT #
BDA	MSS	26350

LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/09/2026
STATE OF UTAH
ENGINEER'S STAMP

DATE: 8/26/26
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'
SHEET: C303

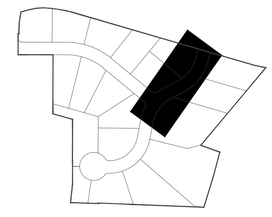
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PLOT DATE: Oct 09, 2026



SCALES
HOR. 1" = 20'
VER. 1" = 5'

WILDING
ENGINEERING
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Bluffdale, Utah 84065
801.553.8112
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DRAWING NOTES:
1.



KEYMAP

NO.	REVISION	DATE
1	CITY COMMENTS	10.9.26

PROJECT INFORMATION

TUCK AWAY ACRES

ALTAS CIRCLE
STA 14+50 - END

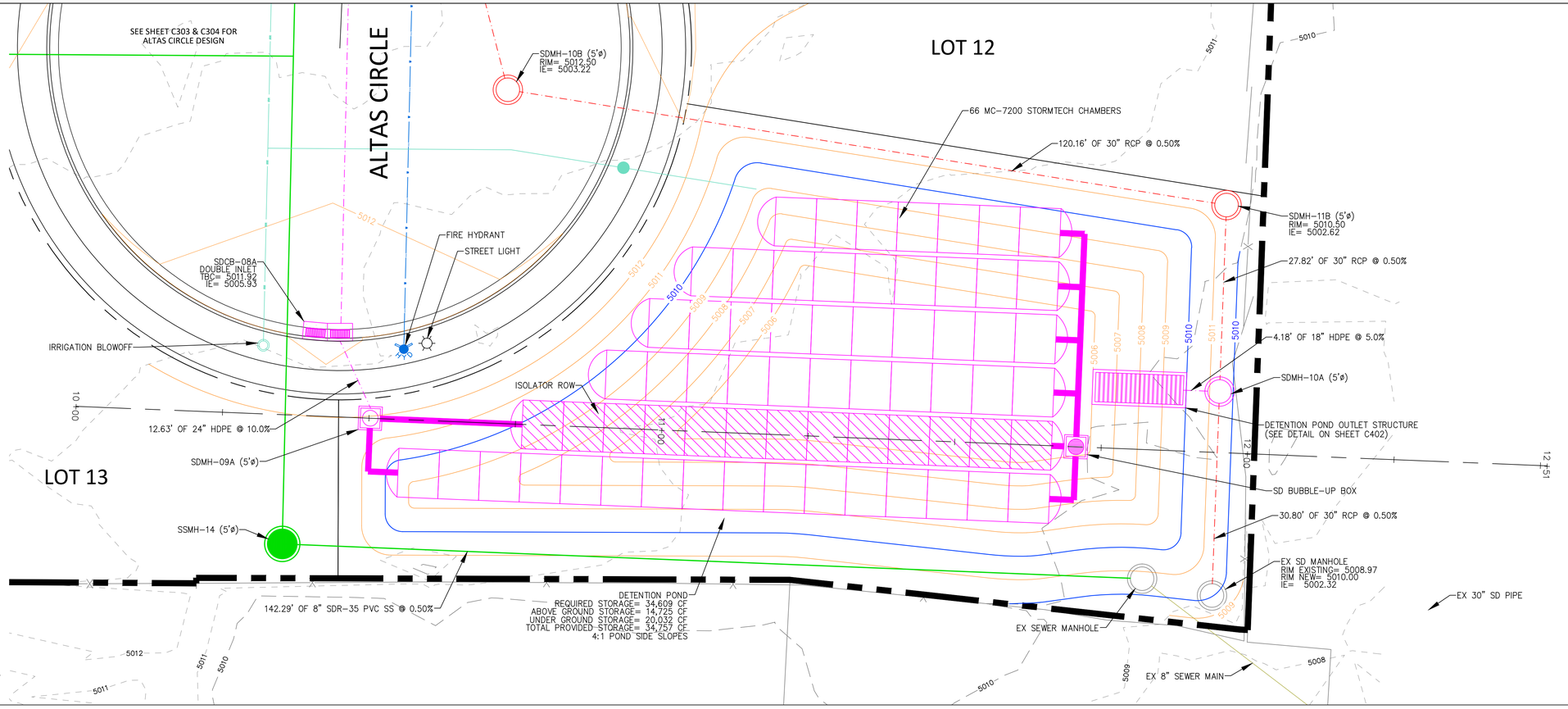
ALPINE, UTAH

DRAWN	CHECKED	PROJECT #
BDA	MSS	26350

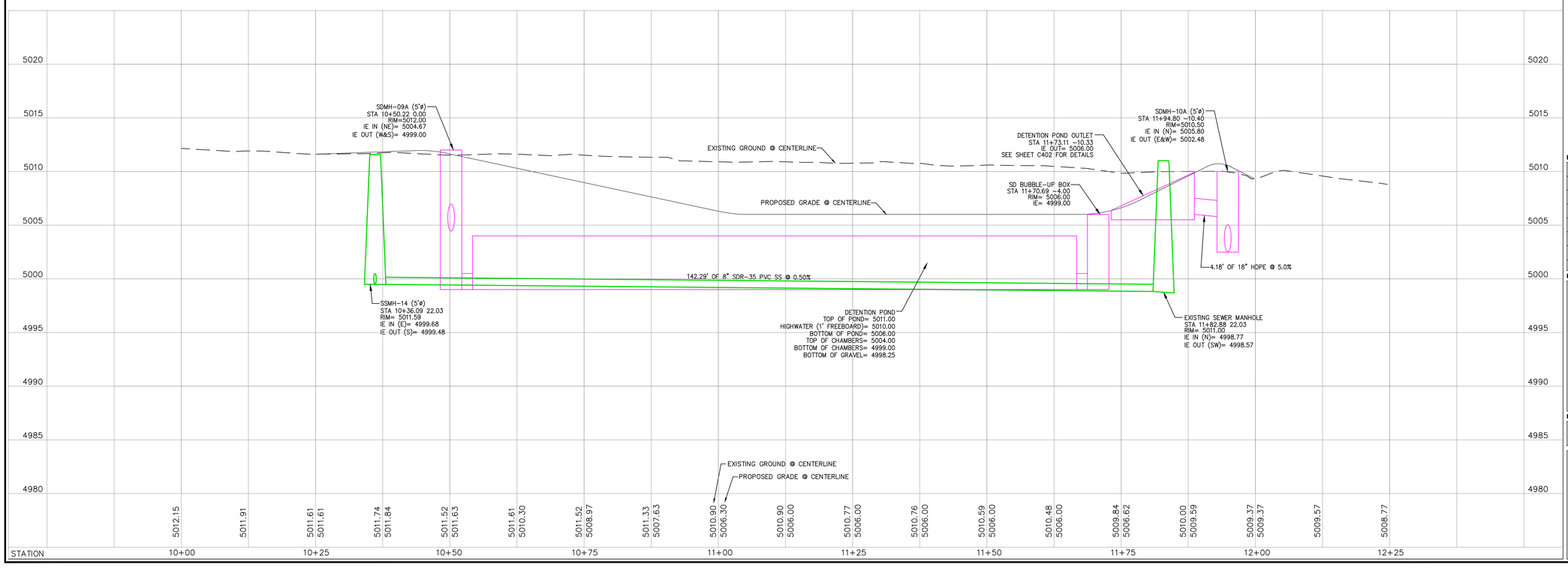
LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/09/2026
STATE OF UTAH
ENGINEER'S STAMP

DATE 8/26/26
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 5'
SHEET C304

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PLOT DATE: Oct 09, 2026

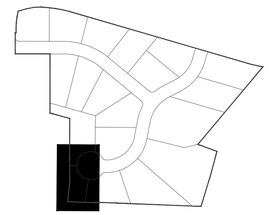


SCALES
HOR. 1" = 10'
VER. 1" = 5'



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:
1.



KEYMAP

NO.	REVISION	DATE
1	CITY COMMENTS	10.9.26

PROJECT INFORMATION

TUCK AWAY ACRES

DETENTION POND
STA 10+00 - END

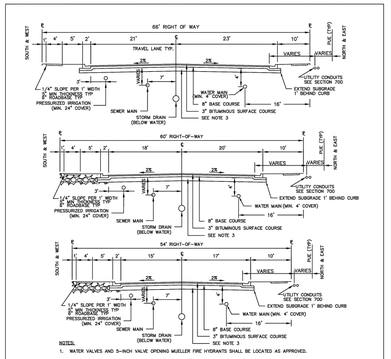
ALPINE, UTAH

DRAWN	CHECKED	PROJECT #
BDA	MSS	26350

ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
10/09/2026
STATE OF UTAH

DATE	8/26/26
HORIZONTAL SCALE	1" = 10'
VERTICAL SCALE	1" = 5'
SHEET	C305

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PLOT DATE: Oct 09, 2026



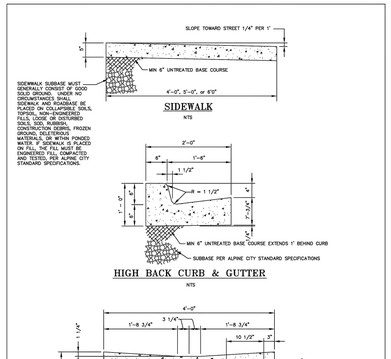
NOTES:

1. WATER VALVES AND 5-INCH VALVE OPENING MUELLER FIRE HYDRANTS SHALL BE LOCATED AS APPROVED.
2. NO WATER LINE SMALLER THAN 8-INCH DIA. SHALL BE INSTALLED WITHOUT APPROVAL OF CITY COUNCIL.
3. SUBGRADE DEPTHS VARY DEPENDING ON CBR VALUE OF THE AREA, SEE ALPINE CITY STANDARD SPECIFICATIONS
4. CULINARY WATER MAINS SHALL BE ON THE NORTH AND EAST SIDES OF THE STREET. PRESSURIZED IRRIGATION AND SEWER LINES SHALL BE ON THE SOUTH AND WEST SIDES OF THE STREET.

STREET CROSS-SECTIONS & UTILITY LOCATIONS

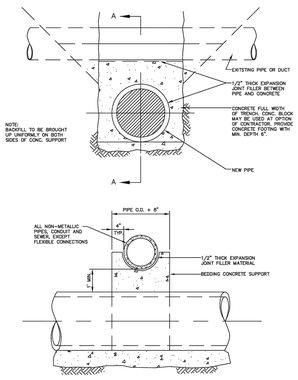
N.T.S.

STATEMENT OF USE		STREET CROSS-SECTIONS	STANDARD DRAWING NUMBER 1
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REVISION			



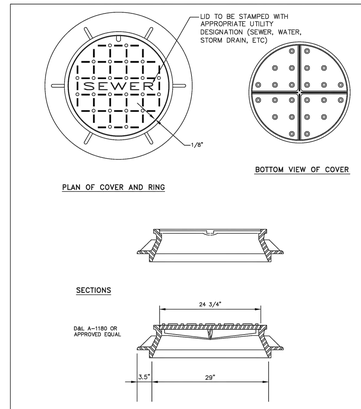
N.T.S.

STATEMENT OF USE		SIDEWALK, CURB & GUTTER, WATER WAY	STANDARD DRAWING NUMBER 4
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REVISION			



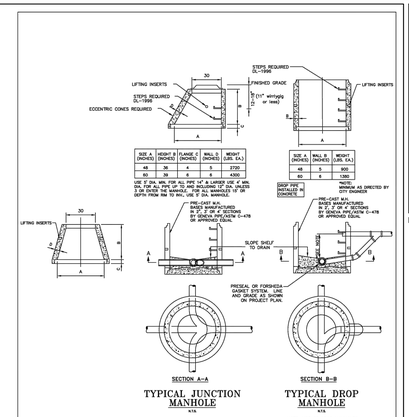
N.T.S.

STATEMENT OF USE		UTILITY CONFLICT	STANDARD DRAWING NUMBER 13
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REVISION			



N.T.S.

STATEMENT OF USE		MANHOLE RING & COVER (typical)	STANDARD DRAWING NUMBER 16
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REVISION			



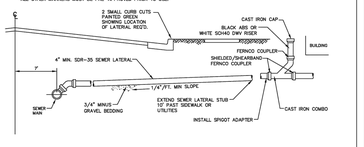
N.T.S.

NOTE: USE OF DROP MANHOLES REQUIRES APPROVAL OF CITY ENGINEER AND PUBLIC WORKS DIRECTOR. FOR ALL OTHER SPECIFICATIONS, SEE APWA.

STATEMENT OF USE		SEWER MANHOLE (TYPICAL)	STANDARD DRAWING NUMBER 17
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REVISION			

NOTES:

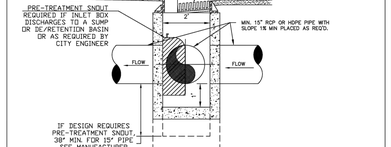
1. A CLEANOUT IS REQUIRED NEXT TO THE BUILDING.
2. ADDITIONAL CLEANOUTS REQUIRED BETWEEN THE BUILDING AND SEWER MAIN AT MAXIMUM 100 FOOT INTERVALS.
3. THE COMBO SHALL CONSIST OF CAST IRON, ABS MATERIAL FOR WHITE SCH40 DWV) FOR RISER.
4. FERNCO COUPLERS (AS SHOWN) SHALL BE USED WHEN CONNECTING CAST IRON TO RISER OR SDR-35 LATERAL PIPE.
5. ALL CLEANOUTS SHALL HAVE CAST IRON CAPS.
6. ALL SEWER LATERALS SHALL BE SDR-35 PIPE, BEING LAID WITH THE BELL END OF THE PIPE IN THE UP HILL DIRECTION.
7. ALL SEWER LATERALS SHALL BE BEDDED WITH 3/4" WAKS GRAVEL.
8. BACKFILL MATERIAL SHALL BE ENGINEERED FILL WITHIN CITY RIGHT OF WAYS, AS CLASSIFIED IN ALPINE CITY STANDARDS AND SPECIFICATIONS.
9. BACKFILL MATERIAL AROUND PIPE SHALL BE COMPACTED TO 95% OF DENSITY AS MEASURED BY AASHTO T-99.
10. SEWER LATERAL MUST BE INSPECTED BY AN AUTHORIZED REPRESENTATIVE OF THE CITY PRIOR TO BACKFILLING TRENCH.
11. A TIE SKETCH SHOWING THE LOCATION OF ALL SEWER LATERALS MUST BE SUBMITTED TO THE CITY.
12. THE CITY SHALL BE NOTIFIED 24 HOURS PRIOR TO WHEN A SEWER LATERAL INSPECTION IS NEEDED.
13. ALL APPROPRIATE EXCAVATION PERMITS MUST BE OBTAINED FROM THE CITY AND OTHER AGENCY PRIOR TO ANY EXCAVATION.
14. ALL APPROPRIATE IMPACT FEES MUST BE PAID PRIOR TO CONNECTING TO THE SEWER.
15. MARK END OF LATERAL STUB WITH 2x4 POST PAINTED GREEN. ALL OTHER MARKERS MUST BE PRE-APPROVED PRIOR TO USE.



TYPICAL SEWER SERVICE CONN.

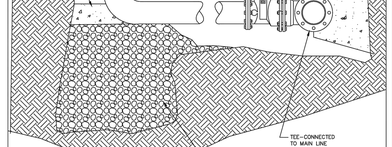
N.T.S.

STATEMENT OF USE		TYPICAL SEWER SERVICE CONN.	STANDARD DRAWING NUMBER 17a
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REVISION			



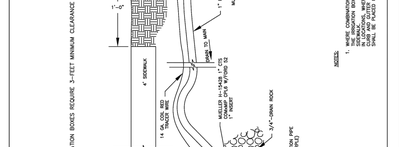
N.T.S.

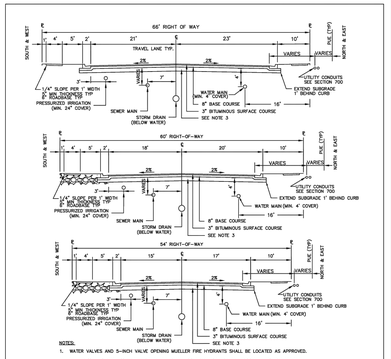
STATEMENT OF USE		CURB FACE DROP INLET BOX (Typical)	STANDARD DRAWING NUMBER 20
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REVISION			



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STATEMENT OF USE		TYPICAL FIRE HYDRANT	STANDARD DRAWING NUMBER 23
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4. ALL CONDUIT SHALL BE PLACED WITH A MINIMUM BEND RADIUS OF 10 TIMES THE DIAMETER OF THE CONDUIT.
5. ALL CONDUIT SHALL BE PLACED WITH A PULL STRING.
6. ALL CONDUIT SHALL BE CAPPED AT BOTH ENDS.
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3/4" BRASS SWING ASSEMBLY
1" BRASS NIPPLE
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1" BRASS 90 DEG ELBOW
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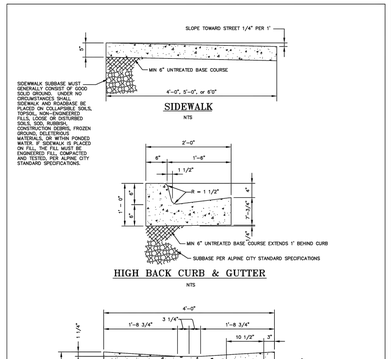
NOTES:

1. WATER VALVES AND 5-INCH VALVE OPENING MUELLER FIRE HYDRANTS SHALL BE LOCATED AS APPROVED.
2. NO WATER LINE SMALLER THAN 8-INCH DIA. SHALL BE INSTALLED WITHOUT APPROVAL OF CITY COUNCIL.
3. SUBGRADE DEPTHS VARY DEPENDING ON CBR VALUE OF THE AREA, SEE ALPINE CITY STANDARD SPECIFICATIONS
4. CULINARY WATER MAINS SHALL BE ON THE NORTH AND EAST SIDES OF THE STREET. PRESSURIZED IRRIGATION AND SEWER LINES SHALL BE ON THE SOUTH AND WEST SIDES OF THE STREET.

STREET CROSS-SECTIONS & UTILITY LOCATIONS

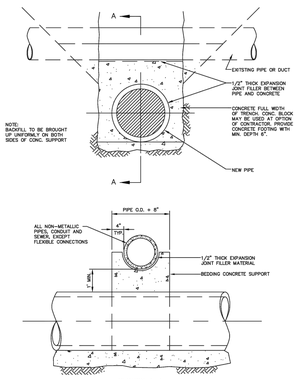
N.T.S.

STATEMENT OF USE		STREET CROSS-SECTIONS	STANDARD DRAWING NUMBER 1
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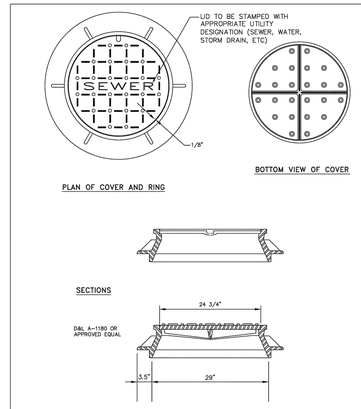
N.T.S.

STATEMENT OF USE		SIDEWALK, CURB & GUTTER, WATER WAY	STANDARD DRAWING NUMBER 4
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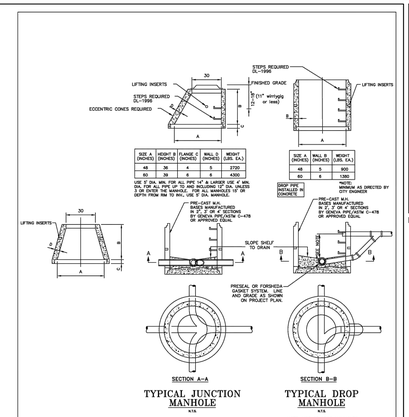
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STATEMENT OF USE		UTILITY CONFLICT	STANDARD DRAWING NUMBER 13
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N.T.S.

STATEMENT OF USE		MANHOLE RING & COVER (typical)	STANDARD DRAWING NUMBER 16
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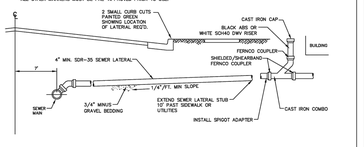
N.T.S.

NOTE: USE OF DROP MANHOLES REQUIRES APPROVAL OF CITY ENGINEER AND PUBLIC WORKS DIRECTOR. FOR ALL OTHER SPECIFICATIONS, SEE APWA.

STATEMENT OF USE		SEWER MANHOLE (TYPICAL)	STANDARD DRAWING NUMBER 17
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NOTES:

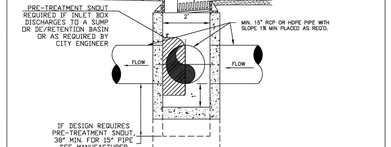
1. A CLEANOUT IS REQUIRED NEXT TO THE BUILDING.
2. ADDITIONAL CLEANOUTS REQUIRED BETWEEN THE BUILDING AND SEWER MAIN AT MAXIMUM 100 FOOT INTERVALS.
3. THE COMBO SHALL CONSIST OF CAST IRON, ABS MATERIAL FOR WHITE SCH40 DWV) FOR RISER.
4. FERNCO COUPLERS (AS SHOWN) SHALL BE USED WHEN CONNECTING CAST IRON TO RISER OR SDR-35 LATERAL PIPE.
5. ALL CLEANOUTS SHALL HAVE CAST IRON CAPS.
6. ALL SEWER LATERALS SHALL BE SDR-35 PIPE, BEING LAID WITH THE BELL END OF THE PIPE IN THE UP HILL DIRECTION.
7. ALL SEWER LATERALS SHALL BE BEDDED WITH 3/4" WAKS GRAVEL.
8. BACKFILL MATERIAL SHALL BE ENGINEERED FILL WITHIN CITY RIGHT OF WAYS, AS CLASSIFIED IN ALPINE CITY STANDARDS AND SPECIFICATIONS.
9. BACKFILL MATERIAL AROUND PIPE SHALL BE COMPACTED TO 95% OF DENSITY AS MEASURED BY AASHTO T-99.
10. SEWER LATERAL MUST BE INSPECTED BY AN AUTHORIZED REPRESENTATIVE OF THE CITY PRIOR TO BACKFILLING TRENCH.
11. A TIE SKETCH SHOWING THE LOCATION OF ALL SEWER LATERALS MUST BE SUBMITTED TO THE CITY.
12. THE CITY SHALL BE NOTIFIED 24 HOURS PRIOR TO WHEN A SEWER LATERAL INSPECTION IS NEEDED.
13. ALL APPROPRIATE EXCAVATION PERMITS MUST BE OBTAINED FROM THE CITY AND OTHER AGENCY PRIOR TO ANY EXCAVATION.
14. ALL APPROPRIATE IMPACT FEES MUST BE PAID PRIOR TO CONNECTING TO THE SEWER.
15. MARK END OF LATERAL STUB WITH 2x4 POST PAINTED GREEN. ALL OTHER MARKERS MUST BE PRE-APPROVED PRIOR TO USE.



TYPICAL SEWER SERVICE CONN.

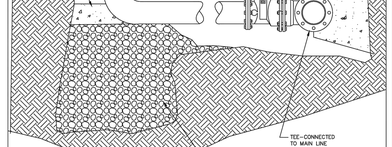
N.T.S.

STATEMENT OF USE		TYPICAL SEWER SERVICE CONN.	STANDARD DRAWING NUMBER 17a
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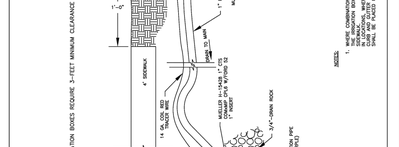
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1" BRASS NIPPLE
1" BRASS BUSHING

Tuck Away Acres Subdivision – Preliminary Design Plan Narrative

Sep 29, 2026

This narrative is submitted per Alpine City Development Code DCA 4.06.020 in response to Item 2 of the Preliminary Design Plan 1st Cycle Review Comments dated September 18, 2026.

It is addressed to Caden Lyon, Assistant City Administrator / City Planner, and Jason Judd, City Engineer. The applicant is Zach Garrett, representing Dimple Dell Orchards, LLC. The owner of record is Dimple Dell Orchards, LLC.

The property is located at 840 North Main Street, Alpine, Utah 84004, APN 11-020-0270 [add any other parcels within the subdivision boundary]. The project engineer is Wilding Engineering, and the geotechnical consultant is GSH Geotechnical, Inc.

Bracketed items are values to be completed or confirmed against the revised preliminary plat and engineer's calculations.

(a) Project Description

Tuck Away Acres is a 17-lot single-family residential subdivision on approximately 11.53 acres at 840 North Main Street. The property lies on the east side of Main Street in the Northeast Quarter of Section 24, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and is zoned CR-20,000.

The subdivision creates 17 residential lots plus Parcel A. Lot sizes range from [20,000] to [54,792] square feet, with most lots between approximately 20,000 and 21,500 square feet. One single-family detached dwelling is proposed on each lot, for a total of 17 dwelling units. All existing structures will be removed.

Access is from Main Street by one public street with a 54-foot right-of-way. The street terminates in a cul-de-sac with a 60-foot radius and a length of no more than 450 feet, per DCA 4.07.040.9.

The site is currently agricultural grass field. Existing grades fall to the south with approximately 12–14 feet of total relief across the developable area. Steeper slopes occur along the [east] boundary adjacent to Lots 7 through 10.

(b) Estimated Water Requirements

TBD by City

(c) Estimated Sewage Flow

TBD by City

(d) Public and Private Ownership, Use and Maintenance

The 54-foot public street right-of-way will be dedicated to Alpine City on the plat. It will contain the public street, curb, gutter, sidewalk and street lights, which Alpine City will maintain after acceptance and the warranty period. Public water, sewer and storm drain facilities will be located within the right-of-way and public easements, and Alpine City will own and maintain them after acceptance.

Lots 1 through 17 will be privately owned and used for single-family dwellings. Each lot owner will maintain their own lot.

Parcel A, approximately [0.23] acres, will be owned by HOA and used for storm water detention. It will be maintained by HOA.

The irrigation ditch along the north side of Lots 1, 2, 3 and 6 will be abandoned. Park strips and street trees within the right-of-way will be maintained by adjacent lot owners.

No other common open space is proposed. Public utility easements on Lot 9 and the 20-foot storm drain easement on Lot 7 are shown on the plat.

(e) Integration of Findings, Studies and Reports

The design incorporates the GSH geotechnical study, Alpine City staff comments, and the recorded title matters as follows.

Geotechnical Study, GSH Geotechnical, Inc., Job No. 4326-001-26, dated July 29, 2026. Four test pits were excavated to 15 feet.

GSH found non-engineered fill 1.5 to 3.0 feet deep in all test pits, beneath about 6 inches of topsoil. This fill, the topsoil and any disturbed soils will be removed beneath footings, slabs and pavements, and GSH will verify removal before fill is placed.

The grading and utility specifications adopt GSH's structural fill criteria. Fill will be placed in loose lifts of no more than 8 inches and compacted per AASHTO T180 to 95% of maximum dry density beneath structures, 90% for site grading fill, and 96% for road base and utility trenches in structural areas. Utility trench backfill in public roadways will be compacted to 96% for its full depth, and fine-grained soils will not be used as trench backfill in structural areas.

Groundwater was not encountered to 15 feet, so foundations and basements will follow standard design with perimeter drains as the report specifies. No active faults pass through or adjacent to the site, and no fault setbacks are required. Grading cuts and fills are anticipated at 2 to 4 feet, and GSH will be consulted for any fill over 5 feet.

Slopes. Areas of 30% slope or greater and areas over 20% slope on Lots 7 through 10 are identified on Page 4 of the plan updated plan set attached. Buildable areas on those lots are delineated outside the steep-slope areas.

Irrigation ditch. The ditch along the north side of Lots 1, 2, 3 and 6 is abandoned.

(f) Construction Cost Estimate and Method of Financing

See attached.

TUCK AWAY ACRES

STORM DRAINAGE REPORT

---

840 N Main Street

ALPINE, UTAH

PROJECT NO. 26350

Prepared for

Lovell Development Group

OCTOBER 2026

Prepared by:

WILDING
ENGINEERING

14721 South Heritage Crest Way
Bluffdale, Utah 84065

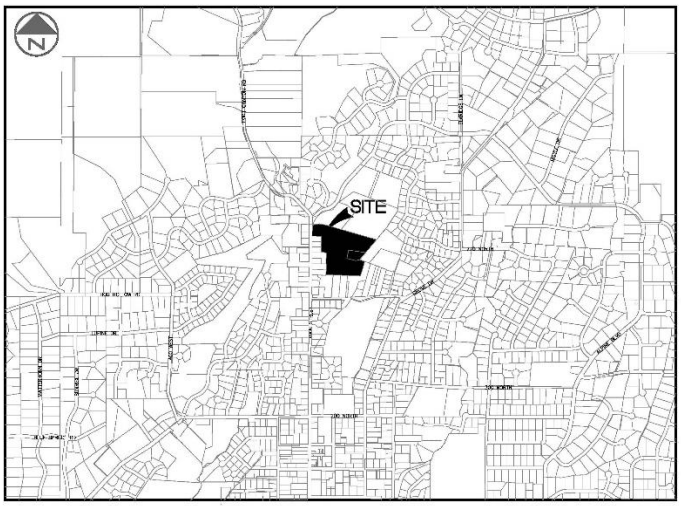
801.553.8112

INTRODUCTION

This report presents the calculations and design of the stormwater facilities for the Tuck Away Acres Subdivision project located near 840 N Main Street in Alpine, Utah. This report will detail how the proposed storm water system has appropriately designed and sized to facilitate the storm water runoff from this project.

SITE AND PROJECT OVERVIEW

The Tuck Away Acres Subdivision project has a drainage area of approximately 12.5 acres. The property currently has several homes on it. One of the homes will remain and the others will be removed. The property is to the west of Main Street as shown on the vicinity map below.



VICINITY MAP
NOT TO SCALE

The site has an existing slope towards the south. The grading for the project will allow for all stormwater runoff to be directed to the detention basin in the southeast corner of the property. The project proposes the construction of 18 single-family lots and connecting roadways which will increase the run-off characteristics of the site compared to the existing conditions.

STORM WATER OVERVIEW AND CALCULATIONS

The project will collect storm water in a detention basin that is placed at southeast corner of the property. The detention basin will utilize both a landscaped pond and underground chambers to provide the required storage volume. The detention basin has been designed to detain the 100-year 24-your storm event. An allowable release of 0.07 cfs/acre into the city stormwater was used. The basin will outlet into the existing city stormwater system that has stubbed into the property at the southeast corner. The release due to infiltration was also considered.

An infiltration test was performed at the location and depth of the proposed detention system (see infiltration testing letter for details). It was determined that the infiltration rate is 15 in/hr. A factor of safety of 2.5 was used to give a design infiltration rate of 6 in/hr.

The 100-year 24-hour detention storage was calculated using the Rational Method. A weighted C value was calculated using C values of 0.90 for impervious areas (roadways, sidewalks, buildings, and driveways) and 0.15 for pervious areas (landscaping). It was assumed that the lots will be approximately 40% impervious area and 60% pervious area once houses are built.

Area and Weighted C Calculation

Description	Acres	C
Total Impervious	5.85	0.90
Total Pervious	6.72	0.15
Total:	12.57	**0.50**

These values produced a weighted C of 0.50. The 100-year storm intensities were obtained from NOAA Atlas 14. An allowable release rate of 0.07 cfs/acre (0.88 cfs across 12.57 acres) was used per Alpine City Storm Drain Design Standards. Using the infiltration rate and the footprint area of the proposed StormTech Chambers, the release from infiltration was determined to be 0.67 cfs. The following spreadsheet shows the required detention volume calculations:

Storage requirements by duration (maximum volume is bolded)

Duration (min)	C_w	i (100 yr.)	Area (ac)	Q(cfs)	Vol. (cf)	Allowable Release (cf)	Storage[3] (cf)	Storage (ac-ft)
5	0.50	6.79	12.57	42.57	12,772	464.05	12,308	0.28
10	0.50	5.17	12.57	32.42	19,449	928.10	18,521	0.43
15	0.50	4.27	12.57	26.77	24,095	1,392.15	22,703	0.52
30	0.50	2.88	12.57	18.06	32,503	2,784.29	29,719	0.68
60	0.50	1.78	12.57	11.16	40,177	5,568.59	**34,609**	0.79
120	0.50	0.99	12.57	6.22	44,782	11,137.18	33,645	0.77
180	0.50	0.68	12.57	4.27	46,113	16,705.76	29,408	0.68
360	0.50	0.38	12.57	2.39	51,598	33,411.53	18,187	0.42
720	0.50	0.23	12.57	1.46	63,110	66,823.06	-3,713	-0.09
1,440	0.50	0.12	12.57	0.75	64,464	133,646.11	-69,182	-1.59

Pond Characteristics per design

Allowable Release (cfs/ac)	0.0700
Allowable Release (across 12.57 acres) (cfs)	0.880
Infiltration (cfs)	0.667
Total Release (cfs)	**1.547**

Based on these calculations the required detention storage volume is 34,609 cubic feet.

An orifice plate will be placed on the detention basin outlet that will regulate flow to the allowable release rate of 0.07 cfs/acre (0.88 cfs). The following table shows the orifice sizing calculations:

Orifice Size		
C (sharp edge constant)	0.61	$A = \frac{Q}{C\sqrt{2gh}}$
Q (release rate x area, cfs)	0.880	
H (Depth of pond, ft)	6	
A (Area of orifice, ft^2)	0.073	$r = \sqrt{\frac{A}{\pi}}$
A (Area of orifice, in^2)	10.6	
r (radius of orifice, in)	1.8	
Diameter of Orifice (in)	**3.7**	

DETENTION BASIN SIZING AND DESIGN

The basin has been designed to detain 100-year 24-hour volume. The above ground portion of the pond will be 6 feet deep landscaped pond (with 1-foot of freeboard). The underground portion of the pond will be 66 MC-7200 StormTech Chambers. The basin will provide 34,757 cubic feet of storage. A 3.7-inch orifice plate will be placed on the detention basin outlet pipe.

STORM DRAIN MODEL FOR PIPE SIZING

The project was divided into sub-basins that were individually analyzed (see appendix for sub-basin map). From this analysis, we modeled each basin to demonstrate that the catch basins were appropriately spaced and that the storm drainage pipe was sized appropriately to handle the 10-year storm event.

The model (utilizing Hydraflow Storm Sewers) was built using the layout of the storm drainage pipe and catch basin system. The composite sub-basin C values were determined by taking a weighted average based on the amount of impervious area (C value of 0.90) and pervious area (C value of 0.15). Sub-basin areas and C values were entered into the model along with the 10-year storm intensities and elevations from the design drawings of storm drain outfalls, cleanouts, catch basins, and combination boxes. The time of concentration was estimated to be 5 minutes. This is conservative when factoring in the relatively small sub-basins. The model calculated pipe lengths and pipe slopes from the design linework, which do not exactly match the design drawings. This is due to the lengths of the pipes in the model representing center of box to center of box lengths, where the design drawings show the actual pipe lengths (edge of box to edge of box). Since the model calculation results in slightly longer pipe lengths and therefore flatter slopes, the model results are conservative and are not a cause for concern.

The following table is taken directly from the model results and has been modified to show the percentage of capacity of each pipe in the model. This table also lists the calculated flow rate and hydraulic grade line of each segment of pipe. Refer to the appendix for full model results and a diagram of the model layout.

Storm Sewer Summary Report													
Line No.	Flow Rate	Line Size	Line Length	Invert Down	Invert Up	Line Slope	HGL Down	HGL Up	Minor Loss	HGL Junct	Dn Str Line No.	Depth of flow	% Capacity
	(cfs)	(in)	(ft)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)		(ft)	
1	18.25	24	14.12	5004.67	5005.93	8.93	5007.42	5007.47	n/a	5007.47	END	1.54	77%
2	16.73	24	118.63	5005.93	5009.26	2.81	5007.47	5010.73	n/a	5010.73	1	1.47	73%
3	11.15	18	66.38	5009.26	5010.54	1.93	5010.73	5011.82	n/a	5011.82	2	1.28	85%
4	11.26	18	69.50	5010.54	5011.84	1.87	5011.82	5013.12	0.37	5013.12	3	1.28	85%
5	11.35	18	60.79	5011.84	5012.98	1.88	5013.12	5014.27	0.31	5014.27	4	1.29	86%
6	11.48	18	79.72	5012.98	5014.49	1.89	5014.27	5015.78	n/a	5015.78	5	1.29	86%
7	8.36	18	90.88	5014.49	5016.23	1.94	5015.78	5017.35	n/a	5017.35	6	1.12	75%
8	8.43	18	40.17	5016.23	5016.95	1.79	5017.35	5018.07	0.55	5018.07	7	1.12	75%
9	4.97	18	220.95	5016.95	5018.58	0.74	5018.07	5019.44	n/a	5019.44	8	0.86	57%
10	2.86	15	14.00	5018.58	5019.06	3.43	5019.44	5019.74	n/a	5019.74	9	0.68	54%
11	2.15	15	14.00	5018.58	5019.06	3.43	5019.44	5019.65	n/a	5019.65	9	0.59	47%
12	3.06	15	14.00	5016.95	5017.43	3.43	5018.07	5018.13	n/a	5018.13	8	0.70	56%
13	1.09	15	14.00	5016.95	5017.43	3.43	5018.07	5017.84	0.15	5017.84	8	0.41	33%
14	3.62	15	14.00	5014.49	5014.97	3.43	5015.78	5015.74	n/a	5015.74	6	0.77	62%
15	4.68	15	14.36	5009.26	5009.75	3.41	5010.73	5010.70	0.34	5011.04	2	0.95	76%
16	1.88	15	14.03	5009.26	5009.74	3.43	5010.73	5010.73	0.05	5010.78	2	0.99	79%

APPENDIX AND CERTIFICATION

We certify that these storm drainage calculations are correct and appropriate for the design of the stormwater detention basin for the Tuck Away Acres Subdivision project.

Report prepared by:

Brock Anderson

Brock Anderson

Engineer-In-Training

Reviewed by:

Mitchell S. Smith, P.E.

WILDING ENGINEERING, INC.



User Inputs

Chamber Model:	MC-7200
Outlet Control Structure:	Yes
Project Name:	
Engineer:	Brock Anderson
Project Location:	
Measurement Type:	Imperial
Required Storage Volume:	19500 cubic ft.
Stone Porosity:	40%
Stone Foundation Depth:	9 in.
Stone Above Chambers:	12 in.
Design Constraint Dimensions:	(50 ft. x 100 ft.)

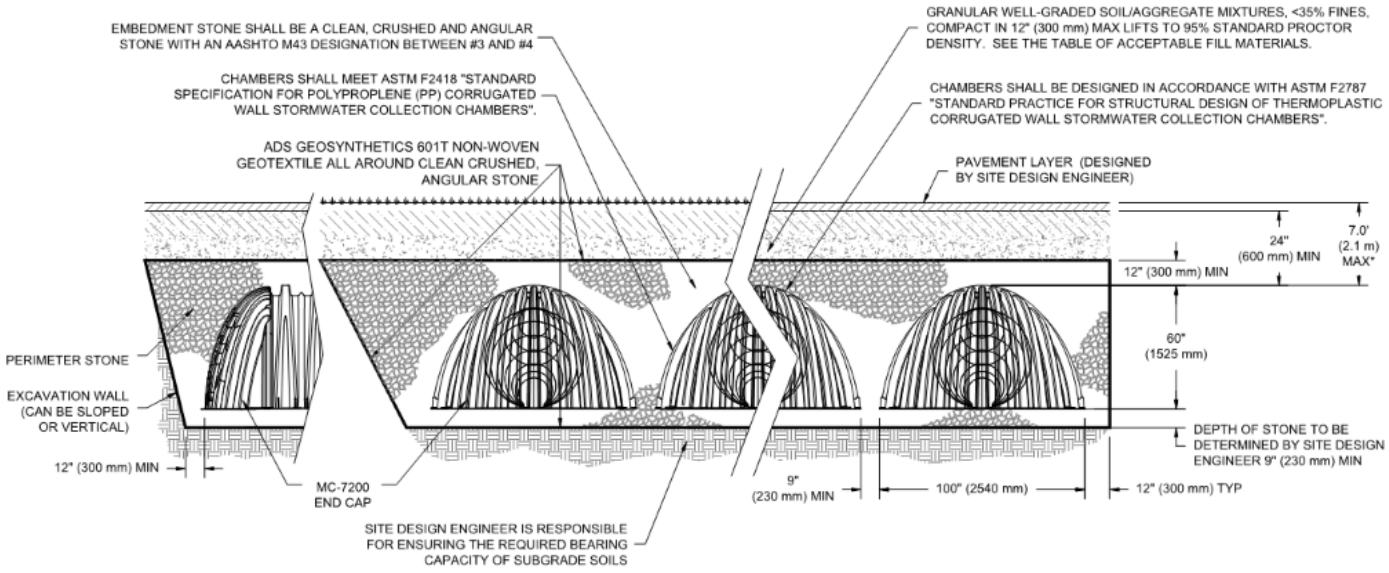
Results

System Volume and Bed Size

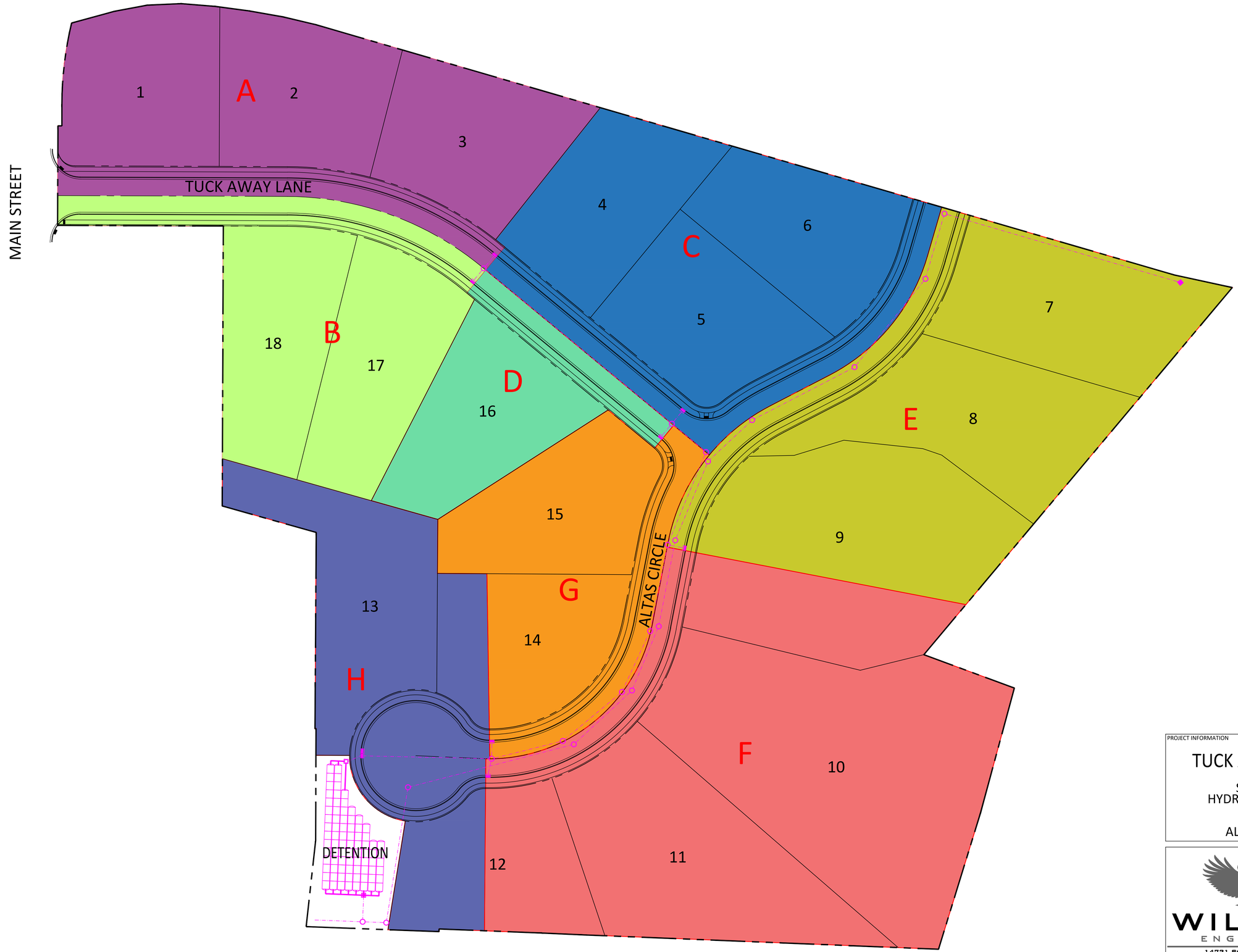
Installed Storage Volume:	20032.28 cubic ft.
Storage Volume Per Chamber:	175.90 cubic ft.
Number Of Chambers Required:	66
Number Of End Caps Required:	10
Chamber Rows:	5
Maximum Length:	104.24 ft.
Maximum Width:	47.27 ft.
Approx. Bed Size Required:	4751.59 square ft.
Average Cover Over Chambers:	N/A .

System Components

Amount Of Stone Required	
(0% Overage):	744 cubic yards
(Cubic yard to ton factor:1.4):	1040.61 tons
Volume Of Excavation (Not Including Fill):	1188 cubic yards
Total Non-woven Geotextile Required:	1548 square yards
Woven Geotextile Required (excluding Isolator Row):	117 square yards
Woven Geotextile Required (Isolator Row):	229 square yards
Total Woven Geotextile Required:	345 square yards
Impervious Liner Required:	0 square yards



*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 30" (750 mm).



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PLOT DATE: Aug 18, 2026

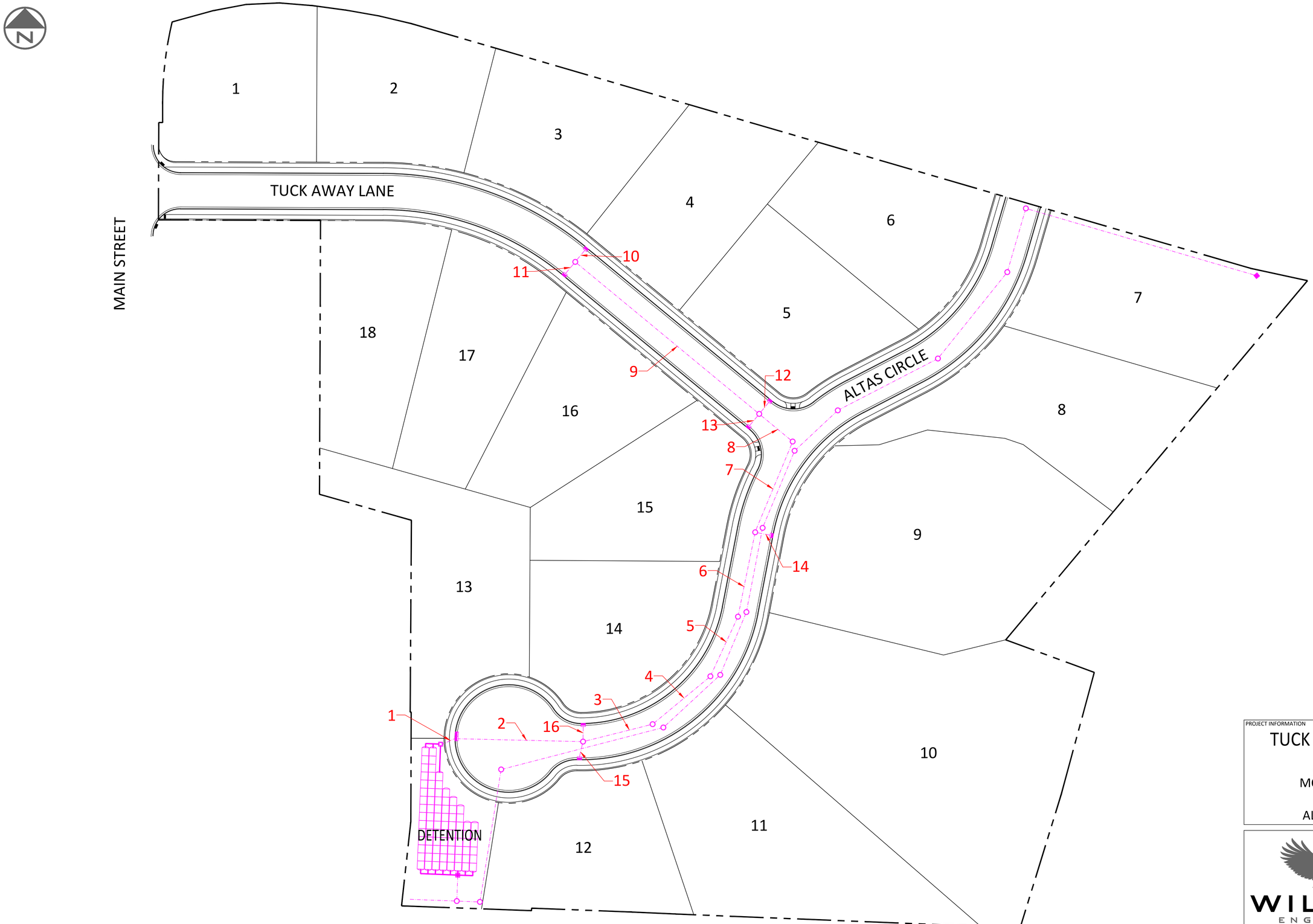
PROJECT INFORMATION

TUCK AWAY ACRES

SHEET H-1
HYDROLOGY BASINS

ALPINE, UTAH

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com



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PLOT DATE: Aug 18, 2026

PROJECT INFORMATION

TUCK AWAY ACRES

SHEET H-2
MODEL LINE ID

ALPINE, UTAH

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1		2.16	3.19	5.35	0.00	Comb	4.0	8.00	16.00	8.00	2.00	Sag	2.00	0.050	0.020	0.000	0.31	12.49	0.35	12.49	0.5	Off
2		0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
3		0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
4		0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
5		0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
6		0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
7		0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
8		0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
9		0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
10		2.86	0.00	1.99	0.87	Comb	4.0	4.00	0.00	4.00	2.00	0.005	2.00	0.050	0.020	0.013	0.28	10.80	0.23	6.48	0.5	12
11		2.15	0.00	1.59	0.56	Comb	4.0	4.00	0.00	4.00	2.00	0.005	2.00	0.050	0.020	0.013	0.25	9.61	0.21	5.25	0.5	13
12		3.06	0.87	3.92	0.00	Comb	4.0	4.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.33	13.41	0.37	13.41	0.5	Off
13		1.09	0.56	1.28	0.36	Comb	4.0	4.00	0.00	4.00	2.00	0.005	2.00	0.050	0.020	0.013	0.23	8.60	0.19	4.18	0.5	16
14		3.62	0.00	2.35	1.27	Comb	4.0	4.00	0.00	4.00	2.00	0.020	2.00	0.050	0.020	0.013	0.24	8.94	0.21	5.58	0.5	15
15		4.68	1.27	3.34	2.61	Comb	4.0	4.00	0.00	4.00	2.00	0.020	2.00	0.050	0.020	0.013	0.28	10.98	0.26	7.77	0.5	1
16		1.88	0.36	1.66	0.59	Comb	4.0	4.00	0.00	4.00	2.00	0.020	2.00	0.050	0.020	0.013	0.21	7.28	0.18	3.67	0.5	1

Project File: Tuck Away Acres.stm | Number of lines: 16 | Run Date: 8/14/2026

NOTES: Inlet N-Values = 0.016; Intensity = 31.08 / (Inlet time + 8.90) ^ 0.83; Return period = 10 Yrs. ; * Indicates Known Q added. All curb inlets are Horiz throat.

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
1	End	14.119	-21.012	Comb	0.00	1.17	0.53	5.0	5004.67	8.93	5005.93	24	Cir	0.013	0.65	5011.92	
2	1	118.633	22.324	MH	0.00	0.00	0.00	5.0	5005.93	2.81	5009.26	24	Cir	0.013	1.00	5013.85	
3	2	66.383	-15.356	MH	0.00	0.00	0.00	5.0	5009.26	1.93	5010.54	18	Cir	0.013	0.49	5015.16	
4	3	69.500	-25.631	MH	0.00	0.00	0.00	5.0	5010.54	1.87	5011.84	18	Cir	0.013	0.49	5016.54	
5	4	60.793	-25.492	MH	0.00	0.00	0.00	5.0	5011.84	1.88	5012.98	18	Cir	0.013	0.27	5017.73	
6	5	79.719	-13.329	MH	0.00	0.00	0.00	5.0	5012.98	1.89	5014.49	18	Cir	0.013	1.00	5019.30	
7	6	90.881	10.961	MH	0.00	0.00	0.00	5.0	5014.49	1.91	5016.23	18	Cir	0.013	0.96	5021.44	
8	7	40.172	-72.882	MH	0.00	0.00	0.00	5.0	5016.23	1.79	5016.95	18	Cir	0.013	1.00	5021.38	
9	8	220.947	-0.002	MH	0.00	0.00	0.00	5.0	5016.95	0.74	5018.58	18	Cir	0.013	1.00	5022.49	
10	9	14.003	89.997	Comb	0.00	1.64	0.50	5.0	5018.58	3.43	5019.06	15	Cir	0.013	1.00	5022.56	
11	9	13.995	-90.017	Comb	0.00	1.21	0.51	5.0	5018.58	3.43	5019.06	15	Cir	0.013	1.00	5022.56	
12	8	14.000	90.006	Comb	0.00	1.72	0.51	5.0	5016.95	3.43	5017.43	15	Cir	0.013	1.00	5021.46	
13	8	14.000	-89.994	Comb	0.00	0.60	0.52	5.0	5016.95	3.43	5017.43	15	Cir	0.013	1.00	5021.46	
14	6	14.003	89.399	Comb	0.00	2.12	0.49	5.0	5014.49	3.43	5014.97	15	Cir	0.013	1.00	5019.38	
15	2	14.363	101.735	Comb	0.00	2.86	0.47	5.0	5009.26	3.41	5009.75	15	Cir	0.013	1.00	5013.88	
16	2	14.025	-90.354	Comb	0.00	1.02	0.53	5.0	5009.26	3.43	5009.74	15	Cir	0.013	1.00	5013.95	

Project File: Tuck Away Acres.stm | Number of lines: 16 | Date: 8/14/2026

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1		18.25	24	Cir	14.119	5004.67	5005.93	8.926	5007.42	5007.47	n/a	5007.47	End	Combination
2		16.73	24	Cir	118.633	5005.93	5009.26	2.807	5007.47	5010.73	n/a	5010.73 j	1	Manhole
3		11.15	18	Cir	66.383	5009.26	5010.54	1.929	5010.73	5011.82	n/a	5011.82 j	2	Manhole
4		11.26	18	Cir	69.500	5010.54	5011.84	1.870	5011.82	5013.12	0.37	5013.12	3	Manhole
5		11.35	18	Cir	60.793	5011.84	5012.98	1.875	5013.12	5014.27	0.21	5014.27	4	Manhole
6		11.48	18	Cir	79.719	5012.98	5014.49	1.894	5014.27	5015.78	n/a	5015.78	5	Manhole
7		8.36	18	Cir	90.881	5014.49	5016.23	1.914	5015.78	5017.35	n/a	5017.35 j	6	Manhole
8		8.43	18	Cir	40.172	5016.23	5016.95	1.793	5017.35	5018.07	0.55	5018.07	7	Manhole
9		4.97	18	Cir	220.947	5016.95	5018.58	0.738	5018.07	5019.44	n/a	5019.44 j	8	Manhole
10		2.86	15	Cir	14.003	5018.58	5019.06	3.428	5019.44	5019.74	n/a	5019.74 j	9	Combination
11		2.15	15	Cir	13.995	5018.58	5019.06	3.430	5019.44	5019.65	n/a	5019.65 j	9	Combination
12		3.06	15	Cir	14.000	5016.95	5017.43	3.428	5018.07	5018.13	n/a	5018.13 j	8	Combination
13		1.09	15	Cir	14.000	5016.95	5017.43	3.428	5018.07	5017.84	0.15	5017.84	8	Combination
14		3.62	15	Cir	14.003	5014.49	5014.97	3.428	5015.78	5015.74	n/a	5015.74 j	6	Combination
15		4.68	15	Cir	14.363	5009.26	5009.75	3.413	5010.73	5010.70	0.34	5011.04	2	Combination
16		1.88	15	Cir	14.025	5009.26	5009.74	3.426	5010.73	5010.73	0.05	5010.78	2	Combination

Project File: Tuck Away Acres.stm | Number of lines: 16 | Run Date: 8/14/2026

NOTES: Return period = 10 Yrs. ; j - Line contains hyd. jump.

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
October 6, 2026

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 6:00 p.m. by Alan Macdonald. The following were present and constituted a quorum:

Chair: Alan Macdonald
Commission Members: Michelle Schirmer, John MacKay, Susan Whittenburg, Jeff Davis
Excused: Troy Slade, Greg Butterfield
Staff: Caden Lyon, Marla Fox, Jason Judd

Others:

B. Prayer/Opening Comments: Michelle Schirmer
C. Pledge of Allegiance: John MacKay

II. REPORTS AND PRESENTATIONS

None

III. ACTION ITEMS

A. Action Item: Public Hearing – Alpine Cove Subdivision Plat amendment – Robert Antrim

Caden Lyon explained that Mr. Antrim is requesting a subdivision plat amendment to his lot at 4182 W Juniper Circle. As part of this adjustment, his west neighbor's property would also be affected at 4206 W Juniper Circle, which is the Decker family. Both homeowners have agreed to this plat amendment and will be required to sign the final plat before it is able to be recorded.

The amendment requested is to shift slightly the boundary line between the two properties in order to allow Mr. Antrim to retain the entirety of his existing driveway on his own property. At some point, the driveway was built and crossed a property line in the northwestern corner. The neighbors have agreed that a property boundary shift is the best solution. Lot 5, which is the Decker Family, would change from 1.1 acres to 1.095. and Lot 6, Mr. Antrim's property, would change from 1.039 to 1.04.

The reason this is coming before Planning Commission is because with this change, both Lot 5 and Lot 6 would have more than 5 sides. DCA definition of "Lot" states that "*Lots shall be generally rectangular in nature and shall have no more than five sides without an exception being recommended by the Planning Commission and approved by the City Council; the front of a property, located at the front right of way, does not count against this requirement."* Without this provision, this would have been an administrative plat amendment approval. Because this change is minor and seeing no issues with the amendment, Staff would recommend that the Planning Commission consider recommending approval.

MOTION: Planning Commissioner Susan Whittenburg moved to recommend approval of the Plat Amendment to Lots 5 and 6 of Alpine Cove as proposed.

Jeff Davis seconded the motion. There were 5 Ayes and 0 Nay. The motion passed.

Ayes	Nays
Jeff Davis	

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Michelle Schirmer
John MacKay
Susan Whittenburg
Alan Macdonald

B. Action Item: Public Hearing – Proposed text amendments to Alpine Development Code 3.21.060 regarding Fences, Walls, and Hedges

Caden Lyon said that over the past few months there has been a discussion around the requirements governing fences in §3.21.060 of the Alpine Development Code. There has been some concern expressed that the current code does not sufficiently regulate issues that arise with the placement and height requirements of fences, among other details.

Therefore, both City Council and Staff have undertaken the process to evaluate §3.21.060 and determine what, if any, changes should be made to more effectively administer fencing in Alpine.

A few members of the City Council have put together a draft update to the fencing code, which has been brought before the Planning Commission today for evaluation. To aid in the review of this update and have a more robust conversation, Staff has provided a document looking at updating the fencing code as well that the Planning Commission can also consider as it contemplates potential changes to §3.21.060.

In our last meeting the Planning Commission tabled the code discussion around 3.21.060 stating they didn't want to be the police with our fences. This was their motion.

MOTION: Planning Commissioner John MacKay moved to recommend Tabling the changes to 3.21.060 of the Alpine Development Code to allow the Planning Commission and staff to come up with more solutions in this area. He said he doesn't like vegetation fences or the time it takes staff to police this. He said we have spent way more time on this issue than we did on development in the city and our priorities are upside down.

Troy Slade seconded the motion. There were 5 Ayes and 0 Nays. The motion passed unanimously.

Ayes	Nays
John MacKay	
Jeff Davis	
Michelle Schirmer	
Susan Whittenburg	
Troy Slade	
Greg Butterfield	

Caden Lyon said we looked a little bit closer at the definition of height and whether it should be measured from either side of the fence or just one side. He said Cedar Hills allows residents to match the height on both sides and said we could look at adding that to the code if that's what we feel makes sense.

Caden Lyon said vegetation fences or hedges don't come before us very often and since they occupy the same space as a fence or wall, Staff think that it is fine to leave them in 3.21.060. Staff would also like Planning Commission's input on materials, heights, and any other aspect of the fence ordinance.

Alan Macdonald said he didn't think planting vegetation should be considered a fence. Caden Lyon agreed but said we just don't want tall vegetation in the sight triangle.

Michelle Schirmer said plants along public open spaces and trails are restricted to the height of the fence. She asked if we still wanted to include that in the ordinance.

Exhibit A: Fence Ordinance Amendment proposed by City Council

Measurement of the fence shall be taken from both sides of the fence from the natural grade. If natural grade is unknowable, use survey data or an average of both sides. They suggested measuring from natural grade, and if natural grade is unknown, try to use survey data or use the average of both sides.

Closed fences to be 6 feet maximum height. Open fences to be 8 feet maximum height. Posts to be a maximum additional height of 9 inches.

When applying for a fence permit a checkbox is included stating that if a previous fence is being removed that the fence is not mutually owned and the applicant has full ownership of the fence being removed.

No chain link fences in Alpine unless for temporary construction or recreation such as baseball fields.

By providing traffic or noise data a larger fence against busy roads can be applied for with a Public Hearing and approved by the City Council of up to 8 feet closed style and 12 feet open style.

Resident fences broken by city approved recreation or work are to be replaced by the city upon City Council approval.

Retaining Walls and Fences: A fence on top of a retaining wall must not exceed a combined height of 6 feet closed and 8 feet open style. Any additional height must be setback from the retaining wall 1 foot back for every foot of additional height with the maximum fence heights of 6 feet for closed and 8 feet for open style fences.

A 10-day notice to adjacent property owners before approval.

Caden Lyon said to avoid disputes and give time for awareness and preparation, it is proposed to give a ten-day notice to adjacent property owners before approval of the fence. Caden Lyon

DRAFT

showed in the code where these new ordinances would go. Here is a list of things added to the code.

1. Ten-day notice for adjacent property owners prior to approval. Neighbors collaborate on fence design and placement location and check a box on the application.
2. Fence height and grade measurement requirements. Heights for privacy fences, walls and hedges and open style fences shall be measured from the natural grade on both sides of the fence, to the highest point of the fence or wall in which it's constructed. If natural grade can't be determined, then it shall be established using survey data or if unavailable, the average elevation of undisturbed ground on both sides of the fence measured at eight-foot intervals.
3. Fences on slope lots shall be stepped or terraced as necessary to meet height requirements. Fence posts and decorative post caps may not extend more than nine inches above the maximum permitted fence height.
4. Restriction on Materials. Chain link fences are prohibited except when approved by the city council for recreational facilities, during temporary construction, or when city council finds it appropriate.
5. Front yard fences. Take away eight-foot-high fences and make sure it is six feet height. If the fence is solid, it can be six feet in height and eight feet if it is open style, and still ten feet back from the property line.
6. Side and rear yards. Six feet high fences on side and rear yards unless the fence is open style.
7. Corner lot fences outside the sight triangle will be changed from eight feet to six feet unless the fence is open style.
8. Fences on a retaining wall cannot exceed eight feet if on the same plane and can go higher if fences are set back on the wall.
9. Chain link is taken out and replaced with rot iron to be permitted.
10. Fences on retaining walls. A fence on a retaining wall shall not exceed six feet for a closed style fence and eight feet for an open style. Shall be set back if they want to be higher than that.
11. Fence height to six feet.
12. No chain link fences. Recommend rot iron fences.
13. Conditional use currently in the code is approved by the City Council for an interior fence over 8 feet in height for such things as sport courts, gardens, and swimming pools. A conditionally approved interior fence shall not exceed 12 feet in height and shall be an open style fence.
14. Rare circumstance conditional use permit. A rare conditional permit can be granted by the City Council for privacy fences, walls, or hedges with lesser setback requirements up to eight feet tall. Open style fences with lesser setbacks up to twelve feet tall. Otherwise restricted if they meet one of these four criteria.
    a. A noise or safety impact can be demonstrated,
    b. It does not obstruct scenic views or trail access,
    c. Approval from adjacent impacted neighbors is required in writing,
    d. And a public hearing and city council approval occurs.
15. City caused fence damage. When a private fence is damaged as a result of city authorized recreational activities or other public uses, the city shall repair or replace the damaged fence. And where recurring damage is reasonably anticipated, may

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install or contribute to a more durable fence or protective barrier designed to withstand such use.

Exhibit B: Changes to the ordinance that staff recommended.

Fences, Walls, and Hedges, we are leaving that as is.

Existing fence removal or replacement states that the applicant shall certify on the application that they have the legal right and authority to remove or replace the fence, the fence is not jointly owned with a neighboring property. The city shall not be responsible for determining ownership of or resolving disputes concerning an existing fence.

Fence height shall be measured vertically from the lowest adjacent grade to the highest point of the fence and shall comply with the applicable height limit when measured from either side of the fence. Fill placed against or immediately adjacent to a fence shall not be used to increase the permitted fence height.

Restriction on Materials. Galvanized steel, chain link fences are prohibited on all residential properties; however, vinyl coated chain link fences shall be permitted on residential properties. Existing galvanized steel chain link fences prior to the establishment of this section are permitted to remain but must be removed if such fence is replaced.

Front Yard Fences may be 6 feet in height if a privacy fence and 8 feet in height if an open style fence when placed at least 10 feet back from the front property line.

Interior Side Yard Fences shall not exceed 3 feet in height for privacy fences and 4 feet in height for open style fences when they are within 10 feet of the front property line. Side yard fences may be 6 feet in height if a privacy fence and 8 feet in height if an open style fence when located at least 10 feet back from the front property line.

Rear Yard Fences may be 6 feet in height if a privacy fence and e8 feet in height if an open style fence.

Corner Lot fences within the Sight Triangle. The sight triangle on corner lots shall not be obstructed. Privacy fences, walls, trees, plants, hedges, and all objects in general excluding city street signs and city light posts shall not exceed 3 feet in height, and open style fences shall not exceed 4 feet in height, when located within the sight triangle on a corner lot. The sight triangle is defined as the area formed by connecting the corner of the property to points 35 feet back along each property line abutting the street.

Corner Lot Fences outside the Sight Triangle. Side yard fences abutting the street may be 6 feet in height if a privacy fence, or 8 feet in height if an open style fence, when located at least 35 feet back from the front property line, outside the sight triangle.

Fences within a Driveway Sight Triangle. Privacy fences, walls, trees, plants, hedges, and all objects in general shall not exceed 3 feet in height, and open style fences shall not exceed 4 feet

in height, when located within the sight triangle along a driveway. The sight triangle is defined as the area formed by connecting the corner of the driveway to a point 10 feet back along the abutting property lone and a point 10 feet along the edge of the driveway.

Fences on Retaining Walls. Under no condition shall a fence and wall exceed 9 feet on the same plane. If a privacy fence that is on top of a retaining wall would exceed 9 feet, the fence shall be set back at least 4 feet from the font side of the retaining wall. Open style fences including but not limited to rail fences, field fences, or wrought iron fences are permitted to be on the same plane as a retaining wall. Where the grades of two adjoining properties differ due to existing or approved site conditions, the property with the lower grade may construct a fence on a retaining wall to the same maximum elevation as a fence permitted on the adjoining property with the higher grade, provided the fence on the retaining will otherwise complies with the requirements of this chapter.

Caden Lyon showed the proposed redlines and new language in the ordinance. Other small verbiage and grammatical changes were made.

Caden Lyon asked the Planning commission what changes they wanted to see in the fence ordinance.

John MacKay asked about measuring the height of the fence. Caden Lyon said he likes how the ordinance is worded on this currently and doesn't think it needs to be changed. Jeff Davis said he agreed. Alan Macdonald said he thought it was invasive to tell residents what they could do around their garden or interior fences.

Caden Lyon said he thought it was okay to prohibit chain link fences around the perimeter of the property.

Caden Lyon said they didn't include that the city had to pay for damage to a private fence when damaged at a park from recreational use.

Caden Lyon said fences on a retaining currently can be 9 feet on the same plane including the retaining wall.

Caden Lyon said we also didn't include the 10-day notice to neighbors.

Susan Whittenburg asked why this change to the fence ordinance is coming to us now. She wanted to know if something happened. Jeff Davis said that City Councilman Young, had a complaint from a resident which prompted this action.

Alan Macdonald asked if we are considering all items from Councilman Young's proposal, or just the ones we feel need to be changed. He wanted to know how we go forward with a motion to the City Council.

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Jeff Davis said he would like to see as minimal of changes as possible to this ordinance and said he would like the residents to be able to have privacy. He doesn't want to require residents to give up property in order to have privacy.

Alan Macdonald said we have many properties that don't match up with their neighbor's property because of natural slope. He said this makes it difficult for the lower property. He said Orem has a higher property law, where both properties can match the higher fence height. He said Provo measures from the finished grade and also lets both property owners match the higher fence height.

Caden Lyon said we don't have something like this in our ordinance; we have just allowed a fence to be 8 feet.

Alan Macdonald said we should stick to what we have or add something similar to what Orem and Provo have in their ordinance.

Caden Lyon said we would like to add something to address the driveway site area.

John MacKay said he thinks Provo and Orem nailed their ordinance. He said take out . . . Add that both properties can match the height to the highest side and measure from the finished grade.

Jason Judd said this shouldn't apply to retaining walls. Alan Macdonald said he thinks a retaining wall should be allowed to come up to finished grade and then put a 6 foot fence on top of that. Jason Judd explained the retaining wall ordinance with a total height of 9 feet. The Planning commission had a discussion about the height of retaining walls and decided to leave it as is.

Alan Macdonald asked about the height of fences and asked if we wanted to keep the 8-foot height or drop it down to 6-feet. Jeff Davis said he doesn't want to change it. The rest of the Planning Commission said they want to leave it alone.

Alan Macdonald asked if we want to add the check box about neighbor approval. He said he doesn't want to change the ordinance for one incidence. The Planning Commission agreed and said they don't want to add that to the ordinance.

The Planning Commission talked about chain link fences. Jeff Davis said he doesn't really want to see them on Main Street but said what about people with dogs. They decided to keep no chain link fencing in the ordinance.

Alan Macdonald asked if we should include taller fences for residents on busy roads. The Planning commission said no.

Should the City be responsible for broken fences, the Planning Commission said no.

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The Planning commission had a discussion about retaining walls measured from finished grade and site triangles.

Susan Whittenburg asked what we do with trees that have grown too tall in the site triangle. Alan Macdonald said they need to be trimmed down or taken out if it violates the ordinance.

Jeff Davis asked if we were including anything about vegetation in the ordinance. Caden Lyon said we currently don't have anything in the current ordinance. Alan Macdonald said we don't have complaints about hedge or vegetation fences, so he doesn't think it needs to be added.

MOTION: Planning Commissioner John MacKay moved to recommend approval, subject to changes of the Alpine Development Code 3.21.060, 3.16, and 3.17, regarding fences, walls, and hedges.

1. Change standard measure for addressing the dirt grading issue, that we adopt language that specifies that all height measurements will be taken from the finished grade on either side of the property as found in the Provo Municipal Code. A fence on a property line separating two lots with different grades may be erected to the maximum height on the higher side of the line. Finding that this language is clearer to the citizens to apply to their situation. It's easier for staff to manage and it's pretty clear cut and dry.
2. With regard to the height of the fence, we do not recommend any changes to the current ordinance, leaving it as maximum of 8 feet.
3. We are not going to include any language that addresses fences destroyed by accident or by another party. That is a civil issue to be addressed between the parties, and the city is not to be included in those issues.
4. Include language that specifies that chain link fences shall not be used for perimeter residential fences unless it is a vinyl coated fence. Other uses of galvanized chain link fence may be used within a residential lot.
5. No language to be included for changes for people who have a desire to have higher fences as we are not making any changes to that ordinance.
6. We are not including language that subjects the City to financial responsibilities for the repair of fences adjacent to city approved recreation areas, finding that this is not the City's responsibility. It's the homeowner's responsibility to bring action against those responsible for the damage.
7. We are leaving our fences on retaining walls language as wall language as presently constituted finding that they adequately protect all parties.
8. We are not including any checkmarks on a fence permit confirming that the applicant is assuming full responsibility for changes or installment of the fence between themselves and their neighbors. We feel that this is the responsibility of citizens to work that out with their neighbors.
9. We are maintaining the added language that staff has created for establishing an ordinance for sight triangles around driveways to include plantings, and fencings.

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Jeff Davis seconded the motion. There were 5 Ayes and 0 Nays. The motion passed unanimously.

Ayes	Nays
John MacKay	
Jeff Davis	
Michelle Schirmer	
Susan Whittenburg	
Alan Macdonald	

IV. COMMUNICATIONS

Susan Whittenburg asked how the school traffic issues are going and if the changes have made a difference. Alan Macdonald said he would rather not comment at this time because of ongoing discussions between the city and the school.

V. APPROVAL OF PLANNING COMMISSION MINUTES: September 15, 2026

MOTION: Planning Commission member Michelle Schirmer moved to approve September 15, 2026, Planning Commission meeting minutes as written.

Susan Whittenburg seconded the motion. There were 5 Ayes and 0 Nays. The motion passed unanimously.

Ayes	Nays
John MacKay	
Jeff Davis	
Michelle Schirmer	
Susan Whittenburg	
Alan Macdonald	

MOTION: Planning Commission member John MacKay moved to adjourn the meeting.

Jeff Davis seconded the motion. There were 5 Ayes and 0 nays. The motion passed unanimously.

Ayes	Nays
John MacKay	
Jeff Davis	
Michelle Schirmer	
Susan Whittenburg	
Alan Macdonald	

The meeting was adjourned 7:30 p.m.

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