



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, November 2, 2015

Mayor Christopher Pengra
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Evans Ranch plat B1 out of warranty Bond Release

Dear Mayor Pengra:

The above referenced subdivision has completed the all required improvements. With the approval of the installed infrastructure, we are recommending this subdivision exit the required one year warranty period. Release any remaining bond.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder
Chris Cozens, DAI



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2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, November 2, 2015

Mayor Christopher Pengra
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Meadow Ranch 7 out of warranty Bond Release

Dear Mayor Pengra:

The above referenced subdivision has completed the all required improvements. With the approval of the installed infrastructure, we are recommending this subdivision exit the required one year warranty period. Release any remaining bond.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder
Glen Allred



EAGLE MOUNTAIN CITY
City Council Staff Report

NOVEMBER 17, 2015

Project: AUB Church
Applicant: Corp of the Presiding Elder of the Apostolic United Brethren
Request: Site Plan
Type of Action: Action Item

Planning Commission Recommendation

On October 27th the Planning Commission held a public hearing and reviewed the application for a conditional use permit and a site plan application for an AUB Church/School. Ultimately the Planning Commission approved the conditional use application (5-0) and recommended approval (5-0) of the site plan with the following condition:

1. *Lot Line Adjustment be Completed before project gets Final Approval*

Preface

This application is for a Site Plan for a property located at 3387 East Harvest Lane, in the Meadow Ranch Subdivision, lots 137, 138, and 139 and is approximately 3.741 ac in size. The proposed project is for a church/private school; both of which are conditional uses. The proposed project will require a lot line adjustment, which will be required before final approval is given.

Buildings & Commercial Design Standards

The Church building is shown as having a 15,000 square foot footprint. The building will also be used as a school with classrooms on the main level. The project design complies with the City's commercial design standards.

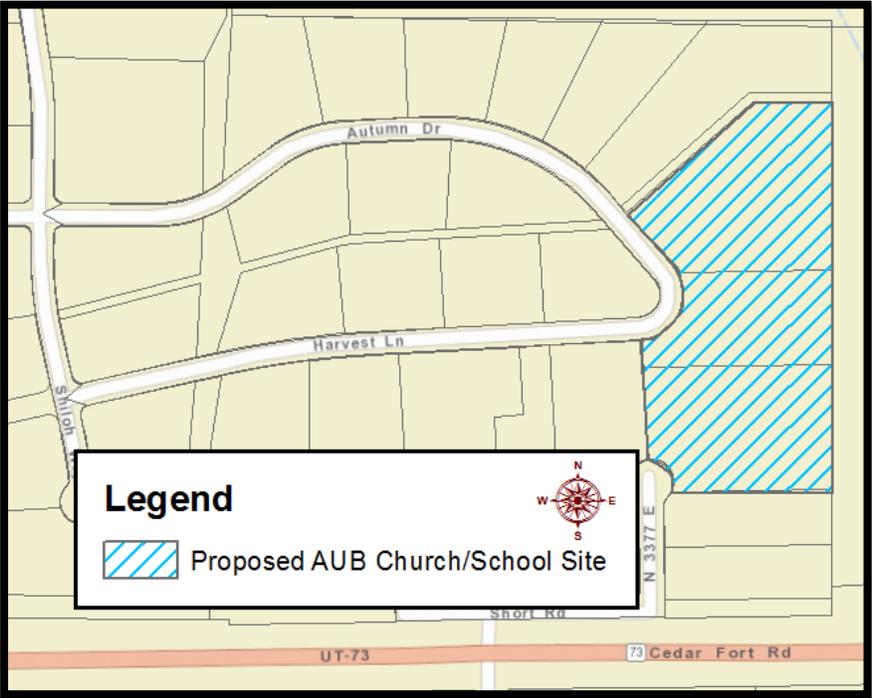
Building elevations have been submitted for the AUB Church. Submitted elevations include color renderings. Staff has no concerns with these elevations. Minor deviations from these plans, still in compliance with the Design Standards, require approval by the Planning Director.





Location

The proposed AUB Church/School is located at 3387 East Harvest Lane, in the Meadow Ranch Subdivision, North of State Road 73 (SR-73) The proposed project currently is located on three (3) lots: 137, 138, and 139 and is approximately 3.741 ac in size



Parking

Required parking is 1 stall per 20 square feet of the main assembly room. The main assembly room is 3,844 Square Feet, and therefore requires 193 Parking Stalls. 230 standard stalls and 7 ADA parking stalls are provided; this is consistent with city code.

Parking island bulb outs are provided every 12 parking stalls, and the parking lot has a slope less than 5%.

Landscaping

A portion of the paved parking lot buffering is not ten feet (10') wide due to the existing slope issues on the site which would require retaining walls in order to allow for a ten foot (10') buffer. As the entire parking lot is enclosed by a Six foot (6') privacy fence staff feels this is adequate to screen the site.

Chapter 17.60 requires 50% of landscaped area to be turf; the landscaped area is 41,150 Square Feet, with 20,500 Square Feet of turf, the proposed landscaping plan falls just short of the 50% requirement.

Lighting

All lights must be full-cutoff and shielded downward. Spec sheets Have Been provided. The lighting plan complies with the City's dark sky ordinance requirements.

Zoning

The AUB Church/private school is located in the Residential Zone. This type of use is allowed as a conditional use under section 17.25.060 which states: *"The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:*

D. Religious or cultural meeting halls

E. Public/private schools

Recommended Motion

The recommended motion is provided for the benefit of the City Council and may be read or referenced when making a motion. The City Council has the option to approve, approve with conditions, table, or deny the application.

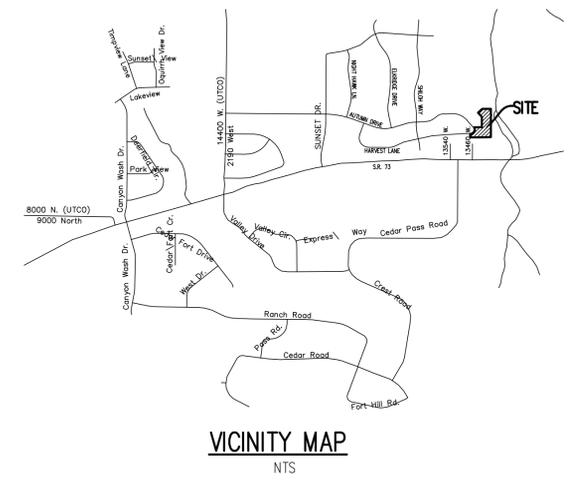
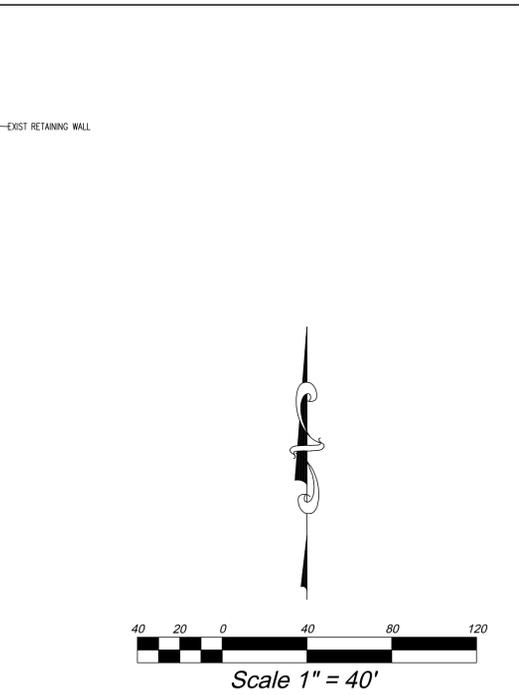
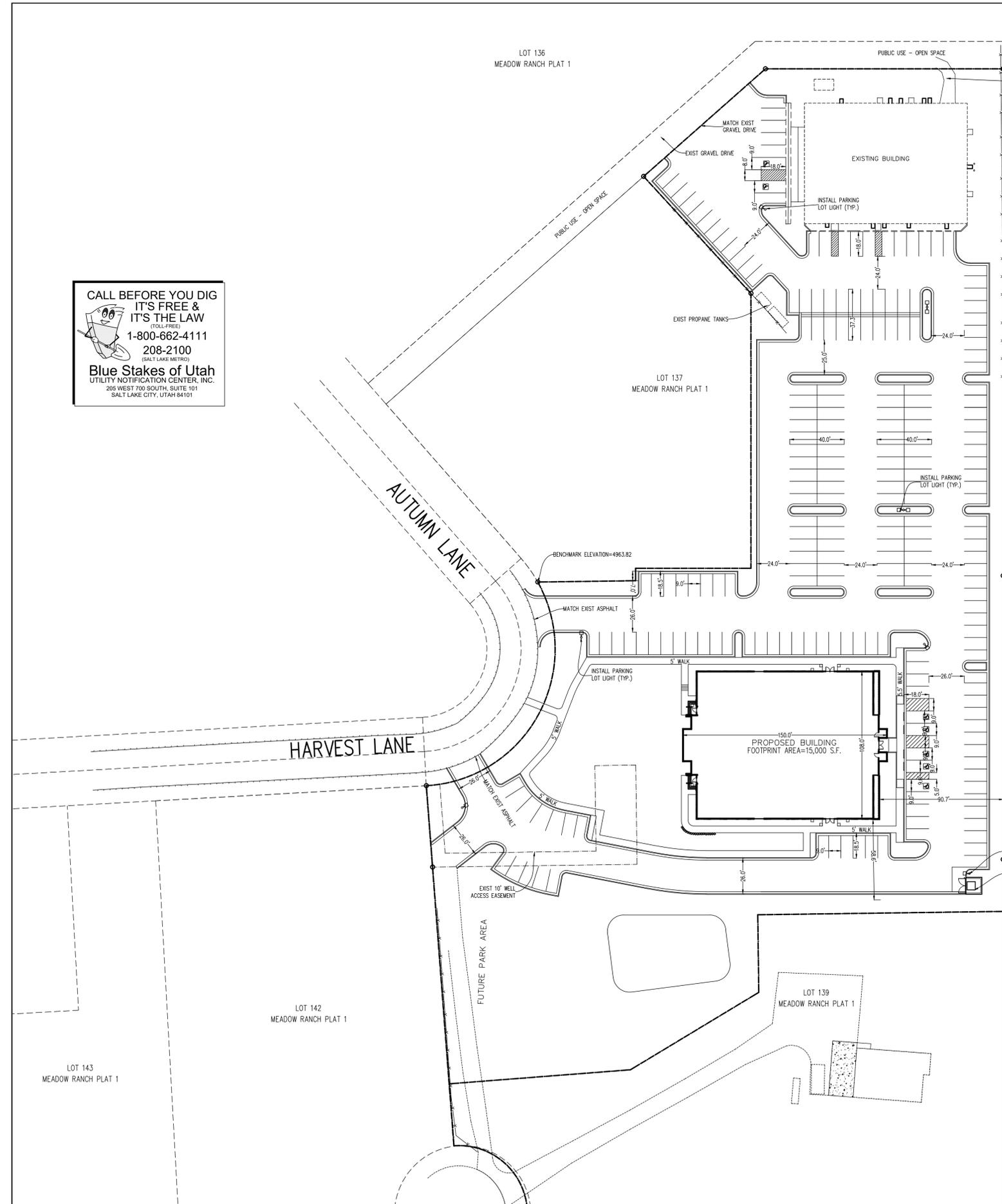
I move that the City Council approve the AUB Church/Private School Site Plan with the following conditions:

- a. A Lot Line Adjustment be completed prior to receiving final approval*

Attachments

Overall Site Plan
Landscape Plans

CALL BEFORE YOU DIG
IT'S FREE &
IT'S THE LAW
(TOLL-FREE)
1-800-662-4111
208-2100
(SALT LAKE METRO)
Blue Stakes of Utah
UTILITY NOTIFICATION CENTER, INC.
205 WEST 700 SOUTH, SUITE 101
SALT LAKE CITY, UTAH 84101



- GENERAL NOTES**
1. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
 2. SEE SEPARATE STORM DRAINAGE REPORT AND CALCULATIONS.
 3. THERE ARE NO IRRIGATION DITCHES OR STRUCTURES, WASHES, CANALS, WELLS, STREAMS, SIGNIFICANT ROCK OUTCROPPINGS, WETLANDS, FLOOD PLAINS, OR OTHER NATURAL FEATURES ON SITE.
 4. THIS SITE IS LOCATED ENTIRELY WITHIN FLOOD ZONE X AS DESIGNATED ON FEMA FLOOD INSURANCE RATE MAP FOR UTAH COUNTY, UTAH (UNINCORPORATED AREAS) COMMUNITY PANEL NO. 4955170115 B DATED JULY 17, 2002. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN."

SITE TABULATIONS

TOTAL AREA: 162,956 S.F. / 3.741 ACRES
 IMPERVIOUS AREA: 121,810 S.F. / 2.796 ACRES
 LANDSCAPE AREA: 41,146 S.F. / 0.945 ACRES

PARKING STALLS REQUIRED/PROVIDED = 228 STALLS (7 ADA STALLS)

- SHEET INDEX**
- C1 SITE PLAN
 - C2 DEMOLITION PLAN
 - C3 UTILITY PLAN
 - C4 UTILITY PLAN
 - C5 GRADING PLAN
 - C6 GRADING PLAN
 - C7 EROSION CONTROL PLAN
 - C8 DETAIL SHEET

BENCH MARK		REVISIONS		
Rev.	Date	Description		

DEVELOPER: GLEN ALLRED
Phone: (801) 673-7178

AUB CHURCH SITE
EAGLE MOUNTAIN HARVEST LN & AUTUMN LN UTAH

EXCE ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

SITE PLAN

Scale: 1"=40'
Date: 07/31/15
C1

RCA65 LC
TAX I.D. # 58:033:0020

LOT 143
MEADOW RANCH PLAT 1

LOT 142
MEADOW RANCH PLAT 1

LOT 139
MEADOW RANCH PLAT 1

FUTURE PARK AREA

PLANT SCHEDULE

TREES DROUGHT TOLERANT	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	QTY
	MALUS FLORIBUNDA 'PRAIRIFIRE' / PRAIRIE FIRE CRABAPPLE	B & B	1.5'CAL	6
	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	B & B	2'CAL	3
SHRUBS DROUGHT TOLERANT	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	QTY
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER GRASS	1 GAL		58
	COTONEASTER LUCIDUS / PEKING COTONEASTER	5 GAL		14
	PENNISETUM ORIENTALE 'KARLIE ROSE' / KARLIE ROSE FOUNTAIN GRASS	1 GAL		26
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY
	TURF GRASS / TURF GRASS	SOD		4,450 SF
MULCH	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY
	1" WASATCH GRAY ROCK MULCH	ROCK MULCH		1,963 SF

GENERAL LANDSCAPE NOTES:

- ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION, ORDINANCE NO. 3133, SERIES OF 2004, AND THE AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PLANTER AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS. TREES AND SHRUBS MUST BE IRRIGATED BY A SEPARATE ZONE THAN TURF GRASS. THIS SYSTEM IS AN 100% UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.
- ALL SHRUB BEDS TO BE WASATCH GRAY ROCK MULCH TO DEPTH OF 3" WITH COMMERCIAL GRADE WEED FABRIC- SEE PLANS FOR LOCATIONS
- ALL PERENNIAL BEDS AND TREE RINGS TO BE MULCHED WITH 1" WASATCH GRAY ROCK MULCH TO A DEPTH OF 3" MIN. WITH NO LANDSCAPE FABRIC.
- STEEL EDGER WILL OCCUR BETWEEN ALL PLANTING BEDS ADJACENT TO SOD AND WILL BE SET LEVEL WITH THE TOP OF SOD. STEEL EDGER TO OCCUR BETWEEN ROCK MULCH AREAS AND TURF AREAS IF APPLICABLE. 1/4" X 5" DEEP WITH CAP, SURE LOC, OR APPROVED EQUAL.
- SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 8" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENEED.
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE, (3" HIGHER FOR TREES)
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT BE NOT LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED, OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
- SEE SHEET LP501 FOR LANDSCAPE DETAILS.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	AREA FOR TURF (TYP.)	5	LP503
2	CONCRETE WALKWAY - SCORE PER PLAN - PER CIVIL		
3	1/4" THICK X 5" DEEP STEEL EDGING BETWEEN ALL PLANTING AND TURF AREAS (TYP.)	6	LP503
4	AREA DRAINS - PER CIVIL		
5	1" WASATCH GRAY ROCK MULCH PLANTER AREA (TYP.)	6	LP503
6	TRASH ENCLOSURE - TO BE SCREENED WITH PLANTINGS		
7	36" CONCRETE WATERWAY - PER CIVIL		
8	LIGHTING LOCATION - PER CIVIL		
9	ELECTRIC UTILITY BOX - TO BE SCREENED WITH PLANTS		
10	ROCK RETAINING WALL - PER CIVIL		
11	PROPERTY LINE		

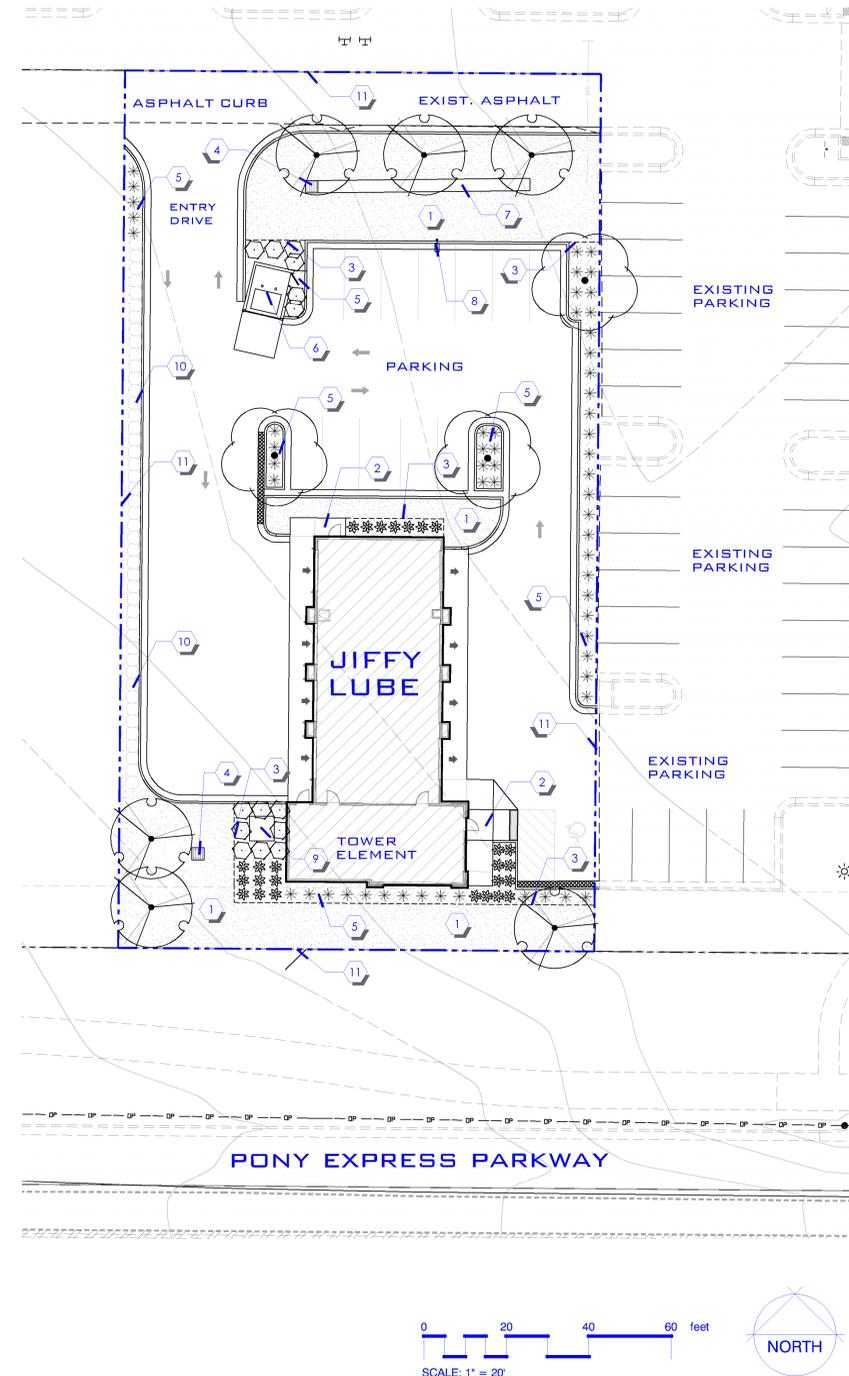
SUMMARY DATA

TOTAL SITE:	48,375 SF	100%
BUILDINGS:	2,963 SF	6.1%
HARDSCAPE:	38,447 SF	79.5%
LANDSCAPE:	6,965 SF	14.4%

TREES REQUIRED/PROVIDED:
TOTAL TREES 6 REQUIRED/9 PROVIDED

TURF REQUIRED/PROVIDED:
TOTAL TURF MAX 70% REQUIRED/64% PROVIDED

DROUGHT TOLERANT TREES AND SHRUBS(50% MINIMUM):
TREES: 50% REQUIRED/100% PROVIDED
SHRUBS: 50% PROVIDED/100% PROVIDED



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These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.

STAMP:



JIFFY LUBE
3989 E. PNY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH, 84005

DATA:

DATE: 10.16.15
PROJECT NO: 1561
DRAWN BY: NKJ
CHECKED BY: BAR

REVISIONS:

TITLE

LANDSCAPE
PLAN

SHEET

LP101

10/20/15 S:\414137 - Jiffy Lube Eagle Mountain, UT\Working Views\A-201 - ELEVATION - VIEW - Billings.dwg



MARK	DESCRIPTION	MARK	DESCRIPTION
(A1)	STOREFRONT	(M3)	PRE-FINISHED METAL PANEL - BERRIDGE - "MEDIUM BRONZE"
(B1)	PAINTED BOLLARD - SW 02905 "CARMINE"	(P1)	EXTERIOR OVER HEAD DOOR AND TRIM - COLOR TO MATCH (A1)
(C1)	SPLIT FACE CMU, COLOR TO MATCH (E1)	(P2)	PAINT DOOR AND FRAME - COLOR TO MATCH (E2)
(E1)	EIFS - SANDLEWOOD BEIGE	(R1)	TRELLIS - PAINT - COLOR TO MATCH (M3) SEE DETAILS A5, B3, C3 SHEET A-552 & S10
(E2)	EIFS - SUEDE	(S1)	STONE VENEER - CORNODO PRO-LEDGE "WHITE"
(D1)	OVERFLOW DISCHARGE NOZZLE - "DARK BRONZE" (D3/A-103)	(T1)	(HIGH IMPACT) EIFS - PEARL GRAY
(L1)	EXTERIOR LIGHTS - COLOR TO MATCH (A1)	NOTES:	
(L2)	LOUVERS - COLOR TO MATCH (E1)	1. ALL COLOR SAMPLES TO BE SUPPLIED TO THE OWNER FOR APPROVAL PRIOR TO ORDERING MATERIAL.	
(M1)	PRE-FINISHED METAL COPING - COLOR TO MATCH (E1)	2. PAINT ALL WALL MOUNTED EQUIPMENT TO MATCH WALL COLOR	
(M2)	PRE-FINISHED METAL COPING - COLOR TO MATCH (E2)	3. ALTERNATE COLORS / MATERIALS MAY BE SUBSTITUTED IF APPROVED BY OWNER	
		4. EXTERIOR SIGNAGE O.F.O.I.	
D4		EXTERIOR FINISH SCHEDULE	
--			

C1 SOUTH ELEVATION

1/4" = 1'-0"



A1 WEST ELEVATION

1/4" = 1'-0"

design west | architects
265 SOUTH 300 WEST LOGAN UT 84321
795 NORTH 400 WEST SALT LAKE CITY UT 84103

NEW JIFFY LUBE BUILDING
EAGLE MOUNTAIN, UTAH

MARK	DATE	DESCRIPTION

PROJECT #: 414137
DRAWN BY: PIENEZZA
CHECKED BY: OLCOTT
ISSUED: 10-20-15

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A-200
© COPYRIGHT DESIGN WEST ARCHITECTS



EAGLE MOUNTAIN CITY
City Council Staff Report

NOVEMBER 17, 2015

Project: Jiffy Lube Site Plan
Applicant: Elliot Smith
Request: Site Plan
Type of Action: Action Item

Planning Commission- The planning commission recommended approval 5-0 with the condition that “Additional rock or other acceptable materials shall be used to reduce the amount of stucco to 50 percent or less on the building”.

Preface

This application is for a Site Plan located in the Porter’s Crossing Town Center site Lot 6 – approximately .56 ac in size. The Porter’s Crossing development was approved by the City Council on May 3, 2011, along with a master site plan and preliminary plat (approved April 2011). This proposed project is for a Jiffy Lube car care facility.

Buildings & Commercial Design Standards

The building square footage is approximately 3200 sq. ft. Building elevations and renderings have been submitted for the Jiffy Lube Car Care Center. The building design complies with nearly all of the City’s Commercial Design Standards. Staff recommends, however, that the applicant reduce the amount of stucco on the structure by adding additional rock or other accepted exterior materials. EMMC 17.72.040–F2 states:

2. All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only.



Minor deviations from these elevations, still in compliance with the Design Standards, require approval by the Planning Director.

Parking

Required parking based on approximate building square footage is 14 total stalls. The project provides 12. There is currently a paved parking lot with substantial parking directly to the east of the site. The site provides for 1 required handicapped stall. Staff feels that even though the proposed parking is 2 stalls short of City requirements, the parking lot to the east provides plenty of extra parking.

Landscaping

The applicants have designed the site according to City standards. The landscape plan exceeds the number of required trees and turf. The landscaping around the site will be maintained by the Porter's Crossing Town Center development group. The Jiffy Lube will be responsible for the landscaping on the Jiffy Lube site. All plants and trees are drought tolerant. The applicant has been asked to move the dumpster enclosure to a new location to provide better maneuvering space for the garbage truck.

Lighting

A lighting plan has been submitted and complies with the City's dark sky ordinance. Lights must be shielded downward and the light source may not be visible from surrounding properties.

Signs

Any proposed signs will require a sign permit(s) prior to any construction.

Future reviews

The applicant is proposing to split lot 6 and redesign lots 6-7 within the existing Porter's Crossing Town Center plat. The applicant will be required to submit an amended plat to redefine the new lot lines. Currently the proposed site plan is on a larger sized lot and the applicant does not need that large of lot.

Recommendation

Staff recommends that the City Council approve the Jiffy Lube Car Care Center site plan with any conditions that the Council feels are appropriate.

Recommended Motions

The recommended motions are provided for the benefit of the City Council and may be read or referenced when making a motion. The City Council has the option to recommend approval, recommend approving with conditions, table, or recommend denial of the application, and should make one of the following motions:

I move that the City Council approve the Jiffy Lube site plan with the following condition:

- 1. Additional rock or other acceptable materials shall be used to reduce the amount of stucco to 50 percent or less on the building.*

Attachments

Overall Site Plan
Landscape Plans
Building Elevations & Renderings



EAGLE MOUNTAIN CITY
City Council Staff Report
NOVEMBER 17TH, 2015

Project: Spring Run Church
Applicant: Corp of the Presiding Bishop Church of Jesus Christ of Latter Day Saints
Request: Site Plan
Type of Action: Action Item

Planning Commission Recommendation

On October 27th the Planning Commission held a public hearing and reviewed the application for a conditional use permit and a site plan application for the Spring Run Church. Ultimately the Planning Commission approved the conditional use application (5-0) and recommended approval (5-0) of the site plan with the following conditions.

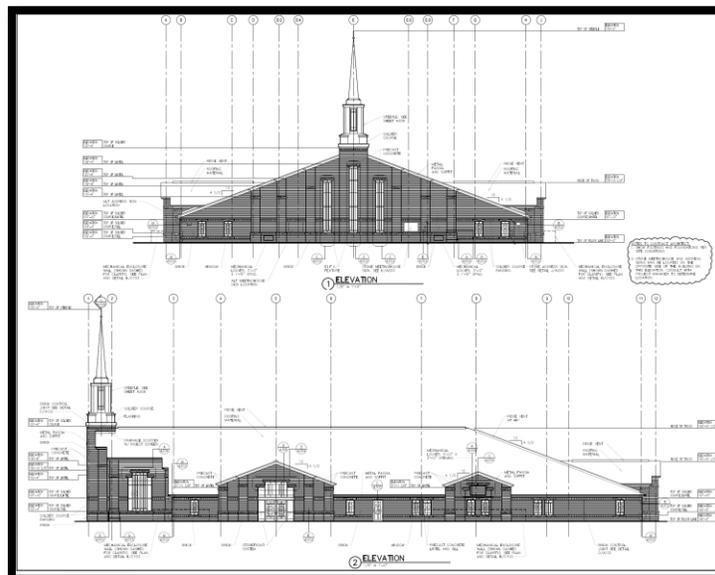
1. *A Fire Hydrant and 8" Fire Loop Line / 6" hydrant stub be provided as per the Fire Marshal's review.*

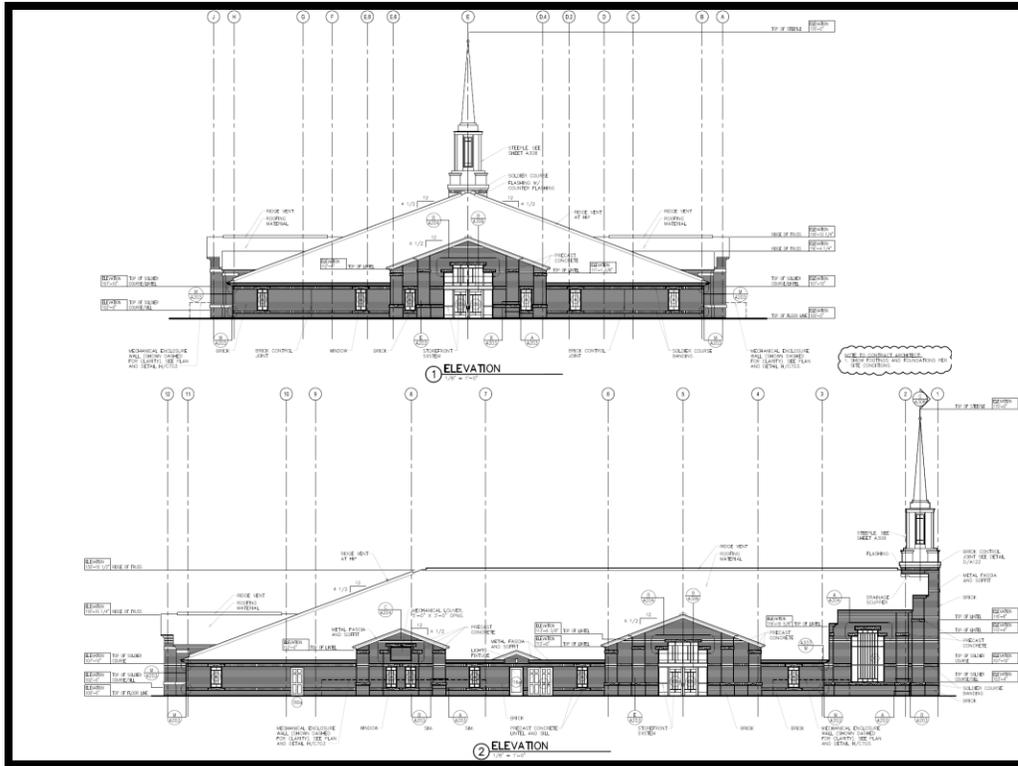
Preface

This application is for a Site Plan for a property located at approximately 3347 East Ranches Parkway, in the Spring Run Subdivision, lot 101, and is approximately 3.59 ac in size. The proposed project is for a church which is a conditional use.

Buildings & Commercial Design Standards

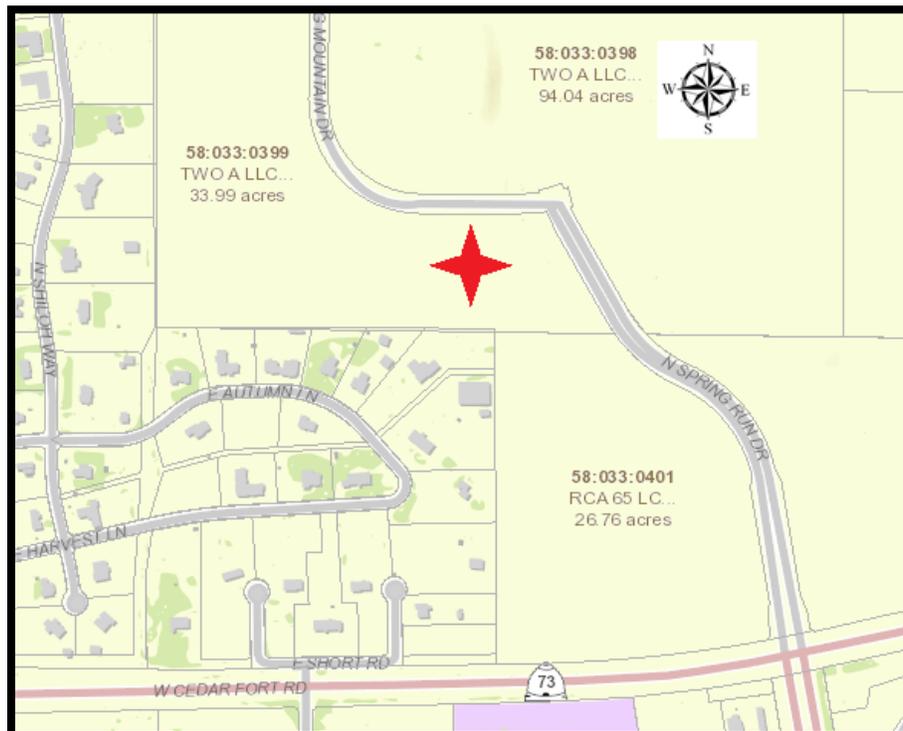
Building elevations have been submitted for the Spring Run Church. Color rendering were not presented to staff, but the applicant has included a board of sample materials. The project design complies with the City's commercial design standards. Minor deviations from these plans, still in compliance with the Design Standards, require approval by the Planning Director.





Location

The proposed Spring Run Church is located at approximately 3347 East Ranches Parkway, in the Spring Run Subdivision lot 101, North of State Road 73 (SR-73), and is approximately 3.59 ac in size



Parking

Required parking is 1 stall per 20 square feet of the main assembly room. The main assembly room is 2,984 Square Feet, and therefore requires 150 Parking Stalls. 236 standard stalls and 7 ADA parking stalls are provided; this is consistent with city code.

Parking island bulb outs are provided every 12 parking stalls, and the parking lot has a slope less than 5%.

Landscaping

The landscaping proposed by the applicant meets the standards in **Chapter 17.60** with 77 trees (10 required) and turf provided exceeds the 50% requirement.

Lighting

All lights are shown as full-cutoff and shielded downward and spec sheets have been provided. The lighting plan complies with the City's dark sky ordinance requirements.

Fire Review

The Fire Marshall has reviewed the application and the following are required for approval: The addition of another fire hydrant (which the fire marshal has redlined on the plans) and providing an 8" fire line loop / 6" hydrant stub.

Zoning

The Spring Run Church is located in the Residential Zone. This type of use is allowed as a conditional use under section 17.25.060 which states: *"The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:*

D. Religious or cultural meeting halls

Recommended Motion

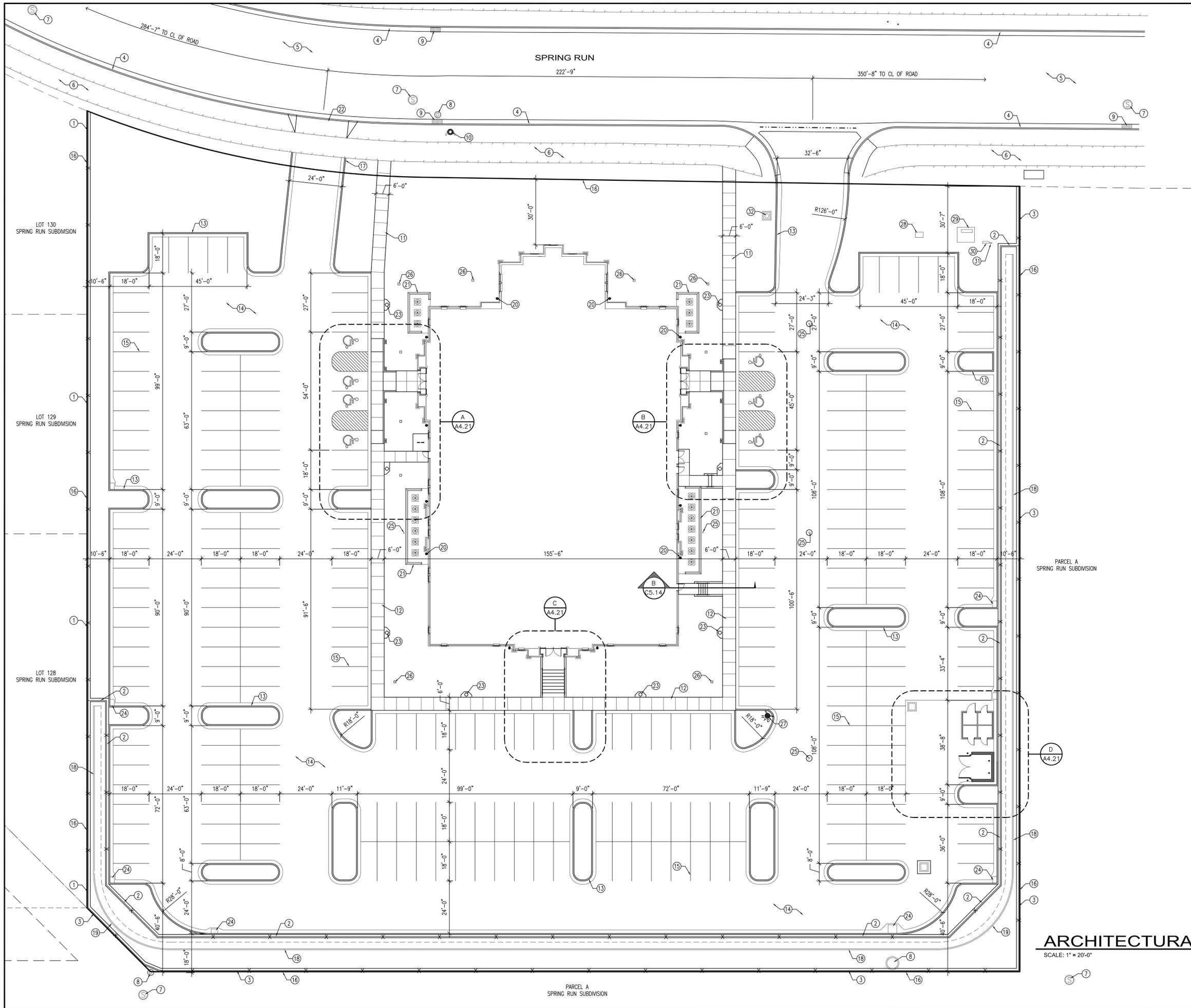
The recommended motion is provided for the benefit of City Council and may be read or referenced when making a motion. The City Council has the option to approve, approve with conditions, table, or deny the application.

I move that the City Council approve the Spring Run Church Site Plan with the following conditions:

- 1. A Fire Hydrant and 8" Fire Loop Line / 6" hydrant stub be provided as per the Fire Marshal's review.*

Attachments

Overall Site Plan
Landscape Plans



KEYED NOTES

1. 6'-0" HIGH WOOD PRIVACY FENCE WITH CONCRETE MOW STRIP - SEE L/C5.12
2. 3'-6" HIGH WOOD PRIVACY FENCE WITH CONCRETE MOW STRIP - SEE M/C5.12
3. 3'-6" HIGH WOOD TWO-RAIL FENCE WITH CONCRETE MOW STRIP - SEE N/C5.12
4. EXISTING CONCRETE CURB AND GUTTER TO REMAIN - PROTECT DURING CONSTRUCTION
5. EXISTING ASPHALT PAVEMENT TO REMAIN - PROTECT DURING CONSTRUCTION
6. EXISTING ASPHALT WALK TO REMAIN - PROTECT DURING CONSTRUCTION
7. EXISTING SANITARY SEWER MANHOLE TO REMAIN - PROTECT DURING CONSTRUCTION
8. EXISTING STORM DRAIN MANHOLE TO REMAIN - PROTECT DURING CONSTRUCTION
9. EXISTING CATCH BASIN TO REMAIN - PROTECT DURING CONSTRUCTION
10. EXISTING FIRE HYDRANT TO REMAIN - PROTECT DURING CONSTRUCTION
11. CONCRETE WALK - SEE D/C5.12
12. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER - SEE B/C5.11 AND C/C5.11
13. CONCRETE CURB AND GUTTER - SEE E/C5.11 AND F/C5.11
14. ASPHALT PAVEMENT - SEE C/C5.12
15. 4" WIDE PAINTED PARKING STRIPS - TYPICAL
16. PROPERTY LINE
17. TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES - SEE F/C5.13 - TYPICAL
18. REDI-ROCK RETAINING WALL - SEE GRADING AND DRAINAGE PLAN AND H/C5.21
19. 35'-0" RADIUS ON EXTERIOR FACE OF RETAINING WALL
20. DOWNSPOUT CATCH BASIN - SEE K/C5.13 AND GRADING AND DRAINAGE PLAN
21. MECHANICAL ENCLOSURE - SEE B/C5.21
22. CONCRETE DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
23. LIGHT POLE - SEE ELECTRICAL
24. CATCH BASIN - SEE SITE GRADING AND DRAINAGE PLAN AND C5.13
25. CLEAN OUT TO GRADE - SEE E/C5.12 AND UTILITY PLAN - PROVIDE A 1'-0" WIDE CONCRETE COLLAR AROUND CLEAN OUTS LOCATED IN ASPHALT PARKING LOT
26. YARD DRAIN - SEE D/C5.13 AND GRADING AND DRAINAGE PLAN
27. FIRE HYDRANT - SEE UTILITY PLAN
28. COMMUNICATIONS BOX - SEE ELECTRICAL
29. TRANSFORMER - SEE ELECTRICAL
30. CT CABINET - SEE ELECTRICAL
31. METER BASE - SEE ELECTRICAL
32. WATER METER - SEE UTILITY PLAN

GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. PARKING STALLS ARE 9'-0" X 18'-0" UNLESS NOTED OTHERWISE.
5. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

SITE INFORMATION

	SQ. FT.	ACRES	100%
PARCEL AREA	156,261	3.59	100%
BUILDING AREAS			
CHAPEL	19,422		
STORAGE BUILDING	190		
PAVILION	1,800		
IMPERVIOUS AREAS			
CONCRETE - WALKS, PADS, APRONS	7,747		
CONCRETE CURB & GUTTER (LF)	3,200		
ASPHALT	80,733		
TOTAL LANDSCAPE AREA	39,366		
TOTAL PARKING SPACES PROVIDED			
REGULAR	236 STALLS		
ACCESSIBLE	5 STALLS		
VAN ACCESSIBLE	2 STALLS		
TOTAL SPACES PROVIDED	243 STALLS		
TOTAL PARKING SPACES REQUIRED: 1 PER 20 SF MAIN ASSEMBLY			
2,984 SF / 20	150 STALLS		



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Stamp
 LICENSED ARCHITECT
 PAUL ANTHONY EVANS
 273770
 STATE OF UTAH

A New Meetinghouse for:
**Cedar Pass
 Eagle Mountain UT Cedar Pass Stake**
 Spring Drive
 Eagle Mountain, Utah

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

Revisions	Description	Date	Mark

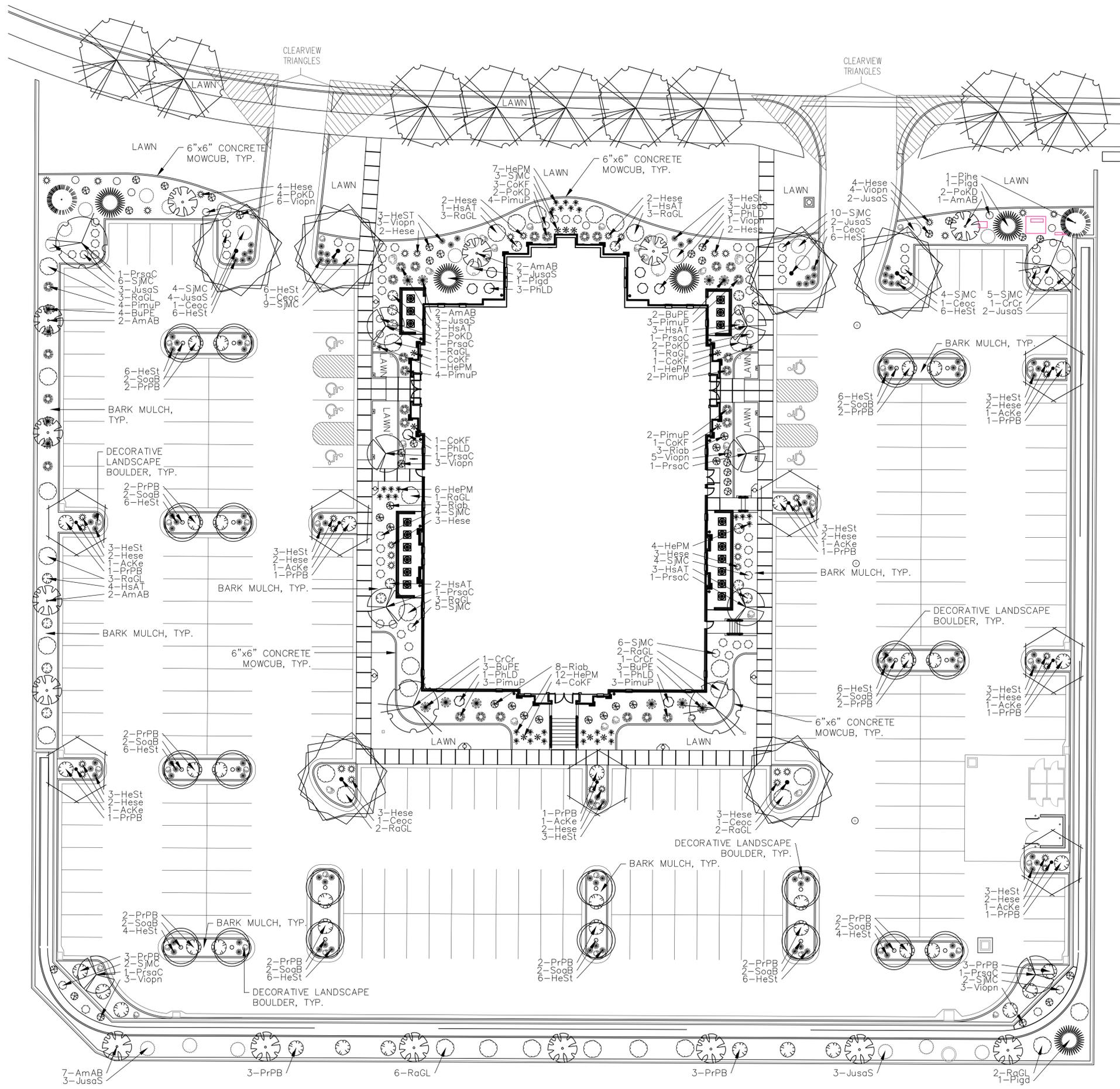
Project Number
 15-29
 Plan Series
 Property Number
 501-0937
 Date
 September 1, 2015

Sheet Title
 ARCHITECTURAL SITE PLAN

Sheet
C4.11

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





Revisions	Date	Description

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Sheet
L101

PLANTING SCHEDULE

Broadleaf Deciduous

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	AmAB	Amalanchier grandiflora 'Autumn Brilliance' clump	Autumn Brilliance Serviceberry	2"-Cal	15
	AcKe	Acer truncatum x 'Keithsform'	Norwegian Sunset Maple	2"-Cal	8
	Crcr	Crataegus crus-galli 'Crusader'	Thornless Cockspur Hawthorn	2"-Cal	2
	Ceoc	Celtis occidentalis	Common Hackberry	2"-Cal	6
	Frma	Fraxinus mandshurica 'Mancana'	Manchurian Ash	2"-Cal	2
	PrsaC	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	2"-Cal	8
	SoaB	Sorbus aucuparia 'Blackhawk'	Blackhawk Mountain Ash	2"-Cal	20

Conifer Evergreen

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	Pi9d	Picea glauca densata	Black Hills Spruce	6' Ht.	5
	Pi9e	Pinus heldrichii leucodermis	Bosnian Redcone Pine	6' Ht.	2

Perennial

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	HePM	Hemerocallis 'Rosy Returns'	Pardon Me Daylily	1-Gal	31
	HeSt	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	1-Gal	110

Grass

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	Hese	Helictotrichon sempervirens	Blue Oat Grass	1-Gal	44
	CaKF	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1-Gal	11

Shrub

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	BuPE	Buddleia davidii 'Petite Indigo'	Petite Indigo Butterfly Bush	5-Gal	14
	HsAT	Hibiscus syriacus 'Antong Two'	Rose of Sharon	5-Gal	17
	JusaS	Juniperus sabina 'Scandia'	Scandia Juniper	5-Gal	25
	PhLD	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5-Gal	9
	PimuP	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5-Gal	28
	PaKD	Potentilla fruticosa 'Kathryn Dykes'	Kathryn Dykes Potentilla	5-Gal	14
	PrPB	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5-Gal	40
	RaGL	Rhus aromatica 'Cro-Low'	Grow Low Fragrant Sumac	5-Gal	32
	Riab	Ribes alpinum 'Greenmound'	Greenmound Currant	5-Gal	30
	SjMC	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5-Gal	63
	Viopn	Viburnum opulus nanum	Dwf. European Cranberry	5-Gal	30

DESIGN CRITERIA

Climate	U.S. Hardiness Zone 5
Zoning Ordinance	Saratoga Springs City
Water Availability	NA
Soil Type	See Soils Report
Solar Orientation	See North Arrow
Utilities	See Utility Plan
Slopes	See Grading Plan
Site Layout	Road bordered
Wind	South Prevailing
Setbacks/Easements	NA
Microclimates	NA
Soil ph	See Soils Report
Lawn Area	34.4% of Total Landscape (13,546 sq. ft.)*

* Park Strip landscape of 2,729 sq. ft. NOT included in this total

CNA INFORMATION

Total Site Area	3.59 acres*
Shrubs/Groundcover	25,558 sq. ft.
Total Landscape Area	39,366 sq. ft. (32%)*
Trees On Site	77

* Park Strip landscape of 2,729 sq. ft. NOT included in this total

NOTES:

- Implement on-site stock-piled topsoil in the following manner:
 - 5 inches minimum in lawn area
 - All shrub beds between building and parking lot (including front of building) to have full bed filled with 12 inches minimum.
 - All shrub beds between parking lot and property perimeter to have topsoil implemented around individual plants in an area twice the size of the root ball and at the same depth as root ball.
- Lawn to be a Kentucky Bluegrass Blend (min. 3 varieties) and be implemented as sod.
- 6"x6" flat concrete curbing to be implemented between all shrub bed and lawn areas as shown on plan.
- Shredded bark mulch to be a natural, non-dyed bark, 2"-3" average. Implement Bark Mulch in planter beds at a 3" depth over weed barrier fabric.
- Bark Mulch to be clean and free of dirt and debris, placed at uniform depth, and raked smooth.
- DeWitt Pro-5 Landscape Fabric to be implemented in all shrub beds and other indicated areas prior to bark mulch implementation. Follow manufacturers installation instructions.
- Trees in lawn areas to have a 36" diameter grass free ring around the trunk and have a 2" depth of shredded bark mulch implemented.
- Landscape Boulders to be 3'-4' size 'McGuire Boulders' from Staker Parsons in Willard, Utah. Bury boulders a minimum of 6" in ground. (59 Total)
- No landscaping or other obstruction in excess of 3 feet above finished grade shall be implemented in clear view triangles.

PLANT COVERAGE TABLE

	Shrub-Mature Coverage	Tree-Coverage Intent
Street Frontage	28%	Frame Building
Primary Entries	33%	Frame Entry
Building Perimeter	25%	Accent Building
Site Perimeter	17%	Screen Lot

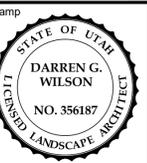
CITY REQUIREMENTS

Landscape Element	Required	Per Plan
Deciduous Trees	10*	70
Evergreen Trees	10*	7
Shrubs (incl. Grasses & Perennials)	N/A	476
Drought Tolerant	50%	420 (88%)

* 10 total Deciduous/Evergreen trees required for sites 15,000+ sq. ft.



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A New Meetinghouse for
Cedar Pass 10
Eagle Mountain UT Cedar Pass Stake
Spring Drive
Eagle Mountain, Utah

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

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L102