



EAGLE MOUNTAIN CITY
City Council Staff Report

AUGUST 20, 2013

Project: Parkside Phase A Plat 1 – Final Plat
(Previously referred to as Porter’s Crossing Town Center Residential)

Applicant: Trevor Hull

Request: Final Plat Approval

Type of Action: Action Item; Consent Agenda

Planning Commission: Recommended Approval (4-0; 1 absent)

PREFACE

This property is part of the Porter’s Crossing Town Center Master Development Plan, which is currently being revised. The Master Development Agreement is expected to be approved within the next month. Since the master development agreement has not yet been completed, this property is still zoned Agriculture. Any approvals for this Parkside subdivision are contingent upon the master development plan approvals, which would rezone the property to Residential.

The approved master development plan includes a 9.02-acre residential area with a maximum of 47 units/lots. The developer is proposing a revised plan that will expand this area to include additional acreage and a maximum of 62 units/lots, simply adding a row of lots across the extension of Smith Ranch Road, abutting the church site.

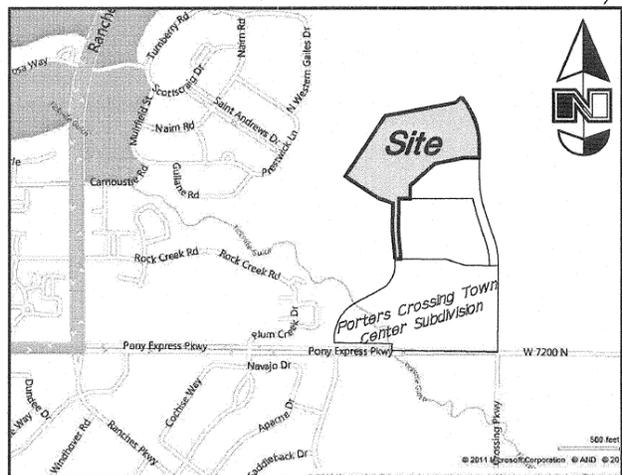
Surrounding properties

North – Vacant property - gas easement and future park.

West – Power and gas corridor/easement.

East – Vacant property – future phases of residential & a church site.

South – future residential and commercial development, Ridley’s Market & Ace Hardware.



PROPOSAL

Parkside Phase A Plat 1 is proposed as follows:

Calculations Table

<i>Total Acreage</i>	<i>=</i>	<i>13.782 acres</i>
<i>Total Acreage in Lots</i>	<i>=</i>	<i>9.559 acres</i>
<i>Average Lot size</i>	<i>=</i>	<i>6,826 sq. ft.</i>
<i>Largest Lot size</i>	<i>=</i>	<i>11,374 sq. ft.</i>
<i>Smallest Lot size</i>	<i>=</i>	<i>6,000 sq. ft.</i>
<i>Total Number of Lots</i>	<i>=</i>	<i>61 Lot</i>

Residential Lots

The proposed subdivision is within the Tier II bonus density tier, and the applicant will have to agree to the bonus density improvements in order to obtain approval for this project. This is generally specified in the Master Development Agreement, and applies to each subdivision within that master plan.

In order to obtain approval for this proposed subdivision at a gross density of 4.43 dwelling units per acre, we recommend that the project include the following required and optional bonus density improvements:

1. Required:
 - a. 8% improved open space (this will be determined with the master plan approval)
 - b. Fund or construct community improvements/amenities
 - c. Entryways and monuments
 - d. Professional land planning
2. Recommended Improvements:
 - a. Masonry materials (75% of the exterior)
 - b. Residential lot landscaping (front and sides)
 - c. Architectural and landscape guidelines / CC&Rs / Design Review Committee
 - d. Street trees, fencing, and street signposts

The regular Tier-2 setbacks apply to these lots:

Front:	15 feet
Driveway:	22 feet
Side:	15 feet combined, minimum 5 feet
Corner Side:	15 feet
Rear:	20 feet

No lot may obtain direct access (driveway) onto Porter's Crossing Road. Homes for lots 1, 34, 35, and 61 must face onto the residential roads.

Parks & Open Space

The master development agreement will specify timing of improvements for parks and open space in the project. No park design has been proposed at this time. This project would require 1.1 acres of improved open space and a total of 77 points from Table 16.35.130(c). We recommend that a condition of approval be included that requires the applicant to complete the park improvements or post a bond/cash escrow in accordance with the timing specified in the Master Development Agreement.

Roads

This plat includes the dedication of a full width of Porter's Crossing, adjacent to the project, along with Smith Ranch Road and Hudson Way, both standard residential roads.

Building Elevations/Design Standards

The homes must meet the standards required by the master development agreement. Each home will be reviewed at building permit application for compliance with these standards.

Water Rights

The applicant plans to purchase water from the City. A water purchase agreement will be required prior to recording the plat.

RECOMMENDATION SECTION

The following are the current recommended conditions of approval for the Parkside Phase A Plat 1 Final Plat:

- 1) This approval is contingent upon the approval of the Porter's Crossing Master Development Plan amendment and Master Development Agreement.

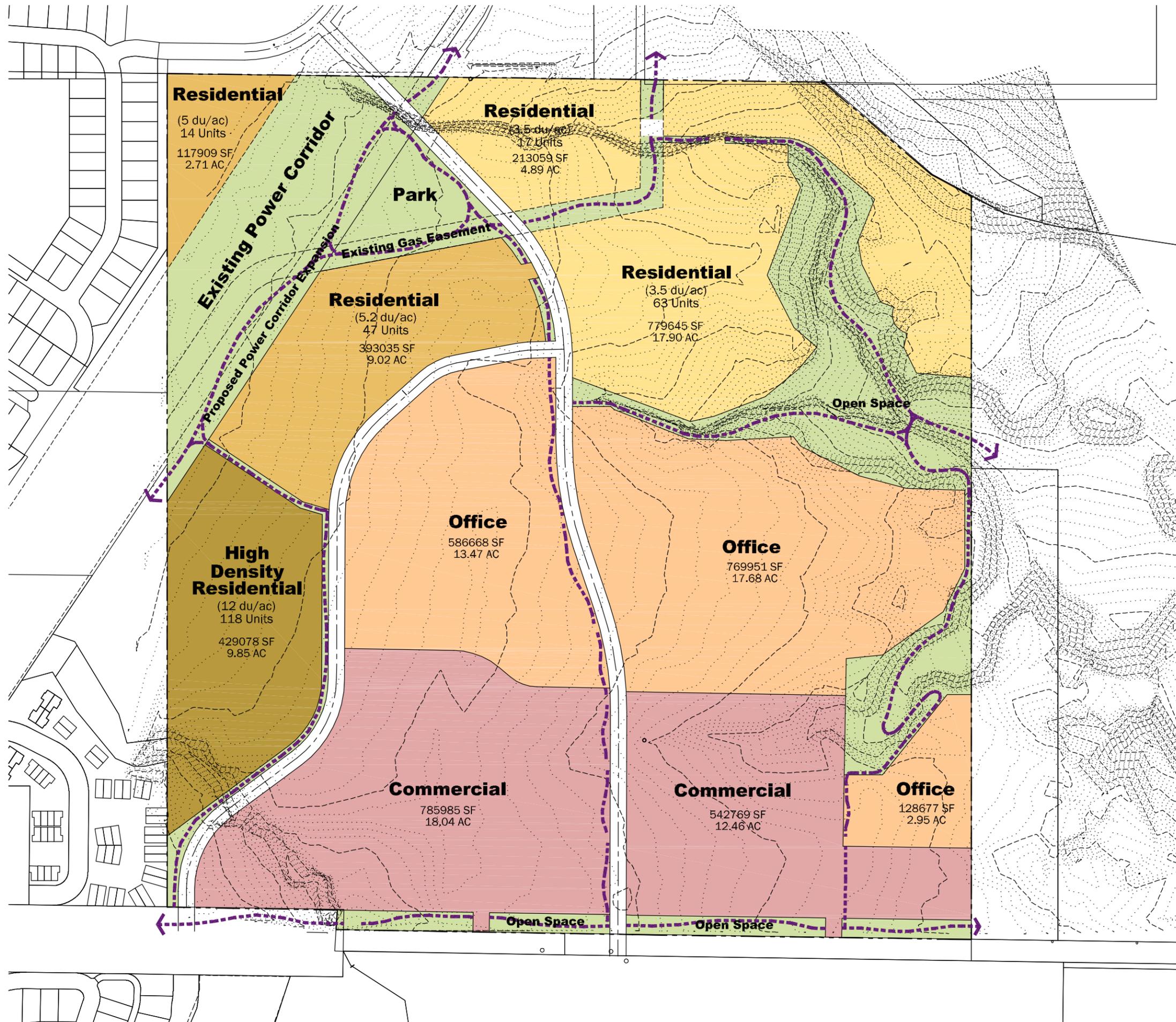
- 2) The development agreement for this subdivision must include details of park improvements and timing, and must be consistent with the Master Development Agreement. The plat cannot be recorded until this development agreement is complete.
- 3) Landscaping plans shall be submitted for review by the Parks Foreman and Planning Director, including street trees.
- 4) Bonus density requirements must be completed according to the Master Development Agreement, and must be included in the Parkside development agreement.
- 5) No lot may obtain direct access to Porter's Crossing Road and must front onto residential roads.
- 6) Submit a master drainage plan to be reviewed by the Public Works Director and Building Official.
- 7) Comply with all DRC redlines and comments.

ATTACHMENTS:

- Approved Master Development Plan
- Proposed Final Plat & plans

Land Use Plan

Porters Crossing Town Center



- Residential (3.5 du/ac)
- Residential (5 du/ac)
- Residential (12 du/ac)
- Commercial
- Professional Office
- Open Space
- Proposed Trails

Site Summary

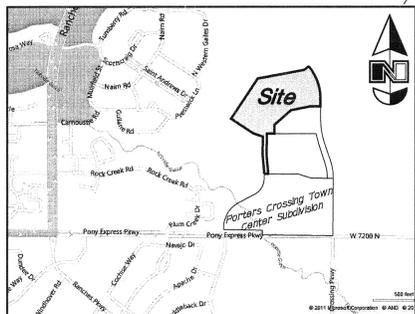
Total Site Area	144.84 Ac	
Total Open Space *	29.75 Ac	(20.54%)
Total Commercial	30.50 Ac	
Total Professional Office	34.10 Ac	
Residential (3.5 du/ac)	80 Units	
Residential (5 du/ac)	61 Units	
Residential (12 du/ac)	118 Units	
Total Residential Units	242 Units	
Gross Density	1.79 du/ac	

12-102-RES-508

Porters Crossing Residential, Phase 1

Subdivision

A part of the Southeast Quarter of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah

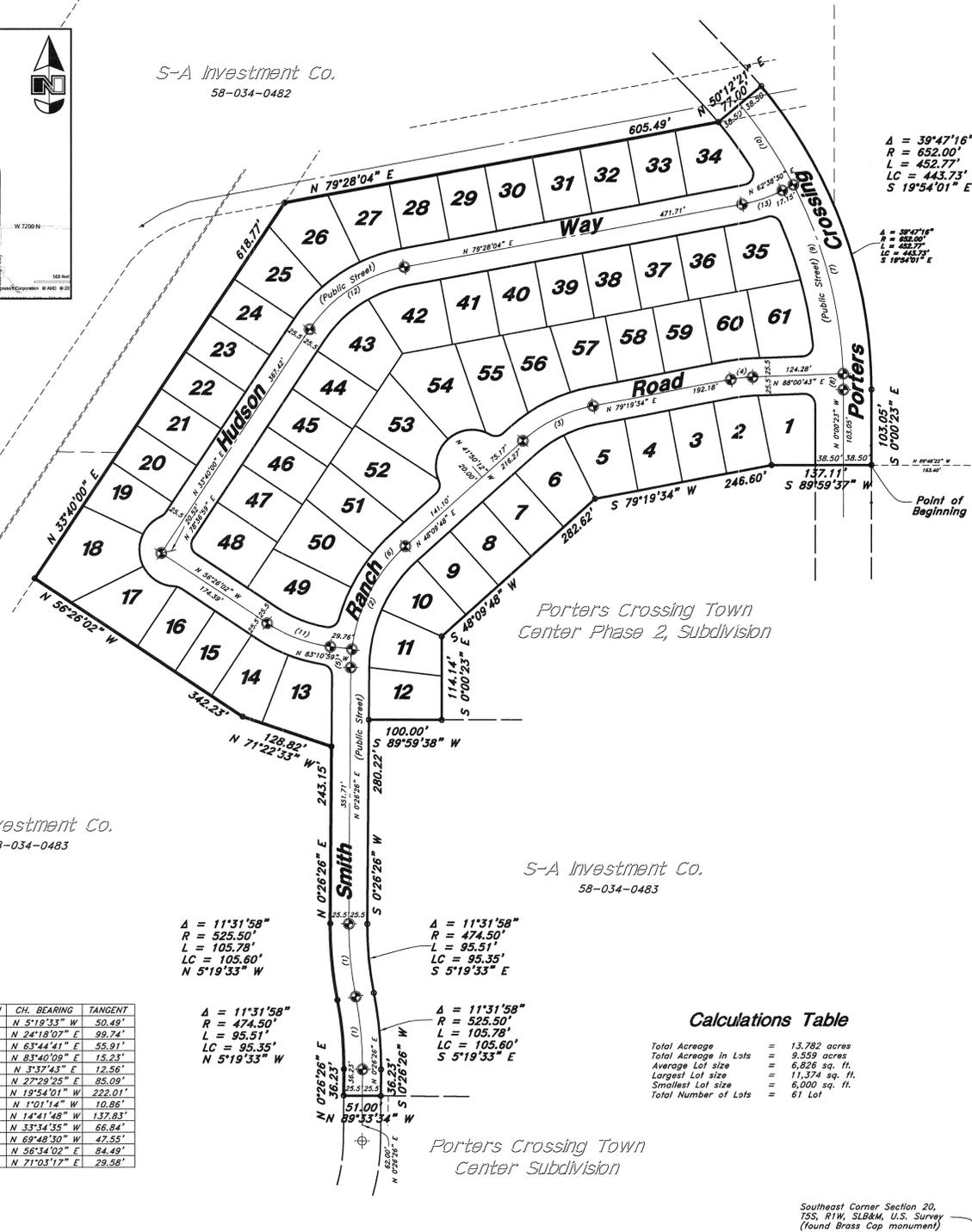


Vicinity Map
no scale

S-A Investment Co.
58-034-0482

S-A Investment Co.
58-034-0483

S-A Investment Co.
58-034-0483



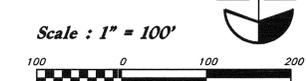
East Quarter Corner Section 20, T5S, R1W, SLB&M, U.S. Survey (found Brass Cap monument)

Southeast Corner Section 20, T5S, R1W, SLB&M, U.S. Survey (found Brass Cap monument)

2676.28' UCS & meas.

1726.93' UCS & meas.

2639.80' UCS & meas.



S-A Investment Co.
58-034-0484

Narrative

This Survey and Subdivision was requested to create 61 residential lots.
This Survey honors previous 2011 Survey by Great Basin Engineering - South.
A line between monuments found along the South Line of Sections 20 and 21 was assigned the Utah County bearings to honor and retrace the Dependent Re-Survey.

Legend

- Lot Line
- Boundary Line
- Right of Way Line
- Easement Line
- Centerline
- Street Monument
- Section Corner (As Noted)
- Street Address
- Public Utility Easement
- Radial Line
- Non-Radial Line

Curve Table

CURVE	DELTA	RADIUS	LENGTH	CH. LENGTH	CH. BEARING	TANGENT
(1)	11°31'58"	500.00'	100.64'	100.47'	N 5°19'33" W	50.49'
(2)	47°43'22"	225.50'	187.82'	182.44'	N 24°18'07" E	99.74'
(3)	31°09'46"	200.50'	109.05'	107.71'	N 63°44'41" E	55.91'
(4)	8°41'08"	200.50'	30.39'	30.37'	N 83°40'09" E	15.23'
(5)	8°22'35"	225.50'	25.10'	25.06'	N 3°17'43" E	12.56'
(6)	41°20'47"	225.50'	162.73'	159.22'	N 27°29'25" E	85.09'
(7)	39°47'16"	613.50'	426.03'	417.52'	N 19°54'01" W	222.01'
(8)	2°01'43"	613.50'	21.72'	21.72'	N 1°01'14" W	10.86'
(9)	25°19'25"	613.50'	271.15'	268.95'	N 14°41'48" W	137.83'
(10)	12°26'08"	613.50'	133.16'	132.90'	N 33°34'35" W	66.84'
(11)	26°44'57"	200.00'	93.37'	92.93'	N 69°48'30" W	42.55'
(12)	45°48'04"	200.00'	159.88'	155.65'	N 95°34'02" E	84.49'
(13)	16°49'34"	200.00'	58.73'	58.52'	N 71°03'17" E	29.58'

$\Delta = 11°31'58"$
 $R = 525.50'$
 $L = 105.78'$
 $LC = 105.60'$
 $N 5°19'33" W$

$\Delta = 11°31'58"$
 $R = 474.50'$
 $L = 95.51'$
 $LC = 95.35'$
 $N 5°19'33" W$

$\Delta = 11°31'58"$
 $R = 525.50'$
 $L = 105.78'$
 $LC = 105.60'$
 $S 5°19'33" E$

$\Delta = 11°31'58"$
 $R = 474.50'$
 $L = 95.51'$
 $LC = 95.35'$
 $S 5°19'33" E$

Calculations Table

Total Acreage	=	13.782 acres
Total Acreage in Lots	=	9.559 acres
Average Lot Size	=	6,826 sq. ft.
Largest Lot Size	=	11,374 sq. ft.
Smallest Lot Size	=	6,000 sq. ft.
Total Number of Lots	=	61 Lot

Surveyor's Certificate
 I, Bruce D. Pimper do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 362256 as prescribed under 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 one lots, streets and easements and that the same is shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

Boundary Description
 A part of the Southeast Quarter of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Eagle Mountain City, Utah County, Utah:

Beginning at a point on the Easterly Line of Porters Crossing as it will be dedicated to a 38.50 foot half-width located 1728.93 feet North 0°11'38" East along the Section Line and 163.40 feet North 89°48'22" West from the Southeast Corner of said Section 20; and running thence South 89°59'37" West 137.11 feet; thence South 79°19'34" West 246.60 feet; thence South 48°09'48" West 282.62 feet; thence South 0°00'23" East 114.14 feet; thence South 89°59'38" West 100.00 feet to the Easterly Line of future Smith Ranch Road; thence along said Easterly Line the following four courses: South 0°26'26" West 280.22 feet to a point of curvature; Southeastern along the arc of a 474.50 foot radius curve to the left a distance of 95.51 feet (Central Angle equals 11°31'58" and Long Chord bears South 5°19'33" East 95.35 feet); then South 0°26'26" West 280.22 feet to a point of curvature; Southeastern along the arc of a 474.50 foot radius curve to the right a distance of 105.78 feet (Central Angle equals 11°31'58" and Long Chord bears South 5°19'33" East 105.60 feet) to a point of tangency; and South 0°26'26" West 36.23 feet; thence North 89°33'34" West 51.00 feet to the Westerly Line of the future Smith Ranch Road; thence along said Westerly Line the following four courses: North 0°26'26" East 36.23 feet to a point of curvature; Northwestern along the arc of a 525.50 foot radius curve to the right a distance of 105.78 feet (Central Angle equals 11°31'58" and Long Chord bears North 5°19'33" West 95.35 feet) to a point of reverse curvature; Northwestern along the arc of a 525.50 foot radius curve to the right a distance of 105.78 feet (Central Angle equals 11°31'58" and Long Chord bears North 5°19'33" West 105.60 feet) to a point of tangency; and North 0°26'26" East 243.15 feet; thence North 71°22'33" West 128.82 feet; thence North 56°26'02" West 342.23 feet; thence North 33°40'00" East 618.77 feet; thence North 79°28'04" East 605.49 feet to the Westerly Line of future Porters Crossing; thence North 50°12'21" East 77.00 feet to the Easterly Line of future Porters Crossing; thence along said Easterly Line the following two courses: Southeastern along the arc of a 652.00 foot radius curve to the right a distance of 452.77 feet (Center bears South 50°12'21" West, Central Angle equals 39°47'16" and Long Chord bears South 19°54'01" East 443.75 feet) to a point of tangency; and South 0°00'23" 103.05 feet to the point of beginning.

Contains 600,365 sq. ft. or 13.782 acres or 61 Lots

Owner's Dedication
 Bruce D. Pimper
 Utah RLS No. 362256

We, the undersigned owners of all the real property depicted on this plat described in the surveys certificate on this plat, have caused the land described on this plat to be divided into lots, streets, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

In witness whereof we have hereunto set our hands this _____ day of _____, A.D. 20____

By: _____

State of _____ } ss
 County of _____

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that _____ is the _____ of _____ and that said instrument was signed in behalf of said LC by a resolution of its Members and acknowledged to me that said LC executed the same.

Residing at: _____
 Commission Expires: _____

Print Name _____ A Notary Public

Acknowledgment

The Mayor of Eagle Mountain City, 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 _____ Attest _____
 City Recorder
 (See Seal Below)

Acceptance by Legislative Body

The Mayor of Eagle Mountain City, 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 _____ Attest _____
 City Recorder
 (See Seal Below)

Porters Crossing Residential, Phase 1 Subdivision

A part of the Southeast Quarter of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah

Sheet 1 of 2

GREAT BASIN ENGINEERING - SOUTH
 CONSULTING ENGINEERS and LAND SURVEYORS
 2010 North Redwood Road, P.O. Box 16747
 Salt Lake City, Utah 84116
 Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

Planning Commission Approval

Approved this _____ day of _____ A.D. 20____
 by the Planning Commission.

Secretary, Planning Commission _____
 Chairman, Planning Commission _____

Eagle Mountain City Engineer Approval

Approved this _____ day of _____ A.D. 20____
 by the City Engineer.

City Engineer _____

Eagle Mountain City Attorney

Approval as to form this _____ day of _____ A.D. 20____
 by the Eagle Mountain City Attorney.

Eagle Mountain City Attorney _____

SURVEYORS SEAL
 NOTARY PUBLIC SEAL
 CITY ENGINEER SEAL
 CLERK-RECORDER SEAL

BRUCE D. PIMPER
 362256
 STATE OF UTAH

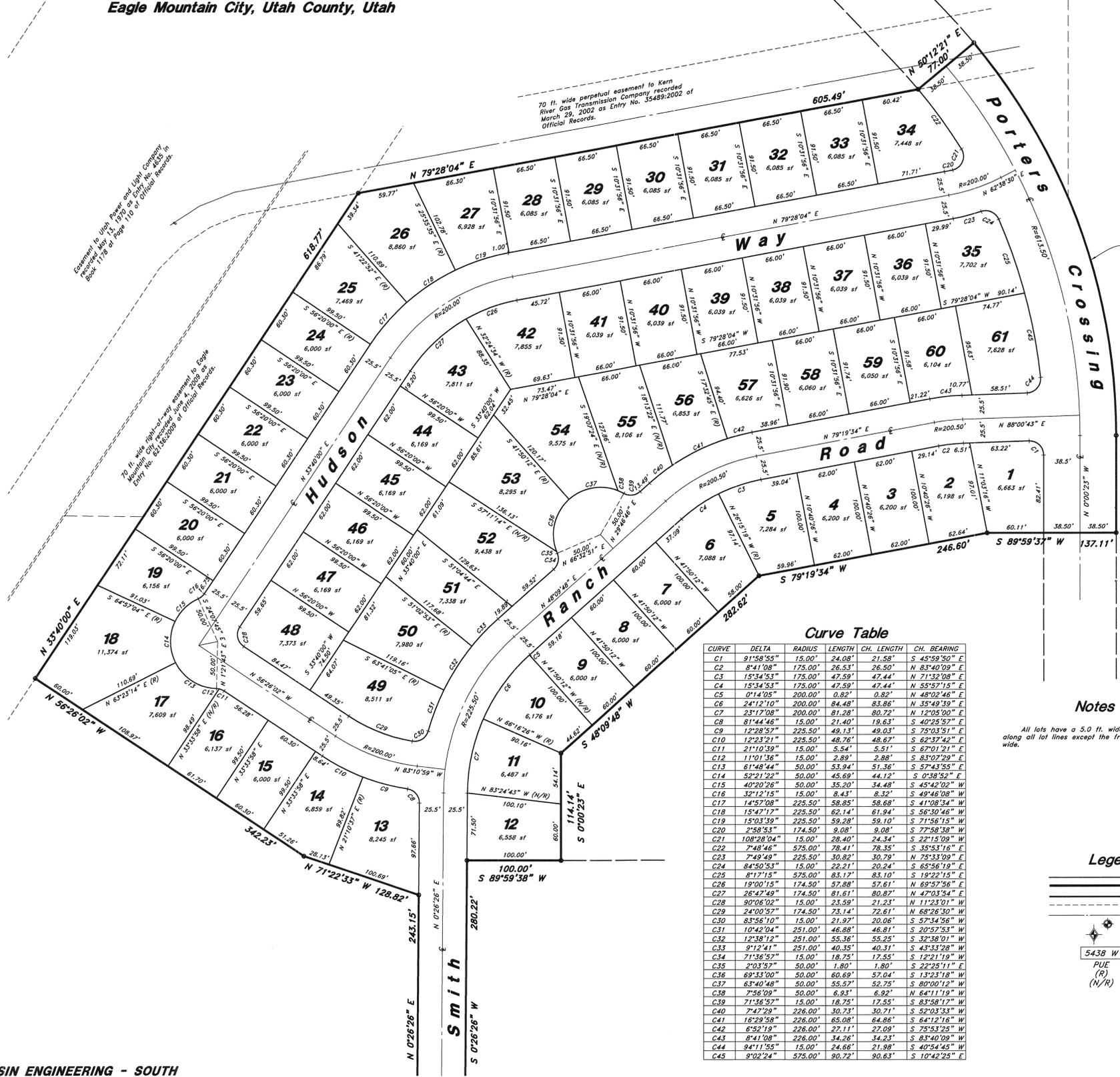
Porters Crossing Residential, Phase 1

Subdivision

A part of the Southeast Quarter of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah



Scale : 1" = 60'



A = 39°47'16"
R = 652.00'
L = 452.77'
LC = 443.73'
S 19°54'01" E

Easement to Utah Power and Light Company
Municipal Utility District No. 1, P.U.D. No. 855 in
Book 1779 of Official Records

70 ft. wide perpetual easement to Kern
River Gas Transmission Company recorded
March 29, 2002 as Entry No. 35489:2002 of
Official Records.

Curve Table

CURVE	DELTA	RADIUS	LENGTH	CH. LENGTH	CH. BEARING
C1	91°58'53"	15.00'	24.08'	21.58'	S 43°59'50" E
C2	8°41'08"	175.00'	26.53'	26.50'	N 83°40'09" E
C3	15°34'53"	175.00'	42.59'	42.44'	N 71°32'08" E
C4	15°34'53"	175.00'	42.59'	42.44'	N 55°57'15" E
C5	0°14'05"	200.00'	0.82'	0.82'	N 48°02'46" E
C6	24°12'10"	200.00'	84.48'	83.86'	N 35°49'39" E
C7	23°17'08"	200.00'	81.28'	80.72'	N 12°05'00" E
C8	81°44'46"	15.00'	21.40'	19.63'	S 40°25'57" E
C9	12°28'52"	225.50'	49.13'	49.03'	S 75°31'51" E
C10	12°23'21"	225.50'	48.76'	48.62'	S 62°37'42" E
C11	21°10'39"	15.00'	5.54'	5.51'	S 67°01'21" E
C12	11°01'36"	15.00'	2.89'	2.88'	S 83°02'29" E
C13	61°48'44"	50.00'	53.94'	51.36'	S 57°43'55" E
C14	52°21'22"	50.00'	45.69'	44.12'	S 0°38'52" E
C15	40°20'26"	50.00'	35.20'	34.48'	S 45°42'08" W
C16	39°15'15"	15.00'	8.43'	8.32'	S 49°46'08" W
C17	14°57'08"	225.50'	58.85'	58.68'	S 41°08'34" W
C18	15°42'12"	225.50'	62.14'	61.94'	S 56°30'46" W
C19	15°03'39"	225.50'	59.28'	59.10'	S 71°56'15" W
C20	2°58'53"	174.50'	9.08'	9.08'	S 77°58'38" W
C21	108°28'04"	15.00'	28.40'	24.34'	S 22°15'09" W
C22	7°48'46"	575.00'	78.41'	78.35'	S 35°31'6" E
C23	7°49'49"	225.50'	30.82'	30.79'	N 75°33'09" E
C24	84°50'53"	15.00'	22.21'	20.24'	S 65°56'19" E
C25	8°17'15"	575.00'	83.12'	83.10'	S 19°22'15" E
C26	19°00'15"	174.50'	57.88'	57.61'	N 69°52'56" E
C27	26°47'49"	174.50'	81.67'	80.87'	N 47°03'54" E
C28	90°06'02"	15.00'	25.59'	21.23'	N 11°23'01" E
C29	24°00'52"	174.50'	73.14'	72.61'	N 68°52'50" W
C30	83°56'10"	15.00'	21.92'	20.06'	S 57°34'56" W
C31	10°42'04"	251.00'	46.88'	46.81'	S 20°57'53" W
C32	12°38'12"	251.00'	55.36'	55.25'	S 32°38'01" W
C33	9°12'41"	251.00'	40.35'	40.31'	S 43°33'28" W
C34	71°38'57"	15.00'	18.75'	17.55'	S 12°21'19" W
C35	2°03'57"	50.00'	1.80'	1.80'	S 22°51'11" E
C36	69°33'00"	50.00'	60.69'	57.04'	S 13°23'18" W
C37	63°40'48"	50.00'	55.57'	52.75'	S 80°00'12" W
C38	7°56'09"	50.00'	6.93'	6.92'	N 64°11'19" W
C39	71°36'52"	15.00'	18.75'	17.55'	S 83°58'12" W
C40	7°47'29"	226.00'	30.73'	30.71'	S 52°03'33" W
C41	16°29'58"	226.00'	65.08'	64.86'	S 64°12'16" W
C42	6°52'19"	226.00'	22.11'	22.09'	S 75°32'51" W
C43	8°41'08"	226.00'	34.26'	34.23'	S 83°40'09" W
C44	94°11'55"	15.00'	24.66'	21.98'	S 40°54'45" W
C45	9°02'24"	575.00'	90.72'	90.63'	S 10°42'25" E

Notes

All lots have a 5.0 ft. wide Public Utility Easement along all lot lines except the front which is 10.0 ft. wide.

Legend

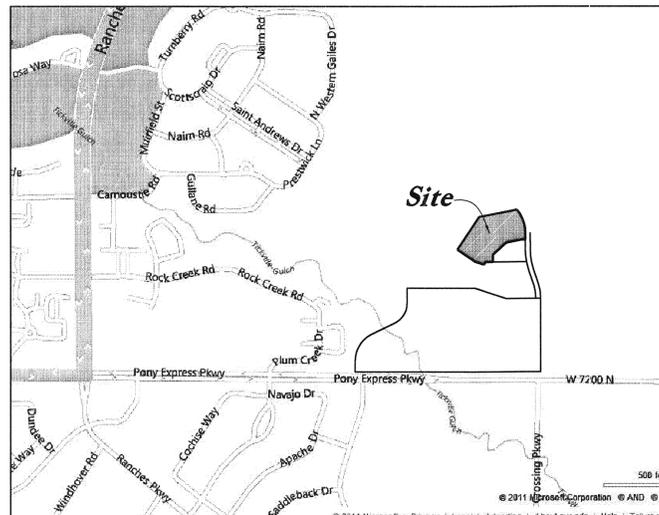
- Lot Line
- Boundary Line
- Right of Way Line
- Easement Line
- Centerline
- Street Monument
- Section Corner (As Noted)
- Street Address
- Public Utility Easement
- Radial Line
- Non-Radial Line

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

Porters Crossing Phase I

Smith Ranch Road And Porters Crossing Parkway

Eagle Mountain, Utah



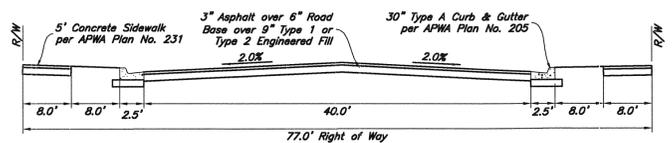
Vicinity Map
Not to Scale

Civil Sheet Index

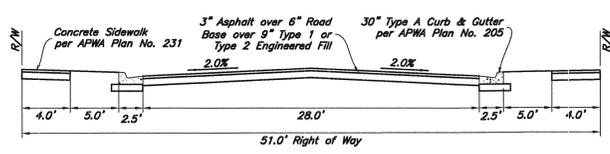
- CV Cover Sheet
- Subdivision Plat
- GR Grading Plan
- UT Utility Plan
- EC Erosion Control Plan
- P-1 Improvement Plan
- P-2 Improvement Plan
- P-3 Improvement Plan
- P-4 Improvement Plan
- P-5 Improvement Plan
- P-6 Improvement Plan
- P-7 Improvement Plan

Abbreviations			
BOL	Bollard	PP	Power Pole
BRW	Finish Grade - Bottom of Retaining Wall	PVC	Poly Vinyl Chloride
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sanitary Sewer Manhole
EB	Electrical Box	SP	Signal Pole
ECAB	Electrical Cabinet	SS	Sanitary Sewer
EMH	Electrical Manhole	SVZ	Sight Visibility Zone
FH	Fire Hydrant	SW	Secondary Water
FL	Flowline	TA	Top of Asphalt
G	Ground	TB	Telephone Box
GB	Grade Break	TC	Top of Curb
GM	Gas Meter	TG	Top of Grate
HB	Hose Bib	TMH	Telephone Manhole
I	Irrigation Line	TP	Top of Concrete
ICB	Irrigation Control Box	TRW	Finish Grade - Top of Retaining Wall
Lip	Lip of Gutter	TW	Top of Walk
LP	Light Pole	WL	Waterline
MH	Manhole	WP	Working Point
Man	Manument	WV	Water Valve
PM	Power Meter		

Legend		
Proposed Curb & Gutter	Existing Improvements	
Proposed Open Face C & G	Existing Asphalt	
Proposed Asphalt	Existing Concrete	
Proposed Concrete	Existing Inlet Box	
Proposed Truncated Domes	Existing Catch Basin	
Proposed Inlet Box	Existing Manhole	
Proposed Catch Basin	Existing Fire Hydrant	
Proposed Manhole	Existing Water Valve	
Proposed Transformer	Existing Overhead Power Line	
Proposed Meter Box	Existing Water	
Proposed Water Meter	Existing Secondary Water	
Proposed Camera Box	Existing Sewer	
Proposed Fire Hydrant	Existing Storm Drain	
Proposed Water Valve	Existing Gas	
Proposed Water Line	Existing Power	
Proposed Sanitary Sewer	Existing Telephone	
Proposed Storm Drain	Existing Fence	
Proposed Conduit Line	Flowline	
Proposed Power Line	Centerline	
Proposed Gas Line	Existing Contour	
Proposed Secondary Water Line	Existing Spot	
Proposed Roof Drain	Existing Light Pole	
Proposed Fence	Existing Street Light	
Ridge Line	Existing Building	
Grade Break	Existing Telephone Box	
Proposed Contour	Existing Power Meter	
Direction of Drainage	Existing Electrical Box	
Proposed Spot	Existing Electrical Cabinet	
ADA Accessible Route	Existing Gas Meter	
Property Line	Existing Water Meter	
Sawcut Line	Existing Irrig. Control Box	
Proposed Light Pole	Existing Ballard	
Proposed Street Light	Existing Hose Bib	
Proposed Building	Working Point	
Existing Power Pole w/ Guy	Existing Deciduous Tree	
Existing Utility Manhole	Existing Coniferous Tree	
Existing Post		
Detail Number		
Sheet Number		



77' Minor Collector Street Section
Not to Scale



51' Local Street Section
Not to Scale

ADA Note
Contractor must adhere to all applicable elements of the Americans with Disabilities Act Accessibility Guidelines including but not limited to maintaining a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.
The Client, Contractor and Subcontractor should immediately notify the consultant of any conditions of the project that they believe do not comply with the current state of the ADA (ICC/ANSI A117.1-Latest Edition) and/or FHAA.

Flood Zone
This property lies 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 (No Shading) is defined as "Areas determined to be outside the 500-year floodplain."

Basis of Bearings
A line between monuments found along the South Line of Sections 20 and 21 was assigned the Utah County bearings to honor and retrace the Dependent Re-Survey.

Benchmark
Brass Cap Monument for the Southwest Corner of Section 21, T5S, R1W, S1B&M
Elevation = 4498.20 feet (established from previous survey by ASWN+)
Utah County NGVD 1929 Vertical Datum at the SW Corner of Section 21 is 4799.36 feet (= 4498.20 project datum)

Private Engineer's Notice to Contractors
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note
The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Great Basin Engineering's ALTA Surveys or Great Basin Engineering's construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Great Basin Engineering. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Great Basin Engineering. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

Designed by: KR
Drafted by: AM
Client Name: Amsource
12-103CV

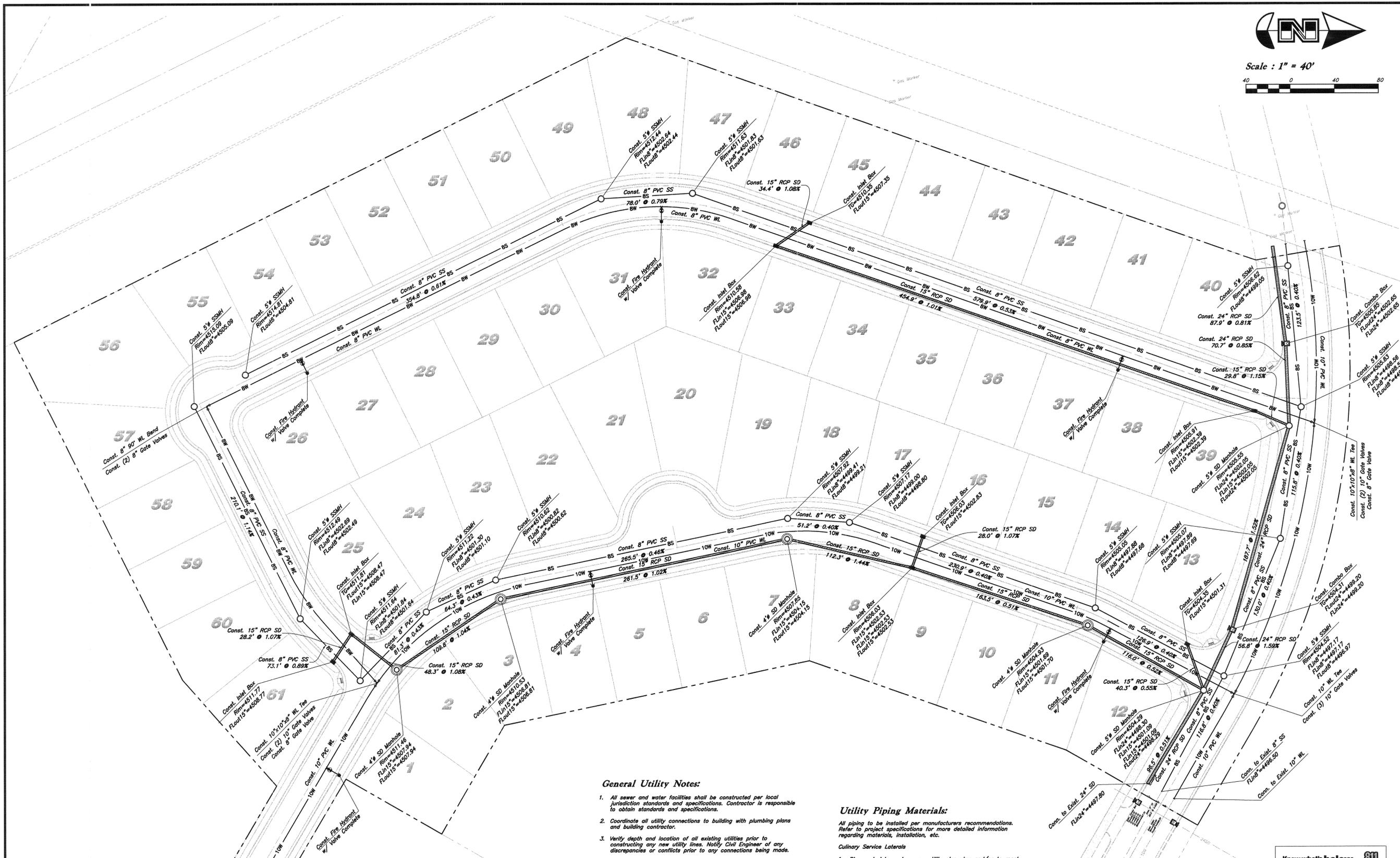
GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Soll Lake City (801)521-6529 Ogden (801)394-7988 Pro. (801)521-9551

Cover Sheet
Porters Crossing Phase I
Smith Ranch Road And Porters Crossing Parkway
Eagle Mountain, Utah

5 Jun, 2013
SHEET NO.
CV



Scale : 1" = 40'



General Utility Notes:

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

- Pipe material as shown on utility plan view and/or to meet city standards.

Water Main Lines and Fire Lines

- Pipe material as shown on utility plan view and/or to meet city standards.

Sanitary Sewer Lines

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

Storm Drain Lines

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35
- 12" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

Note:

All Valves are to be Flanged to the Tee per Eagle Mountain Requirements.

Storm Drain Note:

All Storm Drainage Pipe Lengths and Slopes are from Center of Box to Center of Box.

Know what's below.

Call 811 before you dig.

BLUE STAKES OF UTAH
MULTI-MEDIA CONSULTING, INC.
www.bluestakes.org
1-800-662-4111

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

REV	DATE	DESCRIPTION

Designed by: KR
 Drafted by: AM
 Client Name: Amsource
 12-103UT

GREAT BASIN ENGINEERING - SOUTH
 CONSULTING ENGINEERS and LAND SURVEYORS
 2010 North Redwood Road, P.O. Box 16747
 Salt Lake City, Utah 84116
 Salt Lake City (801)551-8559 Ogden (801)394-7288 Fax (801)521-9551

Utility Plan
Porters Crossing Phase I
 Smith Ranch Road And Porters Crossing Parkway
 Eagle Mountain, Utah

PROFESSIONAL ENGINEER
 NO. 285772
 DAVID G. ANDERSON
 STATE OF UTAH

5 Jun, 2013
 SHEET NO. **UT**