EAGLE MOUNTAIN CITY

City Council Staff Report

FEBRUARY 18, 2014

Project:	**Evans Ranch Plat B-2 – Final Plat**
Applicant:	DAI (Agent – Nate Shipp)
Request:	Final Plat Approval
Type of Action:	Action Item; Public Hearing
Planning Commission:	Recommended Approval (5-0)

Planning Commission Action

The Planning Commission recommends approval of this proposed final plat with the following conditions of approval:

1. Fencing for the project must comply with the approved master fencing plan.
2. Developer must submit a letter indicating either the banked water rights that he plans to use for this plat, or a commitment to purchase water from the City.
3. Developer must place a cash bond with the City for 10.33% of the total cost of all of the open space improvements for the project, as well as $2,000 per buildable acre ($18,160) for the required community improvements, prior to recording the plat.
4. Prior to completing the infrastructure for this phase, the developer shall paint stripe an 11-foot lane on both sides of Porter's Crossing Road along the entire length of Porter's Crossing (from the southern end of the project to Pony Express Parkway).
5. Building permit site plans must be submitted with utilities to help with proper driveway placement. No water meters are allowed in driveways.

PROPOSAL

The Evans Ranch Plat B-2 is the second residential phase of the approved Evans Ranch Master Development Plan. The lots in this plat have not changed from the approved master plan, and the tabulations are shown here. →

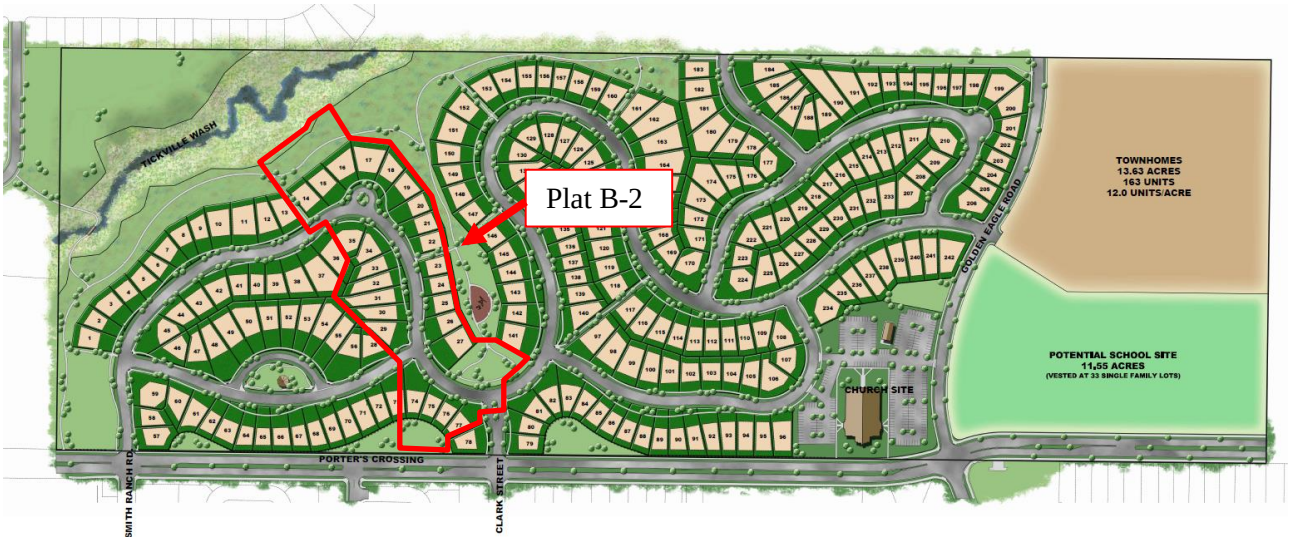
A final plat review includes the layout of lots, proper street circulation, utility demands, park and recreation sites, etc.

TABULATIONS

ZONE:	R, SFD/SFA
TOTAL AREA:	9.08 ACRES
TOTAL AREA IN LOTS	5.46 ACRES
TOTAL OPEN SPACE	2.07 ACRES
AVERAGE LOT SIZE	9,506 SQ. FT.
LARGEST LOT SIZE	14,189 SQ. FT
SMALLEST LOT SIZE	6,293 SQ. FT.
# OF LOTS:	25
DENSITY:	2.75 LOTS/ACRE

Noteworthy Items

- Utilities - This development requires that a sewer line be built that extends to the east, crosses the Tickville Wash, and connects to the SilverLake sewer pipe in Silver Creek Way. This gravity sewer line will ultimately allow the neighborhoods to the west to gravity feed into this line, and the sewer lift station can possibly be removed. In order for this sewer line to be built the developer must obtain an easement for the City from Silver Lake Land LLC, and must work closely with the City Engineer on the design and construction drawings.



- Fencing – The plat indicates a 6-foot vinyl slat fence behind lots 1-4. This fencing must instead following the approved master fencing plan, which requires Cedar estate fencing for this area.

- Water Rights – The developer must submit a letter indicating either the banked water rights that he plans to use for this plat, or a commitment to purchase water from the City.

- Pedestrian Easements – Since these lots are planned with very specific build-to lines for the homes, as can be seen on the master plan above, there are pedestrian easements that extend onto each lot, allowing for the sidewalk to be located outside of the street right-of-way.

- Open Space Dedication - As approved with the master development plan, the open space including the trail, detention basin, and native area to the east of the trail (behind lots 12-15) will be dedicated to the City. The remainder will be dedicated to the Evans Ranch Home Owners Association. A public utility easement will be provided to the City on the open space along Porter's Crossing, mostly in order to locate some electrical boxes/equipment within this area.

- Open Space Improvement – The open space for the project will be improved along with each plat, and the developer must place a cash bond with the City for 10.33% of the total cost of all of the open space improvements for the project prior to recording this plat (25 lots divided by 242 total lots = 10.33%). A total open space improvement estimate must be approved by the Parks Foreman and City Engineer, and the bond posted, prior to recording the plat.

- Community Improvements – A minimum of $2,000 per buildable acre must be provided as a cash bond for the community improvements for this plat, as required by the City Code and the Evans Ranch Master Development Agreement (total of $18,160).

- Porter's Crossing – Prior to completing the infrastructure for this phase, the developer shall paint stripe an 11-foot lane on both sides of Porter's Crossing Road along the entire length of Porter's Crossing (from the southern end of the project to Pony Express Parkway).

- Driveways – Rather than requiring that the driveways be shown on the subdivision plat, the DRC determined that the developer shall submit a site plan with each building permit application that includes the utility locations, so that driveways can be appropriately placed to avoid the water meter and other utilities. The water meters will not be allowed in driveways

Motion Options

The City Council may choose to take any of the following actions:

(1) Approve the project with the conditions as recommended by the Planning Commission;
(2) Deny the project based upon specific findings of fact (valid reasons);
(3) Table the project with valid reasons;
(4) Approve the project with modifications to the conditions of approval.

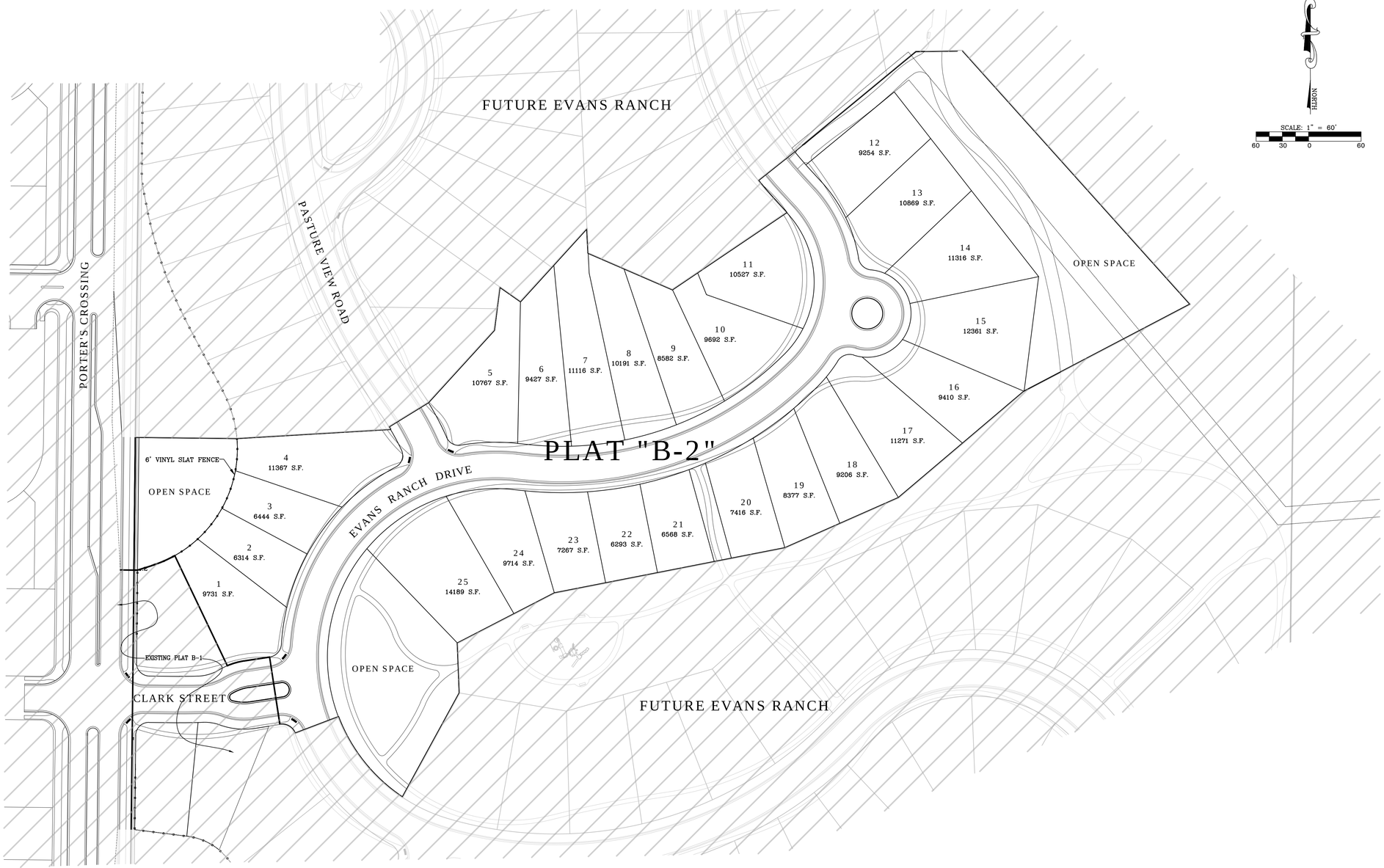
ATTACHMENTS:

- ☐ Proposed final plat/plans, landscape plans

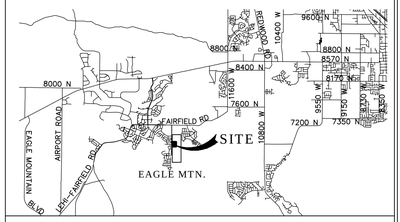
EVANS RANCH

PLAT "B-2"

A PORTION OF THE NW 1/4 & SW 1/4 SECTION 28, T5S, R1W, SLB&M,
EAGLE MOUNTAIN, UTAH



VICINITY MAP



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SHEET 4	OFF-SITE SEWER P&P
SHEET 5	OFF-SITE SEWER P&P
SHEET 6	DETAILS
SHEET 7	DETAILS

TABULATIONS

ZONE:	R, SFD/SFA
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AVERAGE LOT SIZE	9,506 SQ. FT.
LARGEST LOT SIZE	14,189 SQ. FT
SMALLEST LOT SIZE	6,293 SQ. FT.
# OF LOTS:	25
DENSITY:	2.75 LOTS/ACRE

NOTES

1. NO UTILITY LATERALS OR METERS TO BE LOCATED UNDER DRIVEWAYS.
2. PROTECTION TO BE PROVIDED AS NEEDED FOR PUBLIC UTILITIES ADJACENT TO DRIVEWAYS OR WITHIN TRAFFIC AREAS. UTILITIES ARE TO BE PLACED SUCH THAT THE DRIVEWAY TRAFFIC AND UTILITIES TO NOT CREATE A POSSIBLE HAZARDS.
3. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
4. PARKING RESTRICTION SIGNAGE TO BE PROVIDED FOR ALL ALLEY WAYS.
5. REAR FENCE TO BE PROVIDED TO LOTS THAT BACK UP TO PORTER'S CROSSING.
6. DRIVEWAY SLOPES NOT TO EXCEED 12%.
7. BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
   - FRONT LIVING – 20'
   - FRONT GARAGE – 22'
   - CORNER LIVING – 15'
   - CORNER GARAGE – 22'
   - REAR – 20'
   - SIDE – 5'
8. MINIMUM OF 22' TO BE MAINTAINED FROM BACK OF MEANDERING SIDEWALKS TO GARAGE.
9. COVED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN WITH THE HOMES TO EACH SIDE, HOMES WILL NOT BE SET BACK AS TO CREATE A SIGNIFICANT STEP BETWEEN HOUSE FRONTS.
10. TO MAINTAIN THE PRESENTATION OF COVED SPACE, FENCING OR OTHER TYPES OF DELINEATION NOT BE CONSTRUCTED IN FRONT OF THE BUILDABLE AREA.
11. ALL CONSTRUCTION TO BE COMPLETED ACCORDING TO EAGLE MOUNTAIN CITY CONSTRUCTION STANDARDS & SPECIFICATIONS.
12. NO DEFLECTIONS ALLOWED ON WATER LINES.

LEGEND

EXISTING

WATER METER	W
WATER	EX-W
WATER VALVE	
FIRE HYDRANT	
SEWER	EX-SS
SEWER MANHOLE	
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	EX-PI
PI VALVE	
FENCE	

PROPOSED

WATER	W
WATER VALVE	
FIRE HYDRANT	
SEWER	SS
SEWER MANHOLE	
STORM DRAIN	SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	PI
PI VALVE	

DEVELOPER / OWNER

DAI
1099 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
(801) 495-3414

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

EVANS RANCH PLAT B-2

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

EVANS RANCH - PLAT "B-2"
EAGLE MOUNTAIN, UTAH

COVER SHEET

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2012-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 60'
DATE: 1/21/2014
SHEET: COVER

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	140.00	13°14'44"	32.37	N54°06'00"E 32.29
C2	140.00	18°23'40"	44.95	N38°16'48"E 44.75
C3	140.00	18°47'11"	45.90	N19°41'23"E 45.70
C4	140.00	15°14'26"	37.24	N2°40'34"E 37.13
C5	140.00	65°40'01"	160.45	N27°53'22"E 151.82
C6	16.00	77°51'31"	21.74	S42°24'26"W 20.11
C7	245.50	9°52'07"	42.29	S8°24'44"W 42.23
C8	245.50	15°17'45"	65.54	S20°59'40"W 65.34
C9	245.50	15°38'18"	67.01	S36°27'41"W 66.80
C10	245.50	17°54'44"	76.75	S53°14'12"W 76.44
C11	15.00	87°29'19"	22.90	S18°26'55"W 20.74
C12	273.50	5°36'57"	26.81	S28°06'14"E 26.80
C13	326.50	7°56'43"	45.28	S27°38'03"E 45.24
C14	15.00	75°25'05"	19.74	S61°22'11"E 18.35
C15	245.50	15°12'10"	65.14	N88°12'21"E 64.95
C16	143.00	34°12'04"	85.36	N28°31'23"E 84.10
C17	358.50	7°31'00"	47.03	S87°57'04"E 47.00
C18	358.50	9°48'43"	61.39	N83°23'04"E 61.32
C19	358.50	9°49'47"	61.51	N73°33'49"E 61.43
C20	358.50	9°48'10"	61.34	N63°44'51"E 61.26
C21	358.50	13°13'20"	82.73	N52°14'06"E 82.55
C22	116.50	18°31'37"	37.67	N36°21'37"E 37.51
C23	143.00	53°54'01"	134.53	N15°31'39"W 129.62
C24	143.00	88°06'05"	219.89	N1°34'23"E 198.85
C25	385.00	50°11'00"	337.21	N70°42'56"E 326.53

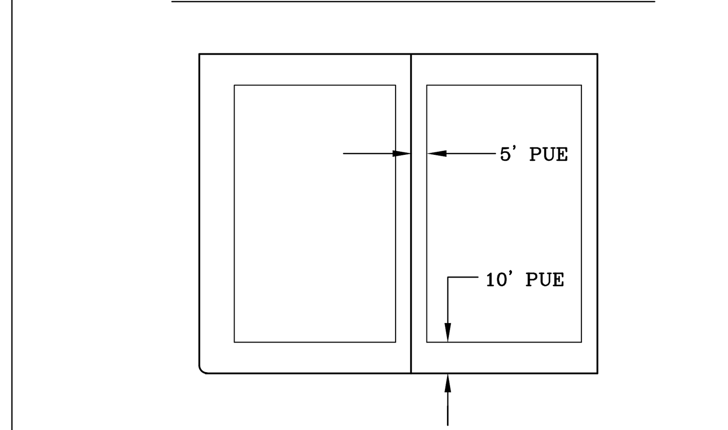
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C26	116.50	69°34'28"	141.47	N7°41'25"W 132.93
C27	116.50	71°25'11"	145.22	N9°54'50"E 136.00
C28	350.00	4°02'04"	24.64	S40°27'38"E 24.64
C29	323.50	0°29'29"	2.77	S42°13'55"E 2.77
C30	169.50	16°40'53"	49.35	S34°08'13"E 49.18
C31	169.50	16°30'41"	48.85	S17°32'25"E 48.68
C32	16.00	75°40'12"	21.13	S47°07'11"E 19.63
C33	50.00	18°12'08"	15.88	S75°51'13"E 15.82
C34	50.00	53°27'36"	46.65	S40°01'20"E 44.98
C35	50.00	49°41'16"	43.36	S11°33'05"W 42.01
C36	50.00	60°35'19"	52.87	S66°41'23"W 50.44
C37	50.00	10°48'57"	9.44	N77°36'29"W 9.42
C38	16.00	75°40'12"	21.13	S69°57'54"W 19.63
C39	169.50	7°33'56"	22.38	S35°54'46"W 22.37
C40	169.50	5°55'42"	17.54	S42°39'35"W 17.53
C41	411.50	4°21'18"	31.28	S47°48'05"W 31.27
C42	411.50	8°00'20"	57.50	S53°58'54"W 57.45
C43	411.50	8°09'06"	58.54	S73°27'38"W 58.50
C44	411.50	8°25'50"	60.55	S81°45'06"W 60.49
C45	411.50	9°50'25"	70.67	N89°06'47"W 70.59
C46	192.50	23°01'47"	77.37	S84°17'32"W 76.85
C47	192.50	32°44'56"	110.03	S56°24'11"W 108.54
C48	192.50	116°36'44"	391.79	S37°30'04"W 327.58
C49	411.50	50°11'00"	360.42	N70°42'56"E 349.01
C50	358.50	9°49'47"	61.51	N73°33'49"E 61.43

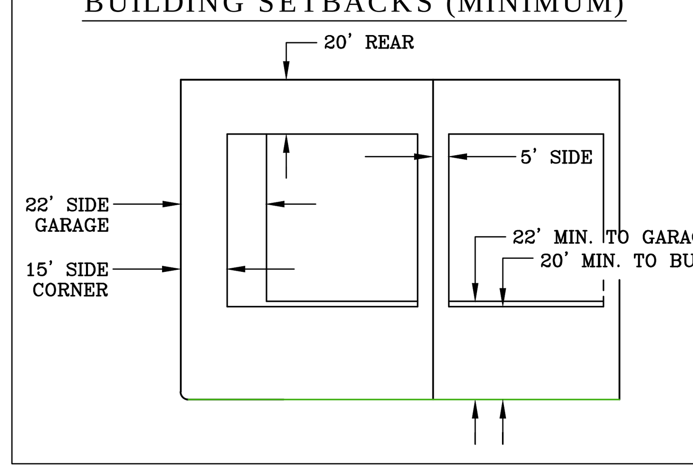
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C51	245.50	15°38'18"	67.01	S36°27'41"W 66.80
C52	192.50	60°50'01"	204.39	S9°36'42"W 194.92
C53	411.50	2°48'16"	20.14	N67°58'59"E 20.14
C54	219.00	116°36'44"	445.72	S37°30'04"W 372.68
C55	219.00	12°08'29"	46.41	S14°44'04"E 46.32
C56	219.00	80°27'53"	307.56	S31°34'08"W 282.90
C57	219.00	24°00'21"	91.76	S83°48'15"W 91.09
C58	300.00	13°24'29"	70.21	N24°54'10"W 70.04
C59	411.50	8°35'46"	61.74	S62°16'57"W 61.68
C60	50.00	192°45'16"	168.21	S11°25'21"W 99.38
C61	806.28	9°33'44"	134.56	N9°57'55"W 134.41
C62	233.50	35°55'21"	146.40	N32°42'28"W 144.01
C63	135.50	39°55'13"	94.41	N30°42'32"W 92.51
C64	12.50	114°22'11"	24.95	N67°56'01"W 21.01
C65	117.66	8°59'40"	18.47	S50°23'04"W 18.45
C66	473.19	9°46'23"	80.71	S50°46'25"W 80.61
C67	414.60	6°45'32"	48.91	S52°16'51"W 48.88
C68	5.00	74°13'17"	6.48	S11°47'27"W 6.03
C69	5.00	41°48'10"	3.65	N70°01'22"E 3.57
C70	429.60	6°32'20"	49.03	N52°23'27"E 49.00
C71	458.19	9°46'23"	78.15	N50°46'25"E 78.06
C72	132.66	16°47'15"	38.87	N54°16'51"E 38.73
C73	22.50	18°14'10"	7.16	N53°33'24"E 7.13

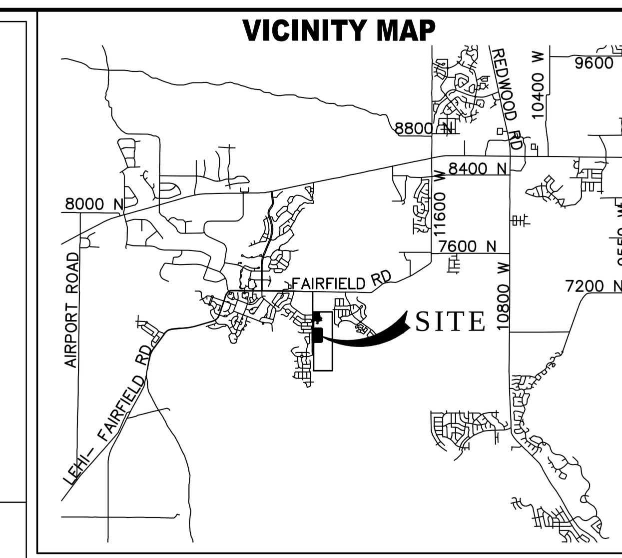
PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



VICINITY MAP



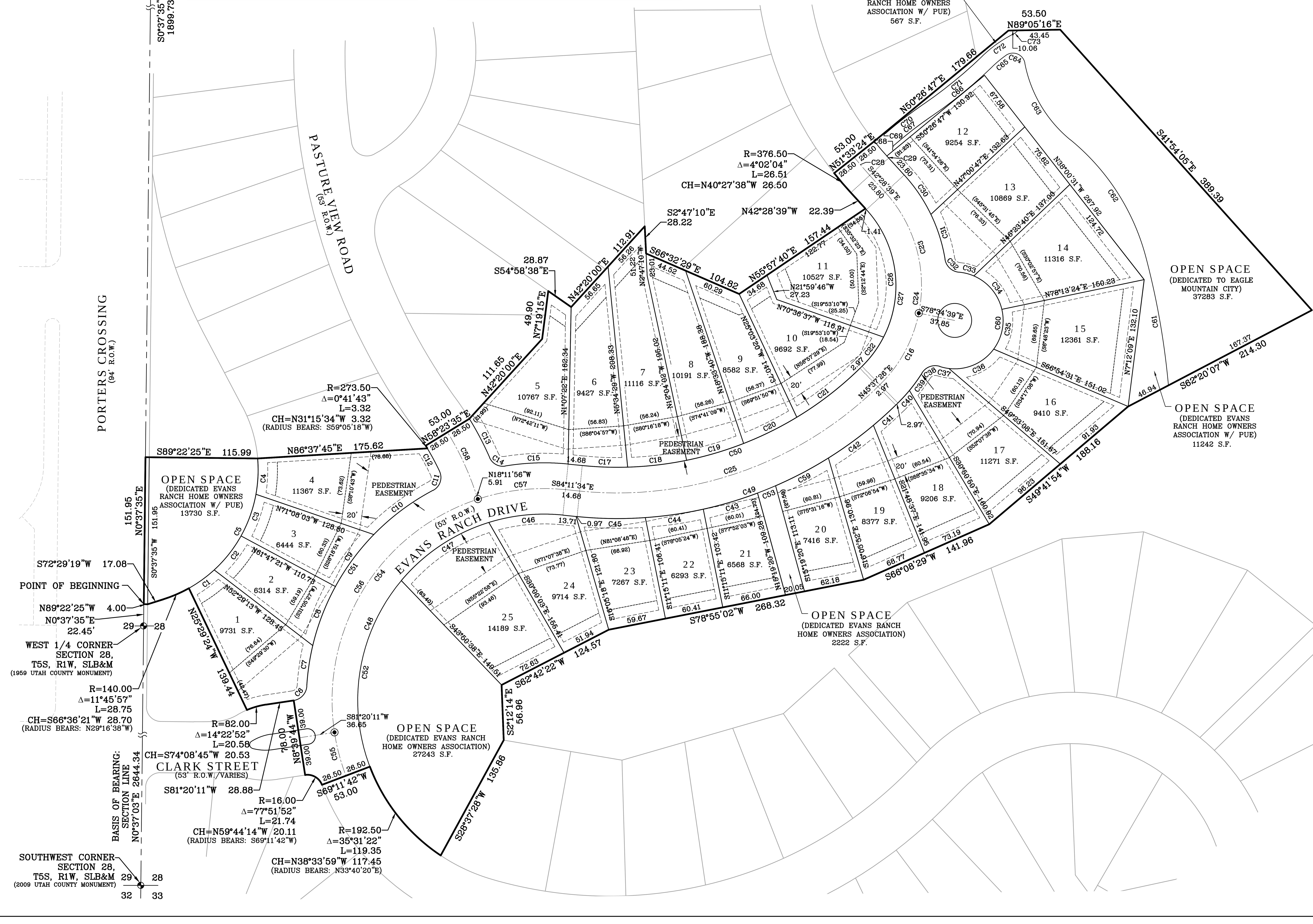
NOTES:

1. ◉... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. COVED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN THE HOMES TO EACH SIDE, HOMES WILL NOT BE SET AS TO CREATE A SIGNIFICANT STEP BETWEEN HOUSE FRONTS.
3. PEDESTRIAN EASEMENT BEGINS AT THE RIGHT OF WAY LINE AND EXTENDS TO WITHIN 20' OFFSET OF BUILD-TO LINE.

NORTH

SCALE: 1" = 60'

60 30 0 60



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

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE WEST HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SECTION LINE OF SAID SECTION 28, SAID POINT BEING N0°37'35"E 22.45 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 28; THENCE N0°37'35"E 151.95 FEET; THENCE S89°22'25"E 115.99 FEET; THENCE N86°37'45"E 175.62 FEET; THENCE ALONG THE ARC OF A 273.50 FOOT NON-TANGENT CURVE TO THE LEFT 3.32 FEET (RADIUS BEARS: S59°05'18"W) THROUGH A CENTRAL ANGLE OF 0°41'43" (CHORD: N31°15'34"W 3.32 FEET); THENCE N58°23'35"E 53.00 FEET; THENCE N42°20'00"E 111.65 FEET; THENCE N7°19'15"E 49.90 FEET; THENCE S54°58'38"E 28.87 FEET; THENCE N42°20'00"E 112.91 FEET; THENCE S2°47'10"E 28.22 FEET; THENCE S66°32'29"E 104.82 FEET; N55°57'40"E 157.44 FEET; THENCE N42°28'39"W 22.39 FEET; THENCE ALONG THE ARC OF A 376.50 FOOT RADIUS CURVE TO THE RIGHT 26.51 FEET THROUGH A CENTRAL ANGLE OF 4°02'04" (CHORD: N40°27'38"W 26.50 FEET); THENCE N51°33'24"E 53.00 FEET; THENCE N50°26'47"E 179.66 FEET; THENCE N89°05'16"E 53.50 FEET; THENCE S41°54'05"E 389.39 FEET; THENCE S62°20'07"W 214.30 FEET; THENCE S49°41'54"W 188.16 FEET; THENCE S66°08'29"W 141.96 FEET; THENCE S78°55'02"W 268.32 FEET; THENCE S62°42'22"W 124.57 FEET; THENCE S2°12'14"E 56.96 FEET; THENCE S28°37'28"W 135.86 FEET; THENCE ALONG THE ARC OF A 192.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 119.35 FEET (RADIUS BEARS: N33°40'20"E) THROUGH A CENTRAL ANGLE OF 35°31'22" (CHORD: N38°33'59"W 117.45 FEET); THENCE S69°11'42"W 53.00 FEET; THENCE ALONG THE ARC OF A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 21.74 FEET (RADIUS BEARS: S69°11'42"W) THROUGH A CENTRAL ANGLE OF 77°51'52" (CHORD: N59°44'14"W 20.11 FEET); THENCE N8°39'44"W 78.00 FEET; THENCE S81°20'11"W 28.88 FEET; THENCE ALONG THE ARC OF A 82.00 FOOT RADIUS CURVE TO THE LEFT 20.58 FEET THROUGH A CENTRAL ANGLE OF 14°22'52" (CHORD: S74°08'45"W 20.53 FEET); THENCE N25°29'24"W 139.44 FEET; THENCE ALONG THE ARC OF A 140.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 28.75 FEET (RADIUS BEARS: N29°16'38"W) THROUGH A CENTRAL ANGLE OF 11°45'57" (CHORD: S66°36'21"W 28.70 FEET); THENCE S72°29'19"W 17.08 FEET; THENCE N89°22'25"W 4.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±9.08 ACRES

DATE ____________ SURVEYOR (See Seal Below) ____________

OWNERS 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 ____________ DAY OF ____________ , A.D. 20 ____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE ________ DAY OF ____________ , A.D. 20____ PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF________IN SAID STATE OF UTAH, ____________WHO AFTER BEING DULY SWORN ACKNOWLEDGE TO ME THAT ____________A LIMITED LIABILITY COMPANY( ), THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES____________

NOTARY PUBLIC RESIDING IN________COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE____________OF____________ 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________ DAY OF____________ , A.D. 20____

APPROVED BY MAYOR

APPROVED BY CITY COUNSEL

APPROVED____________ ENGINEER (See Seal Below)

ATTEST____________ CLERK-RECORDER (See Seal Below)

PLAT "B-2"

EVANS RANCH

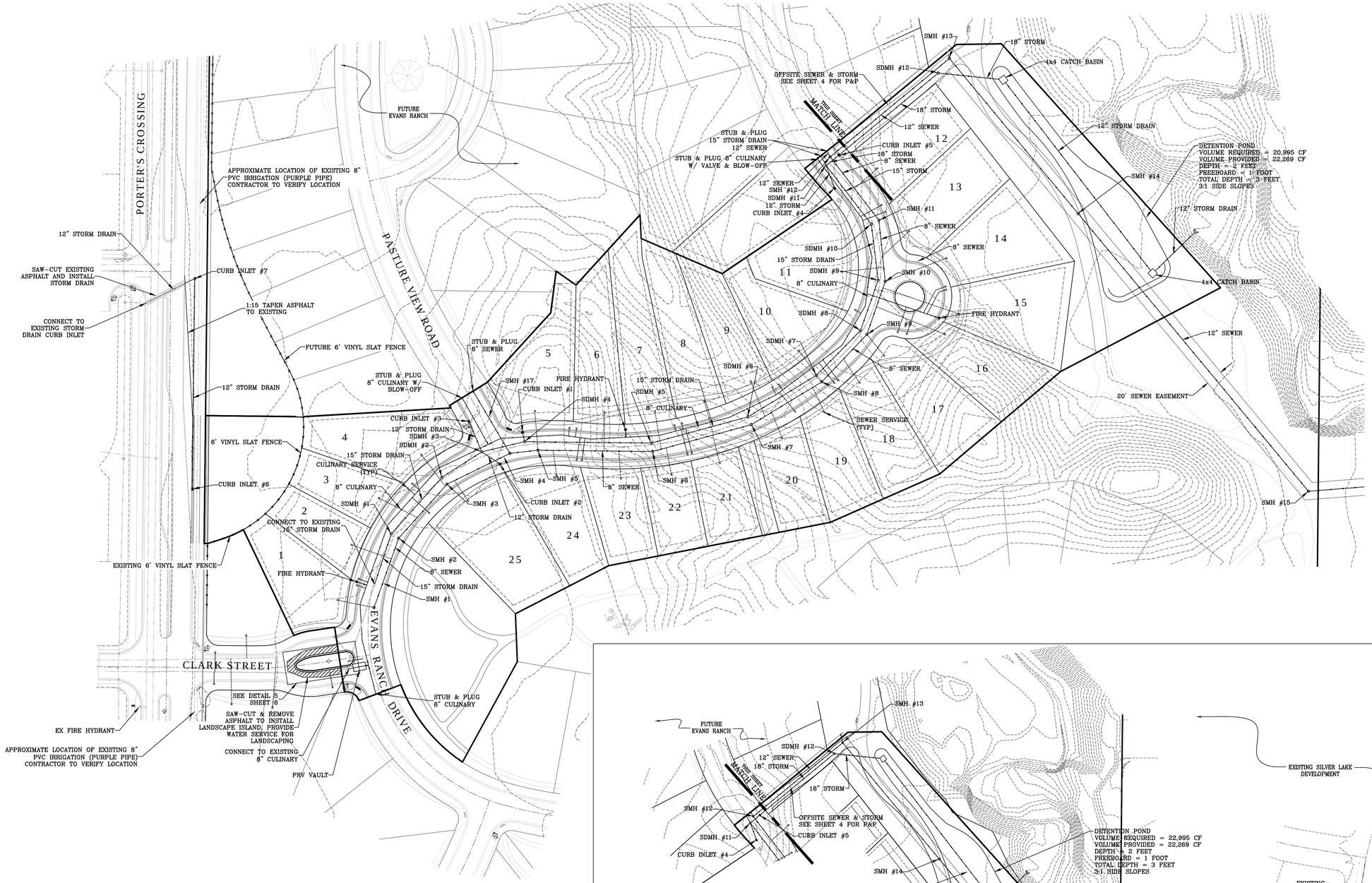
SUBDIVISION

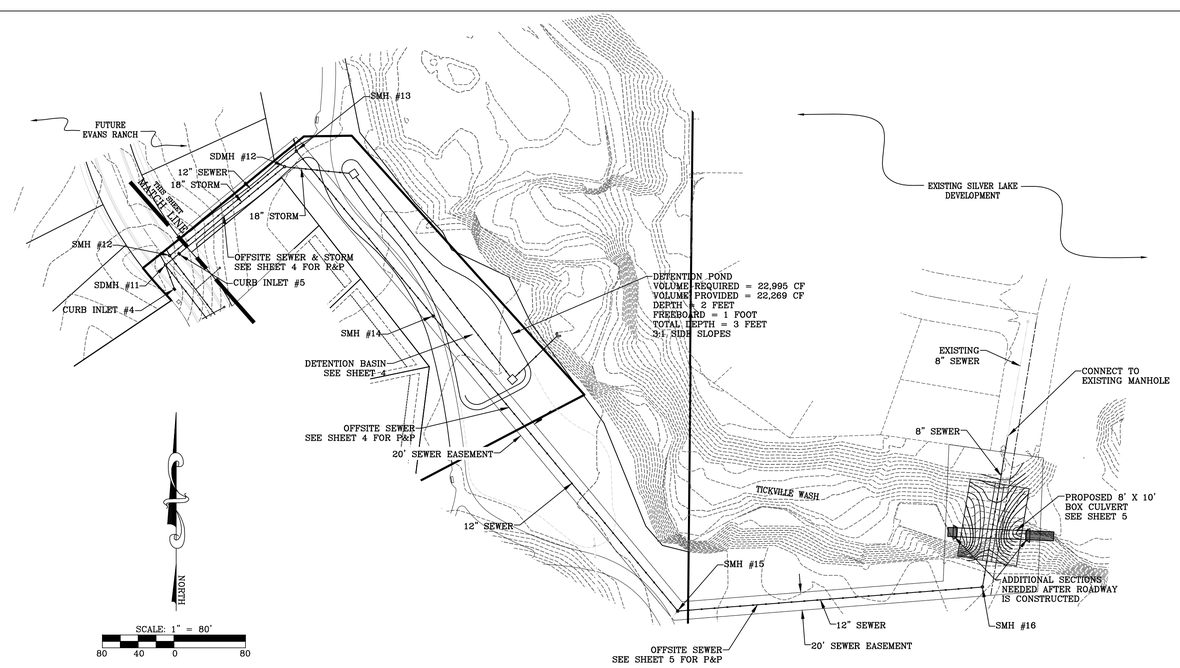
EAGLE MOUNTAIN ____________ UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.





NORTH

SCALE: 1" = 60'

60 30 0 60

NORTH

SCALE: 1" = 80'

80 40 0 80

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Fax: 801.798.9393
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EVANS RANCH - PLAT "B-2"

EAGLE MOUNTAIN, UTAH

UTILITY PLAN

REVISIONS
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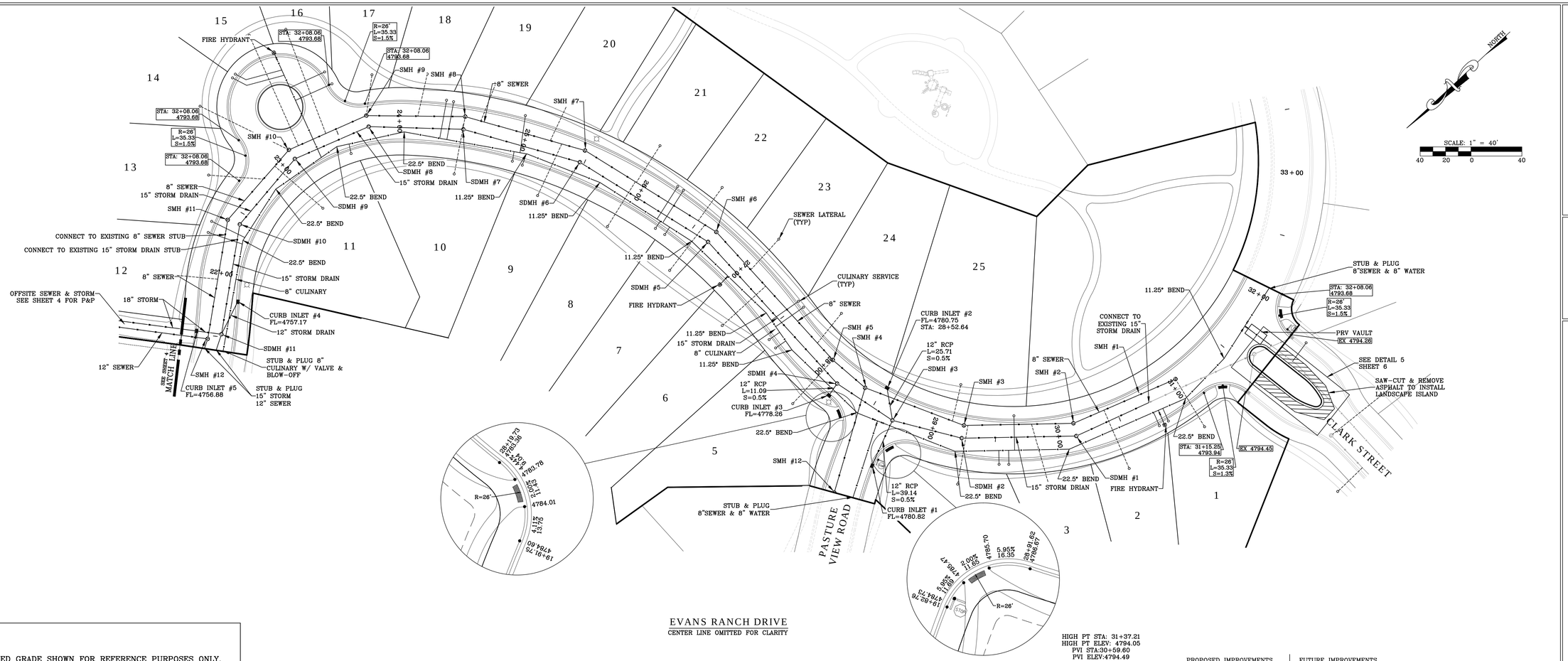
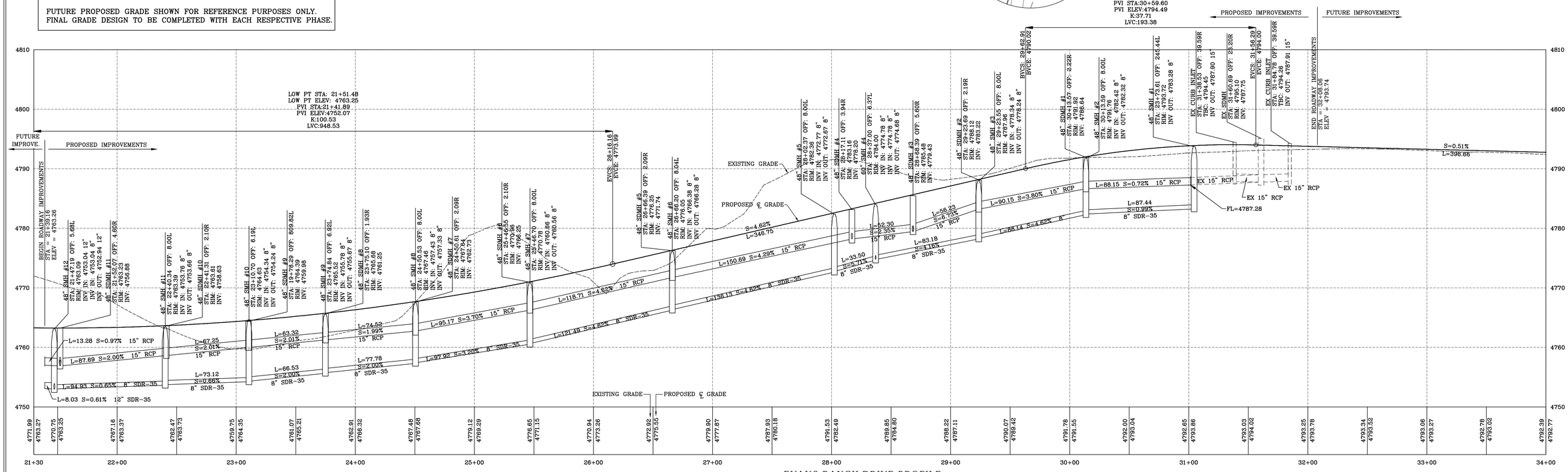
LEI PROJECT #:	2012-1845
DRAWN BY:	BLS
CHECKED BY:	GDM
SCALE:	1" = 60'
DATE:	1/21/2014
SHEET	1



NOTE

FUTURE PROPOSED GRADE SHOWN FOR REFERENCE PURPOSES ONLY.
FINAL GRADE DESIGN TO BE COMPLETED WITH EACH RESPECTIVE PHASE.



EVANS RANCH DRIVE PROFILE

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Fax: 801.798.9393
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EVANS RANCH - PLAT "B-2"

EAGLE MOUNTAIN, UTAH

EVANS RANCH DRIVE PLAN & PROFILE

REVISIONS
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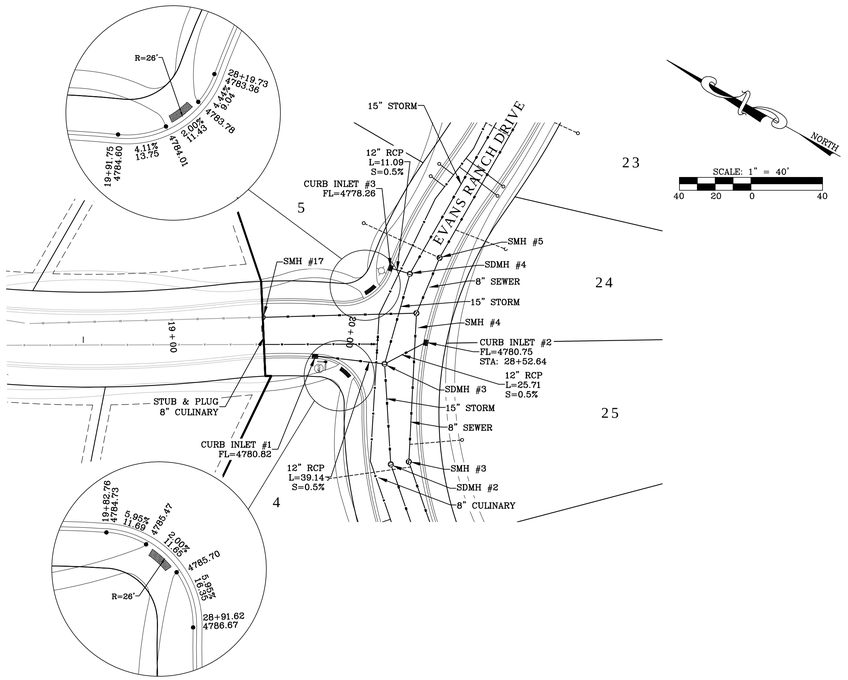
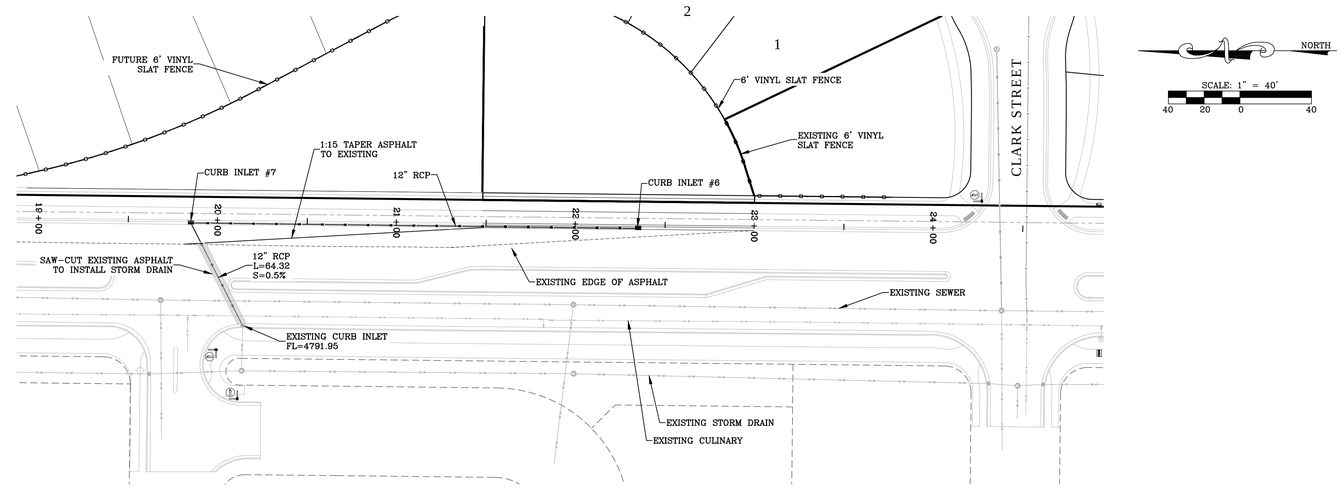
LEI PROJECT #: 2012-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 40'
DATE: 1/21/2014

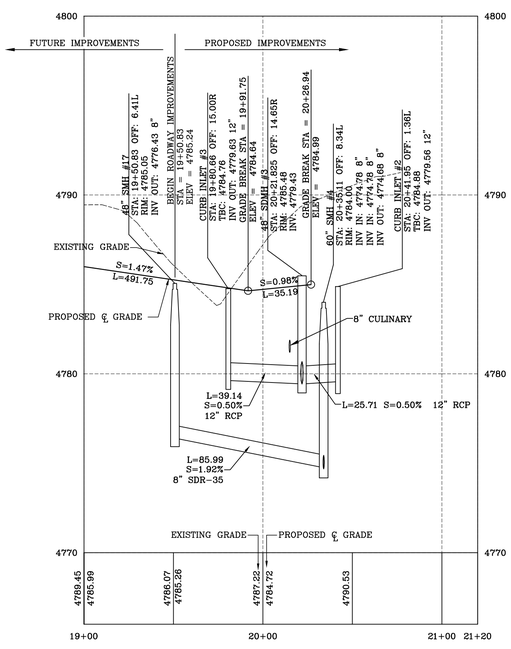
SHEET 2



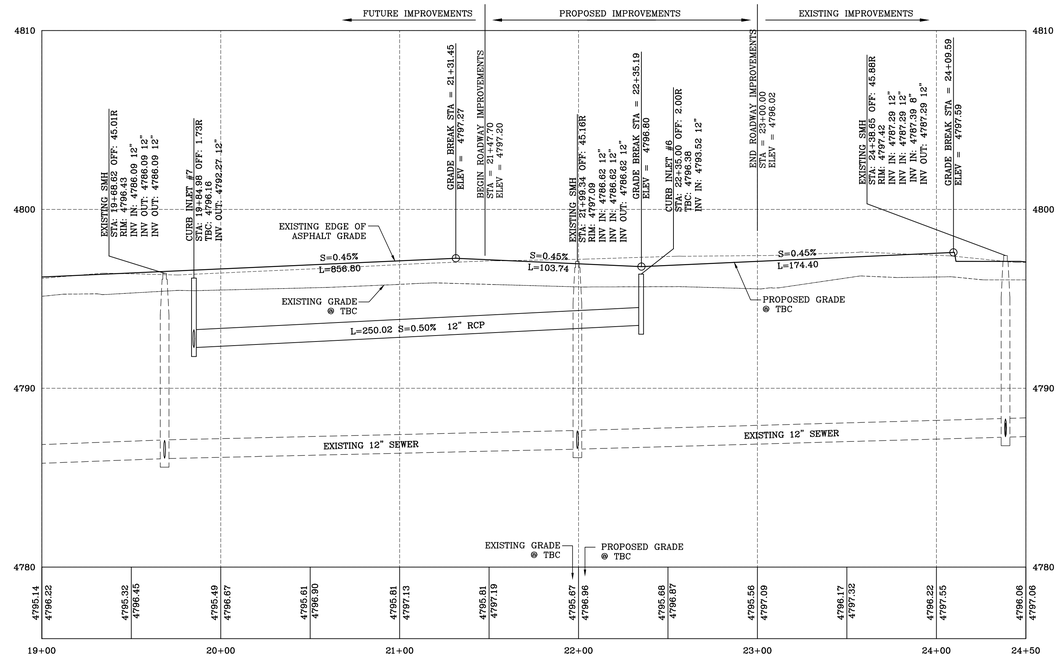
PASTURE VIEW ROAD
CENTER LINE OMITTED FOR CLARITY



PORTER'S CROSSING ROAD
CENTER LINE OMITTED FOR CLARITY



PASTURE VIEW ROAD PROFILE



PORTER'S CROSSING ROAD PROFILE

NOTE

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EVANS RANCH - PLAT "B-2"

EAGLE MOUNTAIN, UTAH

PASTURE VIEW ROAD & PORTER'S CROSSING ROAD PLAN & PROFILE

REVISIONS
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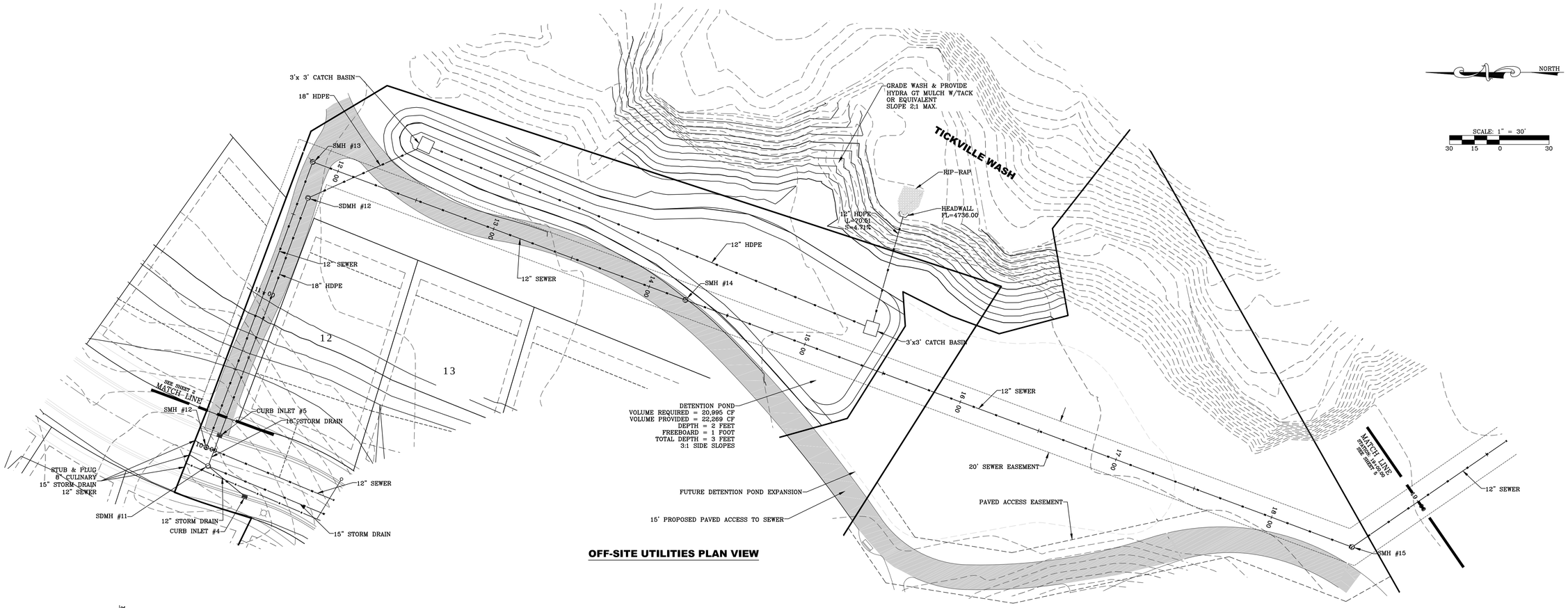
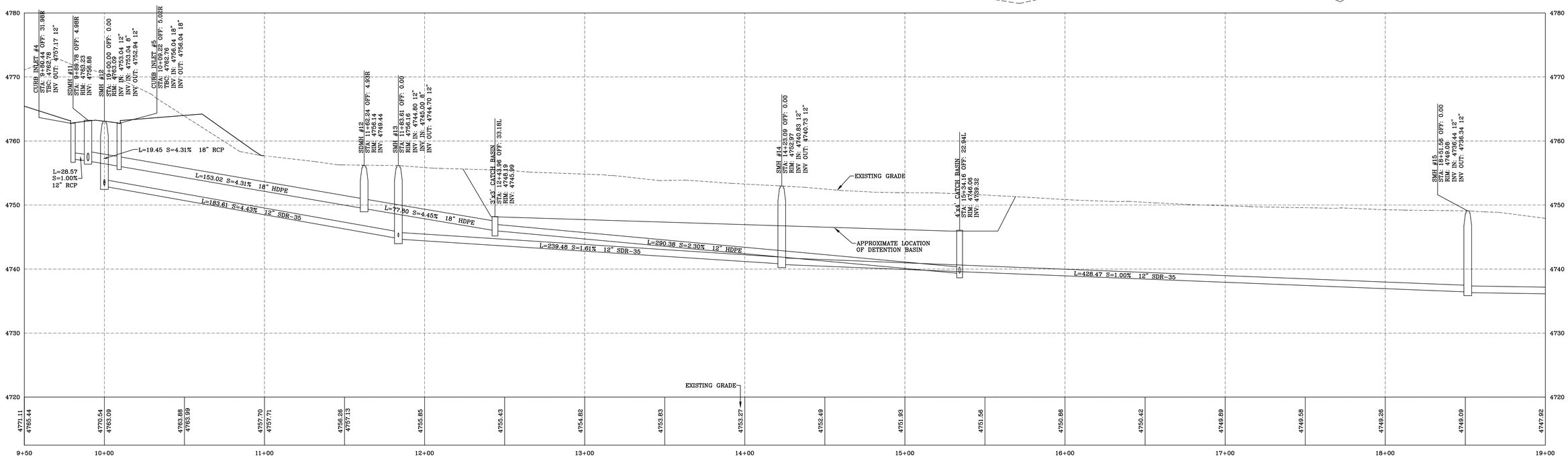
LEI PROJECT #: 2012-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 40'
DATE: 1/21/2014
SHEET 3



OFF-SITE UTILITIES PLAN VIEW



OFF-SITE UTILITIES PROFILE

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EVANS RANCH - PLAT "B-2"

EAGLE MOUNTAIN, UTAH

OFF-SITE SEWER PLAN & PROFILE

REVISIONS
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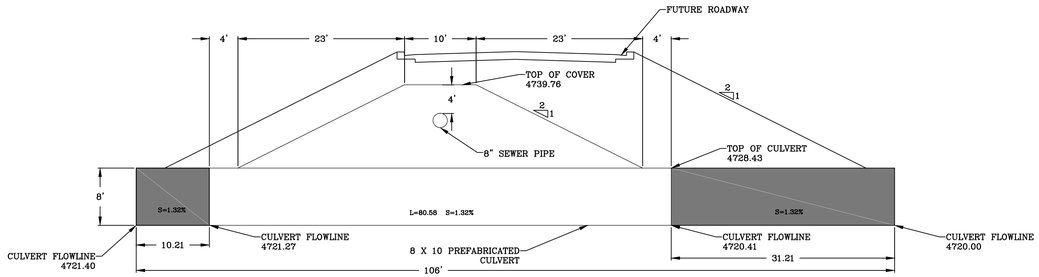
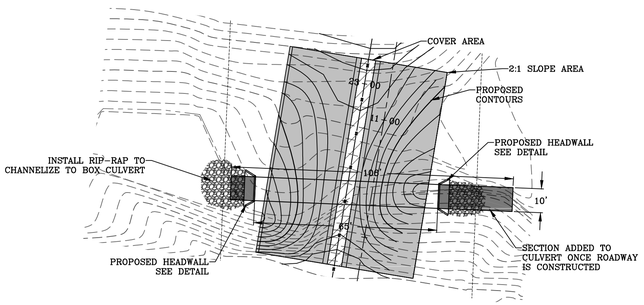
LEI PROJECT #: 2012-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 30'
DATE: 1/21/2014

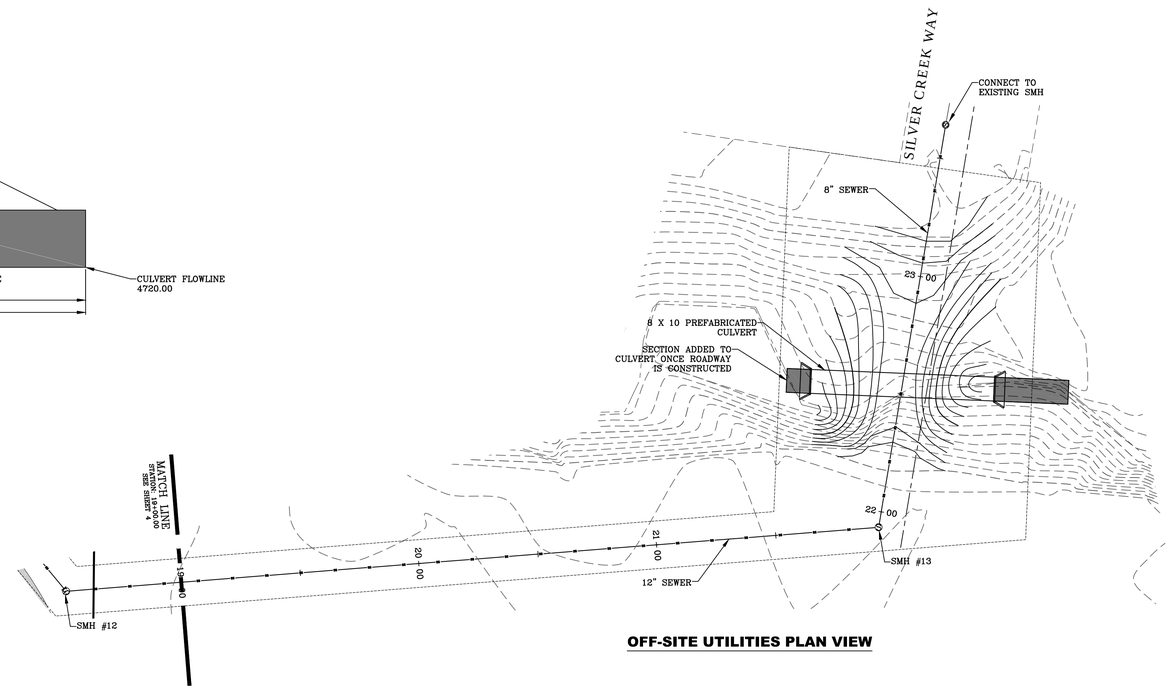
SHEET
4



CULVERT SIDE VIEW DETAIL

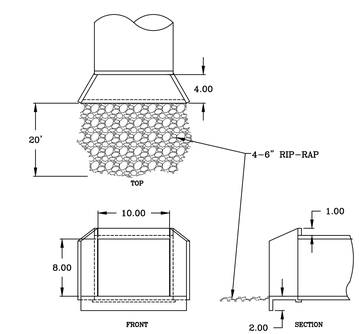


CULVERT PLAN VIEW DETAIL



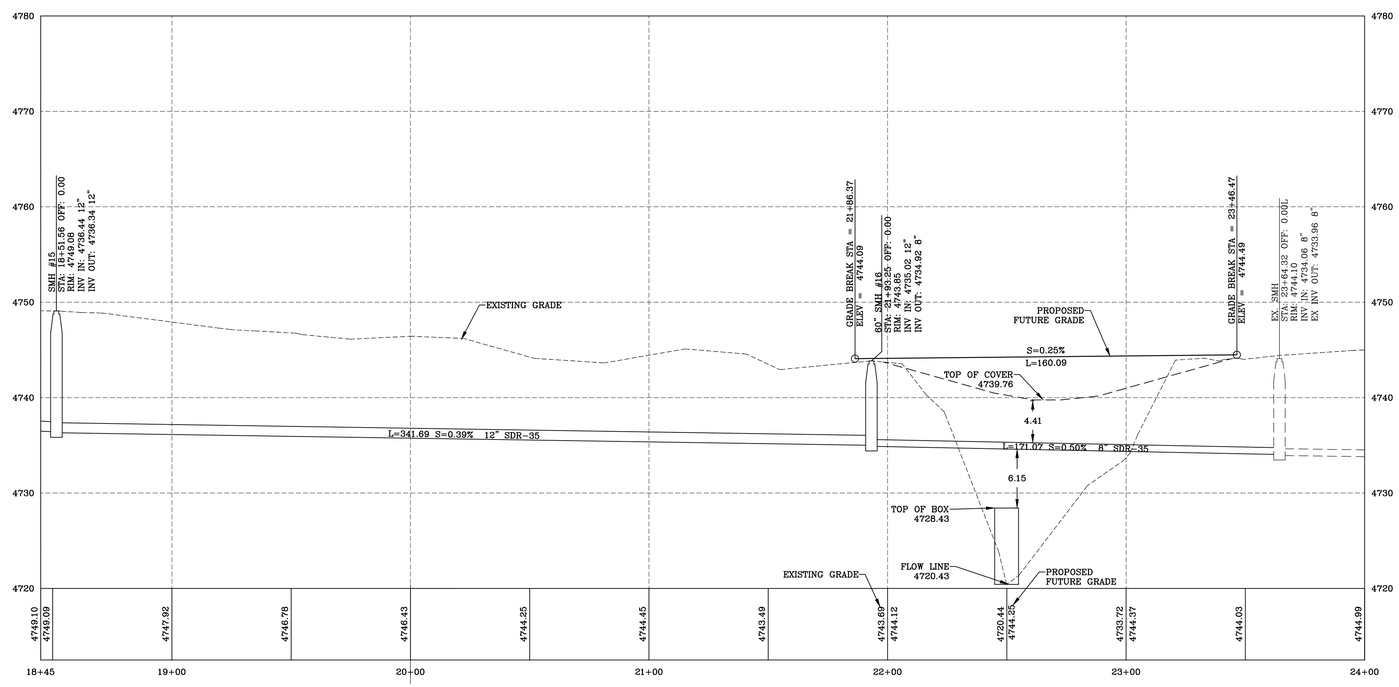
OFF-SITE UTILITIES PLAN VIEW

NOTES:
1. ORIENTATION FOR THE BOX CULVERT WAS DESIGNED ON FUTURE ROADWAY IMPROVEMENTS. TEMPORARY GRADING AROUND THE PROPOSED FLOW LINE WILL BE REQUIRED UNTIL FUTURE ROADWAY IMPROVEMENTS OCCUR.
2. RIP-RAP OF EXISTING SIDE WALLS MAY BE REQUIRED TO REDUCE EROSION.



NOTE: HEADWALL TO BE CONSTRUCTED PER EAGLE MOUNTAIN CITY STANDARDS

CULVERT HEADWALL DETAIL



OFF-SITE UTILITIES PROFILE

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3302 N. Main Street
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Fax: 801.798.9393
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EVANS RANCH - PLAT "B-2"

EAGLE MOUNTAIN, UTAH

OFF-SITE SEWER PLAN & PROFILE

REVISIONS
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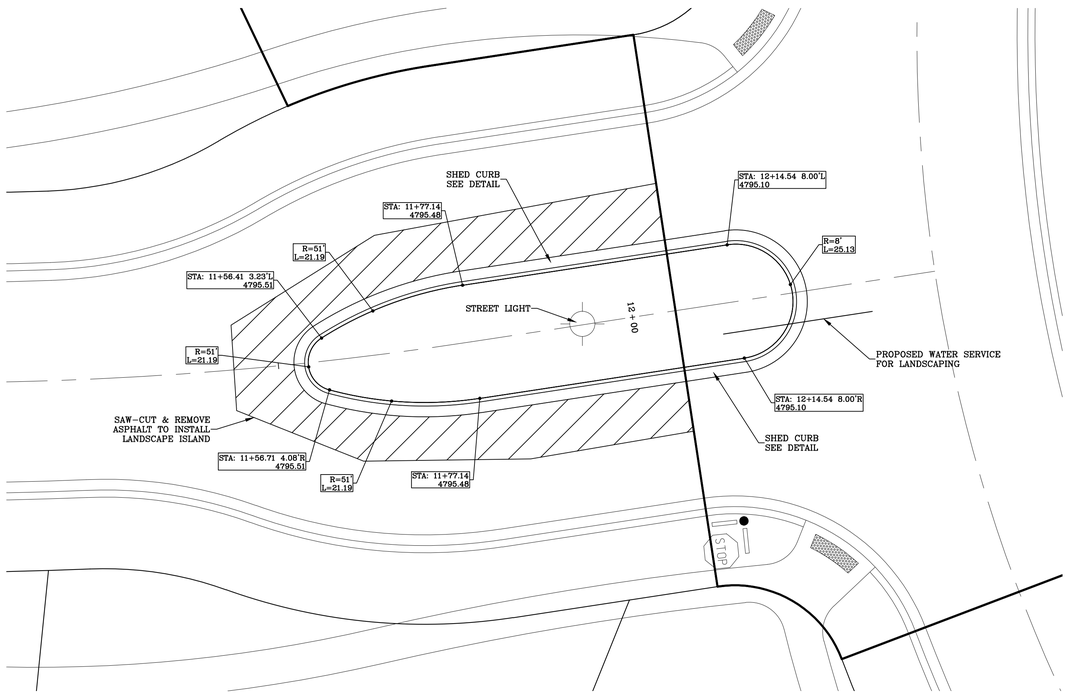
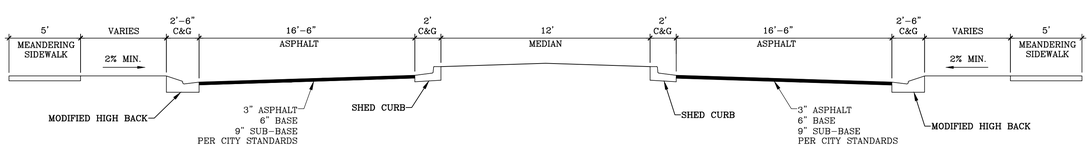
LEI PROJECT #: 2012-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 30'
DATE: 1/21/2014
SHEET 5

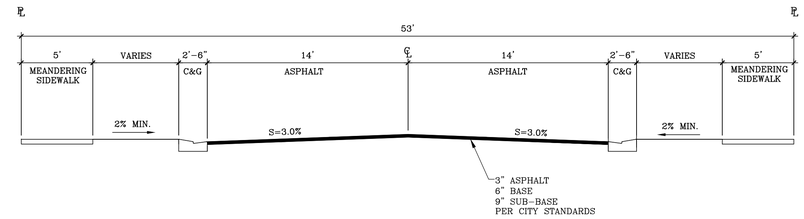
SEE EAGLE MOUNTAIN CONSTRUCTION SPECIFICATION AND
STANDARDS FOR FURTHER UTILITY DETAILS



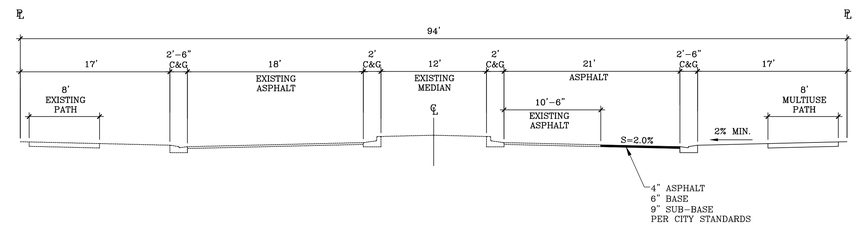


STREET SECTION

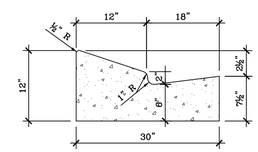
5 ENTRANCE ISLAND DETAIL



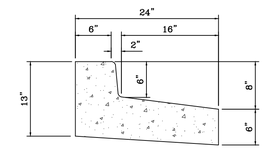
1 53' RIGHT-OF-WAY (LOCAL STREET)



2 94' RIGHT-OF-WAY (MAJOR COLLECTOR)



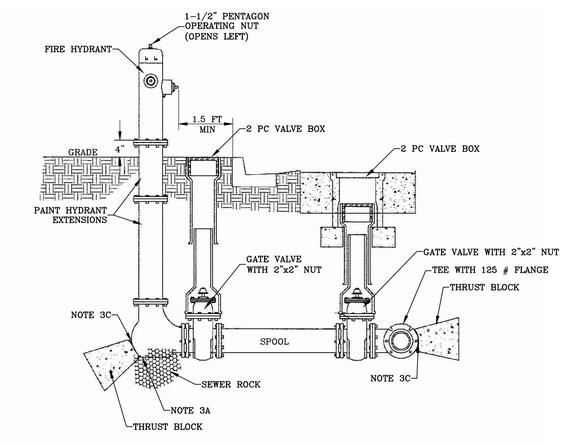
MODIFIED HIGH BACK



SHED CURB

3 CURB & GUTTER DETAILS

NOTES:
1. INSPECTION: PRIOR TO BACKFILLING, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
2. BACKFILL: PROVIDE AND PLACE PER APWA SECTION 02321. COMPACT PER APWA SECTION 02324 TO A MODIFIED PROCTOR DENSITY OF 95-PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
3. HYDRANT: DRY BARREL PER AWWA C502. ADDITIONAL WATER SYSTEM REQUIREMENTS ARE SPECIFIED IN APWA SECTION 02510.
   A. PROVIDE AT LEAST 1 CUBIC YARD OF APWA SECTION 02060 SEWER ROCK AROUND DRAIN HOLE AT BASE OF HYDRANT. WRAP PLASTIC OVER SEWER ROCK TO PREVENT SILTING.
   B. PAINT FIRE HYDRANT TO AGENCY'S FIRE HYDRANT PAINT CODE.
   C. APPLY PLY-FM GREASE TO ALL BURIED METAL SURFACES. WRAP WITH 8 MIL THICK POLYETHYLENE SHEET AND TAPE WRAP.
   D. NOTIFY FIRE DEPARTMENT AS SOON AS HYDRANT IS PLACED IN SERVICE.
4. THRUST BLOCK:
   A. PRIOR TO POURING CONCRETE, WRAP PIPE WITH 8 MIL THICK PLASTIC SHEET TO PREVENT BONDING OF CONCRETE TO PIPE SYSTEM.
   B. NOT REQUIRED FOR FLANGE OR WELDED PIPE SYSTEMS.



4 FIRE HYDRANT DETAIL

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Spanish Fork, UT 84660
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Fax: 801.798.9393
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EVANS RANCH - PLAT "B-2"
EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
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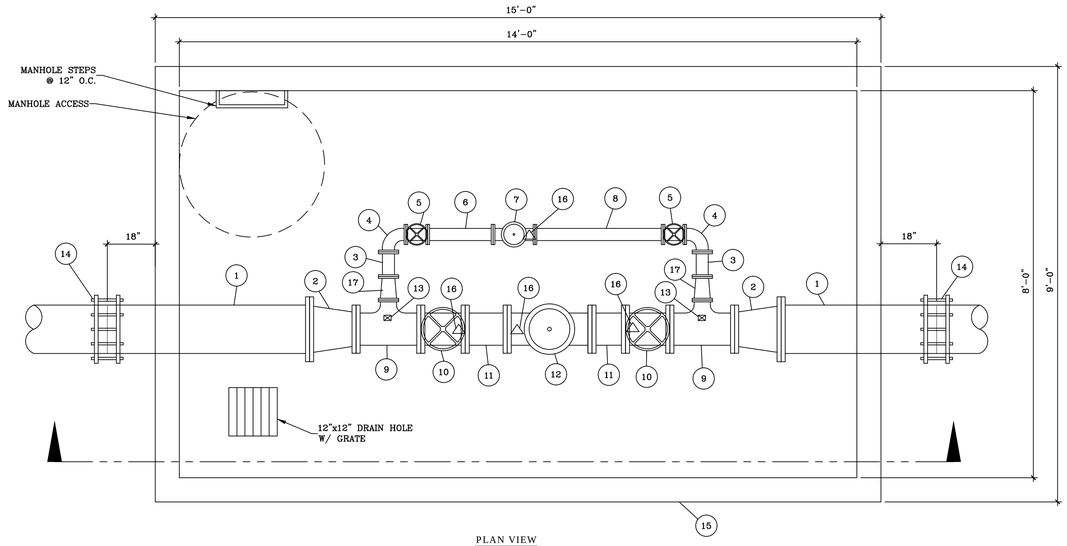
LEI PROJECT #: 2012-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: N.T.S.
DATE: 1/21/2014

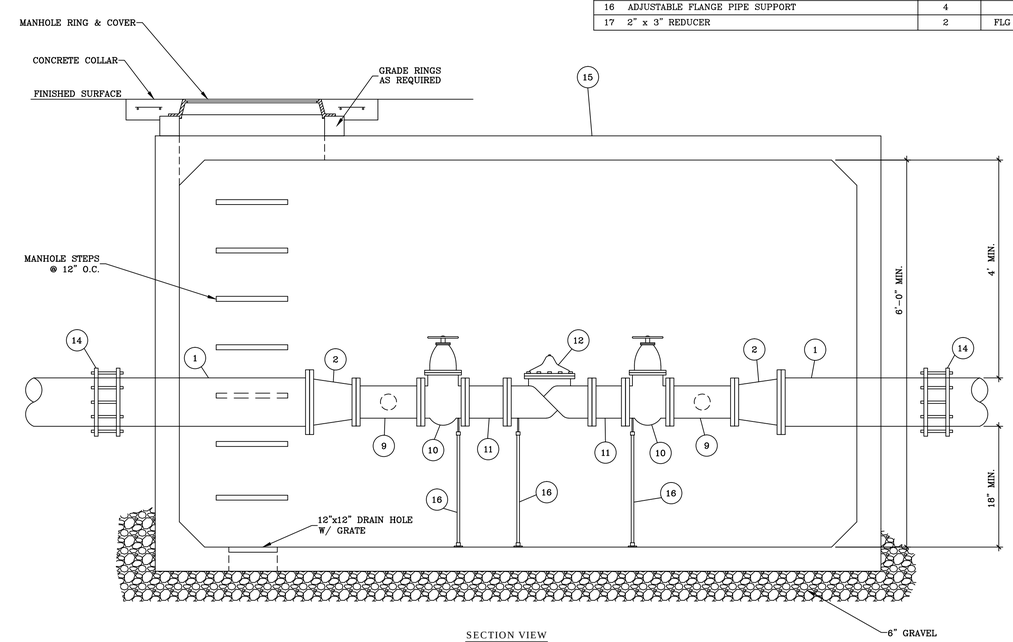
SHEET
6



PLAN VIEW

NOTES:
1. MANHOLE ACCESS TO BE LOCATED ON DOWNHILL SIDE OF VAULT.
2. VAULT TO BE PLACED LEVEL WHILE PROVIDING MINIMUM COVER OF 12" AT DOWNHILL EDGE AND MAINTAINING A MINIMUM OF 4' OVER PIPING.
3. PIPE FITTINGS MAY BE NECESSARY OUTSIDE VAULT TO ACCOMMODATE ROADWAY SLOPE AND PROPER PIPE COVER.

	DESCRIPTION	QUANTITY	FITTING
1	8" SPOOL, LENGTH AS REQUIRED	2	PE x FLG
2	6" x 8" REDUCER	2	FLG x FLG
3	2" SPOOL L=0'-8"	2	FLG x FLG
4	2" 90° ELBOW	2	FLG x FLG
5	2" BALL VALVE	2	FLG x FLG
6	2" SPOOL L=1'-0"	1	FLG x FLG
7	2" PRESSURE REDUCING VALVE - CLA-VAL MODEL 90-01	1	FLG x FLG
8	2" SPOOL L=2'-3" (FIELD VERIFY)	1	FLG x FLG
9	6" x 6" x 3" TEE	2	FLG x FLG
10	6" GATE VALVE	2	FLG x FLG
11	6" SPOOL L=1'-0"	2	FLG x FLG
12	6" PRESSURE REDUCING VALVE - CLA-VAL MODEL 90-01	1	FLG x FLG
13	PRESSURE GAGE WITH GAGE VALVE 0-200 PSI	2	THD
14	8" FLEX COUPLING	2	PE x PE
15	PRE-FAB CONCRETE VAULT, AMCOR MODEL UV190 OR EQUAL	1	
16	ADJUSTABLE FLANGE PIPE SUPPORT	4	
17	2" x 3" REDUCER	2	FLG x FLG



SECTION VIEW

1 | 8" PRV STATION

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EVANS RANCH - PLAT "B-2"

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
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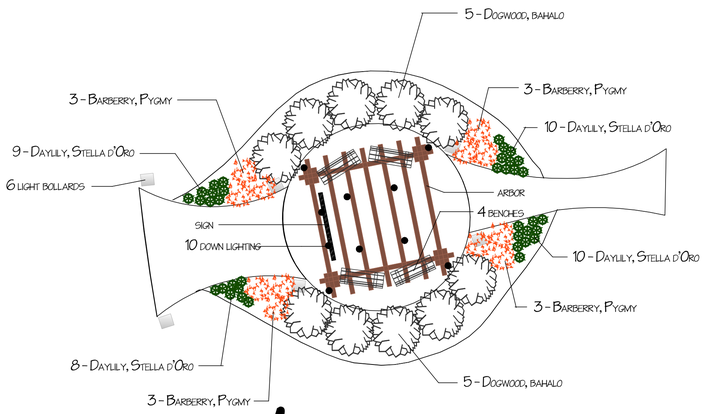
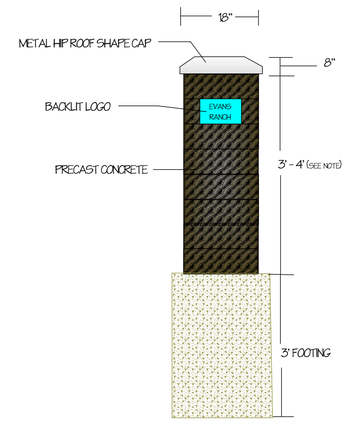
LEI PROJECT #: 2012-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: N.T.S.
DATE: 1/21/2014

SHEET
7

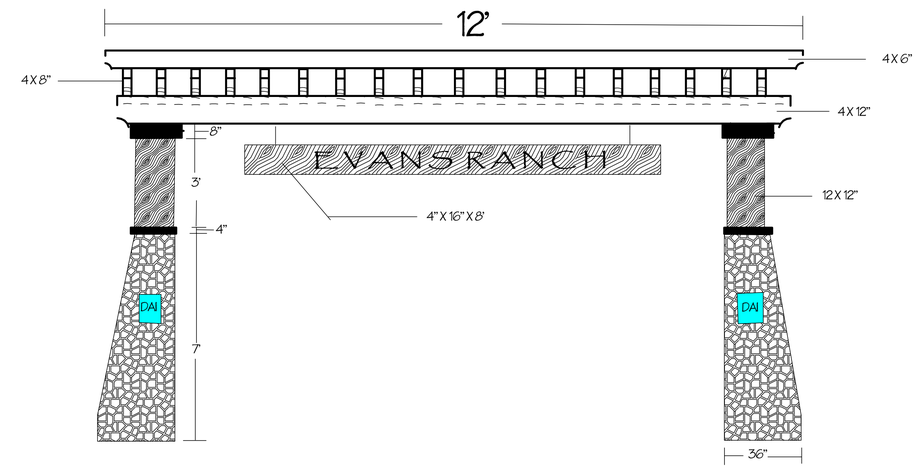


ARBOR / PATIO DETAIL

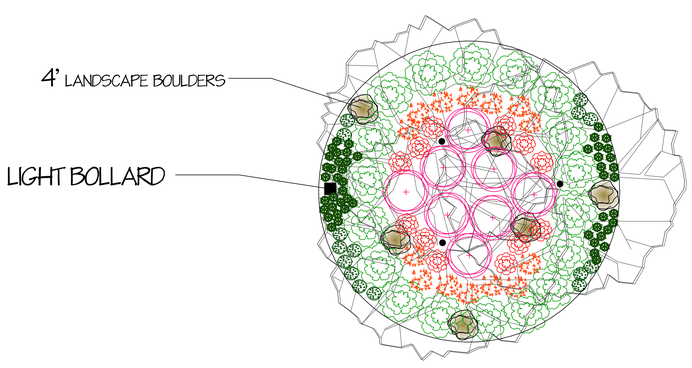


LIGHT BOLLARD DETAIL

NOTE: LIGHT BOLLARD TO BE 3' AT STREET INTERSECTIONS TO ACCOMDATE VISION TRIANGLE

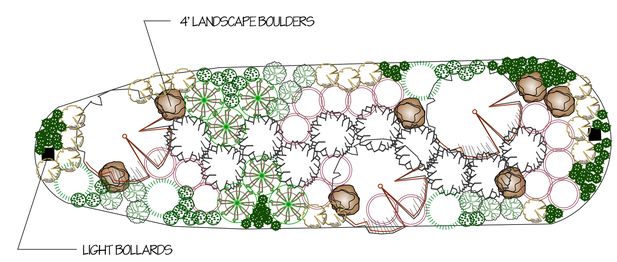


ARBOR DETAIL



Legend	
Common Name	Qty
Flower, Perennial	
Daylily, Stella d'Oro	51
Iris, Purple Bearded	15
Shrub, Deciduous	
Barberry, Pygmy	14
Dogwood, Flowering Variegated	8
Shrub, Evergreen Broadleaf	
Boxwood Wintergreen	12
Cotoneaster, Bearberry, Lowfast	18
Tree, Deciduous	
Ash, Marshall	3

ROUND A BOUT PLANTING



ENTRY ISLAND PLANTING

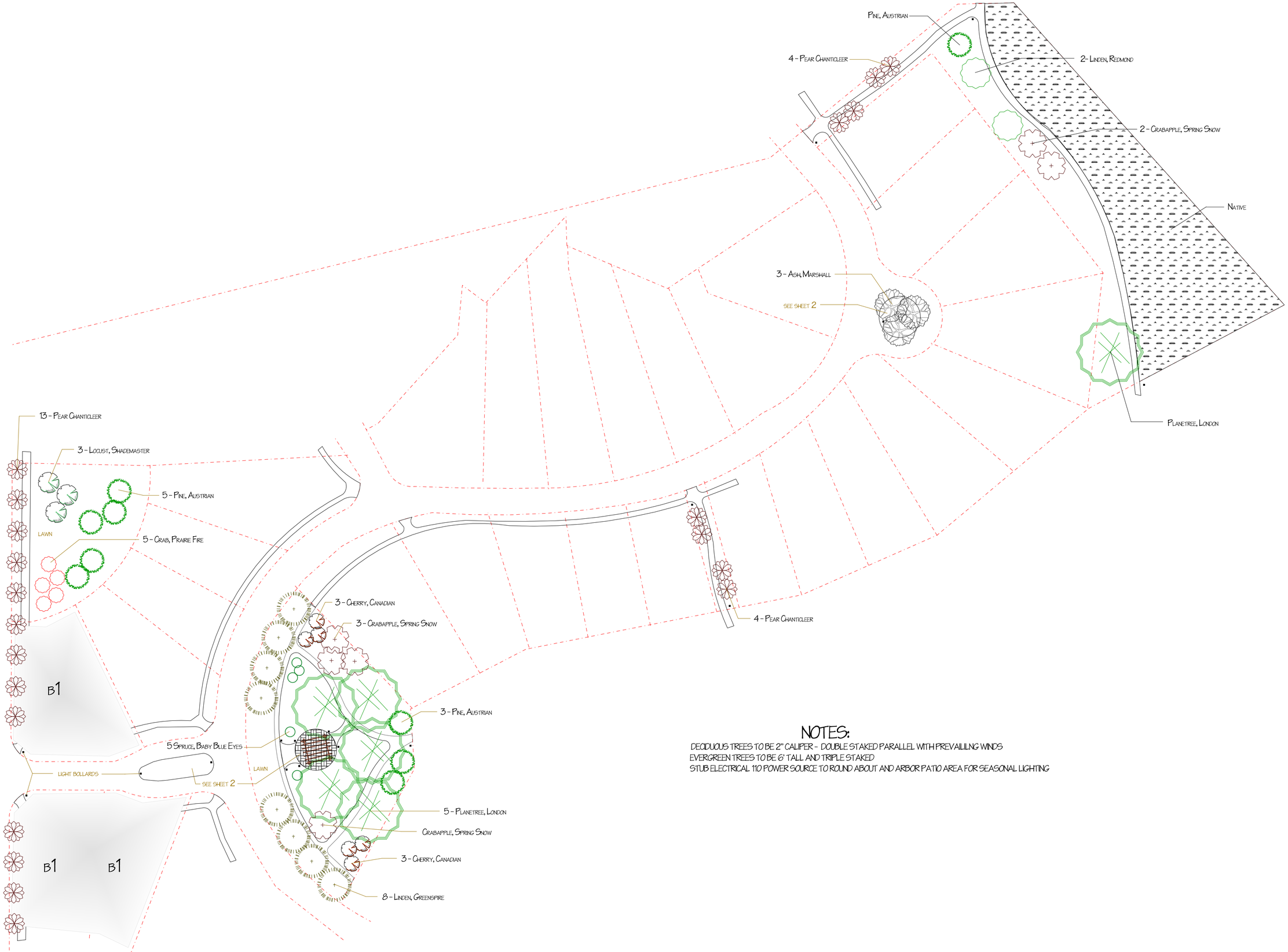
Legend	
Common Name	Qty
Flower, Perennial	
Daylily, Stella d'Oro	68
Iris, Purple Bearded	23
Shrub, Deciduous	
Barberry, Crimson Pygmy	10
Dogwood, Variegated Red Twig	10
Rose, Iceberg White Floribunda	17
Spirea Anthony Waterer	6
Shrub, Evergreen Broadleaf	
Boxwood, Winter Beauty	17
Shrub, Evergreen Conifer	
Pine, Mugo Dwarf	4
Tree, Deciduous	
Cherry, Weeping Higan	3

Landscape Design by:
SHEET 2 OF 2

Landscape Plan:
EVANS RANCH PHASE B2

Scale:
1/16" = 1'

Revision #:
Date: 1/28/2014



NOTES:

DECIDUOUS TREES TO BE 2" CALIPER - DOUBLE STAKED PARALLEL WITH PREVAILILNG WINDS
EVERGREEN TREES TO BE 6' TALL AND TRIPLE STAKED
STUB ELECTRICAL 110 POWER SOURCE TO ROUND ABOUT AND ARBOR PATIO AREA FOR SEASONAL LIGHTING

Landscape Design by:
SHEET 1 OF 2

Landscape Plan: 2
Evans Ranch Phase B2

Scale: 1" = 40'

Revision #:
Date: 1/28/2014