EAGLE MOUNTAIN
CITY COUNCIL MEETING

January 3, 2023, 4:00 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. **CITY ADMINISTRATOR INFORMATION ITEMS**
   This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

   1.A UPDATE - City Administrator Items

   1.B DISCUSSION - UFA Community Risk Assessment and Standards of Cover Review
   UFA Community Risk Assessment and Standards of Cover - DRAFT

   1.C DISCUSSION - Transportation Master Plan

2. **AGENDA REVIEW**
   The City Council will review items on the Consent Agenda and Policy Session Agenda.

3. **ADJOURN TO A CLOSED EXECUTIVE SESSION**
   The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION - CITY COUNCIL CHAMBERS

4. **CALL TO ORDER**

5. **PLEDGE OF ALLEGIANCE**

6. **INFORMATION ITEMS/UPCOMING EVENTS**

7. **PUBLIC COMMENTS**
   Time has been set aside for the public to express their ideas, concerns and comments. (Please limit your comments to three minutes each.)

8. **CITY COUNCIL/MAYOR'S ITEMS**
   Time has been set aside for the City Council and Mayor to make comments.

CONSENT AGENDA

9. AGREEMENTS

9.A Retail Strategy Development & Recruitment Services - The Retail Coach Services Contract

10. BOND RELEASES

10.A Pony Express Estates Plat 1 - Into Warranty
Bond Release Letter
Recorded Plat

10.B SilverLake Plat 28 - Out of Warranty
Bond Release Letter
Recorded Plat

11. CHANGE ORDERS

11.A Transportation Master Plan Drafting Change Order #2 - Horrocks Engineers

12. MINUTES

12.A December 6, 2022 Minutes - Regular City Council Meeting
12.06.2022 City Council Minutes - DRAFT

13. PRELIMINARY PLATS

13.A PRELIMINARY PLAT - Ranches Crossing Plat A
Civil Ranches Crossing
Ranches Crossing Plat A
Wall Cove at Rock Creek
Draft Applebee's Site

14. RESOLUTION

14.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Appointing a Member Representative to the Timpanogos Special Service District Administrative Board.
RES--Appointment of TSSD Board Member

SCHEDULED ITEMS

15. ORDINANCE/PUBLIC HEARING

15.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain City General Plan, Chapter 9 Moderate Income Housing.

BACKGROUND: *(Presented by Assistant City Administrator/Community Development*

Director Steve Mumford) The proposed ordinance amends Chapter 9, Moderate Income Housing, to comply with requirements in Utah State Code.

ORD--General Plan Amendment - Chapter 9
EMC General Plan Ch 9 Existing
Moderate Income Housing Strategies - Draft Clean
Moderate Income Housing Strategies - Draft Redlined

16. MOTION

16.A MOTION - Appointment of a City Councilmember as Mayor Pro Tempore.

BACKGROUND: *(Presented by Mayor Westmoreland)* The City Council will appoint a Councilmember as Mayor Pro Tempore to cover for the Mayor in the event of his absence.

17. CITY COUNCIL/MAYOR'S BUSINESS

This time is set aside for the City Council's and Mayor's comments on City business.

18. CITY COUNCIL BOARD LIAISON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

19. COMMUNICATION ITEMS

19.A Financial Report
November 2022 Executive Summary

19.B Upcoming Planning Items
CI--Upcoming Agenda Items

20. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.
In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this this 29th day of December, 2022, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

Eagle Mountain City

Community Risk Assessment



Photo Courtesy of: Eagle Mountain City

EAGLE MOUNTAIN

UNIFIED FIRE AUTHORITY
GREATER
SALT LAKE

Eagle Mountain Planning Zone

UFA has two stations within the City of Eagle Mountain Planning Zone covering a total of 50.43 square miles with a population of 43,623 and responded to 1,455 calls for service in 2020.

Planning Zone	Population	Population Percentage of UFA	Square Miles	Population Density per Sq Mile	Classification
Eagle Mountain	43,623	9.67%	50.43	865	Urban

Eagle Mountain has increased its population from 21,931 in 2010 to 43,623 in 2020, showing an increase of 49.73% over a ten-year timeframe. Providing an exponential growth pattern and if all things remain equal, the following chart demonstrates that Eagle Mountain City could increase its population to 85,581 by the year 2040.

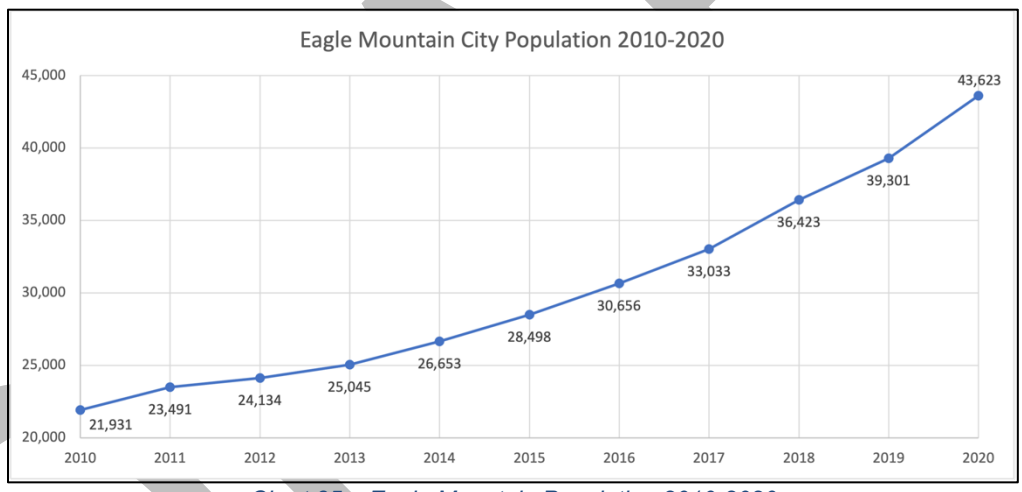


Chart 35 – Eagle Mountain Population 2010-2020

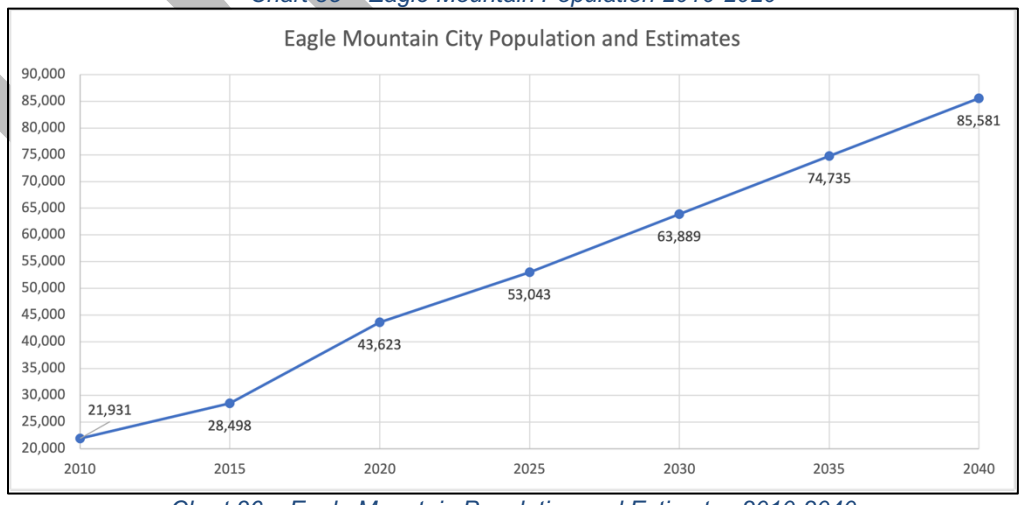


Chart 36 – Eagle Mountain Population and Estimates 2010-2040

Eagle Mountain Station Information

Station 251 information:

- Owner – UFSA
- Opened – 1997/2016
- Address – 1680 E. Heritage Drive
- Staffing and Apparatus –
  - Type 1/3, ME 251 (3 persons)
  - MA 251 (cross-staffed)



Image 9 – Eagle Mountain Station 251

Station 252 information:

- Owner – UFSA
- Opened – 2002
- Address – 3785 E. Pony Express Parkway
- Staffing and Apparatus –
  - Type 1, ML 252 (4 persons)
  - MA 252 (2 persons)
  - Type 6, Brush Truck (cross-staffed)



Image 10 – Eagle Mountain Station 252

Surrounding UFA and Automatic/Mutual Aid Response Stations

Surrounding fire stations and fire departments that are within an eight-minute response to Eagle Mountain are:

- Saratoga Springs Station 261, with a two-person ladder and a two-person medic ambulance

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- Saratoga Springs Station 262, with a two-person engine and a two-person medic ambulance

Eagle Mountain – Incidents by Dispatch Type

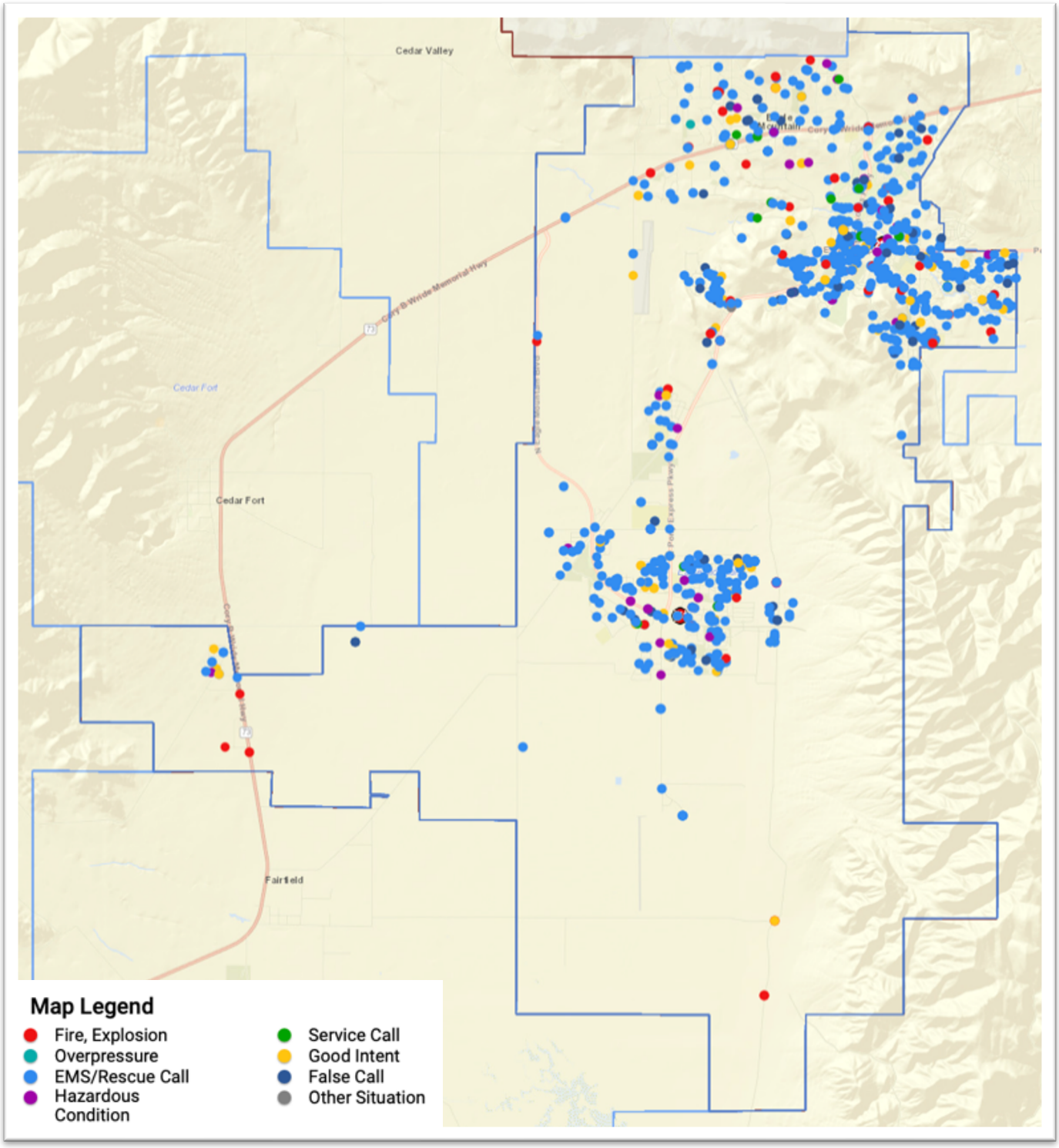
The following data is what the NFIRS type was when crews arrived on scene. This may be different than what was originally dispatched, including a reclassification of a call type from one to another. Cancelled calls occur if the company is cancelled en route to a call and never arrives on scene, which then changes the dispatch type to an NFIRS 611 call type.

	CY 2020	CY 2019	CY 2018
Fire Suppression	51	35	54
EMS	833	720	569
Hazardous Materials	37	46	36
Service Calls	22	29	18
Good Intent	253	223	216
False Calls	81	116	110
Other (Misc., Flood, Overpressure)	2	5	2
Total	1,279	1,174	1,005
Cancelled	176	185	188
Overall Total	1,455	1,359	1,193

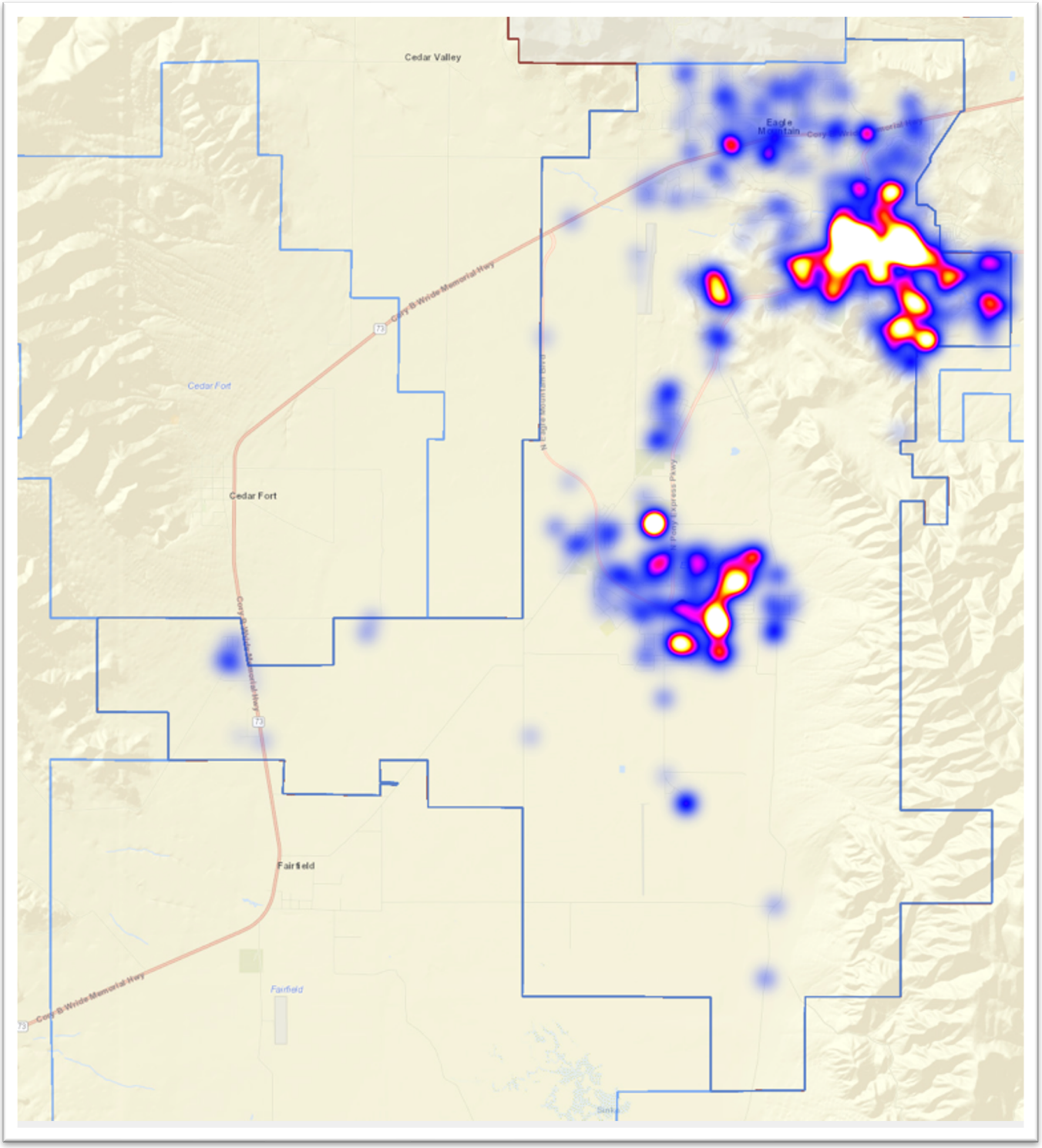
Table 73 – Eagle Mountain Call Types

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Eagle Mountain – 2020 Incidents and Heat Map



Map 114 – Eagle Mountain Incident Calls by Type



Map 115 – Eagle Mountain Incident Heat Map

NFPA 1710

The National Fire Protection Association is an international nonprofit organization that is devoted to eliminating death, injury, property, and economic loss due to fire, electrical and related hazards. The NFPA makes recommendations on over 300 codes and standards. NFPA 1710 recommendations are based off 90th percentile times.

– In Other Words…

If a value is in the 90th percentile, it means the value is better than 90% of all other values in the dataset. In other words, it is within the top 10% of the values.

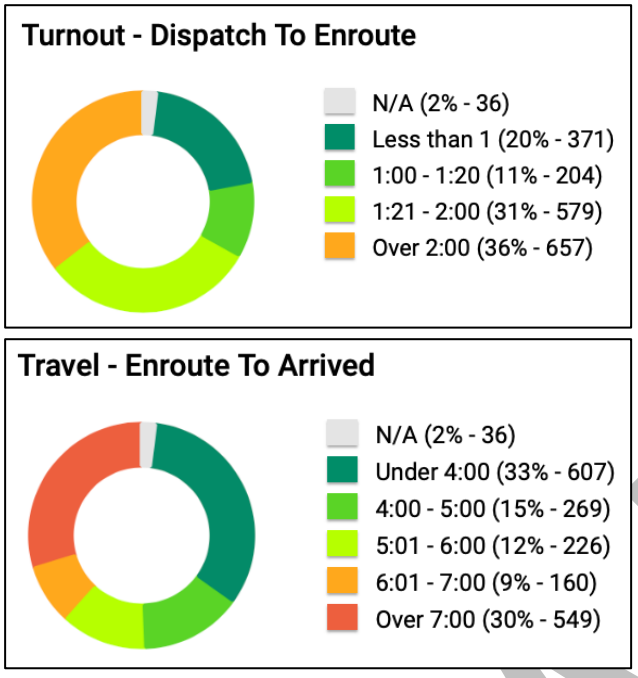
NFPA 1710 encompasses suggested standards for full-time fire departments and recommends the following times (all of which are at the 90th percentile): alarm processing – 64 seconds; turnout time for EMS responses – 60 seconds; turnout time for fire responses – 80 seconds; first arriver apparatus – 240 seconds (4 minutes); initial full-alarm assignment for low and medium hazard responses – 480 seconds (8 minutes); or initial full-alarm assignment for high hazard/high-rise responses – 610 seconds (10 minutes 10 seconds). The total response times are the cumulative totals of call processing time, turnout time, and travel time. NFPA 1710 recommends a total response time of 6:24 for the first arriving apparatus for fire and 6:00 for the first arriving apparatus for EMS.

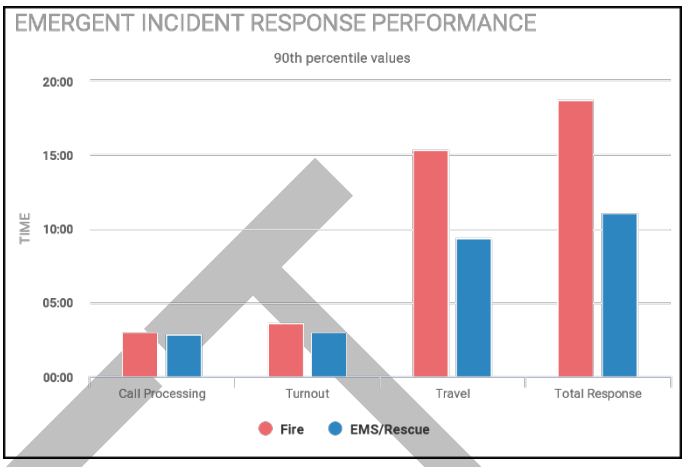
– Of Note…

NFPA 1710 response times have not been adopted by the UFA Board. One of the important elements of the community risk assessment and standards of cover is to identify current 90th percentile times (current baselines) within UFA and to identify realistic benchmarks for the UFA Board to consider for adoption.

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Eagle Mountain – 2020 Dispatch and Response Times



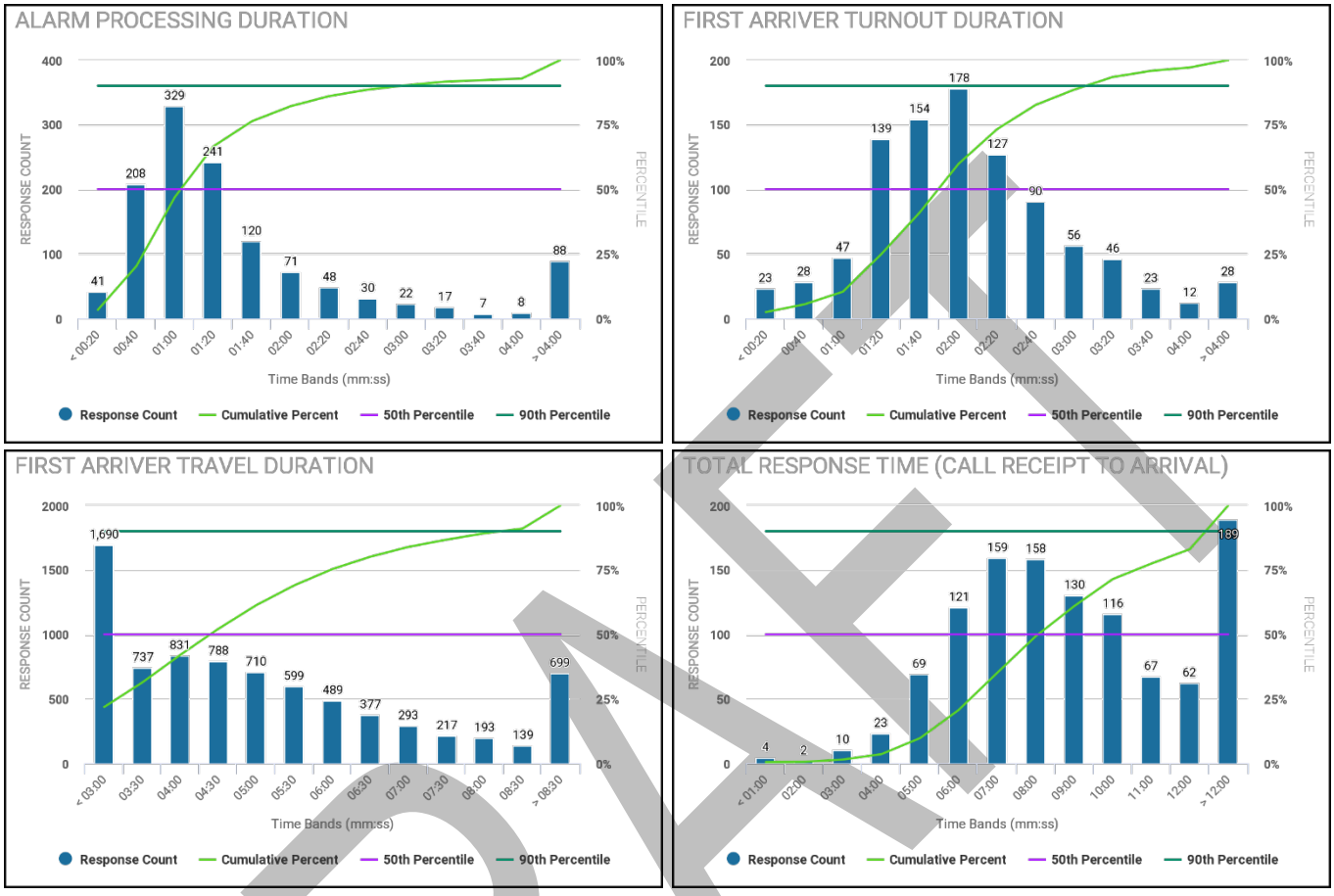


Urban	Call Processing: Fire	Turnout Time: Fire	Travel Time: Fire	Total Response: Fire	Call Processing: EMS	Turnout Time: EMS	Travel Time: EMS	Total Response: EMS
Eagle Mountain	2:28	3:17	12:13	16:48	1:34	3:03	9:07	11:42
UFA Urban 2018-2020	2:16	2:39	7:36	10:34	1:47	2:32	6:29	9:18
UFA Rural 2018-2020	2:32	3:05	15:08	19:09	1:56	2:50	14:45	17:45
NFPA 1710	1:04	1:20	4:00	6:24	1:00	1:00	4:00	6:00

Table 74 – Eagle Mountain 2020 Emergent Response Times, 90th percentile values

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Eagle Mountain – 2020 Turnout and Travel Time



The charts above illustrate the alarm processing, turnout and travel times for all units responding to service calls within Eagle Mountain (90th percentile). The alarm processing for fire was 2:28 and 1:34 for EMS; turnout time was 3:17 for fire responses and 3:03 for EMS responses; travel time was 12:13 for fire responses and 9:07 for EMS. The 90th percentile total response time was 16:48 for fire and 11:42 for EMS. For the charts above, they show both fire and EMS response times together.

– Of Note…

One item to note is that if you were to add the processing time, the turnout time, and the travel time, it will not necessarily (and often doesn't), sum the total response time. This is due to some of the limitations within the datasets and gaps within timestamps. Where there are missing timestamps, those particular key performance indicators (KPI) are excluded as they cannot accurately be calculated out.

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Eagle Mountain – 2020 Incidents by Time of Day

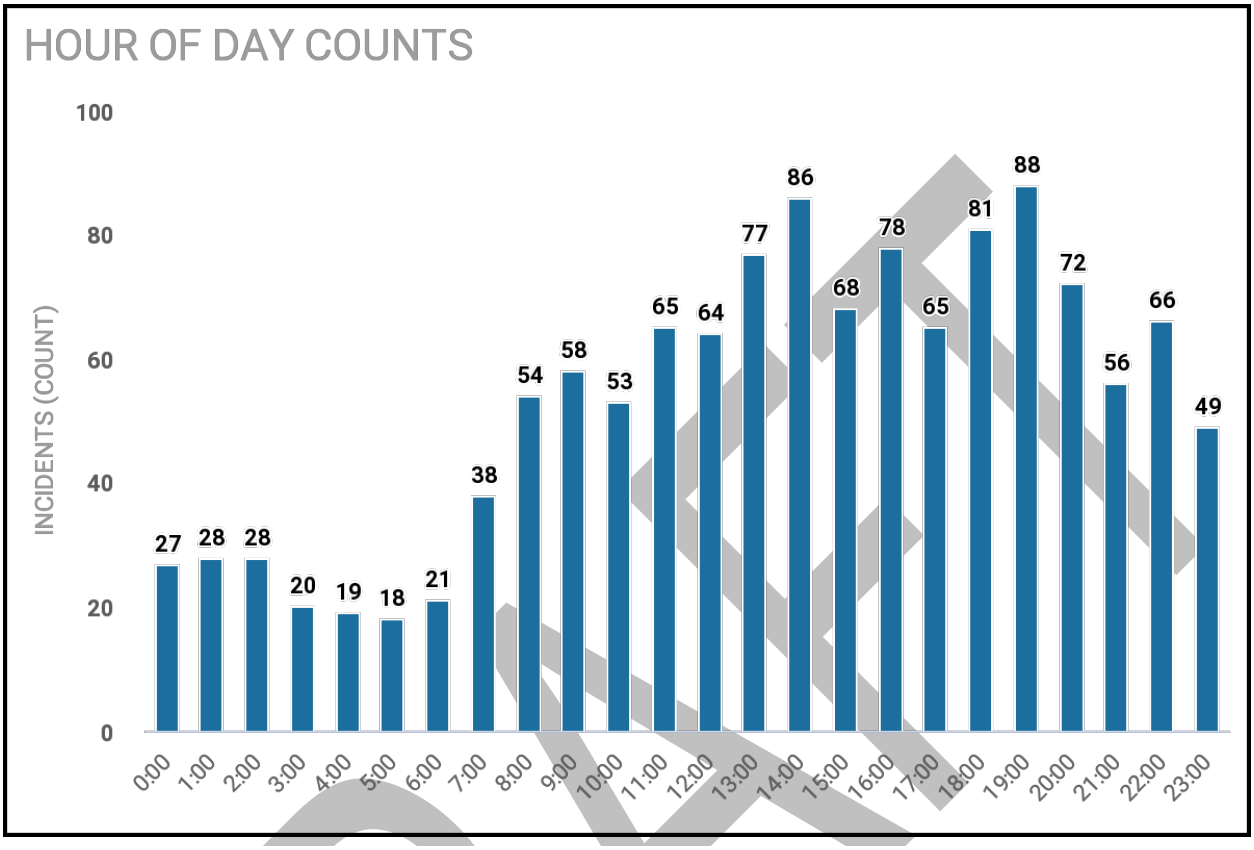


Chart 37 –Eagle Mountain 2020 Incidents by Time of Day

The above table demonstrates the incidents by time of day and the time of greatest demand within Eagle Mountain for all service calls. This chart illustrates that the greatest demand for service delivery begins to increase at 7:00 AM and starts to decrease at 7:00 PM.

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Eagle Mountain – 2020 Incidents by Day of Week

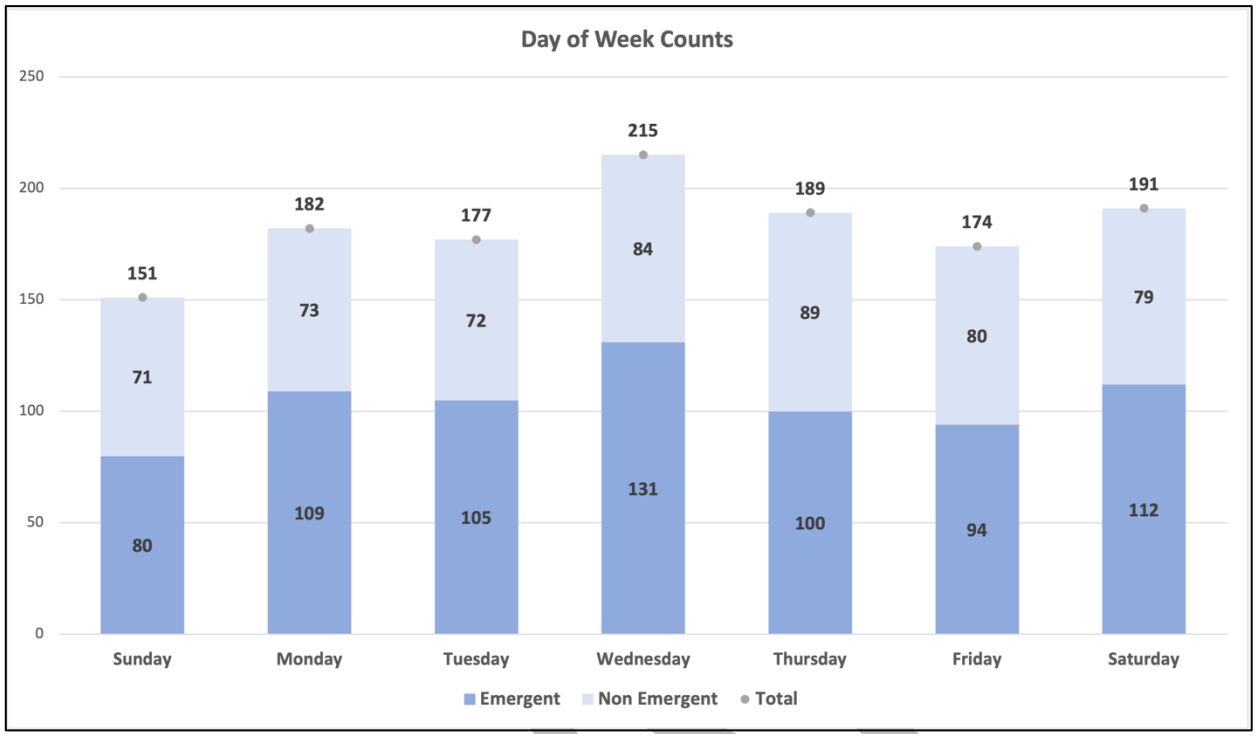


Chart 38 – Eagle Mountain Incidents by Day of Week

This chart demonstrates the call volume based on the day of the week, with Wednesdays having the most overall calls in Eagle Mountain.

Eagle Mountain – EMS Calls

EMS calls are filtered by final disposition codes and this data is taken from VECC and determined by the patient acuity at the time of call termination. Often times the EMS calls identified from final disposition are different than the number of EMS calls that were initially dispatched due to one being the initial call type, and one being what call type the call was closed as by responding fire crews.

	CY 2020	CY 2019	CY 2018
ALS Transports	444	425	325
BLS Transports	417	317	212
Scene Release	24	15	48
Public Assistance	5	1	2
EMS Total Calls	885	757	585
Note: There is possibly a difference if you were to add all calls due to data reporting mechanisms. Public assistance calls will sometimes get duplicated with a scene release, depending on dispatch code, but those calls do not carry across to the total calls. Also, cancelled calls go into a different final disposition so the numbers in the 'Incidents by Dispatch Type' are reflective of this difference.			

Table 75 – Eagle Mountain EMS Calls

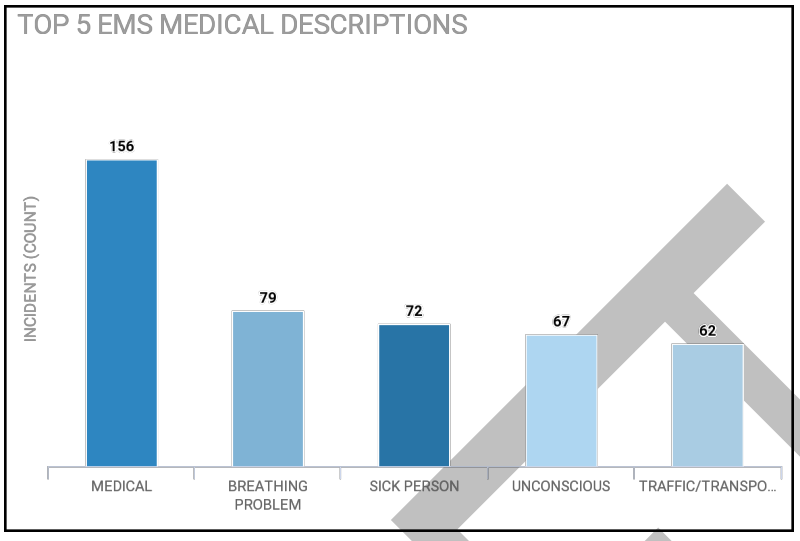


Chart 39 - Top 5 EMS Medical Calls - 2020

Eagle Mountain – 2020 Fire Incidents by Dispatch Type

NFIRS Description	Incident Count	% of Incidents
Structure Fire	12	23.5%
Outside Rubbish Fire	5	9.8%
Special Outside Fire	4	7.8%
Mobile Property Fire	1	2.0%
Natural Vegetation Fire	22	43.1%
Vehicle Fire	3	5.9%
Fire, Other	4	7.8%
Total	51	100%

Table 76 – Eagle Mountain 2020 Incidents by Dispatch Type

Eagle Mountain – Building Occupancy Classification and Risk Categories

Occupancy Classification	Low	Moderate	High	Maximum	Total
Assembly	0	0	1	24	25
Commercial/Industrial	14	0	28	11	53
Educational	0	0	7	1	8
Government	0	0	0	0	0
Healthcare	0	1	0	0	1
Hazardous	Unknown	Unknown	Unknown	Unknown	30*
Storage	0	0	0	1	1
Residential	498	6,747	1,167	10	8,422
Residential – Multi Unit	600	41	11	4	656
High Rise	N/A	N/A	0	0	0
Total	1,122	6,789	1,214	51	9,196

*There is currently a gap within the identification of building size regarding hazardous materials sites. This is a gap that is being closed over the next several years as we collect the data and information.

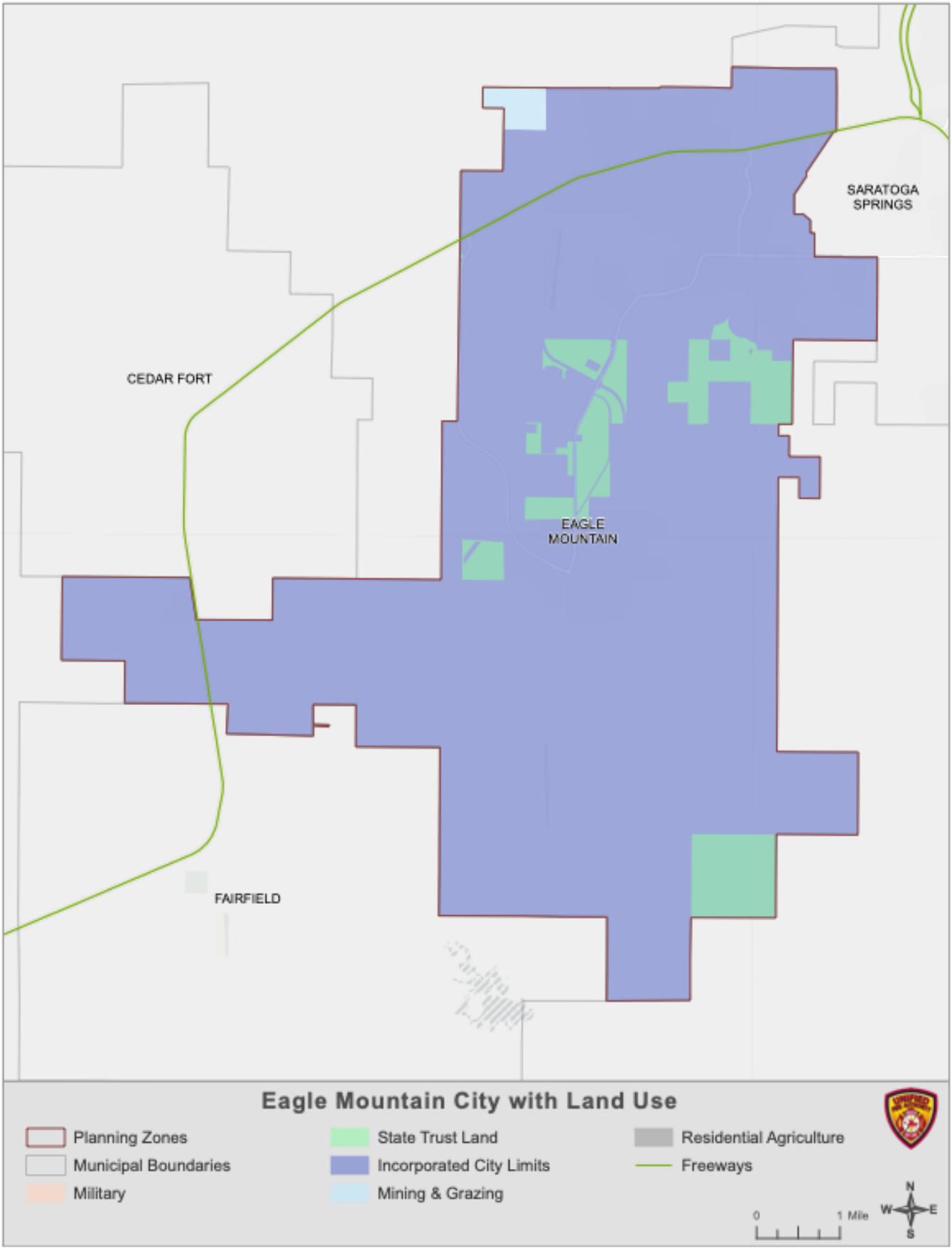
Table 77 – Eagle Mountain Building Occupancy and Risk Categories

Building Size / Considerations

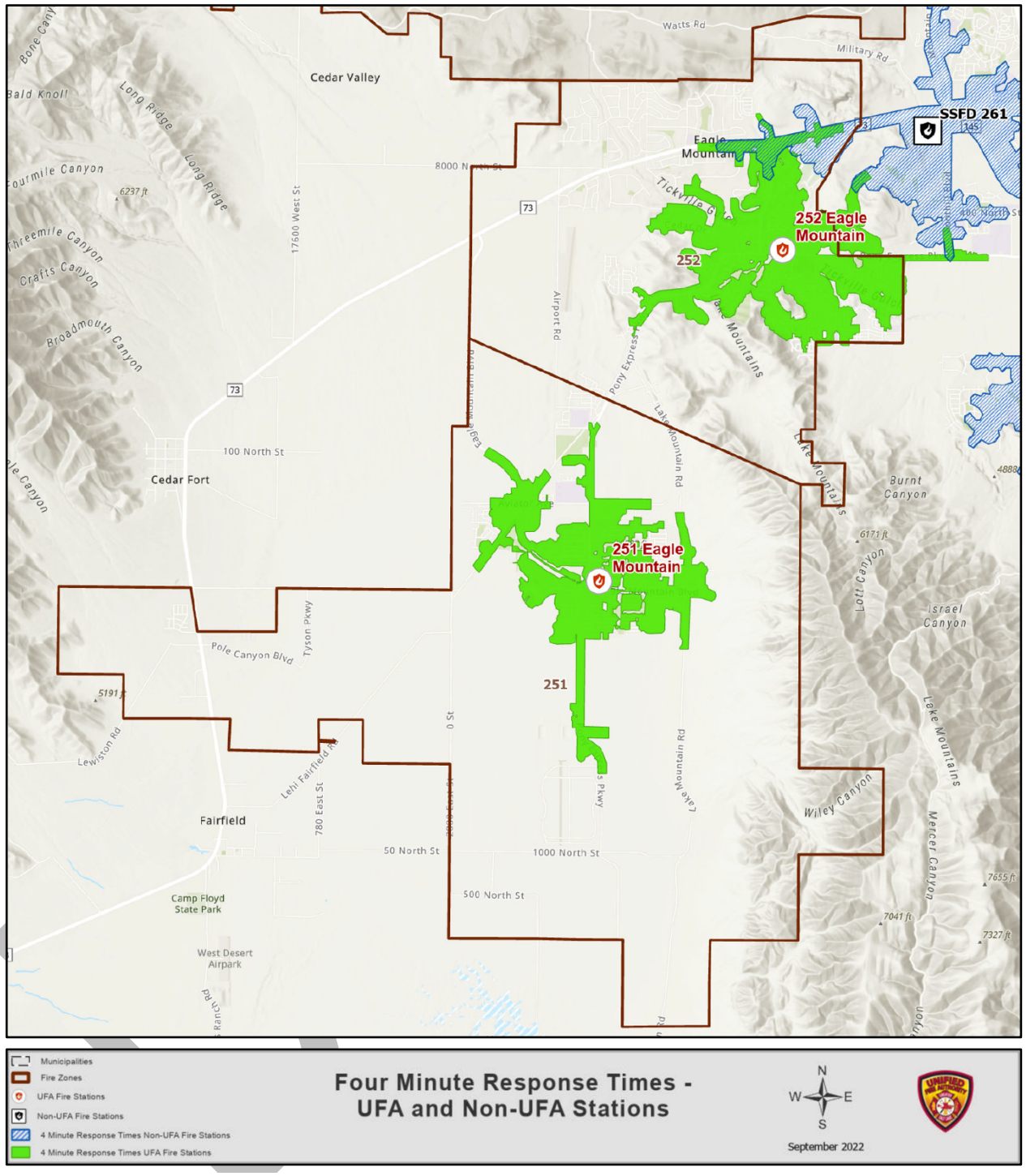
For purposes of risk classification, UFA has outlined the following risk classifications for building size, regardless of occupancy type (except residential). Low risk = 1-4,999 square feet. Moderate risk = 5,000-9,999 square feet. High risk = 10,000-99,999 square feet. Maximum risk = >100,000 square feet.

For residential occupancies, the following classifications apply. Low risk = 1-1,999 square feet. Moderate risk = 2,000-3,999 square feet. High risk = 4,000-9,999 square feet. Maximum risk = ≥10,000 square feet.

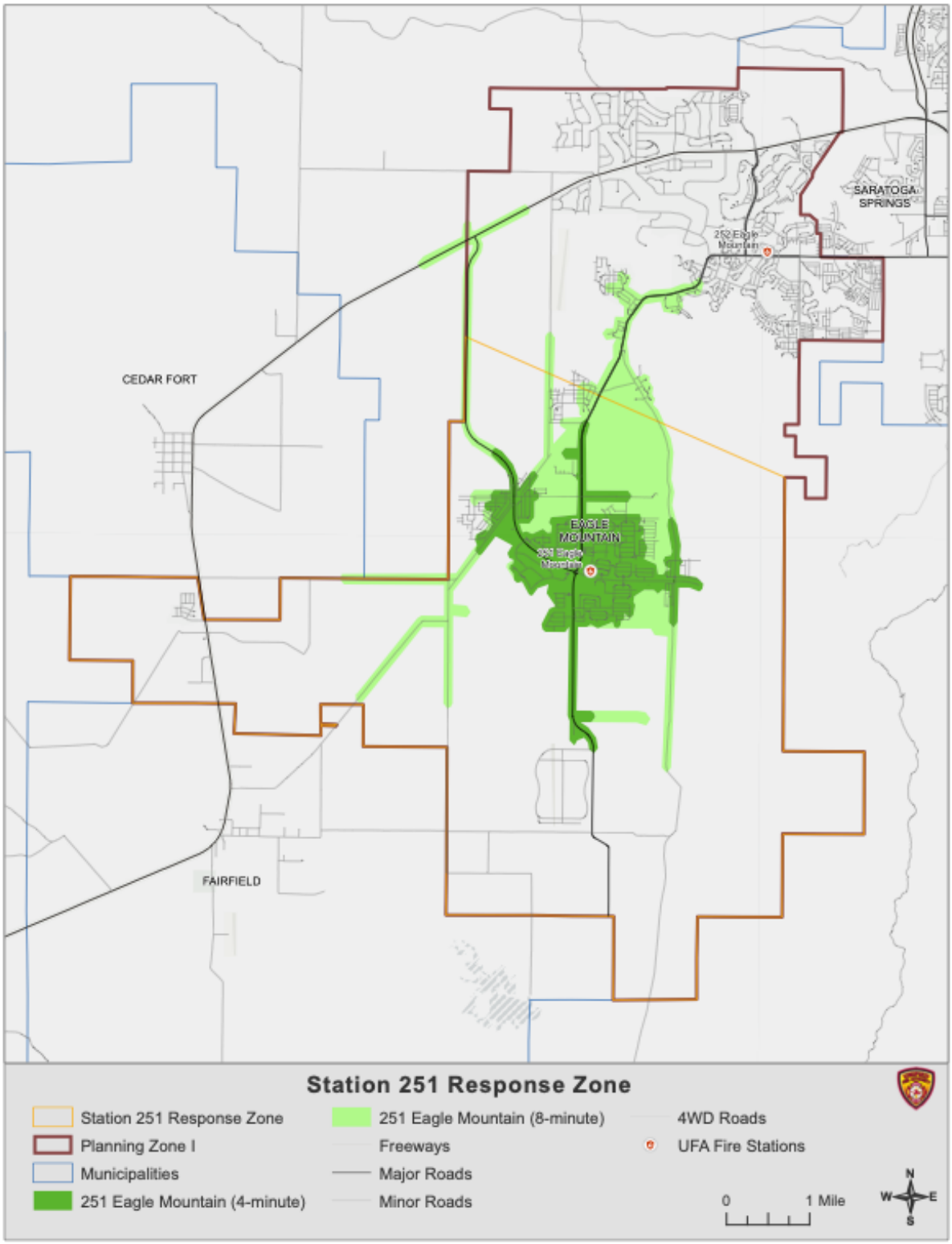
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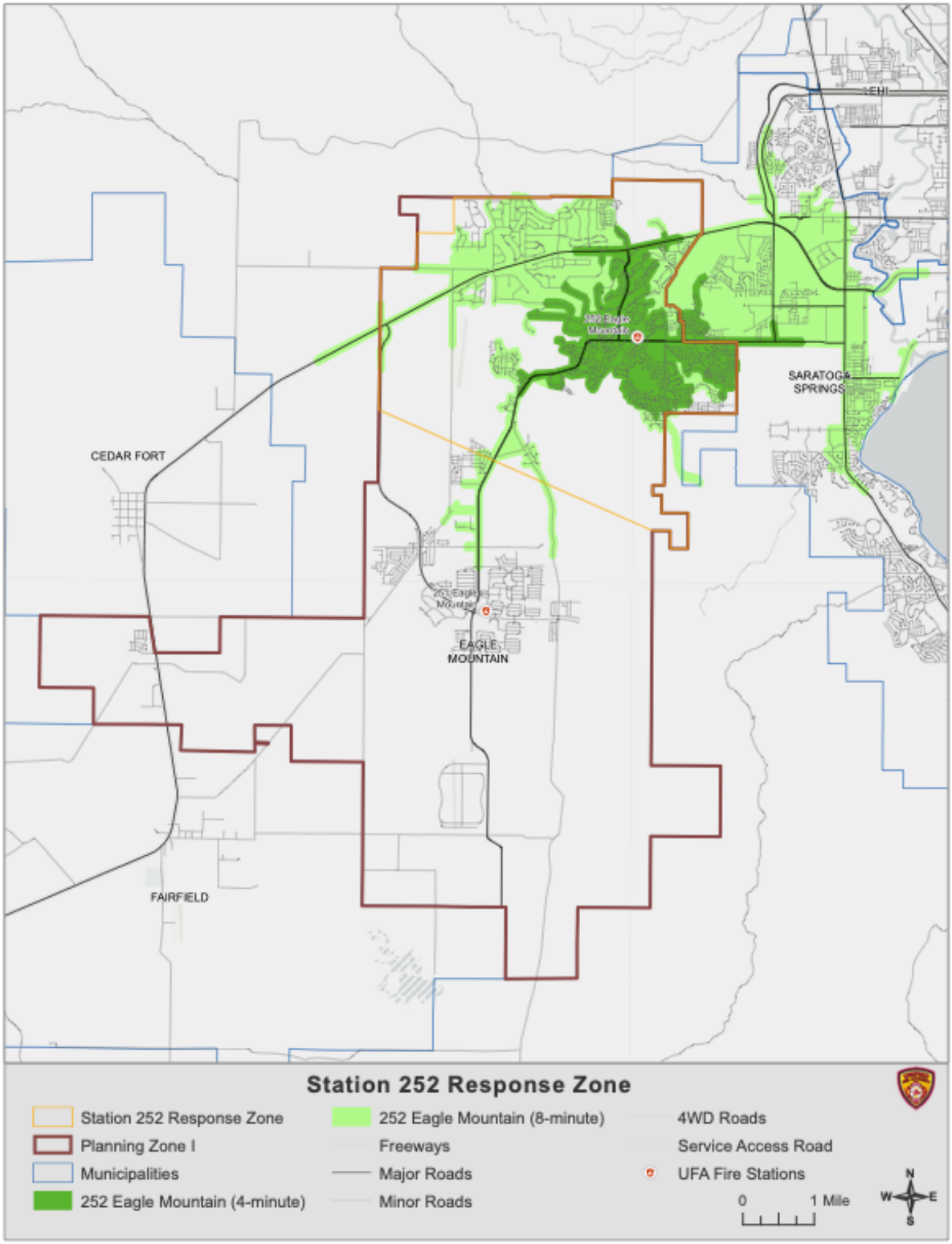
Map 116 – Eagle Mountain with Land Use



Map 117 - 4-Minute Travel Times, UFA and Aid



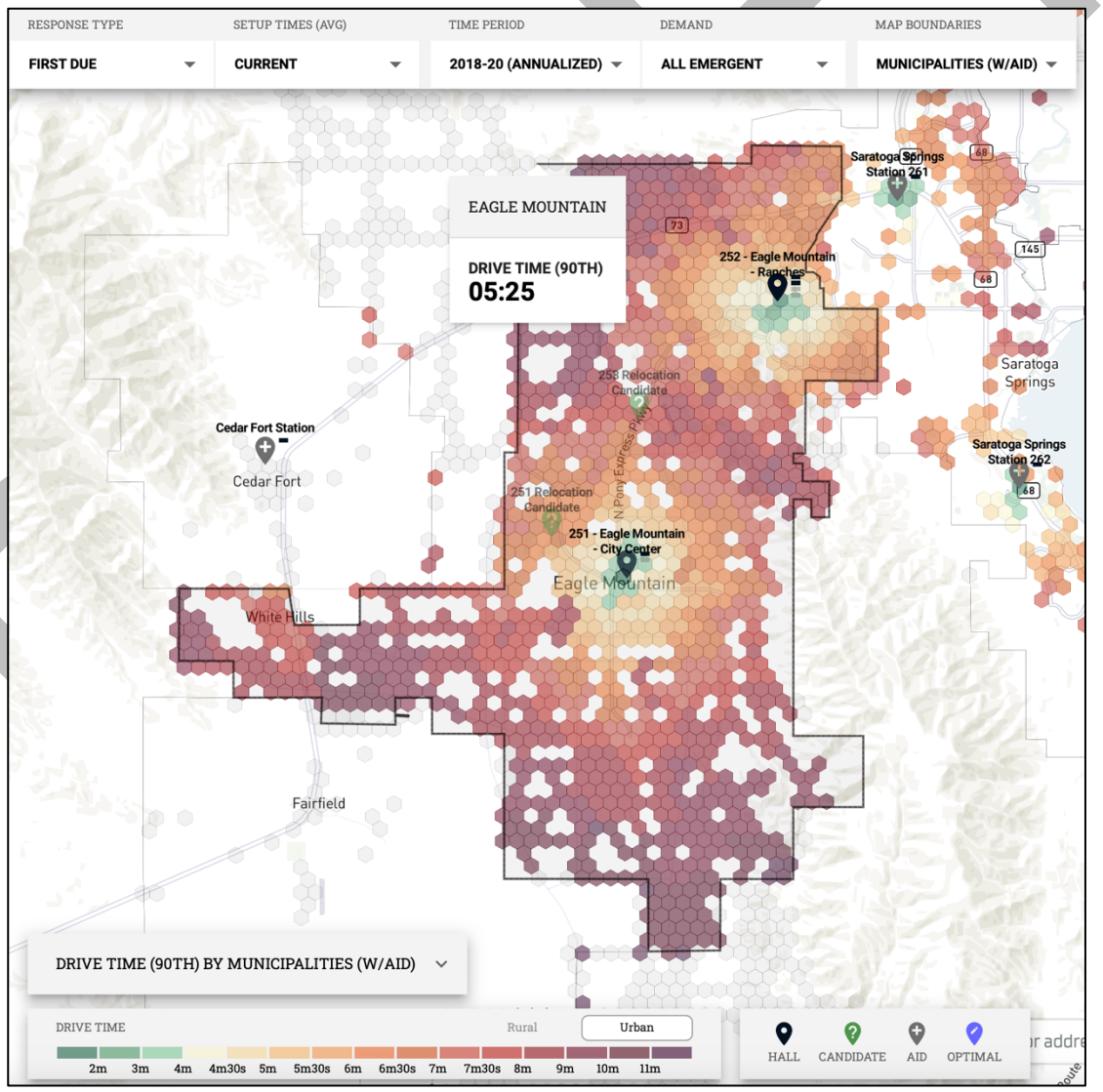
Map 118 - Station 251 4- and 8-Minute Travel Times



Map 119 - Station 252 4- and 8-Minute Travel Times

Eagle Mountain – First Arriver Travel Times

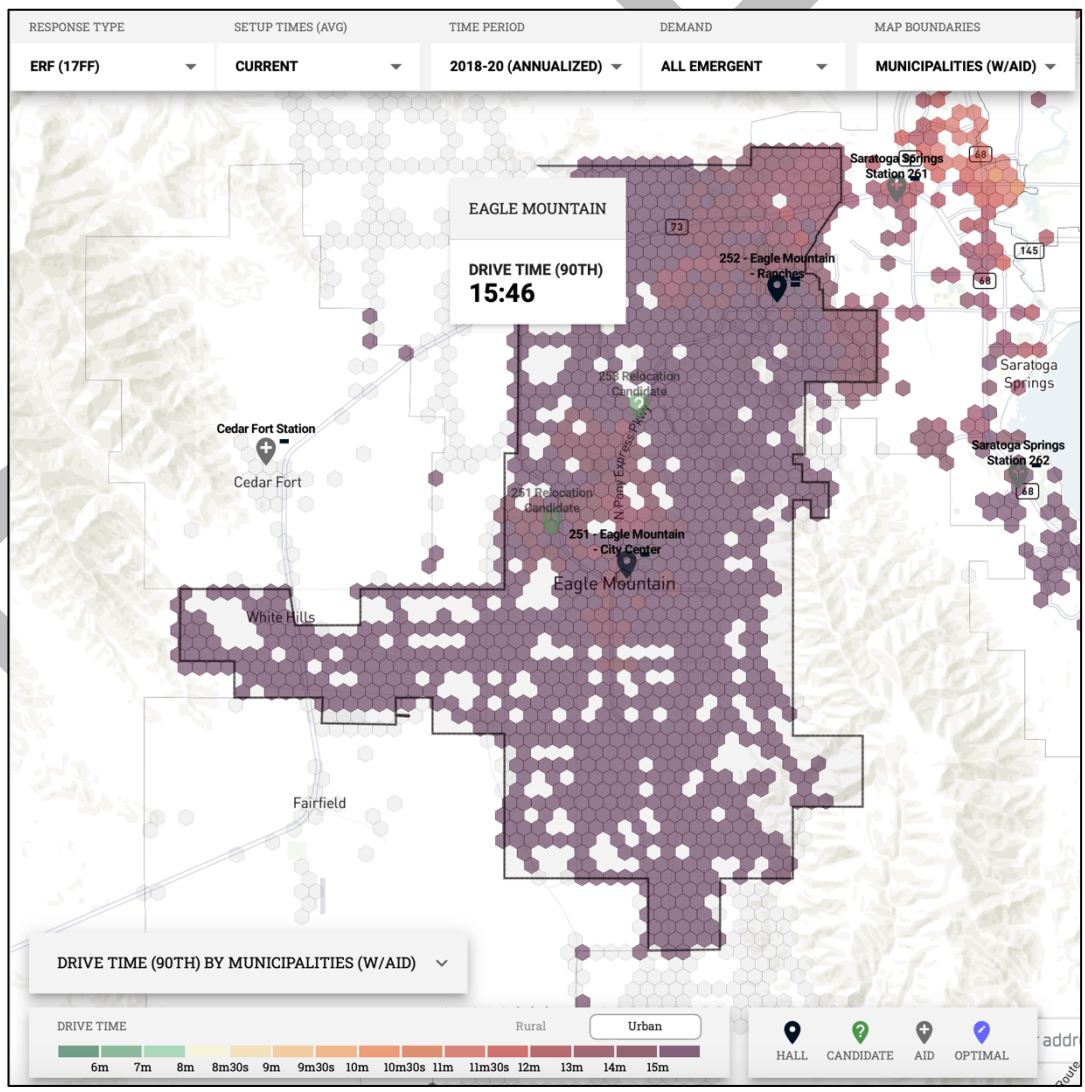
The following maps demonstrate the 90th percentile of travel times based off the last three years of historical data (2018-2020). The darker the color is, the more delayed the response, with the green and light colors demonstrating below or near target times. The darker colors on the bar within the key demonstrating longer travel times by apparatus. This map's drive times (or travel times) are based off the current NFPA 1710 standard of four minutes (90th percentile) from notification of the alarm to the arrival of the first arriving apparatus — not an adopted standard by UFA. UFA is currently in process of identifying benchmark and target standards to be adopted by the UFA Board of Directors. Currently, within Eagle Mountain, the 90th percentile drive time is 5:25.



Map 120 – Eagle Mountain Response Times – All Aid

Eagle Mountain – Residential Fire Effective Response Force (17 FF)

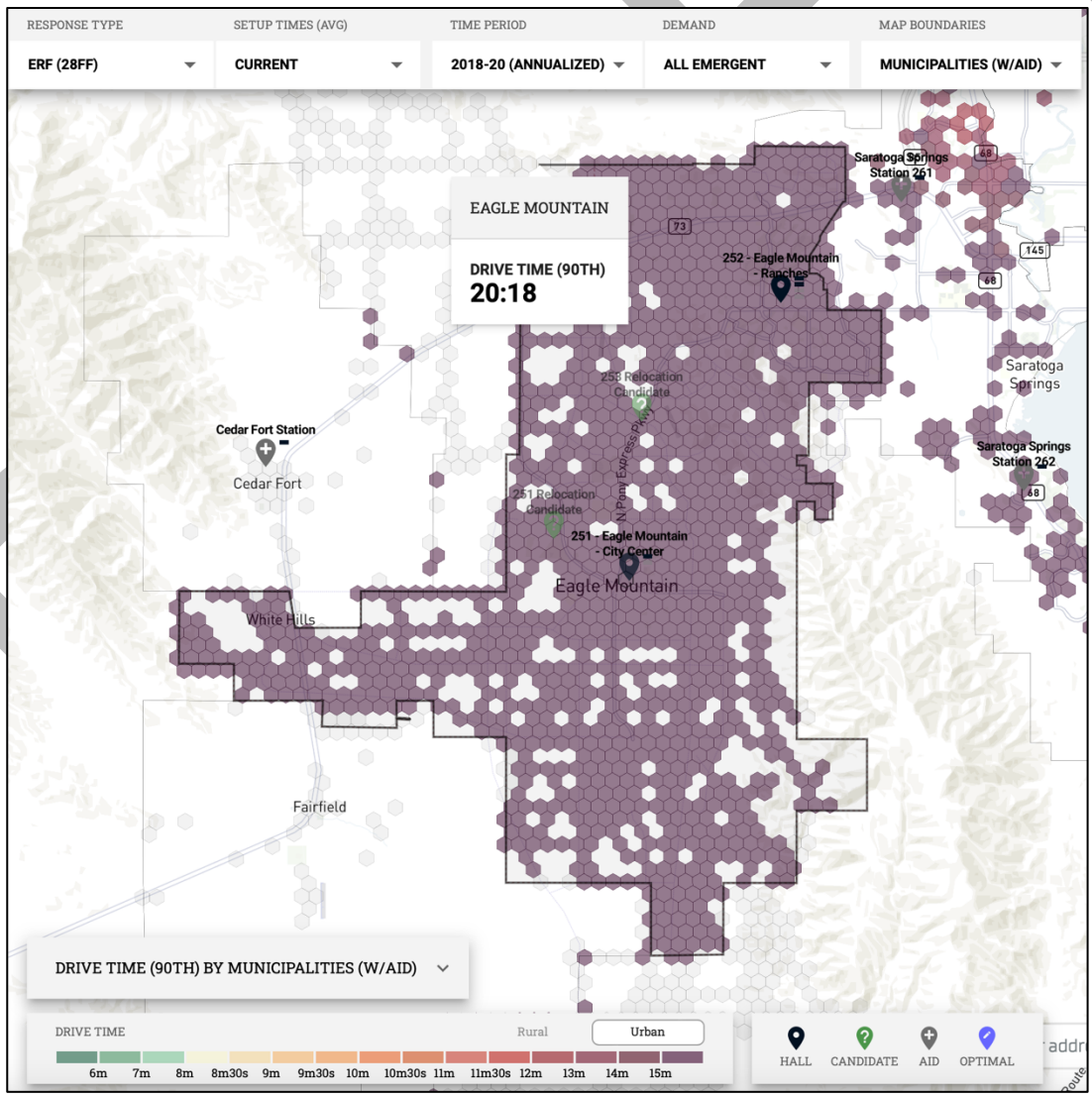
This map demonstrates the coverage of a multi-unit response to a residential fire based off all apparatus being within their station. The green to light yellow demonstrates the ability to have seventeen firefighters (a residential fire effective response force) on scene based off a residential urban fire force response. This map's drive times (or travel times) are based off the current NFPA 1710 standard of eight minutes (90th percentile) from notification of the alarm to the arrival of the initial full alarm assignment (a minimum of 17 firefighters) for a residential, low, or medium hazard assembly — not an adopted standard by UFA. UFA is currently in process of identifying benchmark and target standards to be adopted by the UFA Board of Directors. Currently, within Eagle Mountain, the 90th percentile drive time is 15:46.



Map 121 – Eagle Mountain Response Times – Residential Fire Effective Response Force (17 ERF)

Eagle Mountain – Commercial Fire Effective Response Force (28 FF)

This map demonstrates the coverage of a multi-unit response to a commercial fire based off all apparatus being within their station. The green to light yellow demonstrates the ability to have twenty-eight firefighters (a commercial fire effective response force) on scene based off a residential urban fire force response. This map's drive times (or travel times) are based off the current NFPA 1710 standard of ten minutes and 10 seconds (90th percentile) from notification of the alarm to the arrival of the initial full alarm assignment (a minimum of 28 firefighters) for a commercial, high hazard or high-rise assembly — not an adopted standard by UFA. UFA is currently in process of identifying benchmark and target standards to be adopted by the UFA Board of Directors. Currently, within Eagle Mountain, the 90th percentile drive time is 20:18.



Map 122 – Eagle Mountain Response Times – Commercial Fire Effective Response Force (28 FF)

Eagle Mountain Risk Assessments

Infrastructure – Transportation	Infrastructure – Dams	Earthquake Liquefaction	Earthquake Faults	Avalanche	Unreinforced Masonry	Wildland Urban Interface	Tier II Sites	Hospitals	Schools	≥100,000 sq ft Structures	Residential Population
High	Mod	Low	Low	Low	Mod	High	Mod	Low	Mod	Low	Mod

Table 78 – Eagle Mountain Hazard Matrix

Transportation: Low Risk = 0-99 Linear Miles; Moderate Risk = 100-199 Linear Miles; High Risk = >200 Linear Miles
Dams: Low Risk = 0-3; Moderate Risk = 4-6; High Risk = ≥7
Liquefaction: The areas of liquefaction vary throughout the valley, with areas of high susceptibility running South and East from the Great Salt Lake
Earthquake Faults: Low Risk = 0-30,000 LF of fault line; Moderate Risk = 30,001-60,000 LF of fault line; High Risk = ≥60,001 LF of fault line
Unreinforced Masonry: Low Risk = 0-100; Moderate Risk = 101-1,000; High Risk = ≥1,001
Wildland Urban Interface: Low Risk = 0-25% WUI; Moderate Risk = 26-50% WUI; High Risk = ≥51% WUI
Tier II Sites: Low Risk = 1-5; Moderate Risk = 6-10; High Risk = ≥11
Hospitals: Low Risk = 0; Moderate Risk = 1; High Risk = ≥2
Schools: Low Risk = 0-5; Moderate Risk = 6-10; High Risk ≥11
100,000 sq ft Buildings: Low Risk = 0-5; Moderate Risk = 6-14; High Risk = ≥15
Population: Low Risk = 1-19,999; Moderate Risk = 20,000-39,999; High Risk = ≥40,000

Infrastructure – Transportation

The primary roadway that runs through Eagle Mountain City is State Road 73 which runs east/west between Redwood Road and the Tooele County border. There are 0 linear miles of Interstate/US Highway, 6.82 linear miles of State Highways, and 226.5 total linear miles of roadway. Eagle Mountain is in the high-risk category for road infrastructure.

Infrastructure – Water

There is one water district within Eagle Mountain City, the Eagle Mountain Water Department.

Infrastructure – Dams

There are four identified dams within Eagle Mountain City. Eagle Mountain is in the moderate-risk category for dam infrastructure.

Natural Hazards

Within Eagle Mountain City, there are low concerns with avalanche areas, placing it in the low-risk category for avalanche. There are no identified fault lines that run through the

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city (see Map 8). Eagle Mountain is in the low-risk category for liquefaction and low-risk category for fault lines.

Wildland Urban Interface

There is high risk of urban interface fires within Eagle Mountain. Eagle Mountain is in the high-risk category for Wildland Urban Interface.

Hazardous Materials / Tier II Sites

There are six identified HazMat/Tier II Sites within Eagle Mountain City, which is in the moderate-risk category.

Hospitals

Eagle Mountain has no hospitals. This places Eagle Mountain in the low-risk category for hospitals.

Schools

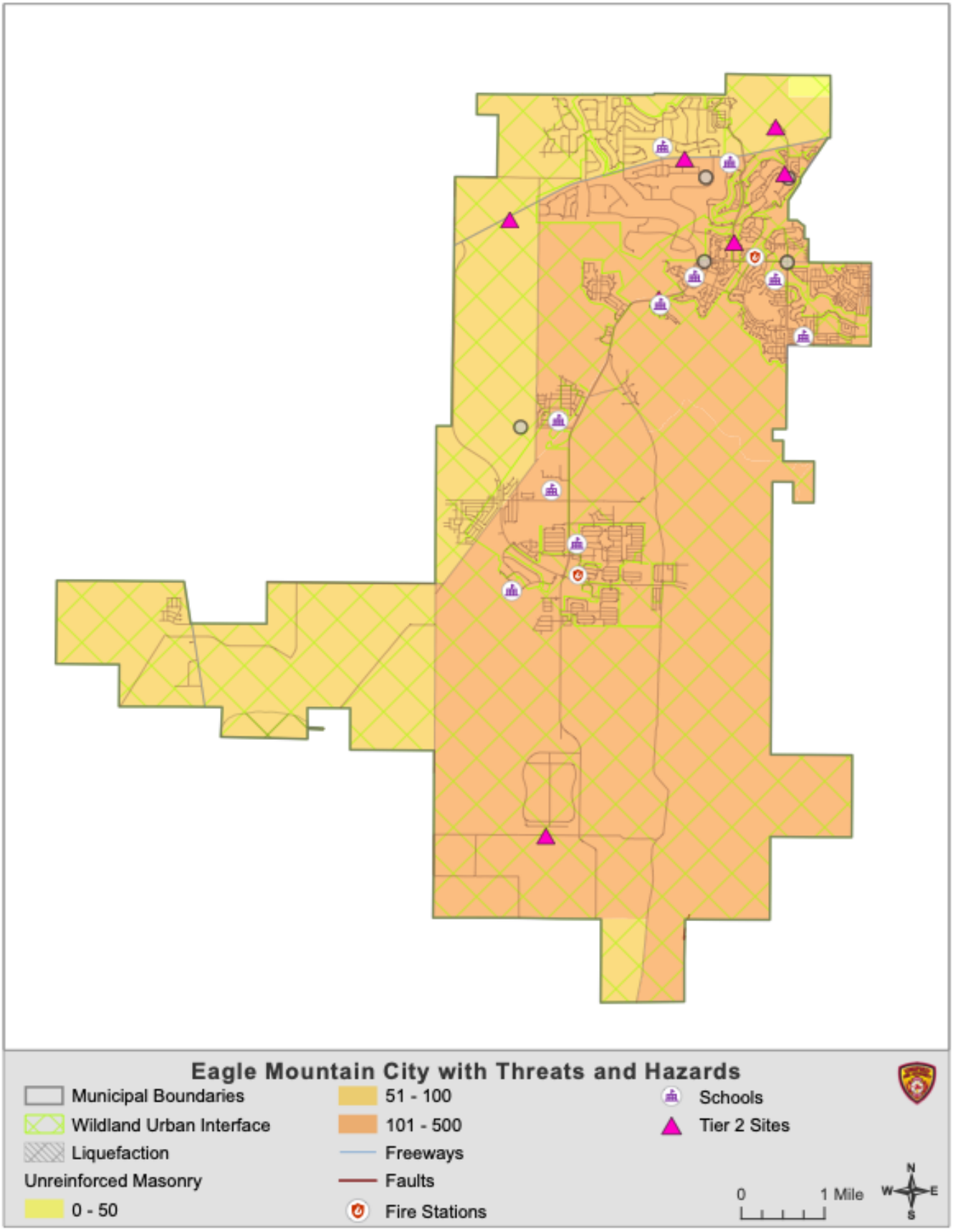
Eagle Mountain has seven elementary schools, two middle schools, two charter schools and one high school within city boundaries, which places it in the moderate-risk category.

Target Hazards – Structures

Some of the target-hazard occupancies in Eagle Mountain include:

- Tyson Foods – 3817 N Tyson Pkwy
- Facebook Eagle Mountain Data Center – 1275 North Community Circle

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Map 123 – Eagle Mountain with Combined Hazards

Life and Property Loss

From 2015-2020, there have been zero fatalities attributed to fire. There has been a total estimate of $450,936.00 of property loss and a total estimate of $501,592.00 of content loss due to fire.

Unified Fire Shared Services

With a regional-response model, the Unified Fire Authority brings special services to bear when the situation calls for it, not relying on automatic or mutual aid which provides a quicker and more effective delivery of service to its residents.

Battalion Chiefs

Unified Fire Authority staffs three operational battalion chiefs (BCs) daily, in addition to a 40-hour Operations Chief (OC). These BCs and OC respond to large, complex, or expanding incidents — providing incident command, safety, and operational direction. Each BC covers an area of UFA's service area and respond to calls for service in any jurisdiction. Battalion 11 is housed out of Station 101 in Millcreek, Battalion 12 is housed out of Station 121 in Riverton, and Battalion 13 is housed out of Station 118 in Taylorsville.

Heavy Rescue Companies

Heavy Rescue specializes in structural collapse, confined space rescue, trench collapse rescue, vehicle extrication, machinery disentanglement, rope rescue (high angle, low angle, rigging) and rapid intervention (Firefighter Rescue). The UFA Heavy Rescue Program consists of two independent rescue companies strategically placed in UFA's jurisdiction. Station 117 in Taylorsville, and Station 121 in Riverton house our Heavy Rescue Teams.

Hazardous Materials (HazMat) Companies

The Hazardous Materials Teams provide an efficient, effective, and professional Hazardous Material Mitigation response. HazMat Companies respond to hazardous material releases/spills for the purpose of mitigating the release/spill. They select and use proper specialized chemical personal protective equipment dependent on the nature of the incident. The HazMat Program consists of two independent HazMat

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companies strategically placed in UFA's jurisdiction. Station 124 in Riverton, and Station 126 in Midvale house our HazMat Teams.

Water Rescue Teams

UFA has swift water and ice rescue capabilities. These companies respond to victims recreating in our swift canyon rivers and our lakes and reservoirs. Station 116 in Cottonwood Heights, Station 117 in Taylorsville, Station 121 in Riverton, and Station 123 in Herriman house companies with water rescue capabilities.

Wildland Division

UFA's Wildland Division provides highly trained and experienced wildland fire and all-risk response resources to local, state, and federal incidents. The Wildland Division oversees the training and certification of UFA personnel for response to wildland fires and all-hazard incidents. We also work with UFA Communities to educate residents on wildfire preparedness and provide mitigation services to reduce the risks of wildfire. UFA has a special capability where a Duty Officer is able to act as the Fire Warden within UFA's jurisdictions, allowing the ordering of resources much more quickly than having to rely on a Fire Warden that may or may not be readily accessible. Station 103 in Herriman currently houses the Duty Officer.

Investigations Division

Arson and Explosive related incidents are considered two of the most dangerous criminal activities that threaten our citizens. The need exists to protect the citizens of our jurisdiction from loss of life and property by reducing the crime of arson, arson-related crimes, improvised explosive devices (IEDS) and the prevention of future violent crimes. The Investigations Division addresses this need by establishing a sound foundation of effective enforcement, focusing on the apprehension of the offender, while in partnership with other local, state and federal law enforcement agencies. The team utilizes highly-trained Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) certified K-9's that assist with accelerant and explosives detection.

Urban Search & Rescue

A FEMA Urban Search and Rescue Task Force is a team of individuals which serve as a resource for disaster response at local, state, and federal levels. It is comprised mainly of firefighters but includes structural engineers, medical professionals,

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canine/handler teams and emergency managers with highly specialized training in urban search and rescue environments.

Utah Task Force 1 (UT-TF1) is one of 28 Type I, Federal Urban Search & Rescue (US&R) Task Forces in the United States. This program brings a highly trained, multi-hazard Task Force that is especially designed to respond to a variety of emergencies/disasters including earthquakes, hurricanes, tornadoes, floods, terrorist acts and hazardous material releases. Fire department personnel that are task force members receive specialized training and skills that directly benefit Unified Fire Authority.

Salt Lake County Emergency Management

The Salt Lake County Division of Emergency Management serves our citizens by directing and coordinating resources for disasters and emergencies through preparation, planning, mitigation, response, and recovery. The Salt Lake County Emergency Coordination Center is activated and manned during any event—from small-scale to large-scale occurrences—to disasters both natural and man-made that can or have exceeded the resources of any particular jurisdiction. Currently, the Salt Lake County ECC assists and obtains resources for the 22 jurisdictions located within the Salt Lake Valley. Salt Lake County EM assists these jurisdictions through the activation of 15 Emergency Support Functions (ESFs) filled by employees from a multitude of backgrounds. The ESF employees have authority throughout Salt Lake County to fill and order additional support for the operations occurring in the field until the impacted jurisdiction can return to their normal operations and functions. The Emergency Management Division is committed to keeping the public safe through community outreach, training, dissemination of important public information, training of staff and the creation of a more resilient community through mitigation, preparation, response, and recovery. The ECC has been activated for many events such as Child Abduction Response Team (CART) Deployments, wildland fires such as the Rosecrest and Machine Gun fires, flooding, severe weather events, earthquakes, civil unrest, the COVID-19 pandemic, Line of Duty Deaths (LODD), and many other events.

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EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JANUARY 3, 2023**

TITLE:	Retail Strategy Development & Recruitment Services - The Retail Coach
ITEM TYPE:	Agreement
FISCAL IMPACT:	$47,500
APPLICANT:	City Staff

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
N/A	N/A	N/A	N/A

PUBLIC HEARING:
No

PREPARED BY:
Evan Berrett, Admin

PRESENTED BY:
Evan Berrett

RECOMMENDATION:
Staff recommends the City Council approve the Retail Strategy Development & Recruitment Services with The Retail Coach for a 1-year period and authorize the Mayor to sign the contract.

BACKGROUND:
During the December 6th, 2022 Council Meeting, City Council approved a budget amendment for Retail Strategy Consulting Services. The purpose of these services is to aid staff in proactively seeking out desirable retail establishments to locate in Eagle Mountain, provide assistance in preparing resources necessary for recruitment, connect staff with decision makers with the retail establishments, aid in improving outcomes of retail recruitment, and provide services maximizing the impact of attendance at the ICSC conference in May 2023. Staff met with three consulting service providers and found that The Retail Coach most closely matched with Eagle Mountain's needs and objectives, had the greatest capabilities, and would be the most likely to deliver the best outcomes.

ITEMS FOR CONSIDERATION:
N/A

REQUIRED FINDINGS:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

Services Contract

EAGLE MOUNTAIN CITY
CONTRACT FOR SERVICES

This contract and all attachments are public record.

1. **CONTRACTING PARTIES**: This contract is between Eagle Mountain City and the following Contractor:

The Retail Coach, LLC.
Name

86 Clark Blvd
Address

Tupelo, MS 38804
City, State ZIP

LEGAL STATUS OF CONTRACTOR

- ◯ Sole Proprietor
- ◯ Non-profit Corporation
- ◉ For-profit Corporation
- ◯ Partnership
- ◯ Government Agency

Contact Name: Aaron

Phone Number: 662-231-0608

Email: afarmer@theretailcoach.net

Vendor Number: 6022472

2. **GENERAL PURPOSE OF CONTRACT OR PROJECT NAME**: Retail Recruitment & Strategy Development Services

3. **CONTRACT PERIOD**:

Effective Date: Jan 4, 2023

Project Completion Deadline (Contractor will complete the Scope of Work on or before): Jan 3, 2024

Termination Date (Completion of Scope of Work, unless terminated early or extended in accordance with the terms of conditions of this contract): Jan. 3, 2024

Renewal Options (if applicable): $30,000 for each additonal 12-month period

Eagle Mountain City Project Manager Signature: _____

4. **CONTRACT COSTS**: See Cost Schedule (Attachment B).
   a. Total Contract Cost: $47,500
   b. Is this project a budgeted project: ◉ Yes ◯ No
   c. Is this a fixed-price contract: ◯ Yes ◉ No

5. ATTACHMENT A: Standard Terms and Conditions for Services
   ATTACHMENT B: Scope of Work/Cost Schedule
   ATTACHMENT C: Insurance

ANY CONFLICTS BETWEEN ATTACHMENT A AND THE OTHER ATTACHMENTS WILL BE RESOLVED IN FAVOR OF ATTACHMENT A.

6. DOCUMENTS INCORPORATED INTO THIS CONTRACT BY REFERENCE BUT NOT ATTACHED:
    a. All other governmental laws, regulations, or actions applicable to the goods and/or services authorized by this contract.

7. Each signatory below represents that he or she has the requisite authority to enter into this contract.

IN WITNESS WHEREOF, the parties sign and cause this contract to be executed.

Dated this _____ day of _____ , 20_____ .

EAGLE MOUNTAIN CITY

_____
Signature

Print Name: _____

Title: _____

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

APPROVED AS TO FORM

_____
Marcus Draper
City Attorney

Dated this 14th day of December , 2022 .

CONTRACTOR

_____
Signature

Print Name: Aaron Farmer

Title: President

ATTACHMENT A:
STANDARD TERMS AND CONDITIONS FOR SERVICES

This is for a contract for engineering services (including professional services) meaning the furnishing of labor, time, or effort by a Consultant.

1. **DEFINITIONS:** The following terms shall have the meanings set forth below:
   a) "**Confidential Information**" means information that is deemed as confidential under applicable state and federal laws, including personal information. Eagle Mountain reserves the right to identify, during and after this Contract, additional reasonable types of categories of information that must be kept confidential under federal and state laws.
   b) "**Contract**" means the Contract including all referenced attachments and documents incorporated by reference. The term "Contract" may include any purchase orders that result from this Contract.
   c) "**Consultant**" means the individual or entity delivering the Services identified in this Contract. The term "Consultant" shall include Consultant's agents, officers, employees, and partners.
   d) "**Services**" means the furnishing of labor, time, or effort by Consultant pursuant to this Contract. Services include, but are not limited to, all of the deliverable(s) (including supplies, equipment, or commodities) that result from Consultant performing the Services pursuant to this Contract. Services include those professional services identified in Section 63G-6a-103 of the Utah Procurement Code.
   e) "**Proposal**" means Consultant's response to Eagle Mountain's Solicitation.
   f) "**Solicitation**" means the documents used by Eagle Mountain to obtain Consultant's Proposal.

2. **GOVERNING LAW AND VENUE:** This Contract shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Contract shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in the Fourth Judicial District Court for Utah County.
3. **LAWS AND REGULATIONS:** At all times during this Contract, Consultant will comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
4. **RECORDS ADMINISTRATION:** Consultant shall maintain or supervise the maintenance of all records necessary to properly account for Consultant's performance and the payments made by Eagle Mountain to Consultant under this Contract. These records shall be retained by Consultant for at least six (6) years after final payment, or until all audits initiated within the six (6) years have been completed, whichever is later. Consultant agrees to allow, at no additional cost, Eagle Mountain access to all such records.
5. **CERTIFY REGISTRATION AND USE OF EMPLOYMENT "STATUS VERIFICATION SYSTEM":**
   1. Consultant certifies as to its own entity, under penalty of perjury, that Consultant has registered and is participating in the Status Verification System to verify the work eligibility status of Consultant's new employees that are employed in the State of Utah in accordance with applicable immigration laws.
   2. Consultant shall require that each of its sub-consultants certify by affidavit, as to their own entity, under penalty of perjury, that each sub-consultant has registered and is participating in the Status Verification System to verify the work eligibility status of sub-consultant's new employees that are employed in the State of Utah in accordance with applicable immigration laws.
   3. Consultant's failure to comply with this section will be considered a material breach of this Contract.
6. **CONFLICT OF INTEREST:** Consultant represents that none of its officers or employees are officers or employees of Eagle Mountain, unless disclosure has been made to Eagle Mountain. Consultant further warrants that it has no financial or other interest in the outcome of the work performed under the contract. Examples of this situation would be a Consultant who owns land, options to buy land, or some business enterprise that would be financially enhanced or diminished by any project alternatives.
7. **INDEPENDENT CONTRACTOR:** Consultant shall be an independent contractor, and as such, shall have no authority, express or implied to bind Eagle Mountain to any agreement, settlement, liability or understanding whatsoever; and agrees not to perform any acts as agent for Eagle Mountain, except as specifically authorized and set forth herein. Persons employed by Eagle Mountain and acting under the direction of Eagle Mountain shall not be deemed to be employees or agents of the Consultant. Compensation provided to the Consultant

herein shall be the total compensation payable hereunder by Eagle Mountain.

8. **LIABILITY INSURANCE:** Services to be provided by Consultant under this Contract are required to be covered by insurance. Consultant shall furnish Eagle Mountain a Certificate of Insurance applying to this Contract for each type of insurance required, to be approved by the Eagle Mountain, before Consultant begins work under this Contract. The Consultant's insurer must be authorized to do business in Utah and must meet the specified A.M. Best rating or better at the time this contract is executed. The following insurance shall be maintained in force until all activities which are required by this Contract or as changed by contract modification are completed and accepted by Eagle Mountain:

   (a) General Liability insurance with a limit of not less than $1,000,000 per occurrence and not less than $3,000,000 aggregate and having an A.M. Best rating of A-class VIII or better. If this coverage is written on a claims-made basis, the Certificate of Insurance shall so indicate. Consultant represents that as long as commercially available the insurance shall remain in effect such that claims reported up to three (3) years beyond the date of substantial completion of this contract are covered.

   (b) Commercial Automobile insurance with a minimum combined single limit of $1,000,000 per occurrence OR $500,000 liability per person, $1,000,000 per occurrence, $250,000 Property Damage, and having an A.M. Best rate of A-class VIII or better.

   (c) Architect and/or Engineers Professional Liability (errors and omissions) insurance having an A.M. Best rating of A-class VIII or better, is required at the coverage amount of $1,000,000 per claim and $3,000,000 aggregate. If this coverage is written on a claims-made basis, the Certificate of Insurance shall so indicate. Consultant represents that as long as commercially available the insurance shall remain in effect such that claims reported up to three (3) years beyond the date of substantial completion of this contract are covered (on construction contracts or modifications for construction management the insurance, shall remain in effect for one (1) year after completion of the project).

   (d) Valuable Papers & Records Coverage and/or Electronic Data Processing (Data and Media) Coverage for the physical loss or destruction of the work product including drawings, plans, specifications and electronic data and media. Such insurance shall be of a sufficient limit to protect Consultant, its sub-consultants and Eagle Mountain from the loss of said information.

   (e) Consultant shall provide evidence that his employees and sub-consultant employees are covered by Workers Compensation. If they are covered by Workers Compensation Fund of Utah, then the A.M. Best rating is not required in this area.

   (f) Consultant shall require the insurance company that issues the Certificates of Insurance for the evidence of the required insurance coverage to endeavor to provide Eagle Mountain with 30-days written notice in the event that coverage is canceled before the policy expiration date stated in the Certificate. Consultant further agrees to provide Eagle Mountain with 30 days written notice prior to making an alternation or material change to the required insurance coverage.

   Policies referred to in 9(a) and 9(b) above are required to be endorsed naming Eagle Mountain as Additional Insured and, on General Liability, indicate they are primary and not contributing coverage. All required policies, endorsements, insurance companies issuing same, and self-insured programs are subject to review and approval by Eagle Mountain.

9. **EMPLOYMENT PRACTICES:** Consultant agrees to abide by federal and state employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90, which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order, dated December 13, 2006, which prohibits unlawful harassment in the workplace. Consultant further agrees to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of Consultant's employees.

   If applicable, Consultant shall comply with the following: (1) Sections 49 CFR 21 through Appendix C (2016) and 23 CFR 710.405(b) (2016) in all contracts and subcontracts financed in whole or in part with Federal-aid highway funds; (2) all applicable requirements of 49 CFR Part 26 (2016) in the award and administration of

federal-aid contracts; and (3) all regulations relative to nondiscrimination in federally-assisted programs of 49 CFR Part 21, and 23 CFR Part 200 as they may be amended from time to time.

10. **AMENDMENTS:** This Contract may only be amended by the mutual written agreement of the parties, which amendment will be attached to this Contract. Automatic renewals will not apply to this Contract, even if listed elsewhere in this Contract.

11. **OWNERSHIP OF WORK PRODUCTS PROCURED OR DEVELOPED UNDER THIS CONTRACT**: Unless specifically designated hereinafter or preexisting information and know-how of Consultant, Eagle Mountain retains ownership of all materials, products, devices, equipment, facilities, data, test, results, reports, graphics, presentations, visual aids, computer elements, software (including source code), software license agreements, testing apparatus, services, etc., that are developed, procured, constructed, installed or performed under this Contract and that become an integral part of or that are intended to facilitate or enhance the use, operation, maintenance, documentation or understanding of the deliverables of this Contract. Notwithstanding the foregoing, ownership of any and all Consultant work product shall remain with Consultant unless and until the payment by Eagle Mountain to Consultant of all undisputed invoiced amounts.

12. **DEBARMENT:** Consultant certifies that it is not presently nor has ever been debarred, suspended, or proposed for debarment by any governmental department or agency, whether international, national, state, or local. Consultant must notify Eagle Mountain within thirty (30) days if debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contract by any governmental entity during this Contract.

13. **TERMINATION:** Unless otherwise stated in this Contract, this Contract may be terminated, with cause by either party, in advance of the specified expiration date, upon written notice given by the other party. The party in violation will be given ten (10) days after written notification to correct and cease the violations, after which this Contract may be terminated for cause immediately and is subject to the remedies listed below. This Contract may also be terminated without cause (for convenience), in advance of the specified expiration date, by either party, upon sixty (60) days written termination notice being given to the other party. Eagle Mountain and the Consultant may terminate this Contract, in whole or in part, at any time, by mutual agreement in writing. On termination of this Contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved Services ordered prior to date of termination.

    Consultant shall be compensated for the Services properly performed under this Contract up to the effective date of the notice of termination. Consultant agrees that in the event of such termination for cause or without cause, Consultant's sole remedy and monetary recovery from Eagle Mountain is limited to full payment for all Services properly performed as authorized under this Contract up to the date of termination as well as any reasonable monies owed as a result of Consultant having to terminate other contracts necessarily and appropriately entered into by Consultant pursuant to this Contract. In no event shall Eagle Mountain be liable to the Consultant for compensation for any services neither requested by Eagle Mountain nor satisfactorily performed by the Consultant. In no event shall Eagle Mountain's exercise of its right to terminate this Contract for convenience relieve the Consultant of any liability to Eagle Mountain for any damages or claims arising under this Contract.

14. **NONAPPROPRIATION OF FUNDS, REDUCTION OF FUNDS, OR CHANGES IN LAW:** Upon thirty (30) days written notice delivered to the Consultant, this Contract may be terminated in whole or in part at the sole discretion of Eagle Mountain, if Eagle Mountain reasonably determines that a change in available funds affects Eagle Mountain's ability to pay under this Contract.

    If a written notice is delivered under this section, Eagle Mountain will reimburse Consultant for the Services properly ordered until the effective date of said notice. Eagle Mountain will not be liable for any performance, commitments, penalties, or liquidated damages that accrue after the effective date of said written notice.

15. **SUSPENSION OF WORK:** Should circumstances arise which would cause Eagle Mountain to suspend Consultant's responsibilities under this Contract, but not terminate this Contract, this will be done by written notice. Consultant's responsibilities may be reinstated upon advance formal written notice from Eagle Mountain.

16. **SALES TAX EXEMPTION:** The Services under this Contract will be paid for from Eagle Mountain's funds and used in the exercise of Eagle Mountain's essential functions as a municipal entity. Upon request, Eagle

Mountain will provide Consultant with its sales tax exemption number. It is Consultant's responsibility to request Eagle Mountain's sales tax exemption number. It also is Consultant's sole responsibility to ascertain whether any tax deduction or benefits apply to any aspect of this Contract.

17. **PUBLIC INFORMATION:** Consultant agrees that this Contract, related purchase orders, related pricing documents, and invoices will be public documents and may be available for public and private distribution in accordance with the State of Utah's Government Records Access and Management Act (GRAMA). Consultant gives Eagle Mountain express permission to make copies of this Contract, related sales orders, related pricing documents, and invoices in accordance with GRAMA. Consultant also agrees that the Consultant's Proposal to the Solicitation will be a public document, and copies may be given to the public as permitted under GRAMA. Eagle Mountain is not obligated to inform Consultant of any GRAMA requests for disclosure of this Contract, related purchase orders, related pricing documents, or invoices.
18. **ACCEPTANCE AND REJECTION:** Eagle Mountain shall have thirty (30) days after the performance of the Services to perform an inspection of the Services to determine whether the Services conform to the standards specified in the Solicitation and this Contract prior to acceptance of the Services by Eagle Mountain. If Consultant delivers nonconforming Services, Eagle Mountain may, at its option and at Consultant's expense: (i) return the Services for a full refund; (ii) require Consultant to promptly correct or reperform the nonconforming Services subject to the terms of this Contract; or (iii) obtain replacement Services from another source, subject to Consultant being responsible for any cover costs. Acceptance of Services by Eagle Mountain shall not limit Eagle Mountain's recourse or remedies in the event Eagle Mountain later determines the Services were defective or failed to meet the standard of professional skill and care ordinarily provided by other design professionals.
19. **INVOICING:** Unless otherwise set forth in the Contract, Consultant will submit invoices within thirty (30) days of Consultant's performance of the Services to Eagle Mountain. Consultant will prepare monthly progress reports in sufficient detail to document the progress of the work and support the monthly claim for payment. Eagle Mountain has the right to adjust or return any invoice reflecting incorrect pricing.
20. **PAYMENT:** Payments are to be made within thirty (30) days after a correct invoice is received. All payments to Consultant will be remitted by mail or electronic funds transfer. If payment has not been made after sixty (60) days from the date a correct invoice is received by Eagle Mountain, then interest may be added by Consultant as prescribed in the Utah Prompt Payment Act. The acceptance by Consultant of final payment, without a written protest filed with Eagle Mountain within ten (10) business days of receipt of final payment, shall release Eagle Mountain from all claims and all liability to the Consultant. Eagle Mountain's payment for the Services shall not be deemed an acceptance of the Services and is without prejudice to any and all claims that Eagle Mountain may have against Consultant. Eagle Mountain will not allow the Consultant to charge end users electronic payment fees of any kind.
21. **TIME IS OF THE ESSENCE:** The Services shall be completed by any applicable deadline stated in this Contract. If no deadline is stated, Consultant shall prosecute the work diligently. For all Services, time is of the essence. Consultant shall be liable for all reasonable damages to Eagle Mountain, and anyone for whom Eagle Mountain may be liable as a result of Consultant's failure to timely perform the Services required under this Contract.
22. **CHANGES IN SCOPE:** Any changes in the scope of the Services to be performed under this Contract shall be in the form of a written amendment to this Contract, mutually agreed to and signed by both parties, specifying any such changes, fee adjustments, any adjustment in time of performance, or any other significant factors arising from the changes in the scope of Services.
23. **PERFORMANCE EVALUATION:** Eagle Mountain may conduct a performance evaluation of Consultant's Services, including Consultant's sub-consultants. Results of any evaluation may be made available to Consultant upon request.
24. **STANDARD OF CARE:** The Services of Consultant and its sub-consultants shall be performed in accordance with the standard of care exercised by licensed members of their respective professions having substantial experience providing similar services which similarities include the type, magnitude, and complexity of the Services that are the subject of this Contract. Consultant shall be liable to Eagle Mountain for claims, liabilities, additional burdens, penalties, damages, or third-party claims (e.g., another Consultant's claim against

Eagle Mountain), to the extent caused by wrongful acts, errors, or omissions that do not meet this standard of care.

25. **ASSIGNMENT:** Consultant may not assign, sell, transfer, subcontract or sublet rights, or delegate any right or obligation under this Contract, in whole or in part, without the prior written approval of Eagle Mountain.
26. **CONSTRUCTION RETENTION**: If this Contract is for design services, the Consultant will be retained to answer and clarify any questions on the design during construction. Consultants will be required to include this task in their cost proposal. The Construction Project Engineer will call on Consultant as needed. If the work required from Consultant is due to errors in the design, Consultant will not be reimbursed. To enhance the communication between Eagle Mountain and Consultant, Eagle Mountain may require Consultant to attend the following meetings: kickoff meeting, preconstruction meeting, and the final inspection meeting.
27. **REMEDIES:** Any of the following events will constitute cause for Eagle Mountain to declare Consultant in default of this Contract: (i) Consultant's non-performance of its contractual requirements and obligations under this Contract; or (ii) Consultant's material breach of any term or condition of this Contract. Eagle Mountain may issue a written notice of default providing a ten (10) day period in which Consultant will have an opportunity to cure. Time allowed for cure will not diminish or eliminate Consultant's liability for damages. If the default remains after Consultant has been provided the opportunity to cure, Eagle Mountain may do one or more of the following: (i) exercise any remedy provided by law or equity; (ii) terminate this Contract; (iii) impose liquidated damages, if liquidated damages are listed in this Contract; (iv) debar/suspend Consultant from receiving future contracts from Eagle Mountain; or (v) demand a full refund of any payment that Eagle Mountain has made to Consultant under this Contract for Services that do not conform to this Contract.
28. **FORCE MAJEURE:** Neither party to this Contract will be held responsible for delay or default caused by fire, riot, act of God, and/or war which is beyond that party's reasonable control. Eagle Mountain may terminate this Contract after determining such delay will prevent successful performance of this Contract.
29. **CONFIDENTIALITY:** If Confidential Information is disclosed to Consultant, Consultant shall: (i) advise its agents, officers, employees, partners, and Subconsultants of the obligations set forth in this Contract; (ii) keep all Confidential Information strictly confidential; and (iii) not disclose any Confidential Information received by it to any third parties. Consultant will promptly notify Eagle Mountain of any potential or actual misuse or misappropriation of Confidential Information.

    Consultant shall be responsible for any breach of this duty of confidentiality, including any required remedies and/or notifications under applicable law. Consultant shall indemnify, hold harmless, and defend Eagle Mountain, including anyone for whom Eagle Mountain is liable, from claims related to a breach of this duty of confidentiality, including any notification requirements, by Consultant or anyone for whom the Consultant is liable.

    Upon termination or expiration of this Contract, Consultant will return all copies of Confidential Information to Eagle Mountain or certify, in writing, that the Confidential Information has been destroyed. This duty of confidentiality shall be ongoing and survive the termination or expiration of this Contract.
30. **PUBLICITY:** Consultant shall submit to Eagle Mountain for written approval all advertising and publicity matters relating to this Contract. It is within Eagle Mountain's sole discretion whether to provide approval, which must be done in writing.
31. **INDEMNIFICATION RELATING TO INTELLECTUAL PROPERTY**: Consultant will indemnify and hold Eagle Mountain harmless from and against any and all damages, expenses (including reasonable attorneys' fees), claims, judgments, liabilities, and costs in any action or claim brought against Eagle Mountain for infringement of a third party's copyright, trademark, trade secret, or other proprietary right. The parties agree that if there are any limitations of Consultant's liability, such limitations or liability will not apply to this section.
32. **OWNERSHIP IN INTELLECTUAL PROPERTY:** Eagle Mountain and Consultant agree that each has no right, title, interest, proprietary or otherwise in the intellectual property owned or licensed by the other, unless otherwise agreed upon by the parties in writing. All deliverables, documents, records, programs, data, articles, memoranda, and other materials not developed or licensed by Consultant prior to the execution of this Contract, but specifically created or manufactured under this Contract shall be considered work made for hire, and Consultant shall transfer any ownership claim to Eagle Mountain.

33. **CONSULTANT'S ENDORSEMENT ON PLANS, ETC**.: Consultant (if a firm, the responsible principal) is required to endorse and affix its seal to plans, reports, and engineering data furnished to Eagle Mountain under this Contract.
34. **DESIGN/CONSTRUCTION**: Consultant will utilize all current Eagle Mountain standards and be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by Consultant under this Contract. Consultant will, without additional compensation, correct or revise any errors or omissions in its design, drawings, specifications and other services.
35. **WAIVER:** A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege.
36. **ATTORNEY'S FEES:** In the event of any judicial action to enforce rights under this Contract, the prevailing party shall be entitled its costs and expenses, including reasonable attorney's fees incurred in connection with such action.
37. **PROCUREMENT ETHICS**: Consultant understands that a person who is interested in any way in the sale of any supplies, services, construction, or insurance to Eagle Mountain is violating the law if the person gives or offers to give any compensation, gratuity, contribution, loan, reward, or any promise thereof to any person acting as a procurement officer on behalf of Eagle Mountain, or to any person in any official capacity participates in the procurement of such supplies, services, construction, or insurance, whether it is given for their own use or for the use or benefit of any other person or organization.
38. **DISPUTE RESOLUTION:** Prior to either party filing a judicial proceeding, the parties agree to participate in the mediation of any dispute. Eagle Mountain, after consultation with the Consultant, may appoint an expert or panel of experts to assist in the resolution of a dispute. If Eagle Mountain appoints such an expert or panel, Consultant agree to cooperate in good faith in providing information and documents to the expert or panel in an effort to resolve the dispute.
39. **ORDER OF PRECEDENCE:** In the event of any conflict in the terms and conditions in this Contract, the order of precedence shall be: (i) this Attachment A; (ii) the Contract; (iii) additional terms and conditions, if any; (iv) any other attachment listed on the Contract; and (v) Consultant's terms and conditions that are attached to this Contract, if any. Any provision attempting to limit the liability of Consultant or limit the rights of Eagle Mountain must be in writing, attached to this Contract, and initialed by Eagle Mountain, or it is rendered null and void.
40. **SURVIVAL OF TERMS:** Termination or expiration of this Contract shall not extinguish or prejudice Eagle Mountain's right to enforce this Contract with respect to any default or defect in the Services that has not been cured.
41. **SEVERABILITY:** The invalidity or unenforceability of any provision, term, or condition of this Contract shall not affect the validity or enforceability of any other provision, term, or condition of this Contract, which shall remain in full force and effect.
42. **ENTIRE AGREEMENT:** This Contract constitutes the entire agreement between the parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

ATTACHMENT B:

SCOPE OF WORK/COST SCHEDULE

November 2022

EagleMountain UTAH

Retail Recruitment & Development Strategy

Proposal for:

Eagle Mountain City, Utah

Submitted by:

TheRetailCoach.

TheRetailCoach.net | Austin, TX | (800) 851-0962



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Bringing the Right Retail Mix to Eagle Mountain City

The Retail Coach is submitting this proposal for Retail Market Analysis & Recruitment Services for **Eagle Mountain City.**

Our goal is not only to aid the City in preparing and executing a Retail Market Analysis and comprehensive Recruitment Strategy, but to also assist the City in its efforts to capture sales tax leakage and further improve quality of life for residents by bringing in new retail, restaurant, entertainment, and service options.

The most important aspect of any Retail Market Analysis is its ultimate application and resulting impacts. Our approach has always been action-oriented to ensure that market reports are not placed on a shelf to collect dust. Working with all project team members, local stakeholders, and public officials is a critical component in which The Retail Coach is experienced and well-equipped to execute.

Goals & Objectives:

- Research and analyze the Eagle Mountain City retail market to identify retail gaps and growth opportunities.
- Determine Eagle Mountain City's unique, viable retail market potential.
- Identify key retail and restaurant targets that align with the City's vision for growth.
- Recruit targeted retailers and restaurants through proactive outreach efforts and retail conference representation.
- Act as an extension of City staff to provide recruitment services and coaching for retail economic development initiatives.

We Recruit Retail.

For more than 21 years, The Retail Coach has been the premier national retail recruitment partner for municipalities, economic development organizations, and development firms.

We are the nation's leading retail recruitment, market analysis, and development firm. Our approach combines **strategy, technology, and creative marketing** to execute high-impact retail recruitment strategies for local governments, chambers of commerce, and economic development organizations.

Having worked more than 650 assignments in more than 40 states, our recruitment approach is simple **- do what you say you are going to do, do it at the highest level possible, and constantly communicate findings and results to our clients.** This approach has proven successful, leading to multiple assignments with more than 90% of our clients.

PROVEN SUCCESS FOR CLIENT COMMUNITIES



6 Million +

SQUARE FEET OF NEW RETAIL RECRUITED

We have recruited more than 6 million square feet of new retail to client communities in the past 5 years.



$600 Million

IN SALES TAX GENERATED

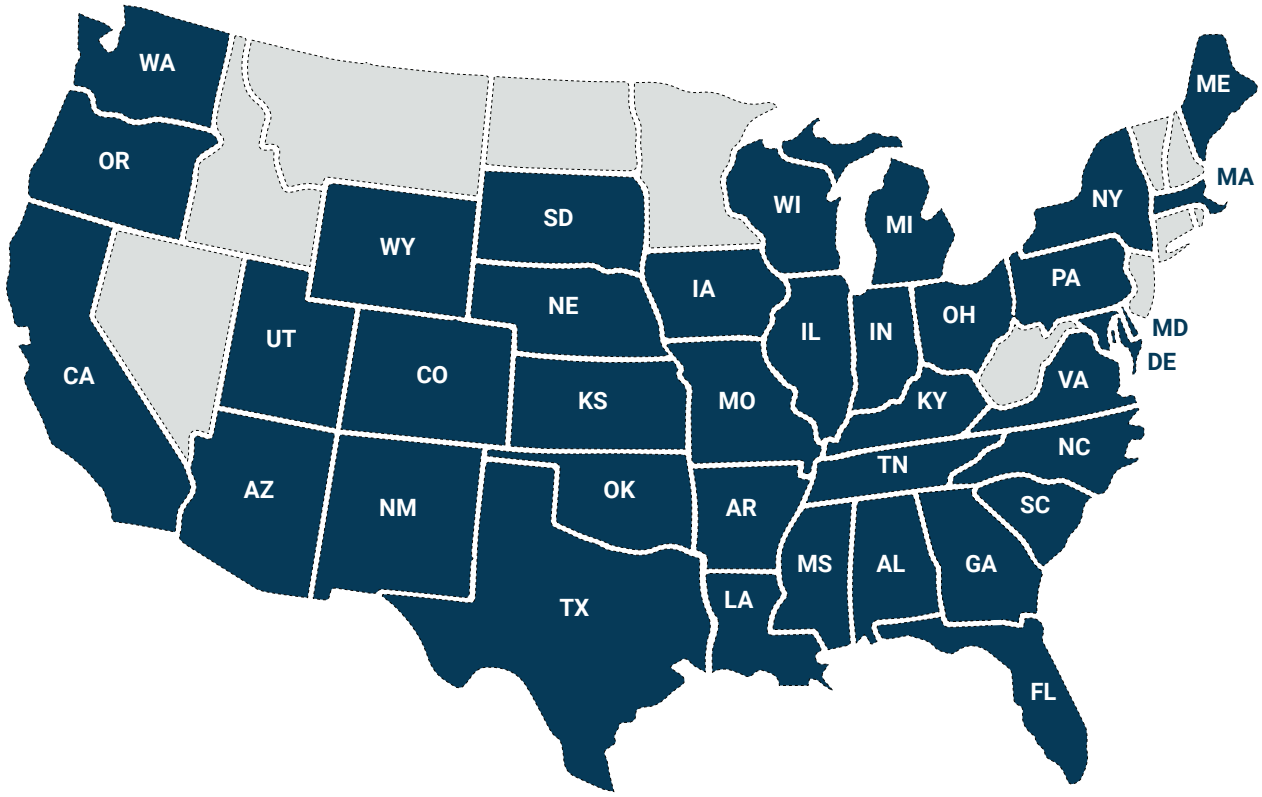
Our work has generated more than $600 Million in sales tax for our client communities in the past 5 years.



90%

REPEAT CLIENT RATE

90% of our clients choose to continue working with us after the initial contract.



We Have Served More than 650 Client Communities Across 40 states.

650+
Communities Served

40
States We've Worked In

90%
Repeat Client Rate

National Expertise. Local Focus.

Our work throughout the country allows our team to stay current on retail trends and deepen our relationships with national and regional brands.

These relationships create unique opportunities for our client communities. When brands begin planning to expand into new markets, we are often one of the first to know and retailers/brokers will often look to our client list or ask our team for prospective markets to consider.

More Than 6 Million SF of New Retail Recruited in the Last 5 Years

Our proven Retail:360® Process has been instrumental in recruiting new retailers and developers to our client communities.

RECENT RECRUITMENT SUCCESSES











PLUS HUNDREDS MORE THROUGHOUT THE COUNTRY



What Makes Us Different?

Experienced & Connected

We pioneered the retail recruitment industry more than 20 years ago and leverage more than two decades of experience and relationships to help drive retail growth in your community.

Our Team is Your Team

We take a partnership approach and become an extension of your team. Our clients are invited to participate in the recruitment process, allowing you to learn and expand your network.

Full Transparency

We track recruitment activity and prospect feedback in your custom retail recruitment dashboard and host monthly calls with your team to keep you updated on progress.

We are Consultants. Not Brokers.

We pride ourselves on being consultants, not brokers.

We only do what is in the best interest of our client communities and their future growth. We don't take shortcuts or go with the path of least resistance to fill retail spaces.

RECOGNIZED AS LEADING INDUSTRY EXPERTS AND FEATURED PRESENTERS FOR:

ICSC INNOVATING COMMERCE SERVING COMMUNITIES · NLC NATIONAL LEAGUE OF CITIES · EDCC ECONOMIC DEVELOPMENT COUNCIL OF COLORADO · LEAGUE OF CALIFORNIA CITIES · TEDC TEXAS ECONOMIC DEVELOPMENT COUNCIL · MAIN STREET AMERICA · INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL · ARKANSAS INC · MASC

OUR TEAM

Your Project Team

LEADERSHIP & PROJECT STRATEGY



Kelly Cofer
Founder & CEO

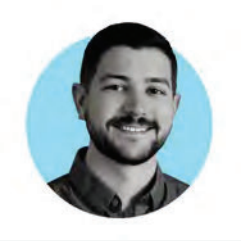


Aaron Farmer
President

PROJECT LEAD

With more than 50 combined years of retail development experience, Kelly and Aaron play an integral role in every project for The Retail Coach. This includes in-depth market analyses, recruitment strategies, and development plans for our clients.

RETAILER RECRUITMENT



Cary Everitt
Recruitment Specialist



Caroline Harrellson
Recruitment Specialist

Cary and Caroline manage our relationships with national and regional retailers, brokers, site selectors, and developers. They execute our recruitment process, including the site submission process and capturing retailer feedback.

DATA & MARKET RESEARCH



Matthew Lautensack
Director of Research & Development

Matthew uses cutting-edge, GPS-based market data to pinpoint true opportunity in retail markets. He provides the latest retail trade area data and prepares our clients' market reports, data sets, and assists with GIS mapping.

ADMINISTRATIVE SUPPORT



Nancy Dees
Director of Finance



Rylee Lefever
Marketing Manager

Nancy and Rylee support all projects by managing client invoicing and contract needs as well as marketing, promotional, and graphic design support.



Aaron Farmer | President

Aaron manages all of The Retail Coach's projects in [State] and will be the primary point of contact for this project.

Aaron Farmer brings to The Retail Coach knowledge of the most current research on retail and marketing trends. Prior to joining The Retail Coach, Mr. Farmer was employed in marketing research and retail development where he worked on projects for some of America's leading retailers and restaurants including FedEx, Kinkos, Sally Beauty Supply, Adidas, Concentra and the National American Association of Subway Franchises.

His expertise touches each step of a project from the initial trade area determination to the actual recruitment of retailers. Mr. Farmer holds a degree in Marketing from The Mays Business School at Texas A&M University and an MBA from Texas A&M University – Commerce.



Kelly Cofer | Founder & CEO

C. Kelly Cofer leads The Retail Coach with more than 30 years of experience in all aspects of retail real estate and economic development.

Kelly's professional background encompasses market research and site selection, advisory and leasing services, and property brokerage and development for leading national retailers and restaurants in more than 150 cities throughout the United States.

He has earned the prestigious Certified Commercial Investment Member (CCIM) designation from the Chicago-based Commercial Investment Real Estate Institute and attended the Economic Development Institute at the University of Oklahoma. Kelly holds a Bachelor of Science degree from Texas A&M University in College Station.



Cary Everitt | Retail Recruitment Specialist

Cary manages The Retail Coach's relationships with retailers, site selectors, and key decision makers for retailers, restaurants, hotels, and developers.

He works with your Project Director to ensure that we are presenting the best information possible when recruiting for client communities and follows up with prospects to make sure that your community is staying at the top of mind as brands look for new markets.

Mr. Everitt works throughout projects to provide monthly updates on recruitment activity and communicates feedback received throughout the process.

Scope of Work & Deliverables

1: Retail Market Analysis

- Competing Communities Analysis
- Custom Retail Trade Area Map
- Retail Trade Area Demographic Profile
- Retail Trade Area Psychographic Profile
- City Demographic Profile
- Discussions with Key Community and Business Stakeholders

2: Determining Retail Opportunities

- Retail Demand Analysis
- Retail Void Analyses for Key Vacancies and Available Retail Sites

3: Site Marketing

- Retail Site Profiles for Available Retail Sites

4: Identifying Retailers & Developers for Recruitment

- Target List of Retailers and Restaurants with Contact Information
- Target List of Developers with Contact Information

5: Marketing & Branding

- Retail Market Profile
- Customized Retailer Feasibility Packages
- Developer Opportunity Package
- Online Retail Dashboard (Retail:360® Website)
- Interactive Site Mapping

6: Recruitment of Retailers & Developers

- Retail Recruitment Plan
- Retailer & Developer Recruitment Status Dashboard
- Monthly Recruitment Updates from Retail Coach Project Team

7: Ongoing Recruitment & Coaching

- Ongoing Coaching and Support from The Retail Coach Team
- Representation of the City at Regional and National Retail Industry Events

Retail Recruitment is a Process, Not an Event.

Through our proprietary Retail:360® Process, we offer a dynamic system of products and services that enable communities to expand their retail base and generate additional sales tax revenue.



Our Retail:360® Process identifies strengths, weaknesses, opportunities, and threats to your community's ability to attract retail and highlights your community's advantage over competing cities. Through our multi-phase approach to recruiting new retailers, we are able to help communities build a long-term retail economic development plan.

Market-Based Solutions

We understand that every client community has its own unique set of development needs.

That's why we work with our clients to determine those needs and offer custom, tailored, data-driven solutions.

On-The-Ground Analysis

Just as each client has their own set of needs, we know that each client has a unique position in the marketplace as it competes to recruit new retailers.

We spend time in your community with leaders and stakeholders, which enables us to determine your market position and identify retailers that fit your community.

Action Plan for Growth

We analyze, recommend, and execute aggressive strategies for pursuing the ideal retailers, as well as coaching our clients through the recruitment and development process.

This partnership typically produces best results when, together, we derive short-term and long-term strategies based on market data and opportunities.

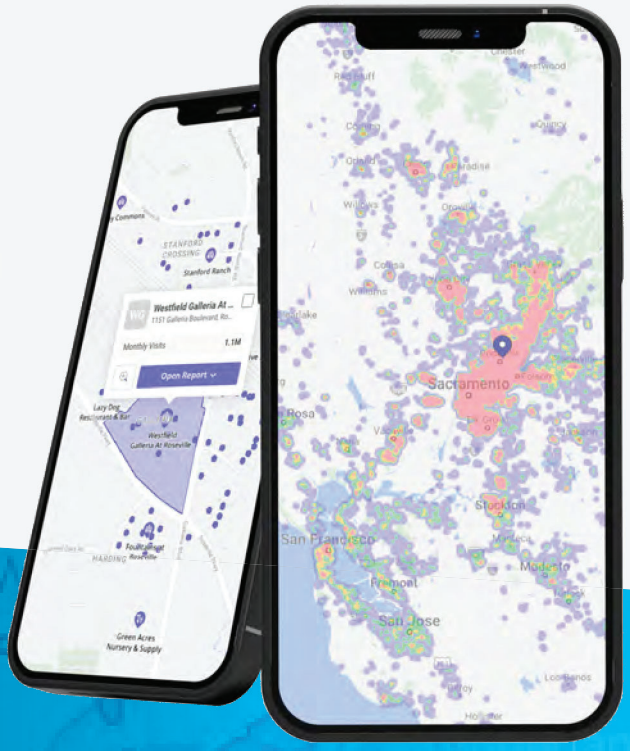
RETAIL:360®: MARKET ANALYSIS

Understanding the Eagle Mountain City Market Through High Impact Mobile Data Analysis

We will perform extensive market research and analysis to evaluate the area and the **Eagle Mountain City** retail market.

Understanding your true customer base is critical to quantifying the demand for new retail and restaurant development.

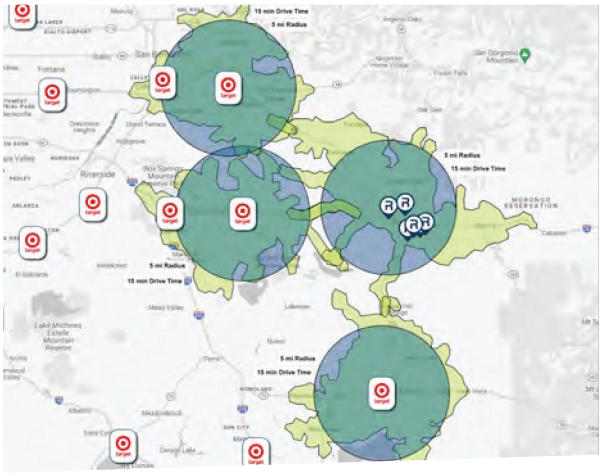
We use real data collected from actual customers in your community to analyze trade area boundaries, competitive markets, and leakage. This high confidence data allows our team to **tell your community's story** and show potential investors why they need to be in your market.



If you aren't currently leveraging consumer mobile data, you are drastically underselling your retail market and opportunity.

Kelly Cofer
Retail Coach Founder & CEO

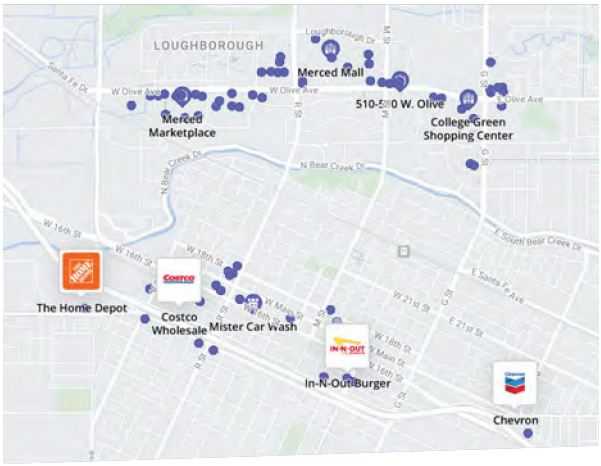
Retail Market Analysis



Competing Community Analysis

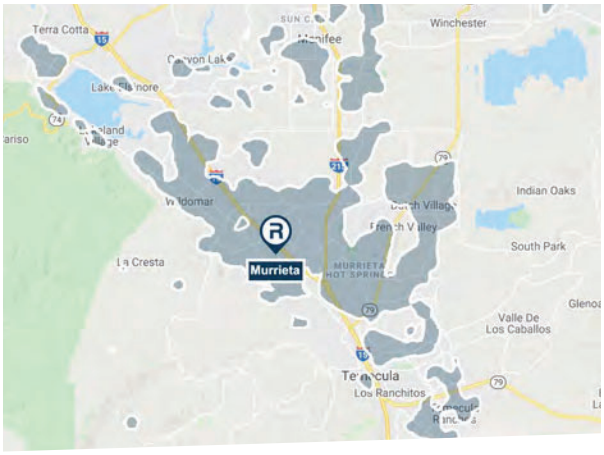
A community must have a clear understanding of the competitive nature of retail recruitment.

We will look at competing communities to identify a competitive advantage via economic and market forces that have a direct impact on retail recruitment and development in **Eagle Mountain City**.



Identification of Ancillary Issues Impacting Retail

We will work with the **City** to identify other root-cause issues of the local economy, and include recommendations for the **City** to improve opportunities.



Custom Retail Trade Area Analysis

The Retail Trade Area is the geographical area from which the community's retailers derive a majority of their business. It is the foundational piece of the retail plan and its accuracy is critical.

We utilize retail trade area data when communicating with retailers and developers to ensure that the community fully leverages the amount of shoppers coming into the community.

We will hand draw Retail Trade Areas for **Eagle Mountain City** based on cell phone/GPS data from shoppers as well as on-the-ground analysis from The Retail Coach Team.

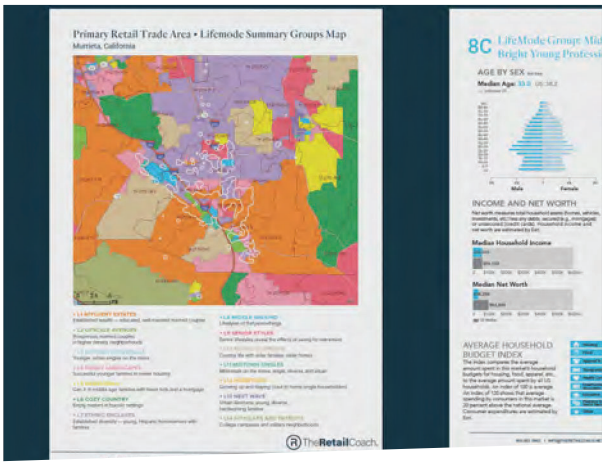
Mobile Data for Location Decisions:

We will utilize mobile location technology that analyzes retail location and behavioral data collected from mobile devices to determine consumer visits to Eagle Mountain City.

This high-confidence data is used to verify Retail Trade Areas and validate retail site selection decisions.

Retail Market Analysis





Demographic Profiling

A community must be able to instantaneously provide information and data sets sought by retailers during the site selection and site evaluation process. The data must be accurate, current, and readily available.

Our demographic profiles include population and projected population growth, ethnicities, average and median household incomes, median age, households and household growth, and educational attainment.

We will create comprehensive 2020 Census, 2022, and 2027 Demographic Profiles for the Retail Trade Area and Eagle Mountain City.

Psychographic Profiling

As retail site selection has evolved from an art to a science, psychographic lifestyle segmentation has become an essential element of retailers' preferred location criteria. Understanding a consumer's propensity to purchase certain retail goods and services—as well as specific retail brands—is valuable to national, regional, and independent retailers. Knowing the retail sectors and products that consumers demand removes a great deal of risk for an independent business.

Based on the market segmentation system developed by ESRI, we will develop a Tapestry Segmentation Profile of the households in the Retail Trade Area.

This is done by using the most advanced socioeconomic and demographic data to measure consumer attitudes, values, lifestyles, and purchasing behaviors to understand the sectors and brands of retailers that may be of interest.

Retail Market Analysis

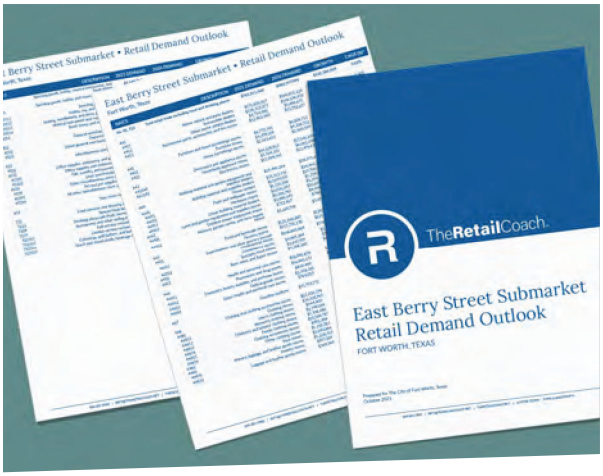


Stakeholder Discussions

Buy-in from key community leaders and stakeholders is crucial to the retail plan. Our belief is that, "if they are not in on it and up on it - they will be down on it." One of our first meetings will be with independent businesses who may see our work as threatening. Our goal is not only to obtain buy-in, but to assist in finding prospects for available spaces and help fill vacancies.

We will work to obtain plan buy-in from public and private stakeholders through a series of group and individual meetings. Stakeholders may include City Staff and representatives, community leaders, real estate brokers, retail developers, property owners, and owners of independent businesses.

Determining Retail Opportunities



Retail Demand Analysis

A community is able to quantify its retail demand through a Retail Demand Analysis, which provides a summary of the primary projected retail demand growth – or opportunities – for 68 retail sectors. The analysis is ultimately used to identify recruitment targets for the community.

The Retail Demand Analysis will:

- Identify retail demand growth opportunities for more than 68 retail sectors

- Distinguish retail sectors with the highest prospect for success and qualify their potential

We will determine the level of retail demand for the designated Retail Trade Area and use projected demand to help identify opportunity areas and prioritize market segments for recruitment.

RETAIL:360®: DELIVERABLES

Site Marketing



Retail Site Profile

A critical step in attracting retail is providing accurate and current information on each identified vacancy and site.

We will create a Retail Site Profile for each identified vacancy and site with current site-specific information, including:

- Location
- Aerial Photography
- Site Plan
- Demographic Profile
- Property Size & Dimensions
- Traffic Counts
- Appropriate Contact Information

Identifying Retailers & Developers for Recruitment





Identifying Potential Retailers

The Retail Coach will target national and regional retail brands that are a good "fit" for the community. This means that the Retail Trade Area population, disposable incomes, consumer spending habits, and education levels meet the retailers' ideal location criteria.

We will develop and review a master list of potential retailers with Eagle Mountain City staff and work together to prepare a final target list of retailers for recruitment.

This list will include retailers from our analysis as well as new retail/restaurant concepts or regional retailers and restaurants that may be a good fit for the community.

Identifying Potential Developers

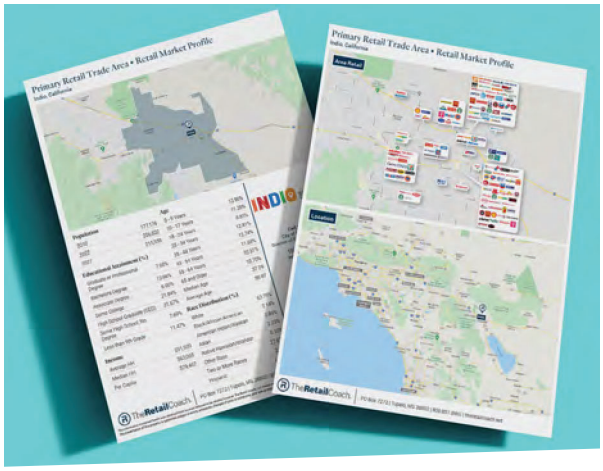
Much of our recruitment success comes from establishing a network of regional and national retail developers over the past 21 years. Developer networking and recruitment have become key components in a community's retail recruitment and development/redevelopment success.

If a higher-tier retailer were to express interest in a community, and there was not sufficient ready-to-lease properties matching their needs and brand requirements, a developer must be identified to build the interested retailer a suitable property.

We will use our network to identify retail real estate developers active in **Eagle Mountain City** and the region for recruitment. We will also work with **City Staff** to contact and build relationships with developers active in the region.

RETAIL:360®: DELIVERABLES

Marketing & Branding



Retail Market Profile

To attract targeted retailers, the most critical step is to provide accurate and current community data and site-specific information on available vacancies and sites. It is important that this marketing information positively reflects the community's attributes and brand to corporate site selectors, real estate brokers, and developers, because it is essential in making initial decisions about locating in the community.

We will develop a Retail Market Profile tailored to the specific needs of targeted retailers' essential site selection and location criteria for Eagle Mountain City

The profile serves as a community introduction, and includes:

- Retail Trade Area Map
- Location Map
- Traffic Count Map
- Demographic Profile Summary
- Appropriate Logo and Contact Information



Retailer-Specific Feasibility Packages

Unlike the more general Retail Market Profile, a Retailer Feasibility Package is developed to send specifically to the real estate department or broker for individual retailers.

We will create retailer-specific feasibility packages to address essential location criteria. These feasibility packages will include:

- Community Overview & Demographic Profile
- Retail Site Profiles
- Location Map
- Retail Trade Area Map
- Existing Retailer Map
- Retail Location Map
- Retail Trade Area Demographic & Psychographic Profiles
- Retail Trade Area Demand Analysis Summary
- Area Traffic Generators
- Appropriate Logo and Contact Information

RETAIL:360®: DELIVERABLES

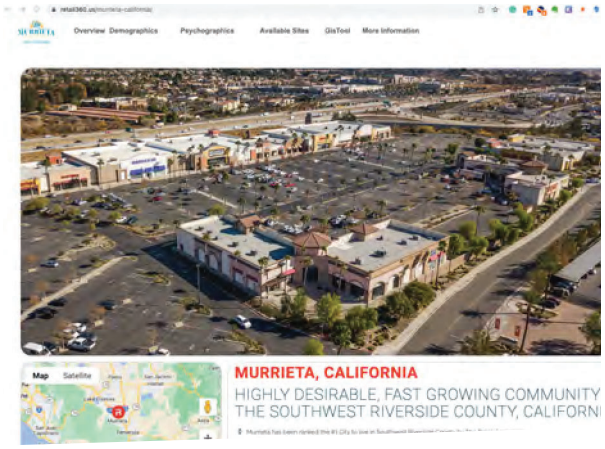
Marketing & Branding



Developer Opportunity Package

Our team creates a Developer Opportunity Package to send specifically to retail developers active in the community and/or region to spark their interest in retail opportunities.

We will create a Developer Opportunity Package to highlight opportunities in Eagle Mountain City.

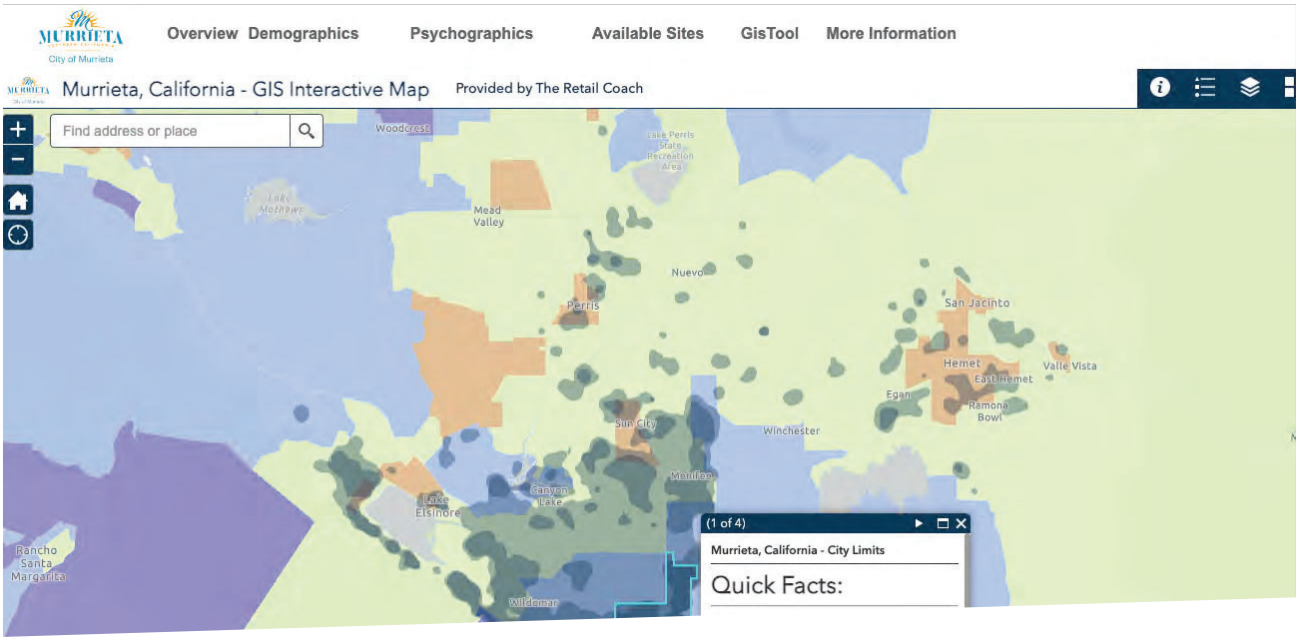


Online Retail Dashboard

Being able to quickly and easily access and share retail opportunity information greatly increases a community's opportunity for success. To assist with this, we develop a custom online retail dashboard that can be accessed online anytime through a branded Retail:360® link.

We will create a Retail:360® Retail Dashboard for Eagle Mountain City which will be available for visual presentation and easy downloading of all data sets and marketing information. With a few clicks, retailers, brokers and developers can learn about your community's retail potential like never before.

Marketing & Branding



Interactive Site Mapping

Retail site selectors do much of their research while in hotel rooms and in airports, so a visual GIS platform that streamlines data and sites into one interactive and centralized location is a powerful tool.

We will develop a concise, easy-to-access, interactive site mapping platform for Eagle Mountain City along with the preloaded prime vacancies and development/redevelopment sites that we will be marketing.

Data can be presented by demographic, socioeconomic, psychographic, and retail spending layers that are detailed down to the block level, to meet the needs of each individual user – whether they be a retailer, developer, or even a local entrepreneur.

Recruiting Retailers & Developers

Recruitment of Retailers

The Retail Coach is the first national retail recruitment firm to introduce retailer and developer recruitment specifically for communities. Twenty years and 650 projects later, the recruitment of retailers remains one of the primary metrics of success. Today, our experience has proven that a community must move beyond just gathering data sets, and proactively recruit retail.

We will actively recruit retailers on Eagle Mountain City's behalf. Our retailer recruitment process includes:

1. Introductory emails and retail market profile are sent to each targeted retailer
2. Personal phone calls are placed to measure interest level
3. Personal emails and retailer feasibility packages are sent to each targeted retailer
4. Personal emails and retail site profiles for prime vacancies are sent to the appropriate targeted retailers
5. Personal emails are sent to inform targeted retailers of significant market changes
6. Personal emails are sent to decision markers once per quarter to continue seeking responses regarding their interest level in the community
7. A retailer status report is provided with each retailer's complete contact information and comments resulting from recruitment activities

Recruitment of Developers

Much of our recruitment success comes from having established a network of national retail developers over the past 18 years. Oftentimes, a retailer may have interest in a community, only to find that suitable "for lease" properties do not exist.

We will actively recruit developers on Eagle Mountain City's behalf. Our developer recruitment process includes:

1. Introductory emails and opportunity packages are sent to developers
2. Personal phone calls are placed to measure interest level
3. Personal emails are sent to inform developers of the status of interested retailers, and any significant market changes
4. A developer status report is provided with each developer's complete contact information and comments resulting from recruitment activities

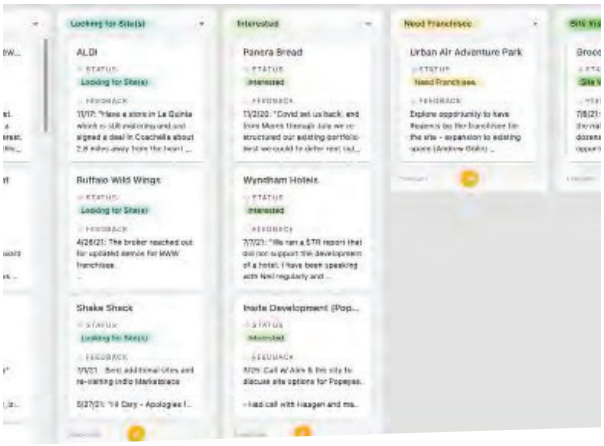
Recruiting Retailers & Developers



Retail Conferences

We help communities connect with retailers and developers at retail conferences such as the annual ICSC Recon Conference and other regional events.

We will assist in marketing Eagle Mountain City and its vacancies and sites, to retailers, developers, and brokers at retail industry conferences.



Retail Recruitment Dashboard

As part of our recruitment process, we provide access to a real-time recruitment dashboard where City staff can see which retailers are being recruited, the latest touch points with each, and contacts we are actively communicating with along with their interest level in the community.

Once recruitment has begun, we will set up a recurring monthly meeting with staff to review ongoing recruitment activity, feedback received from prospects, and any additional next steps or follow up items needed to advance recruitment with interested retailers.

Ongoing Retail Coaching



Retail Coaching

We partner with communities on a long-term basis and are available when clients have questions, new ideas, or need access to GIS mapping and current data statistics. We are also available if clients need to brainstorm opportunities as the community grows and develops.

We will provide ongoing coaching and support for retail recruitment activities for Eagle Mountain City.

Retail Market Analysis & Recruitment Services

$45,000

*Plus up to **$2,500** in reimbursable expenses.*

Not to Exceed Price:
$47,500

Includes:

- Analyzing the Eagle Mountain City Retail Market
- Determining Retail Opportunities
- Site Marketing
- Identifying Retailers & Developers for Recruitment
- Marketing & Branding
- Actively Recruiting Retailers & Developers
- Ongoing Retail Recruitment & Coaching

Work Fees:

The total fee for completion of this work is **$45,000** payable in (3) three installments:

- $**15,000** upon execution of contract;
- $**15,000** in 90 days
- $**15,000** in 180 days

Work fees are payable within 30 days of receiving invoice.

Reimbursable Project Expenses:

It is estimated that reimbursable expenses will not exceed **$2,500**.

Reimbursable expenses include:

1. All travel costs;
2. Cost of special renderings and maps, if any;
3. Cost of copies for reports and maps/drawings; and
4. Cost of shipping expenses, if any

Project expenses are payable within 30 days of receiving expense invoice.

Optional Contract Extension:

If Eagle Mountain City elects to extend the agreement, the additional fee shall be

$30,000 for each additional 12 month period of data updates, recruitment, and coaching.

ATTACHMENT C:

INSURANCE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/14/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Cadence Insurance 201 S. Spring Street, Suite 230 Tupelo MS 38804 License#: PC-1092395	**CONTACT NAME:** Valerie Smith **PHONE (A/C, No, Ext):** 662-678-8340 **FAX (A/C, No):** 877-288-0152 **E-MAIL ADDRESS:** valerie.smith@cadenceinsurance.com
INSURED The Retail Coach, LLC PO Box 7272 Tupelo MS 38802 THERETA-01	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Travelers Casualty Company of CT / 36170 **INSURER B :** Philadelphia Indemnity Ins Co. / 18058 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 173597415 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y	Y	680-7B885356-22-42	4/25/2022	4/25/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Hired/Non-Owned Auto	$ 2,000,000 $ 300,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $ 1,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	UB-7K136799-22-42-G	7/19/2022	7/19/2023	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B	Professional Liability (E&O)			PHSD1698552	4/19/2022	4/19/2023	Each Claim Annual Aggregate	2,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Eagle Mountain City is included as Additional Insured in respects to General Liability coverage where required by written contract. Waiver of Subrogation in favor of Eagle Mountain City is included in respects to General Liability and Workers Compensation coverage where required by written contract.

CERTIFICATE HOLDER

Eagle Mountain City
1650 E Stagecoach Run
Eagle Mountain UT 84005

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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

Tuesday, December 6, 2022

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Pony Express Estates plat 1 into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

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

EAGLE MOUNTAIN

BOND RELEASE REQUEST LETTER
Pony Express Estates plat 1
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-8671

1st Bond Release		
Original Bond Amount:	$	254,315.50
Previous Release Amount:	$	-
Amount to Release this Period:	$	141,199.60
Amount Remaining in Bond :	$	113,115.90

Bond Releases Summary		
#1	$	141,199.60
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	141,199.60

12/6/2022

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCE QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**SITE PREP**										
a	Mobilization	1	0	LS	$10,000.00	$0.00	0	1	100%	$0.00	$0.00
b	Traffic Control	1	0	LS	$3,500.00	$0.00	0	1	100%	$0.00	$0.00
c	Construction staking/survey	1	0	LS	$10,000.00	$0.00	0	1	100%	$0.00	$0.00
d	Testing	1	0.1	LS	$3,500.00	$350.00	0	1	100%	$350.00	$350.00
e	Clear and grub	9.9	0	AC	$2,200.00	$0.00	0	9.9	100%	$0.00	$0.00
f	Structural fill	17537	0	CY	$6.00	$0.00	0	17537	100%	$0.00	$0.00
g	Fill-pond area	980	0	CY	$6.00	$0.00	0	980	100%	$0.00	$0.00
2	**ROADWAY IMPROVEMENTS**										
a	3" asphalt	1200	0	TON	$95.00	$0.00	0	1200	100%	$0.00	$0.00
b	6" Road base	3987	0	TON	$6.50	$0.00	0	3987	100%	$0.00	$0.00
c	9" of E-fill	8527	0	TON	$2.50	$0.00	0	8527	100%	$0.00	$0.00
d	30" curb & gutter w/prep.	4250	0	LF	$20.00	$0.00	0	4250	100%	$0.00	$0.00
e	5' sidewalk w/prep.	4609	4609	LF	$16.00	$73,744.00	0	4609	100%	$73,744.00	$73,744.00
f	8' wide trail	421	421	LF	$30.00	$12,630.00	0	421	100%	$12,630.00	$12,630.00
g	ADA ramp	9	9	EA	$750.00	$6,750.00	0	9	100%	$6,750.00	$6,750.00
3	**CULINARY WATER**										
a	8" PVC water main	2218	221.8	LF	$42.00	$9,315.60	0	2218	100%	$9,315.60	$9,315.60
b	3/4" water service with meter	41	0	EA	$950.00	$0.00	0	41	100%	$0.00	$0.00
c	8" gate valve	10	0	EA	$1,500.00	$0.00	0	10	100%	$0.00	$0.00
d	Air Vac	2	0	EA	$1,500.00	$0.00	0	2	100%	$0.00	$0.00
e	Fire Hydrant w/valve	4	0	EA	$4,000.00	$0.00	0	4	100%	$0.00	$0.00
f	2" irrigation lateral	1	0	EA	$1,760.00	$0.00	0	1	100%	$0.00	$0.00
g	Connect to existing	1	0	EA	$7,500.00	$0.00	0	1	100%	$0.00	$0.00
h	Blow-off valve	2	0	EA	$1,200.00	$0.00	0	2	100%	$0.00	$0.00
4	**STORM DRAIN**										
a	15" RCP storm drain pipe	502	0	LF	$55.00	$0.00	0	502	100%	$0.00	$0.00
b	24" RCP storm drain pipe	1167	0	LF	$72.00	$0.00	0	1167	100%	$0.00	$0.00
c	Install Inlet box	8	0	EA	$2,750.00	$0.00	0	8	100%	$0.00	$0.00
d	Install inlet combo box	5	0	EA	$5,500.00	$0.00	0	5	100%	$0.00	$0.00
e	3x3 storm drain box w/grate	1	0	EA	$4,000.00	$0.00	0	1	100%	$0.00	$0.00
f	60" manholes	7	0	EA	$4,500.00	$0.00	0	7	100%	$0.00	$0.00
g	Detention pond outlet structure	1	0	EA	$1,500.00	$0.00	0	1	100%	$0.00	$0.00
5	**SEWER**										
a	8" PVC sewer main	2168	0	LF	$65.00	$0.00	0	2168	100%	$0.00	$0.00
b	60" manholes	9	0	EA	$4,500.00	$0.00	0	9	100%	$0.00	$0.00
c	4" sewer service	41	0	EA	$500.00	$0.00	0	41	100%	$0.00	$0.00
d	Connect to existing	1	0	EA	$7,500.00	$0.00	0	1	100%	$0.00	$0.00
6	**MISC.**										
a	Street Signs	6	6	EA	$1,250.00	$7,500.00	0	6	100%	$7,500.00	$7,500.00
b	Stop Signs	4	4	EA	$1,250.00	$5,000.00	0	4	100%	$5,000.00	$5,000.00
c	SWPPP	13	1.3	EA	$700.00	$910.00	0	13	100%	$910.00	$910.00
d	Monument Sign	1	1	EA	$25,000.00	$25,000.00	0	1	100%	$25,000.00	$25,000.00
	TOTAL CONSTRUCTION COST					**$141,199.60**					
	Original 10% Bond Coverage					$113,115.90					
								Released this Period		$141,199.60	
	TOTAL BOND AMOUNT:					**$254,315.50**					

Christopher T. Trusty P.E.
Engineering Director

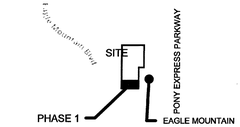
12/6/22
Date

Robert Ballif
Engineering Tech. 1

12/6/22
Date

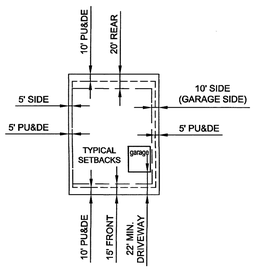
PONY EXPRESS ESTATES
PLAT 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, UT

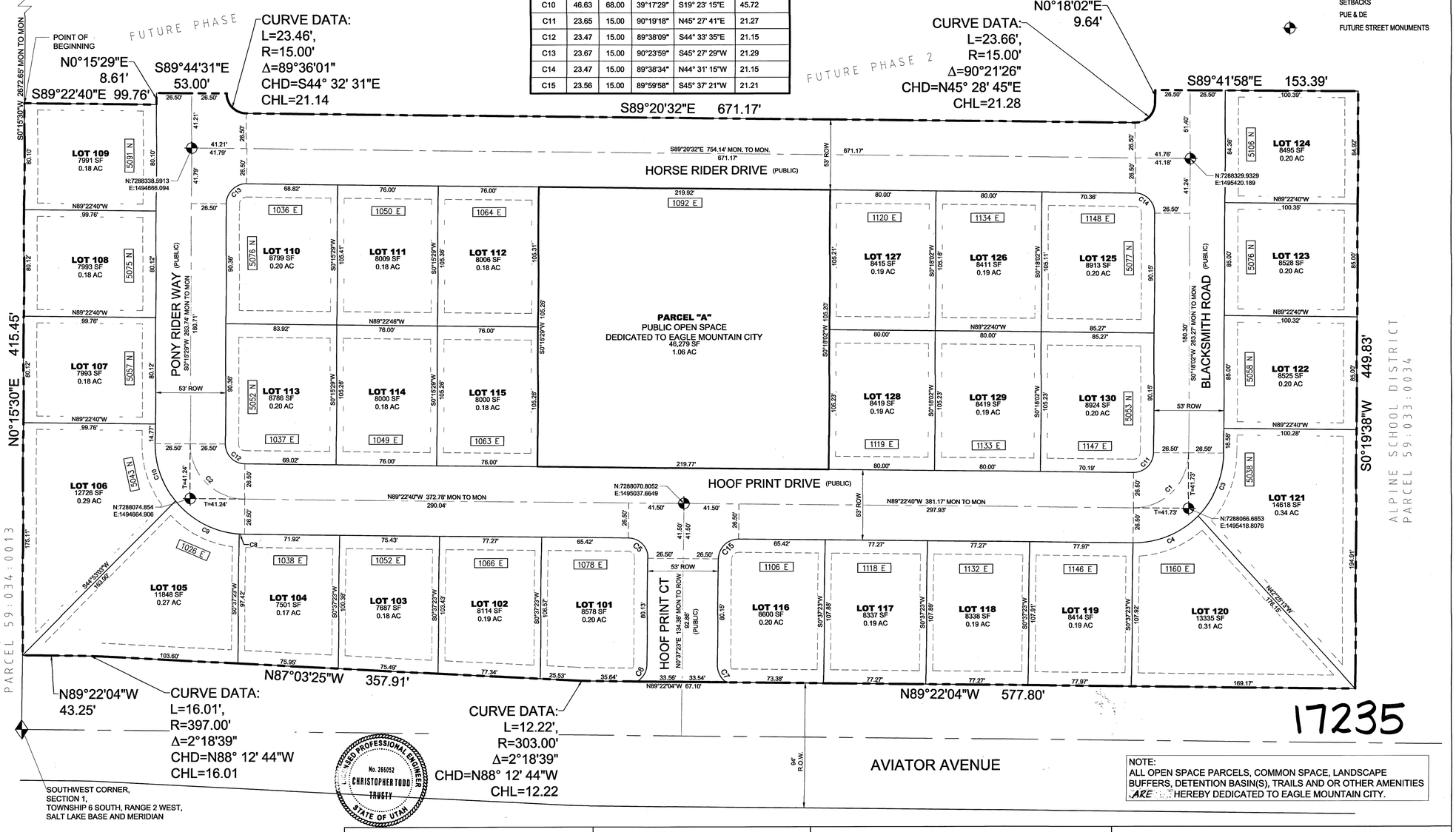


VICINITY MAP
NOT TO SCALE

WEST QUARTER CORNER OF SECTION 1
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.42	41.50	90°19'18"	N45° 27' 41"E	58.85
C2	64.92	41.50	89°38'09"	S44° 33' 35"E	58.50
C3	52.56	68.00	44°17'16"	S22° 26' 40"W	51.26
C4	54.63	68.00	46°02'01"	S67° 36' 19"W	53.18
C5	23.56	15.00	90°00'02"	N44° 22' 39"W	21.21
C6	15.19	15.00	58°02'01"	N29° 38' 07"E	14.55
C7	15.17	15.00	57°57'46"	S28° 21' 30"E	14.54
C8	3.97	68.00	3°20'49"	N87° 42' 15"W	3.97
C9	55.78	68.00	46°59'51"	S62° 31' 55"E	54.23
C10	46.63	68.00	39°17'29"	S19° 23' 15"E	45.72
C11	23.65	15.00	90°19'18"	N45° 27' 41"E	21.27
C12	23.47	15.00	89°38'09"	S44° 33' 35"E	21.15
C13	23.67	15.00	90°23'59"	S45° 27' 29"W	21.29
C14	23.47	15.00	89°38'34"	N44° 31' 15"W	21.15
C15	23.56	15.00	89°59'58"	S45° 37' 21"W	21.21



NOTE:
ALL OPEN SPACE PARCELS, COMMON SPACE, LANDSCAPE BUFFERS, DETENTION BASIN(S), TRAILS AND OR OTHER AMENITIES ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

17235



LEGEND
- BOUNDARY LINE
- LOT LINE
- SETBACKS
- PUE & DE
- FUTURE STREET MONUMENTS

SURVEYOR'S CERTIFICATE

I, C. DAVID McKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS TO BE KNOWN AS PONY EXPRESS ESTATES PLAT 1 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

C. DAVID MCKINNEY
LICENSE NO. 5251295

PROFESSIONAL LAND SURVEYOR
C. DAVID McKINNEY
No. 5251295
8/18/20
STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 0°15'30" WEST 2201.41 FEET FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°22'40" EAST 99.76 FEET; THENCE NORTH 0°15'29" EAST 8.61 FEET; THENCE SOUTH 89°44'31" EAST 53.00 FEET TO A POINT ON A CURVE, CENTER BEARS SOUTH 89°44'31" EAST; THENCE SOUTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.46 FEET, HAVING A CENTRAL ANGLE OF 89°36'01" (CHORD S44°32'31"E, 21.14') TO A POINT OF TANGENCY; THENCE SOUTH 89°20'32" EAST 671.17 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.66 FEET, HAVING A CENTRAL ANGLE OF 90°21'26" (CHORD N45°28'45"E, 21.28') TO A POINT OF TANGENCY; THENCE NORTH 0°18'02" EAST 9.64 FEET; THENCE SOUTH 89°41'58" EAST 153.39 FEET TO THE WEST LINE OF PARCEL 59:033:0034; THENCE SOUTH 0°19'38" WEST ALONG SAID PARCEL 449.83 FEET TO RIGHT OF WAY LINE; THENCE NORTH 89°22'04" WEST ALONG SAID RIGHT OF WAY LINE 577.80 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 303.00 FOOT RADIUS CURVE TO THE RIGHT 12.22 FEET, HAVING A CENTRAL ANGLE OF 2°18'39" (CHORD N88°12'44"W, 12.22') TO A POINT OF TANGENCY; THENCE NORTH 87°03'25" WEST 357.91 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 397.00 FOOT RADIUS CURVE TO THE LEFT 16.01 FEET, HAVING A CENTRAL ANGLE OF 2°18'39" (CHORD N88°12'44"W, 16.01') TO A POINT OF TANGENCY; THENCE NORTH 89°22'04" WEST 43.25 FEET TO THE EAST LINE OF PARCEL 59:034:0013; THENCE NORTH 0°15'30" EAST ALONG SAID PARCEL 415.45 FEET TO THE POINT OF BEGINNING.
CONTAINS 9.85 ACRES AND 30 LOTS.

PLAT CALCULATIONS

TOTAL ACREAGE:	9.85 ACRES
TOTAL ACREAGE IN SUBDIV. ROW:	2.63 ACRES
TOTAL ACREAGE IN LOTS:	6.17 ACRES
TOTAL OPEN SPACE:	1.06 ACRES
TOTAL IMPROVED OPEN SPACE:	1.06 ACRES
AVERAGE LOT SIZE:	8,962 SF/ 0.21 ACRES
LARGEST LOT SIZE:	14,638 SF/ 0.34 ACRES
SMALLEST LOT SIZE:	7,501 SF/ 0.17 ACRES
OVERALL DENSITY:	3.04 LOTS/ACRE
TOTAL # OF LOTS:	30 LOTS

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT TO BE KNOWN AS:

PONY EXPRESS ESTATES PLAT 1

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.
OWNER(S):

PRINTED NAME OF OWNER: Richmond American Homes of Utah Inc.
AUTHORIZED SIGNATURE(S): Paul J. Peterson 8/19/2020

LIMITED LIABILITY ACKNOWLEDGMENT

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

ON THE 19 DAY OF August ,2020, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOW TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

NOTARY PUBLIC SIGNATURE
Anna Marie Seegmiller
PRINTED FULL NAME OF NOTARY
MY COMMISSION EXPIRES: 10-01-2022 COMMISSION NUMBER 702653

Notary Public - State of Utah
Anna Marie Seegmiller
Comm. #702653
My Commission Expires
October 1, 2022

ENT 130697:2020 Map # 17235
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Aug 28 2:50 pm FEE 112.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

PONY EXPRESS ESTATES PLAT 1
LOCATED IN SOUTHWEST QUARTER OF SECTION 1
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, UT

RECORDED #
STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF
DATE TIME BOOK PAGE
FEE $ CLERK UTAH COUNTY RECORDER

CORPORATE SEAL
EAGLE MOUNTAIN
EST. 1996
STATE OF UTAH

SEC. 1, T5S, R2W SLB&M

AUG 2020

HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

DEVELOPED BY:
Richmond American Homes of Utah, Inc.
849 W. Levoy Drive, Ste 220
Salt Lake City, UT 84123
(801)-743-7456

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, 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 25 DAY OF August 20 20

APPROVED BY MAYOR
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
APPROVED BY CITY ATTORNEY
ATTEST BY CITY RECORDER (SEE SEAL BELOW)

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS
DATE 8/19/2020

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 17 DAY OF August 20 20
DOMINION ENERGY COMPANY
BY Beverly Edwards
TITLE Pre-Con

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND
   (4) UTILITY FACILITIES, OR ANY OTHER PROVISION OF LAW

8-19-20

No. 286052
CHRISTOPHER TODD TRUSTY
STATE OF UTAH
REGISTERED PROFESSIONAL ENGINEER

EAGLE MOUNTAIN

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

Wednesday, December 14, 2022

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Silverlake plat 28 out of warranty Bond Release**

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and held by the city for this development.

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

SILVERLAKE PLAT "28"

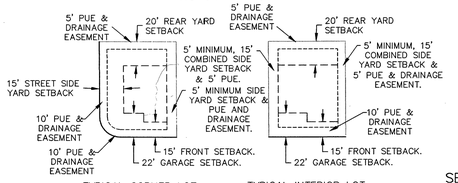
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH

* See sheet 2 for setback and easement detail for cluster homes.

NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.

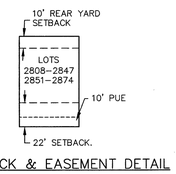
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	66.49	835.00	4°33'45"	66.48	N87°04'07"W
C2	23.44	15.00	89°32'20"	21.13	N44°34'50"W
C3	23.56	15.00	89°59'10"	21.21	S45°10'55"W
C4	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C5	23.57	15.00	90°00'50"	21.22	N44°49'05"W
C6	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C7	75.91	473.50	9°11'06"	75.82	S43°07'56"E
C8	11.68	556.50	1°12'08"	11.68	S39°08'27"E
C9	71.62	1226.50	3°20'44"	71.61	S26°15'37"W
C10	25.40	15.00	97°01'10"	22.47	S73°05'51"W
C11	20.71	15.00	79°06'07"	19.10	S18°50'31"E
C12	16.94	1226.50	0°47'29"	16.94	S20°18'48"W
C13	26.62	15.00	101°41'22"	23.26	N70°45'45"E
C14	61.35	557.50	6°18'19"	61.32	S61°32'44"E

0 50 100 150
SCALE: 1" = 50'

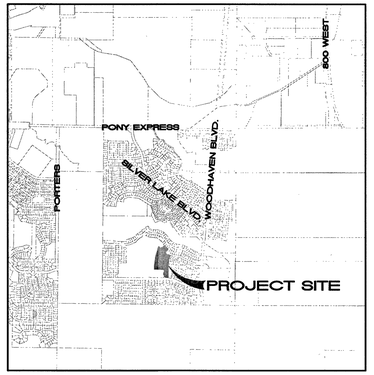


TYPICAL CORNER LOT TYPICAL INTERIOR LOT

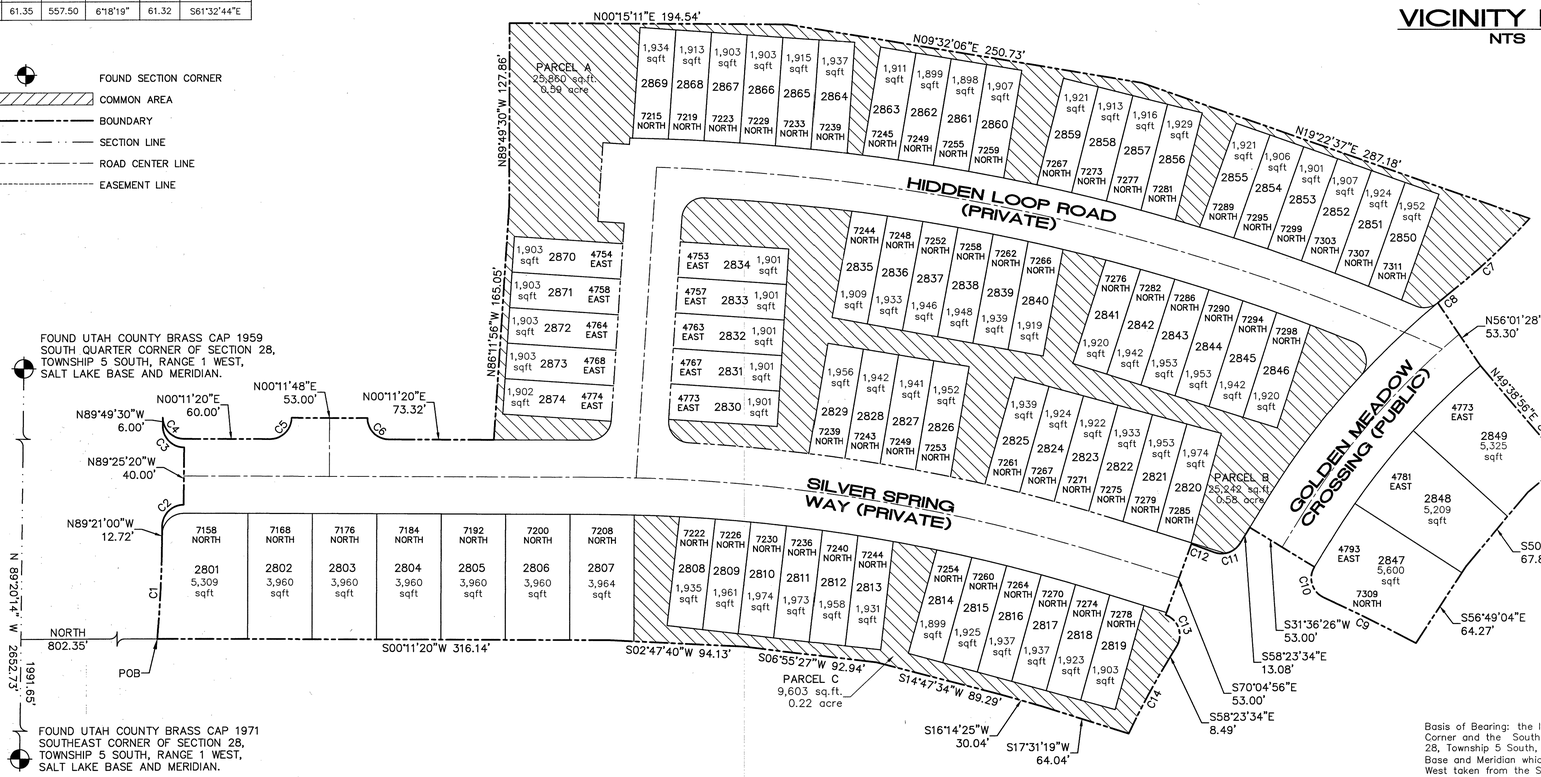
SETBACK AND EASEMENT DETAIL
-NTS-



SETBACK & EASEMENT DETAIL
TYPICAL TOWNHOME LOT
-NTS-



VICINITY MAP
NTS



FOUND SECTION CORNER
COMMON AREA
BOUNDARY
SECTION LINE
ROAD CENTER LINE
EASEMENT LINE

Basis of Bearing: the line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°20'14" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

LAND USE	
ACREAGE:	7.06 acres
ACREAGE IN LOTS:	3.87 acres
ACREAGE IN ROADS:	1.80 acres
SINGLE FAMILY LOTS:	10 LOTS
AVE. SINGLE FAMILY LOT:	4,520
TOWNHOME UNITS:	64 LOTS
TOTAL LOTS:	74 LOTS
LARGEST SINGLE FAMILY LOT:	5,600 SF
SMALLEST SINGLE FAMILY LOT:	3,960 SF
UNIT DENSITY:	10.48 LOTS PER ACRE

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

ROCKY MOUNTAIN POWER APPROVAL

1. Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.
   (1). A recorded easement of right of way
   (2). The law applicable to prescriptive rights
   (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
   (4). Any other provision of law

Bill Edwards 3/4/21
ROCKY MOUNTAIN POWER DATE

DOMINION GAS COMPANY APPROVAL

Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve this development. this approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion's right-of-way department at 1-800-366-8532

Approved this 4 day of March 2021 Dominion Gas Company
By: [signature] Title: Pte-Con

DIRECT COMMUNICATIONS APPROVAL

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1 Tariff.

[signature] 3/3/2021
DIRECT COMMUNICATIONS DATE

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "28" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°20'14" West 1991.65 feet along the section line and North 802.35 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Westerly 66.49 feet along the arc of a 835 foot radius curve to the left, through a central angle of 04°33'45" the chord of which bears North 87°04'07" West 66.48 feet; thence North 89°21'00" West 12.72 feet; thence Northwesterly 23.44 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°32'20" the chord of which bears North 44°34'50" West 21.13 feet; thence North 89°25'20" West 40.00 feet; thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°59'10" the chord of which bears South 45°10'55" West 21.21 feet; thence North 89°49'30" West 6.00 feet; thence Northeasterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°59'10" the chord of which bears North 45°10'55" East 21.21 feet; thence North 00°11'20" East 60.00 feet; thence Northwesterly 23.57 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'50" the chord of which bears North 44°49'05" West 21.22 feet; thence North 00°11'48" East 53.00 feet; thence Northeasterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°59'10" the chord of which bears North 45°10'55" East 21.21 feet; thence North 00°11'20" East 73.32 feet; thence North 86°11'56" West 165.05 feet; thence North 89°49'30" West 127.86 feet; thence North 00°15'11" East 194.54 feet; thence North 09°32'06" East 250.73 feet; thence North 19°22'37" East 287.18 feet; thence Southeasterly 75.91 feet along the arc of a 473.50 foot radius curve to the right, through a central angle of 09°11'06" the chord of which bears South 43°07'56" East 75.82 feet; thence Southeasterly 11.68 feet along the arc of a 556.50 foot radius curve to the left, through a central angle of 01°12'08" the chord of which bears South 39°08'27" East 11.68 feet; thence North 56°01'28" East 53.30 feet; thence North 49°38'56" East 89.33 feet; thence South 40°11'50" East 32.09 feet; thence South 50°06'08" East 67.80 feet; thence South 56°49'04" East 64.27 feet; thence Southwesterly 71.62 feet along the arc of a 1226.50 foot radius curve to the left, through a central angle of 03°20'44" the chord of which bears South 26°15'37" West 71.61 feet; thence Southwesterly 25.40 feet along the arc of a 15 foot radius curve to the right, through a central angle of 97°01'10" the chord of which bears South 73°05'51" West 22.47 feet; thence South 31°36'28" West 53.00 feet; thence South 58°23'34" East 13.08 feet; thence Southeasterly 20.71 feet along the arc of a 15 foot radius curve to the right, through a central angle of 79°06'07" the chord of which bears South 18°50'31" East 19.10 feet; thence Southwesterly 16.94 feet along the arc of a 1226.50 foot radius curve to the left, through a central angle of 00°47'29" the chord of which bears South 20°18'48" West 16.94 feet; thence South 70°04'56" East 53.00 feet; thence Northeasterly 26.62 feet along the arc of a 15 foot radius curve to the right, through a central angle of 101°41'22" the chord of which bears North 70°45'45" East 23.26 feet; thence South 58°23'34" East 8.49 feet; thence Southeasterly 61.35 feet along the arc of a 557.50 foot radius curve to the left, through a central angle of 06°18'19" the chord of which bears South 61°32'44" East 61.32 feet; thence South 17°31'19" West 64.04 feet; thence South 16°14'25" West 30.04 feet; thence South 14°47'34" West 89.29 feet; thence South 06°55'27" West 92.94 feet; thence South 02°47'40" West 94.13 feet; thence South 00°11'20" West 316.14 feet to the point of beginning.
Parcel contains: 7.06 acres

March 3, 2021
DATE

[signature]
SURVEYOR (See Seal Below)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, 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. THE OWNER HEREBY CONVEYS THE COMMON AREA TO THE SILVERLAKE MASTER HOME OWNERS ASSOCIATION, PO BOX 179, LEHI, UT, 84043

OWNER(S):
PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)
Peter Evans
MANAGER, ROCKCRESS DEVELOPMENT INC.

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

On the 3 day of March, 2021, personally appeared before me the persons signing the foregoing Owners' Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 10.10.22
NOTARY PUBLIC SIGNATURE
707362
COMMISSION NUMBER
RACHEL WILSON
PRINTED NAME OF NOTARY

ENT 85858:2021 Map # 17670
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Mar 06 11:46 am FEE 238.00 BY IP
RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, 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 28 day of April, 2021

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (See Seal Below) — ATTEST BY CITY RECORDER (See Seal Below)

17670 v2

PLAT "28"
SHEET 1 OF 2

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

PROFESSIONAL LAND SURVEYOR 3-3-21 No. 5152741 TRAVIS TRANE STATE OF UTAH
NOTARY PUBLIC RACHEL WILSON NOTARY PUBLIC-STATE OF UTAH My Commission Expires October 10, 2022 COMMISSION NUMBER 707362
CITY PROFESSIONAL ENGINEER No. 266093 REGISTOPHER TODD TRUSTY 3-19-21 STATE OF UTAH
CLERK-RECORDED SEAL

Sec 28, T5S, R1W, SLB&M
TV038 G-T

SILVERLAKE PLAT "28"

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	66.49	835.00	4°33'45"	66.48	N87°04'07"W
C2	23.44	15.00	89°32'20"	21.13	N44°34'50"W
C3	23.56	15.00	89°59'10"	21.21	S45°10'55"W
C4	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C5	23.57	15.00	90°00'50"	21.22	N44°49'05"W
C6	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C7	75.91	473.50	9°11'06"	75.82	S43°07'56"E
C8	11.68	556.50	1°12'08"	11.68	S39°08'27"E
C9	71.62	1226.50	3°20'44"	71.61	S26°15'37"W
C10	25.40	15.00	97°01'10"	22.47	S73°05'51"W
C11	20.71	15.00	79°06'07"	19.10	S18°50'31"E
C12	16.94	1226.50	0°47'29"	16.94	S20°18'48"W
C13	26.62	15.00	101°41'22"	23.26	N70°45'45"E
C14	61.35	557.50	6°18'19"	61.32	S61°32'44"E
C15	359.85	1200.00	17°10'54"	358.50	S08°46'47"W
C16	538.15	1430.50	21°33'17"	534.99	S12°33'31"W
C17	169.85	530.00	18°21'42"	169.13	S49°12'43"E
C18	22.62	15.00	86°23'16"	20.53	N43°00'18"W
C19	23.72	15.00	90°36'34"	21.33	N48°29'47"E
C20	23.40	15.00	89°22'01"	21.10	S41°30'55"E
C21	303.39	1226.00	14°10'43"	302.62	S10°16'52"W
C22	352.05	1174.00	17°10'54"	350.73	S08°46'47"W
C23	23.44	15.00	89°32'20"	21.13	S44°34'50"E
C24	466.16	1410.50	18°56'09"	464.04	S12°38'09"W
C25	564.96	1450.50	22°18'59"	561.39	S12°10'36"W
C26	16.51	15.00	63°04'35"	15.69	N08°12'13"W
C27	28.92	15.00	110°29'05"	24.65	S77°20'46"W
C28	106.66	556.50	10°58'53"	106.50	S52°54'08"E
C30	27.44	1200.00	1°18'37"	27.44	S00°50'38"W
C31	332.41	1200.00	15°52'16"	331.34	S09°26'05"W
C32	154.18	530.00	16°40'02"	153.63	S50°03'33"E
C33	15.67	530.00	1°41'40"	15.67	S40°52'42"E
C34	26.13	1174.00	1°16'31"	26.13	S00°49'35"W
C35	31.77	1174.00	1°33'01"	31.77	S02°14'22"W
C36	25.03	1174.00	1°13'18"	25.03	S03°37'32"W
C37	25.01	1174.00	1°13'14"	25.01	S04°50'48"W
C38	25.00	1174.00	1°13'13"	25.00	S06°04'01"W
C39	25.00	1174.00	1°13'13"	25.00	S07°17'14"W
C40	25.01	1174.00	1°13'15"	25.01	S08°30'28"W
C41	25.04	1174.00	1°13'19"	25.04	S09°43'45"W
C42	31.07	1174.00	1°30'58"	31.07	S11°05'54"W
C43	25.03	1174.00	1°13'18"	25.03	S12°28'02"W
C44	25.01	1174.00	1°13'15"	25.01	S13°41'18"W
C45	25.00	1174.00	1°13'13"	25.00	S14°54'32"W
C46	25.00	1174.00	1°13'13"	25.00	S16°07'45"W
C47	12.93	1174.00	0°37'52"	12.93	S17°03'17"W
C48	8.03	15.00	30°39'28"	7.93	N05°22'49"E
C49	12.68	15.00	48°26'39"	12.31	N34°10'15"W
C50	21.91	15.00	83°42'25"	20.02	N41°39'53"W
C51	0.70	15.00	2°40'51"	0.70	N84°51'31"W
C52	84.29	1226.00	3°56'21"	84.27	S05°09'40"W
C53	25.01	1226.00	1°10'08"	25.01	S07°42'55"W
C54	25.00	1226.00	1°10'06"	25.00	S08°53'02"W
C55	25.00	1226.00	1°10'06"	25.00	S10°03'09"W
C56	25.01	1226.00	1°10'08"	25.01	S11°13'16"W
C57	24.58	1226.00	1°08'55"	24.58	S12°22'47"W
C58	25.01	1226.00	1°10'08"	25.01	S13°32'19"W
C59	25.00	1226.00	1°10'06"	25.00	S14°42'27"W
C60	25.00	1226.00	1°10'06"	25.00	S15°52'33"W
C61	19.48	1226.00	0°54'37"	19.48	S16°54'55"W
C62	103.20	1410.50	4°11'32"	103.18	S05°15'51"W
C63	25.03	1410.50	1°01'00"	25.03	S07°52'07"W
C64	25.01	1410.50	1°00'58"	25.01	S08°53'06"W
C65	25.00	1410.50	1°00'56"	25.00	S09°54'03"W
C66	25.00	1410.50	1°00'56"	25.00	S10°54'59"W
C67	25.01	1410.50	1°00'57"	25.01	S11°55'55"W
C68	25.02	1410.50	1°00'59"	25.02	S12°56'53"W
C69	30.91	1410.50	1°15'20"	30.91	S14°05'03"W
C70	25.02	1410.50	1°01'00"	25.02	S15°13'13"W
C71	25.01	1410.50	1°00'57"	25.01	S16°14'11"W
C72	25.00	1410.50	1°00'56"	25.00	S17°15'08"W
C73	25.00	1410.50	1°00'56"	25.00	S18°16'04"W
C74	25.01	1410.50	1°00'57"	25.01	S19°17'01"W
C75	25.02	1410.50	1°01'00"	25.02	S20°17'59"W
C76	31.90	1410.50	1°17'45"	31.90	S21°27'21"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C77	10.64	1450.50	0°25'12"	10.64	S23°07'29"W
C78	25.04	1450.50	0°59'20"	25.04	S22°25'13"W
C79	25.02	1450.50	0°59'17"	25.02	S21°25'54"W
C80	25.00	1450.50	0°59'16"	25.00	S20°26'37"W
C81	25.00	1450.50	0°59'15"	25.00	S19°27'22"W
C82	25.00	1450.50	0°59'16"	25.00	S18°28'07"W
C83	25.01	1450.50	0°59'17"	25.01	S17°28'50"W
C84	17.72	1450.50	0°42'00"	17.72	S16°38'12"W
C85	25.01	1450.50	0°59'17"	25.01	S15°47'34"W
C86	25.00	1450.50	0°59'15"	25.00	S14°48'18"W
C87	25.00	1450.50	0°59'15"	25.00	S13°49'02"W
C88	25.01	1450.50	0°59'16"	25.01	S12°49'47"W
C89	23.64	1450.50	0°56'02"	23.64	S11°52'08"W
C90	25.01	1450.50	0°59'16"	25.01	S10°54'29"W
C91	25.00	1450.50	0°59'15"	25.00	S09°55'14"W
C92	25.00	1450.50	0°59'15"	25.00	S08°55'58"W
C93	25.01	1450.50	0°59'16"	25.01	S07°56'42"W
C94	10.88	1450.50	0°25'47"	10.88	S07°14'11"W
C95	25.02	1450.50	0°59'19"	25.02	S06°31'38"W
C96	25.01	1450.50	0°59'16"	25.01	S05°32'20"W
C97	25.00	1450.50	0°59'15"	25.00	S04°33'04"W
C98	25.00	1450.50	0°59'15"	25.00	S03°33'49"W
C99	25.01	1450.50	0°59'16"	25.01	S02°34'33"W
C100	25.02	1450.50	0°59'18"	25.02	S01°35'16"W
C101	1.90	1450.50	0°04'30"	1.90	S01°03'22"W
C102	27.40	503.50	3°07'05"	27.40	S56°50'02"E
C103	65.59	503.50	7°27'49"	65.54	S51°32'35"E
C104	65.56	503.50	7°27'37"	65.51	S44°04'52"E
C105	158.55	503.50	18°02'31"	157.89	S49°22'19"E
C106	149.95	556.50	15°26'17"	149.49	S50°40'26"E
C107	43.29	556.50	4°27'24"	43.27	S45°11'00"E
C108	31.21	556.50	3°12'48"	31.21	S41°20'54"E
C109	28.95	1430.50	1°09'34"	28.95	S23°54'57"W

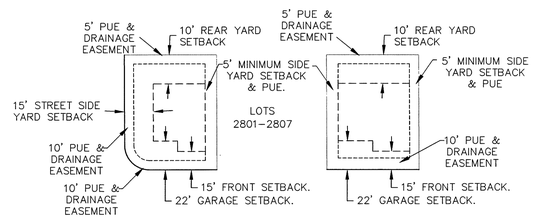
Line Table		
Line #	Length	Direction
L1	14.36	N86°11'56"W
L2	18.50	N03°48'04"E
L3	18.50	S03°48'04"W
L4	4.50	N86°11'56"W
L5	12.08	N17°22'13"E
L6	16.62	N17°22'13"E
L7	1.73	S70°04'56"E
L8	25.11	N17°22'13"E
L9	5.53	N17°22'13"E



0 40 80 120

SCALE: 1" = 40'

ENT 85858:2021 Map # 17670
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Nov 06 11:46 am FEE 238.00 BY IP
RECORDED FOR EAGLE MOUNTAIN CITY



SETBACK AND EASEMENT DETAIL

-NTS-

FOUND SECTION CORNER
COMMON AREA
BOUNDARY
SECTION LINE
ROAD CENTER LINE
EASEMENT LINE

PLAT "28"
SHEET 2 OF 2

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

17670 2 of 2

PROFESSIONAL LAND SURVEYOR
No. 5152741
TRAVIS K. TRANE
STATE OF UTAH

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JANUARY 3, 2023**		
TITLE:	Transportation Master Plan Drafting Change Order #2 - Horrocks Engineers		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	$6,500		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION N/A	**CURRENT ZONE** N/A	**ACREAGE** N/A	**COMMUNITY** N/A

PUBLIC HEARING:
No

PREPARED BY:
Chris Trusty, Public Works

PRESENTED BY:
Chris Trusty, City Engineer

RECOMMENDATION:
Staff recommends the City Council approve change order number 2 for the Transportation Master Plan drafting agreement with Horrocks Engineers.

BACKGROUND:
At the request of the City Council, City staff asked Horrocks Engineering for a cost to include additional scenarios for the alignment of Old Airport Road and possible connection points to SR 73 and the future Cedar Valley Freeway and a possible frontage road system. City staff also asked Horrocks to include costs for additional modeling for the Hidden Valley expressway and alternative alignments on the Cedar Valley Freeway. This was not included in the original scope of work but is anticipated that it will be beneficial to the City Council to decide on what options will help provide needed transportation infrastructure with minimal impact to existing residents.

The original fee for this project was $89,898.54. The fee for the additional scope will not exceed $6,500, increasing the total cost to $96,398.54. UDOT is sharing costs for this project up to a $60,000 match.

ITEMS FOR CONSIDERATION:
N/A

REQUIRED FINDINGS:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

December 6, 2022, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, Carolyn Love, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Chris Trusty, City Engineer; Evan Berrett, Economic Development Director; Kimberly Ruesch, Finance Director; Mack Straw, Public Utilities Manager; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Streets and Storm Water Manager; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Melissa Yates, Purchasing Agent; Bailey Ensign, Digital Communications Specialist; Natalie Winterton, Grants Coordinator/Management Analyst; Lianne Pengra, Chief Deputy Recorder; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Steve Mumford, Assistant City Administrator/Community Development Director; Chas Glenn, Administrative Assistant; and Embret Fossum, Unified Fire Authority Battalion Chief.

Mayor Westmoreland called the meeting to order at 4:03 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

City Administrator Paul Jerome informed the Council that the City's lobbyist aided in Eagle Mountain being awarded a million-dollar match grant towards tertiary treatment for effluent to type one, which is suitable for irrigation purposes.

Parks, Recreation, Events, and Cemetery

- Walden Park Observatory: Staff will review the final plan set for this park and will send copies of any necessary reviews to WC3. After the plan set is reviewed and completed, a finalized version and the cost estimate will be put out for the construction of the project.
- Smith Ranch Community Park: Staff received the final plan set for this project and reviewed and made changes to the final landscaping plans. Staff has also received final plans and rough costs for the playground equipment and is evaluating possibilities to phase the park and utilize the funds in the best way possible. When the final cost breakdown of the project is available, staff will coordinate with the City Council about potential options for project timing.
- Off-Street Trail Network: Staff has built a model template to gather all necessary information regarding the biking, hiking, walking, and OHV trails in the area. Currently, staff is fine-tuning

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the data to ensure all the information is clear and complete. After the database is finalized, staff will hire interns to help evaluate and account for information in the field.

Engineering

- Well 8: Prior to drilling the new well, the City was required to obtain a start card from the State which will allow us to drill. Grimshaw has mobilized to the site and is preparing to begin drilling. The City has requested the cost to test pump and develop the well, which were not included in the original bid.
- Well 7: This well was re-bid with no bids submitted in the required timeframe. The City will consider re-bidding the well with a smaller drill hole and casing.
- Booster Stations: The two booster stations being constructed at Pony Express Parkway and Cory Wride Memorial Park are still ongoing. These projects should be completed by early spring.
- Wastewater Headworks: The headworks project is still ongoing and masonry installation should begin within the next couple of weeks.
- Stonebridge Lane Traffic Signal: The City has a 90% completed design for the traffic signal and will be submitting the design to Pine Top for review. After comments are addressed, the project will be ready to go out to bid.
- Woodhaven Boulevard Traffic Signal: Saratoga Springs has asked that this signal be for a four-leg intersection, so additional design is required. City staff will be meeting with the design engineer and Saratoga Springs staff next week.
- Majors Street Traffic Light: Final designs were submitted to WW Clyde for pricing.
- Eagle Mountain Boulevard Roundabout: The City received a cost from WW Clyde to remove the roundabout in favor of a typical four-lane intersection.
- Tickville Wash: The City received a draft copy of the Tickville Wash report for the culvert to be installed at Silver Creek Way. The draft will be reviewed and updated based on comments from City staff.

Communications

- The City's new Resident Portal was launched on Monday. Several back-end items are being resolved but otherwise, the system is working smoothly. This upgraded service will provide added information for residents as the City works to resolve service requests in real-time and helps the City communicate internally on where resident issues stand.
- An internal review committee has started work to review a request for proposals for a Comprehensive City Marketing Plan. This phase of the project is anticipated to be completed prior to the end of the fiscal year.

Facilities, Fleet, and Emergency Management

- The Community Development Building mezzanine has been ordered and should be delivered and installed in January.
- A request for proposals for the well house HVAC upgrades will go out to bid next week.
- The Teen CERT program is in place, and the City is working on certifying teen CERT volunteers.
- Upgrades to the sewer building will begin soon. The Facilities Department will serve as the general contractor for the project.

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Community Development

- Nineteen residential building permits were issued in November, including seven single-family homes and two six-plex townhome buildings. Commercial building trends have remained consistent.

1.B. DISCUSSION – City Mission Statement

Economic Development Director Evan Berrett presented an update on the City's mission statement. He requested feedback regarding the Council's desired direction moving forward with a revised mission statement. The Council agreed to amend the existing statement, rather than draft an entirely new version. Mr. Berrett anticipates that the draft statement will be presented to the Council at the January 17th City Council Meeting.

Discussion ensued regarding the desired length, scope, and focus of the mission statement to be explored in more detail and finalized at a future meeting.

1.C. PRESENTATION – Parks and Recreation Advisory Board

Parks and Recreation Advisory Board President Rod Hess and Board Member Craig Morris presented what the Board has done in the past year, including the results of a sports and recreation program survey and citizen engagement interactions they held over the summer at various parks and other locations in the City. They provided six recommended areas of focus based upon the findings of their citizen engagement: facilities access, communication, level of participation or competition, resident participation in programs outside of the City, assessment of nonprofit programs, and methods for securing additional City staffing funding.

The City Council provided the following direction and recommendations to the Parks and Recreation Advisory Board:

- Collect data regarding why residents participate or do not participate in City sports programs and the type of programs they desire;
- Explore options and costs to provide inexpensive sports programs for youth;
- Allow the option to play soccer only for the spring or fall season rather than both and reuse the same jerseys;
- Calculate facility needs for future City planning;
- Partner with schools or other entities to use their amenities;
- Corporate sponsorship of teams that includes providing a coach;
- Focus on addressing the concerns with youth soccer;
- Allocate funding to provide options for various skill levels of athletes; and
- Modeling after other successful city programs.

2. AGENDA REVIEW

13. 2023 MEETING SCHEDULE

13.A. 2023 City Council Meeting Schedule

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The Council decided to remove the April 4, 2023 meeting scheduled during the Alpine School District Spring Break to allow elected officials and staff the option of vacationing during the school holiday.

15. ORDINANCE/PUBLIC HEARING

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Second Amendment to the Fiscal Year 2022-2023 Annual Budget.

Finance Director Kimberly Ruesch presented the proposed changes in the second budget amendment for Fiscal Year 2022-2023, representing an overall decrease to Eagle Mountain's City's budget. However, there are several requests included in this budget amendment that result in an increase to spending in the amount of $140,149 in the General Fund, primarily for needed enhancement to security features and network stability of the City's IT infrastructure, enhancements to Economic Development strategies, and equipment replacement. The requested $234,828 in the Sewer Fund covers an increase to the headworks project and the payment of taxes related to the 40-acre land purchase made last year. Although there are changes to other funds, these changes are related to transfers and the movement of money between funds and do not result in increased spending. She clarified that the item 11 A, the Wastewater Treatment Plant Expansion Change Order #5 for Aqua Engineering, is not reflected in this budget amendment.

Councilmember Love requested the amendment be updated to include the Aqua Engineering change order prior to approval during policy session.

16. ORDINANCE

16.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Transportation Master Plan.

City Engineer Chris Trusty presented the changes made since the item was last presented to the City Council. The alignment of the future freeway has been adjusted and might need to be moved farther to the west to minimize the impact to the north of Wride Memorial Highway. He clarified that bike lanes are not a requirement; however, plans that include bike lanes are more likely to receive votes to be awarded funding. The Eagle Mountain Nature and Wildlife Alliance request to indicate the wildlife corridor was accommodated in the revisions. An attachment that will be added to the plan has been sent to the Council with a map of the locations of the planned street improvements.

Discussion ensued regarding potential road alignments between the future freeway and Airport Road and plans for Airport Road to eventually serve as a frontage road; bike lane requirements for funding, and the inclusion of language clarifying that the emergency lane can be designated as a bike lane to secure funding.

Councilmember Wright noted minor corrections needed to the document. He suggested exploring Utah Transit Authority (UTA) On Demand Services used in other cities as a transportation option

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to meet resident needs. He has concerns with the Complete Street Policy and recommended removing the section.

Councilmember Burnham stated that the UTA is considering but has not committed to offering the On Demand Service program in Eagle Mountain.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: ***Councilmember Burnham moved to adjourn to a closed executive session for the purpose of discussing reasonably imminent litigation, the purchase, lease, or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, annotated. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☒ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

The meeting was adjourned at 6:00 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, Carolyn Love, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Chris Trusty, City Engineer; Kimberly Ruesch, Finance Director; Angela Valenzuela, Human Resource Manager; Melissa Yates, Purchasing Agent; Natalie Winterton, Grants Coordinator/Management Analyst; Lianne Pengra, Chief Deputy Recorder; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Steve Mumford, Assistant City Administrator/Community Development Director; Chas Glenn, Administrative Assistant; Evan Berrett, Economic Development Director; Mack Straw, Public Utilities Manager; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Streets and Storm Water Manager; and Embret Fossum, Unified Fire Authority Battalion Chief.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:09 p.m.

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5. PLEDGE OF ALLEGIANCE

Mayor Westmoreland led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- The award-winning Silent Santa will take place December 10 from 11:00 a.m. to 5:00 p.m. at Eagle Mountain City Hall. This event is for children and adults with sensory sensitivities to receive one-on-one time with Santa. Registrations are closed but waitlist spots are still available. Email events@emcity.org for more information.
- Eagle Mountain City would like to highlight upgrades to the new Resident Portal. This enhanced service allows residents to submit issues and follow them through to completion from their mobile devices. Try the new Resident Portal today.

To receive City notifications, including emergency info, news events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:12 p.m.

Zac Huish encouraged the City Council to adopt an alternate plan that will move Old Airport Road away from Sage Valley as the proposed alignment would increase runoff on roads without curb and gutter, block driveways with snow removed by plows, prohibit bicycles and horses use of the road in a development without sidewalks, align Old Airport Road with Wride Memorial Highway at a noncongruent angle, and limit property access.

City Engineer Chris Trusty presented a draft of an adjusted alignment for Old Airport Road to provide a buffer between the new road and existing homes. Conversations with the Utah Department of Transportation (UDOT) indicated that a traffic light will be installed at the intersection of Old Airport Road and Wride Memorial Highway.

City Administrator Paul Jerome explained that an access alley is being considered for the existing homes. The exit from the Sage Valley neighborhood closest to Wride Memorial Highway would be closed but the residents could use the other access or the alleys to connect with Old Airport Road.

Jennie DeCoursey said their neighborhood is experiencing heightened pollution from increased traffic on Wride Memorial Highway. She cited studies on the health impacts of traffic pollution.

Mark Austin said he appreciates the proposal of an alley access to prevent him from having to back trailers on and off a major roadway. He was a Fire Captain when the neighborhood was developed with only one access. He feels the emergency access is insufficient and a full second access is still needed and that more of a barrier needs to be created between the subdivision and a major thoroughfare.

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Chad DeCoursey said he welcomes additional emergency and vehicular access to Sage Valley; however, he has safety and logistical concerns with the alignment of the intersection of Memorial Highway and Old Airport Road not being a 90-degree angle. A buffer for the residents to be able to have equestrian and pedestrian use of the area would be appreciated.

Staff clarified that the City hopes to obtain land to provide a 90-degree intersection alignment. As the City continues to grow, additional changes to the road infrastructure in this area will become necessary.

Joseph Noall spoke in support of the comments by other residents and providing a buffer, preferably of commercial uses, between Old Airport Road and the future freeway and the Sage Valley subdivision. He is concerned with increased traffic noise and decreased property value, especially as UDOT has informed him that the density is insufficient to provide noise mitigation.

Resident RB said that maintenance and school bus access to their subdivision is difficult and would be improved by locating Old Airport Road farther from their neighborhood.

Mayor Westmoreland read a statement by Scott Curtis, "Neither plan should be implemented and alternative solutions should be discussed with neighborhoods like Sage Valley that would be significantly impacted."

Mayor Westmoreland read a statement by Michael Watkins, "The freeway would border the north and west sides of a rural neighborhood with no sidewalks and driveways that border the current Airport Road. The proposed freeway should be pushed farther west to allow more easement from the neighborhood."

Leslie Austin spoke regarding prioritizing the residents of Sage Valley along with the growth of the community.

Councilmember Wright thanked the residents for their comments and encouraged them to continue to be involved in the future phases of the transportation plan process.

Mayor Westmoreland closed public comment at 7:41 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Wright

Councilmember Wright thanked the meeting participants. He recognized staff for their efforts with the Christmas Village and parade. He wished everyone happy holidays and encouraged residents to reach out to people in need or who are lonely this time of year.

Councilmember Love

Councilmember Love echoed Councilmember Wright's comments. She added how much her family appreciated the Christmas Village event offering free photo opportunities with Santa and a petting zoo with reindeer. She is grateful for the perspective provided by the residents about the impacts of the proposed transportation plan. Happy holidays to everyone.

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Councilmember Burnham
Councilmember Burnham said she also wanted to thank City staff for the Christmas Village event. She expressed appreciation that residents brought solutions to the Council and thanked them for their participation. She appreciates that staff had also identified the issue and is actively seeking resolutions.

Councilmember Curtis
Councilmember Curtis agreed with and echoed the appreciation for resident engagement in government workings to provide the feedback the Council needs to make decisions.

Councilmember Gray
Councilmember Gray concurred with the statements and echoed the appreciation and holiday wishes expressed by his fellow Councilmembers.

Mayor Westmoreland
Mayor Westmoreland thanked the residents for their attendance and input and wished everyone a Merry Christmas.

9. APPOINTMENTS

9.A. Library Advisory Board

1. Andrea Hecklinger - Three-year Term through December 2025

MOTION: ***Councilmember Gray moved to appoint Andrea Hecklinger to the Library Advisory Board for a three-year term through December 2025. Councilmember Love seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

2. Stephanie Corless - Three-year Term through December 2025

MOTION: ***Councilmember Gray moved to appoint Stephanie Corless to the Library Advisory Board for a three-year term through December 2025. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*

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☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

9.B. Parks and Recreation Advisory Board

1. Colton Scott - Three-year Term through December 2025

MOTION: ***Councilmember Wright moved to appoint Colton Scott to the Parks and Recreation Advisory Board for a three-year term through December 2025. Councilmember Love seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

2. Rod Hess - Three-year Term through December 2025

MOTION: ***Councilmember Wright moved to appoint Rod Hess to the Parks and Recreation Advisory Board for a three-year term through December 2025. Councilmember Burnham seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

9.C. Planning Commission

1. Brent Strong - Three-year Term through December 2025

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MOTION: ***Councilmember Curtis moved to appoint Brent Strong to the Planning Commission for a three-year term through December 2025. Councilmember Burnham seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

2. Jason Allen – Three-year Term through December 2025

MOTION: ***Councilmember Curtis moved to appoint Jason Allen to the Planning Commission for a three-year term through December 2025. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

3. Travis Barker - Completing the Alternate Member Three-year Term through December 2024

This item was removed from the agenda.

CONSENT AGENDA

10. BOND RELEASES

10.A. Eagle Point Townhomes Plat D – Into Warranty

10.B. Eagle Point Townhomes Plat E – Into Warranty

10.C. Scenic Mountain Phase C, Plat 1 – Into Warranty

10.D. Scenic Mountain Phase C, Plat 2 – Into Warranty

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10.E. Ranches Estates Plat D – Out of Warranty

11. CHANGE ORDERS

11.A. Wastewater Treatment Plant Expansion Change Order #5 – Aqua Engineering

12. MINUTES

12.A. November 1, 2022 Minutes – Regular City Council Meeting

12.B. November 15, 2022 Minutes – Regular City Council Meeting

13. 2023 MEETING SCHEDULE

13.A. 2023 City Council Meeting Schedule

14. RESOLUTIONS

14.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Appointing Marcus Draper as City Attorney for Eagle Mountain City.

MOTION: ***Councilmember Wright moved to approve the consent agenda approving the Wastewater Treatment Plant Expansion Change Order #5 in the amount of $92,191.62 and removing the April 4, 2023, meeting from the 2023 City Council Meeting Schedule. Councilmember Curtis seconded the motion.***

AMENDED MOTION: ***Councilmember Wright moved to approve the consent agenda approving the Wastewater Treatment Plant Expansion Change Order #5 for the full invoiced amount of $92,191.62 and removing the April 4, 2023, meeting from the 2023 City Council Meeting Schedule. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

Chief Deputy Recorder Lianne Pengra administered the Oath of Office to the newly appointed individuals.

SCHEDULED ITEMS

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15. ORDINANCE/PUBLIC HEARING

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Second Amendment to the Fiscal Year 2022-2023 Annual Budget.

Finance Director Kimberly Ruesch reviewed the budget amendment as presented during work session with the change requested by the Council to approve and include the Wastewater Treatment Plant Expansion Change Order #5 for the full invoiced amount of $92,191.62, resulting in a new City budget total of $160,579,224.

Mayor Westmoreland opened the public hearing at 8:09 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, adopting the Second Amendment to the Fiscal Year 2022-2023 Annual Budget. Councilmember Burnham seconded the motion.***

AMENDED MOTION: ***Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, adopting the Second Amendment to the Fiscal Year 2022-2023 Annual Budget as presented. Councilmember Burnham seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

16. ORDINANCE

16.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Transportation Master Plan.

City Engineer Chris Trusty presented the changes as discussed during the work session.

Councilmember Wright recommended tabling the item to resolve concerns and finalize details.

Councilmember Love said she sees no need for Old Airport Road to follow the proposed trajectory if the future freeway is being relocated. She would like to review and better understand the impacts of the proposed changes in alignment before approving the plan and agrees that it would be beneficial to have Old Airport Road and the future freeway lined with commercial uses, open space, or decorative features to provide buffering for residential areas.

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Discussion ensued regarding uncertainty with land acquisition, the potential need to abandon certain areas of the road once the freeway is completed, and possible solutions.

Mr. Trusty stated that he is unable to move forward with the impact fees facility plan until the Transportation Master Plan is approved and a landowner has been waiting on the finalization of the plan to be able to sell property. He recognized the Council's desire to get the details of the plan correct but noted master plans generally exclude the finer details of the projects. He confirmed that the Council will be reviewing and voting upon the expansion of Old Airport Road independent of this approval. It might prove beneficial to contact the property owners to evaluate the likelihood of the City being able to purchase the land necessary to change the alignment.

Mayor Westmoreland explained the challenges the City faces with future transportation in this area for Old Airport Road and the future freeway.

Discussion determined to table the item and to assign two Councilmembers to work with staff and the consultants on amending the plan.

MOTION: ***Councilmember Burnham moved to table an ordinance of Eagle Mountain City, Utah, adopting the Eagle Mountain City Transportation Master Plan to the next meeting. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

17. MOTION

17.A. MOTION – Disposal of Significant Real Property Identified as Portions of Utah County Parcel Numbers 36:713:0052 and 54:223:0041.

This item was removed from the agenda at the request of the applicant.

18. CITY COUNCIL/MAYOR'S BUSINESS

19. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Gray
None.

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Councilmember Wright

Councilmember Wright stated that he is grateful for the Parks and Recreation Advisory Board presentation and looks forward to the results of Council feedback. The Parks and Recreation Advisory board has an upcoming meeting and the Youth Council will meet on December 14.

Councilmember Love

Councilmember Love participated in budget presentations at Cedar Valley High School. She appreciates the students' suggestions including upgrading the splash pad and repairing a bench at Nolan Park, adding additional parking for Smith Ranch Park, and installing a slide for the SilverLake Amphitheater. The American Legion is hosting a blood drive on December 30.

Councilmember Burnham

Councilmember Burnham said she was unable to attend the Eagle Mountain Arts Alliance meeting and will reach out to them for an update. The Eagle Mountain Chamber of Commerce continues to gain new members. She encouraged local businesses to join the Chamber to utilize the services they offer.

Councilmember Curtis

Councilmember Curtis expressed appreciation for the efforts of the Planning Commission. Due to the decrease in planning projects, he suggested selecting Municipal Code amendments for Planning Commission review including clarifying the standards for front and rear-loaded garages as requested by Commissioner Everett. The Senior Citizen Advisory Board has no needs currently. He asked Mayor Westmoreland to provide the Council with the 2023 liaison assignments at the next meeting.

Councilmember Love requested a discussion item be added to a future City Council agenda for the Council to request standards for Planning Commission review and recommendation.

20. COMMUNICATION ITEMS

20.A. Financial Report

20.B. Upcoming Planning Items

21. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn at 8:47 p.m. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***
☒ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***
☒ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***
☒ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***
☒ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***

DRAFT

The motion passed with a unanimous vote.

The meeting was adjourned at 8:47 p.m.

Approved by the City Council on January 3, 2023.

_____

Fionnuala B. Kofoed, MMC
City Recorder

DRAFT

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JANUARY 3, 2023**

TITLE:	PRELIMINARY PLAT - Ranches Crossing Plat A
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	None
APPLICANT:	Brian Haskell

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Community Commercial	Commercial Community.	3.73	Ranches Gateway

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud

RECOMMENDATION:
Staff recommends the City Council approve the Ranches Crossing Plat A Preliminary Plat.

BACKGROUND:
This request involves two lots of record to be combined into a single platted lot of 3.47 acres (with ROW dedication, 3.74 acres). The plat contains the continuation and completion of North Clear Rock Road to Pony Express. A restaurant site plan is currently under review on the proposed lot.

Completion of Clear Rock Road also requires a wall to be installed on the east side of the ROW along The Cove at Rock Creek Plat 3. The completion of the ROW has been contemplated with The Cove at Rock Creek Plat 3 (adjacent to east recorded in 2016) and with the eastbound Pony Express Parkway turn lane to northbound Clear Rock Road already installed.

The parcels in this request are no longer subject to The Ranches at Eagle Mountain Homeowner's Association, which was dissolved 2017 with the recording of document 48715:2017; *Termination and Cancellation of 2010 Declaration of The Ranches at Eagle Mountain Master Homeowner's Association, Inc.*

ITEMS FOR CONSIDERATION:

Preliminary Plat (EMMC §16.20) and Commercial Community zone (EMMC §17.35):

The Project was reviewed by the DRC Committee. The plat configuration and improvements has been found to be in conformance with Eagle Mountain standards subject to the following:

1. The City Council shall make a determination of the interpretation of 17.100.050, *Access onto a Public Street: Access onto public rights-of-way shall not be closer than 100 feet from an intersection.* The east access point from Clear Rock Road to the lot is approximately 90 feet from where the ROW curbline of Clear Rock Road intersects with the curbline of Pony Express Parkway. There will be a median in Clear Rock Road, however, which will prevent northbound traffic on Clear Rock Road from accessing the proposed lot. Should Pony Express Parkway be widened in the future, the drive access will then be located closer than as proposed to the travel lanes.

Three ways to typically measure (EMMC does not specify):

1. Center line of driveway to centerline of westbound Pony Express is 112 feet
2. Curb line of driveway to curbline of Pony Express is 90 feet
3. Curb line of driveway to right-of-way is 20 feet

As a non-binding discussion item, a copy of the working site plan of Applebee's is included in your packet. This may be an appropriate time to provide the applicant feedback regarding the future site plan.

The applicant is proposing to locate the parking lot up to the south property line and three feet from the west property line. Staff generally interprets the code requirement of 17.55.080.C.4 to require a landscape buffer on site. The Code states: *Landscaped Boundary Strips. All landscaped boundary strips along street frontages shall be a minimum of 10 feet in width.* The applicant desires to utilize the large public landscaped areas along Pony Express Parkway and Ranches Parkway, which they will be improving up to the trail, to accomplish this code requirement. The City Council will need to determine whether this achieves the intent of the code, understanding that future widening of these roads would reduce these landscaped areas. This will then give direction to the applicant to further design the site. Other sites recently approved have asphalt up to the right-of-

way, similarly to the working design of this site. The proposed lot is certainly of a size to accommodate a 10-foot on-site landscape buffer along each street frontage.

REQUIRED FINDINGS:

Plat approval is based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria of preliminary plat approval requests are contained in EMMC §16.20. Any entitlement related land use conditions (e.g., that stemming from a Master Development Agreement in force and of effect against the Property, if any) should also be considered when reviewing a plat application. Plats are to be approved if all required elements and proper design are provided in the drawings.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends approval (6-0) to the City Council regarding the proposed Ranches Crossing Preliminary Plat A at Ranches Parkway and Pony Express Parkway. Approval subject to the following condition:

1. Correction of any outstanding redlines, if any.

ATTACHMENTS:

Civil Ranches Crossing
Ranches Crossing Plat A
Wall Cove at Rock Creek
Draft Applebee's Site

S. Lehmitz reviewed 11/22/2022 - No Comments

RBallif reviewed 11/28/2022 - Comments

SMumford reviewed 11/28/22 - Comments

Brad Hickman - Reviewed - 11/28/2022 - No Comments

Planning, David Stroud, 801-789-6615 dstroud@emcity.org
Engineering, Chris Trusty, 801-789-6671, ctrusty@emcity.org
Public Works, Mack Straw, 801-789-6678, mstraw@emcity.org
Parks, Brad Hickman, 801-789-6664 bhickman@emcity.org
Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org

VICINITY MAP



CONTACTS

OWNER/DEVELOPER:
R5VENTURES
BRIAN HASKELL, AL RAFATI
801.592.3972
BRIAN@SCMUTAH.COM

CIVIL ENGINEER:
LEGACY DESIGN GROUP, LLC
CRAIG LARSEN, PE
PO BOX 1692
BOUNTIFUL, UT 84011-1692
605.725.5257
craig@legacydesigngroup.net

SURVEYOR:
AZTEC ENGINEERING, INC
AARON THOMAS, PLS
732 N 780 W
AMERICAN FORK, UT 84003
801.224.7308
AZTECENGINEERING@GMAIL.COM

UTILITY PROVIDERS

WATER, SANITARY SEWER, STORM SEWER:
EAGLE MOUNTAIN CITY
1650 E STAGECOACH RUN
EAGLE MOUNTAIN, UT
801.789.6609

ELECTRIC:
ROCKY MOUNTAIN POWER
1407 W NORTH TEMPLE
SALT LAKE CITY, UT 84116
1.866.870.3419 BUSINESS
1.800.469.3981 BUILDER

LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°02'40" WEST ALONG SECTION LINE 419.44 FEET AND NORTH 122.78 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°09'24" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF PONY EXPRESS PARKWAY A DISTANCE OF 328.08 FEET; THENCE NORTH 0°10'37" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF RANCHES PARKWAY A DISTANCE OF 601.40 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF ROCK CREEK CONDOMINIUMS PHASE 1 THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 79°37'08" EAST 51.70 FEET, 2) NORTH 89°49'22" EAST 107.91 FEET, AND 3) SOUTH 20°37'28" EAST 402.56 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF THE COVE AT ROCK CREEK PHASE 3 THE FOLLOWING TWO COURSES AND DISTANCES: 1) SOUTH 20°37'28" EAST 89.76 FEET, AND 2) SOUTH 0°50'36" WEST 155.13 FEET TO THE POINT OF BEGINNING. AREA = 3.738 ACRES.

LOT DEVELOPMENT NOTES

PARCEL NUMBER: 58:034:0242 & 58:034:0250
SECTION: 20
TOWNSHIP: 5S
RANGE: 1W

DEVELOPMENT ACREAGE: 3.738 ACRES (162,824 SF)

ZONING: CC – COMMERCIAL COMMUNITY

ADJOINING RECORDED DEED NAMES:
- ROCK CREEK CONDOS PHASE 1
- THE COVE AT ROCK CREEK
- WILLOW SPRINGS PHASE 1
- M&J PROPERTY HOLDINGS LLC

FLOOD PLAIN: PER FEMA FLOOD INSURANCE RATE MAP #49049C0300F CITY OF EAGLE MOUNTAIN 490258, EFFECTIVE DATE 6/19/2020, THIS PROPERTY LIES WITHIN UNSHADED ZONE X AND DOES NOT FALL WITHIN THE SPECIAL FLOOD HAZARD AREA.

SHEET INDEX & REVISION TABLE

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
605.229.8610

SHEET		DATE	PERMIT SUBMITTAL	A: REVIEW COMMENTS	L2:	L3:	L4:
			06.20.22	11.07.22			
C000	CIVIL COVER SHEET	X					
C001	CIVIL NOTES	X					
C002	CITY NOTES	X	X				
C050	EX.CONDITIONS & DEMOLITION	X	X				
C100	OVERALL SITE PLAN	X	X				
C101	SITE PLAN CLEAR ROCK RD.	X	X				
C102	SITE PLAN WEST ENTRANCE	X	X				
C200	UTILITY PLAN & ST. PROFILE	X	X				
C201	SS PLAN & PROFILE		X				
C300	GRADING PLAN & PROFILE	X	X				
C301	GRADING PLAN W ENTRANCE	X	X				
C400	SWPPP	X	X				
C401	SWPPP DETAILS	X					
C500	CIVIL DETAILS	X	X				
C501	CIVIL DETAILS	X	X				
C502	CIVIL DETAILS	X	X				
L100	LANDSCAPE PLAN	X	X				
L101	LANDSCAPE DETAILS	X	X				
L200	IRRIGATION PLAN	X					
L201	IRRIGATION DETAILS	X					
L202	IRRIGATION DETAILS	X					

X DENOTES REVISED OR NEW SHEET
R DENOTES REMOVED SHEET
* DENOTES FOR INFORMATION ONLY, SEE APPROVED ARCHITECTURAL SHEETS FOR CONSTRUCTION

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
385.501.7371

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info@legacydesigngroup.net

OWNER:
EAGLE 11 LLC.

RANCHES CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

811 Know what's below. Call before you dig.

Rev.	Date	Comment
-	-	-

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: JUNE 20, 2022

PROFESSIONAL ENGINEER
No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

11/9/2022 3:46:21 PM

CIVIL COVER SHEET
C000

GENERAL NOTES

1. ALL WORKS SHALL BE GOVERNED BY AND CONFORM TO APPLICABLE CURRENT NATIONAL AND LOCAL STANDARDS UNLESS OTHERWISE SPECIFIED ON DRAWINGS & THIS NOTE SHEET.
2. THE PERMITTEE SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE CITY ORDINANCES AND REGULATIONS, SPECIFICATIONS AND STANDARDS RELATIVE TO WORK IN THE PUBLIC WAY.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. SUCH MEETING SHALL COMPLY WITH ADOPTED ENGINEERING STANDARDS.
4. APPLICATION FOR INSPECTION BY GOVERNING AGENCY SHALL BE MADE BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS BEFORE THE SERVICES THEREOF WILL BE REQUIRED.
5. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITH DILIGENCE AND EXPEDITION AND RESTORE THE PUBLIC WAY TO CITY SPECIFICATIONS WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE COMPLETION OF SUCH WORK, WITH REASONABLE WEAR AND TEAR EXCEPTED.
7. NO BACKFILL SHALL OCCUR UNTIL THE UTILITY HAS BEEN INSTALLED CORRECTLY, INSPECTED, AND APPROVED FOR BACKFILLING
8. THE OWNER'S SOIL TEST ENGINEER SHALL CERTIFY THAT ALL FILLS, BACKFILLS OVER UNDERGROUND UTILITIES, BASE AND ASPHALT HAVE BEEN ADEQUATELY COMPACTED. THIS CERTIFICATION SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY.
9. ALL REPAVING OF UTILITY TRENCHES SHALL BE COMPLETED IN SUCH A MANNER AS TO ALLOW THE NEW PAVEMENT TO JOIN THE EXISTING PAVEMENT WITHOUT A RIDGE BEING FORMED AND TO THE SATISFACTION OF THE CITY ENGINEER.
10. NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL (WHERE APPLICABLE) HAVE BEEN PLACED, INSPECTED AND APPROVED.
11. NUCLEAR DENSITY TESTING OF ANY ASPHALT SHALL BE FOR GUIDANCE ONLY AT CONTRACTORS RISK. ACTUAL ASPHALT DENSITY SHALL BE DETERMINED BY CORES IF REQUIRED.
12. THE CONTRACTOR SHALL COMPLY WITH MINIMUM SAFETY REQUIREMENTS AS GIVEN BY OSHA, NATIONAL AND LOCAL STANDARDS.

PROJECT NOTES

1. LOCATION OF EXISTING UTILITIES AS SHOWN HAS BEEN IN PART TAKEN FROM RECORDS PROVIDED BY OTHERS. SURVEY DATA HAS BEEN USED TO SUPPLEMENT THESE RECORDS AS MUCH AS POSSIBLE. ACTUAL LOCATIONS MAY VARY SIGNIFICANTLY FROM LOCATIONS AS SHOWN ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATIONS OF EXISTING UTILITIES. UTILITIES NOT SHOWN ON PLANS, OR SHOWN INCORRECTLY SHALL BE WORKED AROUND AT NO ADDITIONAL COST TO THE OWNER. EXCEPTIONS SHALL BE OBTAINED IN ADVANCE IN WRITTEN FORM FROM THE ENGINEER AND ARE SUBJECT TO THE APPROVAL OF THE OWNER.
2. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE OWNER & ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
4. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
6. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION.
7. PROJECT DATUM AND COORDINATES ARE BASED ON LOCALIZED CONTROL POINTS LOCATED AT THE FOLLOWING LOCATIONS:

   SEE SITE PLAN, SHEET C100
8. THE CONTRACTOR SHALL OBTAIN APPLICABLE PERMITS FROM LOCAL AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER NECESSARY PERMITS AND LICENSES REQUIRED FOR COMPLETION OF THE WORK AND WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL TEMPORARY WATER, POWER, OR OTHER UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT AS DETAILED.
10. THE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE PRIOR TO BEGINNING CONSTRUCTION IN THE JURISDICTION WHERE THE PROJECT IS TO TAKE PLACE.
11. THE CONTRACTOR SHALL MAINTAIN CLEAN CONSTRUCTION AREAS. ALL DEBRIS, RUBBISH AND TRASH MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
12. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A SET OF APPROVED DRAWINGS AT THE JOB SITE, ON WHICH THE CONTRACTOR SHALL RECORD ALL ACTUAL MEASUREMENTS AND DETAILS AS CONSTRUCTED. THESE DRAWINGS SHALL BE SUBMITTED AS "AS-BUILT" OR "RECORD" DRAWINGS AT THE CONCLUSION OF THE PROJECT. FINAL PAYMENT WILL NOT BE RELEASED UNTIL "AS-BUILT" OR "RECORD" DRAWINGS HAVE BEEN SUBMITTED TO AND ACCEPTED BY THE OWNER & ENGINEER.
13. VARIOUS WATER, SANITARY AND STORM DRAIN SEWER, COMMUNICATION, GAS, AND ELECTRICAL UTILITIES EXIST IN OR NEAR THE IMPROVEMENT PROJECT. THE EXACT LOCATION OF THESE UTILITIES IS NOT KNOWN. THE CONTRACTOR SHALL EXERCISE CAUTION TO ENSURE MINIMAL DISRUPTION OF SERVICE DURING EARTHWORK OPERATIONS.
14. CONTRACTOR SHALL ARRANGE FOR EXISTING UTILITY LOCATING AND MARKING

ENVIRONMENTAL

1. THE CONTRACTOR WILL BE REQUIRED TO STORE ALL FUELS, OILS, SOLVENTS AND HAZARDOUS MATERIALS IN DESIGNATED IMPOUND AREAS LOCATED IN ONE OR MORE OF THE APPROVED STAGING AREAS. IMPOUND AREAS WILL BE EXCAVATED AND LINED WITH AN IMPERMEABLE LINER, BACKFILLED AND GRADED SUCH THAT A DEPRESSION IS CREATED. THE SIZE OF THE DEPRESSION SHALL BE LARGE ENOUGH TO COMPLETELY CONTAIN TOTAL VOLUMES OF HAZARDOUS MATERIALS BEING STORED AT THAT LOCATION. CLEAN-UP/CONTAINMENT KITS ARE TO BE KEPT AT EACH STORAGE LOCATION.
2. THE CONTRACTOR SHALL CONSTRUCT ONE OR MORE "WASHOUT" AREAS FOR CONCRETE TRUCKS. "WASHOUT" AREAS SHALL BE LOCATED OUTSIDE THE FLOOD PLAIN OF ALL WATERWAYS. "WASHOUT" AREAS SHALL BE COMPLETELY CONTAINED WITHIN EXTERIOR DRAINAGE DITCHES. ALL WASTE CONCRETE IS TO BE REMOVED FROM SITE BY COMPLETION OF PROJECT.
3. IN THE EVENT OF A SPILL, PERSONNEL DISCOVERING THE SPILL SHALL IMMEDIATELY MAKE ATTEMPTS TO CONTAIN AND/OR ABSORB THE SPILLED MATERIALS AND SHALL NOTIFY EMERGENCY RESPONSE AGENCIES.CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF ONE IS NOT PROVIDED, FILING THE "NOTICE OF INTENT" (NOI), AND OBTAINING PERMIT FROM THE STATE OR OTHER GOVERNING AGENCIES

CONCRETE

1. CONCRETE CLASS/STRENGTH SHALL BE ACCORDING TO STRUCTURE TYPE AS FOLLOWS:

THRUST BLOCKS:	2000 PSI
NON-EXPOSED:	3000 PSI
EXPOSED:	4000 PSI
2. AIR ENTRAINMENT IS NOT REQUIRED FOR THRUST BLOCKS. ALL EXPANSION JOINTS SHALL BE ACI RECOMMENDATIONS. MAXIMUM SLUMP FOR EXPOSED CONCRETE IS 4.5 INCHES, AND REQUIRED AIR CONTENT IS 6%±1%, 4000 PSI CONCRETE. CONCRETE FOR BOXES AND MANHOLES SHALL BE CONSIDERED AS EXPOSED CONCRETE.

EARTHWORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BLUE STAKES OR UTILITIES AS REQUIRED TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
2. UNTREATED BASE COURSE MATERIALS SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION WITH THE FOLLOWING MODIFICATIONS:

   GRADING BAND LIMITS FOR THE PERCENT PASSING THE NO. 200 SIEVE SHALL BE 6% TO 10% FOR ALL GRADES OF BASE COURSE.
3. GRANULAR BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:

   MAXIMUM PARTICLE SIZE: 4"

   MAXIMUM PERCENT PASSING #200 SIEVE: 13%
4. ALL TRENCHES AND EXCAVATIONS SHALL BE CUT, PROTECTED, AND SUPPORTED AS PRESCRIBED BY OSHA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS.
6. FILL MATERIAL ABOVE THE PIPE ZONE SHALL BE NATIVE GRANULAR MATERIAL APPROVED BY THE ENGINEER AND FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL AND STONES GREATER THAN 3 INCHES IN DIAMETER. IF ACCEPTABLE MATERIAL CANNOT BE FOUND ON SITE, APPROVED MATERIAL SHALL BE IMPORTED. NATIVE GRANULAR BACKFILL OR GRANULAR BACKFILL BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:

   MAXIMUM PARTICLE SIZE: 3"

   MAXIMUM PERCENT PASSING #200 SIEVE: 13%
7. PIPE ZONE BEDDING MATERIAL SHALL BE FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL, AND STONES GREATER THAN 1 INCH IN DIAMETER. BACKFILL IN THE PIPE ZONE SHALL BE A 3/4" MINUS MATERIAL MEETING THE REQUIREMENTS OF THE ASTM CLASSIFICATION OF SOIL GROUPS GW OR GW-GM WITH THE EXCEPTION THAT THE FINES CONTENT (MATERIAL PASSING THE #200 SIEVE) SHALL BE LESS THAN 9% WHEN TESTED IN ACCORDANCE WITH ASTM C 136. CLASSIFICATION SHALL BE CONSISTENT WITH THE REQUIREMENTS OF ASTM D 2487 AND OTHER REFERENCED STANDARDS. PERCENTAGES IN TABLE 4 SHALL BE MAXIMUM PERCENT PASSING FOR EACH SIEVE SIZE. MATERIAL SHALL BE COMPACTED IN 6" LIFTS TO 95% RELATIVE COMPACTION (ASTM D-1557) OR 75% RELATIVE DENSITY (ASTM D4253, D4254). IF ACCEPTABLE MATERIAL CAN BE FOUND ON SITE, IT MAY BE USED UPON ENGINEER'S APPROVAL.
8. PULVERIZED ASPHALT MAY BE USED AS GRANULAR BORROW (SUBBASE) AND AS SELECT FILL (UNTREATED BASE COURSE/ROAD BASE) UNDER SIDEWALKS AND IN PAVEMENT SECTIONS INSOFAR AS THE PULVERIZED ASPHALT MEETS THE GRADATION REQUIREMENTS OF THE SUBBASE OR BASE COURSE. WHERE PULVERIZED ASPHALT IS USED, COMPACTION AND OTHER INSTALLATION REQUIREMENTS OF APPROPRIATE SECTIONS SHALL APPLY.

PIPING

1. PVC WATERLINES, 4 INCH THROUGH 12 INCH ø, SHALL BE CONSTRUCTED OF C-900 PVC PIPE CONFORMING TO AWWA STANDARD C900, AND MEET GOVERNING AGENCY REQUIREMENTS.
2. PVC WATERLINES, 14 INCH THROUGH 48 INCH ø, SHALL BE CONSTRUCTED OF C-905 PVC PIPE CONFORMING TO AWWA STANDARD C905, AND MEET GOVERNING AGENCY REQUIREMENTS.
3. ALL PVC PIPE MUST BE APPROVED FOR POTABLE WATER USE BY THE NATIONAL SANITATION FOUNDATION AND SHALL BEAR THE LOGO "NSFpw".
4. ALL DUCTILE IRON PIPE SHALL BE EITHER CLASS 51 FOR 10" AND SMALLER OR CLASS 50 FOR 12" AND LARGER, ALL CONFORMING TO AWWA C-151, AS INDICATED ON THE DRAWINGS, AND MEET GOVERNING AGENCY REQUIREMENTS.
5. ALL HDPE PIPE UTILIZED FOR POTABLE WATER MUST BE APPROVED FOR SUCH BY THE NATIONAL SANITATION FOUNDATION, MEET GOVERNING AGENCY REQUIREMENTS AND MEET AWWA C901/C906, ASTM D2239, ASTM D2737, ASTM D3035, ASTM F714 AND ANSI/NSF 14/61 LISTED.
6. ALL WATER FITTINGS SHALL BE RATED FOR WORKING PRESSURES AT OR ABOVE 250 PSI AND MEET GOVERNING AGENCY REQUIREMENTS.
7. BOLTS AND NUTS ON ALL FITTINGS SHALL BE COATED WITH FM GREASE AND ENTIRE FITTING SHALL BE WRAPPED IN PLASTIC PRIOR TO POURING OF THRUST BLOCKS AND BACK-FILLING.
8. PIPE IS TO BE HANDLED WITH NYLON SLINGS, STEEL CABLE, OR PADDED LIFTING DEVICES. CHAINS OR PLATE CLAMPS SHALL NOT BE USED TO HANDLE OR POSITION PIPE.
9. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES ON THE EXISTING AGENCY-OWNED WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE AGENCY AT LEAST 24 HOURS BEFORE REQUESTED SHUT-OFFS AND THE AGENCY WILL OPEN AND CLOSE THE VALVES AS NEEDED.
10. ALL OPEN ENDS AND/OR CUTS IN ABANDONED PIPING LEFT IN PLACE SHALL BE CAPPED OR PLUGGED BEFORE BACKFILLING.
11. THRUST BLOCKS MAY BE ELIMINATED IF MEGALUG, ONE-BOLT, OR OTHER LOCK-TYPE JOINT RESTRAINTS ARE USED.
12. WATER PIPE SHALL BE INSTALLED SUCH THAT DEVIATION FROM STRAIGHT LINE AT ANY JOINT SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS.
13. STORM DRAIN PIPING LESS THAN 36" IN DIAMETER MAY BE EITHER REINFORCED CONCRETE PIPE (RCP) CLASS II, ADS N-12 HDPE, OR PVC PIPE (SCHEDULE 40 MIN.), UNLESS NOTED OTHERWISE. STORM DRAIN PIPING 36" IN DIAMETER AND LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS II UNLESS NOTED OTHERWISE.
14. ALL SEWER PIPE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
15. ALL UTILITY STUBS AND SLEEVING SHALL BE CAPPED OR PLUGGED AND MARKED WITH A 4x4 POST AND BACKFILLED BY CONTRACTOR ONLY AFTER THE ENGINEER'S SURVEYORS RECORD LOCATION AND INVERT OF STUB.
16. JOINTS OF ALL RCP STORM DRAIN PIPE 48" IN DIAMETER AND LARGER SHALL BE GROUTED SMOOTH INSIDE THE PIPE AFTER PLACEMENT OF THE PIPE AND BACKFILL OPERATIONS ARE COMPLETE.
17. THE CONTRACTOR MUST VERIFY LOCATION OF SEWER LATERAL AT BUILDING BEFORE INSTALLING "WYE" OR CONSTRUCTING LATERAL. LOCATIONS ON DRAWINGS ARE NOT CERTAIN AND MUST BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION.
18. UTILITY BURIAL DEPTH SHALL BE PER LOCAL JURISDICTION REQUIREMENTS.

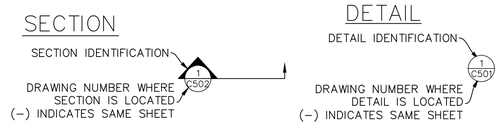
SPECIAL INSPECTIONS PER 2015/2019 IBC 1705

1. CONCRETE:
   - 1.1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT PRIOR TO CONCRETE PLACEMENT; PERIODIC, SEE ACI 318 CH. 20, 25.2, 25.3, 26.61-26.63; IBC 1908.4.
   - 1.2. VERIFY USE OF REQUIRED DESIGN MIX; PERIODIC, SEE ACI 318: CH 19, 26.4.3, 26.4.4; IBC 1904.1, 1904.2, 1908.2, 1908.3.
   - 1.3. INSPECT AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS; PERFORM OR PROVIDE ONE (1) SLUMP, ONE (1) AIR CONTENT & ONE (1) SET OF COMPRESSION CYLINDERS AND DETERMINE TEMPERATURE OF THE CONCRETE FOR EACH 50 CUBIC YARDS, OR FRACTION THEREOF, FOR EACH CONCRETE POUR; CONTINUOUS, SEE ASTM C172; ASTM C31; ACI 318:26.4 (2015 IBC); ACI 318:26.5 (2018 IBC), ACI 318:26.12; IBC 1908.10.
   - 1.4. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES; PERIODIC, SEE ACI 318: 26.5.3-26.5.5; IBC 1908.9.
2. SOILS
   - 2.1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY; PERIODIC.
   - 2.2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL; PERIODIC.
   - 2.3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS; PERIODIC.
   - 2.4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL; CONTINUOUS.
   - 2.5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY; PERIODIC.

ABBREVIATIONS

APPX	APPROXIMATE	NTS	NOT TO SCALE
BEG	BEGIN	OC, O.C.	ON CENTER
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BOT	BOTTOM	PL, ℄	PROPERTY LINE OR PLATE
BW, BOW	BOTTOM OF WALL	PC	POINT OF CURVE
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CL, ℄	CENTERLINE	PI	POINT OF INTERSECTION
CFS	CUBIC FEET PER SECOND	P.I. (P.I.V.)	POST INDICATOR (VALVE)
CLR	CLEAR	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PREFAB	PREFABRICATED
CONC	CONCRETE	PSF	POUND PER SQUARE FOOT
CONT	CONTINUOUS	PSI	POUND PER SQUARE INCH
CY	CUBIC YARD	PT	POINT OF TANGENCY
DET	DETAIL	PVI	POINT OF VERTICAL INTERSECTION
DIA, ø	DIAMETER	QTY	QUANTITY
DIM	DIMENSION	R, RAD	RADIUS
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
EA	EACH	REF	REFERENCE
EG	EXISTING GRADE	REINF	REINFORCEMENT
EL, ELEV	ELEVATION	REQ'D	REQUIRED
EOA, EA	EDGE OF ASPHALT	SCH	SCHEDULE
EQ	EQUAL	SDMH	STORMDRAIN MANHOLE
EXIST, EX	EXISTING	SECT	SECTION
EXP	EXPANSION	SHT	SHEET
FDN	FOUNDATION	SMH	SEWER MAHHOLE
FG	FINISHED GRADE	SPEC	SPECIFICATION
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	STD	STANDARD
GA	GAGE	SW	SIDEWALK
GALV	GALVANIZED	SYM	SYMMETRICAL
HORIZ	HORIZONTAL	TA, TOA	TOP OF ASPHALT
HP	HIGH POINT	TBC	TOP BACK OF CURB
IB	INLET BOX	TBW	TOP BACK OF WALK
ID	INSIDE DIAMETER	TFW	TOP FACE OF WALK
IE	INVERT ELEVATION	TC, TOC	TOP OF CONCRETE
INV	INVERT	TOP	TOP
LB	POUND	TW, TOW	TOP OF WALL
LP	LOW POINT	TYP	TYPICAL
MATL	MATERIAL	UNO	UNLESS NOTED OTHERWISE
MAX	MAXIMUM	VC	VERTICAL CURVE
MIN	MINIMUM	VERT	VERTICAL
MISC	MISCELLANEOUS	W/	WITH
MFR	MANUFACTURER	W/O	WITHOUT
MWSEL	MAX WATER SURFACE ELEV.	WS	WATER SURFACE
NIC, N.I.C.	NOT IN CONTRACT	YD	YARD

DETAIL AND SECTION SYMBOLS



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RANCHES CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

811 Know what's below. Call before you dig.

Rev.	Date	Comment
-	-	-

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: JUNE 20, 2022

PROFESSIONAL ENGINEER
No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

11/9/2022 3:46:36 PM

CIVIL NOTES

C001

EAGLE MOUNTAIN CITY GENERAL NOTES:

1. SEWER–
   - PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
   - DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
   - SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
   - SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
   - LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY & BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
   - MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) & NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
2. WATER–
   - VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" & LARGER TO BE BUTTERFLY VALVES.
   - BEDDING: SAND MUST MEET AASHTO (A–3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
   - DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
   - SERVICES & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS & OTHER FITTINGS.
   - SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE & BE DUAL CHECK MODEL, ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
   - WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT & TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
   - WATER CAN: THE WATER CAN FOR ¾" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM & 21" INSIDE DIAMETER. WATER CAN FOR 1–1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
   - HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
   - LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, & ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY & BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
   - TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS & HYDRANTS, DO NOT RUN UP VALVE BOXES.
   - WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) & GIS (SHOT IN) BEFORE BACKFILL.
   - VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" SEPARATION FROM STORM DRAIN OR OTHER OBSTACLE/UTILITIES.
   - WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
   - WATER MAIN LINE: NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES & BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA–LUG FITTINGS.
3. STORM DRAIN–
   - BEDDING: ¾" GRAVEL 6" BELOW & ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
   - ADS: ALL ADS PIPE TO BE "HP" BRAND.
   - COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
   - MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) & NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
4. ROAD SECTION–
   - PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB–GRADE, SUB–BASE, & CURB BASE & ROAD BASE. CURB STAKES REQUIRED FOR SUB–GRADE INSPECTION & STRING LINE REQUIRED FOR SUB–BASE & ROAD BASE INSPECTION.
   - UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
   - COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS & WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE & CONCRETE TO BE ¼" TO ⅜" DOWN FROM ASPHALT EDGE..

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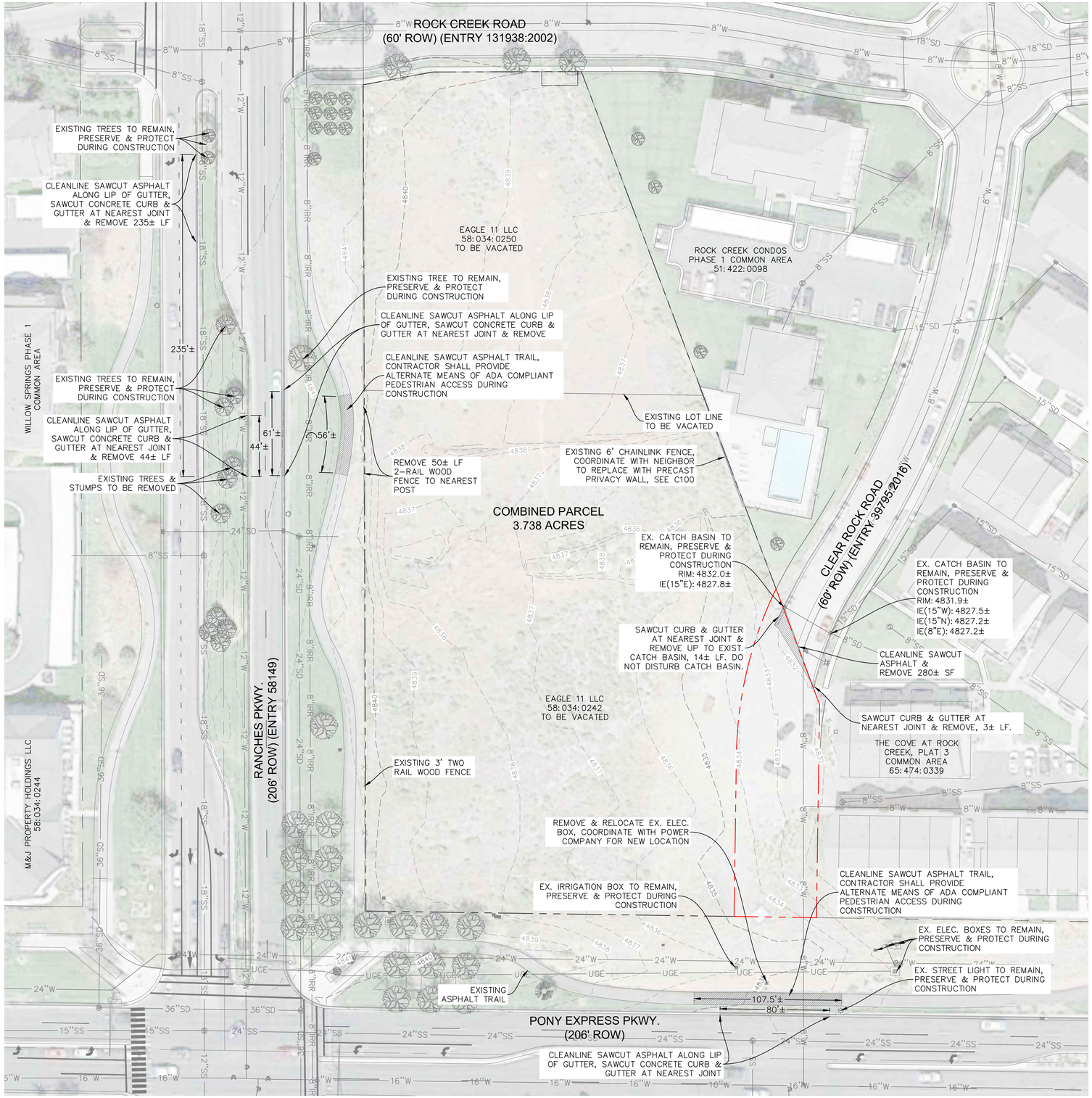
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No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

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CITY NOTES

C002



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE ABANDONED
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING BUILDING
- REMOVE EXISTING CONCRETE ASPHALT
- EXISTING STORMDRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING GAS LINE
- EXISTING CONDUIT
- EXISTING FENCE TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING STORMDRAIN LINE TO BE REMOVED
- EXISTING SANITARY SEWER LINE TO BE REMOVED
- EXISTING WATER LINE TO BE REMOVED
- EXISTING OVERHEAD ELECTRIC LINE TO BE REMOVED
- EXISTING UNDERGROUND ELECTRIC LINE TO BE REMOVED
- EXISTING COMMUNICATIONS LINE TO BE REMOVED
- EXISTING GAS LINE TO BE REMOVED
- EXISTING CONDUIT TO BE REMOVED
- EXISTING STORMDRAIN INLET
- EXISTING STORMDRAIN COMBINATION BOX
- EXISTING STORMDRAIN MANHOLE
- EXISTING DOWNSPOUT (ROOF DRAIN W/CONNECTION)
- EXISTING ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
- EXISTING CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ELECTRICAL/TRANSFORMER BOX
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER, IRRIGATION, POST INDICATOR VALVES
- EXISTING FIRE DEPT. CONNECTION
- EXISTING SITE LIGHT
- EXISTING POWER POLE, GUY WIRE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING TREE

NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES FOR UTILITY MARKING. DIAL 811.
2. EXISTING UTILITIES MUST BE UTILIZED OR ABANDONED. IF UNDOCUMENTED UTILITIES ARE FOUND DURING CONSTRUCTION CONTRACTOR SHALL CONTACT OWNER & ENGINEER FOR DIRECTION.
3. CONTRACTOR TO COORDINATE CLOSELY WITH CITY OF EAGLE MOUNTAIN OFFICIALS & PRIVATE UTILITY COMPANIES TO PROTECT, PRESERVE, & RESTORE EXISTING UTILITIES.
4. CONTRACTOR SHALL PROVIDE ALTERNATE MEANS OF ADA COMPLIANT PEDESTRIAN ACCESS DURING DEMOLITION & IMPROVEMENTS OF ASPHALT TRAIL.
5. CONTRACTOR TO COORDINATE WITH CITY OF EAGLE MOUNTAIN OFFICIALS WHEN CUTTING CURB & GUTTER FOR NEW ENTRANCES FROM PONY EXPRESS AND RANCHES PARKWAYS.

SCALE (FT)

0 40 80 120

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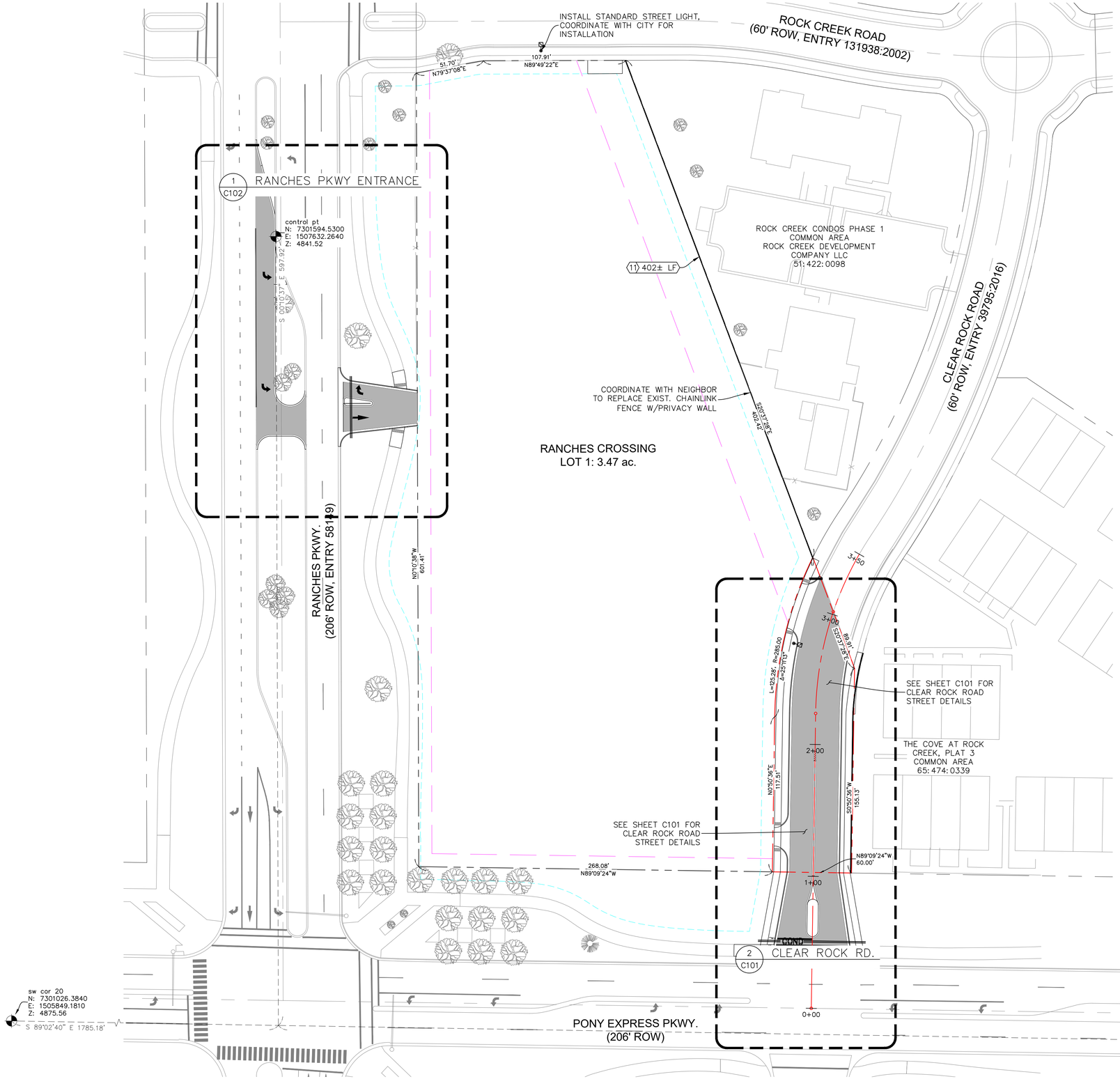
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EX. CONDITIONS & DEMOLITION
C050



LEGEND

- PROPERTY LINE OF INTEREST
- PARKING OFFSET REQ'T
- BUILDING OFFSET REQ'T
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE ABANDONED
- PROPOSED EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED CONDUIT
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED SIGNAGE
- EXISTING SIGNAGE
- PROPOSED BOLLARD
- EXISTING BOLLARD
- PROPOSED ADA TRUNCATED DOMES
- SURVEY CONTROL
- FLEXIBLE PAVEMENT (5/C500)
- EXISTING TREE

KEY TAGS:

1. INSTALL UDOT TYPE B4 CURB (GW2A/C501)
2. INSTALL CURB & GUTTER (7/C500)
3. INSTALL SIDEWALK, WIDTH PER PLAN, USE THICKENED EDGE ADJACENT TO ASPHALT & CONCRETE PAVING (6/C500) (11/C500)
4. INSTALL ADA RAMP (8/C500)
5. ADA LANDING/ZONE; SLOPE < 2% ANY DIRECTION
6. INSTALL CONCRETE WATERWAY, WIDTH PER PLAN (9/C500)
7. LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN
8. TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24", TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.
9. INSTALL UDOT OPEN CONCRETE DRIVEWAY (GW3B/C501)
10. INSTALL PLOWABLE END (GW1A/C501) (GW1B/C501)
11. INSTALL 6' RHINOROCK SCREEN WALL, COLOR BY OWNER (1/C501)
12. INSTALL 12" PEDESTRIAN CROSSING STRIPING PER PLAN (9' WIDE)
13. INSTALL 12" STOP LINE STRIPE PER PLAN
14. INSTALL STREET & "STOP" SIGNS (R1-1) (10/C500)
15. INSTALL CURB WALL & MATCH EXISTING EXISTING CURB STYLE (12/C500)
16. INSTALL 4" PVC CONDUIT, TERMINATE 2' BEHIND CURB OR SIDEWALK, CAP W/DETECTABLE METALLIC CAP
17. INSTALL TYPE B4 UDOT CURB & GUTTER 8" HIGH (GW2A/C501)
18. TRANSITION FROM TYPE B4 UDOT CURB & GUTTER TO CURB WALL (MATCH EXISTING) OVER 10 LF

SCALE (FT)

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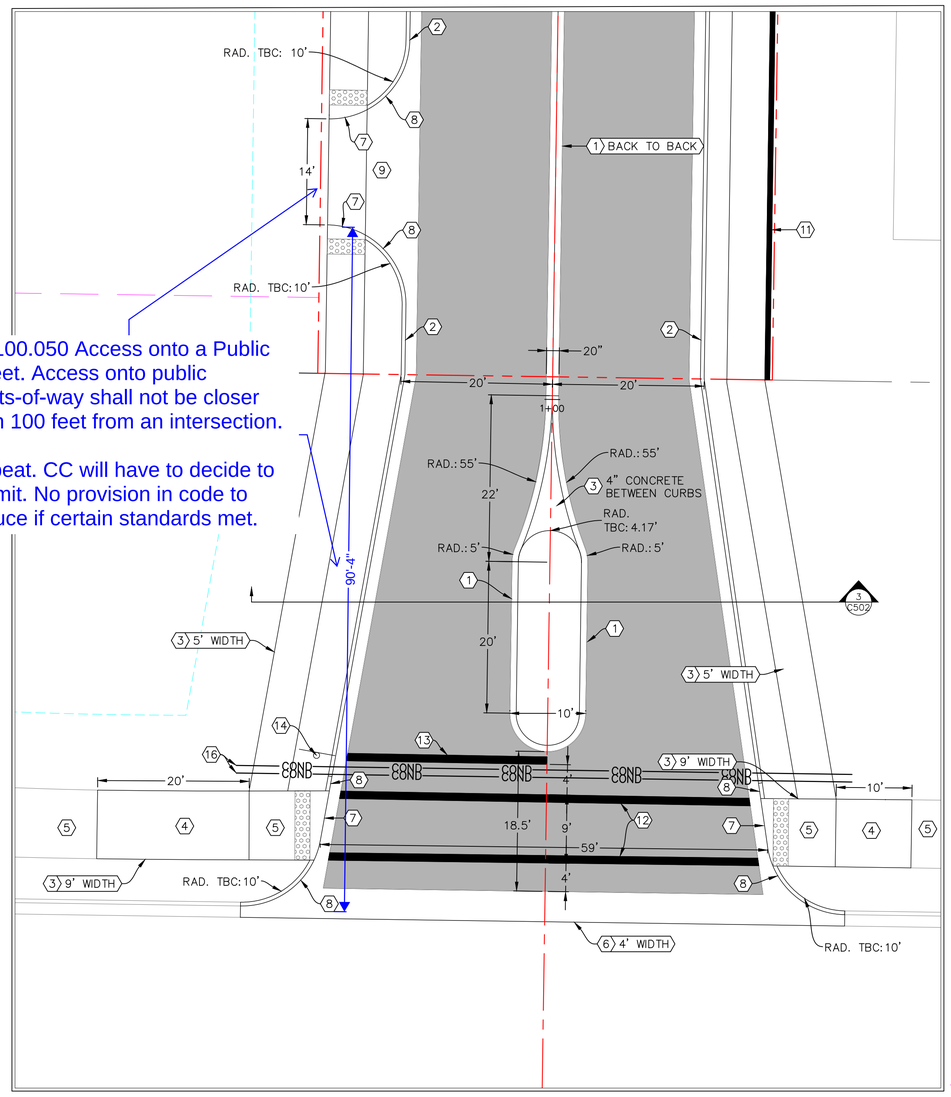
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OVERALL SITE PLAN
C100

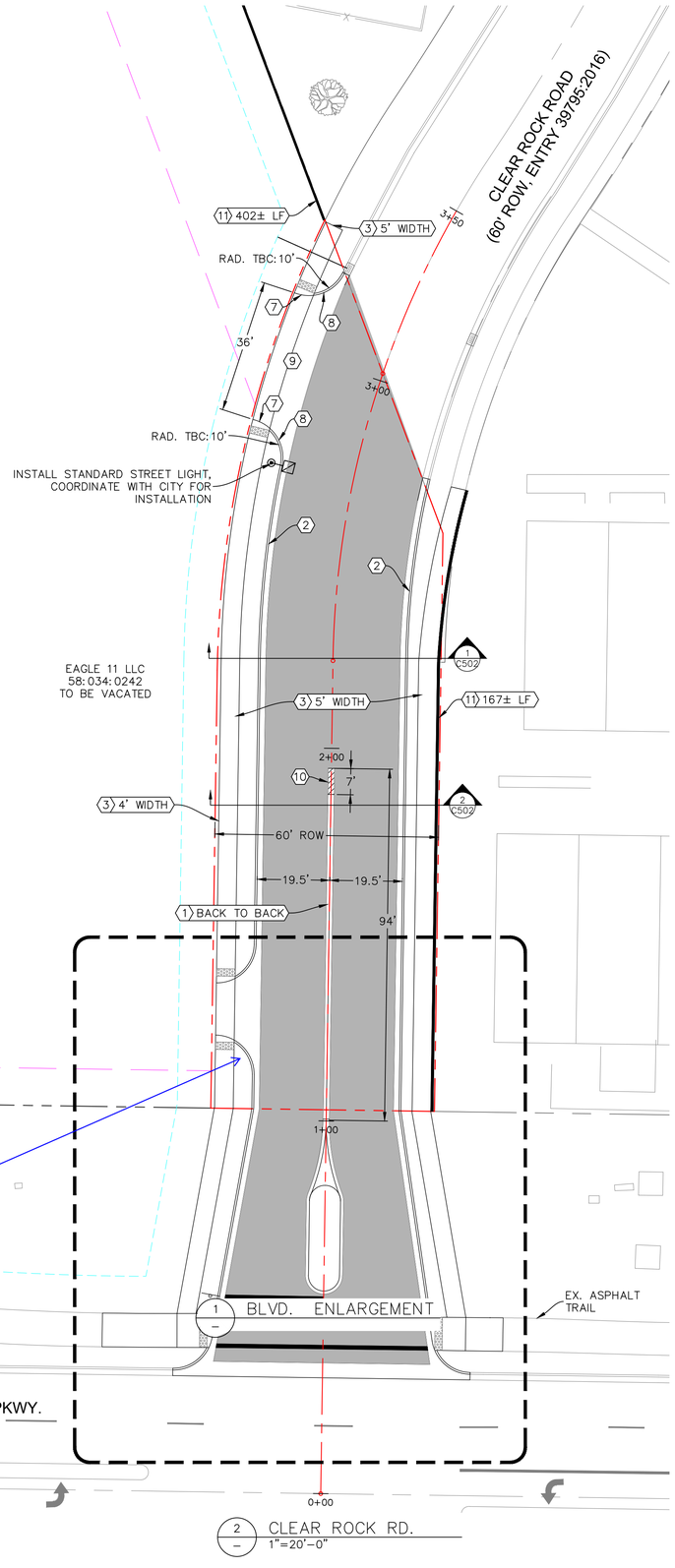


1 BLVD. ENLARGEMENT
1"=10'-0"

17.100.050 Access onto a Public Street. Access onto public rights-of-way shall not be closer than 100 feet from an intersection.

Repeat. CC will have to decide to permit. No provision in code to reduce if certain standards met.

AutoCAD file to create intersection addresses



1 BLVD. ENLARGEMENT

2 CLEAR ROCK RD.
1"=20'-0"

LEGEND

- PROPERTY LINE OF INTEREST
- PARKING OFFSET REQ'T
- BUILDING OFFSET REQ'T
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE ABANDONED
- PROPOSED EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED CONDUIT
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED SIGNAGE
- EXISTING SIGNAGE
- PROPOSED BOLLARD
- EXISTING BOLLARD
- PROPOSED ADA TRUNCATED DOMES
- SURVEY CONTROL
- FLEXIBLE PAVEMENT (5 C500)
- EXISTING TREE

KEY TAGS:

1. INSTALL UDOT TYPE B4 CURB (GW2A C501)
2. INSTALL CURB & GUTTER (7 C500)
3. INSTALL SIDEWALK, WIDTH PER PLAN, USE THICKENED EDGE ADJACENT TO ASPHALT & CONCRETE PAVING (6 C500) (11 C500)
4. INSTALL ADA RAMP (8 C500)
5. ADA LANDING/ZONE; SLOPE < 2% ANY DIRECTION
6. INSTALL CONCRETE WATERWAY, WIDTH PER PLAN (9 C500)
7. LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN
8. TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24", TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.
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10. INSTALL PLOWABLE END (GW1A C501) (GW1B C501)
11. INSTALL 6' RHINOROCK SCREEN WALL, COLOR BY OWNER (1 C501)
12. INSTALL 12" PEDESTRIAN CROSSING STRIPING PER PLAN (9' WIDE)
13. INSTALL 12" STOP LINE STRIPE PER PLAN
14. INSTALL STREET & "STOP" SIGNS (R1-1) (10 C500)
15. INSTALL CURB WALL & MATCH EXISTING EXISTING CURB STYLE (12 C500)
16. INSTALL 4" PVC CONDUIT, TERMINATE 2' BEHIND CURB OR SIDEWALK, CAP W/DETECTABLE METALLIC CAP
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SCALE (FT)
0 20 40 60

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RANCHES CROSSING

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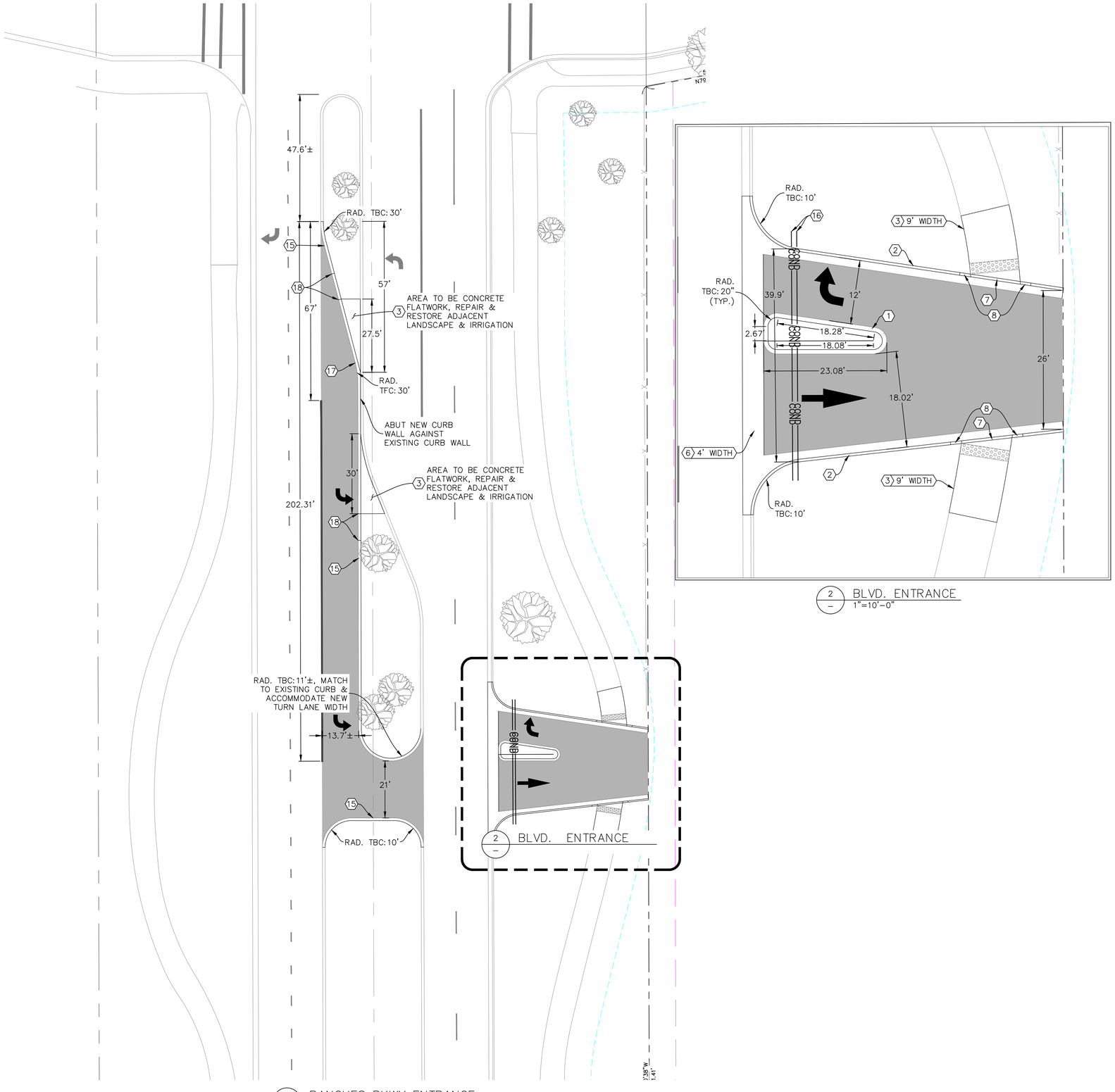
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CRAIG B. LARSEN
STATE OF UTAH

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SITE PLAN
CLEAR ROCK RD.
C101



1 — RANCHES PKWY ENTRANCE
1"=20'-0"

2 — BLVD. ENTRANCE
1"=10'-0"

2 — BLVD. ENTRANCE

LEGEND

- PROPERTY LINE OF INTEREST
- PARKING OFFSET REQ'T
- BUILDING OFFSET REQ'T
- EXISTING PROPERTY LINE
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- EXISTING EASEMENT TO BE ABANDONED
- PROPOSED EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED CONDUIT
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED SIGNAGE
- EXISTING SIGNAGE
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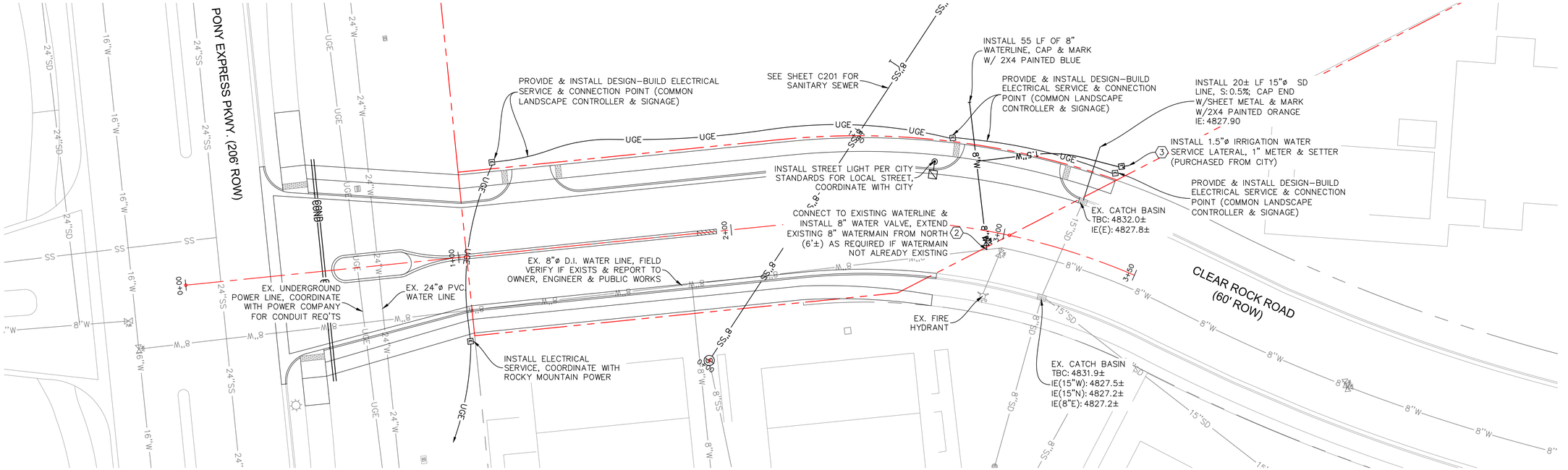
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A	11.07.22	REVIEW COMMENTS

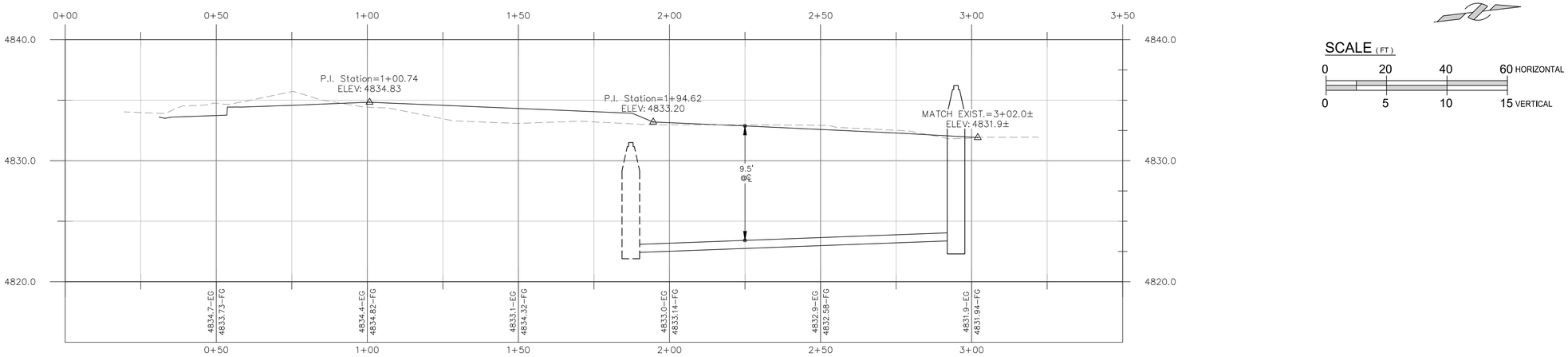
DRAWN BY: DRS
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ORIG. ISSUE DATE: JUNE 20, 2022

PROFESSIONAL ENGINEER
No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

11/9/2022 3:47:47 PM

SITE PLAN
WEST ENTRANCE
C102





SCALE (FT)

0 20 40 60 HORIZONTAL

0 5 10 15 VERTICAL

EAGLE MOUNTAIN CITY GENERAL NOTES:

1. SEWER–
   - PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
   - DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
   - SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
   - SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
   - LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY & BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
   - MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) & NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
2. WATER–
   - VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" & LARGER TO BE BUTTERFLY VALVES.
   - BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
   - DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
   - SERVICES & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS & OTHER FITTINGS.
   - SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE & BE DUAL CHECK MODEL, ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
   - WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT & TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
   - • WATER CAN: THE WATER CAN FOR ¾" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM & 21" INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
   - HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
   - LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, & ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY & BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
   - TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS & HYDRANTS, DO NOT RUN UP VALVE BOXES.
   - WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) & GIS (SHOT IN) BEFORE BACKFILL.
   - VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" SEPARATION FROM STORM DRAIN OR OTHER OBSTACLE/UTILITIES.
   - WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
   - WATER MAIN LINE: NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES & BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.
3. STORM DRAIN–
   - BEDDING: ¾" GRAVEL 6" BELOW & ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
   - ADS: ALL ADS PIPE TO BE "HP" BRAND.
   - COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
   - MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) & NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
4. ROAD SECTION–
   - PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, & CURB BASE & ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION & STRING LINE REQUIRED FOR SUB-BASE & ROAD BASE INSPECTION.
   - UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
   - COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS & WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE & CONCRETE TO BE ¼" TO ⅜" DOWN FROM ASPHALT EDGE..

GENERAL UTILITY NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES FOR UTILITY MARKING. DIAL 811.
2. CONTRACTOR SHALL FOLLOW GUIDELINES & RECOMMENDATIONS OF PROJECT GEOTECHNICAL INVESTIGATION & ALL ADDENDUMS.
3. ALL UTILITY INSTALLATIONS SHALL BE DONE PER LOCAL JURISDICTION AND AGENCY REQUIREMENTS & SPECIFICATIONS.

KEY TAGS:

1. INSTALL SS MANHOLE (4 / C500)
2. INSTALL WATER VALVE (3 / C500)
3. INSTALL WATER METER (WSC-1 / C501)
4. INSTALL 4" SANITARY SEWER STUB, S: 2%, CAP & MARK END W/2X4 PAINTED GREEN. (LSC-1 / C501)

LEGEND

PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
		EASEMENT
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER & DIAMETER IF KNOWN
		WATER, IRRIGATION, POST INDICATOR VALVES

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OWNER:
EAGLE 11 LLC.

RANCHES CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

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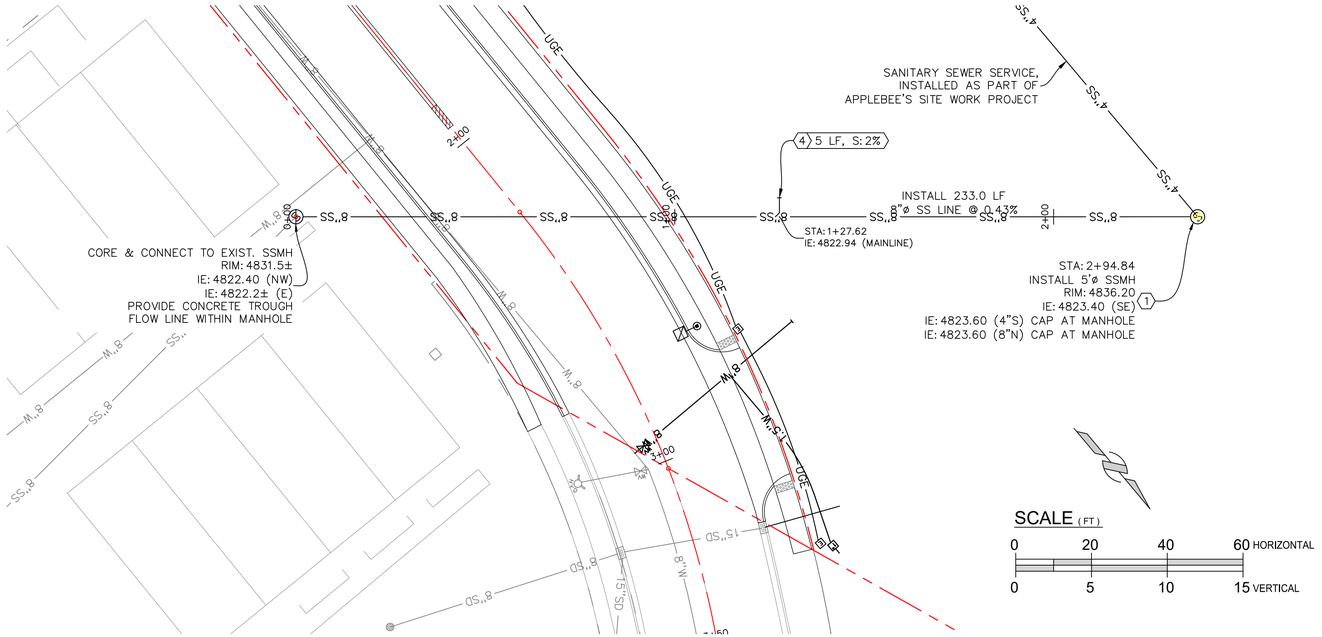
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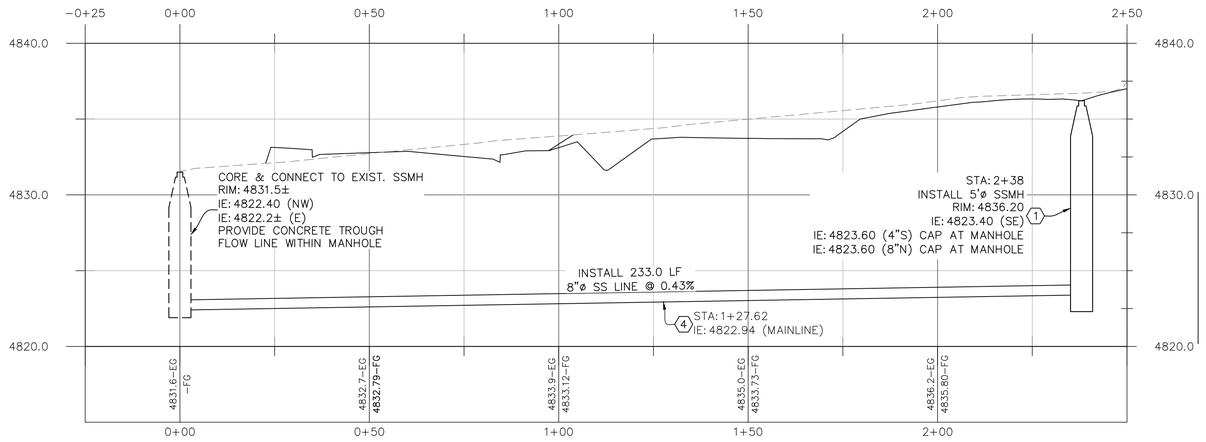
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UTILITY PLAN & STREET PROFILE
C200

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LEGEND

PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
		EASEMENT
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER & DIAMETER IF KNOWN
		WATER, IRRIGATION, POST INDICATOR VALVES

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RANCHES CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

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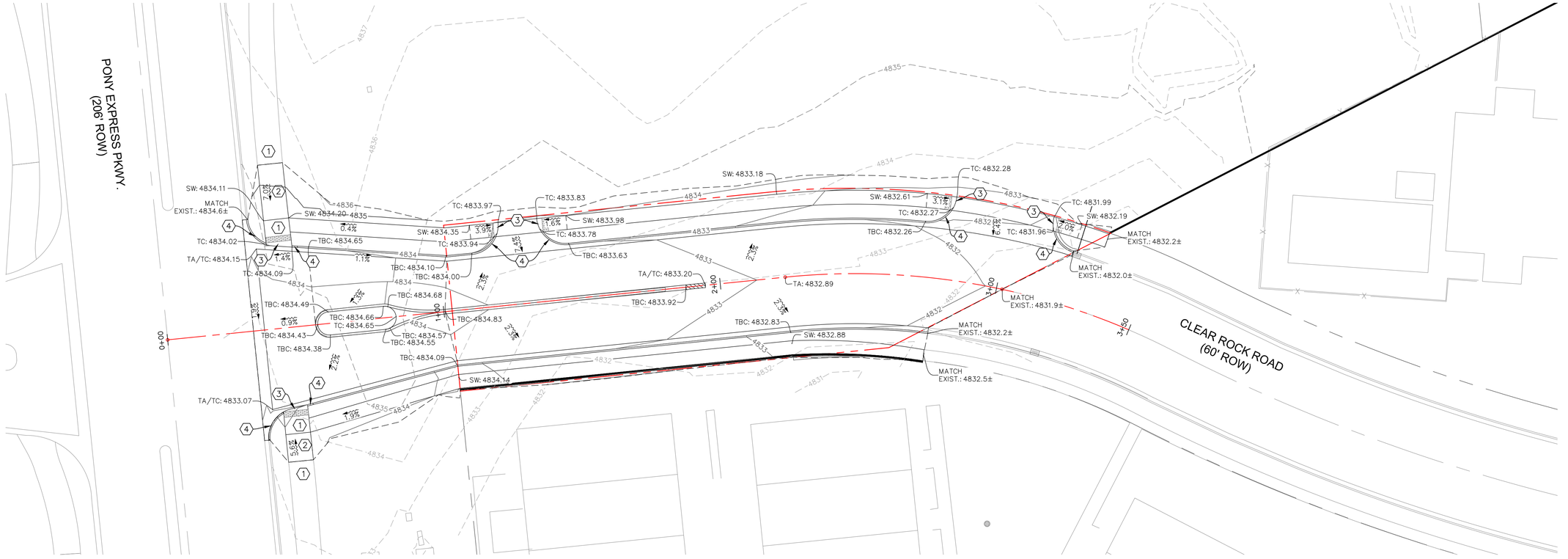
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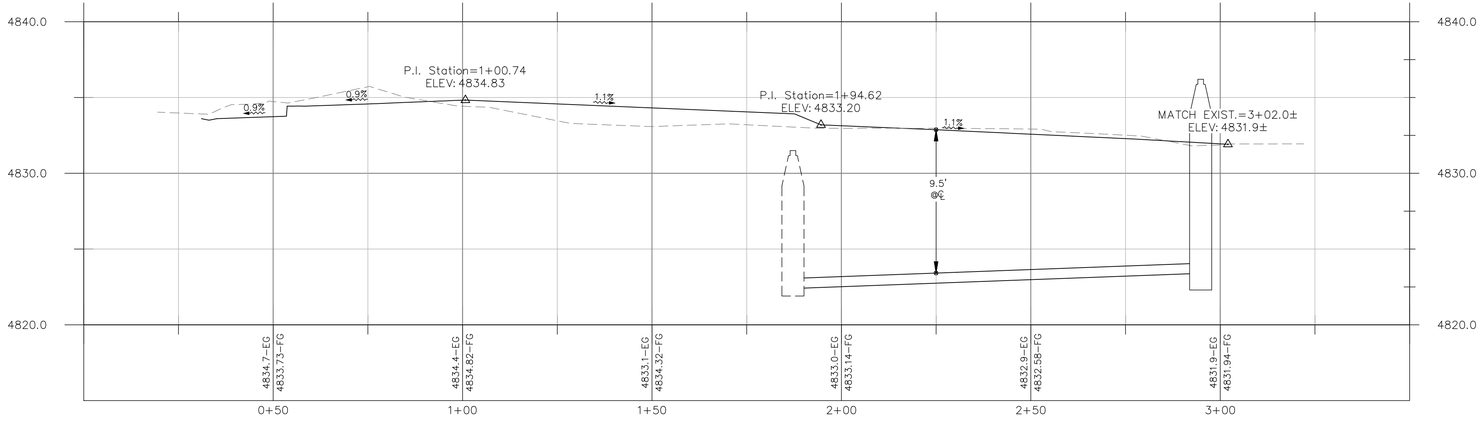
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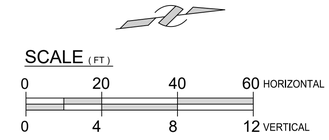
PROFESSIONAL ENGINEER
No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

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SS PLAN & PROFILE
C201







DESIGN ELEVATION CALLOUT NOTIFICATION:
TA & TC LABELS REFER TO THE LOWER ELEVATION WHEN LABEL IS PLACED AT A POINT OF ABRUPT VERTICAL CHANGE (FACE OF CURB, FACE OF DROP SIDEWALK, ETC.)

KEY TAGS:

1. ADA ZONE/LANDING, SLOPE < 2% IN ANY DIRECTION
2. INSTALL ADA RAMP (8 / C500)
3. LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN
4. TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24", TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.

LEGEND

PROPOSED	EXISTING	
4650	4650	MAJOR CONTOUR
4649	4649	MINOR CONTOUR
		DITCH BANK, FLOWLINE
		BUILDING/STRUCTURE
		CURB, GUTTER
		PROPERTY LINE
		GRADE BREAK LINE/CONVERGENCE POINT
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
SD	SD	STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT
		ADA TRUNCATED DOMES

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RANCHES CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST
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UTAH COUNTY, UTAH

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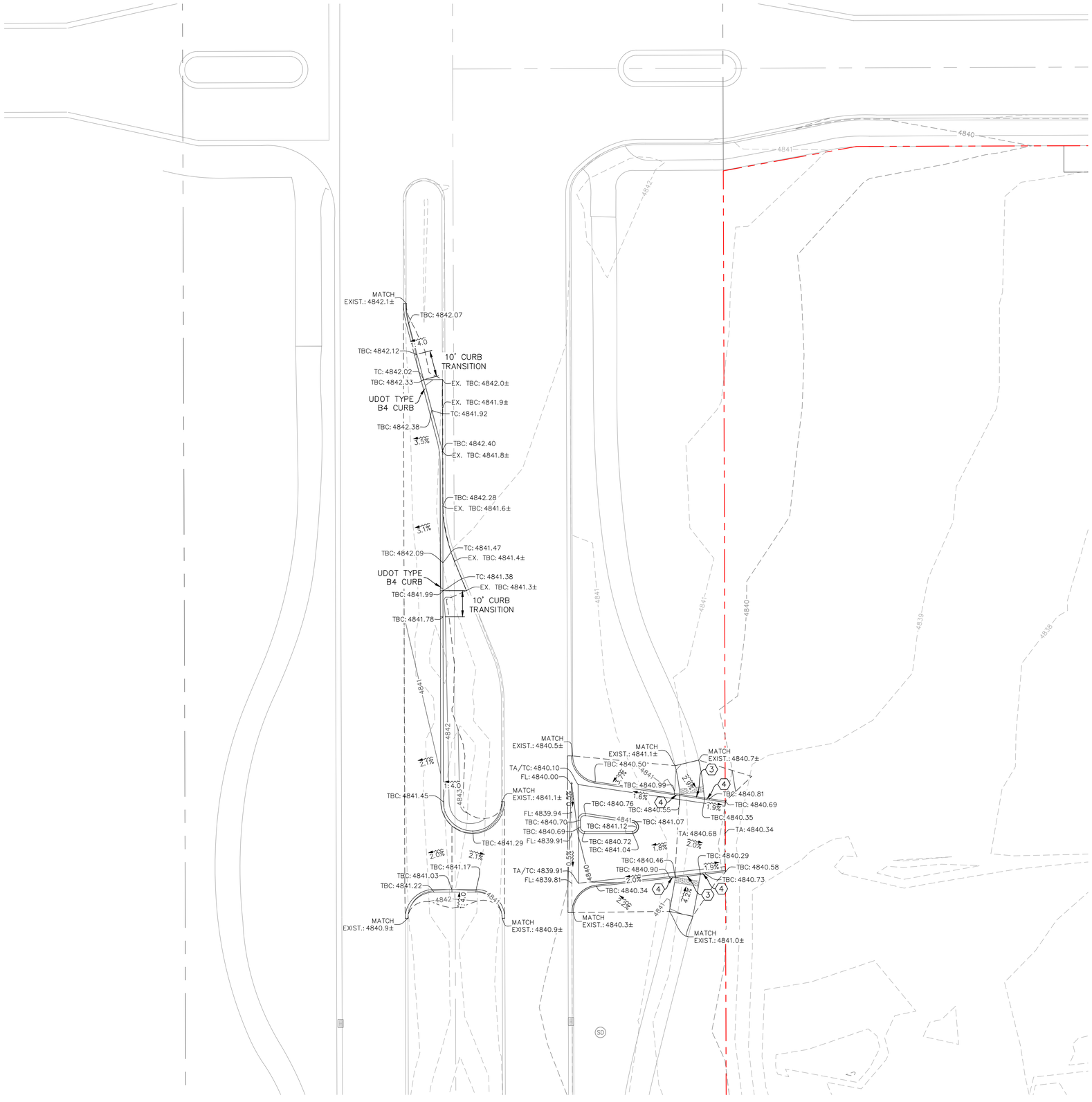
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CRAIG B. LARSEN
STATE OF UTAH

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GRADING
PLAN & PROFILE
C300



LEGEND

PROPOSED	EXISTING	
4650	4650	MAJOR CONTOUR
4649	4649	MINOR CONTOUR
		DITCH BANK, FLOWLINE
		BUILDING/STRUCTURE
		CURB, GUTTER
		PROPERTY LINE
		GRADE BREAK LINE/CONVERGENCE POINT
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
SD	SD	STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT
		ADA TRUNCATED DOMES

KEY TAGS:

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SCALE (FT)
0 20 40 60

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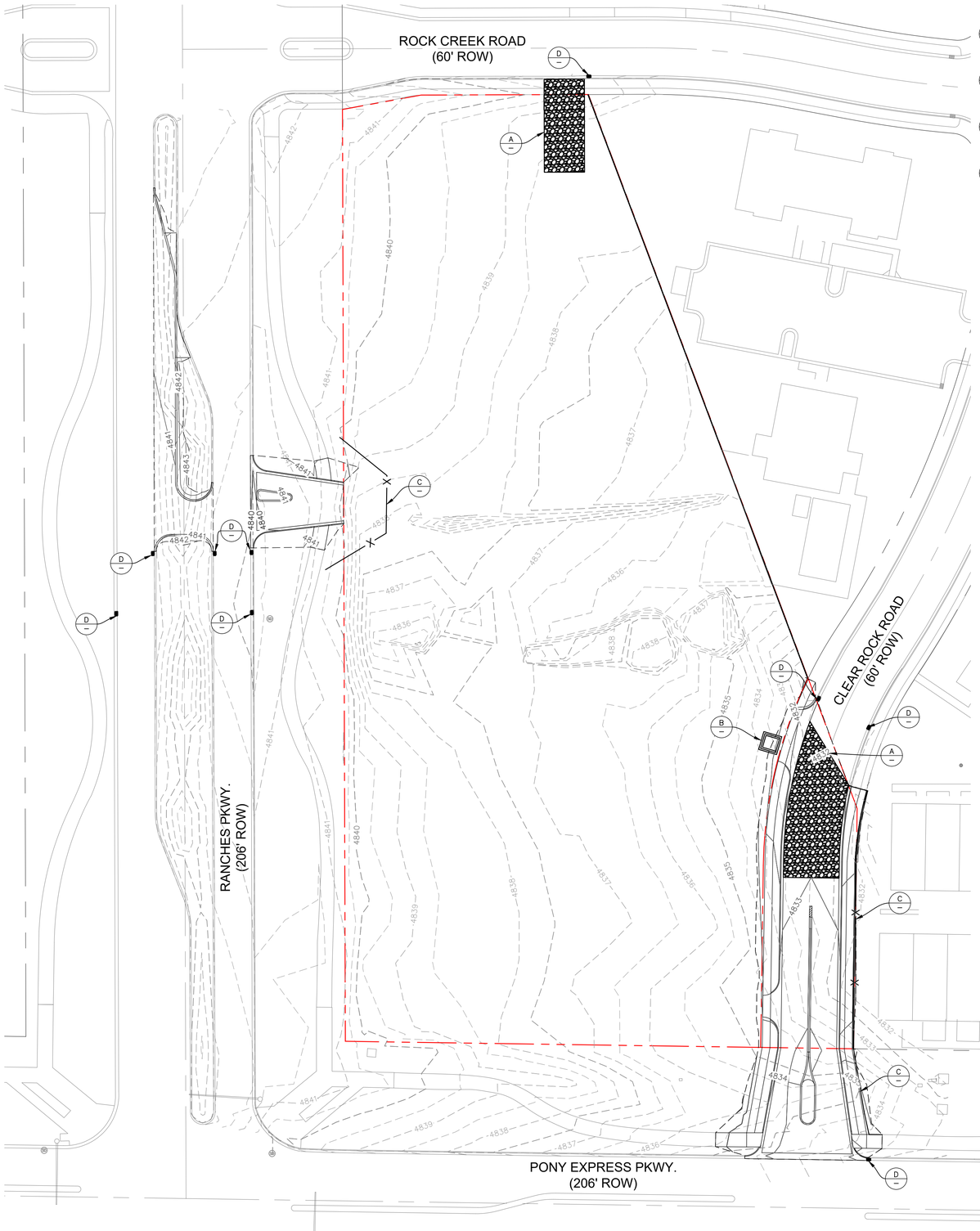
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CRAIG B. LARSEN
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GRADING PLAN
WEST ENTRANCE
C301



A — CONSTRUCT VEHICLE TRACKING CONTROL ENTRANCE, LOCATION TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY

B — CONSTRUCT CONCRETE WASHOUT FACILITY, LOCATION(S) TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY, CLEAN & DISPOSE OF EXCESS MATERIAL AS NECESSARY IN A LAWFUL MANNER

C — INSTALL SILT FENCE, STRAW WATTLE OR BALE EROSION CONTROL BARRIER AT ALL LOCATIONS WHERE STORMWATER RUNOFF MAY FLOW OFF-SITE

D — PLACE GRAVEL BAGS & INLET PROTECTION, OVER PROPOSED & EXISTING INLETS & STREET GUTTERS UNTIL COMPLETION OF SITE CONSTRUCTION & LANDSCAPING (TYP. ALL INLETS)

SCALE (FT)

0 40 80 120

LEGEND

PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
		PROPERTY LINE
1775	1775	MAJOR CONTOUR
1776	1776	MINOR CONTOUR
		DITCH BANK, FLOWLINE
X		SILT FENCE, STRAW WATTLE
		STRAW BAIL
		GRAVEL BAG
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION

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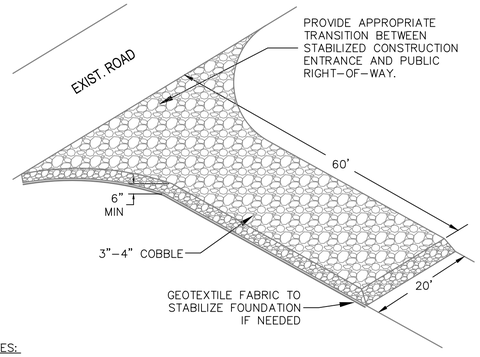
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11/9/2022 3:49:35 PM

SWPPP

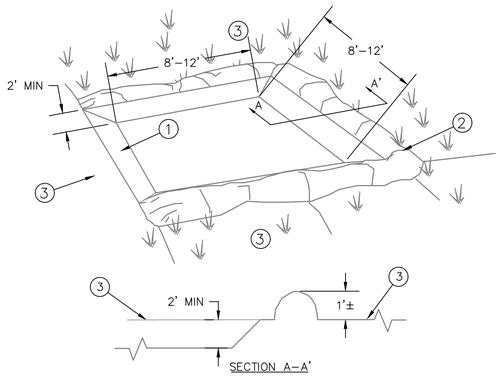
C400



NOTES:

1. STONE SIZE: 3"-4" OPEN GRADEROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 50'.
3. THICKNESS: NOT LESS THAN 6"
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

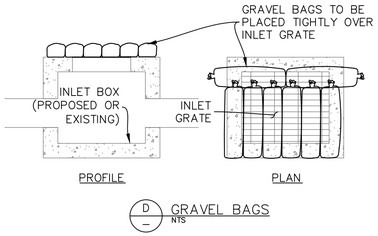
A — VEHICLE TRACKING CONTROL
NTS



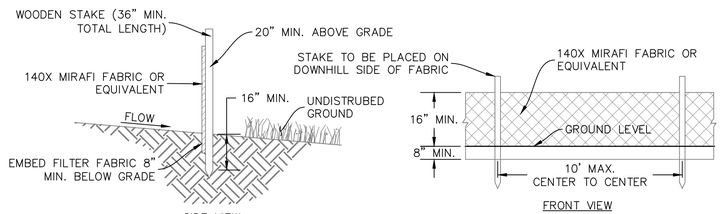
1. EXCAVATE 2' DEPTH MIN.
2. EXCAVATED MATERIAL TO FORM BERM ±1'
3. EXISTING GRADE

NOTE:
INSPECT PERIODICALLY AND CLEAN OUT CONCRETE BEFORE IT REACHES THE BOTTOM OF THE EARTH BERM. DISPOSE OF CONCRETE OFF-SITE IN LAWFUL MANNER RESTORE AREA TO ORIGINAL GRADE AT END OF JOB.

B — CONCRETE WASHOUT BASIN
NTS

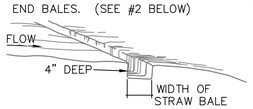


D — GRAVEL BAGS
NTS

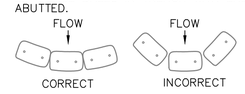


SILT FENCE

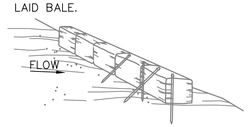
1. DIG A 4" BY 2' TRENCH. ALIGHN TRENCH PARALLEL TO CONTOURS BUT CURVED SLIGHTLY UPHILL SO RUNOFF CANNOT ESCAPE AROUND THE END BALES. (SEE #2 BELOW)



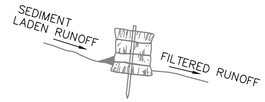
2. PLACE BALES IN TRENCH WITH ENDS TIGHTLY ABUTTED.



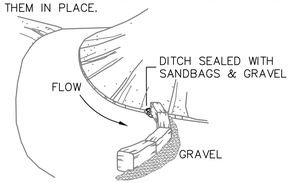
3. ANCHOR EACH BALE WITH 2 STAKES HAMMERED 11/2' TO 2' INTO THE GROUND. ANGLE THE FIRST STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE.



4. WEDGE LOOSE STRAW BETWEEN BALES. BACKFILL AND COMPACT THE EXCAVATED SOIL AGAINST THE UPHILL SIDE OF THE BARRIER.



5. WHEN INSTALLING BALES ON PAVEMENT, PILE GRAVEL OR ROCK BEHIND THE BALES TO HOLD THEM IN PLACE.



NOTES:
1. INSPECT PERIODICALLY AND AFTER EACH STORM. REPLACE DAMAGED WATTLES & BALES; RE-ANCHOR DISPLACED ONES. CLEAN OUT SEDIMENT BEFORE IT REACHES THE TOP OF THE WADDLES & BALES. DEPOSIT THE REMOVED SEDIMENT WHERE IT WILL NOT ENTER A DRAINAGE WAY.
2. MATERIALS:
   2.1. 9"ø STRAW WATTLES BOUND WITH NETTING & TWINE, STRAW BALES BOUND WITH TWINE, WOOD STAKES 5' O.C. (2X2, 2' LONG) OR STEEL PICKETS.
   OR
   2.2. STRAW BALES BOUND WITH TWINE, WOOD STAKES (2X2, 4' LONG) OR STEEL PICKETS, 2 STAKES PER BALE.

STRAW WATTLE/BALE

C — SILT FENCE, STRAW WATTLE OR BALE EROSION CONTROL
NTS

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
385.501.7371

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RANCHES CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

811 Know what's below. Call before you dig.

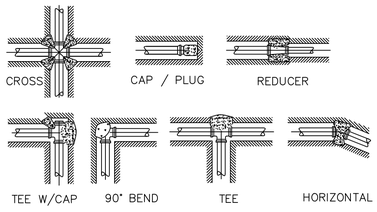
Rev.	Date	Comment
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DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: JUNE 20, 2022

PROFESSIONAL ENGINEER
No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

11/9/2022 3:49:47 PM

SWPPP DETAILS
C401



BEARING AREA = (TEST PRESSURE/250) X (2000/SOIL BEARING STRESS) X (TABLE VALUE)

MINIMUM BEARING AREA IN SQUARE FEET										
FITTING SIZE	TEE, WYE PLUG OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22 1/2° BEND	11 1/4° BEND	45° VERT BEND* (CU YDS.)	22 1/2° VERT BEND (CU YDS.)	11 1/4° VERT BEND* (CU YDS.)
			A1	A2						
4"	2.4	3.3	3.3	1.5	1.8	0.9	0.5	1.2	0.5	0.2
6"	5.3	7.5	7.5	5.6	4.1	2.1	1.0	1.9	1.0	0.5
8"	9.4	13.3	13.3	10.0	7.2	3.7	1.8	3.4	1.8	0.9
10"	14.7	20.8	20.8	17.5	11.3	5.7	2.9	5.3	2.9	1.5
12"	21.2	30.0	30.0	26.7	16.2	8.3	4.2	7.7	4.1	2.1
14"	28.9	40.8	40.8	33.3	22.1	11.3	5.7	10.4	5.6	2.9
16"	37.7	53.3	53.3	45.8	28.9	14.7	7.4	13.6	7.4	3.8
18"	47.7	67.5	67.5	60.0	36.5	18.6	9.4	17.2	9.3	4.8

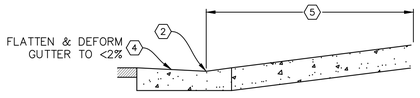
NOTES:

1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH OR STRUCTURAL BACKFILL APPROVED BY ENGINEER.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. REQUIRED BEARING AREAS AT FITTINGS SHALL BE AS REQUIRED IN NOTE 7 TO CONFORM TO TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES) STATED IN THE SPECIFICATIONS.
4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS TYPICAL DETAIL.
5. ALL BURIED PIPING EXCEPT FLANGED, SCREWED, SOCKET WELD PVC OR WELDED STEEL PIPE SPECIFIED TO BE PRESSURE TESTED SHALL BE PROVIDED WITH CONCRETE THRUST BLOCKS AT ALL DIRECTION CHANGES UNLESS OTHERWISE NOTED.
6. THRUST BLOCKS SHALL NOT BE LOCATED OR SIZED TO ENCASE ADJACENT PIPES OR FITTINGS.
7. BEARING AREAS ARE BASED ON TEST PRESSURE OF 250 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT.

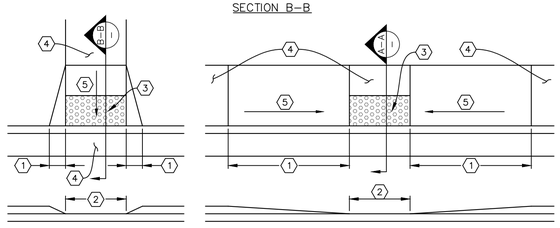
1 — THRUST BLOCK
NTS

USE FOTERRA STANDARD 48" PRECAST SANITARY SEWER MANHOLE W/INVERT CHANNELS, CONE, ADJUSTING RINGS, & TRAFFIC RATED NEENAH R-1955 FRAME & R-1733 LID W/"SANITARY SEWER" EMBOSSING OR APPROVED EQUAL. FRAME & GRATE TO RECEIVE CONCRETE COLLAR WHEN IN HARDSCAPED AREA. MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX.) & NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

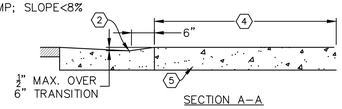
4 — SANITARY SEWER MANHOLE
NTS



SECTION B–B



1. TRANSITION TO LOWBACK CURB/ZERO REVEAL; L=RAMP LENGTH IF PARALLEL TO RAMP, 18" MIN. OTHERWISE
2. LOWBACK CURB/ZERO REVEAL, SEE SITE PLAN FOR LENGTH
3. TRUNCATED DOMES MEETING ADA REQ'TS ALONG ENTIRE DISTANCE OF LOWBACK CURB
4. LANDING; SLOPE<2% FOR 60" MIN. IN DIRECTION OF TRAVEL
5. RAMP; SLOPE<8%

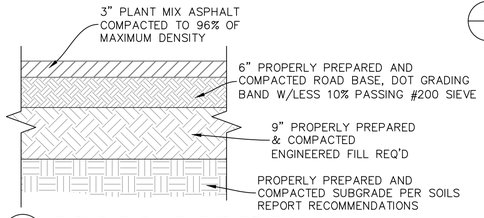


SECTION A–A

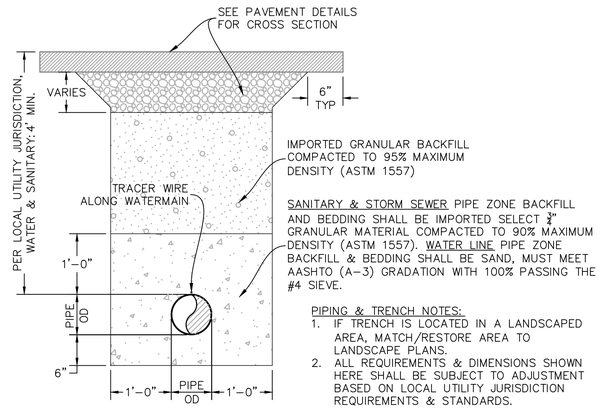
NOTES:

1. RAMPS SHALL COMPLY WITH CURRENT DEPARTMENT OF JUSTICE ADA STANDARDS & ICC A117.1.
2. ABRUPT CHANGES IN LEVEL UP TO ¼" MAXIMUM ARE ALLOWED.
3. ABRUPT CHANGES IN LEVEL GREATER THAN ¼" BUT LESS THAN ½" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1 VERTICAL: 2 HORIZONTAL.
4. ABRUPT CHANGES IN LEVEL GREATER THAN ½" ARE PROHIBITED.

8 — ADA RAMP
NTS



5 — FLEXIBLE PAVEMENT SECTION
NTS PAVEMENT SECTION TO MEET SOILS REPORT REQUIREMENTS

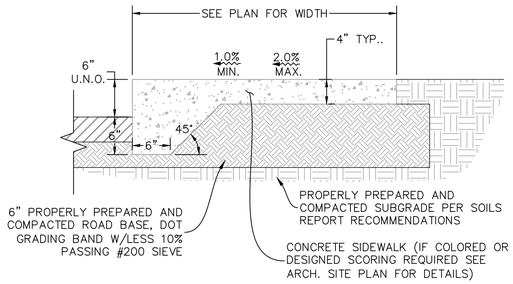


SANITARY & STORM SEWER PIPE ZONE BACKFILL AND BEDDING SHALL BE IMPORTED SELECT ¾" GRANULAR MATERIAL COMPACTED TO 90% MAXIMUM DENSITY (ASTM 1557). WATER LINE PIPE ZONE BACKFILL & BEDDING SHALL BE SAND, MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE.

PIPING & TRENCH NOTES:

1. IF TRENCH IS LOCATED IN A LANDSCAPED AREA, MATCH/RESTORE AREA TO LANDSCAPE PLANS.
2. ALL REQUIREMENTS & DIMENSIONS SHOWN HERE SHALL BE SUBJECT TO ADJUSTMENT BASED ON LOCAL UTILITY JURISDICTION REQUIREMENTS & STANDARDS.

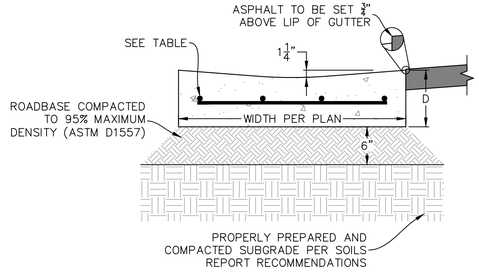
2 — STANDARD TRENCH DETAIL
NTS: SEE GEOTECHNICAL INVESTIGATION FOR SPECIAL TRENCH REQ'TS



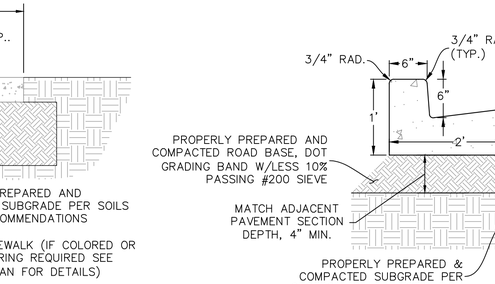
NOTES:
1. SEE "TYPICAL CONCRETE SITEWORK & FLATWORK" DETAIL FOR ADD'L REQ'TS.

6 — THICKENED EDGE SIDEWALK
NTS

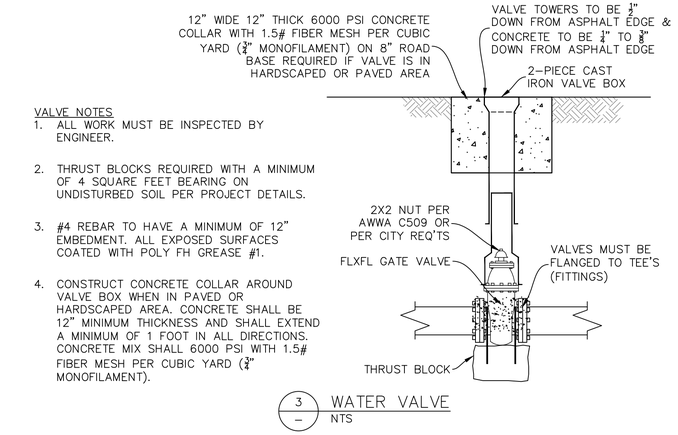
WATERWAY DIMENSION TABLE		
WIDTH	D	STEEL
24"	7"	3 No. 4 BARS
36"	8"	4 No. 4 BARS TIED AT 24" O.C. W/No. 4 BAR
48"	8"	5 No. 4 BARS TIED AT 24" O.C. W/No. 4 BAR



9 — CONCRETE WATERWAY
NTS



10 — STREET & STOP SIGNS
NTS



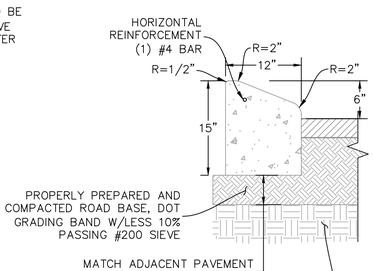
VALVE NOTES

1. ALL WORK MUST BE INSPECTED BY ENGINEER.
2. THRUST BLOCKS REQUIRED WITH A MINIMUM OF 4 SQUARE FEET BEARING ON UNDISTURBED SOIL PER PROJECT DETAILS.
3. #4 REBAR TO HAVE A MINIMUM OF 12" EMBEDMENT. ALL EXPOSED SURFACES COATED WITH POLY FH GREASE #1.
4. CONSTRUCT CONCRETE COLLAR AROUND VALVE BOX WHEN IN PAVED OR HARDSCAPED AREA. CONCRETE SHALL BE 12" MINIMUM THICKNESS AND SHALL EXTEND A MINIMUM OF 1 FOOT IN ALL DIRECTIONS. CONCRETE MIX SHALL 6000 PSI WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT).

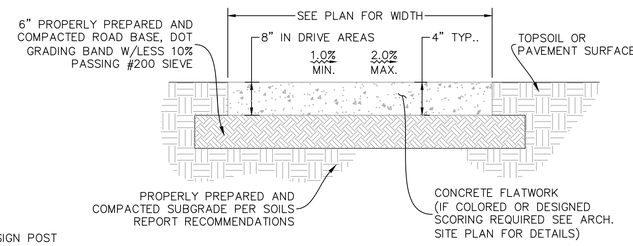
3 — WATER VALVE
NTS

7 — 24" CURB & GUTTER
NTS

NOTE:
MATCH EXISTING ISLAND CURB WALL STYLE & DIMENSIONS. DIMENSIONS SHOWN ARE APPROXIMATE.



12 — CONCRETE CURB WALL
NTS



NOTES:

1. CONCRETE SHALL CONTAIN NOT LESS THAN 6.3 BAGS CEMENT, HAVE 5-7% ENTRAINED AIR, AND SHALL BE PLACED AT A SLUMP NOT TO EXCEED 3.5".
2. PLACE CONCRETE ON 6" OF ROAD BASE COMPACTED TO 95% MAXIMUM PROCTOR DENSITY AS DETERMINED BY ASTM D-1557.
3. EXPANSION JOINTS EVERY 100 FEET, AT ALL CHANGES IN DIRECTION AND AT ALL LOCATIONS WHERE SLAB ABUTS OTHER CONCRETE OR SOLID OBJECT.
4. PLACE SCORE LINES SPACED NOT GREATER THAN WIDTH OF SLAB OR SIDEWALK, MAX=8'.
5. SIDEWALK TO BE 8" THICK WHEN PLACED IN DRIVE APPROACH.
6. USE FINE HAIR TO FINISH WALKS ON GRADES UNDER 6% AND ROUGH HAIR ON GRADES OVER 6%.

11 — TYPICAL CONCRETE SIDEWALK & FLATWORK
NTS

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
385.501.7371

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RANCHES CROSSING

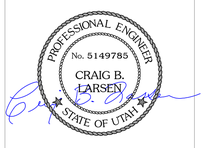
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

811 Know what's below. Call before you dig.

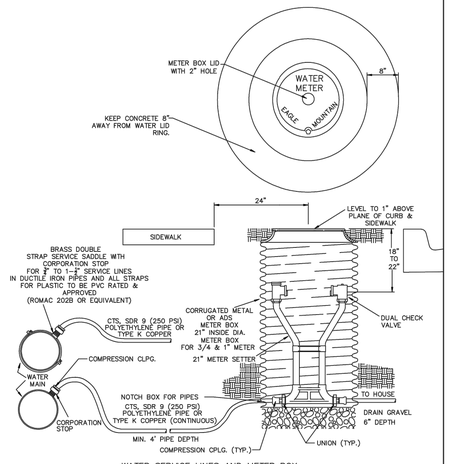
Rev.	Date	Comment
A	11.07.22	REVIEW COMMENTS

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: JUNE 20, 2022



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CIVIL DETAILS
C500



WATER SERVICE LINES AND METER BOX

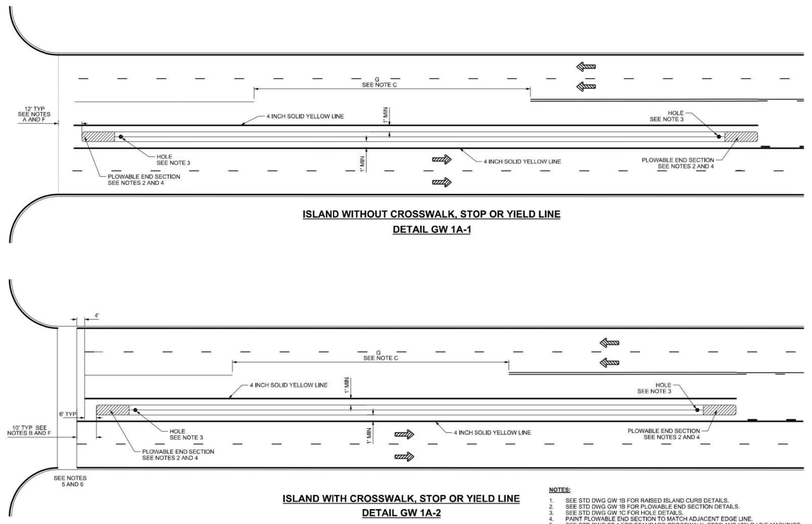
NOTE: 1.5" AND LARGER WATER METER SHALL CONFORM TO STANDRAD FOR LARGE METERS. SEE DRAWING #LCM-1

DRAWN	RSB
REVISED	DEC 2022
DATE	NOV 2015
SCALE	N.T.S.

EAGLE MOUNTAIN CITY

STANDARD DETAILS FOR: WATER LINE, SETTER & CAN

DRAWING NO. WSC–1



ISLAND WITHOUT CROSSWALK, STOP OR YIELD LINE
DETAIL GW 1A-1

ISLAND WITH CROSSWALK, STOP OR YIELD LINE
DETAIL GW 1A-2

NOTES:

1. SEE STD DWG GW 1B FOR RAISED ISLAND CURB DETAILS.
2. SEE STD DWG GW 1B FOR PLOWABLE END SECTION DETAILS.
3. SEE STD DWG GW 1C FOR HOLE DETAILS.
4. PAINT PLOWABLE END SECTION TO MATCH ADJACENT EDGE LINE.
5. SEE STD DWG ST 1 FOR STANDARD CROSSWALK, STOP AND YIELD LINE MARKINGS.
6. SEE STD DWG ST 1 FOR SCHOOL CROSSWALK, STOP AND YIELD LINE MARKINGS.

DESIGN-ONLY NOTES:

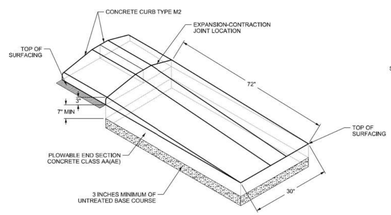
A. PLACE ISLAND IN RELATION TO PCPT OF CURB SHOULDER.
B. PLACE ISLAND IN RELATION TO CROSSWALK, STOP OR YIELD LINE.
C. SEE UDOT ROADWAY DESIGN MANUAL FOR ISLAND TAPER AND GAP LENGTH.
D. SEE UDOT ROADWAY DESIGN MANUAL BY REGION TWO/ENGINEER.
E. SEE UDOT ROADWAY DESIGN MANUAL, DM DRAWINGS FOR PAVEMENT MARKING DETAILS.
F. SETBACK FOR BEGINNING OF PLOWABLE END SECTION MAY INCREASE FOR SITE SPECIFIC APPLICATIONS.

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APPROVED BY: [illegible] — 03/17/2021
DIRECTOR OF PUBLIC WORKS

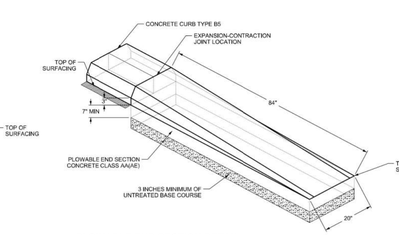
RAISED ISLAND

STANDARD DRAWING TITLE

STD. DWG. NO. GW 1A



PLOWABLE END SECTION DETAIL
TYPE "M2" CURB



PLOWABLE END SECTION DETAIL
TYPE "B5" CURB

NOTES:

1. SEE STD DWG GW 2A FOR M2 AND B5 CURB DETAILS.
2. PAINT PLOWABLE END SECTION TO MATCH ADJACENT EDGE LINE.
3. SEE STD DWG GW 1C FOR HOLE DETAILS.
4. SEE STD DWG GW 1D FOR MEDIAN REFLECTOR DETAILS.
5. SEE STD DWG GW 3A FOR EXPANSION-CONTRACTION JOINT DETAILS.

DESIGN-ONLY NOTES:

A. RAISED ISLAND B5 TWO TYPE M2 OR TYPE B5 CURBS TYPICALLY PLACED BACK-TO-BACK.

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RAISED ISLAND AND PLOWABLE END SECTION

STANDARD DRAWING TITLE

STD. DWG. NO. GW 1B

NOTE:
1. WATER TEST AND SLOPE VERIFICATION REQUIRED BEFORE ACCEPTANCE.
2. ALL FITTINGS TO BE GASKET JOINTS.
3. 3/4" GRAVEL REQUIRED 6" BELOW & TO THE SIDES & 12" (MIN.) ABOVE THE PIPE.
4. ANY CLEANOUT INCASED IN CONCRETE OR ASPHALT WILL NEED A TRAFFIC RATED LID & COVER.

SEWER LATERAL SERVICE & CONNECTION TO EXISTING MAINLINE

DRAWN	RSB
REVISED	
DATE	SEPT 2017
SCALE	N.T.S.

EAGLE MOUNTAIN CITY

STANDARD DETAILS FOR: SEWER LATERAL SERVICE & CONNECTION

DRAWING NO. SLSC–1

TYPE B1 CURB & GUTTER
AREA = 1.929 SQ FT

TYPE B2 CURB & GUTTER
AREA = 2.059 SQ FT

TYPE M1 CURB & GUTTER
AREA = 1.982 SQ FT

TYPE B3 CURB
AREA = 0.580 SQ FT

TYPE B4 CURB
AREA = 1.033 SQ FT

TYPE B5 CURB
RAISED MEDIAN
AREA = 0.490 SQ FT

TYPE M2 CURB
AREA = 0.484 SQ FT

NOTES:

1. USE ½ INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
2. PRECAST CURBS:
   A. MINIMUM OF 10 FT IN LENGTH.
   B. DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
   C. INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.
3. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
4. REFER TO STD DWG GW 2B FOR CURB AND GUTTER AT ADA ACCESSES.

DESIGN-ONLY NOTES:

A. DRAINAGE CURBS: TYPE B1, B2 & M1.
B. MOUNTABLE CURBS: TYPES M1 & M2. REFER TO THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS FOR APPLICATION.
C. USE CURBS TYPES B1, B2, B3, B4 & B5 WITH DESIGN SPEED UP TO 40 MPH EXCEPT IN PREDOMINATELY URBAN OR RAPIDLY DEVELOPING RURAL AREAS WHERE CURBS MAY BE USED WITH DESIGN SPEEDS UP TO 50 MPH.
D. USE TYPE B4 ONLY AS BORDER CURB.

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CONCRETE CURB AND GUTTER TYPES

STANDARD DRAWING TITLE

STD. DWG. NO. GW 2A

OPEN CONCRETE DRIVEWAY

SECTION A-A

DRIVEWAY FLARE AREA CHART	
OPEN DRIVEWAY	
PARKSTRIP WIDTH	FLARE AREA
4 FT	15.00 ft²
5 FT	15.40 ft²
6 FT	15.45 ft²

NOTES:
1. 6.0FT RADIUS TYPICAL
2. 6" QUANTITY FOR BOTH SIDES OF DRIVEWAY

EXPANSION-CONTRACTION JOINT DETAIL

NOTES:

1. SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
2. MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
3. PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE S IDEWALK BUTTS AGAINST DRIVEWAY.
4. SIDEWALK INSIDE THE DRIVEWAY LIMITS IS PAID AS PART OF DRIVEWAY, NOT AS PART OF SIDEWALK.
5. OPEN CONCRETE DRIVEWAY
   A. RESIDENTIAL = 8 INCH THICK, COMMERCIAL = 7 INCH THICK. USE THESE THICKNESSES FOR APRON. SIDEWALK WITHIN DRIVEWAY LIMITS IS CONSIDERED PAID.
   B. DISPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 5 PERCENT TO MEET THE APRON - APPROACH ELEVATION IF THE GRADES SHOWN ON THE SLOPE DETAIL CANNOT BE MET. THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
6. USE CLASS AA(AE) CONCRETE FOR SIDEWALK AND DRIVEWAYS.
7. USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
8. QUANTITIES FOR DRIVEWAYS INCLUDE FLARES TO TOP BACK OF CURB, CURB AND GUTTER PAID SEPARATELY THROUGH DRIVEWAY LOCATIONS.
9. REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.
10. APPROACH IS FROM EXISTING DRIVEWAY TIE-IN TO TOP-BACK-CURB AND IS PART OF DRIVEWAY QUANTITIES.

DESIGN-ONLY NOTES:

A. DRIVEWAY DIMENSIONS (MAX & MIN.) ARE LOCATED IN UDOT "ADMINISTRATIVE RULE R930-6 ACCOMMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY."

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CONCRETE DRIVEWAYS AND SIDEWALKS

STANDARD DRAWING TITLE

STD. DWG. NO. GW 3B

Technical Specification of Rhinorock Panel

-Weight of 72"x102" panel:	250 lbs
-Thickness of panel:	4.5"
-EPS foam core thickness:	2.5-3.75"
-GFRC Shell thickness:	0.3-0.5"
-% glass fibre:	3.5-4%
-compressive strength GFRC:	3500psi
-wind load design of panel:	v 3 sec 115mph Exp B
-due to nature of cast concrete, 3/8" diameter or less imperfections or bug holes may be present	

1 — RHINOROCK SCREEN WALL (FOR REFERENCE ONLY)
NTS – MANUFACTURER'S SPECIFICATIONS TO GOVERN

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ABERDEEN, SD
SALT LAKE CITY, UT
385.501.7371

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CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

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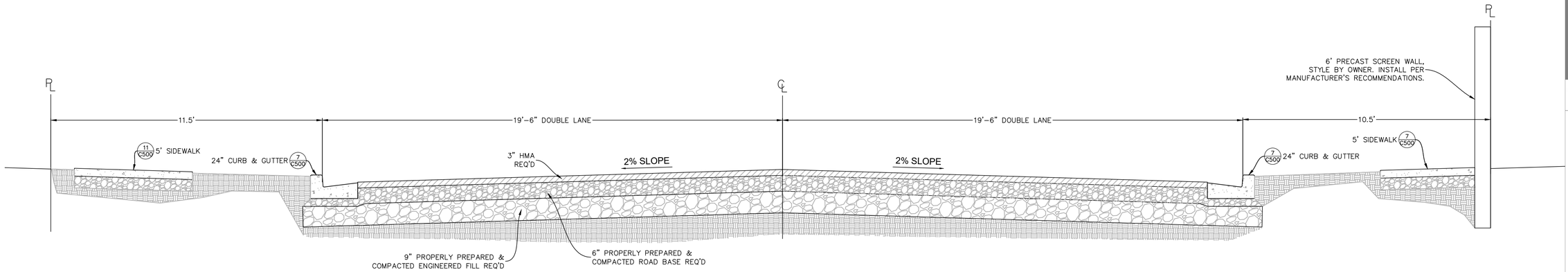
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DESIGN BY: CBL
ORIG. ISSUE DATE: JUNE 20, 2022

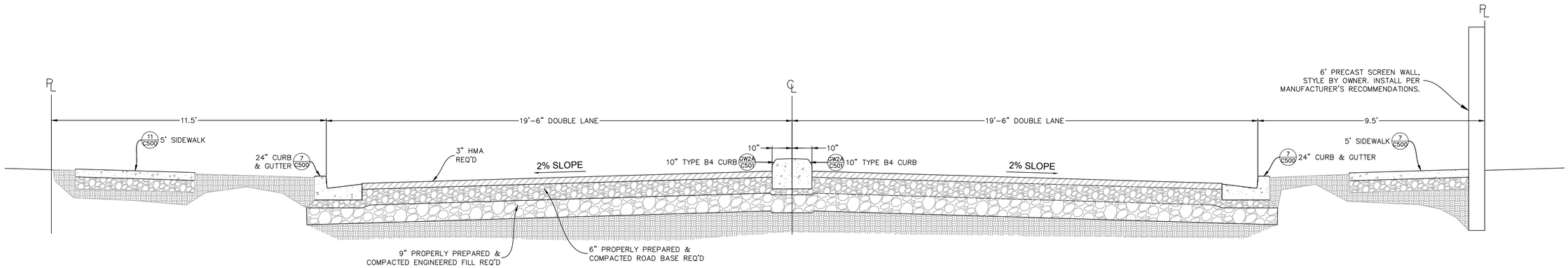
PROFESSIONAL ENGINEER
No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

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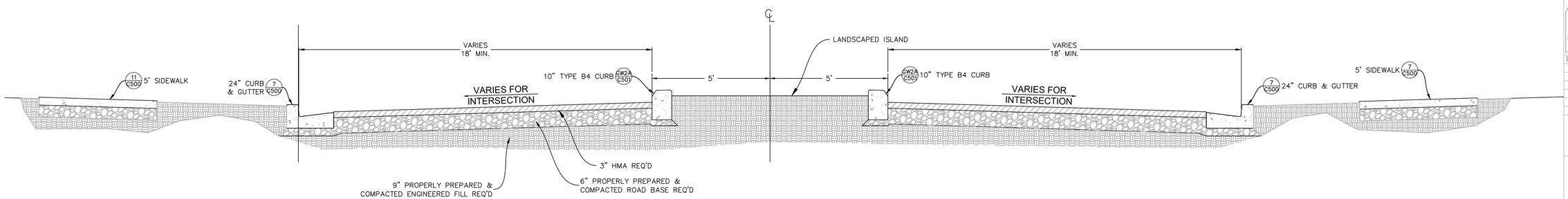
CIVIL DETAILS
C501



1 – ROAD SECTION
NTS



2 – ROAD SECTION
NTS



3 – ROAD SECTION
NTS

EAGLE MOUNTAIN ROAD SECTION NOTES:
1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: IE. SUB-GRADE, SUB-BASE, CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR SIDEWALKS AND TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ½" TO ⅝" DOWN FROM ASPHALT EDGE.

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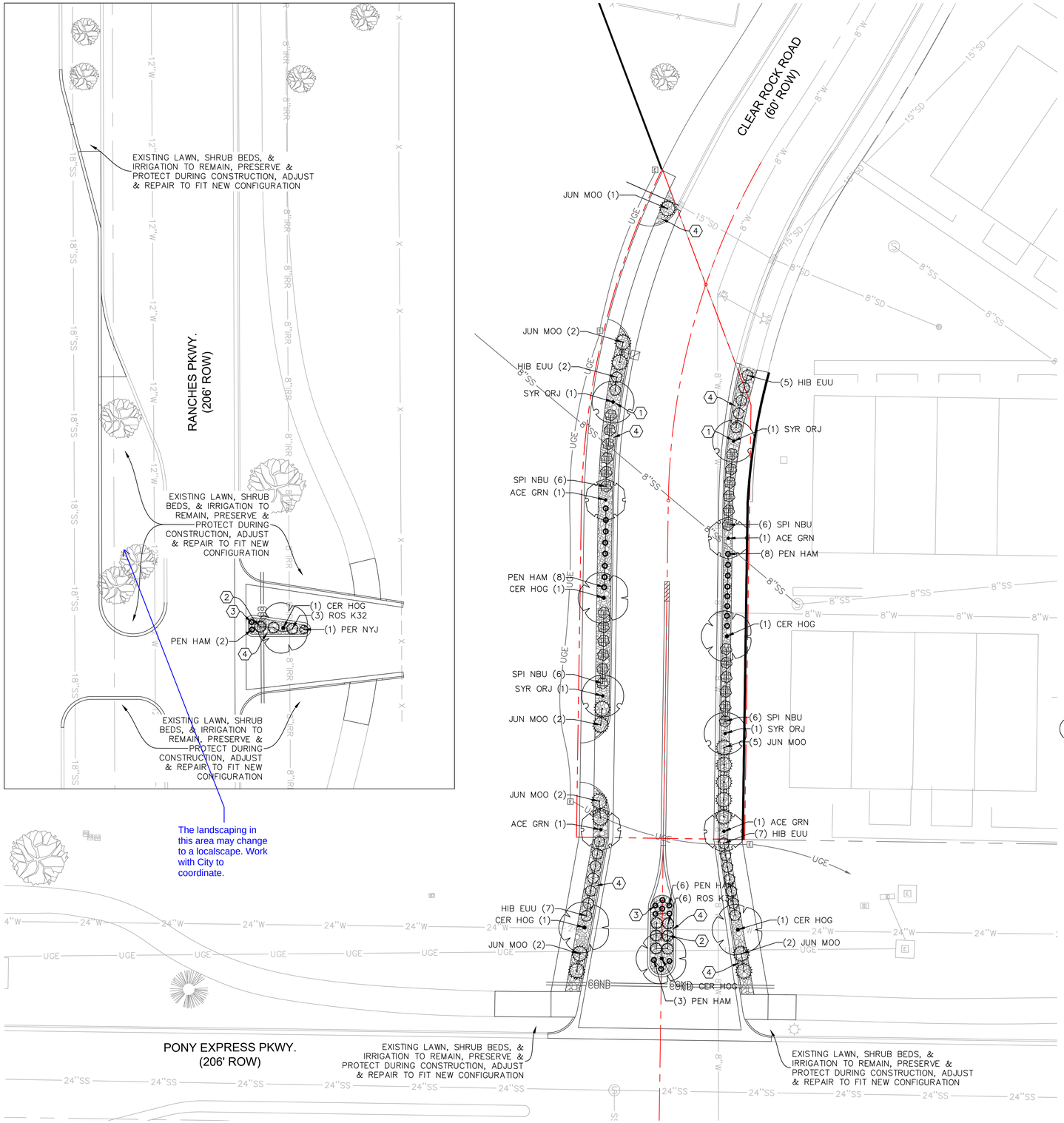
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CIVIL DETAILS
C502



SCALE (FT)

0 20 40 60

LEGEND

PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN (OUTLET TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER & DIAMETER IF KNOWN
		WATER, IRRIGATION, POST INDICATOR VALVES
		SITE LIGHT
		POWER POLE & GUY WIRE

KEY TAGS:

1. TREE PLANTING TYPICAL (1/L102)
2. SHRUB PLANTING TYPICAL (2/L102)
3. PERENNIAL/ORNAMENTAL GRASS PLANTING TYPICAL (3/L102)
4. PLANTER BED: INSTALL 3-INCH DEPTH 1"ø (MIN.) ROCK MULCH OVER DEWITT PRO 5 OZ. WEED BARRIER FABRIC (5/L102)

Add a note with result of discussion with Brad Hickman regarding landscaping along Pony Express as to what, if any, and who maintains.

LANDSCAPE NOTES:

1. DECORATIVE ROCK MULCH MIN. 1" AGGREGATE TO MATCH EXISTING ROCK MULCH ON SITE SHALL BE A MIN. OF 3" DEPTH ABOVE DEWIT PRO WEED BARRIER FABRIC. CONTRACTOR TO SUBMIT ROCK SAMPLES/PRICING TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL ROCK MATERIALS SHALL NOT EXCEED THE HEIGHT OF THE SIDEWALK/TRAIL OR THE TOP BACK OF CURB.
3. ALL ROCK MULCH AREAS TO BE WATER-WISE LANDSCAPE WITH DRIP IRRIGATION SYSTEM.

LANDSCAPE AREAS SUMMARY	
TOTAL LANDSCAPE AREA	3,035 SF
TURF LANDSCAPE AREA	834 SF (27.5%)
WATER-WISE LANDSCAPE AREA	2,201 SF (72.5%)
ROW TREES	14 TREES

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	ACE GRN	Acer tataricum 'GarAnn'	Hot Wings® Tatarian Maple	1.5" Cal.	B&B	4
	CER HOG	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Eastern Redbud	1.5" Cal.	B&B	6
	SYR ORJ	Syringa reticulata 'Summer Storm'	Summer Storm Japanese Tree Lilac	1.5" Cal.	B&B	4
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	ROS K32	Rosa x 'Radsunny' TM	Sunny Knock Out Yellow Rose	5 gal.	Pot	9
DROUGHT TOLERANT	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	HIB EUU	Hibiscus syriacus 'SHIMRV24' TM	Lil' Kim Violet Rose of Sharon	2 gal.	Pot	21
	JUN MOO	Juniperus sabina 'Monard' TM	Moor-Dense Juniper	5 gal.	Pot	16
	PER NYJ	Perovskia atriplicifolia 'Blue Jean Baby'	Blue Jean Baby Russian Sage	1 gal.	Pot	1
	SPI NBU	Spiraea betulifolia 'COURISPI01' TM	Pink Sparkler Birchleaf Spirea	2 gal.	Pot	24
GRASSES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	PEN HAM	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	Pot	27
GROUND COVERS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	ROC MUL	Rock Mulch	3" Depth Rock Mulch	---		2,201 sf

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A	11.07.2022	REVIEW COMMENTS

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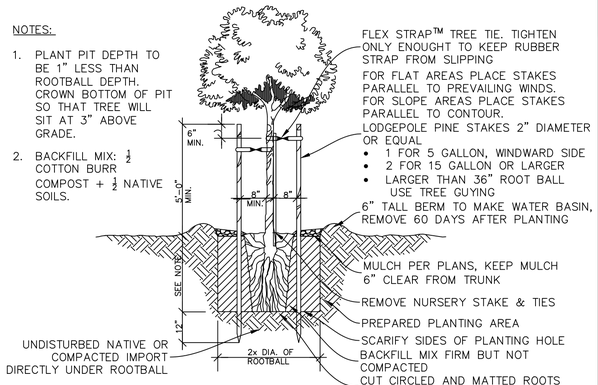
State of Utah
DEBORA R. SHEPARD
349758-5301
Licensed Landscape Architect

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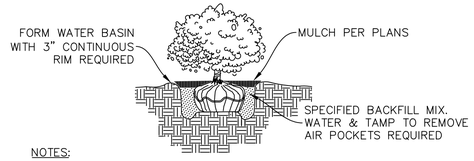
LANDSCAPE PLAN
L100

NOTES:

1. PLANT PIT DEPTH TO BE 1" LESS THAN ROOTBALL DEPTH. CROWN BOTTOM OF PIT SO THAT TREE WILL SIT AT 3" ABOVE GRADE.
2. BACKFILL MIX: ½ COTTON BURR COMPOST + ½ NATIVE SOILS.



1 – TREE PLANTING DETAIL
NTS



NOTES:

1. IF PLANT IS BALL & BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
2. IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL PRIOR TO PLANTING.

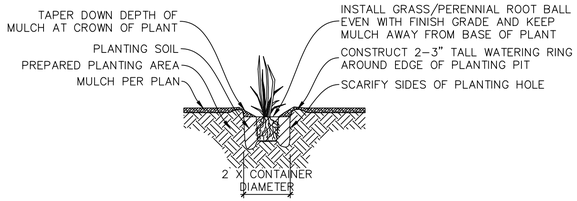
BACKFILL SPECIFICATIONS:

1. BACKFILL MIX: 1/2 COTTON BURR COMPOST + 1/2 NATIVE SOILS.
2. WATER THOROUGHLY AFTER INSTALLATION.

NOTES:

1. EXCAVATE SHRUB PITS AS ROUND PLANTING HOLES.

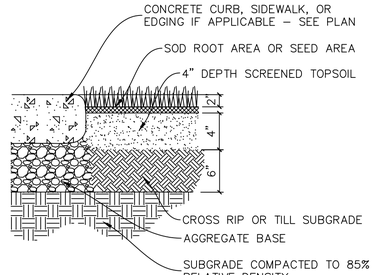
2 – SHRUB PLANTING DETAIL
NTS



NOTES:

1. EXCAVATE ORNAMENTAL GRASS/PERENNIAL PITS AS ROUND HOLES.

3 – ORNATMENTAL GRASS/PERENNIAL PLANTING DETAIL
NTS



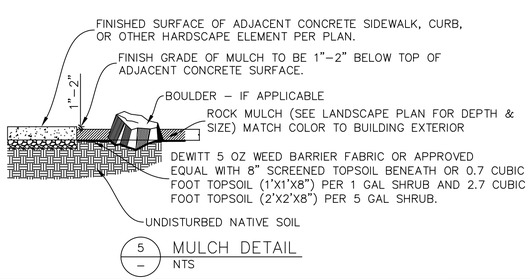
NOTES:

1. ENSURE FINISH GRADE IS 1"– 2" BELOW TOP OF CURB, WALK, OR EDGING.
2. SOD OR SEED SHALL BE KENTUCKY BLUEGRASS GRASS BLEND OR CITY APPROVED EQUAL.

4 – TURF PLANTING DETAIL
NTS

NOTES:

1. KEEP TOP OF MULCH 1"–2" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW MULCH TO TOUCH THE TRUNK OF ANY PLANT. INSTALL MULCH AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
2. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING MULCH.
3. CONTRACTOR TO SUBMIT SAMPLE OF ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDER AND DELIVERY.



5 – MULCH DETAIL
NTS

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WARRANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING. ALL PLANT LOCATIONS ARE APPROXIMATE, IF NECESSARY ADJUST PLANTING LOCATIONS TO ACCOMMODATE UTILITIES AND OTHER UNFORESEEN OBSTACLES. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.
3. PRIOR TO PLANTING THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE MOISTENED PRIOR TO PLANTING.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" TOPSOIL IN ALL NEW TURF GRASS AREAS AND 10" TOPSOIL IN PLANTER BEDS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE. TOPSOIL MIX FOR ALL AREAS TO MEET THE FOLLOWING CRITERIA:

   pH 5.5-8.0
   MINIMUM 1% ORGANIC MATTER
   TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION); SAND <70% CLAY <30%
   SILT: = BALANCE
   STONE FRAGMENTS (GRAVELS OR ANY SOIL PARTICLE GREATER THAN 2 MM IN SIZE): <5% (BY VOLUME)

5. CONCRETE MOWCURB, STEEL EDGING, OR 6" PROFESSIONAL BLACK PLASTIC EDGING TO BE INSTALLED BETWEEN PLANTER AREAS AND TURF SOD.
6. MULCH PER LANDSCAPE PLAN TO BE IMPLEMENTED AT A DEPTH OF 3" TO 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. MULCH TO BE PLACED OVER DEWITT PRO 5 WEED BARRIER FABRIC. PRIOR TO PLACEMENT OF WEED FABRIC, TREAT AREAS WITH PRE-EMERGENT HERBICIDE, APPLY PER MANUFACTURERS RECOMMENDATIONS.
7. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
8. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT.
6. PLANT MATERIAL SHALL NOT BE ROOT BOUND. WATER PLANTS THOROUGHLY THE SAME DAY AS PLANTING TO SETTLE BACKFILL, FINISH BACKFILLING FORM A WATER BASIN AROUND EACH PLANT TO ENSURE PROPER WATER COLLECTION, AND WATER AGAIN.
7. CONTRACTOR TO FERTILIZE TREES, SHRUBS, PERENNIALS, AND GRASSES WITH MILLERS A TO Z MIX ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
8. THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE. TREES THAT REQUIRE ROOT BALL MODIFICATIONS PRIOR TO PLANTING ARE HIGHLY RECOMMENDED FOR STAKING TO TEMPORARILY SUPPORT THE TREE. PLANTS SHALL STAND PLUMB AFTER STAKING. REMOVE TREE STAKING AFTER ONE FULL GROWING SEASON UNLESS DIRECTED BY OWNER.
9. MONITOR ALL PLANTS TO ENSURE LONGEVITY AND THAT NO SETTLING OCCURS. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS UNTIL PROJECT COMPLETION AS DETERMINED BY THE OWNERS. TURF SHALL BE CONSIDERED FULLY ESTABLISHED WHEN GRASS STANDS ARE UNIFORM AND THICK, WITH NO BARE OR THIN SPOTS, AND ROOTS HAVE BEGUN TO SPREAD AND KNIT TOGETHER. NO WEEDS SHALL BE ALLOWED IN THE GRASS. THE MAINTENANCE WORK REQUIRED SHALL INCLUDE BUT NOT BE LIMITED TO: DAILY WATERING AS NEEDED; WEEDING AND REMOVAL OF ALL WEEDS FROM PLANTING AREAS; REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR PERENNIALS; FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER; ADJUSTING SPRINKLER HEAD HEIGHTS AND WATERING PATTERNS; FILLING AND RE-COMPACTION OF ERODED AREAS ALONG WITH ANY RE-PLANTING; GRASS SHALL BE MOWED WHEN BLADES REACH 3" TALL, NO MORE THAN ⅓ OF THE BLADE SHALL BE REMOVED PER CUTTING, CUTTING FREQUENCY SHALL BE ONCE EVERY 5 TO 7 DAYS; AND WEEKLY REMOVAL OF TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.
10. THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
11. AT SUBSTANTIAL COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH.
12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE FOR 30 DAYS PAST THE FINAL INSPECTION. THE MAINTENANCE IS TO INCLUDE WEEDING PLANTER BEDS, SPRAYING THE TURF AREAS FOR WEEDS AND FERTILIZATION (1 APPLICATION AFTER INITIAL APPLICATION), MOWING, TRIMMING, AND IRRIGATION REPAIRS.
13. ALL TREES, SHRUBS, AND PERENNIALS SHALL BE GUARANTEED BY THE CONTRACTOR TO GROW AND BE IN GOOD HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE MAINTENANCE PERIOD.
14. THE ONLY CONDITIONS WHICH RELIEVE THE CONTRACTOR FROM THE GUARANTEE OF PLANT MATERIALS AS DESCRIBED ABOVE ARE THOSE WHICH CAN BE SHOWN ARE A DIRECT RESULT OF IMPROPER CARE OR WATERING BY THE OWNER OR AN OFFICIAL NATURAL DISASTER.
15. THE CONTRACTOR, WITHIN 15 DAYS OF RECEIVING NOTIFICATION, SHALL REMOVE AND REPLACE GUARANTEED PLANT MATERIAL WHICH FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. PLANT MATERIAL REPLACEMENT SHALL BE MADE WITH THE SAME TYPE AND SIZE AS SPECIFIED ON THE PLANTING PLAN.

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DRAWN BY: DRS
DESIGN BY: DRS
ORIG. ISSUE DATE: JUNE 20, 2022

State of Utah
DEBORA R. SHEPARD
349758-5301
Licensed Landscape Architect

11/9/2022 3:51:24 PM

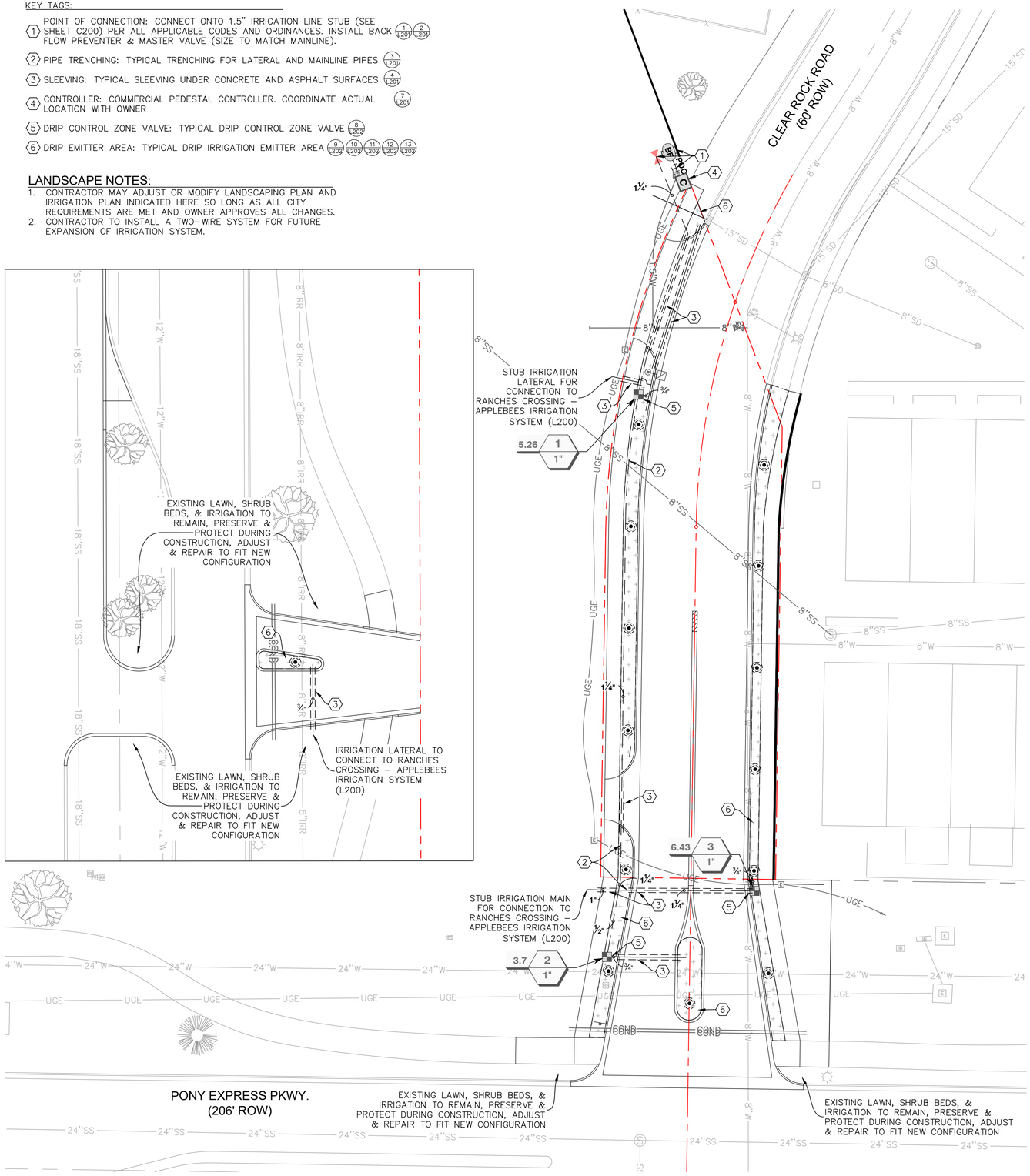
LANDSCAPE DETAILS
L101

KEY TAGS:

1. POINT OF CONNECTION: CONNECT ONTO 1.5" IRRIGATION LINE STUB (SEE SHEET C200) PER ALL APPLICABLE CODES AND ORDINANCES. INSTALL BACK FLOW PREVENTER & MASTER VALVE (SIZE TO MATCH MAINLINE). (1/L201) (2/L201)
2. PIPE TRENCHING: TYPICAL TRENCHING FOR LATERAL AND MAINLINE PIPES (3/L201)
3. SLEEVING: TYPICAL SLEEVING UNDER CONCRETE AND ASPHALT SURFACES (4/L201)
4. CONTROLLER: COMMERCIAL PEDESTAL CONTROLLER. COORDINATE ACTUAL LOCATION WITH OWNER (7/L201)
5. DRIP CONTROL ZONE VALVE: TYPICAL DRIP CONTROL ZONE VALVE (8/202)
6. DRIP EMITTER AREA: TYPICAL DRIP IRRIGATION EMITTER AREA (9/202) (10/202) (11/202) (12/202) (13/202)

LANDSCAPE NOTES:

1. CONTRACTOR MAY ADJUST OR MODIFY LANDSCAPING PLAN AND IRRIGATION PLAN INDICATED HERE SO LONG AS ALL CITY REQUIREMENTS ARE MET AND OWNER APPROVES ALL CHANGES.
2. CONTRACTOR TO INSTALL A TWO-WIRE SYSTEM FOR FUTURE EXPANSION OF IRRIGATION SYSTEM.



LEGEND

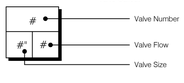
PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN (OUTLET TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER & DIAMETER IF KNOWN
		WATER, IRRIGATION, POST INDICATOR VALVES
		SITE LIGHT
		POWER POLE & GUY WIRE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRB-COM 1" Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	3
	Drip Emitter .9 GPH @ 12" O.C. APPROX. 20 L.F. OF TUBING PER TREE RAINBIRD XFD BROWN DRIPLINE TUBING WITH IN-LINE EMITTER 18" AND 36" FROM TREE BASE, SEE DETAIL	14
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 2.0 GPH emitters (2 assigned to each 1 gal. plant) 2.0 GPH emitters (3 assigned to each 5 gal. plant) 2.0 GPH emitters (3 assigned to each 2 gal. plant) 2.0 GPH emitters (3 assigned to each 3 gal. plant) 2.0 GPH emitters (5 assigned to each 1.5" Cal. plant)	2,201 s.f. 135 70

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Master Valve (Size Per Pipe)	1
BF	Zurn Wilkins 975 1-1/2" Reduced Pressure Backflow preventer, install per WaterPro requirements	1
C	Rain Bird ESPLXIVM-LXMM-LXMMPED 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall Mount Enclosure. Install in Rain Bird LXMM-LXMMPED Powder Coated Metal Cabinet w/ Pedestal. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
POC	Point of Connection 1"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	163.6 l.f.
	Irrigation Mainline: PVC Schedule 40 1/2"	23.2 l.f.
	Irrigation Mainline: PVC Schedule 40 1"	44.3 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/4"	313.8 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	215.1 l.f.

Valve Callout



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RANCHES CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

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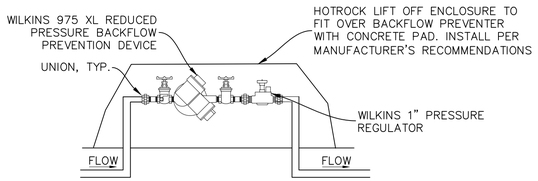
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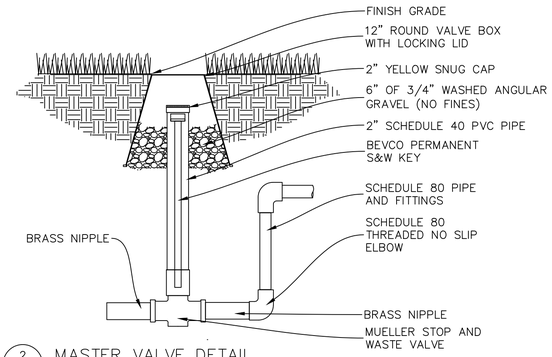
IRRIGATION PLAN
L200

NOTES:

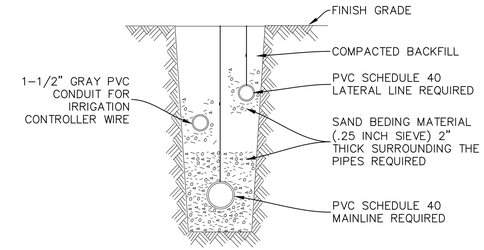
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. WHEREVER AN IRON BASED MATERIAL ADJOINS A BRASS BASED MATERIAL A DIELECTRIC UNION IS REQUIRED. SIZE AS NECESSARY.
3. WRAP ALL THREADS WITH TEFLON TAPE. 1 1/2 TO 2 WRAPS MAXIMUM.
4. MAIN LINE PIPE SIZE SHALL BE 2". DOWNSIZE TO 1.5" THRU BACKFLOW PREVENTER ASSEMBLY AND THEN UPSIZE TO 2" DIRECTLY DOWNSTREAM OF PRESSURE REGULATOR.



1 — BACKFLOW DETAIL
NTS



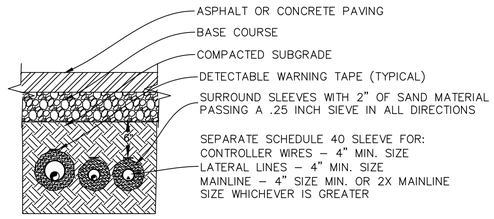
2 — MASTER VALVE DETAIL
NTS



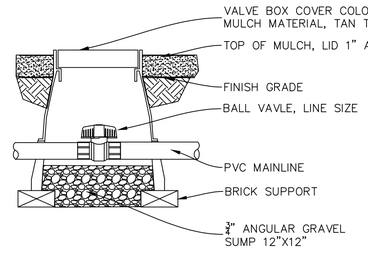
3 — PIPE LAYOUT AND TRENCHING DETAIL
NTS

NOTES:

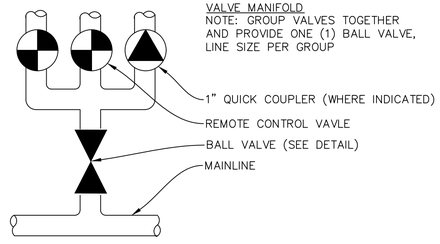
1. WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH ADD MULTIPLE SLEEVES.
2. WIRES SHALL BE IN SEPARATE SLEEVE.
3. EXTEND ALL SLEEVING 8" MINIMUM BEYOND EDGE OF PAVING.



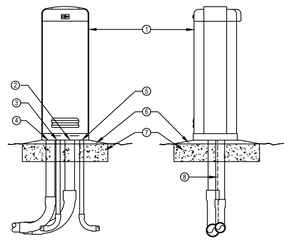
4 — SLEEVING DETAIL
NTS



5 — BALL VALVE DETAIL
NTS



6 — VALVE MANIFOLD DETAIL
NTS



1. RAINBIRD STAINLESS STEEL PEDESTAL IRRIGATION CONTROLLER - SEE IRRIGATION PLAN L200
2. 4" CONDUIT FOR FIELD WIRES UP TO 24 STATIONS
3. 3/4" EARTH GROUND
4. 1-1/2" OPTIONAL EXTERNAL ANTENNA
5. 3/4" CONDUIT FOR INPUT POWER PER LOCAL & NATIONAL ELECTRICAL CODES
6. FINISHED SURFACE SLOPE TO DRAIN
7. CONCRETE FLOORING
8. 3/4" CONDUIT HIDDEN (QTY. 2)

FRONT SECTION/ELEVATION
NOT TO SCALE

LEFT SIDE SECTION/ELEVATION
NOT TO SCALE

7 — PEDESTAL MOUNT IRRIGATION CONTROLLER DETAIL
NTS

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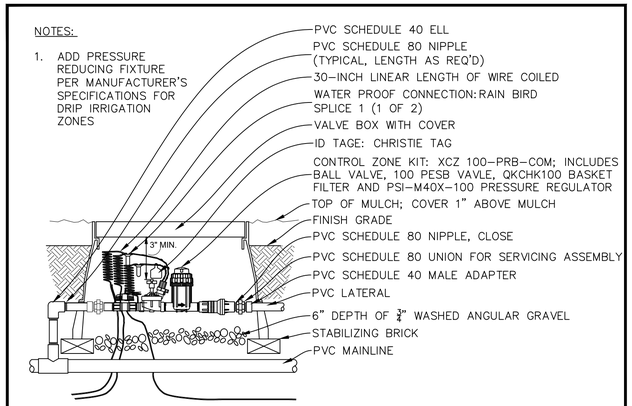
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IRRIGATION DETAILS
L201

NOTES:

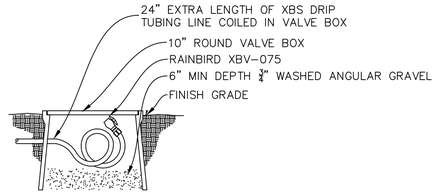
1. ADD PRESSURE REDUCING FIXTURE PER MANUFACTURER'S SPECIFICATIONS FOR DRIP IRRIGATION ZONES



8 – DRIP CONTROL ZONE VALVE DETAIL
NTS

NOTES:

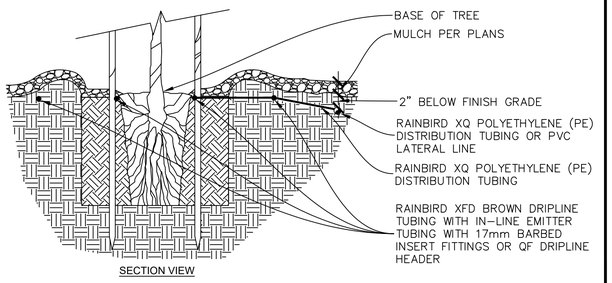
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL AT END OF DRIP LINE RUNS FOR WINTERIZATION IN THE FALL.



9 – FLUSH CAP FOR DRIP IRRIGATION DETAIL
NTS

NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

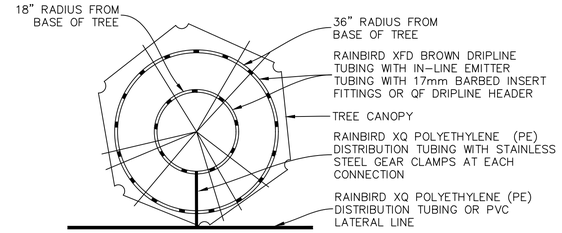


SECTION VIEW

10 – SECTION VIEW DRIP IRRIGATION DETAIL
NTS

NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. LAYOUT DRIP EMITTERS IN A TRIANGULAR PATTERN AS SHOWN.

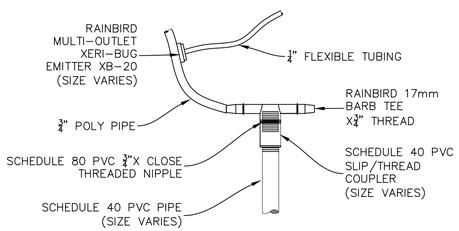


PLAN VIEW

11 – PLAN VIEW DRIP IRRIGATION DETAIL
NTS

NOTES:

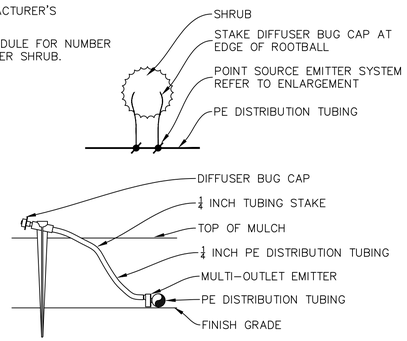
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. SEE IRRIGATION SCHEDULE FOR NUMBER OF EMITTER TUBES PER PLANT.



12 – POINT SOURCE DRIP IRRIGATION DETAIL
NTS

NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. SEE IRRIGATION SCHEDULE FOR NUMBER OF EMITTER TUBES PER SHRUB.



13 – SHRUB EMITTER DETAIL
NTS

IRRIGATION NOTES

1. IRRIGATION PLAN IS DIAGRAMMATIC, ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY AND ON THE PROPERTY OF THE OWNER, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND AND DETAILS FOR EQUIPMENT AND INSTALLATION. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
2. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF POINT OF CONNECTION AND THE STATIC WATER PRESSURE AT THAT LOCATION PRIOR TO BEGINNING ANY IRRIGATION WORK. IF THE LOCATION OR WATER PRESSURE IS DIFFERENT THAN EXPRESSED BY THE DRAWINGS OR IF THE PRESSURE APPEARS TO BE UNUSUALLY HIGH OR LOW, THE CONTRACTOR SHALL CONTACT THE OWNERS REP IMMEDIATELY.
3. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO WORK ON THE LANDSCAPE AND IRRIGATION.
4. BACKFLOW PREVENTION DEVICES SHALL BE AS INDICATED ON THE PLANS AND SCHEDULE AND BE INSTALLED AS TO MANUFACTURERS RECOMMENDATIONS.
5. ALL MAINLINE AND LATERAL PIPE TO BE SCHEDULE 40 PVC PIPE. NO POLY PIPE SHALL BE INCLUDED. FITTINGS UP TO 1.1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1.1/2" MUST BE SCHEDULE 80 OR BETTER. MANUAL DRAIN VALVES SHALL BE PLACED ON THE MAINLINE IN LOW SPOTS. ALL MANUAL DRAINS SHALL BE PLACED IN SEPARATE VALVE BOXES.
6. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
7. MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. PLANT MATERIAL TO BE PLANTED 12" AWAY FROM IRRIGATION BOXES OR SPRAY HEADS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS CLEARLY STATED ON PLANS.
8. CONTRACTOR SHALL INSTALL A 1" THREADED TEE WITH 1" THREADED PLUG AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.INSTALL FLUSH CAP AT THE END OF ALL DRIP IRRIGATION LINES TO FACILITATE BLOW-OUT AND MAINTENANCE (SEE DETAIL 11, SHEET L202).
9. LATERAL LINES SHALL BE NO SMALLER THAN 3/4", LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM

10. INSTALL DRIP IRRIGATION PER PLANS AND DETAILS. INSTALL DRIP RINGS AT ALL TREES. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
11. CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES.
12. WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
13. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
14. IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
15. SPACE ALL SPRAY HEADS 2" AWAY FROM ANY HARDSCAPE.
16. CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
17. IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
18. MAIN LINES SHALL BE 24" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
19. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
20. IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
21. CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE VAN AND/OR U-SERIES NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
22. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS. IRRIGATION CONTRACTOR SHALL PROVIDE AN AS-BUILT IRRIGATION PLAN UPON COMPLETION OF INSTALLATION AND PRIOR TO FINAL PAYMENT.
23. INSTALL A FLUSH CAP AT THE END OF EACH DRIP LINE PER DETAILS FOR MAINTENANCE.
24. THE PURPOSE OF THE IRRIGATION SYSTEM IS TO PROVIDE SUFFICIENT WATER TO MAINTAIN PLANTS IN OPTIMAL CONDITION DURING DRIER WEATHER CONDITIONS. TIME CLOCKS SHALL BE ADJUSTED CONTINUOUSLY THROUGHOUT THE YEAR TO PROVIDE WATER ONLY WHEN THE SOIL IS DRY AT A DEPTH OF FOUR (4) INCHES THE FIRST INITIAL GROWING SEASON AND SIX (6) INCHES THE FOLLOWING YEARS.
25. IF ANY SUBSURFACE DRAINAGE OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS, OR AT LOWER PORTIONS OF SLOPES, IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERINGS THE CONTRACTOR SHALL NOTIFY THE OWNERS REP.
26. INSPECTIONS OF IRRIGATION SYSTEM SHALL BE MADE ON A DAILY BASIS TO OBSERVE AND PROVIDE REPAIRS OR REMEDIES TO THE FOLLOWING UNACCEPTABLE PROBLEMS: OVER-SPRAY ON SIDEWALKS, STREETS, PAVED AREAS, PARKING AREAS, FENCES, WALLS, SIGNS, BUILDINGS, OR STRUCTURES; DRAINAGE OR RUN-OFF ACROSS SIDEWALKS, PAVING, OR STREETS; DAMAGED OR IMPROPERLY OPERATING HEADS, PIPING, VALVES, CONTROLLER, OR OTHER IRRIGATION EQUIPMENT.
27. CONTRACTOR TO PROVIDE 2 HOURS OF TRAINING TO OWNER AT THE END OF THE PROJECT REGARDING OPERATION FOR IRRIGATION SYSTEM. CONTRACTOR WILL SHOW OWNER HOW TO OPERATE THE STOP AND WASTE VALVE, BACKFLOW VALVE, CONTROLLER, AND REMOTE CONTROL VALVES.
28. AT THE TIME OF SUBSTANTIAL COMPLETION (DEFINED AS COMPLETE INSTALLATION AND PROPER FUNCTIONING OF IRRIGATION SYSTEM AND MOWCURB, INSTALLATION OF ALL PLANT MATERIALS INCLUDING STAKING OF TREES, AND PLACEMENT OF SOIL PREP AND MULCH) THE CONTRACTOR SHALL SCHEDULE A WALK THROUGH WITH THE OWNER TO REVIEW COMPLETED WORK AND GENERATE A PUNCH LIST. AT THIS TIME THE WARRANTY PERIOD OF ONE (1) YEAR BEGINS, THE CONTRACTOR HAS THIRTY (30) DAYS TO SATISFY THE ITEMS ON THE PUNCH LIST.
29. IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY OWNER.

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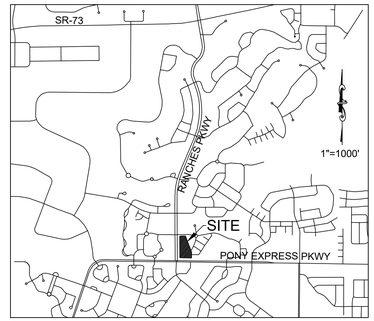
State of Utah
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IRRIGATION DETAILS
L202



VICINITY MAP



RANCHES CROSSING PLAT A CALCULATIONS

TOTAL ACREAGE:	3.739 ACRES
TOTAL ACREAGE IN LOTS:	3.467 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	3.467 ACRES
LARGEST LOT SIZE:	3.467 ACRES
SMALLEST LOT SIZE:	3.467 ACRES
OVERALL DENSITY:	0.267 LOTS/ACRE
TOTAL # OF LOTS:	1 LOT

COMMUNITY COMMERCIAL ZONING SETBACKS

MAXIMUM HEIGHT OF STRUCTURES:	50'
FRONT SETBACK REQUIREMENT:	10' MIN. & 25' MAX
REAR SETBACK REQUIREMENT:	20' MIN. (35' MIN. ADJ TO RES.)
SIDE SETBACK REQUIREMENT:	NONE (EQUAL TO BUILDING HEIGHT IF ADJ TO RES.)

DOMINION ENERGY

Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat,including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-way department at 1-800-366-8532.

Approved this _____ day of _____, 20_____. Dominion Energy

By_____

Title_____

10-9a-603.
17 is county.

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement or right-of-way
   (2) The law applicable to prescriptive rights
   (3) Title 54,Chapter 8a, Damage to Underground Utility Facilities, or
   (4) Any other provision of law

_____
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1Tariff.

_____
DIRECT COMMUNICATIONS DATE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	285.00	125.28	25°11'13"	124.28	N 13°26'12" E
C2	255.00	82.04	18°26'2"	81.69	N 10°3'37" E

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°02'40" WEST ALONG SECTION LINE 419.44 FEET AND NORTH 122.78 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°09'24" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF PONY EXPRESS PARKWAY A DISTANCE OF 328.18 FEET; THENCE NORTH 0°10'38" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF RANCHES PARKWAY A DISTANCE OF 601.38 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF ROCK CREEK CONDOMINIUMS PHASE 1 THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 79°37'08" EAST 51.81 FEET, AND 2) NORTH 89°49'22" EAST 107.91 FEET; THENCE SOUTH 20°37'28" EAST ALONG THE WESTERLY BOUNDARIES OF ROCK CREEK CONDOMINIUMS PHASE 1 AND THE COVE AT ROCK CREEK PHASE 3 A DISTANCE OF 402.56 FEET; THENCE SOUTH 0°50'36" WEST ALONG THE WESTERLY BOUNDARY OF ROCK CREEK PHASE 3 A DISTANCE OF 155.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 162,888 SQUARE FEET OR 3.739 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, 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.

OWNER(S):
PRINTED NAME OF OWNER

add signature lines

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the _____ day of _____, 20__, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC SIGNATURE

_____ _____
COMMISSION NUMBER PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 _____, 20__.

_____ _____
APPROVED BY MAYOR APPROVED BY CITY ATTORNEY

_____ _____
APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PLAT A

RANCHES CROSSING

SUBDIVISION

LOCATED IN THE SW QUARTER OF SEC 20, TOWNSHIP 5S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

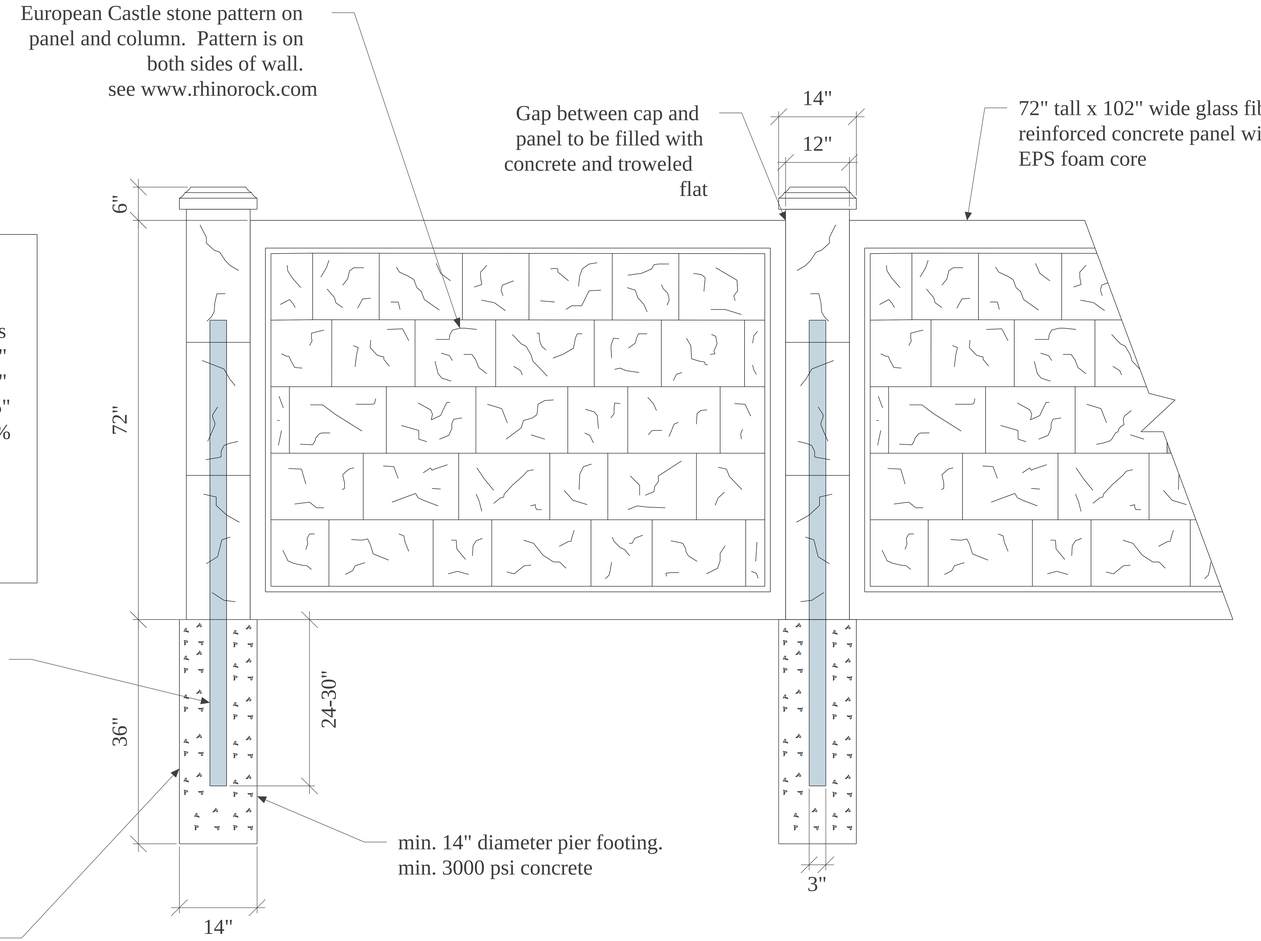
SCALE: 1" = 40 FEET

SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

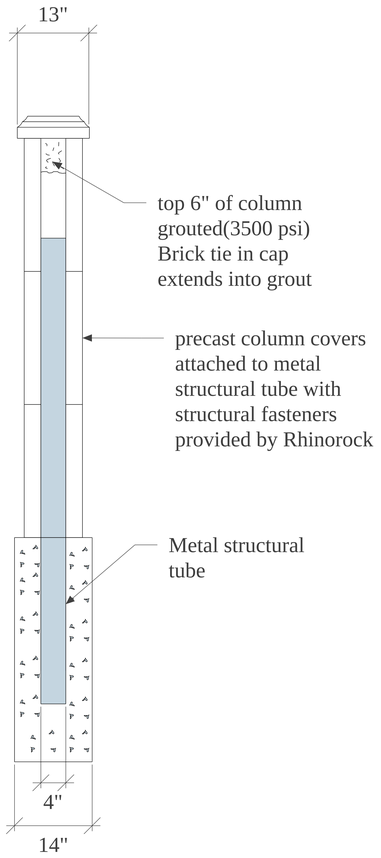
Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal	County Recorder Seal

Technical Specification of Rhinorock Panel

-Weight of 72"x102" panel: 250 lbs
-Thickness of panel: 4.5"
-EPS foam core thickness: 2.5-3.75"
-GFRC Shell thickness: 0.3-0.5"
-% glass fibre: 3.5-4%
-compressive strength GFRC: 3500psi
-wind load design of panel: v 3 sec 115mph Exp B
-due to nature of cast concrete, 3/8" diameter or less imperfections or bug holes may be present



A RHINOROCK WALL ELEVATION



B RHINOROCK COLUMN DETAIL

Rhinorock™
(801) 735-8877

On January 4th 2022, the Eagle Mountain City Council approved the **Ranches Crossing** Master Site Plan application. The Master Site Plan with the following conditions:

1. The proposed concept/lot plan be excluded from the approval;
2. Access "X" onto Rock Creek Road shall be provided;
3. The applicant-proposed design standards are excluded from the approval, and the site plans shall adhere to current Municipal Code design standards at time of approval;
4. The masonry wall shall continue along Clear Rock Road in front of the townhomes on Ruby Lane;
5. Staff shall explore cost-saving options to collaborate with the applicant on the median design; and
6. Ruby Lane shall not connect to Clear Rock Road

PROPOSED MONUMENT BY SEPARATE PERMIT

CLEANLINE SAWCUT ASPHALT TRAIL FOR WATER SERVICE CONNECTION. REMOVE & REPLACE/REPAIR ASPHALT & LANDSCAPING DISTURBED DURING CONSTRUCTION

10' LANDSCAPE SETBACK

10' BUILDING SETBACK

1 ENTRANCE

8' WIDTH

2' WIDTH

4' WIDTH

6' WIDTH

8' WIDTH

VARIES

TRASH ENCLOSURE & STORAGE AREA, SEE ARCHITECTURAL DRAWINGS

TYP. OF 7

RAD. TBC: 4.3'

RAD. TBC: 5'

RAD. TBC: 2.5'

RAD. TBC: 4.16'

RAD. TBC: 8'

RAD. TBC: 20'

RAD. TBC: 10'

RAD. TBC: 5.50'

RAD. TBC: 6.64'

RAD. TBC: 4.11'

18' min; can be reduced from 20'

Wall as approved by CC at concept plan?

Awkward asphalt design if cars are turning in and others waiting to turn out.

ADA stalls 10'x20', 5' access aisle. 3 stalls req'd.

One-way sign needed.

Proposed parking along street frontages can only be permitted with significant architectural and landscape improvements 17.72.030.A

This is along street frontages in which a 10' strip outside but adjacent (alongside) to the ROW. On-site 10' strip is required in addition to any landscaping in ROW.

Show extent beyond property line out to ROW

LEGEND

- PROPERTY LINE OF INTEREST
- PARKING OFFSET REQ'T
- BUILDING OFFSET REQ'T
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE ABANDONED
- PROPOSED EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED SIGNAGE
- EXISTING SIGNAGE
- PROPOSED BOLLARD
- EXISTING BOLLARD
- PROPOSED ADA TRUNCATED DOMES
- SURVEY CONTROL
- FLEXIBLE PAVEMENT (1/C501)
- RIGID PAVEMENT
- RESTORE CONCRETE, ASPHALT, LANDSCAPING, ETC. AFTER UTILITY INSTALLATION
- EXISTING TREE

KEY TAGS:

1. INSTALL CURB WALL (5/C501)
2. INSTALL CURB & GUTTER (3/C501)
3. INSTALL SIDEWALK, WIDTH PER PLAN, USE THICKENED EDGE ADJACENT TO ASPHALT & CONCRETE PAVING (6/C501) (7/C501)
4. INSTALL CRITICAL SIDEWALK PANEL & ADA LANDING ADJACENT TO BUILDING (4/C501)
5. INSTALL ADA RAMP (8/C501)
6. INSTALL ADA STALLS & SIGNAGE (9/C501)
7. ADA LANDING/ZONE; SLOPE < 2% ANY DIRECTION
8. INSTALL CONCRETE WATERWAY, WIDTH PER PLAN (10/C501)
9. LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN
10. TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24", TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.
11. INSTALL 6' CONCRETE PRECAST PARKING BUMPER
12. INSTALL ADA SIGN & BOLLARD (10/C509)
13. STRIPED CROSSWALK PER PLAN
14. STRIPED ARROW PER PLAN

1 ENTRANCE
1"=10'

SCALE (FT)
0 20 40 60

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
385.501.7371

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info@legacydesigngroup.net

OWNER:
EAGLE 11 LLC.

APPLEBEE'S AT RANCHES CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST EAGLE MOUNTAIN, UTAH COUNTY, UTAH

811 Know what's below. Call before you dig.

Rev.	Date	Comment
-	-	-

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: AUG. 19, 2022

PROFESSIONAL ENGINEER No. 5149785 CRAIG B. LARSEN STATE OF UTAH

8/22/2022 12:26:21 PM

SITE PLAN

C100

RESOLUTION NO. R- -2023

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPOINTING MACK STRAW AS MEMBER REPRESENTATIVE TO THE TIMPANOGOS SPECIAL SERVICE DISTRICT ADMINISTRATIVE BOARD

PREAMBLE

WHEREAS, Timpanogos Special Service District serves Eagle Mountain City and surrounding Utah County communities; and

WHEREAS, Eagle Mountain City is represented by appointing a member to the Timpanogos Special Service District Administrative Board; and

WHEREAS, Mack Straw, Public Utilities Director of Eagle Mountain City, is a qualified and suitable person to represent Eagle Mountain City on the Administrative Board.

NOW THEREFORE, BE IT RESOLVED by the Eagle Mountain City Council that Mack Straw is hereby appointed as Representative of Eagle Mountain City to the Timpanogos Special Service District Administrative Board.

This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 3rd day of January, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 3rd day of January, 2023.

Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JANUARY 3, 2023**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain City General Plan, Chapter 9 Moderate Income Housing.
ITEM TYPE:	Ordinance
FISCAL IMPACT:	Future RDA Affordable Housing fund expenses; Contemplated future reductions to impact fees and permit fees related to ADUs
APPLICANT:	Eagle Mountain City

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
N/A	N/A	N/A	N/A

PUBLIC HEARING:
Yes

PREPARED BY:
Steve Mumford, Planning

PRESENTED BY:
Assistant City Administrator/Community Development Director Steve Mumford

RECOMMENDATION:
We recommend that the City Council approve the proposed amendments to Chapter 9 of the General Plan (Moderate Income Housing), as recommended by the Planning Commission (*or with the following changes...*).

BACKGROUND:
Utah Code §10-9a-403 requires municipalities to include a moderate-income housing element in their General Plan. The element must (A) provide a realistic opportunity to meet the need for additional moderate-income housing within the next five years; (B) select three or more moderate income housing strategies described in §10-9a-403(2)(b)(iii) for implementation; and (C) include an implementation plan. Our current Moderate Income Housing Plan is required to be updated through the General Plan Amendment process (public hearing at PC and CC) and updated report submitted to the State prior to February 16, 2023.

In drafting the moderate income housing element, the City shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing: (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and (B) to allow people with various incomes to benefit

from and fully participate in all aspects of neighborhood and community life. The plan must also include an analysis of how the City will provide a realistic opportunity for the development of moderate-income housing within the next five years. Lastly, the plan must include a recommendation to implement three or more of the moderate income housing strategies listed in §10-9a-403(2)(b)(iii).

Following a joint City Council & Planning Commission meeting on November 22, and Planning Commission meetings on November 22 and December 13, the five chosen strategies are proposed as follows:

STRATEGY E: Create, or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

STRATEGY N: Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates with the municipality.

STRATEGY R: Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.

STRATEGY S: Create a program to transfer development rights for moderate income housing.

STRATEGY X: Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

Now the City Council must review and decide whether to formally adopt these five strategies and implement them along with the identified timelines and benchmarks/measurements.

ITEMS FOR CONSIDERATION:
Utah Code §10-9a-408(5)(a) states that "A municipality qualifies for priority consideration under this subsection (5) if the specified

municipality's moderate income housing report: (i) complies with subsection (2); and (ii) demonstrates to the division that the specified municipality made plans to implement: (A) five or more moderate income housing strategies..."

The Code also states that the Transportation Commission may give priority consideration to transportation projects located within the boundaries of the specified municipality; and the Governor's Office of Planning and Budget may give priority consideration for awarding financial grants to the specified municipality under the COVID-19 Local Assistance Matching Grant Program.

If we fail to comply with State Code and include at least 3 strategies and an implementation plan for those strategies by February 16, 2023, State Code specifies that the Department of Transportation may not program funds from the Transportation Investment Fund to projects located within the boundaries of the specified municipality. In other words, we will be ineligible for transportation funding through the TIP and STIP process (which begins with MAG).

Following discussions respecting the state's requirements, as already noted, five strategies and associated implementation timelines are proposed for approval and incorporation into Chapter 9 [the Moderate-Income Housing section] of the City's General Plan.

REQUIRED FINDINGS:

Section 12.3 of the General Plan discusses the amendment process. Amendments require public hearings by the Planning Commission and the City Council. As a guide, amendments to the plan should include findings on the following items:

- The proposed amendment is in the public interest.
- The proposed amendment is consistent with the broad intent of the General Plan.
- The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare.
- The proposed amendment has been processed in accordance with all applicable requirements of the Utah Code.

PLANNING COMMISSION ACTION/RECOMMENDATION:

On December 13, 2022, the Planning Commission discussed the proposed amendments and ultimately voted to recommend approval to the City Council (5-0) of the amendments with one modification (which has been included in the attached document).

Commissioner Pengra, although voting in the affirmative, expressed his desire that the City try earnestly to impact the moderate income housing situation for the better, rather than taking the easy wins in order to just comply with the minimum state requirements. Commissioners Strong and Everett preferred to include these five strategies that we can complete rather than more than five with some left uncompleted. Commissioner Everett noted that strategy #4 is the heavy lift and will take significant time and legal research and discussion in order to accomplish it, but has support and should be worked on. Commissioner Bergener stated that we can do more than just these five strategies, even if they are not included in our General Plan, including keeping density in areas near businesses, in the future downtown, etc. Commissioner Pengra requested that we eliminate all fees for ADUs, and Commissioners Wells and Allen declined to include that in the motion and instead preferred to allow staff to review the fees and revenue sources in detail and propose recommendations in the future related to that request.

ATTACHMENTS:

ORD--General Plan Amendment - Chapter 9
EMC General Plan Ch 9 Existing
Moderate Income Housing Strategies - Draft Clean
Moderate Income Housing Strategies - Draft Redlined

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN CITY GENERAL PLAN CHAPTER 9, MODERATE INCOME HOUSING

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain City General Plan Chapter 9, Moderate Income Housing, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve the amendment to the Eagle Mountain City General Plan Chapter 9, Moderate Income Housing, as set forth in Exhibit A.

2. The Eagle Mountain City General Plan is hereby amended as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 3rd day of January, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 3rd day of January, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter Nine

MODERATE INCOME HOUSING





9.1 WHAT WE KNOW

Utah State Code (Section 10-9a-403) requires municipalities to include a plan for moderate-income housing as part of a general plan. It outlines the responsibility of a City to facilitate a "reasonable opportunity" for those households with moderate-income to live within the City. Moderate-income housing is defined by HUD as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located." This study uses Area Median Income (AMI) in the Provo-Orem, UT Metropolitan Statistical Area[1]

1 The Provo-Orem, UT MSA includes Utah and Juab Counties grouped together. HUD calculates the regional area AMI at this geographic level and not at an individual county level for Utah County.

Household Size	30%	50%	80% of AMI
1 person	$356	$593	$948
2 person	$406	$676	$1,083
3 person	$504	$761	$1,218
4 person	**$608**	**$845**	**$1,353**
5 person	$711	$914	$1,461
6 person	$815	$981	$1,570
7 person	$918	$1,049	$1,678
8 person	$1,022	$1,116	$1,786

Source: HUD

Monthly Housing Allowance by Household Size and AMI Thresholds

(MSA) as determined by the U.S. Department of Housing and Urban Development (HUD) and average household size to determine moderate income thresholds for an average household.

AREA MEDIAN INCOME LEVELS

According to HUD, the AMI for 2016 in the MSA is $67,625. Utah County has an average household size of 3.62; therefore, a household of four persons is used as the average family size, putting the moderate-income threshold at $54,100.

HUD considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. This 30 percent should include utilities and other housing costs such as mortgage and hazard insurance.

The table below shows affordable monthly allowances at different levels of income. These amounts represent total housing costs affordable at 30 percent of gross income. Utah Code does not stipulate whether those of moderate income must be able to purchase a home, so the allowance considers affordability for either a mortgage or rental rate. A family choosing housing would need to factor utilities and other fees for a given housing unit within this affordable range. For example, a household of four at the 80 percent AMI threshold has a monthly housing allowance of $1,353. If utilities are $250[2], the family can afford a rent or mortgage payment of $1,029 per month, including taxes and interest if applicable.

Translating this moderate-income affordability level to home values, a family of four at 80 percent of AMI can afford a home in Eagle Mountain up to $196,133. This assumes utility payments at $250 per month, current City property tax rates, insurances, a four percent interest rate, 30 year mortgage term and a 10 percent down payment. The table below shows the home price ranges affordable to household income categories at various interest rates. The bottom table on the page shows the ranges specific to targeted low- and moderate-income households. Note the significant difference the interest rate

2 Utilities include water, sewer, storm drain, gas, electric, and garbage. This is an estimated amount for a typical resident.

Household Income Range	Home Price Range					
	4% Mortgage		5% Mortgage		6% Mortgage	
	Low	High	Low	High	Low	High
$10,000 to $14,999	$0	$10,301	$0	$9,161	$0	$8,203
$15,000 to $24,999	$10,301	$57,827	$9,161	$51,428	$8,203	$46,047
$25,000 to $34,999	$57,827	$105,353	$51,428	$93,695	$46,047	$83,892
$35,000 to $49,999	$105,353	$176,643	$93,695	$157,095	$83,892	$140,659
$50,000 to $74,999	$176,643	$295,458	$157,095	$262,762	$140,659	$235,270
$75,000 to $99,999	$295,458	$414,273	$262,762	$368,429	$235,270	$329,881
$100,000 to $149,999	$414,273	$651,904	$368,429	$579,763	$329,881	$519,104
$150,000 to $199,999	$651,904	$889,535	$579,763	$791,096	$519,104	$708,327
$200,000 or more	$889,535		$791,096		$708,327	

Source: ZPFI

Affordable Home Price Ranges by Income Category and Mortgage Interest Rate

Household Income Range			Home Price Range					
			4% Mortgage		5% Mortgage		6% Mortgage	
	Income Range - Low	Income Range - High	Low	High	Low	High	Low	High
< 30% of AMI	$0	$24,300	$0	$54,505	$0	$48,473	$0	$43,402
30% to 50% of AMI	$24,300	$33,800	$54,505	$99,655	$48,473	$88,627	$43,402	$79,354
50% to 80% of AMI	$33,800	$54,100	$99,655	$196,133	$88,627	$174,428	$79,354	$156,179

Source: ZBPI

Affordable Price Ranges by Targeted Group and Interest Rate

can make. While current rates are currently at historic lows under four percent, making housing much more affordable, affordability in the City will be more difficult to maintain if interest rates rise in the future.

PRICING AND AFFORDABILITY

Table 9.4 below shows the distribution of units by home value, as assessed and maintained by the Utah County Assessor's office. The median value is $216,050 of these assessed values. This median value is above the affordable threshold of $196,133. Approximately 36.3 percent (2,709 units) are within this affordability target or below.

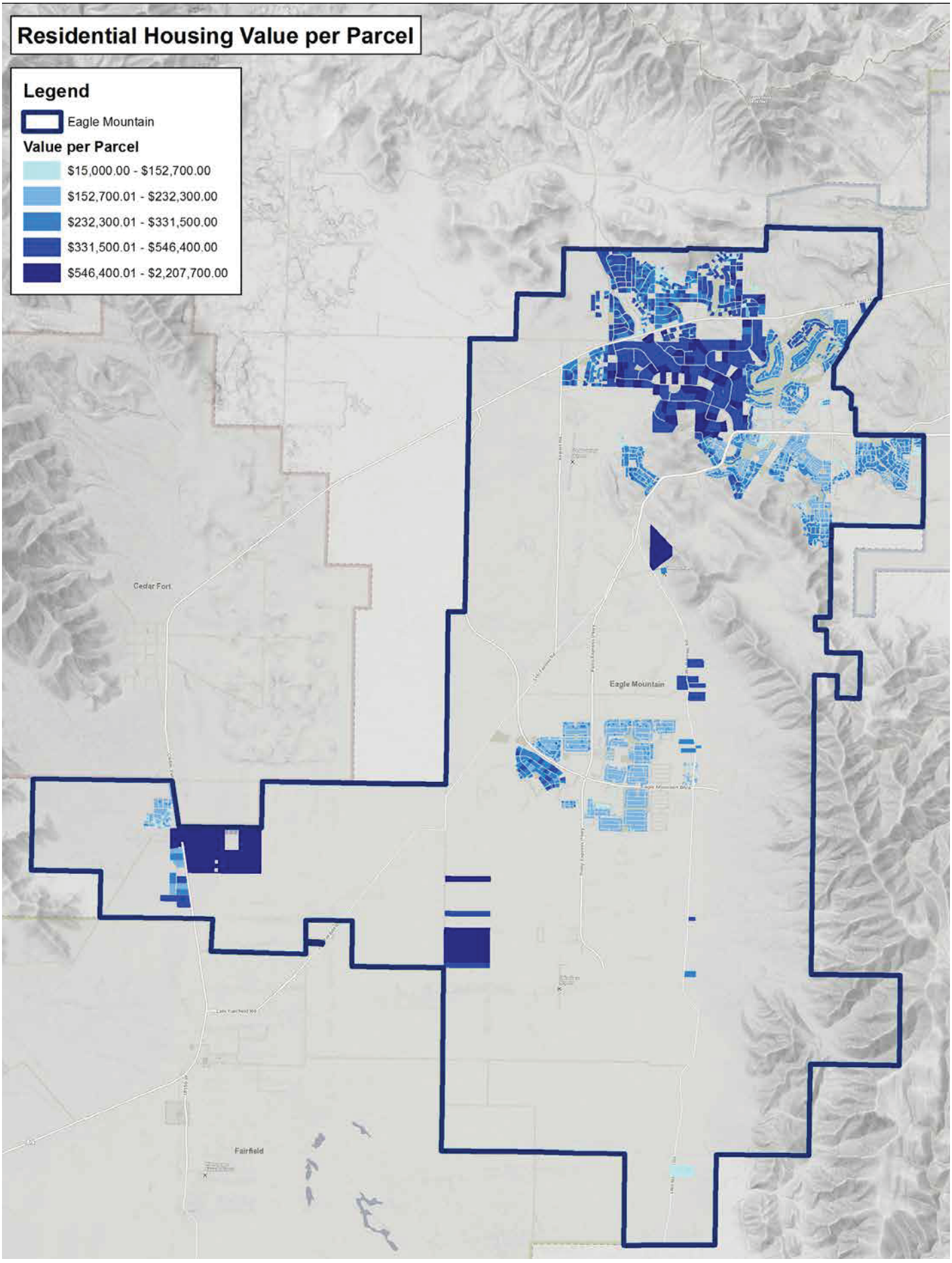
Generally, housing units on larger parcels are more expensive. This is partially due to higher land costs, but is also often due to the larger homes generally associated with a larger lot. While these properties are valuable and provide high property tax revenue per parcel, value is more densely concentrated on smaller lots. Higher property tax revenues are available per acre in more dense housing. The maps on the following two pages show the biggest lots on the north side of the City, while among the highest value per unit, have much lower value per acre.

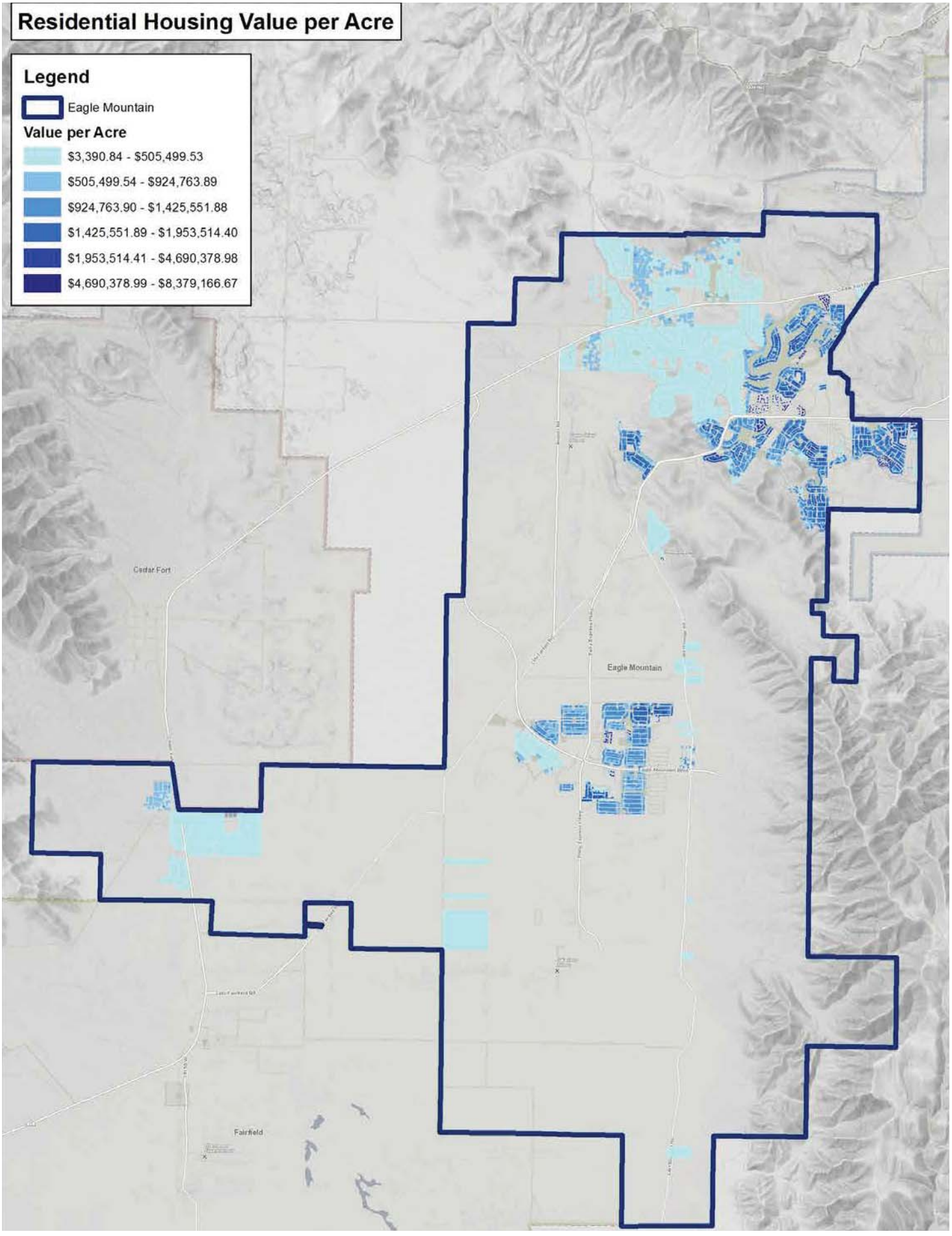
Approximately half of rental units in Eagle Mountain are affordable, but rental units are limited, which impacts affordability and impedes housing choices. Eagle Mountain has no apartment complexes within the City and the housing unit ownership rate is a very high 86 percent. Rental units are important options for households that do not have down payment savings, would have trouble with loan approval, or simply for those not wishing to make a large commitment on purchasing a home. The only rental units available are individually-owned units that are privately rented – approximately 1,046 units. The ACS estimates these rents to start in the $800 range, but the majority of rentals have a gross rent above $1,250 per month and the median gross rent is $1,367, only slightly higher than the monthly housing allowance $1,353 for a household at 80 percent of AMI and indicated that about half of units (approximately 523 units) are available under this allowance.

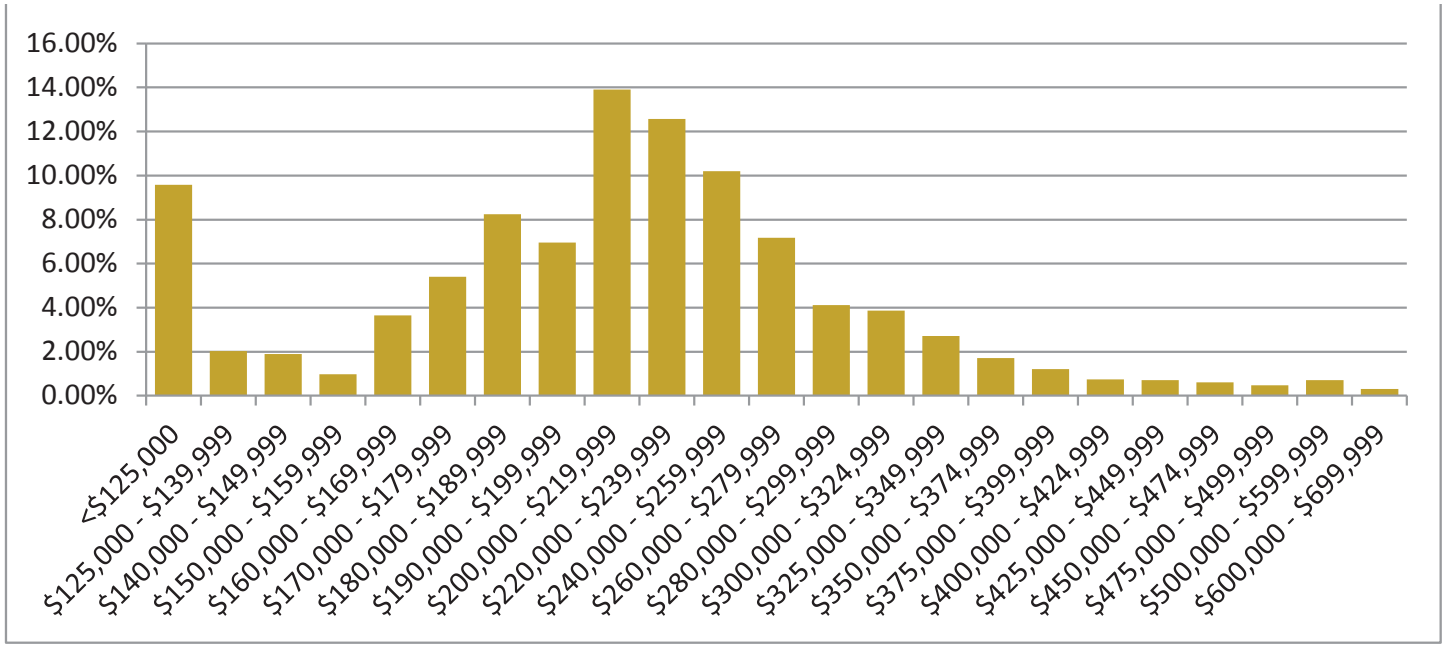
Home Value	# of Units	% of Total	Cumulative % of Total
<$125,000	715	9.58%	9.58%
$125,000 - $139,999	151	2.02%	11.60%
$140,000 - $149,999	141	1.89%	13.49%
$150,000 - $159,999	73	0.98%	14.47%
$160,000 - $169,999	272	3.64%	18.12%
$170,000 - $179,999	403	5.40%	23.52%
$180,000 - $189,999	615	8.24%	31.76%
$190,000 - $199,999	519	6.95%	38.71%
$200,000 - $219,999	1,038	13.91%	52.62%
$220,000 - $239,999	938	12.57%	65.19%
$240,000 - $259,999	761	10.20%	75.39%
$260,000 - $279,999	535	7.17%	82.55%
$280,000 - $299,999	307	4.11%	86.67%
$300,000 - $324,999	289	3.87%	90.54%
$325,000 - $349,999	203	2.72%	93.26%
$350,000 - $374,999	128	1.72%	94.98%
$375,000 - $399,999	90	1.21%	96.18%
$400,000 - $424,999	55	0.74%	96.92%
$425,000 - $449,999	53	0.71%	97.63%
$450,000 - $474,999	46	0.62%	98.24%
$475,000 - $499,999	36	0.48%	98.73%
$500,000 - $599,999	53	0.71%	99.44%
$600,000 - $699,999	23	0.31%	99.75%
$700,000+	19	0.25%	100.00%

Source: Utah County Parcel Database

Non-Rental Residential Unit Values

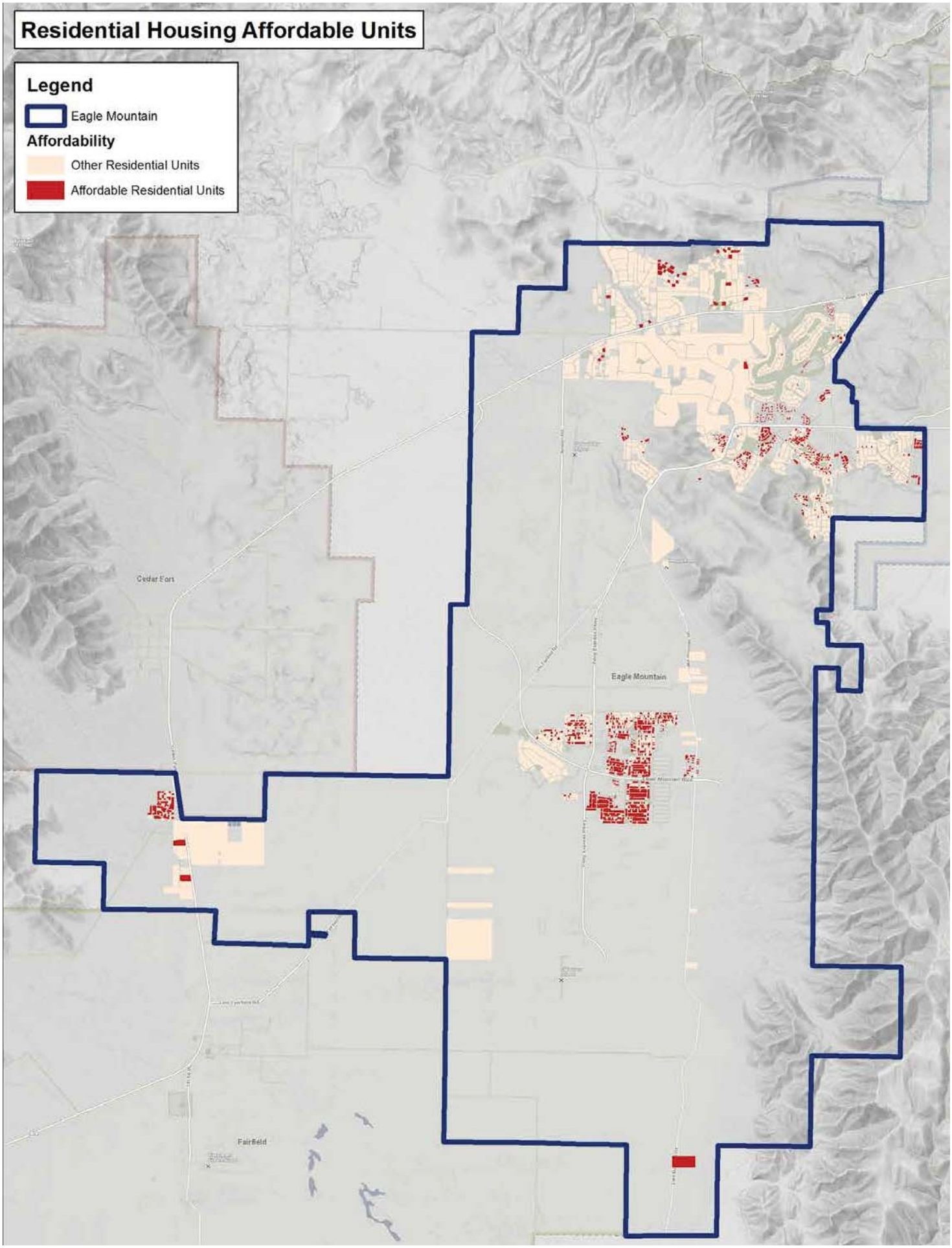

Residential Housing Value per Parcel
Legend
Eagle Mountain
Value per Parcel
$15,000.00 - $152,700.00
$152,700.01 - $232,300.00
$232,300.01 - $331,500.00
$331,500.01 - $546,400.00
$546,400.01 - $2,207,700.00
Cedar Fort
Eagle Mountain
Fairfield


Residential Housing Value per Acre
Legend
Eagle Mountain
Value per Acre
$3,390.84 - $505,499.53
$505,499.54 - $924,763.89
$924,763.90 - $1,425,551.88
$1,425,551.89 - $1,953,514.40
$1,953,514.41 - $4,690,378.98
$4,690,378.99 - $8,379,166.67
Cedar Fort
Eagle Mountain
Fairfield



Percent of Housing Units by Market Value

Currently, there is a very reasonable opportunity for moderate-income households to live in the City and the housing supply exceeds current demands. Approximately 27 percent of the households are considered low- or moderate-income. The estimated average market value of units in the City is a very affordable $83 per square foot. Based on market property values and the costs of ownership, the estimated number of units that can be classified as affordable is 2,709, over one-third of housing units. Many of these units are individually rented, also at affordable rates. The units that are affordable are also high-quality and often newly constructed. Additionally, Eagle Mountain still qualifies for USDA rural home loans, which affects affordability.


Residential Housing Affordable Units
Legend
Eagle Mountain
Affordability
Other Residential Units
Affordable Residential Units
Cedar Fort
Eagle Mountain
Fairfield

9.2 HOW DOES THIS HELP US PLAN FOR THE FUTURE

MATCHING MARKET WITH DEMOGRAPHICS

Outside of moderate-income affordability, it is notable how current housing availability matches income levels of Eagle Mountain residents. This analysis again assumes a four percent mortgage rate, 10 percent down payment, 30 percent of gross income, $250 in utilities per month, and other factors like taxes and insurance. The table below shows the home price range that is affordable for a given household income level and indicates the percentage of households and units in each of those range categories.

The percentages at the upper end of the Household Income range indicate some wiggle room for increased growth in luxury housing, as there are few units in the affordable home price range that correspond with the upper end of the household income range. However, the excess of high income households compared to home values is more likely an indication of the low average price per square foot in the area, noted earlier as a very affordable $83 per square foot.

Comparing these numbers across rows shows that the large segment of the population making above $75,000 per year has limited housing stock that reaches into their full buying potential. However, this isn't necessarily an indication that there are no luxury homes in Eagle Mountain, but that high-income households are possibly able to find quality housing at a good price in the City, especially as home values continue to recover from the recession. Also, the large household sizes in Eagle Mountain serve to reduce per capita incomes and provide families with less discretionary income to spend on larger homes.

For low income households in the $25,000 to $35,000 range, there are fewer housing units in the matching affordability range. While there are many affordable units in the City, this is an at-risk population being underserved.

Average sale prices in Eagle Mountain of single-family homes confirm a strong upward trend in home values. As values increase and the trend of building single-family home developments continues, it will be important to monitor that affordability keeps pace with population growth. An increase in values will lead to a lower percentage of affordable units, while the percentage of low- to moderate-income households is more likely to remain stable.

Household Income Range	% of HH in Income Range	Affordable Home Price Range	Affordable SFR Units
$10,000 to $14,999	2.2%	$0 to $10,301	9.58%
$15,000 to $24,999	2.8%	$10,301 to $57,827	2.0%
$25,000 to $34,999	4.0%	$57,827 to $105,353	1.4%
$35,000 to $49,999	18.2%	$105,353 to $176,643	17.9%
$50,000 to $74,999	29.4%	$176,643 to $295,458	64.6%
$75,000 to $99,999	18.4%	$295,458 to $414,273	10.7%
$100,000 to $149,999	16.4%	$414,273 to $651,904	3.1%
$150,000 to $199,999	3.2%	$651,904 to $889,535	0.3%
$200,000 or more	2.6%	>$889,535	0.0%

Household Income and Home Price Distribution

City	2012 Value	2013 Value	2014 Value	2015 Value	2016 Value	% Change 2012 to 2016
Eagle Mountain	$179,900	$198,000	$212,950	$243,900	$257,500	43.1%
Lehi	$219,900	$246,794	$257,000	$294,000	$310,201	41.1%
Saratoga Springs	$225,000	$249,700	$284,512	$299,000	$332,000	47.6%

Historic Sales Prices for Eagle Mountain and Nearby Cities

9.3 GOAL & OBJECTIVES

The following overall goal, four objectives, and five action strategies capture Eagle Mountain's approach for addressing the issues and opportunities related to the City's Moderate Income Housing. The objectives represent what Eagle Mountain would like to achieve.

OVERALL GOAL FOR THE CHAPTER

Overall Moderate Income Housing Goal: Ensure Eagle Mountain maintains reasonable affordability and provides housing diversity during times of rapid population growth and varying development trends.

PLAN OBJECTIVES – WHAT DO WE WANT TO ACHIEVE?

OBJECTIVE 1: Ensure affordable housing grows proportionally with normal development. While affordability is not currently a major concern, the lack of rental units may present a housing impediment to consumer choice.

OBJECTIVE 2: Support affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles.

OBJECTIVE 3: Provide the opportunity for affordable home ownership by offering a range of housing types, including attached dwellings, for purchase.

OBJECTIVE 4: Provide desirable affordable housing options that integrate well into surrounding neighborhood contexts.

9.4 ACTION PLAN – HOW DO WE MAKE IT HAPPEN?

The strategies in the Action Plan section are action items for achieving the overall goal and detailed objectives. Many action strategies will work to achieve more than one, individual objective.

STRATEGY 1: Carefully monitor affordability in the City during rapid growth spurts to ensure affordable housing needs are anticipated.

STRATEGY 2: Designate areas in the future land use framework where multi-family development will be permitted. Support a range of multi-family housing types including townhomes, row-homes, and duplexes, which appeal to a variety of population demographics, including younger and older individuals.

STRATEGY 3: Streamline development processes to allow a range of development types to occur in order to provide a diversity of housing options as the city grows.

STRATEGY 4: Introduce and integrate rental units into neighborhoods by allowing for multi-family or town home mixed-use development to function as buffers between commercial and single-family residential areas.

STRATEGY 5: Continue to support the integration of small lot sizes into developments to offer a mix of housing within the same neighborhood.

STRATEGY 6: Allow for accessory dwelling units, including detached units, to be integrated into residential neighborhoods.

9.3 GOAL & OBJECTIVES

The following overall goal, objectives, and action strategies represent Eagle Mountain's planned approach for addressing the issues and opportunities related to the City's Moderate Income Housing needs.

OVERALL GOAL FOR THE CHAPTER

Overall Moderate Income Housing Goal: Maintain and facilitate opportunities for reasonable affordability and diverse housing sizes and products throughout the city.

PLAN OBJECTIVES -- WHAT DOES THE CITY WANT TO ACHIEVE?

OBJECTIVE 1: Ensure affordable housing opportunities grows proportionally with normal housing development.

OBJECTIVE 2: Support affordable housing options that address the needs of low to moderate income households and individuals by encouraging the offering of a wide range of product sizes, types, and styles.

OBJECTIVE 3: Provide increased opportunities for affordable home ownership by offering programs, fee reductions, and facilitating a range of housing types for purchase.

OBJECTIVE 4: Provide allowance for desirable affordable housing options that integrate well into new or existing neighborhoods, such as internal and detached accessory dwelling units.

OBJECTIVE 5: Guide density and affordable housing to locations near services, major roadways, and institutional uses through the General Plan, district area plans, zoning, and density transfer options.

9.4 ACTION PLAN – HOW DO WE MAKE IT HAPPEN?

The following five (5) moderate income housing strategies are action items for achieving the overall goal and the objectives, and were chosen from the strategies identified in UCA§10-9a-403(2)(b)(iii). Many action strategies will work to achieve more than one specified objective.

STRATEGY 1: Create, or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

TIMELINE: The City currently allows for internal and detached accessory dwelling units throughout many residential zones in the city. City Code amendments were completed in 2021 to update the accessory dwelling unit chapter to fully comply with Utah Code and to reduce and further define regulations in relation to ADUs. Once per year, beginning in 2023, City staff will review the City's Accessory Dwelling Unit code (EMMC Chapter 17.70) and provide a report to the Planning Commission and City Council of its status and effectiveness, and propose amendments, as needed.

ACTIONS/MEASURES:

- Track the number of approved internal ADUs
- Track the number of approved detached ADUs

- Track the number of new homes that include completed ADUs with the initial home construction
- Track the distribution of ADUs throughout the city

STRATEGY 2: Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.

TIMELINE**:** Public employees, including teachers, firefighters, police, city employees, and others often have a lower salary than many private sector employees and find it difficult to afford to live in the same city in which they work. Eagle Mountain desires to avoid that issue by helping these types of employees with a mortgage assistance program, and by July 1, 2024 will create this program.

ACTIONS/MEASURES:

- Create and approve a policy for a mortgage assistance program for public employees, outlining qualifications, requirements, and processes
- Contract with a partner, hire an employee, or designate an employee or department to oversee the program
- Track the number of people that receive a benefit from the program
- Track the number of employers or agencies with employees that benefit from the program

STRATEGY 3: Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.

IMPLEMENTATION TIMELINE: The City currently does not charge impact fees for accessory dwelling units. The City will continue to find ways to reduce impediments to accessory dwelling units, specifically keeping fees as minimal as possible. Once per year, beginning in 2023, City staff will provide a report to the City Council outlining all City-required fees charged for ADUs, and will recommend changes, if necessary, to reduce fees.

ACTIONS/MEASURES:

- Eliminate impact fees for detached ADUs
- Review the Consolidated Fee Schedule and amend to reduce fees for ADUs, if necessary

STRATEGY 4: Create a program to transfer development rights for moderate income housing.

IMPLEMENTATION TIMELINE: Creating a mechanism to transfer development rights (TDR) can be quite complicated and requires a good deal of research and consideration of the potential impacts, both positive and negative. A TDR code intends to provide additional tools for the City and for property owners to place density and moderate income housing in the locations that are best suited for those types of residential units. By January 1, 2026, the City Staff will propose a TDR code to the Planning Commission and City Council for their consideration.

ACTIONS/MEASURES:

- Prepare a draft TDR code
- Review a TDR code with the Planning Commission

- Review a TDR code with the City Council
- Adopt a TDR code
- Track the number of developments that utilize the TDR code

STRATEGY 5: Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

IMPLEMENTATION TIMELINE: By December 31, 2024, the City will adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing. By December 31, 2023, the City will also create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.

ACTIONS/MEASURES:

- Work with consultants to draft an "Affordable Housing Plan"
- Adopt an "Affordable Housing Plan" that identifies the planned uses for RDA housing allocation funds
- Present a draft land use ordinance to the Planning Commission and City Council
- Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing
- Track the number of projects that provide moderate income housing as more than 10% of their projects

		INITIATIVE 2 *Distinctive Development Patterns*				
MODERATE INCOME HOUSING GOAL						
Maintain and facilitate opportunities for reasonable affordability and diverse housing sizes and products throughout the city.	OBJECTIVES	1 Ensure affordable housing opportunities grow proportionally with normal housing development	2 Support affordable housing options that address the needs of low to moderate income households and individuals by encouraging the offering of a wide range of product sizes, types, and styles.	3 Provide increased opportunities for affordable home ownership by offering programs, fee reductions, and facilitating a range of housing types for purchase.	4 Provide allowance for desirable affordable housing options that integrate well into new or existing neighborhoods, such as internal and detached accessory dwelling units.	5 Guide density and affordable housing to locations near services, major roadways, and institutional uses through the General Plan, distrit area plans, zoning, and density transfer options.
STRATEGY / ACTION						
1 Create, or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.		■	■	■	■	
2 Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.		■		■		
3 Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.				■	■	
4 Create a program to transfer development rights for moderate income housing.						■
5 Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordainance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.		■	■	■		

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The following overall goal, ~~four~~ objectives, and ~~five~~ action strategies represent ~~capture~~ Eagle Mountain's planned approach for addressing the issues and opportunities related to the City's Moderate Income Housing needs. ~~The objectives represent what Eagle Mountain would like to achieve.~~

OVERALL GOAL FOR THE CHAPTER

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PLAN OBJECTIVES -- WHAT DOES THE CITY WANT TO ACHIEVE?

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OBJECTIVE 4: Provide allowance for desirable affordable housing options that integrate well into new or existing neighborhoods, such as internal and detached accessory dwelling units. ~~surrounding neighborhood contexts.~~

OBJECTIVE 5: Guide density and affordable housing to locations near services, major roadways, and institutional uses through the General Plan, district area plans, zoning, and density transfer options.

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The following five (5) moderate income housing strategies ~~in the Action Plan section~~ are action items for achieving the overall goal and ~~detailed~~ the objectives, and were chosen from the strategies identified in UCA§10-9a-403(2)(b)(iii). Many action strategies will work to achieve more than one specified~~, individual~~ objective.

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TIMELINE: The City currently allows for internal and detached accessory dwelling units throughout many residential zones in the city. City Code amendments were completed in 2021 to update the accessory dwelling unit chapter to fully comply with Utah Code and to reduce and further define regulations in relation to ADUs. Once per year, beginning in 2023, City staff will review the City's Accessory Dwelling

Unit code (EMMC Chapter 17.70) and provide a report to the Planning Commission and City Council of its status and effectiveness, and propose amendments, as needed.

ACTIONS/MEASURES:

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- Track the number of approved detached ADUs
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- Track the distribution of ADUs throughout the city

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STRATEGY 4: ~~Introduce and integrate rental units into neighborhoods by allowing for multi-family or town homes mixed-use development to function as buffers between commercial and single-family residential areas.~~ Create a program to transfer development rights for moderate income housing.

IMPLEMENTATION TIMELINE: Creating a mechanism to transfer development rights (TDR) can be quite complicated and requires a good deal of research and consideration of the potential impacts, both positive and negative. A TDR code intends to provide additional tools for the City and for property owners to place density and moderate income housing in the locations that are best suited for those types of residential units. By January 1, 2026, the City Staff will propose a TDR code to the Planning Commission and City Council for their consideration.

ACTIONS/MEASURES:

- Prepare a draft TDR code
- Review a TDR code with the Planning Commission
- Review a TDR code with the City Council
- Adopt a TDR code
- Track the number of developments that utilize the TDR code

STRATEGY 5: ~~Continue to support the integration of small lot sizes into developments to offer a mix of housing within the same neighborhood.~~ Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

IMPLEMENTATION TIMELINE: By December 31, 2024, the City will adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing. By December 31, 2023, the City will also create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.

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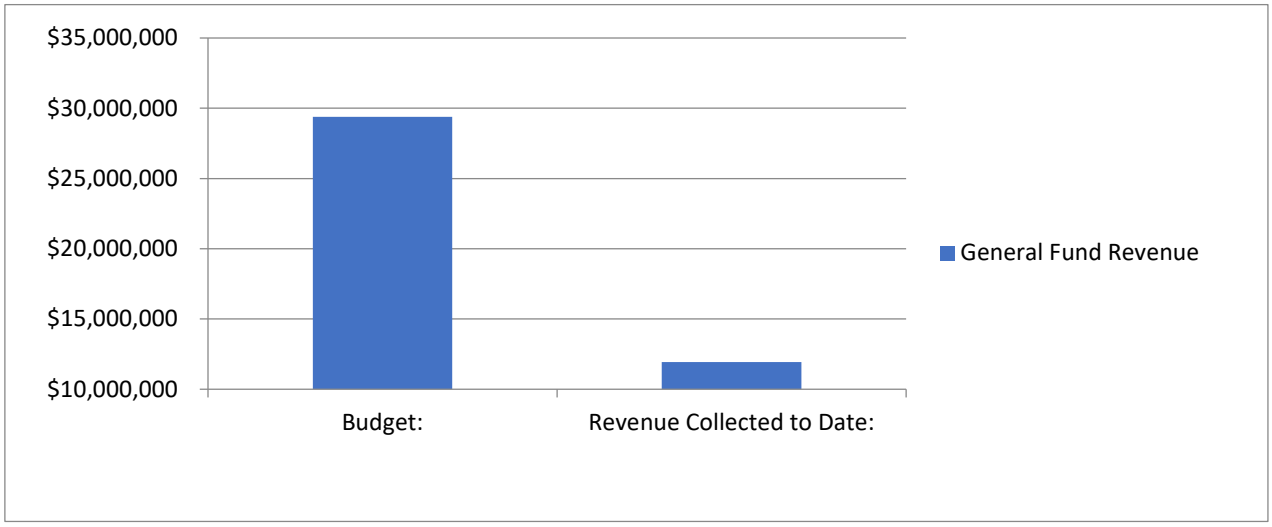
		INITIATIVE 2				
MODERATE INCOME HOUSING GOAL		*Distinctive Development Patterns*				
Maintain and facilitate opportunities for reasonable affordability and diverse housing sizes and products throughout the city.	OBJECTIVES	1 Ensure affordable housing opportunities grow proportionally with normal housing development	2 Support affordable housing options that address the needs of low to moderate income households and individuals by encouraging the offering of a wide range of product sizes, types, and styles.	3 Provide increased opportunities for affordable home ownership by offering programs, fee reductions, and facilitating a range of housing types for purchase.	4 Provide allowance for desirable affordable housing options that integrate well into new or existing neighborhoods, such as internal and detached accessory dwelling units.	5 Guide density and affordable housing to locations near services, major roadways, and institutional uses through the General Plan, distrit area plans, zoning, and density transfer options.
STRATEGY / ACTION						
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2 Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.		■		■		
3 Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.				■	■	
4 Create a program to transfer development rights for moderate income housing.						■
5 Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordainance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.		■	■	■		

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*
Through November 2022

GENERAL FUND

General Fund Revenues

Budget:	$	29,380,967
Revenue Collected to Date:	$	11,924,110
Percent of Total Budget Collected:		41%
Percent of Year Completed:		42%

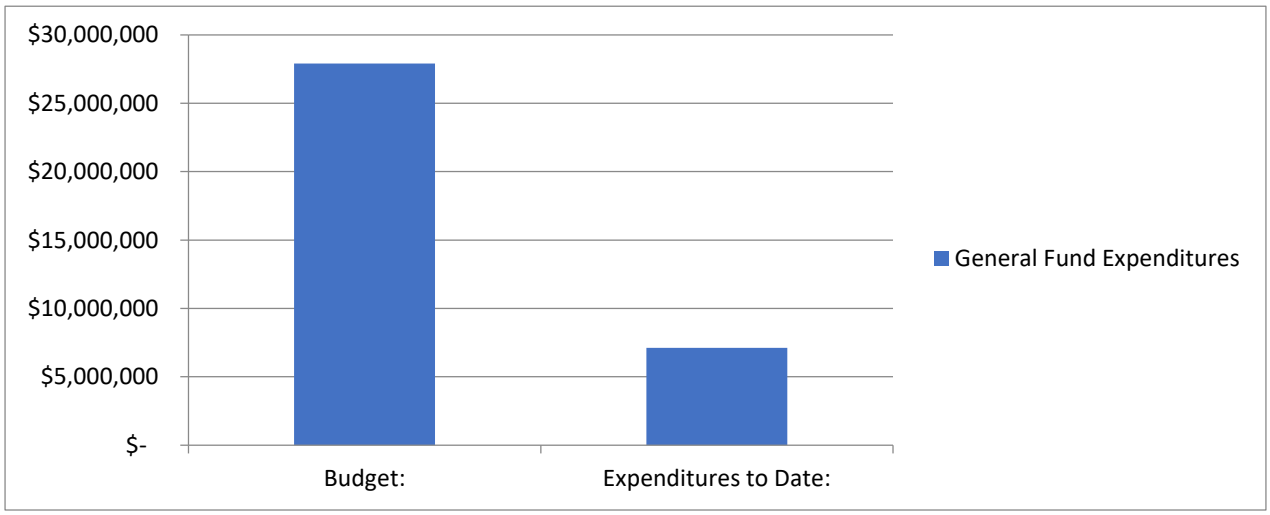


Revenue Analysis

Major Revenue Sources	Budget	To Date	% Collected
Taxes	$ 16,430,317	$ 5,795,331	35.27%
Licenses	$ 25,000	$ 9,589	38.36%
Planning Building & Eng Fees	$ 5,756,500	$ 1,070,274	18.59%
Intergovernmental Revenue	$ 4,251,534	$ 3,438,203	80.87%
Charges for Services	$ 186,000	$ 163,280	87.79%
Recreation	$ 93,000	$ 103,215	110.98%
Utility Revenue	$ 3,500	$ 4,681	133.75%
Fines & Forfeitures	$ 107,000	$ 130,391	121.86%
Miscellaneous Revenues	$ 158,400	$ 271,925	171.67%
Interfund Transactions	$ 1,659,716	$ 683,103	41.16%
Special Revenues & Resources	$ 710,000	$ 254,117	35.79%

General Fund Expenditures

Budget:	$	27,904,217
Expenditures to Date:	$	7,116,210
Percent of Total Budget Expended:		26%
Percent of Year Completed:		42%



Expense Analysis

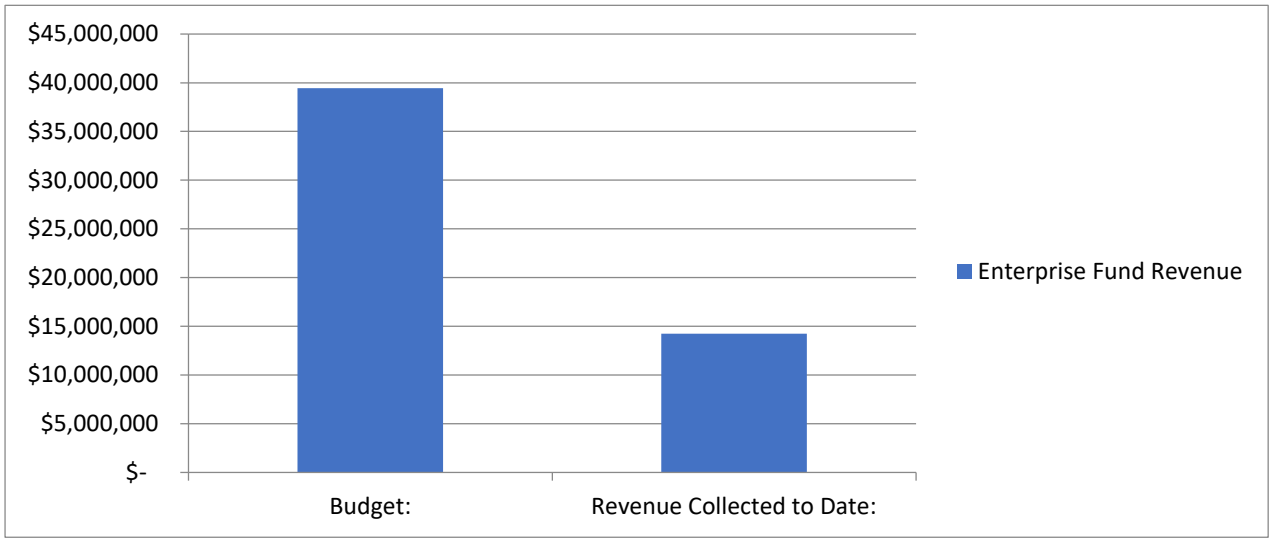
		Budget		To Date	% Expended
11	Executive	$ 3,428,666	$	1,150,451	34%
18	Boards Commissions & Councils	$ 2,513,963	$	629,181	25%
19	Non-Departmental	$ 2,427,123	$	1,118,834	46%
21	Public Safety	$ 5,461,011	$	975,276	18%
32	Planning & Zoning	$ 1,495,081	$	353,684	24%
33	Building Inspections	$ 1,576,899	$	506,529	32%
41	Public Works	$ 6,223,338	$	2,382,255	38%
61	Interfund Transfers	$ 4,778,136	$	-	0%

Note:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	39,432,774
Revenue Collected to Date:	$	14,232,632
Percent of Total Budget Collected:		36%
Percent of Year Completed:		42%



Revenue Analysis

		Budget		To Date	% Received
51	Water Fund	$ 23,783,425	$	8,093,273	34%
52	Sewer Fund	$ 12,140,349	$	4,572,210	38%
57	Solid Waste Fund	$ 2,263,000	$	992,174	44%
59	Storm Drain Fund	$ 1,246,000	$	574,976	46%

Fund 51 - Water Fund:

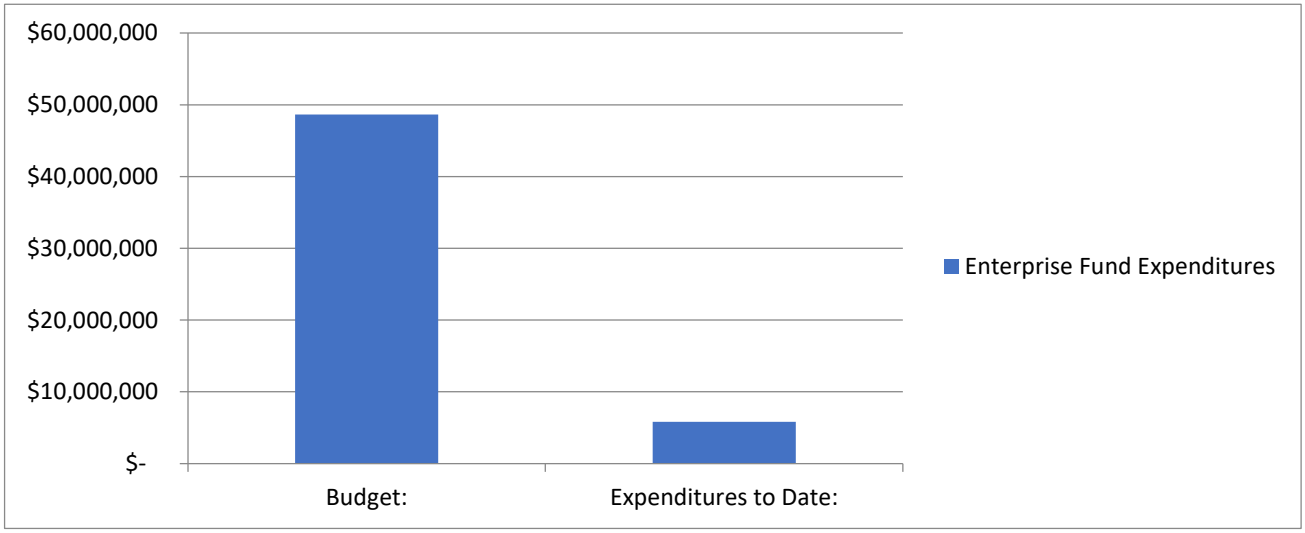
Fund 52 - Wastewater Fund:

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget:	$	48,653,493
Expenditures to Date:	$	5,836,095
Percent of Total Budget Expended:		12%
Percent of Year Completed:		42%



Expense Analysis

		Budget	To Date	% Expended	% Yr. Completed
51	Water Fund	$ 31,296,275	$ 2,583,701	8%	42%
52	Sewer Fund	$ 13,380,023	$ 2,383,428	18%	42%
57	Solid Waste Fund	$ 2,791,712	$ 587,087	21%	42%
59	Storm Drain Fund	$ 1,185,483	$ 281,878	24%	42%

Note:

Water Fund includes $22 M. for capital project funding.

Sewer Fund includes $5.1 M. for capital project funding.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Committed Balance - restricted to pay reimbursement agreements, and budgeted expenses
Available Balance - amount in the fund that is available for future projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 11/30/2022	Committed Balance	Available Balance	Projected Available Balance by 6/30/23**
11 - Water Impact Fee Fund	$22,752,936	$12,361,093	$10,391,842	$11,973,655
12 - Wastewater Impact Fee Fund	$2,289,276	$3,522,265	($1,232,989)	($882,744)
15 - Parks/Trails Impact Fee Fund	$6,073,840	$5,992,889	$80,951	$1,246,321
16- Public Safety Impact Fee Fund	$56,413	$0	$56,413	$77,362
17 -Stormwater Impact Fee Fund	$3,023,270	$2,353,896	$669,374	$855,647
18 -Transportation Impact Fee Fund	$3,825,525	$1,827,047	$1,998,478	$2,458,985

****Available balance + the average of the future facilities impact fee collected and projected out.**

***Unaudited figures - adjusting entries will be done throughout the fiscal year.**

UPCOMING PLANNING-RELATED AGENDA ITEMS

Upcoming Items
Eagle Mountain Big Box Concept Plan
Eagle Quest East Master Development Agreement
Gardner Farms Concept Plan
Harmony Phase A, Plat 14 Site Plan
Lone Tree Phase F, Plat 3 Preliminary Plat
Lower Hidden Valley MDA/MDP Amendment
McLachlan Rezone
Pole Canyon MDA/MDP Amendment
Rush Creek Rezone
Sunset Flats Storage Unit Concept Plan

Code Amendments
Accessory Structures
Architectural Standards
Parking Codes
Religious Land Uses
Streetlights