



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the CITY COUNCIL of Alpine City, Utah will hold a meeting on **Tuesday, March 10, 2015 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER*

- A. **Roll Call:** Mayor Don Watkins
- B. **Prayer:** Kimberly Bryant
- C. **Pledge of Allegiance:** By Invitation

II. **PUBLIC COMMENT:** The public may comment on items that are not on the agenda.

III. CONSENT CALENDAR

- A. **Approve the minutes of February 24, 2015**
- B. **100 South Sewer Award**
- C. **Bond Release - Box Elder Plat E - \$27,071.88**
- D. **Bond Release - River Meadows PRD - \$41,355.76**

IV. REPORTS AND PRESENTATIONS

- A. **Sales Tax Leakage Study Presentation – Lewis Young Roberts Burningham**

V. ACTION/DISCUSSION ITEMS

- A. **Bennett Farms Final Plat F - Approximately 850 N Country Manor Lane - Roger Bennett:** The City Council will review the Final Plat F of the Bennett Farms subdivision.
- B. **Eagle Point PRD Preliminary Plan Exceptions Review – Mark Wells and Taylor Smith – Approximately 800 W 600 N:** The City Council will make determinations on requested exceptions for the Eagle Point PRD for the final plan.
- C. **Melby Property Annexation Proposal:** A proposal regarding annexation of property at the north end of the City will be presented to the City Council.
- D. **Three Falls Ranch Development Agreement Amendment:** The City Council will discuss proposed amendments to the development agreement.
- E. **State Farm and Alpine Capital Office Building Site Plan - 134 South Main Street - Eli Slesk and Brandon Maughan**
The City Council will review the site plan for a new office building.
- F. **Budget Discussion:** The City Council will continue its discussion on the budget and give direction, as needed, to the staff.
- G. **Zolman Request to the County Commission.** The Zolman interests have made a request to amend the Utah County General Plan land use designation from Agricultural/Watershed to Residential, and to amend the Utah County Zone Map from the Critical Environment (CE-1) Zone to the Transitional Residential (TR-5) Zone for property located in Section 18, T4S, R2E, approximately 120 acres, Alpine City area of Utah County. The City Council will decide how to respond to this request to the County Commission.
- J. **Bennett Farms Property Acquisition:** The City Council will discuss this in a closed session.

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

VIII. **EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or competency of personnel.

ADJOURN

*Council Members may participate electronically by phone.

Don Watkins, Mayor
March 6, 2015

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6241.

CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being the bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing v. Public Meeting

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

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

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
February 24, 2015

I. CALL MEETING TO ORDER: The meeting was called to order at 7:05 pm by Mayor Don Watkins.

A. Roll Call: The following were present and constituted a quorum:

Mayor Don Watkins

Council Members: Will Jones, Roger Bennett, Troy Stout

Council Members not present: Lon Lott and Kimberly Bryant were excused.

Staff: Rich Nelson, Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Jason Bond, Alice

Winberg, Brian Gwilliam, Brad Freeman, Spencer Edwards

Others: Rich Moss, Kaden Moss, H.J. Moss, Mark Goodsell

B. Prayer: Don Watkins

C. Pledge of Allegiance: Spencer Edwards

II. PUBLIC COMMENT: Mark Goodsell asked the Council how high a deer could jump. He said he was an avid gardener and wanted to build a nine-foot high fence to keep the deer out but the ordinance said the highest a fence could be was eight feet. He asked if he could put up nine-foot posts and an eight-foot high wire. If the deer didn't jump it, that would be great. If they did, he would come back and see if he could get the ordinance changed to allow a nine-foot fence.

Roger Bennett said he had farmed in Alpine for a good many years. His orchard had an eight-foot deer fence. A portion of the fence was a six-foot chain link fence. He said the deer not jump either fence. It was on the hillside where they could jump from the uphill side.

David Church said Mr. Goodsell wanted a see-through fence in the front yard. The question to the Council was, did they want to legalize what he was doing and allow a higher, see-through fence. It was not a safety issue. It was purely aesthetic.

Mark Goodsell said it was going to be an art fence so it would be attractive.

Mayor Watkins said the concern was that when they made exception, they didn't get to pick and choose what different people could do. If the Council wanted to change the ordinance, they could consider that.

Troy Stout said he had a lot of deer who used his yard as an alleyway and ate his garden. It was his experience that if the deer could see through the fence, they would jump it. The City had a deer problem for which they hadn't found a solution. He felt they should look at the ordinance.

David Church said North Salt Lake wrote an ordinance that allowed gardens to have an eight-foot fence.

Mark Goodsell he would come into the City and try to pull a permit for a fence. The garden season was coming and he was in a hurry.

III. CONSENT CALENDAR

A. Approve minutes of February 10, 2015

MOTION: Will Jones moved to approve the Consent Calendar. Troy Stout seconded. Ayes: 3 Nays: 0. Will Jones, Roger Bennett, Troy Stout voted aye. Motion passed.

Mayor Watkins moved item B up on the agenda.

1 **B. Sewer to Accessory Buildings Discussion:** Rich Nelson said there were people in Alpine who built
2 big homes and who wanted to build large, detached garages with sewer service to it. If they had sewer, there was
3 always the potential that the garage could be used for a living space which was not permitted by the ordinance.
4

5 David Church said not allowing sewer to a detached building could be used as an enforcement mechanism, but there
6 were people who may want a pool house with a bathroom or a shop with a sink. In attempting to keep people from
7 building illegal apartments, it would be unfair to those people who were honest and intended only to use the
8 structure as a garage or a pool house.
9

10 Troy Stout said he could sympathize with those who wanted to have a bathroom in their garage or a bonus room. It
11 was sad that they had to assume everyone was going to do the illegal thing.
12

13 Don Watkins said the question they needed to address first of all was whether or not they were opposed to
14 apartments in a detached building. If they weren't against it, it would take care of the problem.
15

16 Will Jones said he had a pool house with a bathroom and a barn with a bathroom, but he didn't rent them out.
17

18 Roger Bennett said the problem he had was if someone built a garage close to the property line then put a dwelling
19 on top of it because it negatively impacted the adjoining property.
20

21 Will Jones agreed saying that under the ordinance accessory buildings could be five or ten feet away from the
22 property line. If a detached garage was going to have a dwelling on top of it, it would need to have greater setbacks
23 so it didn't impact the neighbors. He said that if someone came in for a permit for a detached building that had the
24 potential of being an apartment, they could make it a condition of the permit that it would be inspected annually to
25 make sure it wasn't occupied.
26

27 Brad Freeman said one of the problems the fire department would face was if there was a fire in a detached garage
28 and people were living in an apartment above. They firefighters may not be aware that there were people up there.
29

30 Will Jones said he was aware of an older home in Alpine where they had a garage that had been converted into a
31 full-on apartment.
32

33 Don Watkins asked the Council if they thought they should have the Planning Commission look at an ordinance for
34 detached buildings to be occupied.
35

36 Jason Bond said that some time ago he had proposed looking at accessory detached dwelling units but the Planning
37 Commission was concerned they would double the density. However, they could regulate them by requiring a
38 minimum lot size before it was allowed, and restricting the size of the dwelling to accommodate only a couple or a
39 single person. They would probably affect density less than many of the accessory apartments in basement which
40 could be quite large. It would also be easier to enforce the regulations if it wasn't in a basement.
41

42 Troy Stout said he thought it would be worth evaluating. They could look at minimum acreage.
43

44 Regarding detached buildings with sewer service, Don Watkins said they could ask the Planning Commission to
45 look at it and have the applicant sign something with their building permit that agreed to annual inspections.
46

47 **IV. REPORTS AND PRESENTATION**

48
49 **A. Monthly Financial Report:** City Finance Officer Alice Winberg reviewed the financial report as of
50 the end of January. She said they were at 2.2 million in the General Fund Balance which was an all-time high for
51 Alpine City. They had almost met their goal for the fiscal year in property taxes and redemption taxes. They
52 collected an average of \$84,000 a month in sales tax revenue. The motor vehicle tax and franchise tax revenue was
53 at 64%. The fees from plan check and building permits was within 1% of their goal for the fiscal year.
54

55 The Council next reviewed the combined cash investment sheet. Alice Winberg said they had 12 million dollars in
56 the Utah Public Treasurers' Investment Fund (PTIF). The interest it earned was minimal but it was very safe. The

1 City made between four and five thousand dollars a month in interest. The Council agreed it was more about
2 keeping the funds safe than making money off them.

3
4 Ms. Winberg said the category called return checks was actually bad debts (unpaid water bills) which the City was
5 hoping to collect. They needed to rename it. They sent it to a collection agency and were able to collect on about
6 50% of the unpaid bills.

7
8 Ms. Winberg said she was working on a project for the next fiscal year which was a model based on past
9 performance. They would also be looking at expenditures based on assumptions which would help them make
10 decisions now that would ensure the city's financial security.

11
12 Will Jones asked what the top five sources of income were for the city. Rich Nelson said the top two were property
13 tax and sales tax. The combined income from those was about two million dollars.

14
15 Don Watkins said Alpine City had a history of being frugal. They didn't have a lot of the other fun things like some
16 other cities.

17 18 **V. ACTION/DISCUSSION ITEMS**

19
20 **A. FY 2015-2016 Budget Discussion.** Rich Nelson said the Lone Peak Public Safety District meeting for
21 the previous week had been canceled, but since the agenda for the next Council meeting was going to be big, he felt
22 it would be good to have a preliminary discussion about the Public Safety District budgets that evening.

23 24 **Fire/EMS Budget**

25
26 Fire Chief Brad Freeman reviewed the Fire/EMS Budget. He said they had converted two battalion chiefs to part-
27 time administrative chief which gave them a fire marshal, a public information officer, a training officer and grants
28 writer at a substantial savings to the district. He explained that other fire departments paid separate salaries for the
29 each position but in their department the deputy chief and battalion chief each served in two positions while they
30 were on duty so it saved the taxpayers thousands of dollars and there was zero percent increase in the budget.

31
32 They also consolidated their staff plan which allowed them to hire four fulltime firefighters to replace part-time
33 positions. He said that part-time positions were very hard to fill because people wanted fulltime work with benefits.
34 When they did have part-time employees they were not always reliable because they were fulltime employees at
35 other jurisdictions and if they were needed at their primary place of employment, that was where they went. He said
36 the fire fighter/paramedics they had hired were top recruits in the state of Utah. It also allowed them to create part-
37 time jobs for the fulltime employees. He explained that the fulltime employees were able to go home after work but
38 were on-call. They took a fire truck home in case there was a call, and were given a minimal payment for being on-
39 call. If they were needed, they came in and were paid overtime for the call. In that way, the department had the
40 backup coverage they needed without having to pay another part-time officer. He said it worked well because the
41 firefighters/EMT lived in the jurisdiction and the response time was good. He said they also promoted three fulltime
42 captains and were able to absorb the costs in other areas so there was no budget increase for that.

43
44 Regarding vehicles, Chief Freeman said they had replaced the old ambulance with a 4x4 state-of-the-art ambulance.
45 The cost was reduced to \$154,000 and the first payment of \$19,500 would come out of next year's budget. They also
46 bought a new interface Class A structure pumper for a cost of \$335,000, which was also rated as a Type III wild
47 land engine so it could do double duty. He said they were able to make all those purchases with some consolidation,
48 selling, and other financial maneuvering so that there would be a zero percent increase in the budget.

49
50 Chief Freeman said they had finished the Mobile Emergency Command trailer/rescue trailer with a grant and some
51 hard work by the employees. The trailer was paid for so it would zero impact o the budget. He said that an
52 equivalent trailer would cost over \$100,000.

53
54 The department was planning to purchase the most advanced heart monitor/pacer/CO2 monitor/defibrillator in the
55 industry which cost around \$50,000 but they received a grant which reduced the cost to \$25,000. With additional
56 negotiations and a trade-in, they were able to get it with a zero percent increase in the budget. They were also able to

1 acquire cordless vehicle extrication equipment and new wildland safety gear, which through grants and creative
2 finagling would not increase the budget.

3
4 The Alpine station and Cedar Hills station both needed built-in closets for clothes, bedding and gear for firefighters
5 who were spending the night. Through many hours of donated time and materials they were able to outfit both
6 stations with no increase to the budget.

7
8 Chief Freeman said there had been an alarming increase in teen suicides and drug use. The District had come up
9 with a plan to start a mentoring program for students in elementary school. It was a four week academy for 5th
10 graders where they taught the students positive life skills and provided a firefighter as a big brother to look up to.

11
12 The District was successful in getting an emergency phone installed in the Tibble Fork parking lot. It would cost
13 over \$40,000 but there was no impact on the budget due to donations from private parties and a local company that
14 would do the project for free. They were also able to secure wildland training and Class A suits for all full-time
15 employees. It was paid for by extra money they had made on the side working as paramedics for the movie set up
16 Fort Canyon.

17
18 Items that would create an increase in the budget were uniforms, posting and printing, building maintenance,
19 utilities, radio fees, insurance, equipment lease. Those items would raise the budget by a total of \$38,367. They were
20 also proposing an average 3% merit increase for all employees.

21
22 The proposed budget for fiscal year 2015-2016 was \$3,029,900 which was an increase of \$56,505 (1.9%) over last
23 year's budget of \$2,973,395.

24 25 **Police Budget**

26
27 Police Chief Brian Gwilliam reviewed the proposed budget for the Lone Peak Police Department for fiscal year
28 2015-2016. He provided a budget sheet showing line items for revenue and expenses that compared the adopted
29 budget for 2014-2015 and the proposed budget for 2015-2016.

30
31 The revenue sources for the department came from the following:

- 32 • Assessments to the two cities in the police department jurisdiction which were based on population. Alpine
33 City provided 37% of the assessment. Highland City provided 63%.
- 34 • Alpine School District
- 35 • court revenue
- 36 • police report charges
- 37 • finger printing
- 38 • grants
- 39 • proceeds from sales
- 40 • miscellaneous income

41
42 The expenses for the police department were itemized with a cost comparison between the current fiscal year and
43 upcoming fiscal year. There was a decrease in part-time wages and specialty pay. Chief Gwilliam explained that
44 they had changed two part-time positions to one fulltime position. They had also retired one of the service dogs
45 which reduced the specialty pay by half. The K-9 expenses had also gone down. When asked if they needed to get
46 another dog, Chief Gwilliam said that having two dogs put a larger burden on a department their size. They were
47 able to use dogs from other agencies if they needed to.

48
49 Chief Gwilliam said the number of calls had gone down since September. That might be partly due to having 20% of
50 their force down from injuries. They had an officer in the building that took calls from walk-ins rather than calling
51 Dispatch so that could also contribute that to the reduced number of calls.

52
53 He said they had made some changes in staff. Two part-time clerical positions were converted to one fulltime
54 position. At the moment they were down to 19 officers because one of their men had been recruited by another
55 agency. He said the Council had probably seen in the news how difficult it was to hire police officers because the

1 climate for law enforcement was not good. There were some people who didn't like the police very much. When
 2 they were successful in hiring a new officer it took several months before they could put them out on the road. It
 3 took three months to train them. He said the training budget had doubled. With the attitudes toward police officers,
 4 they were seeing a shift in law enforcement. There was more talk of resolving issues with tactics and SWAT. They
 5 would be seeing more training to solve problems with negotiation rather than force. He said the training budget had
 6 been low but he thought it would be beneficial to have additional training for the officers. There would also be travel
 7 expenses associated with the training. He said he understood they weren't going to get everything they were asking
 8 for. Will Jones said that if they needed it, they should be able to get it.
 9

10 Chief Gwilliam said the cost of professional services had gone up due to an increase in major crimes. The
 11 professional agency they utilized had been very helpful in eradicating the drug issue on 100 South.
 12

13 There was a discussion about body cameras. Chief Gwilliam said they weren't asking for those. It would cost about
 14 \$95,000 to equip the officers with body cameras. They also discussed the need for vehicles that were reliable.
 15

16 Rich Nelson said they couldn't run a police department without equipment and training. Don Watkins said they
 17 didn't want to get behind on police vehicles and equipment. Catching up was more costly than keeping up.
 18

19 Chief Gwilliam said they were looking at a 3% salary increase overall. The cost of living would be separated from
 20 the merit increase. Some may get a higher merit increase and others may get nothing.
 21

22 Will Jones asked if they had collected the \$30,000 from Utah County for coverage in Alpine Cove. Rich Nelson said
 23 the County had called Hunt Willoughby and told him Alpine City would be receiving the money.
 24

25 Brad Freeman said the developers of Box Elder South had included payment for paramedics and fire in their CC&Rs
 26 and would collect them with their association dues. They were going to try and get all the new subdivisions to do
 27 that.
 28

29 VI. STAFF REPORTS

30
 31 Shane Sorensen

- 32
- 33 • The sewer line through Lambert Park was completed. Patterson Construction had raked and prepped the
- 34 area and it would hopefully be hydro seeded before the weekend storms. There was a concern about
- 35 keeping the motorcycles off the area. They would put up some fencing and signs where a trail crossed the
- 36 easement.
- 37 • The road on 100 South had been fixed.
- 38 • Questar was constructing a gas line for the north part of town. It was not the high pressure gas line.
- 39 • The PI system would be turned on sometime in April They were didn't want to turn it on while people were
- 40 on spring break. Roger Bennett asked if they needed to start putting water back in the ditches and Shane
- 41 said they did. They were making preparations for it.
- 42 • The floors in the restrooms were so bad that they had torn out the concrete and repoured the floors. They
- 43 should be ready for baseball season in April.
 44

45 Jason Bond

- 46 • Lewis, Young, Robertson and Burningham would be presenting the tax leakage study at the Council
- 47 meeting on March 10th. The Planning Commission was invited.
- 48 • The Planning Commission would be hold a public hearing on amendments to the nonconforming
- 49 ordinance. They would also be looking at the proposed State Farm building on Main Street.
- 50 • Patterson Construction was making some minor changes to the final phase of the River Meadows Senior
- 51 Living PRD. Troy Stout asked about the Alzheimer unit that was proposed at one time. Shane Sorensen
- 52 said they had decided to build senior housing instead.
- 53 • There had been a request to annex 63 acres belonging to Melby. The area was not in the Annexation Policy
- 54 Declaration Area so they would submit a formal request and go to the Planning Commission.
 55

1 Rich Nelson

- 2 • The public safety district was looking at increasing the interlocal agreement to three or four years.
- 3 • There was a proposal to hire Sheldon Wimmer as the emergency preparation coordinator. The funds were
- 4 already budgeted. He said they had a plan and the equipment but they needed someone to coordinate it.

5
6 **VII. COUNCIL COMMUNICATION**

7
8 Will Jones said they needed to address annexation issues. Jason Bond said the owners of the Melby property were
9 requesting annexation but it was not in the City's Annexation Policy Declaration Area. Jason Bond said it would go
10 to the Planning Commission first and then to City Council.

11
12 Mayor Watkins said the Council already voted on the question of annexation and agreed that county land would
13 only be annexed into the CE-50 zone. Jason Bond said they voted on at the meeting of January 13, 2015 but it failed.
14 There were two votes for it and one against. There were only three Council members at the meeting.

15
16 Rich Nelson said that in order for the applicants to develop in the county, they had to show that they approached the
17 City for annexation. If the application was rejected they could request development in the county.

18
19 There was a discussion about the Oberee Annexation Request. Rich Nelson said an annexation petition was
20 submitted and came to the Council on December 9, 2014. The petition was accepted and the annexation process was
21 begun. The required notifications were sent and posted and a public hearing was scheduled for February 24, 2015.
22 The applicant asked to have the public hearing postponed. Mayor Watkins said the applicants should be told that the
23 City was leaning toward annexing property only into the CE-50 zone.

24
25 Will Jones said he saw that Patterson had brought in a request for annexation of Pine Grove. Rich Nelson said
26 Patterson had been referred to David Church. He hadn't made a formal application for annexation.

27
28 Troy Stout

- 29 • He asked if the signatures on the petition for the referendum had been certified. He was told that the
- 30 petition was short about 1,500 for the number of required signatures so there was no reason to certify them.
- 31 • He asked about the progress on the Canyon Crest intersection. Shane Sorensen said UDOT estimated it
- 32 would take about 30 days to find someone to do the study. They wanted the study completed by April 15th.
- 33 There was a discussion about swapping roads with the state. Alpine City could take over a greater portion
- 34 of SR-74 and have the state take over Canyon Crest Road.
- 35 • He suggested they have Lon Lott head up a water conservation class to be held at City Hall on a Saturday.
- 36 He said they should look at the water consumption of the dentists' offices in Alpine because they consumed
- 37 a large amount and there were other options. Don Watkins said that 67% of the water usage was for outside
- 38 watering.
- 39 • He asked Chief Gwilliam if a car would be impounded if they didn't have proof of insurance in the car.
- 40 Brian Gwilliam said the officer could usually look it up and see if a car was insured. If a car wasn't insured,
- 41 they would impound it.
- 42 • He asked Shane Sorensen if the East Mountain water line was on the schedule. Shane said it wasn't on the
- 43 schedule for this year.

44
45 **VIII. EXECUTIVE SESSION:** None held.

46
47 **MOTION:** Roger Bennett moved to adjourn. Will Jones seconded. Ayes: 3 Nays: 0. Motion passed.

48
49 Meeting was adjourned at 9:35 pm .

50
51
52
53

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March 4, 2015

Shane Sorensen, P.E.
Alpine City Engineer
20 North Main
Alpine, Utah 84004

Subject: 100 West Sewer Improvements Project

Dear Shane:

Attached is the bid tabulation for the 100 West Sewer Improvements Project. The low bidder was Whitaker Construction Company, Inc. Their base bid was for \$205,700.00 which was 2 percent over the engineer's estimate. There were a total of 5 bidders on this project with an average base bid price of \$283,214.00.

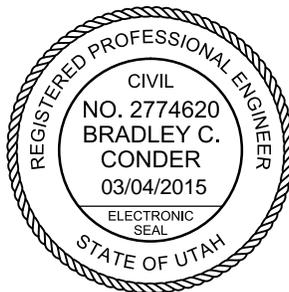
We recommend the project base bid be awarded to Whitaker Construction Company, Inc. We have checked their license, bonding, and references and have found everything in order.

Attached are three (3) copies of the Notice of Award if the City so chooses to award this project to Whitaker Construction Company, Inc.

If you have any questions please call.

Sincerely,
HORROCKS ENGINEERS

Bradley C. Conder, P.E.
Project Engineer



cc: file

**Engineer's Estimate
Horrocks Engineers**

Project Manager: John E. Schiess, P.E.
Project Engineer: Bradley C. Conder, P.E.

Construction Cost Index: 9962

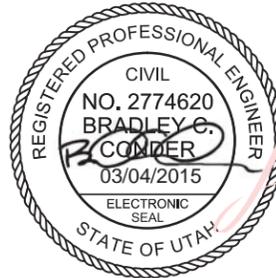
Bid Opening: Alpine City Hall
Date: March 3, 2015
Time: 2:00 PM

For: 100 West Sewer Improvements Project
Alpine City
20 North Main Street
Alpine, Utah 84004

Base Bid	
Contractors	Bid
Whitaker Construction Co.	\$205,700.00
Allied Underground Technology, LLC	\$256,935.00
Noland and Son Construction Co.	\$257,540.00
Claude H. Nix Construction Co., Inc.	\$336,156.00
Fusion Pipeline, Inc.	
Average	\$283,214.00
Engineer's Estimate	\$201,800.00
Percent Difference	-29%

ITEM NO.	DESCRIPTION	QUANTITY	UNITS	Engineer's Estimate		Bidder 1 Whitaker Construction Co.		Bidder 2 Allied Underground Technology, LLC		Bidder 3 Noland and Son Construction Co.		Bidder 4 Claude H. Nix Construction Co., Inc.		Bidder 5 Fusion Pipeline, Inc.		Average	
				UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Mobilization	1	LS	\$9,600.00	\$9,600.00	\$27,000.00	\$27,000.00	\$33,565.00	\$33,565.00	\$4,475.00	\$4,475.00	\$33,037.00	\$33,037.00	\$32,500.00	\$32,500.00	\$26,115.40	\$26,115.40
2	14" HDPE (Pipebursting)	630	LF	\$130.00	\$81,900.00	\$135.00	\$85,050.00	\$148.00	\$93,240.00	\$168.00	\$105,840.00	\$223.08	\$140,539.00	\$333.00	\$209,790.00	\$201.42	\$126,891.80
3	Reconnection of Sewer Laterals	6	EA	\$2,000.00	\$12,000.00	\$1,700.00	\$10,200.00	\$3,500.00	\$21,000.00	\$1,972.00	\$11,832.00	\$5,907.17	\$35,443.00	\$2,500.00	\$15,000.00	\$3,115.83	\$18,695.00
4	Standard Sewer Service Lateral	3	EA	\$4,000.00	\$12,000.00	\$4,900.00	\$14,700.00	\$5,450.00	\$16,350.00	\$7,160.00	\$21,480.00	\$6,221.00	\$18,663.00	\$6,800.00	\$20,400.00	\$6,106.20	\$18,318.60
5	Class "A" Road Repair	2300	SF	\$6.00	\$13,800.00	\$5.00	\$11,500.00	\$6.55	\$15,065.00	\$6.40	\$14,720.00	\$5.59	\$12,863.00	\$5.88	\$13,524.00	\$5.88	\$13,534.40
6	Imported Backfill	1500	Ton	\$15.00	\$22,500.00	\$12.50	\$18,750.00	\$17.81	\$26,715.00	\$10.19	\$15,285.00	\$40.06	\$60,093.00	\$14.35	\$21,525.00	\$18.98	\$28,473.60
7	By-Pass Pumping	1	LS	\$25,000.00	\$25,000.00	\$33,000.00	\$33,000.00	\$40,000.00	\$40,000.00	\$70,692.00	\$70,692.00	\$22,550.00	\$22,550.00	\$33,000.00	\$33,000.00	\$39,848.40	\$39,848.40
8	Traffic Control	1	LS	\$15,000.00	\$15,000.00	\$3,500.00	\$3,500.00	\$6,000.00	\$6,000.00	\$10,656.00	\$10,656.00	\$10,373.00	\$10,373.00	\$8,000.00	\$8,000.00	\$7,705.80	\$7,705.80
9	Testing (Compaction and Video)	1	LS	\$10,000.00	\$10,000.00	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00	\$2,560.00	\$2,560.00	\$2,595.00	\$2,595.00	\$6,000.00	\$6,000.00	\$3,631.00	\$3,631.00
TOTAL BID					\$201,800.00		\$205,700.00		\$256,935.00		\$257,540.00		\$336,156.00		\$359,739.00		\$283,214.00

I hereby certify that this is a true and correct Bid Tabulation for the 100 West Sewer Improvements Project



Digitally signed by Bradley C. Conder, P.E.
DN: cn=Bradley C. Conder, P.E., o=Horrocks Engineers, ou, email=bradc@horrocks.com, c=US
Date: 2015.03.04 16:18:24 -07'00'

Bradley C. Conder, P.E.

ALPINE CITY
ESCROW BOND RELEASE FORM
Final Release

BOND HOLDER

Thru Period Ending: March 5, 2015

Box Elder Plat E
Location: High Bench Road
 Original Bond

Item	Quantity	Units	Unit Cost	120%		Total Cost	% Completed	% Completed	Total
				Unit Cost	Unit Cost		This Period	To Date	
Remove 6" topsoil and stockpile	1.02	Acre	\$2,000.00	\$2,400.00		\$2,448.00	10%	90%	\$2,203.20
Rough mass grading of roadway	44,500	SF	\$0.40	\$0.48		\$21,360.00	10%	90%	\$19,224.00
Roadway base course 6" (incl 6" behind curb)	29,110	SF	\$0.80	\$0.96		\$27,945.60	10%	90%	\$25,151.04
Roadway asphalt 3"	24,950	SF	\$2.10	\$2.52		\$62,874.00	10%	90%	\$56,586.60
Curb & gutter 2'	1,600	LF	\$18.00	\$21.60		\$34,560.00	10%	90%	\$31,104.00
4' wide sidewalk (incl 6" gravel base)	1,645	LF	\$18.00	\$21.60		\$35,532.00	10%	90%	\$31,978.80
Storm drain catch basin	5	Each	\$3,807.00	\$4,568.40		\$22,842.00	10%	90%	\$20,557.80
Storm drain sump	3	Each	\$6,500.00	\$7,800.00		\$23,400.00	10%	90%	\$21,060.00
SWPPP	1	LS	\$5,000.00	\$6,000.00		\$6,000.00	40%	90%	\$5,400.00
Reconstruct 8" DIP Waterline (lower)	256	LF	\$33.00	\$39.60		\$10,137.60	10%	90%	\$9,123.84
8" sleeves	1	LS	\$800.00	\$960.00		\$960.00	10%	90%	\$864.00
8" Water Valve	1	Each	\$1,383.00	\$1,659.60		\$1,659.60	10%	90%	\$1,493.64
Lower Fire Hydrant w/ auxiliary valve	1	Each	\$2,500.00	\$3,000.00		\$3,000.00	10%	90%	\$2,700.00
TOTAL BOND AMOUNT						\$ 252,718.80	Amount Released to Date:		\$227,446.92

** At the discretion of the City, up to 80% of the total bond amount may be released as partial payments and 90% of the total will be released at final. The remainder will be held for the two year warranty period.

Previously Released: \$ 200,375.04

This Release: **\$27,071.88**

Requested by Developer:

 Scott Dunn

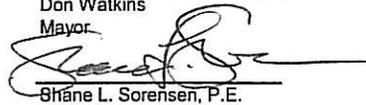
 Date

Approved by Alpine City:

 Don Watkins

 Date

Mayor



3/5/15

Shane L. Sorensen, P.E.
 Public Works Director/City Engineer

 Date

 City Council

 Date

(by Charmayne Warnock - City Recorder)

**ALPINE CITY
ESCROW BOND RELEASE FORM**
Final Release

BOND HOLDER

Thru Period Ending: March 5, 2015

River Meadows PRD (Sr. Housing)
Location: Red Pine Drive
Original Bond

Item	Quantity	Units	Unit Cost	120% Unit Cost	Total Cost	% Completed This Period	% Completed To Date	Total
Mass grading of site (cut 3', move dirt, fill 3')	4600	CY	\$ 3.00	\$3.60	\$16,560.00	10%	90%	\$14,904.00
Rough grade site within 1' of finish (3 ac) after mass grading	3100	CY	\$ 1.50	\$1.80	\$5,580.00	90%	90%	\$5,022.00
Haul undocumented fill off-site & stockpile	1200	CY	\$ 3.00	\$3.60	\$4,320.00	10%	90%	\$3,888.00
SWPPP fences, facilities, signs, access, etc	1	LS	\$4,100.00	\$4,920.00	\$4,920.00	90%	90%	\$4,428.00
8" on-site sewer line in private drive	850	LF	\$ 26.00	\$31.20	\$26,520.00	10%	90%	\$23,868.00
4' diameter concrete manhole	6	EACH	\$2,600.00	\$3,120.00	\$18,720.00	10%	90%	\$16,848.00
4" sewer service lateral w/co behind curb	24	EACH	\$ 600.00	\$720.00	\$17,280.00	10%	90%	\$15,552.00
6" sewer service lateral	165	LF	\$ 20.00	\$24.00	\$3,960.00	10%	90%	\$3,564.00
8" DIP water line, incl. excav & backfill & fittings	1230	LF	\$ 25.50	\$30.60	\$37,638.00	10%	90%	\$33,874.20
8" gate valve, incl valve box & cover	3	EACH	\$1,300.00	\$1,560.00	\$4,680.00	10%	90%	\$4,212.00
1" water service connection & meter box	24	EACH	\$ 700.00	\$840.00	\$20,160.00	10%	90%	\$18,144.00
Fire hydrant and auxiliary valve	2	EACH	\$2,900.00	\$3,480.00	\$6,960.00	10%	90%	\$6,264.00
Additional length of 1" water service on units 1	97	LF	\$ 8.00	\$9.60	\$931.20	10%	90%	\$838.08
Storm drain pond construction/compaction	1	LS	\$4,000.00	\$4,800.00	\$4,800.00	10%	90%	\$4,320.00
Storm drain catch basin	1	EACH	\$1,300.00	\$1,560.00	\$1,560.00	10%	90%	\$1,404.00
Storm Drain pre-treatment catch basin	1	LS	\$1,840.00	\$2,208.00	\$2,208.00	10%	90%	\$1,987.20
Pond inlet/outlet structure w/orifice plate	1	LS	\$5,100.00	\$6,120.00	\$6,120.00	10%	90%	\$5,508.00
15" storm drainage pipes	53	LF	\$ 25.00	\$30.00	\$1,590.00	10%	90%	\$1,431.00
6" storm drain pipe to Dry Creek	81	LF	\$ 20.00	\$24.00	\$1,944.00	10%	90%	\$1,749.60
Rip rap protection for pond & stream	40	CY	\$ 40.00	\$48.00	\$1,920.00	10%	90%	\$1,728.00
Grass turf for pond area (incl in landscape)	5000	SF	\$ 1.00	\$1.20	\$6,000.00	90%	90%	\$5,400.00
PI connection to main in street	1	LS	\$1,100.00	\$1,320.00	\$1,320.00	10%	90%	\$1,188.00
PI box & main shut-off valve	1	LS	\$ 900.00	\$1,080.00	\$1,080.00	10%	90%	\$972.00
Imported fill for roadway subgrade	1667	CY	\$ 7.00	\$8.40	\$14,002.80	10%	90%	\$12,602.52
Roadway subgrade (place & compact 24")	1667	CY	\$ 5.00	\$6.00	\$10,002.00	10%	90%	\$9,001.80
Roadway 8" base gravel course, furnish & install	27779	SF	\$ 0.70	\$0.84	\$23,334.36	10%	90%	\$21,000.92
Roadway 3.5" asphalt	21374	SF	\$ 1.46	\$1.75	\$37,447.25	10%	90%	\$33,702.52
Street lights	4	EACH	\$1,600.00	\$1,920.00	\$7,680.00	90%	90%	\$6,912.00
Stop signs	2	EACH	\$ 400.00	\$480.00	\$960.00	90%	90%	\$864.00
Subdivision monuments	2	EACH	\$ 200.00	\$240.00	\$480.00	90%	90%	\$432.00
Rock retaining wall, remove & reconstruct	360	LF	\$ 40.00	\$48.00	\$17,280.00	90%	90%	\$15,552.00
Curb & gutter	2045	LF	\$ 9.25	\$11.10	\$22,699.50	10%	90%	\$20,429.55
Power and telephone trenching	1183	LF	\$ 3.00	\$3.60	\$4,258.80	90%	90%	\$3,832.92
TOTAL BOND AMOUNT					\$334,915.91			Amount Released to Date: \$253,401.85
Release No. 1 (paper release)					\$ 161,500.80			
Release No. 2 (paper release)					\$ 50,545.29			
TOTAL BOND REQUIRED					\$122,869.82			Previously Released: \$ 212,046.09

** At the discretion of the City, up to 80% of the total bond amount may be released as partial payments and 90% of the total will be released at final. The remainder will be held for the two year warranty period.

This Release: **\$41,355.76**

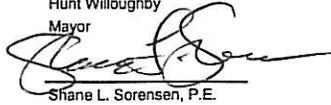
Requested by Developer:

Wayne Patterson _____ Date _____

Approved by Alpine City:

Hunt Willoughby _____ Date _____

Mayor _____

 _____ 3/5/15

Shane L. Sorensen, P.E. _____ Date _____

City Engineer

Jay Healey _____ Date _____

Public Works Director

City Council _____ Date _____

(by Charmayne Warnock - City Recorder)

ALPINE CITY COUNCIL AGENDA

SUBJECT: Bennett Farms Final Plat F

FOR CONSIDERATION ON: 10 March 2015

PETITIONER: Roger Bennett

ACTION REQUESTED BY PETITIONER: Approve Final Plat

APPLICABLE STATUTE OR ORDINANCE: Article 4.6 (Major Subdivisions)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed Bennett Farms Plat F Subdivision consists of 6 lots on 6.59 acres. The lots range in size from 40,260 to 42,320 square feet. The development is located on the northern end of Country Manor Lane and completes the final phase of Bennett Farms Development, which has received Concept and Preliminary Approvals. The developer is seeking Final Approval for the last phase of this development. The proposed development is located in the CR-40,000 zone.

PLANNING COMMISSION MOTION:

Jason Thelin moved to recommend approval of Bennett Farms Final Plat F.

Bryce Higbee seconded the motion. The motion passed and was unanimous with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.



Date: February 12, 2015

By: Jed Muhlestein, P.E. *JM*
Assistant City Engineer

Subject: **Bennett Farms Plat F – Final Review**
6 lots on 6.59 acres

Background

The proposed Bennett Farms Plat F Subdivision consists of 6 lots on 6.59 acres. The lots range in size from 40,260 to 42,320 square feet. The development is located on the northern end of Country Manor Lane and completes the final phases of Bennett Farms Development, which has received Concept and Preliminary Approvals. The developer is seeking Final Approval for the last phase of this development. The proposed development is located in the CR-40,000 zone.

Street System

The proposed development shows extending Country Manor Lane to provide the required frontage for the lots. This phase extends and completes the northern end of Country Manor Lane by connection to Alpine Boulevard. A stub street is provided for future development of lots to the east named High Mountain Drive. Plan and profiles have been submitted for the streets and are approved. Curb, gutter and sidewalk are shown to be constructed and extended from where the current road ends through to Alpine Boulevard on both sides of the road.

Sewer System

There is an existing 8-inch sewer line in Country Manor Lane that will be extended to serve the additional lots. Sewer has also been stubbed eastward for future development. A 4-inch lateral will be required for each lot and is shown on the plans.

Culinary Water System

There is an existing 8-inch culinary water line in Country Manor Lane. There is also a 10-inch waterline just south of the LDS Stake Center. These two lines will be connected creating a looped water system for the development and general area. An 8-inch waterline will be stubbed

to the end of High Mountain Drive for future development. Fire hydrants are shown on both ends of the new roadway extension and the locations have been approved by the Fire Chief. A ¾-inch water meter and service will be required for each lot.

Pressurized Irrigation System

Similar to water and sewer, there is an existing 6-inch pressurized irrigation line in Country Manor Lane that will be extended to serve the development. It will also connect to an existing 12-inch main located just south of the LDS Stake Center creating a looped pressurized irrigation system for the development and general area. Pressurized water service for the future areas east of the development will be served from a different pressure zone and therefore there will be no pressurized irrigation line stubbed to the end of High Mountain Drive. 1-inch irrigation laterals are shown for each lot.

Storm Water Drainage

The plans show storm water being collected via catch basins and transported south via a piped system. A detention basin was appropriately sized and built to handle the capacity in an earlier phase of Bennett Farms. The drainage from this phase of development drains to this basin. The storm drain will be stubbed to the end of High Mountain Drive for future development.

A storm water pollution prevention plan (SWPPP) has been submitted for the site. In addition, the developer has obtained coverage under the UPDES Storm Water General Permit for Construction Activities.

General Subdivision Remarks

The developer has met the water policy.

A bond will be required for the necessary improvements. The developer has provided a cost estimate for the improvements. We will consider this when we prepare our bond estimate.

We recommend that Final Approval of the proposed development be approved



January 29, 2015

Jason Bond, City Planner
Alpine City
20 North Main
Alpine, Utah 84004

**Subject: Bennett Farms Plat F - Water Requirement
6 lots on 6.59 acres**

Dear Jason:

We have calculated the water requirement for the above mentioned subdivision.

The developer will be required to provide **12.06 acre-feet** of water to meet the water policy for the development.

Please contact me if you have any questions.

Sincerely,
ALPINE CITY

A handwritten signature in blue ink, appearing to read "Jed Muhlestein", is written over a horizontal line.

Jed Muhlestein, P.E.
Assistant City Engineer

cc: File
Developer

Alpine City Engineering
20 North Main
Alpine, Utah 84004

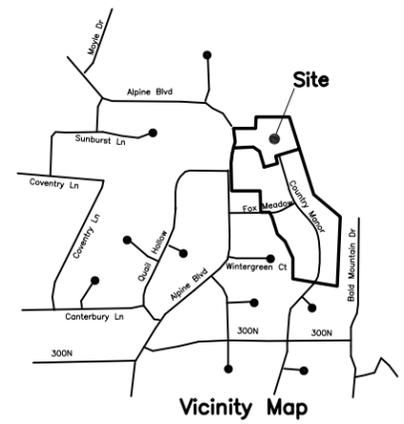
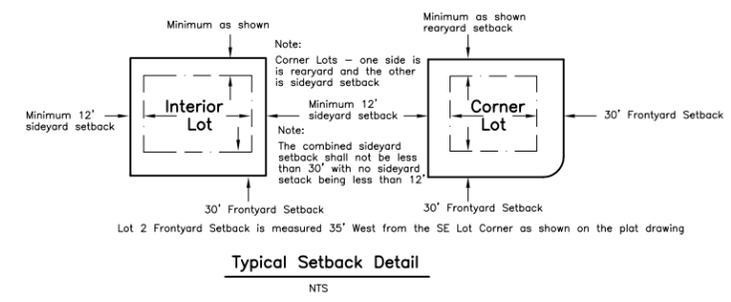
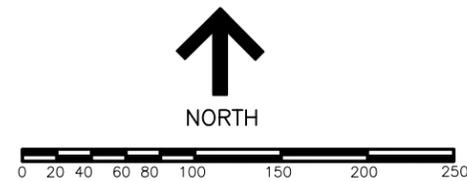


Water Requirements
Bennett Farms Plat F
February 4, 2015

Lot	Area (sf)	Indoor Requirement (0.45 ac-ft per home)	Outdoor Requirement (1.66 ac-ft/acre)	Total (ac-ft)
1	41,289	0.45	1.57	2.02
2	40,763	0.45	1.55	2.00
3	42,326	0.45	1.61	2.06
4	40,261	0.45	1.53	1.98
5	40,315	0.45	1.54	1.99
6	40,728	0.45	1.55	2.00

Total 12.06

Jed Muhlestein, P.E.
Asistant City Engineer



Surveyor's Certificate
 I, K. Edward Gifford, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 162675 as prescribed under the laws of the State of Utah. I further certify by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description:
 Commencing at a point located S 89°52'34" W 363.596' along the section line from the Northeast Corner of Section 19, T4S, R2E, SLB&M; thence S 17°39'01" E 463.533'; thence along Plat E, Bennett Farms as follows: S 72°27'40" W 292.386', S 17°32'20" E 69.36', S 72°27'40" W 163.00'; thence along Plat A, Bennett Farms as follows: N 17°32'20" W 247.00', N 39°43'35" W 90.012', West 228.053'; thence along Plat I, McNeil Subdivision as follows: along the arc of a 366.00' radius curve to the left 166.371' (chord bears N 1°23'32" W 164.942'), along the arc of 20.00' radius curve to the right 36.436' (chord bears N 37°46'31" E 31.602', N 89°57'56" E 211.404', N 0°02'04" W 20.963'); thence along Alpine Boulevard LDS Church Plat as follows: N 89°57'56" E 28.00', North 31.616'; thence along the arc of a 254.00' radius curve to the right 20.218' (chord bears S 81°41'25" E 20.212'); thence North 99.885'; thence N 89°52'34" E 358.046' along the section line to the point of beginning.

Area = 6.5881 acres Basis of bearing is NAD 27

 K. Edward Gifford Date
Owner's Dedication
 Know all men by these presents that we, all of the undersigned Owners of all of the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets and Easements and do hereby dedicate the Streets and other Public Areas as indicated hereon for the perpetual use of the Public. In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 201__

Acknowledgement
 State of Utah }
 County of Utah } S.S.
 On this ____ Day of _____, A.D. 201__ Personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My Commission Expires _____ A Notary Public Commissioned in Utah

 Notary Address Printed Full name of Notary

Acceptance by Legislative Body
 The _____ of _____, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other Parcels of Land intended for Public Purposes for the perpetual use of the Public this _____ Day _____, A.D. 201__

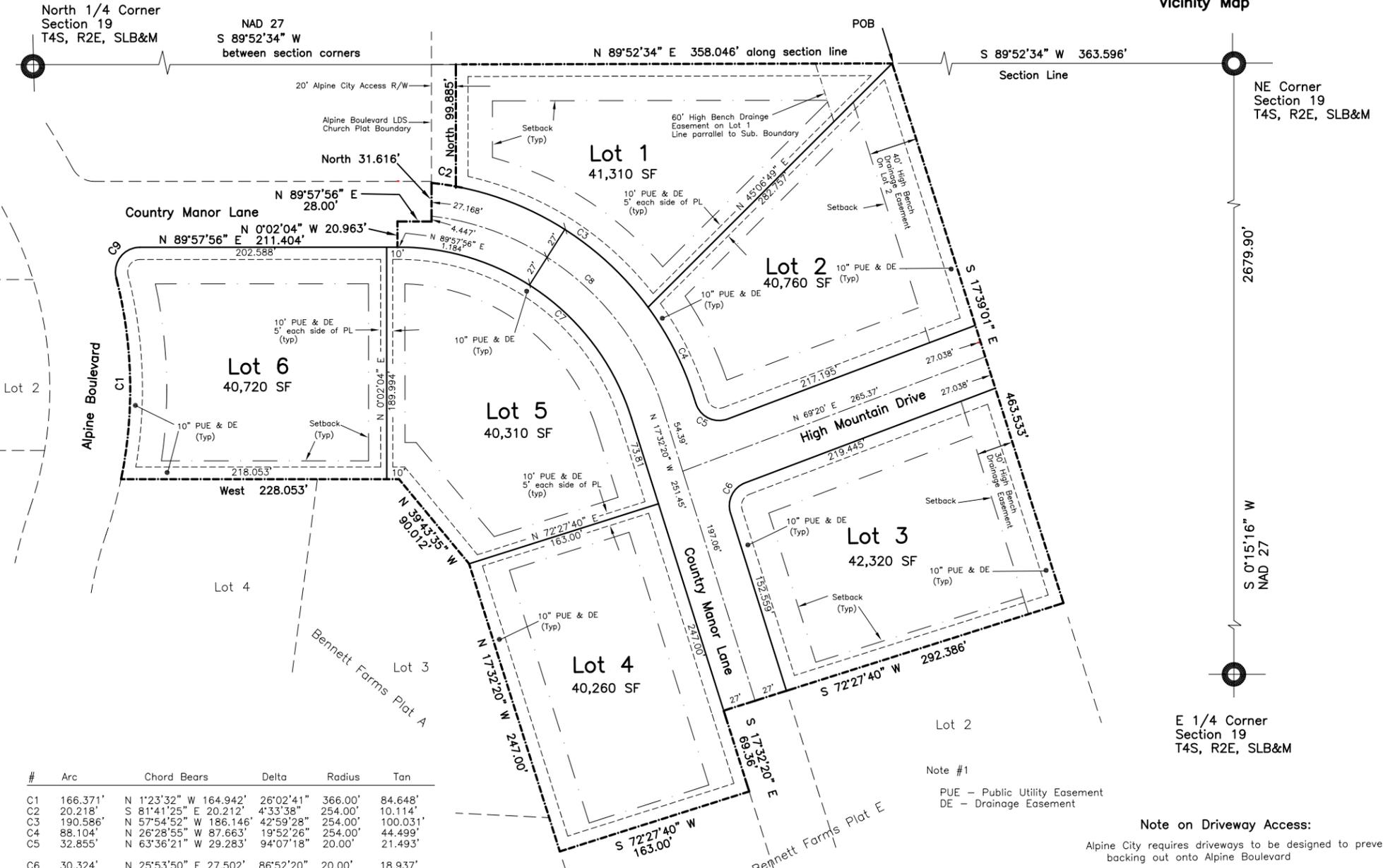
Approved _____ Attest _____
 Engineer Clerk-Recorder
 (See Seal Below) (See Seal Below)

Planning Commission Approval
 Approved this ____ Day of _____, A.D. 201__, by the Alpine City Planning Commission

 Director-Secretary Chairman, Planning Commission

Approval as to Form
 Approved as to Form this ____ Day of _____, A.D. 201__
 City Attorney _____

Plat "F"
Bennett Farms
SUBDMISION
 SCALE 1" = 50'



#	Arc	Chord Bears	Delta	Radius	Tan
C1	166.371'	N 1°23'32" W 164.942'	26°02'41"	366.00'	84.648'
C2	20.218'	S 81°41'25" E 20.212'	4°33'38"	254.00'	10.114'
C3	190.586'	N 57°54'52" W 186.146'	42°59'28"	254.00'	100.031'
C4	88.104'	N 26°28'55" W 87.663'	19°52'26"	254.00'	44.499'
C5	32.855'	N 63°36'21" W 29.283'	94°07'18"	20.00'	21.493'
C6	30.324'	N 25°53'50" E 27.502'	86°52'20"	20.00'	18.937'
C7	253.057'	N 53°47'12" W 236.511'	72°59'44"	200.00'	146.634'
C8	260.341'	N 50°23'40" W 246.306'	65°42'41"	227.00'	146.604'
C9	36.436'	N 37°46'31" E 31.602'	104°22'50"	20.00'	25.775'

Address Table

Lot	Address
1	866 N. Country Manor
2	848 N. Country Manor/1231 E High Mountain Dr
3	802 N Country Manor/ 1236 E High Mountain Dr.
4	781 N Country Manor
5	827 N. Country Manor
6	1148 E Country Manor/856 N. Alpine Boulevard

ALPINE, UTAH COUNTY, UTAH			
Surveyor's Seal	Notary Public Seal	City Engineers Seal	Clerk-Recorder Seal

Note on Driveway Access:
 Alpine City requires driveways to be designed to prevent backing out onto Alpine Boulevard

Note #1
 PUE - Public Utility Easement
 DE - Drainage Easement

Project Bennett Farms "F"

Gifford Engineering
6163 W 9600 North
Highland, UT 84003
Phone 801-592-4150

Location Country Manor Lane

Station	Grade	Offset Dist.	Offset Elev.	Finish Elev.	Cut/Fill	Remarks
WATER METERS & PI BOXES						
Note: Hubs are on the Road R/W Line						
Stub PI Box 1' Past PI hubs						
52.60	LOT 1-WM		52.12	52.60	FO 48	STA 20+84 89
52.57	LOT 1-PI		52.17	52.67	FO 50	STA 20+93 83
51.07	LOT 2-WM		50.12	51.07	FO 95	STA 19+66 14
50.78	LOT 2-PI		50.45	50.98	FO 53	STA 19+57 20
	LOT 3-WM		46.51	47.02	FO 51	STA 17+91 55
	LOT 3-PI		46.24	46.85	FO 61	STA 17+81 55
	LOT 4-WM		44.22	45.92	F 170	STA 17+51 44
	LOT 4-PI		43.98	45.75	F 177	STA 17+41 44
	LOT 5-WM		49.10	51.71	FZ 61	STA 19+96 29
	LOT 5-PI		49.18	52.03	FZ 93	STA 20+06 86
FIRE HYDRANT						
	LOT 1 FH		52.21	51.90	CO 31	STA 21+51 23
CATCH BASINS						
	PC LOT 3	0+17 10'	49.72	50.64	FO 92	TBC PIPE FL. IN @ 46.58
			(Pipe FL. out S.D. MH @ 46.4 / 17 @ 4.0%)			
	PC LOT 2	0+17 10'	50.92	50.64	CO 28	TBC PIPE FL. @ 46.58
	PC LOT 2	0+59 10'	49.61	50.03	FO 42	TBC PIPE FL. @ 46.58
TOP WL IN High Bench Road @ 2+00, EL 45.0						

00.969'

22+08

EBOC 150.31

10" EWL

100.97'

Connect to Existing Water as directed by the City

Lot 1F
40,828 SF

Setback (typ)
See Detail

Existing open ditch
@ S=0.81%

10' PUE along street (typ)

Future St. @ this location for Lot 1F

Irr Easement boundary at setback or 20' west of High Bench Ditch as shown

10' PUE & DE 5' each side of PL (typ)

Lot 2F
40,760 SF

Pipe FL @ 68.93
Conc. Headwall

Autumn View Prop LTD Part I
11038 N Highland Blvd, Ste Highland, UT 84003

Temp End SD Manhole SD Relocated when is extended east

Existing Sewer MH

Future Sewer

65' of 36" RCP @ 0.5%

Future Street Alignment based

End 30" Irr Pipe, Sta 0+00
FL @ 68.6 with Conc. Headwall

E
T5

High Bench Ditch is west of Bennett Prop. south of this point

Luke Jepp
12765 N Garland,

Lot 5F
40,314 SF

Setback (typ)
See Detail

High Mountain Drive

Lot 3F
42,320 SF

Lot 3A
40,428 SF

Lot 4F
40,261 SF

8" Water Line
18" Storm Drain

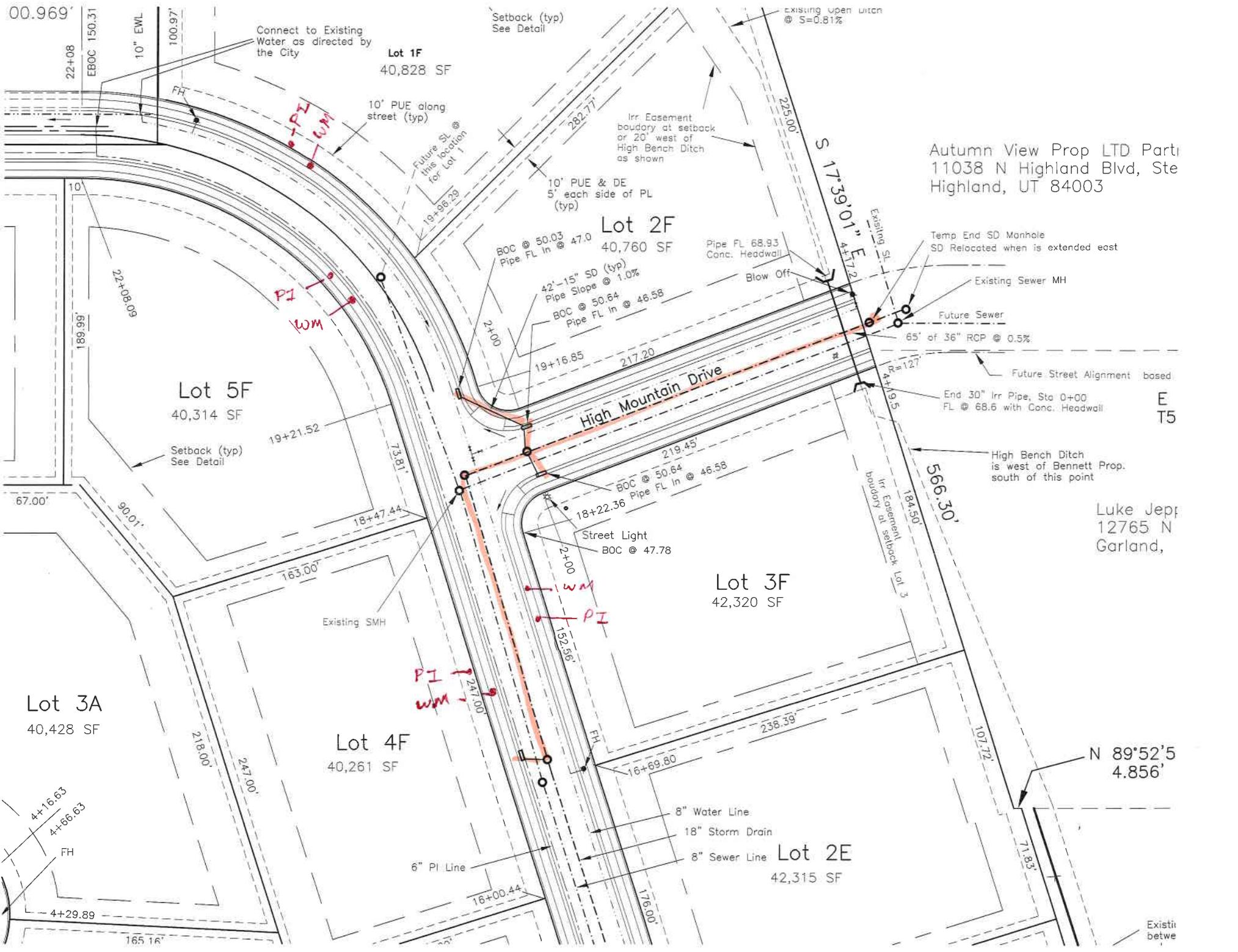
Lot 2E
42,315 SF

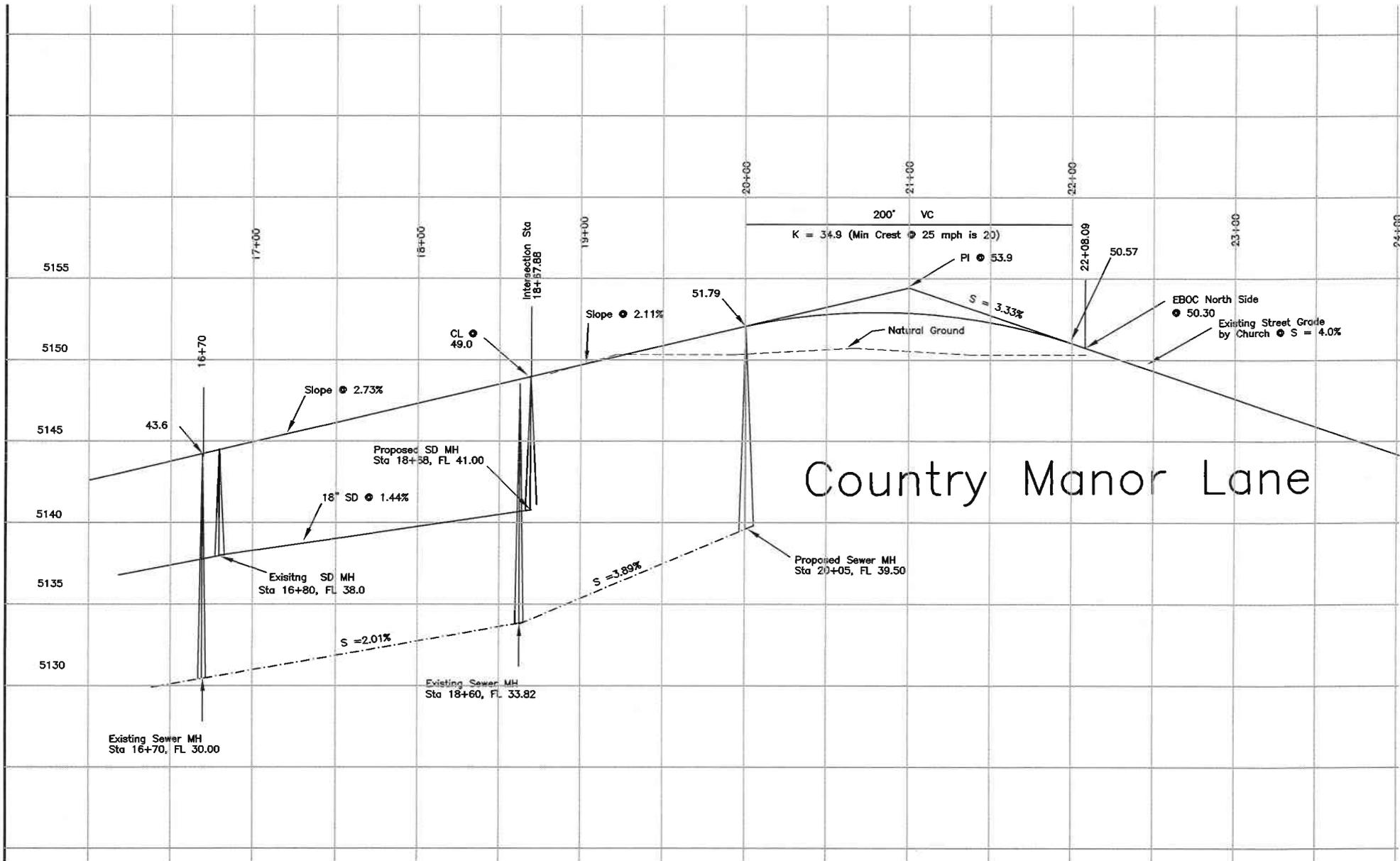
N 89°52'5
4.856'

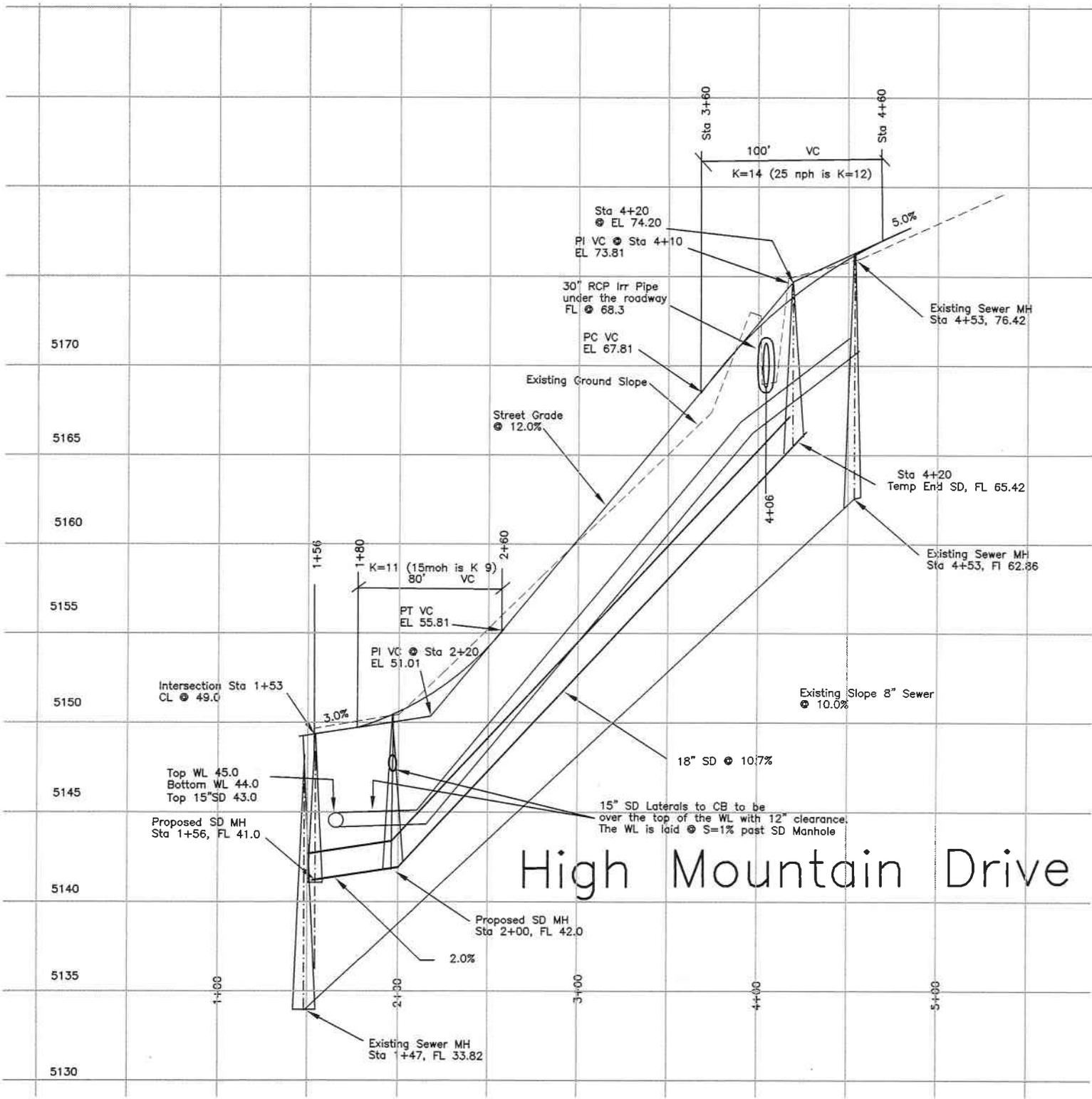
6" Pl Line

8" Sewer Line

Existi
betwe







ALPINE CITY COUNCIL AGENDA

SUBJECT: Eagle Pointe PRD Preliminary Site Plan

FOR CONSIDERATION ON: 10 February 2015

PETITIONER: Taylor Smith and Mark Wells

ACTION REQUESTED BY PETITIONER: Approve Exceptions

APPLICABLE STATUTE OR ORDINANCE: See Engineer Review

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

Preliminary approval of the Eagle Pointe was conditionally approved by the Planning Commission on February 3, 2015. The City Council would usually not have see a subdivision (at this stage of the process) on the agenda again until final approval. However, there are some exceptions that were requested and recommended by the Planning Commission that will require City Council approval. Rather than wait until final approval for these exceptions to be addressed by the City Council, they are on the agenda tonight. This will give some direction to the developer before working on a final plat and also give direction to the Planning Commission in making a recommendation to the City Council for Final approval.

The motion below does not reflect all of the conditions that were made by the Planning Commission for Preliminary approval. The Planning Commission made a total of 7 conditions. Condition 1 includes all of the exceptions that need to be addressed.

PLANNING COMMISSION MOTION:

Judi Pickell moved to recommend to the City Council that the following exceptions be granted and also grant preliminary approval of the proposed development subject to the following conditions:

- a. an exception be granted for the small amounts of property within the lots that contain land sloped greater than 25% (Section 3.9.4).
- b. an exception be granted to the 50 foot clear zone rule from station 1+00 to 5+00 (Section 4.1.2/4.17).
- c. an exception be granted to allow the 2:1 cut/fill slope (Section 4.1.2/4.17).
- d. approval be granted for the use of retaining walls with Ready Rock and the darker coloration shown to match the hillside. (Section 3.9.7.4).
- e. approval be granted for exchanging open space: 931 square feet of current public open space being changed to public right of way in exchange for 7,280 square feet of public open space.

David Fotheringham seconded the motion. The motion passed with 5 Ayes and 1 Nay. Bryce Higbee, David Fotheringham, Steve Cosper, Steve Swanson and Judi Pickell all voted Aye. Jason Thelin voted Nay.



Date: January 28, 2015

By: Jed Muhlestein, P.E. *JM*
Assistant City Engineer

**Subject: Eagle Point PRD Subdivision – Preliminary Review
14 lots on 32.929 acres**

Background

This development was formerly known as the Vista Meadows PRD subdivision. The proposed Eagle Point PRD Subdivision consists of 14 lots on 32.929 acres. Technically there are only 13 new lots as Lot 14 is an amended Lot 3 of Falcon Ridge Plat A. The lots range in size from 23,190 to 71,766 square feet which meets the minimum lot size requirements as set forth in the PRD section of the Development Code, section 3.9.6. The development is located west of the Falcon Ridge development. The proposed development includes approximately 17.54 acres (53.3%) of open space. The proposed development is in the CR-40,000 zone.

PRD Requirements

The proposed development was presented before the Planning Commission and City Council to determine if it can be considered as a PRD. Both approved the property to be considered as a PRD.

The developer did not submit a slope analysis for the property as per the PRD, however we completed our own slope analysis in 2010 and again with this submittal. Based on our analysis, we have determined that the allowable base density is 14 units. As currently drawn, the development would provide approximately 17.54 acres of open space, or 53.3 percent of the total development area. This would provide sufficient open space to receive the maximum density bonus of 25 percent. Assuming the maximum density bonus, up to 17.52 lots (rounded to 18 lots) is possible if topography allows it. Because of the topographic challenges of the area, and the Development Code which protects the city from lots being developed on a hillside, the developer has proposed a plan with only 13 new lots. As mentioned earlier, Lot 14 is an existing lot (Lot 3 Falcon Ridge Plat A) which is proposed to be amended to accommodate the secondary access required by code. This existing lot is owned by an LLC which the developer is a part of.

The slope analysis has three main purposes; (1) is used to calculate base density, (2) helps evaluate building pads and (3) shows the percentage of land with slopes greater than 25% within a lot. The Developer has shown the building pads on the proposed Preliminary Plat. The pads appear to meet section 3.1.11.7 which requires no areas of ground greater than 20% slope to be within the buildable area. Section 3.9.4 details how much slope above 25% can be contained within a lot. All the new lots contain ground that is steeper than 25%. **The proposed plan will require an exception be recommended by the Planning Commission and approved by the City Council for this slope as outlined in section 3.9.4 of the Development Code.**

Street System

The proposed development shows access from Lakeview Drive and Hog Hollow (600 North). The general layout of the development meets code in regards of frontage, road alignments, and road design.

The proposed plans show an approximate line where fill material would extend beyond the 50-foot clear zone as identified in the Cut/Fill Ordinance (Section 4.17). The original plan showed three minor retaining walls at the extension of Lakeview Drive so as to not require an exception to the ordinance regarding cut/fill slopes. The Engineering department directed the Developer to eliminate these minor walls and request an exception for the 50-foot clear zone in this area. We are in support of an exception at this location as it is not wise to have a small retaining wall at the end of a long fill/cut slope, when the better design is to simply run the cut/fill slope another 10-20 feet to existing ground. **An exception to the 50-foot clear zone (4.17) to eliminate three minor retaining walls will require a recommendation by the City Engineer, Planning Commission, and approval by the City Council as outlined in section 4.1.2 of the Development Code.**

The plans are showing 2:1 cut/fill slopes on all slopes, which do not meet the Cut/Fill Ordinance as found in section 4.17. A letter from Eartheq Engineering was submitted which ensures that the existing geotechnical report is still valid for the development. That report specifies the methods, material, and erosion control standards used to build 2:1 slopes. The City Engineer accepts and recommends the methods described in the report. **An exception to the Cut/Fill Ordinance to allow 2:1 cut/fill slopes to be used within the development will require a recommendation by the City Engineer, Planning Commission, and approval by the City Council as outlined in section 4.1.2 of the Development Code.**

On the lower end of the project there are two retaining walls. The heights of the walls vary as topography requires along the roadway. The wall on the downhill side of the road runs continuously for approximately 1,000 feet ranging in size from 2 to 12 feet tall, the majority of the wall averaging 10 feet high or less. The uphill wall also runs continuously for approximately 1,000 feet and ranges in size from 2 to 28 feet tall, with the majority of the wall being in the 16 foot range. There are two small sections that jump up to 25 and 28 feet high. No indication was given on the plans as to the type of the proposed retaining walls though it has been mentioned

they would be a soil-nail design. For safety, a 6 foot tall chain link style fence is shown to be installed along the top of the upper wall for safety purposes. Guard railing and signage is shown for the lower wall. **The use of retaining walls in a Planned Residential Development (PRD) requires approval. Part of Section 3.9.7.4 of the development code states: “Use of retaining walls is prohibited unless approval is recommended by the City Engineer and the Planning Commission, and approved by the City Council.”**

The City Engineer is required to make a recommendation as to whether or not retaining walls will be allowed in a PRD, however there are no criteria listed in the ordinance to base a recommendation on. From strictly an engineering standpoint, it is likely that walls could be designed and built in this situation. Quality control would be extremely important during construction to insure long term performance of the retaining walls. From an engineering standpoint we believe that it is possible to design retaining walls in this situation and would at least recommend approval for a design to be pursued for the proposed retaining walls. Final recommendation for approval from the City Engineer’s office would be subject to review of a final design. This is with the understanding that the final approval is to be made by the City Council. **A retaining wall design, based on the geotechnical report, outlining the wall type, design, calculations, and construction standards will need to be submitted for the walls prior to Final Approval.**

The aesthetics of the walls has been mentioned and is more subjective, as everyone has their own opinion of what is “aesthetically pleasing”. **Since the ordinance does not list aesthetics as a requirement, we recommend that the Planning Commission and City Council address that issue.**

Due to some roadway cuts/fills that extend well into some of the lots, the developer was asked to and has submitted driveway alignments for lots 1-3 & 14 to show a driveway can be built for the lot that would comply with ordinance (Dev. Code 3.1.11.7).

The improvements for this development cannot take place without an amendment to Lot 3 of Falcon Ridge Plat A. It is proposed that Lot 3 be included in this plat, with a note on the final Eagle Point plat vacating Lot 3 of Falcon Ridge Plat A.

Currently Falcon Ridge Plat A shows an easement alignment for the road dedication of Lakeview Drive through the open space on the northerly road connection. For the southerly road connection there is a small piece of open space (931 SF) proposed to be dedicated to road right-of-way for the new road alignment. The Developer is proposing to change the use of 931 SF of currently dedicated open space to road right of way in exchange for 7,280 SF of new open space taken from the existing Lot 3. **Modifying or changing the use of Open Space requires a recommendation from the Planning Commission and City Council Approval.**

Sewer System

The proposed plans show a new sewer system connecting to the existing line in 600 North which

has been modeled and built to handle the flow. In the proposed Vista Point cul-de-sac, a portion of the new sewer line is shown to be constructed outside of the street. As the City has increased its efforts to flush sewer lines our awareness of the issues associated with lines being constructed outside of the street has also increased. One of these issues is access for maintenance. The plans do show an access road to the manhole being constructed outside the roadway which is acceptable. A commercial grade driveway approach for the access shown. Besides lot 14, which is an existing lot with an existing sewer lateral, new sewer laterals are shown for each new lot.

Culinary Water System

Due to its elevation, this development will need to be served by the Grove pressure zone. Each lot has an area below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by the ordinance. The only connection available to this zone is an existing 8-inch water line at the end of Lake View Drive. Based on current water modeling (see attached letter), 150' of that 8-inch line would need to be upsized to 12-inch, and that 12-inch line would need to be extended to the intersection of Vista Point and Lakeview Drive. The remaining portions of the development would require 10-inch and 8-inch lines as shown.

As proposed the system would provide minimum fire flows to the development. But on a larger scale, because this development would have service lines which are higher than any other service in the water pressure zone, if developed this development would lower the fire flow level of service to the entire pressure zone to which it is connected (affecting one third of the city). Please see memorandum letter dated October 2, 2014 "Development Hydraulic Modeling Results and Recommendations" from Horrocks Engineers. In order to maintain the existing fire flow level of service to the entire water pressure zone, offsite improvements would be required. There are several options available for offsite improvements; the most likely solution is the construction of a new water tank just above the development. There are also culinary water improvements in the City's master plan that would improve fire flows in this area. However, the timing of construction of these improvements is unknown. **This is a concerning issue that Staff and Developer could work on together prior to Final Approval.**

Lots 1 – 3 currently show areas within the lot above the 5350 elevation. The Public Works department frequently gets low water pressure complaints from home owners who have landscaped above this elevation. The Developer has proposed to put a landscaping restriction on the plat for the portions of these lots which are above the 5350 elevation, which is has been discussed at the DRC and is acceptable to the City Engineer's office.

The Fire Chief has approved the locations of the proposed fire hydrants. 1-inch water laterals will need to be constructed for each new lot and are shown on the plan.

Pressurized Irrigation System

With the previous development plan for this property, we reviewed in detail and discussed many

options of how best to provide outdoor water for this development. We have concluded that since this development is towards the upper end of the pressure zone and since we have experienced some pressure issues in the Grove pressure zone on the west side of the City, that the best option would be to require dry pressurized irrigation lines and services to be installed throughout this development that could be used at some point in the future when improvements increase the operating pressure in the irrigation system for this area. In this case, we would provide outdoor water for this development through the culinary system. Since there is a relatively low demand on this water system as opposed to that of the irrigation system, more consistent pressure can be provided for outdoor use. A minimum 6-inch pressurized irrigation main would be required, as shown on the plans, with 1-inch laterals to each lot.

Storm Water Drainage System

Storm drain plans and calculations are required at preliminary review and have been submitted. The existing storm drain line in the Falcon Ridge subdivision and 600 North is shown to be extended to serve the development. As with the sewer system, some storm drain lines are shown to be constructed outside of the City streets. An access road is provided at station 18+00 for maintenance.

All storm water is collected and detained in two local detention ponds, one above Lakeview Drive and one closer to Hog Hollow/600 North, then released at pre-development run-off rates into the existing storm water system in 600 North. Storm drain calculations and a detailed design have been provided for what is shown and are accepted.

A storm water pollution prevention plan has been submitted for the site addressing best management practices that will be implemented to control erosion on the site during construction. Before construction this will be evaluated and any minor corrections would be made at that time. A Land Disturbance Permit and UPDES permit would be required prior to construction.

General Subdivision Remarks

The developer indicated on the application that a request will be made to meet the water policy with cash in lieu of water rights. This will be a condition of final approval, not preliminary.

Section 3.12 of the City's development codes outlines the requirements for areas considered as sensitive land. The applicability of this ordinance to lands is based on hazard maps that have been adopted by the City showing the location and extent of potential hazards with the City and other factors. Upon reviewing the hazard maps, it appears that Geologic Hazards and the Urban/Wildland Interface Overlay areas need to be addressed. The entire property falls within the Geologic Hazards Overlay Zone. The potential hazards identified on this property are debris flow, rockfall and slide hazards. The developer has previously submitted environmental studies for the Vista Meadows development. In addition, a geologic hazards assessment was also submitted. A letter has been submitted by Earthtec Engineering assuring that the previously

submitted studies are valid for what is currently being proposed. We recommend that the documents be kept on file and disclosed to potential lot buyers.

The Urban/Wildland Interface Overlay area (Section 3.12.7 of the development code) outlines the requirements for when property falls within this area, mainly secondary access. The plans show a secondary access as required. This topic has been discussed quite extensively in the past and what is proposed is the result of these discussions. From station 17+00 to 27+80 the road narrows to 26' of asphalt, sidewalk on one side of the road, and no park strip.

The current plan does not show any trail easements within the development. It appears that there are one or more trails shown through this property on the trail master plan. **This should be discussed to provide direction for the Developer.**

We recommend that preliminary approval of the proposed development be approved with the following conditions:

- **The Planning Commission recommends and City Council approves the following:**
 - **an exception for the small amounts of property within the lots that contain land sloped greater than 25% (Section 3.9.4)**
 - **an exception to the 50 foot clear zone rule from station 1+00 to 5+00 (Section 4.1.2/4.17)**
 - **an exception to the 2:1 cut/fill slope (Section 4.1.2/4.17)**
 - **approval for the use of retaining walls (Section 3.9.7.4)**
 - **approval in change of use: 931 square feet of current public open space being changed to public right of way in exchange for 7,280 square of public open space.**
- **The Planning Commission and City Council make a recommendation regarding the aesthetics of retaining walls on this subdivision.**
- **The Planning Commission discuss the trail master plan and whether or not something should be incorporated into this plan (Section 3.17)**
- **The Developer coordinate with the City to show what culinary water system improvements will be made to solve the issue of lowering the fire flow level of service to the pressure zone to which it is connected**
- **The Developer submit a retaining wall design based on the Geotechnical Report prior to Final Approval**

Attached:

John E. Schiess, PE. Horrocks Engineers, “Development Hydraulic Modeling Results and Recommendations” October 2, 2014

Timothy A. Mitchell, PE. Earthtec Engineering, “Update of Geotechnical Report (Revised)” December 5, 2014 (Includes all geotechnical files submitted)

To: Shane Sorensen, P.E.
Jed Muhlestein, P.E.
Alpine City

From: John E. Schiess, P.E.

Date: October 20, 2014

Memorandum

Subject: Development Hydraulic Modeling Results and Recommendations

The proposed Eagle Point development consists of 15 acres of land located on the North side of the City of Alpine. The proposed development includes 8 acres of land to be developed with 10 units and 5 acres of land to be developed with 6 units. The proposed development includes 10 units and 6 units. The proposed development includes 10 units and 6 units. The proposed development includes 10 units and 6 units.

Current conditions of the site include a 67-foot wide right-of-way and a 10707 square foot lot. The proposed development includes 5314 square feet of area and 39 units. The proposed development includes 51 units and 950 square feet.

Additional development of the site includes a 1000 square foot area and a 3600 square foot area. The proposed development includes 3600 square feet and 6200 square feet. The proposed development includes 10707 square feet and 11080 square feet. The proposed development includes 20 units and 7070 square feet. The proposed development includes 20 units and 7070 square feet.

The proposed development includes 1000 square feet and 12 units. The proposed development includes 12 units and 12 units. The proposed development includes 3600 square feet and 6200 square feet. The proposed development includes 6200 square feet and 6200 square feet. The proposed development includes 6200 square feet and 6200 square feet.

Other conditions of the site include a 1000 square foot area and 12 units. The proposed development includes 12 units and 12 units. The proposed development includes 3600 square feet and 6200 square feet. The proposed development includes 6200 square feet and 6200 square feet. The proposed development includes 6200 square feet and 6200 square feet.

The proposed development includes 1000 square feet and 12 units. The proposed development includes 12 units and 12 units. The proposed development includes 3600 square feet and 6200 square feet. The proposed development includes 6200 square feet and 6200 square feet. The proposed development includes 6200 square feet and 6200 square feet.



1497 West 40 South
Lindon, Utah - 84042
Phone (801) 225-5711

3662 West 2100 South
Salt Lake City, Utah - 84120
Phone (801) 808-9310

1596 W. 2650 S. #108
Ogden, Utah - 84401
Phone (801) 399-9516

December 5, 2014

Mr. Taylor Smith
c/o Excel Engineering
12 West 100 North, Suite 201
American Fork, UT 84003

**Re: Update of Geotechnical Report (Revised)
Eagle Pointe Subdivision
Lakeview Drive Extension
Alpine, Utah
Project No. 141303**

Mr. Smith:

A geotechnical study¹ and geological hazards assessment² for the subject site was performed by Earthtec Testing & Engineering, P.C. in 2005 at the time of the original report the subdivision was Summit Hills Development. Since then the name of the subdivision has change to Vista Meadow in 2006, and now is known as Eagle Pointe Subdivision. Multiple design^{3,4}, additional explorations⁵ and multiple response^{6,7,8,9} letters have been written between 2005 and 2007 Since completion of the studies and letters construction activities on the subdivision has not been started. We understand that the plans of Lakeview Drive and Eagle Pointe Subdivision have been slightly modified but have not changed the validity of the work completed. It is our opinion that the referenced geotechnical report and letters remain valid for developing the remainder of the project.

The geotechnical report, responses to UGS and TGE, and the Supplemental Wall design have all included 2H:1V or steeper slopes with multiple slope stability analysis performed for this

¹ Geotechnical Study, Summit Hills Development & Lakeview Drive Extension, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, August, 18, 2005.

² Geological Hazards Assessment, Study, Summit Hills Development, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, September 20, 2005

³ Retaining Wall Recommendations Proposed Lakeview Drive, Summit Hill (Vista Meadows), Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, April 19, 2006

⁴ Supplemental Wall Recommendations, Proposed Lakeview Drive, Vista Meadows, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, February 5, 2007

⁵ Additional Field Exploration, Summit Hills Development, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, November 29, 2005

⁶ Response to UGS Review, Summit Hills Development, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, October 17, 2005

⁷ Additional Information, Stability of Slope Below Lot 16, Summit Hills Development, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, January 26, 2006

⁸ Response to Review, Proposed Lakeview Drive, Summit Hills (Vista Meadows), Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, October 3, 2006

⁹ Response to 2nd TGE Review, Proposed Lakeview Drive, Summit Hills (Vista Meadows), Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, November 3, 2006

project. A 2H:1V slope is acceptable provided all of the recommendations are completely followed.

The information presented in this letter applies only to the information that is included in the referenced reports and letters. The update presented in this letter was conducted within the limits prescribed by our client, with the usual thoroughness and competence of the engineering profession in the area. No warranty or representation is intended in our proposals, contracts, reports, or letters.

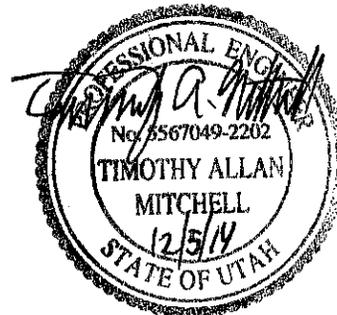
We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please contact us at (801) 225-5711.

Respectfully;
EARTHTEC ENGINEERING



Caleb R. Allred, E.I.T.
Staff Engineer

CA/tm



Timothy A. Mitchell, P.E.
Geotechnical Engineer

C. Eagle Pointe PRD Preliminary Plan – Taylor Smith, Mark Wells

This development was formerly known as the Vista Meadows PRD subdivision. The proposed Eagle Pointe PRD Subdivision consists of 14 lots on 32.929 acres. Technically there are only 10 new lots as Lot 14 is an amended Lot 3 of Falcon Ridge Plat A. The lots range in size from 23,190 to 71,766 square feet which meets the minimum lot size requirements as set forth in the PRD section of the Development Code, Section 3.9.6. The development is located west of the Falcon Ridge Development. The proposed development includes approximately 17.54 acres (53.5%) of open space. The proposed development is in the CR-40,000 zone.

Jed Muhlestien said the biggest change in the site plan is regarding slope conditions and the developer ended up having to take out one lot. One lot will be vacated on Falcon Ridge Plat A because of the road going through and be amended as part of this plat. The base density is fourteen lots even though they have provided enough open space to technically have eighteen lots. Due to topography the developer can only fit thirteen lots on this property. Although there has been talk of development on hillsides, there is an ordinance which prohibits that and this is a perfect example of that ordinance in action. Jed Muhlestein said some of the lot lines have been squared up to help straighten up some of the lots. He said this goes back to Section 3.9.4 where we discussed allowing a developer to have a tiny bit more leeway.

Mark Wells said the retaining walls in the packet are being shown much higher than what they are proposing now with the narrower road. He said the Earth Tex references mention a thirty six foot high wall and that relates to a much older plan. He said currently there is a stretch of about eighty feet that will have a twenty eight foot high wall with an average height of ten to twelve foot walls. He said with this plan, it dramatically reduces the size of the retaining walls. Mr. Wells said the walls will be visible from Hog Hollow with some that will not be visible in the draw areas.

Judi Pickell asked what the retaining wall would be made of. Mark Wells said the retaining walls will be engineered blocks which are one ton apiece and made of ready rock which slopes back like legos. He said they would be installed with soil nails. Jed Muhlestein said these would be big blocks that you can put any type of facing on. Steve Swanson asked if the blocks would look like grey cinderblock and Mr. Wells said the block can be colored to whatever we want but he personally liked the earth tone colors.

Jason Thelin asked under what situation and parameters would the Planning Commission not approve the retaining walls. Jed Muhlestein said it has to meet the ordinance and it's not an engineering issue, it's an aesthetic issue. He said as far as safety the applicant will put up some chain link fence on the top of some of the walls and a guard wall in other areas. Steve Swanson said size could be a factor. Jason Thelin asked about safety issues and if the Planning Commission can say no if we don't want large retaining walls. Jason Bond said that is something you would have to ask legal counsel.

Jason Bond showed pictures of another area in town with a similar retaining wall to show the Planning Commission how it could look. They said visually a step wall and a straight wall will look the same from the road. They said a darker natural color stone and natural landscaping could make it look better.

Taylor Smith said they shifted the road forward so it would be less visible from the road. Steve Swanson asked if something could be planted to obscure the wall a little bit. Mark Wells said he didn't know if trees would be tall enough. Judi Pickell asked if something was on the plat that would prevent homeowners from building retaining walls on their property. The Planning Commission said they weren't sure if you can restrict homeowners from fencing/landscaping their own property. Steve Cospers said you could maybe require a matching color. Will Jones said any wall over four feet has to be engineered and you can restrict before the property is sold.

Steve Cospers asked the applicants what they saw happening with the individual property owners. Mark Wells said there is the potential for homeowners to build retaining walls. Bryce Higbee asked if we can require CC&R's. Jason Bond said we can require CC&R's but we don't enforce the CC&R's. Steve Cospers said the enforcement could come into play when the homeowner comes in to get a building permit. Jason Bond said our Building Department consists of one person. He said because of such a small staff, some things are falling through the cracks. Steve Cospers said there needs to be a checklist to make sure that plat notes are being followed. He said it's good to get more than one set of eyes on these projects and maybe the Engineers or the City Planner should be involved.

Jason Thelin asked about the water pressure to this subdivision. Jed Muhlestein said there are fire flow requirements that will have to be met. Engineering wise we have two main concerns with Eagle Pointe and that is the retaining walls and the fire flows. This subdivision is on the highest point of the upper water zone and when you are at the highest elevation, you have the lowest pressure. He said as it is, the applicants can meet the minimum fire flow of one thousand gallons per minute. He said we have looked at different options on how to meet the fire flow requirements so we don't damage the levels of fire flow in all the other zones. Jason Thelin asked what the parameters were for fire flow when this subdivision came through as Vista Meadows. Jed Muhlestein said they had the same issues back then as they do now. He said if someone comes in and wants to build a large home, they may be required to have fire sprinklers or use different building materials in their home that has better fire protection. He said the fire Marshall has been on top of this and has made sure homeowners have fire sprinklers or fire resistant building materials if the home is too large.

Steve Cosper asked Jed Muhlestein to go over the exception request. Jed Muhlestein said an exception would need to be made where a lot has more than 25% slope. Steve Swanson said his concern is still retaining walls in the back of the properties. Jed Muhlestein said in ordinance 4.1.7 it states you have to keep within the 50 foot clear zone. An exception would have to be made to eliminate three small retaining walls where the 50 foot clear zone would be required. The developer has proposed a 2:1 fill slope without retaining walls and have done the slope analysis tests and Geotech reports which say that the soil in this area can sustain up to a 1½:1 fill slope without retaining walls.

Jed Muhlestein said an exception to the change of use in the open space which means they would exchange open space for part of the road right of way. The Planning Commission looked at the Trail Master Plan to see where the trails were on this property. The applicant said they could give an easement for a trail. Judi Pickell said the open space should be held by an HOA and governed by CC&R's with an easement for the trails that the public can use. The Planning Commission had a discussion on private open space versus public open space and whether this subdivision would have trails and where they would be. Jed Muhlestein said conceptionally, this subdivision has already been approved as public open space.

Judi Pickell said as a PRD, we are allowing the developer to cluster the homes, but the public has access to that open space whether or not the city owns that or if it's held by an HOA. She said her direction is that it's held by an HOA so that they pay the taxes and they hold the liability. David Fotheringham said he thought the open space should remain private and then an easement be put in for any trails. Jed Muhlestein said if the open space is going to be private, it could knock the subdivision down to fifteen lots instead of eighteen but he said the developer is only providing thirteen lots.

Jason Thelin said he was concerned about giving exceptions now when we didn't give them a year ago. He said Jannicke Brewer told the public that night at Planning Commission that we have to give our recommendation if all the ordinances are followed. The public was upset about it and liked a different plan that required exceptions and the Planning Commission said no. Now tonight, when no public is here, the Planning Commission is considering giving exceptions. The Planning Commission had a discussion about working with the developer and also how to best preserve the hillside by making it safe and ascetically pleasing.

MOTION: Judi Pickell moved to recommend to City Council preliminary approval of the proposed development be approved with the following conditions:

1. a. an exception be granted for the small amounts of property within the lots that contain land sloped greater than 25% (Section 3.9.4).
 - b. an exception be granted to the 50 foot clear zone rule from station 1+00 to 5+00 (Section 4.1.2/4.17).
 - c. an exception be granted to allow the 2:1 cut/fill slope (Section 4.1.2/4.17).
 - d. approval be granted for the use of retaining walls with Ready Rock and the darker coloration shown to match the hillside. (Section 3.9.7.4).
 - e. approval be granted for exchanging open space: 931 square feet of current public open space being changed to public right of way in exchange for 7,280 square feet of public open space.
2. The Trail Master Committee recommends if they want to incorporate any trails into this subdivision.
 3. The Developer coordinate with the City to show what culinary water system improvements will be

made to solve the issue of lowering the fire flow level of service to the pressure zone to which it is connected.

4. The Developer submit a retaining wall design based on the Geotechnical Report prior to Final Approval.
5. Landscaping to be placed north of Hog Hollow Drive at the base of the retaining walls below the proposed extension of Lakeview Drive to minimize the aesthetics of the retaining walls.
6. A plat note be recorded requiring that the individual homeowner's retaining walls be built within the setback and size and aesthetics be restricted.
7. CC&R's be developed to minimize the retaining walls and maximize the natural landscaping already in the area as discussed.

David Fotheringham seconded the motion. The motion passed with 5 Ayes and 1 Nay. Bryce Higbee, David Fotheringham, Steve Cosper, Steve Swanson and Judi Pickell all voted Aye. Jason Thelin voted Nay.

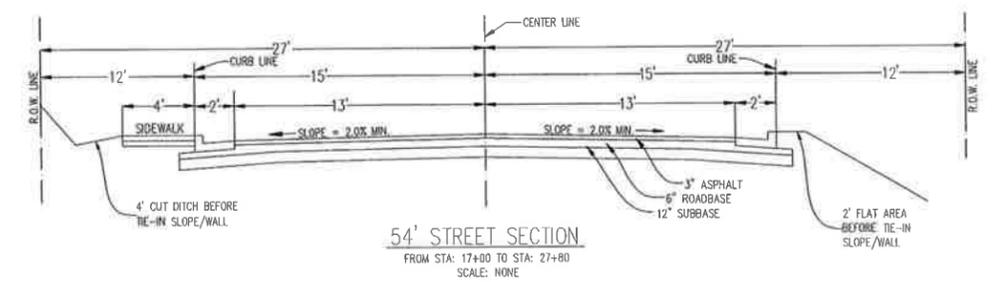
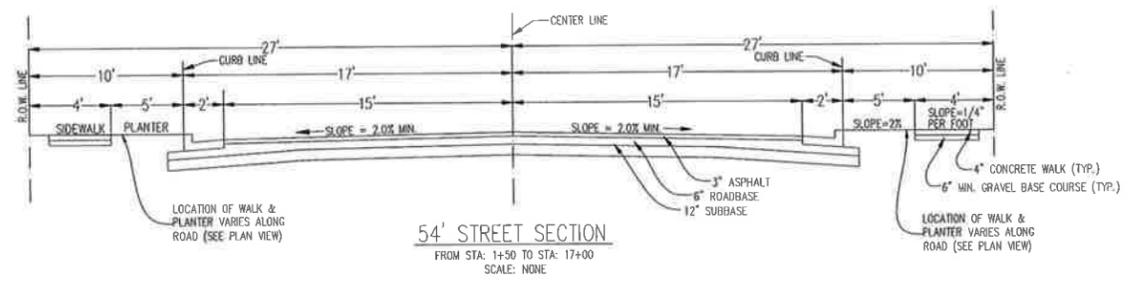
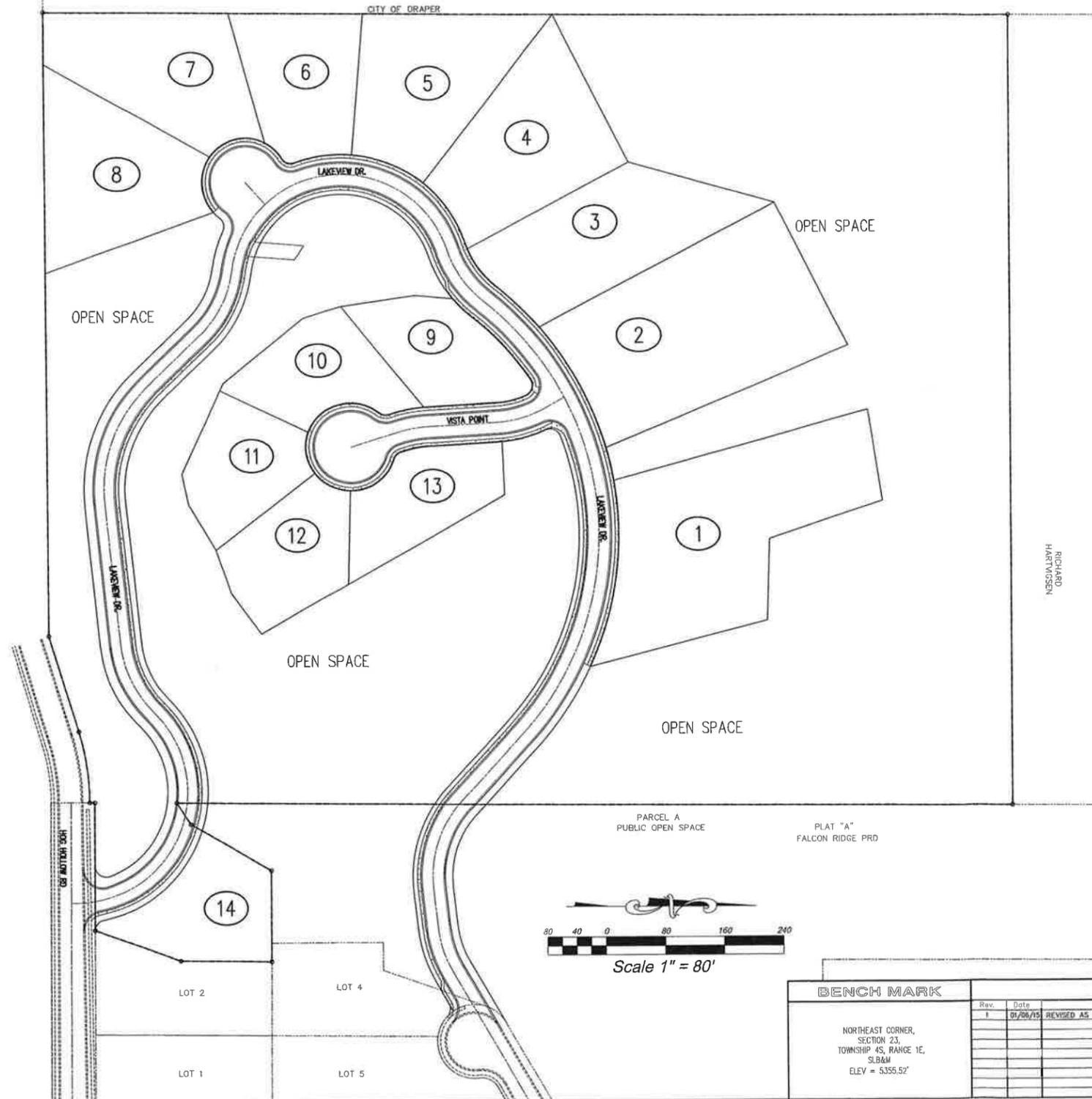


EAGLE POINTE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN



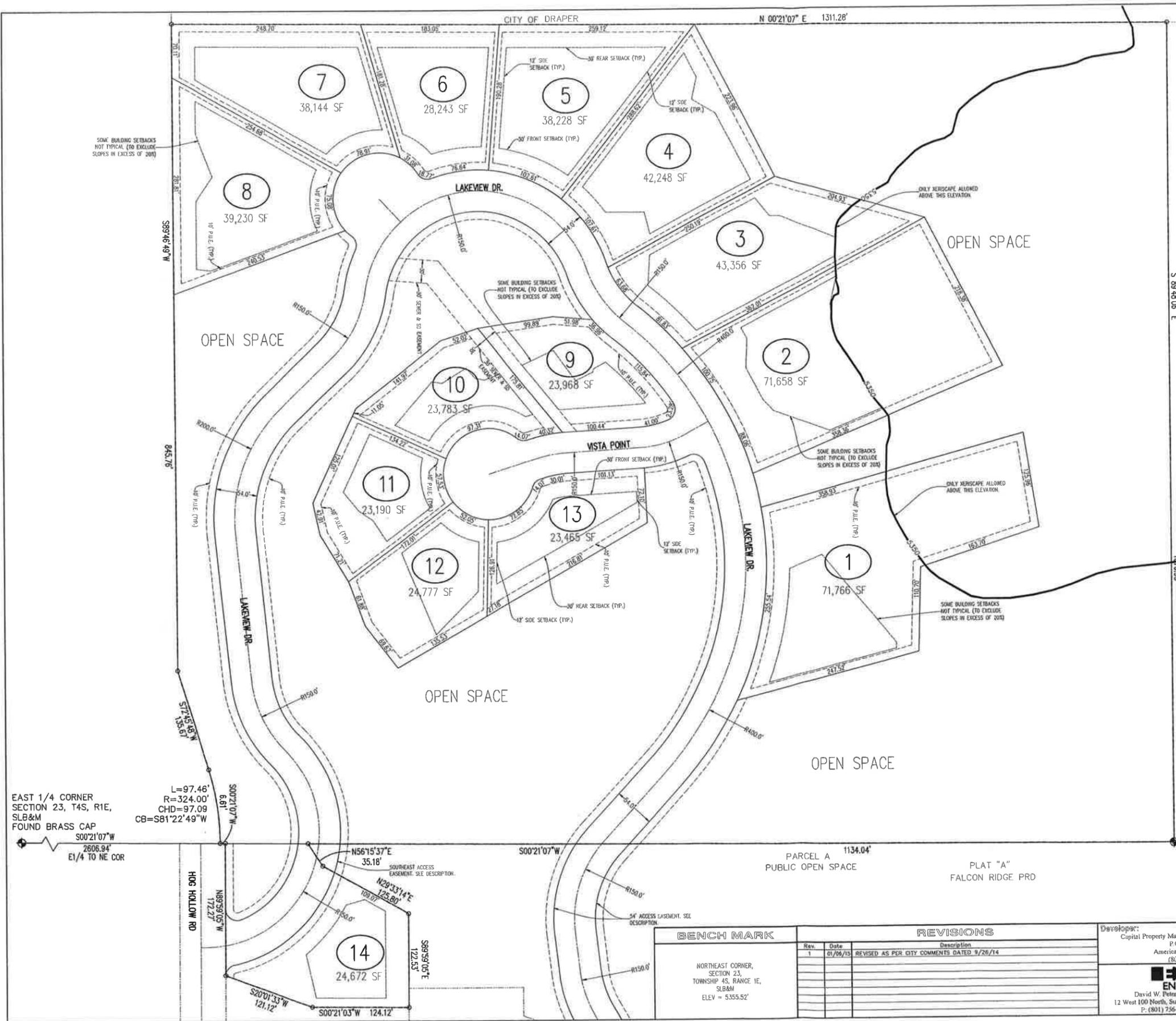
SHEET INDEX	
CV1	COVER SHEET
CV2	PRELIMINARY PLAT
OU1	OVERALL UTILITY PLAN
GP1	GRADING & DRAINAGE PLAN
GP2	GRADING & DRAINAGE PLAN
PP1	LAKEVIEW DR. PLAN/PROFILE
PP2	LAKEVIEW DR. PLAN/PROFILE
PP3	LAKEVIEW DR. PLAN/PROFILE
PP4	VISTA POINT & SEWER/STORM DRAIN PLAN/PROFILE
PP5	STORM DRAIN PONDS PLAN/PROFILE
SWPP1	EROSION CONTROL PLAN
D1	STORM DRAIN CALCULATIONS



TABULATIONS	
ZONE:	CR-40,000 (1 ACRE)
TOTAL ACRES:	32.929 ACRES
LOT AREA:	12.595 ACRES
ROADS:	3.520 ACRES
OPEN SPACE:	16.813 ACRES (51.1%)
LOTS:	14
DENSITY:	0.43 LOTS/ACRE

RECEIVED JAN 07 2015

BENCH MARK		REVISIONS		EAGLE POINTE SUBDIVISION	
NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, SLB&M ELEV = 5355.52'		Rev.	Date	Capital Property Management Series Eagle Pointe P.O. Box 1212 American Fork, UT 84003 (801) 367-1636	
		1	01/06/15	ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH	
		REVISED AS PER CITY COMMENTS DATED 9/26/14		Drawn by:	G.J.Y.
				Designed by:	G.J.Y.
				Checked by:	D.W.P.
				COVER SHEET	
				Scale:	1" = 80'
				Date:	09/03/14
				CV1	



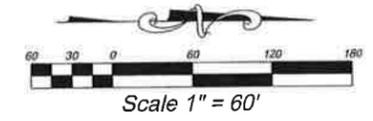
PROPERTY DESCRIPTION
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°21'07" WEST ALONG THE SECTION LINE 1134.04 FEET; THENCE NORTH 56°15'37" EAST 35.18 FEET; THENCE NORTH 29°33'14" EAST 125.80 FEET; THENCE SOUTH 89°59'05" EAST 122.53 FEET; THENCE SOUTH 00°21'03" WEST 124.12 FEET; THENCE SOUTH 20°11'33" WEST 121.12 FEET; THENCE NORTH 89°59'05" WEST 122.27 FEET; THENCE SOUTH 00°21'07" WEST 6.61 FEET; THENCE ALONG THE ARC OF A 324.00 FOOT RADIUS CURVE TO THE LEFT 97.46 FEET (CHORD BEARS SOUTH 81°22'49" WEST 97.09 FEET); THENCE SOUTH 72°45'48" WEST 136.67 FEET; THENCE SOUTH 89°46'49" WEST 845.76 FEET; THENCE NORTH 00°21'07" EAST 1311.28 FEET; THENCE SOUTH 89°48'06" EAST 1070.95 FEET TO THE POINT OF BEGINNING.
 (INCLUDES LOT 3, PLAT "A", FALCON RIDGE P.R.D.)
 AREA = 32,929 ACRES

54' ACCESS EASEMENT THRU PARCEL A & LOT 4 OF FALCON RIDGE PLAT 'A'
 COMMENCING AT A POINT LOCATED SOUTH 00°21'07" WEST ALONG THE SECTION LINE 715.85 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 47°09'34" EAST, A DISTANCE OF 18.93 FEET; THENCE ALONG THE ARC OF A 123.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49°25'37" FOR 106.14 FEET (CHORD BEARS SOUTH 71°52'52" EAST 102.88 FEET); THENCE NORTH 83°23'49" EAST, A DISTANCE OF 51.84 FEET; THENCE ALONG THE ARC OF A 123.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°37'03" FOR 50.70 FEET (CHORD BEARS NORTH 71°35'17" EAST 50.34 FEET); THENCE NORTH 59°46'46" EAST, A DISTANCE OF 96.56 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE; THENCE ALONG THE ARC OF THE 50.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 94°35'19" FOR 82.54 FEET (CHORD BEARS SOUTH 12°29'07" WEST 73.48 FEET); THENCE SOUTH 59°46'46" WEST, A DISTANCE OF 46.72 FEET; THENCE ALONG THE ARC OF A 177.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°37'03" FOR 72.96 FEET (CHORD BEARS SOUTH 71°35'18" WEST 72.44 FEET); THENCE SOUTH 83°23'49" WEST, A DISTANCE OF 51.84 FEET; THENCE ALONG THE ARC OF A 177.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40°12'09" FOR 124.20 FEET (CHORD BEARS NORTH 76°30'06" WEST 121.66 FEET); THENCE NORTH 00°21'07" EAST, A DISTANCE OF 70.11 FEET TO THE POINT OF BEGINNING.
 CONTAINING 15,890 SQUARE FEET OR 0.3648 ACRES, MORE OR LESS.

SOUTHEAST ACCESS EASEMENT THRU PARCEL A OF FALCON RIDGE PLAT 'A'
 COMMENCING AT A POINT LOCATED SOUTH 00°21'07" WEST ALONG THE SECTION LINE 1092.59 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 05°00'59" WEST, A RADIAL DISTANCE OF 177.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°18'53", A DISTANCE OF 38.04 FEET (CHORD BEARS SOUTH 78°49'35" EAST 37.97 FEET); THENCE SOUTH 29°33'14" WEST, A DISTANCE OF 16.73 FEET; THENCE SOUTH 56°15'37" WEST, A DISTANCE OF 35.18 FEET; THENCE NORTH 00°21'07" EAST, A DISTANCE OF 41.45 FEET TO THE POINT OF BEGINNING.
 CONTAINING 931 SQUARE FEET OR 0.0214 ACRES, MORE OR LESS.

LOT 3 OF FALCON RIDGE PLAT 'A' NOTE:
 LOT 3 OF FALCON RIDGE PLAT 'A' WILL BE VACATED WITH THE FINAL PLAT FOR THIS SUBDIVISION. THIS LOT IS LOCATED WHERE LOT 14 OF THIS SUBDIVISION IS PROPOSED.

- GENERAL NOTES**
- ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10' UTILITY EASEMENT ALONG ALL STREET FRONTAGES AND REAR LOT LINES, IN ADDITION TO ANY EASEMENTS SHOWN ON THIS PRELIMINARY PLAT.
 - ALL BUILDINGS SHALL BE LOCATED WITHIN THE DESIGNATED BUILDING AREA AS SHOWN ON THIS PRELIMINARY PLAT. (SEE SEPARATE SLOPE ANALYSIS PLAN TO SEE AREAS WITH SLOPE GREATER THAN 20% SLOPE WHICH FORCED TYPICAL SETBACK LINES TO MOVE.)



EAST 1/4 CORNER SECTION 23, T4S, R1E, SLB&M FOUND BRASS CAP
 S00°21'07"W
 2606.94' E1/4 TO NE COR

NORTHEAST CORNER SECTION 23, T4S, R1E, SLB&M FOUND BRASS CAP

BENCH MARK		REVISIONS	
NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, SLB&M ELEV = 5355.52'		Rev	Date
		1	01/06/13
		REVISED AS PER CITY COMMENTS DATED 9/25/14	

Developer:
 Capital Property Management Series Eagle Pointe
 P.O. Box 1212
 American Fork, UT 84003
 (801) 387-1636

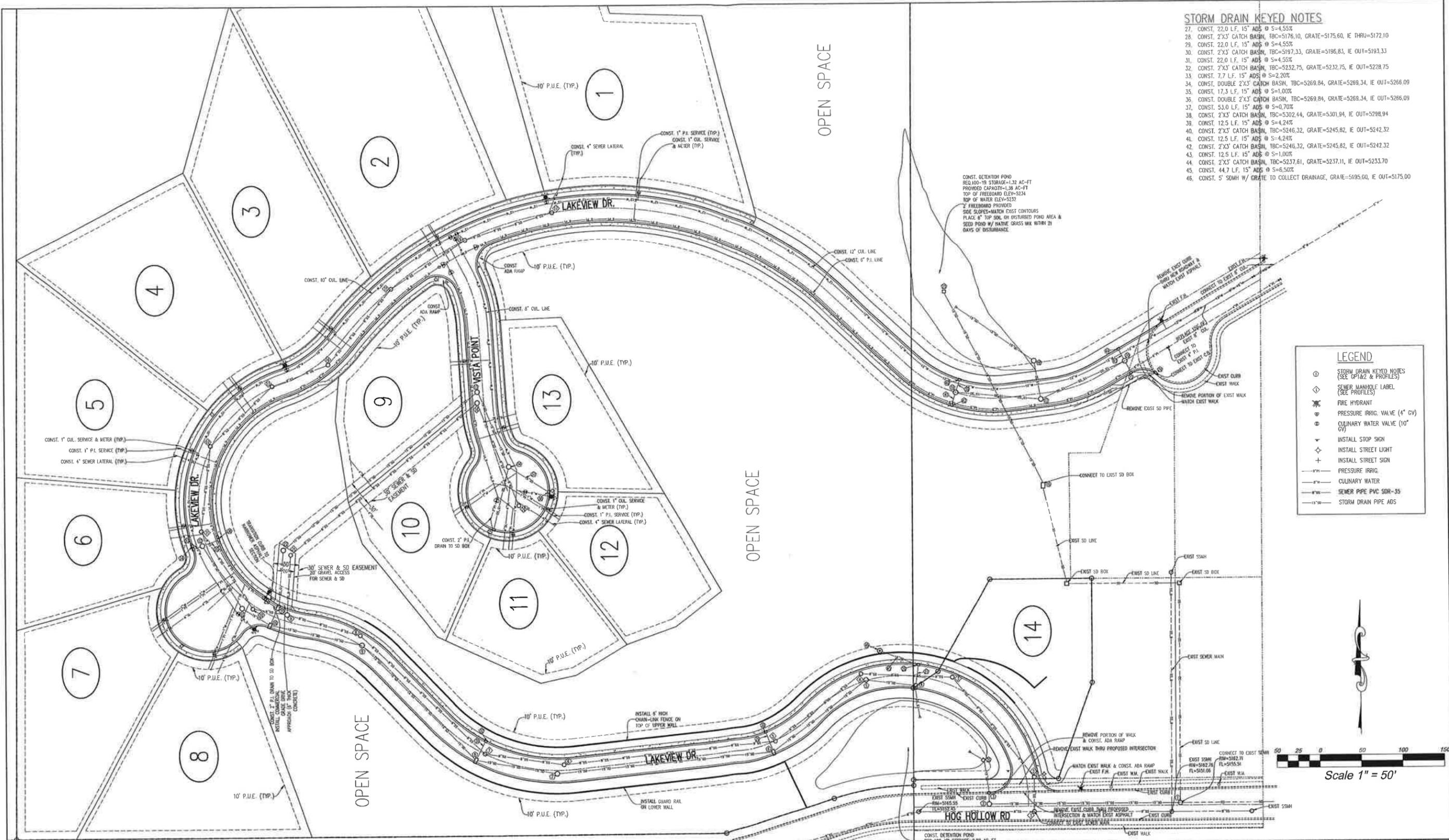
EXCEL ENGINEERING
 David W. Peterson, P.E., License #270393
 12 West 100 North, Suite 201, American Fork, UT 84003
 P: (801) 756-4504; F: (801) 756-4511

EAGLE POINTE SUBDIVISION
 ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: D.W.P.
 Designed by: D.W.P.
 Checked by: D.W.P.

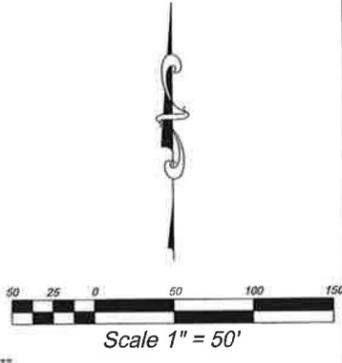
PRELIMINARY PLAT

Scale: 1"=60'
 Date: 09/03/14
 CV2

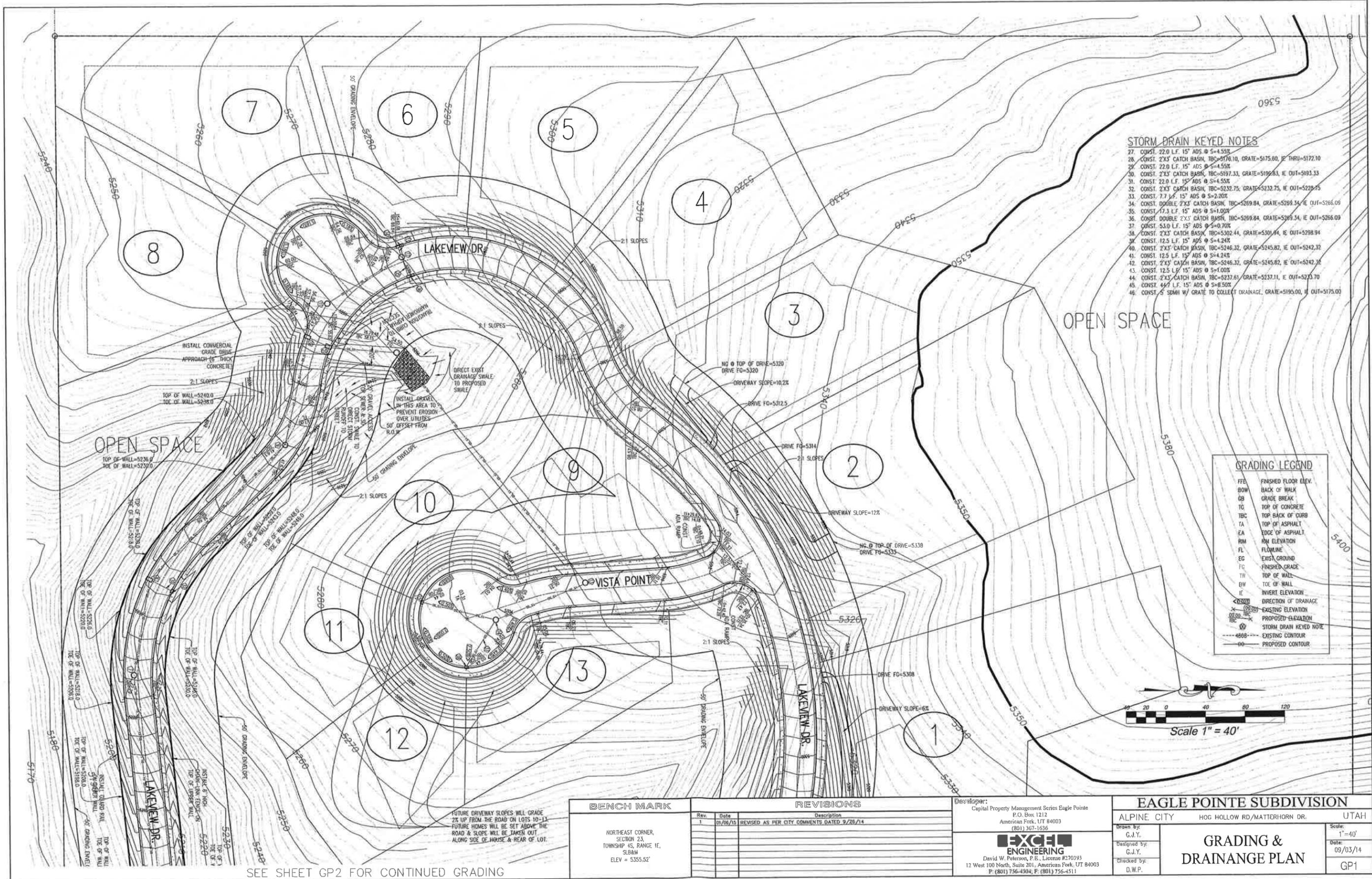


- STORM DRAIN KEYED NOTES**
27. CONST. 22.0 L.F. 15" ADS @ S=4.55%
 28. CONST. 2'X3' CATCH BASIN, TBC=5176.10, GRATE=5175.60, IE THRU=5172.10
 29. CONST. 22.0 L.F. 15" ADS @ S=4.55%
 30. CONST. 2'X3' CATCH BASIN, TBC=5197.33, GRATE=5196.81, IE OUT=5193.33
 31. CONST. 22.0 L.F. 15" ADS @ S=4.55%
 32. CONST. 2'X3' CATCH BASIN, TBC=5232.75, GRATE=5232.75, IE OUT=5228.75
 33. CONST. 7.7 L.F. 15" ADS @ S=2.20%
 34. CONST. DOUBLE 2'X3' CATCH BASIN, TBC=5269.84, GRATE=5269.34, IE OUT=5266.09
 35. CONST. 17.3 L.F. 15" ADS @ S=1.00%
 36. CONST. DOUBLE 2'X3' CATCH BASIN, TBC=5269.84, GRATE=5269.34, IE OUT=5266.09
 37. CONST. 53.0 L.F. 15" ADS @ S=0.70%
 38. CONST. 2'X3' CATCH BASIN, TBC=5302.44, GRATE=5301.94, IE OUT=5298.94
 39. CONST. 12.5 L.F. 15" ADS @ S=4.24%
 40. CONST. 2'X3' CATCH BASIN, TBC=5246.32, GRATE=5245.82, IE OUT=5242.32
 41. CONST. 12.5 L.F. 15" ADS @ S=4.24%
 42. CONST. 2'X3' CATCH BASIN, TBC=5246.32, GRATE=5245.82, IE OUT=5242.32
 43. CONST. 12.5 L.F. 15" ADS @ S=1.00%
 44. CONST. 2'X3' CATCH BASIN, TBC=5232.61, GRATE=5232.11, IE OUT=5233.70
 45. CONST. 44.7 L.F. 15" ADS @ S=6.50%
 46. CONST. 5' SDHW W/ GRATE TO COLLECT DRAINAGE, GRATE=5195.00, IE OUT=5175.00

- LEGEND**
- ⊕ STORM DRAIN KEYED NOTES (SEE GP162 & PROFILES)
 - ⊕ SEWER MANHOLE LABEL (SEE PROFILES)
 - ⊕ FIRE HYDRANT
 - ⊕ PRESSURE IRRIG. VALVE (4" GV)
 - ⊕ CULINARY WATER VALVE (10" GV)
 - ⊕ INSTALL STOP SIGN
 - ⊕ INSTALL STREET LIGHT
 - ⊕ INSTALL STREET SIGN
 - P.I. PRESSURE IRRIG.
 - CULINARY WATER
 - SEWER PIPE PVC SDIR-35
 - STORM DRAIN PIPE ADS



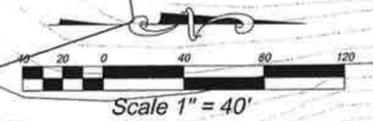
BENCH MARK NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, S1/8M ELEV = 5355.52'	REVISIONS		Developer: Capital Property Management Series Eagle Pointe P.O. Box 1212 American Fork, UT 84003 (801) 367-1636 EXCE ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; F: (801) 756-4511	EAGLE POINTE SUBDIVISION ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH																												
	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07/06/15</td> <td>REVISED AS PER CITY COMMENTS DATED 9/25/14</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev.		Date	Description	1	07/06/15	REVISED AS PER CITY COMMENTS DATED 9/25/14																								
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 28. CONST. 2'X3' CATCH BASIN, TBC=5176.10, GRATE=5175.60, IE THRU=5172.10
 29. CONST. 22.0 L.F. 15" ADS @ 5=4.55%
 30. CONST. 2'X3' CATCH BASIN, TBC=5197.33, GRATE=5196.83, IE OUT=5193.33
 31. CONST. 22.0 L.F. 15" ADS @ 5=4.55%
 32. CONST. 2'X3' CATCH BASIN, TBC=5232.75, GRATE=5232.25, IE OUT=5228.75
 33. CONST. 7.7 L.F. 15" ADS @ 5=2.70%
 34. CONST. DOUBLE 2'X3' CATCH BASIN, TBC=5269.84, GRATE=5269.34, IE OUT=5265.09
 35. CONST. 17.3 L.F. 15" ADS @ 5=1.00%
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 37. CONST. 53.0 L.F. 15" ADS @ 5=0.70%
 38. CONST. 2'X3' CATCH BASIN, TBC=5302.44, GRATE=5301.94, IE OUT=5298.94
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 44. CONST. 2'X3' CATCH BASIN, TBC=5237.61, GRATE=5237.11, IE OUT=5233.70
 45. CONST. 447 L.F. 15" ADS @ 5=6.50%
 46. CONST. 5' SEMH W/ GRATE TO COLLECT DRAINAGE, GRATE=5195.00, IE OUT=5175.00

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RM	RAW ELEVATION
FL	FLOWLINE
EG	EXIST. GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
TOW	TOE OF WALL
IE	INVERT ELEVATION
←(DASH)	DIRECTION OF DRAINAGE
---	EXISTING ELEVATION
---	PROPOSED ELEVATION
⊗	STORM DRAIN KEYED NOTE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR



FUTURE DRIVEWAY SLOPES WILL GRADE 2% UP FROM THE ROAD ON LOTS 10-13. FUTURE HOMES WILL BE SET ABOVE THE ROAD & SLOPE WILL BE TAKEN OUT ALONG SIDE OF HOUSE & REAR OF LOT.

BENCH MARK		REVISIONS	
NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, SLOAN ELEV = 5355.52'		Rev.	Date
		1	01/06/15
			REVISED AS PER CITY COMMENTS DATED 9/28/14

Developer:
Capital Property Management Series Eagle Point
P.O. Box 1212
American Fork, UT 84003
(801) 367-1636

EXCE ENGINEERING
David W. Peterson, P.E. License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4304; F: (801) 756-4511

EAGLE POINT SUBDIVISION
ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

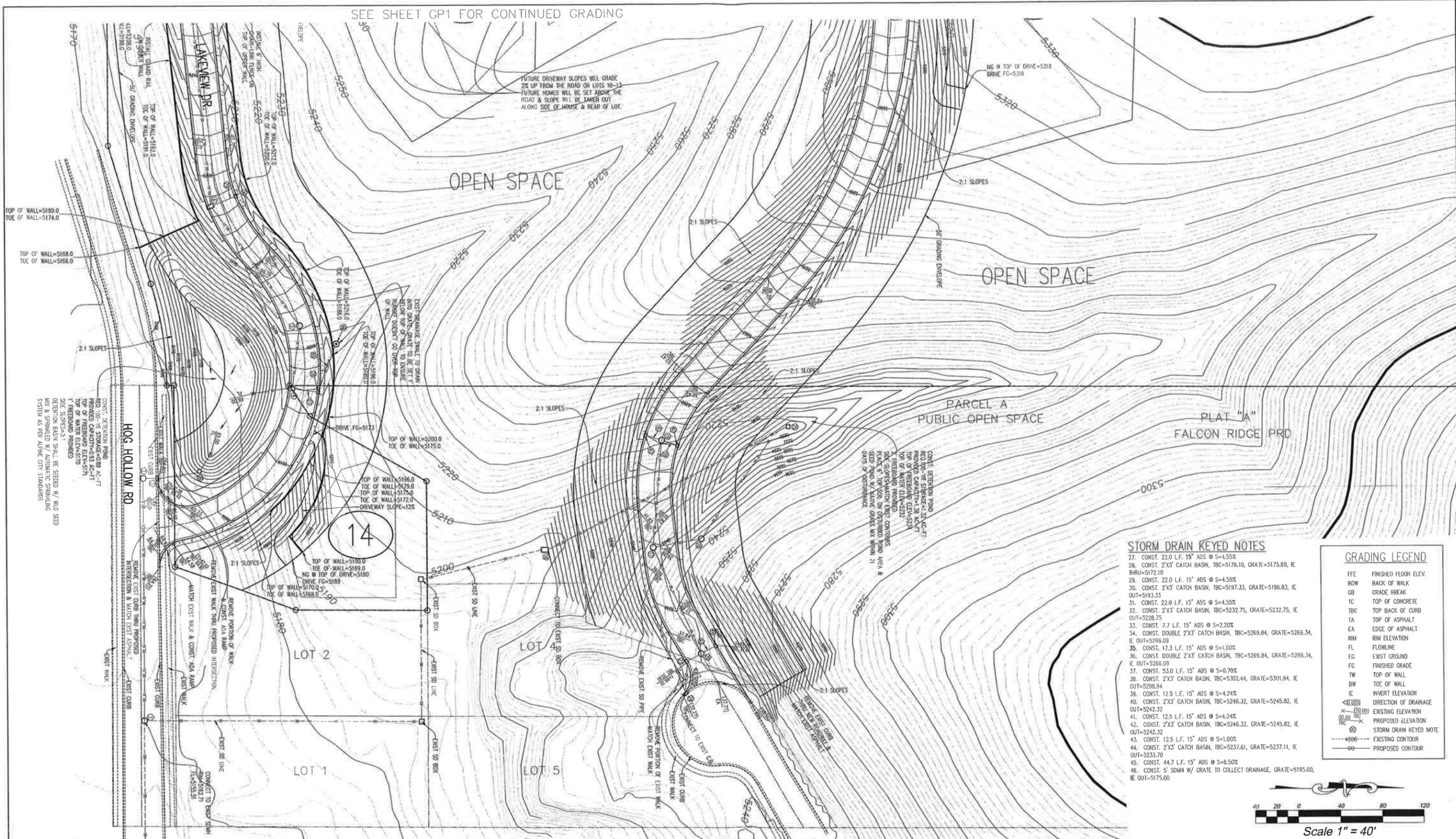
Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

GRADING & DRAINAGE PLAN

Scale: 1" = 40'
Date: 09/03/14
GP1

SEE SHEET GP2 FOR CONTINUED GRADING

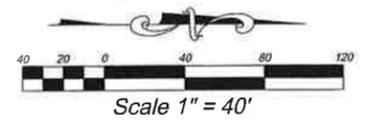
SEE SHEET GP1 FOR CONTINUED GRADING



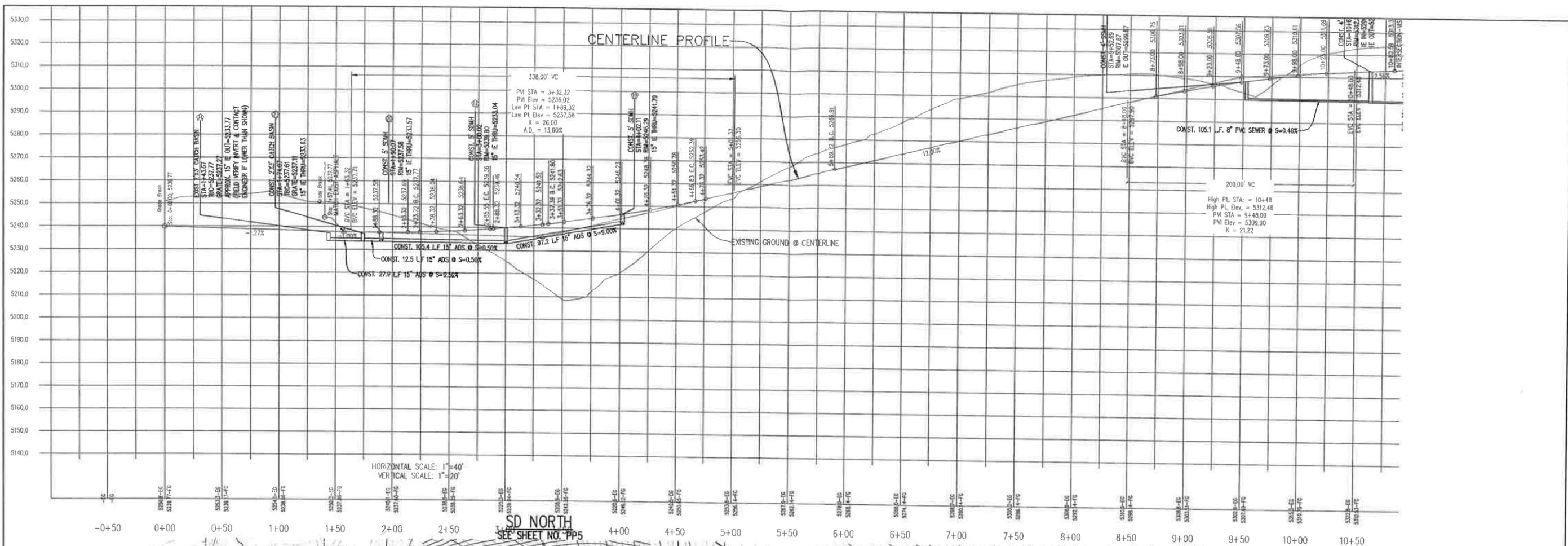
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GRADING LEGEND

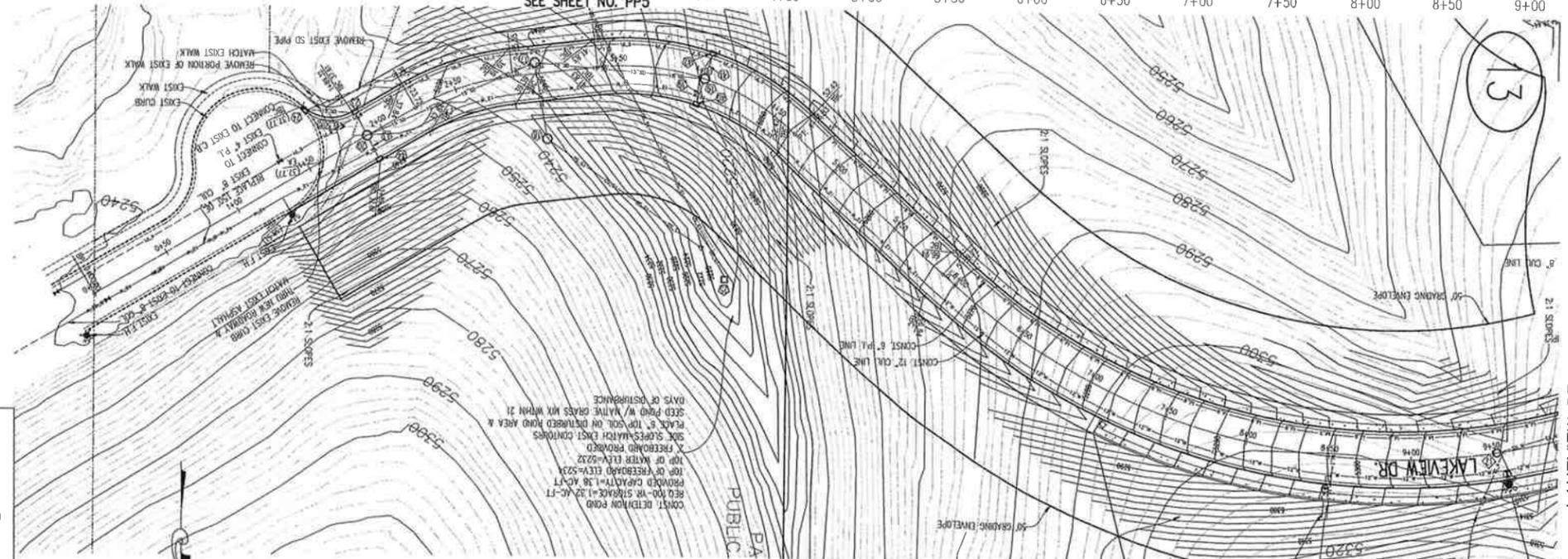
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BOW	BACK OF WALK
GB	GRADE BREAK
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	DIRECTION OF DRAINAGE
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	PROPOSED ELEVATION
	STORM DRAIN KEYED NOTE
	EXISTING CONTOUR
	PROPOSED CONTOUR



<p>BENCH MARK</p> <p>NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, 5L8&M ELEV = 5355.52'</p>	<p>REVISIONS</p> <table border="1" style="width: 100%;"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01/26/15</td> <td>REVISED AS PER CITY COMMENTS DATED 9/26/14</td> </tr> </tbody> </table>	Rev.	Date	Description	1	01/26/15	REVISED AS PER CITY COMMENTS DATED 9/26/14	<p>Developer: Capital Property Management Series Eagle Pointe P.O. Box 1212 American Fork, UT 84003 (801) 367-1636</p> <p>EXCHE ENGINEERING David W. Peterson, P.E. License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; F: (801) 756-4511</p>	<p>EAGLE POINTE SUBDIVISION</p> <p>ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH</p> <p>Scale: 1"=40' Date: 09/03/14 GP2</p>
	Rev.	Date	Description						
1	01/26/15	REVISED AS PER CITY COMMENTS DATED 9/26/14							
<p>GRADING & DRAINAGE PLAN</p>		<p>Drawn By: G.J.Y. Designed By: G.J.Y. Checked By: D.W.P.</p>							



HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 20'



LAKEVIEW DR. PLAN/PROFILE

- LEGEND**
- ⊕ STORM DRAIN KEYED NOTES (SEE GP1&2 & PROFILES)
 - ⊕ SEWER MANHOLE LABEL (SEE PROFILES)
 - ⊕ FIRE HYDRANT
 - ⊕ PRESSURE IRRIG. VALVE (4" GV)
 - ⊕ CULINARY WATER VALVE (10" GV)
 - ⊕ INSTALL STOP SIGN
 - ⊕ INSTALL STREET LIGHT
 - ⊕ INSTALL STREET SIGN
 - 8" PRESSURE IRRIG.
 - 4" CULINARY WATER
 - 8" SEWER PIPE PVC SDR-35
 - 12" STORM DRAIN PIPE ADS



Rev.	Date	Description
1	01/04/13	REVISED AS PER CITY COMMENTS DATED 9/26/14

Developer:
 Capital Property Management Series Eagle Pointe
 P.O. Box 1212
 American Fork, UT 84003
 (801) 367-1636

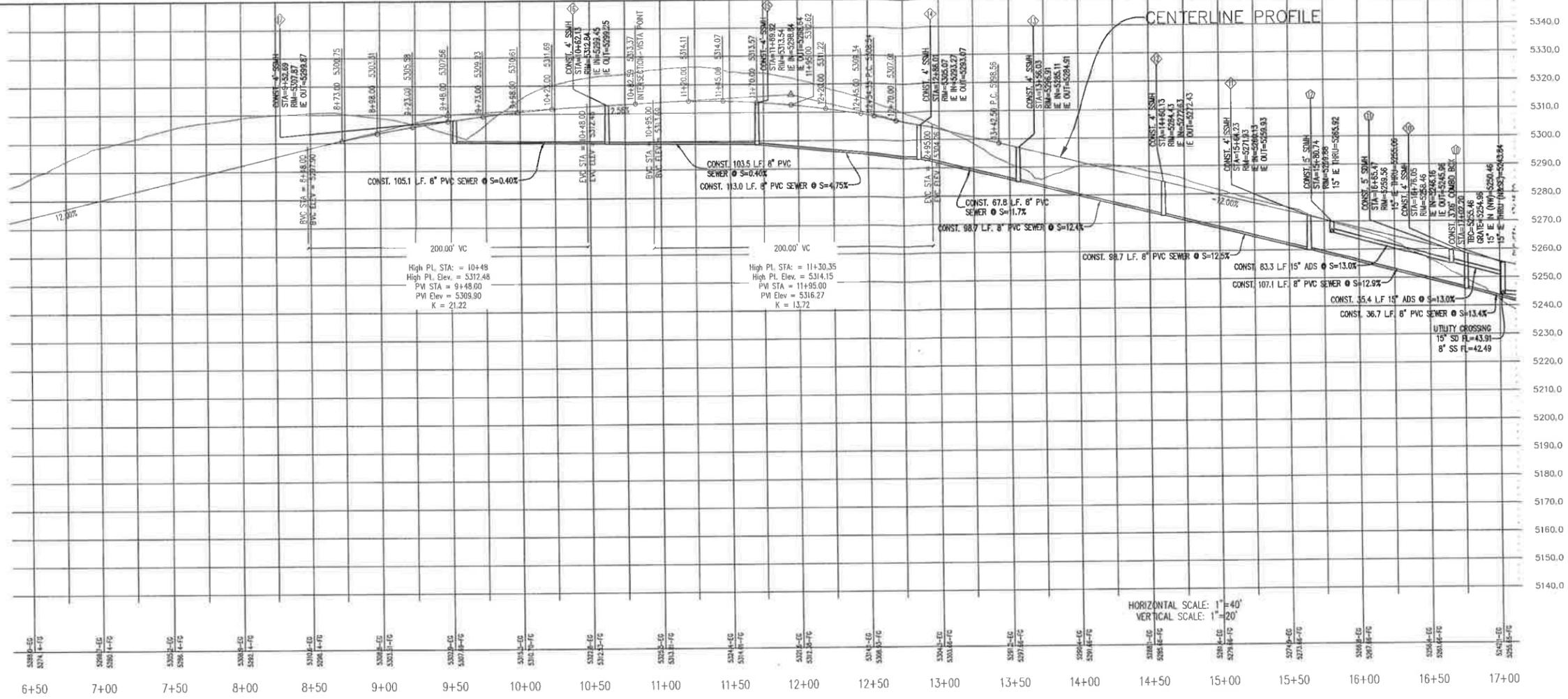
ENGINEERING
 David W. Peterson, P.E., License #270399
 12 West 100 North, Suite 301, American Fork, UT 84003
 P: (801) 756-4504; F: (801) 756-4511

EAGLE POINT SUBDIVISION
 ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: G.J.Y.
 Designed by: G.J.Y.
 Checked by: D.W.P.

LAKEVIEW DR. PLAN/PROFILE

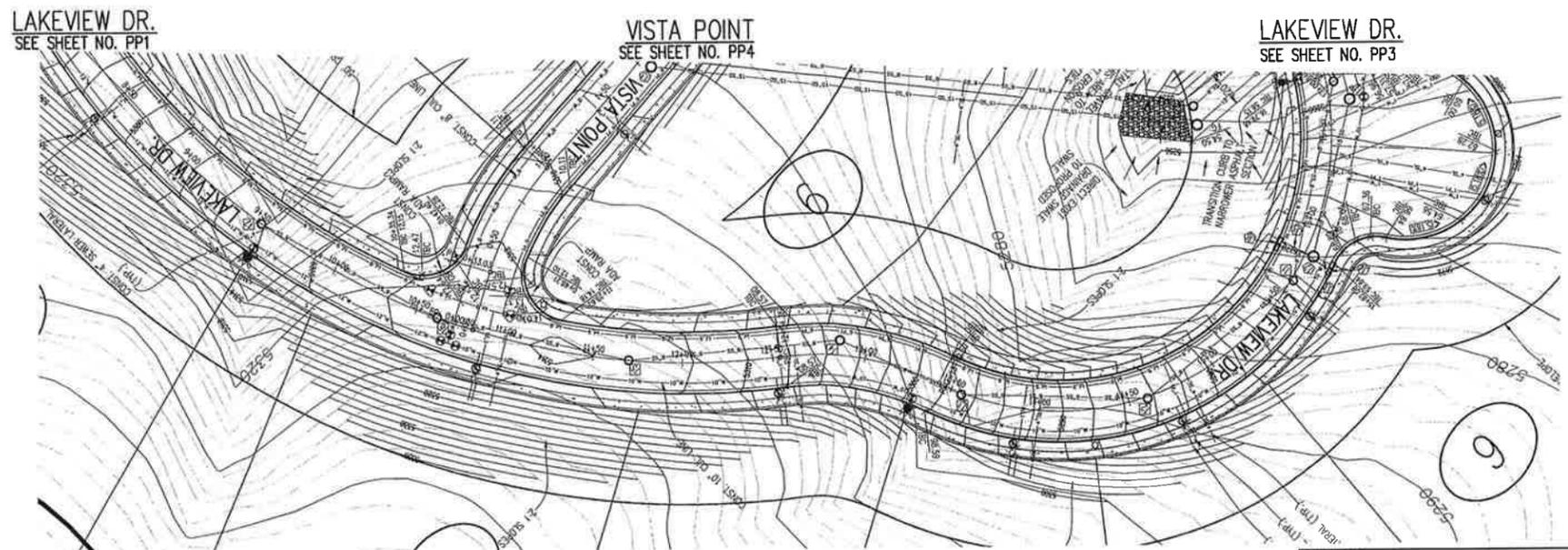
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 Date: 09/03/14
 PP1



LEGEND

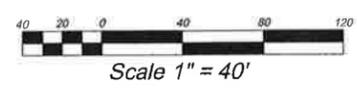
- ⊕ STORM DRAIN KEYED NOTES (SEE GP1&2 & PROFILES)
- ◇ SEWER MANHOLE LABEL (SEE PROFILES)
- ⊕ FIRE HYDRANT
- ⊕ PRESSURE IRRIG. VALVE (4" GV)
- ⊕ CULINARY WATER VALVE (10" GV)
- ⊕ INSTALL STOP SIGN
- ⊕ INSTALL STREET LIGHT
- ⊕ INSTALL STREET SIGN
- P— PRESSURE IRRIG.
- C— CULINARY WATER
- S— SEWER PIPE PVC SDR-35
- SD— STORM DRAIN PIPE ADS

- STORM DRAIN KEYED NOTES**
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 33. CONST. 7.7 L.F. 15" ADS @ S=2.70%
 34. CONST. DOUBLE 2'X3' CATCH BASIN, TBC=5269.84, GRATE=5269.34, IE OUT=5266.09
 35. CONST. 17.3 L.F. 15" ADS @ S=1.00%
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 46. CONST. 5' SOMH W/ GRATE TO COLLECT DRAINAGE, GRATE=5195.00, IE OUT=5175.00



REVISIONS

Rev.	Date	Description
1	01/08/15	REVISED AS PER CITY COMMENTS DATED 9/26/14



LAKEVIEW DR. PLAN/PROFILE

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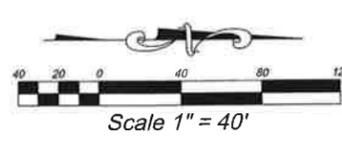
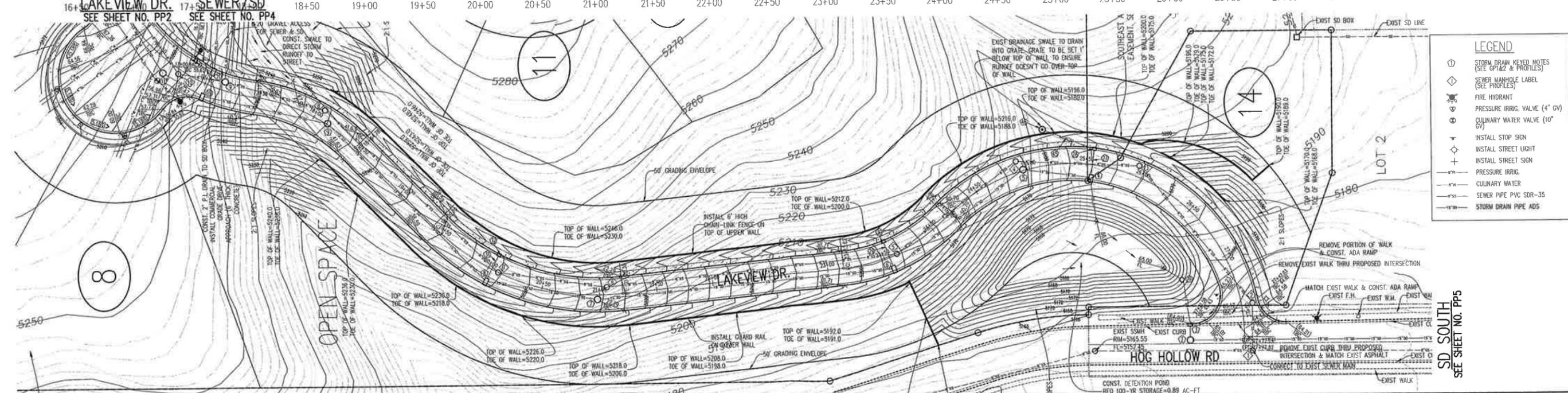
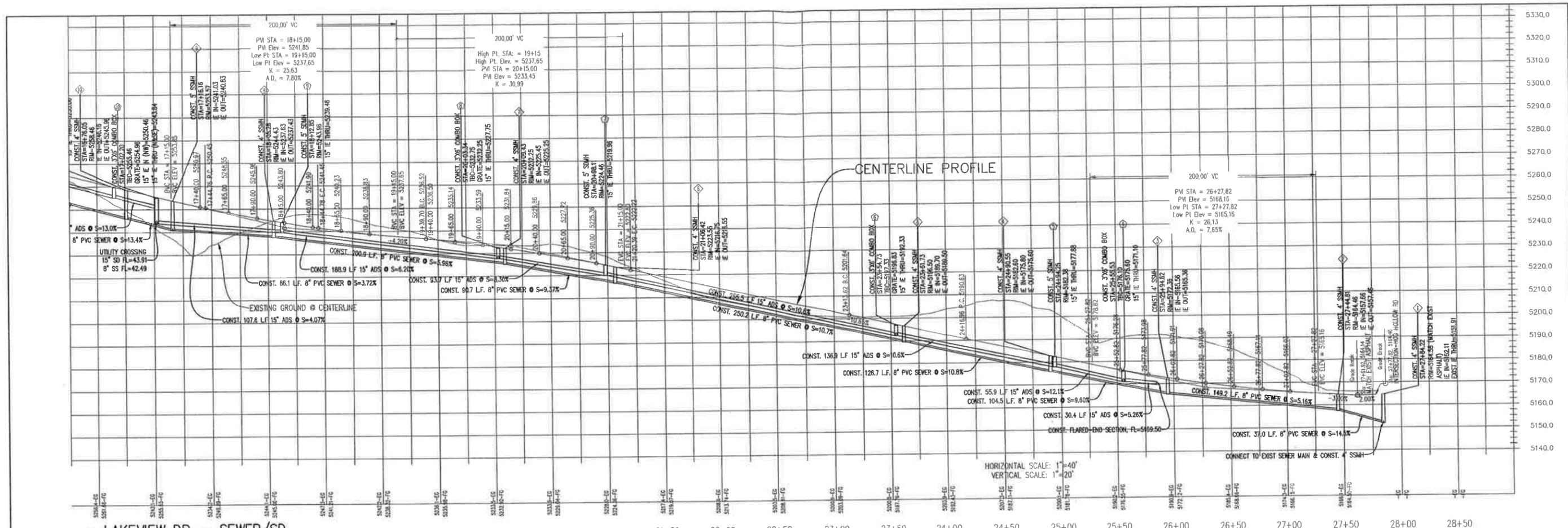
EAGLE POINTE SUBDIVISION

ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: G.J.Y.
 Designed by: G.J.Y.
 Checked by: D.W.P.

LAKEVIEW DR. PLAN/PROFILE

Scale: 1"=40'
 Date: 09/03/14
 PP2



LAKEVIEW DR. PLAN/PROFILE

REVISIONS

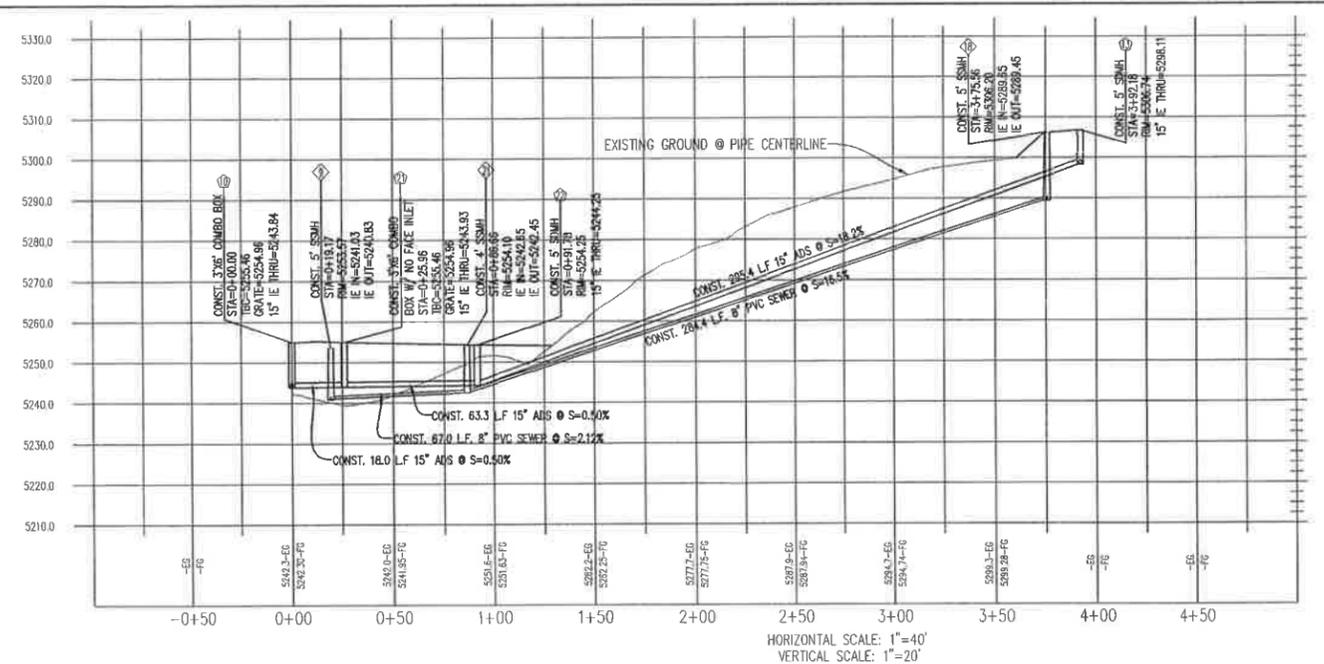
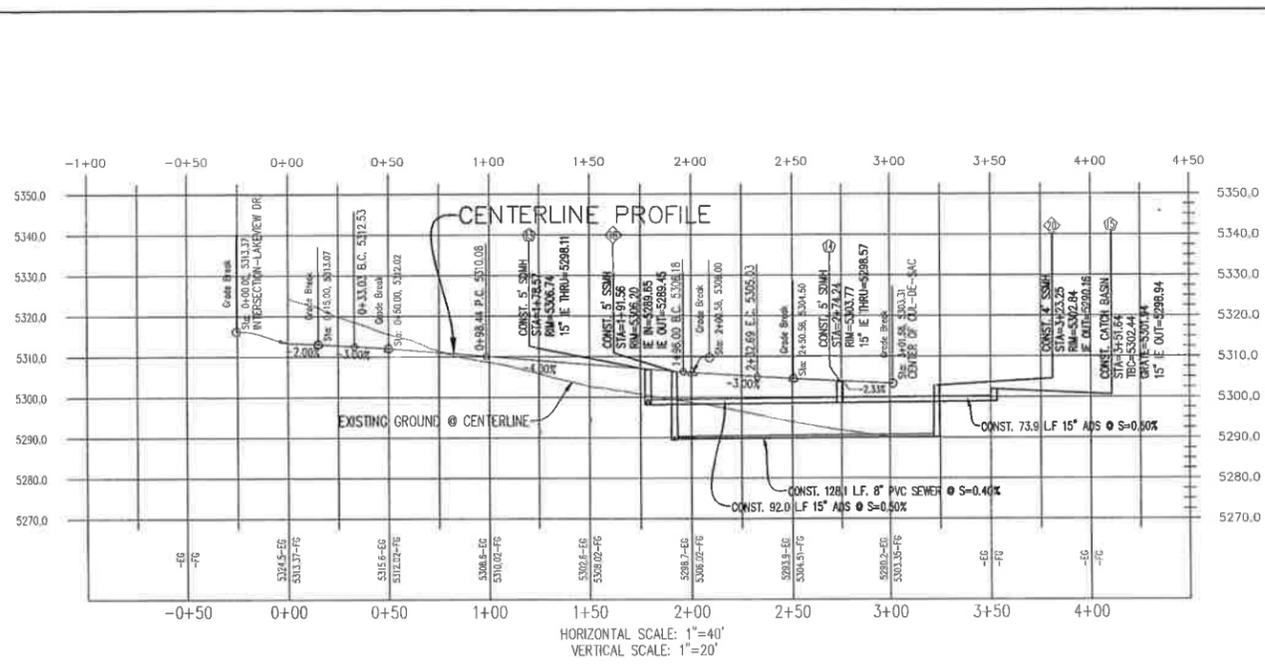
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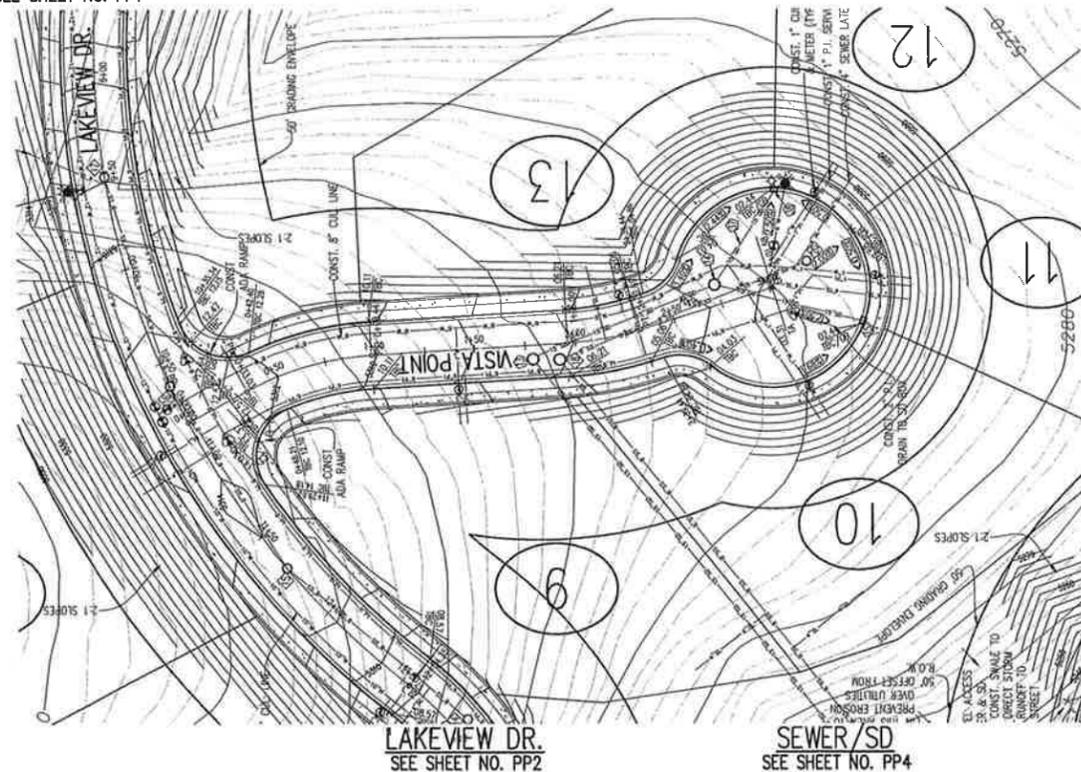
EAGLE POINTE SUBDIVISION
ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

Scale: 1" = 40'
Date: 03/03/14
Sheet: PP3



LAKEVIEW DR.
SEE SHEET NO. PP1

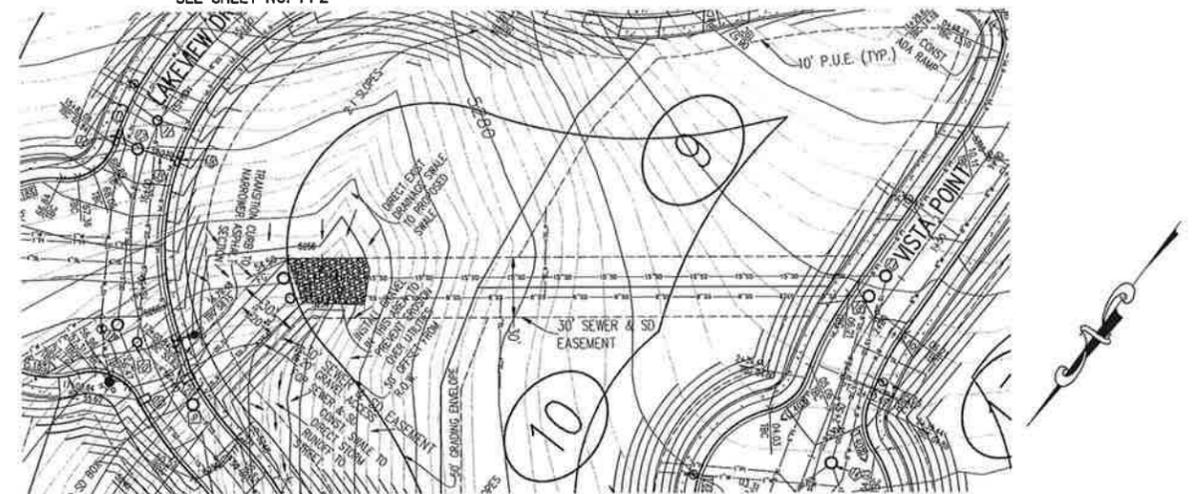


VISTA POINT PLAN/PROFILE

LEGEND

- ⬠ STORM DRAIN KEYED NOTES (SEE GP1&2 & PROFILES)
- ⬠ SEWER MANHOLE LABEL (SEE PROFILES)
- ⬠ FIRE HYDRANT
- ⬠ PRESSURE IRRIG. VALVE (4" CV)
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- ⬠ INSTALL STOP SIGN
- ⬠ INSTALL STREET LIGHT
- ⬠ INSTALL STREET SIGN
- PRESSURE IRRIG.
- CULINARY WATER
- SEWER PIPE PVC SDR-35
- STORM DRAIN PIPE ADS

LAKEVIEW DR.
SEE SHEET NO. PP2



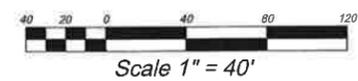
LAKEVIEW DR.
SEE SHEET NO. PP3

VISTA POINT
SEE SHEET NO. PP4

SEWER/STORM DRAIN PLAN/PROFILE

STORM DRAIN KEYED NOTES

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REVISIONS		
Rev.	Date	Description
1	01/09/15	REVISED AS PER CITY COMMENTS DATED 9/28/14

Developer:
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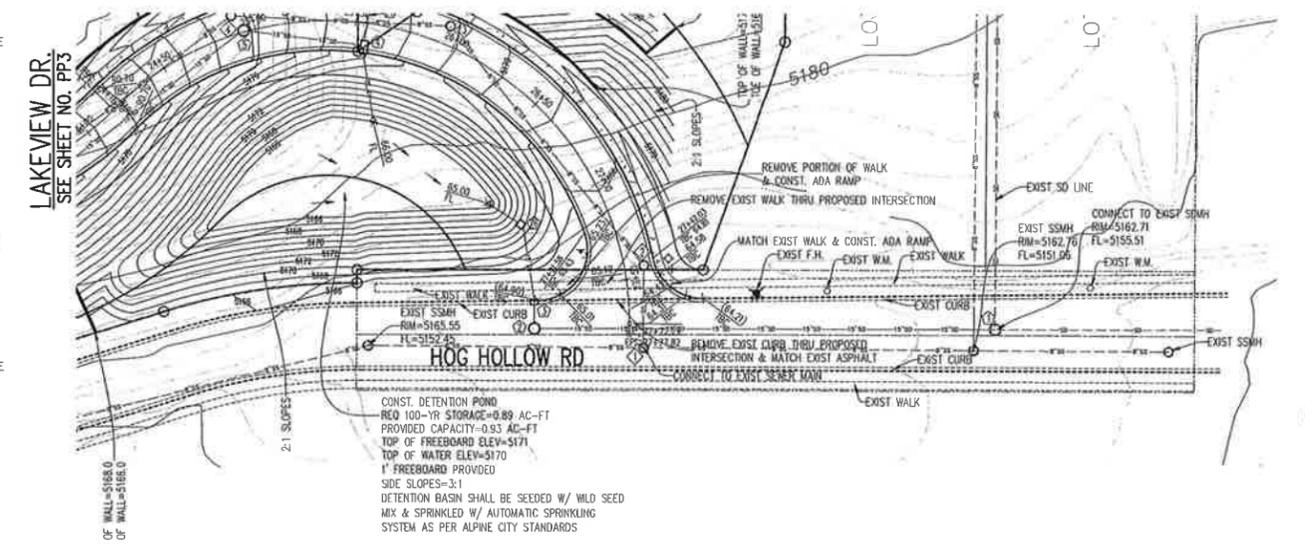
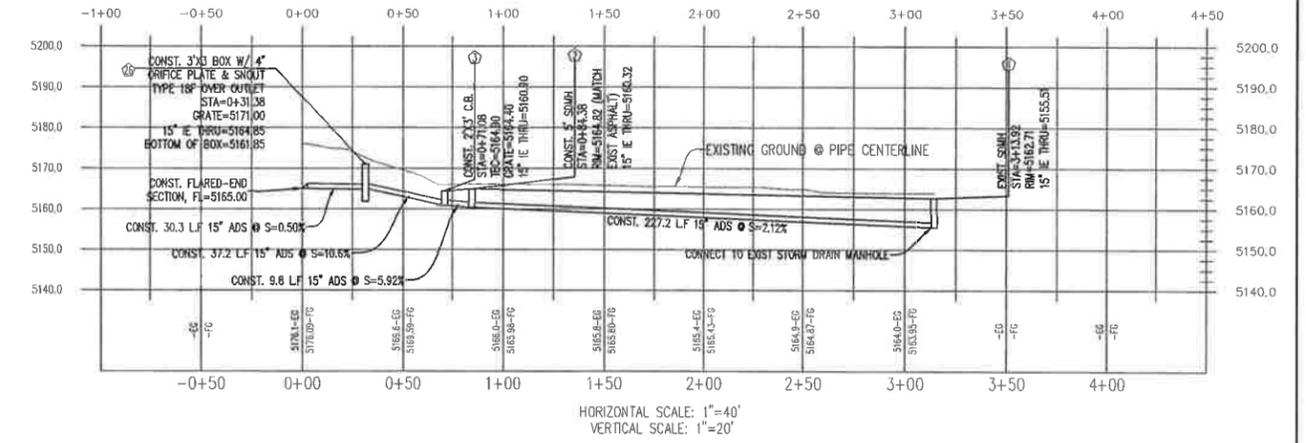
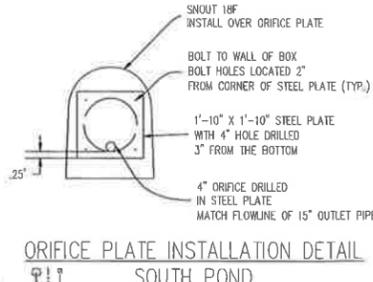
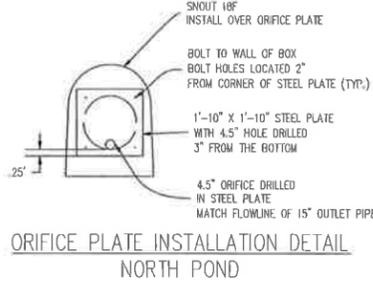
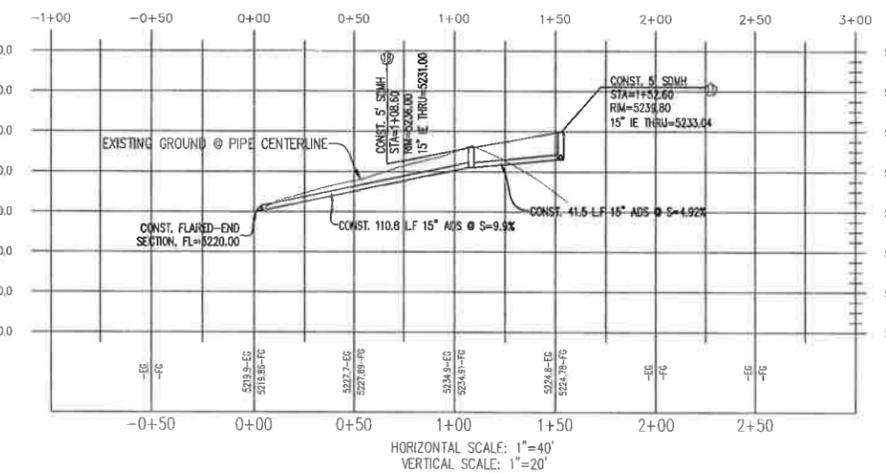
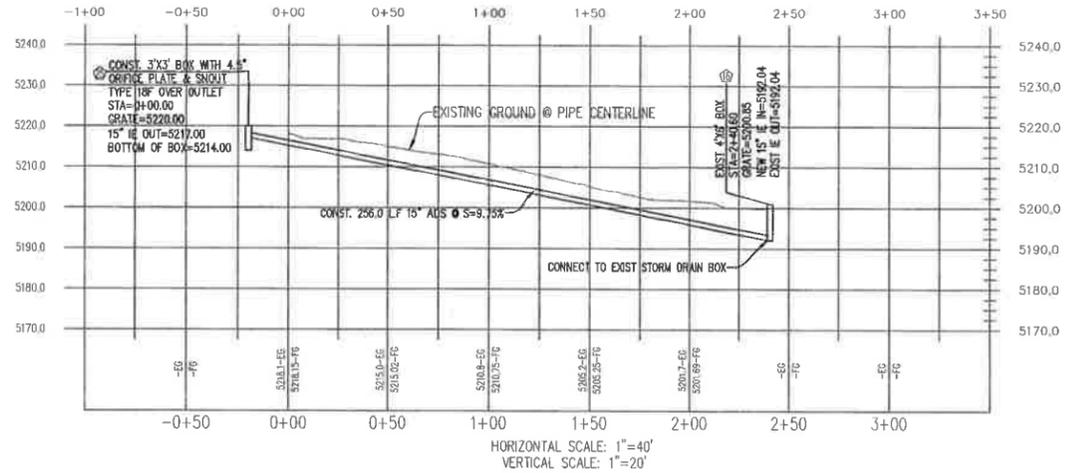
EXCE ENGINEERING
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EAGLE POINTE SUBDIVISION
ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

VISTA POINT & SEWER/STORM DRAIN PLAN/PROFILE

Scale: 1"=40'
Date: 09/03/14
PP4



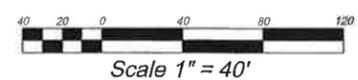
STORM DRAIN-SOUTH POND PLAN/PROFILE

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LEGEND

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EAGLE POINTE SUBDIVISION

ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

LAKEVIEW DR. PLAN/PROFILE

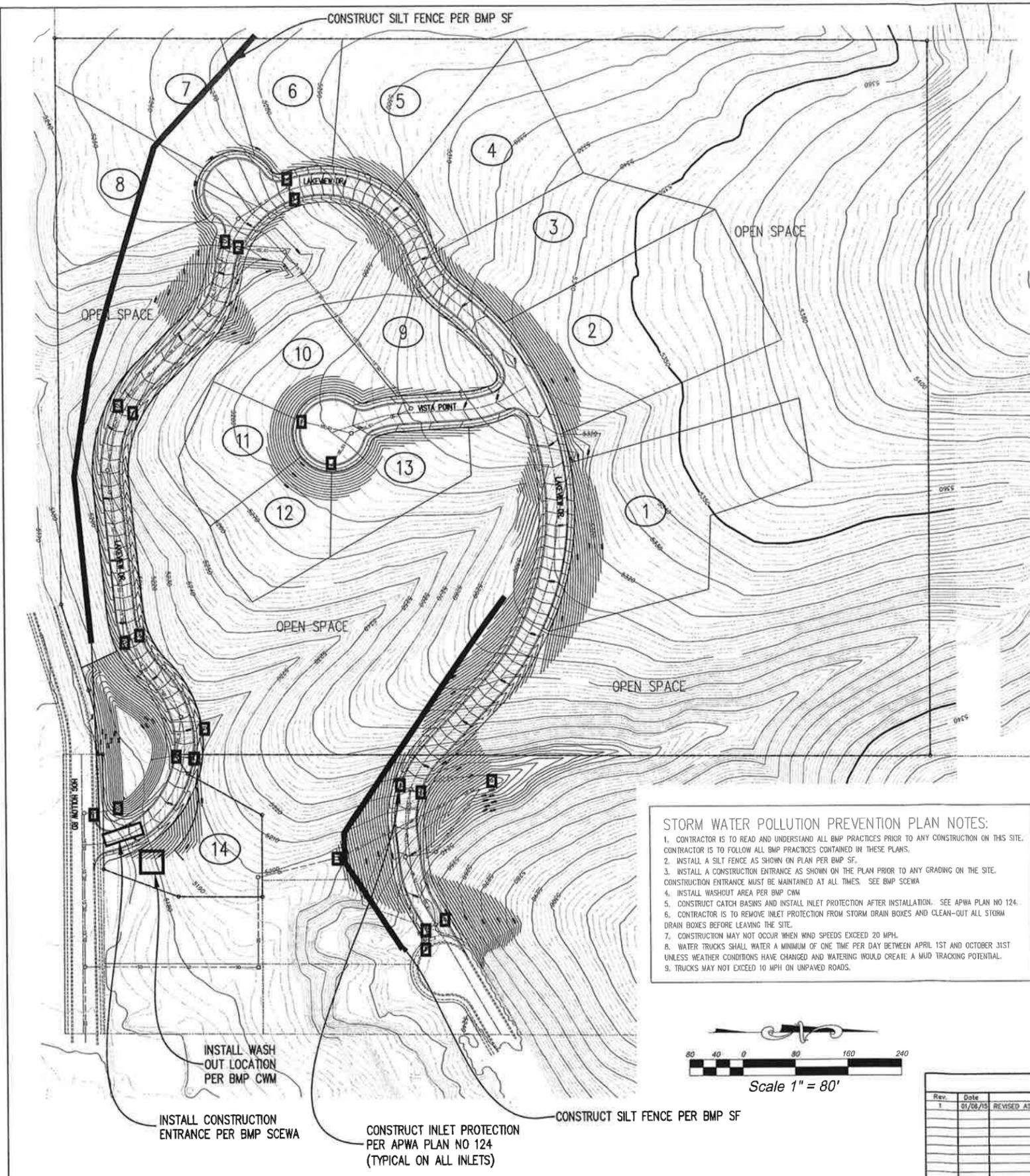
Scale: 1"=40'
Date: 09/03/14
PP5

Developer:
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LAKEVIEW DR. SEE SHEET NO. PPI

STORM DRAIN-NORTH POND PLAN/PROFILE



STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. INSTALL A SILT FENCE AS SHOWN ON PLAN PER BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. CONSTRUCTION ENTRANCE MUST BE MAINTAINED AT ALL TIMES. SEE BMP SCEWA
4. INSTALL WASHOUT AREA PER BMP CWM
5. CONSTRUCT CATCH BASINS AND INSTALL INLET PROTECTION AFTER INSTALLATION. SEE APWA PLAN NO 124.
6. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM STORM DRAIN BOXES AND CLEAN-OUT ALL STORM DRAIN BOXES BEFORE LEAVING THE SITE.
7. CONSTRUCTION MAY NOT OCCUR WHEN WIND SPEEDS EXCEED 20 MPH.
8. WATER TRUCKS SHALL WATER A MINIMUM OF ONE TIME PER DAY BETWEEN APRIL 1ST AND OCTOBER 31ST UNLESS WEATHER CONDITIONS HAVE CHANGED AND WATERING WOULD CREATE A MUD TRACKING POTENTIAL.
9. TRUCKS MAY NOT EXCEED 10 MPH ON UNPAVED ROADS.

BMP: Silt Fence SF

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
A temporary sediment barrier consisting of enhanced filter fabric stretched across and secured to supporting posts.

APPLICATION:

- Perimeter control; place barrier at downgradient limits of disturbance
- Sediment barrier; place barrier at toe of slope or soil stockpile
- Protection of existing waterways; place barrier near top of stream bank
- Initial protection; place fence surrounding catch basins

INSTALLATION/APPLICATION CRITERIA:

- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (1/4 gauge min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier.
- Secure fabric to mesh with ties, staples, or similar, with leading edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:

- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or underlapping barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent short-circuiting.
- Remove accumulated sediment when it reaches 1/2 the height of the fence.

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Flammable Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS

- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

BMP: Concrete Waste Management CWM

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This best practice is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in a designated area only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area, (See Earth Best Management Practices Manual).
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
On-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Train subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Flammable Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS

- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

BMP: Stabilized Construction Entrance and Wash Area SCEWA

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

APPLICATIONS:
At any point of ingress or egress of a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
- Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

LIMITATIONS:

- Requires periodic top dressing with additional stones.
- Should be used in conjunction with steel sweeping on adjacent public right-of-way.
- Must be sited such that waste water does not run off site.

MAINTENANCE:

- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment disposal and clean by shoveling and sweeping.
- Repair entrance and replace gravel as required to maintain curial in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Flammable Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS

- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

ON-GRADE INLET PROTECTION DETAIL

DROP INLET PROTECTION DETAIL

Inlet protection - gravel sock

Plan No. 124
September 2008
Drawing 1 of 3

REVISIONS

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EAGLE POINTE SUBDIVISION
ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

EROSION CONTROL PLAN

Scale: 1"=80'
Date: 09/03/14
SWPP1

Eagle Pointe Subdivision

Storm Drain Discussion

November 14, 2014

Introduction:

This subdivision is located at approximately Hog Hollow Road and Matterhorn Drive. The storm water from this site will be detained in two separate basins with each having a controlled release into the existing storm drain system in Hog Hollow Road. The calculations for the detention volume required are based on the NOAA rainfall data for this area for the 100-year storm event with an allowable release rate of 0.07 cfs per acre.

Detention Calculations:

The subdivision was divided into two subareas - North and South. These subareas area shown on the attached 'Subarea Map'. As shown on the 'Subarea Map', off-site hillside area flowing into the subdivision was included in the storm water calculations. The required detention volumes for each of the basins in this subdivision are shown on the attached spreadsheets.

The volume required for the North Pond was calculated to be 57,407 c.f. or 1.32 acre-feet. The volume required for the South Pond was calculated to be 38,618 c.f. or 0.89 acre-feet.

The proposed North Pond has a capacity of 59,428 c.f. of 1.36 acre-ft with an additional 2' of freeboard provided. The proposed South Pond has a capacity of 39,535 c.f. of 0.91 acre-ft acres with an additional 1' of freeboard provided.

Orifice Sizing:

The orifice calculations are shown on the attached spreadsheets. The orifice size for the North Pond was calculated to be 4.5". The orifice size for the South Pond was calculated to be 4".

Pipe Capacity:

Pipe capacities were sized for the 10-year storm event. The intensity of the 10-year storm event with a 60 min. time of concentration is 0.94 in/hr. The peak flow for the North Subarea is 9.11 cfs. The peak flow for the South Subarea is 5.80 cfs.

The 15" storm drain pipe carrying flows to the proposed detention basins are designed at a minimum slope of 4.9%. The capacity of 15" ADS at a slope of 4.9% is 15.5 cfs.

Existing Drainage Swales:

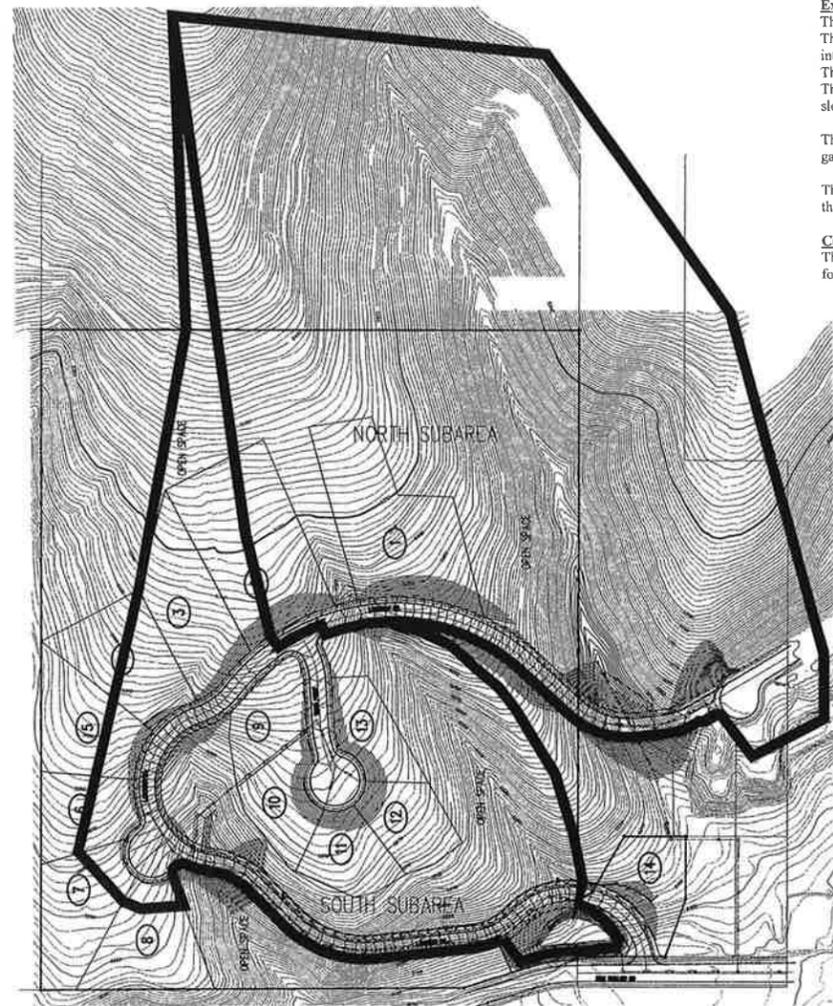
The culvert for the existing south drainage swale was sized for the 100-year storm event. The area contributing to the swale is 4.52 acres (C-value of 0.3 was used in calcs). The intensity of the 100-year storm event with a 30 min. time of concentration is 2.95 in/hr. The peak flow for the existing south drainage swale is 4.00 cfs. The 15" storm drain pipe carrying flows from the storm drain manhole is designed at a slope of 6.5%. The capacity of 15" ADS at a slope of 6.5% is 17.8 cfs.

The existing north drainage swale as shown by the contours on the subarea map does not gather a significant area. This area will drain directly onto the proposed road.

The exist swale west of lots 9 & 10 is not a significant area and will be directed around the proposed gravel drive and drain directly onto the proposed road.

Conclusion:

The proposed detention basins and pipes are adequate to handle storm water requirements for this area.



SUBAREA MAP

**Eagle Pointe - North Pond
100-Year Storm Water Calculations**

14-Nov-14

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Roadway Area	0.85	56380	47923
Lot Area	0.4	99250	39700
Hillside Area	0.3	1114891	334467
Total CA		1270521	422090

Total Acres: 29.17
Qallow = (0.07 cfs/acre)(29.17 acres) = 2.04 cfs

Detention calculations

Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cu.ft.)	Release Volume (cu.ft.)	Required Storage (cu.ft.)
A	B	C	D	E	F
5	6.97	0.58	20401	613	19789
10	5.30	0.88	30953	1225	29728
15	4.38	1.09	38340	1838	36502
30	2.95	1.47	51706	3675	48031
60	1.82	1.82	64017	7350	56667
120	1.02	2.05	72107	14700	57407
180	0.71	2.14	75273	22050	53222
360	0.41	2.44	85825	44101	41724
720	0.26	3.08	108337	88201	20135
1440	0.14	3.40	119592	176403	-56811

Required Detention Storage * 57,407 cf or 1.32 acre-ft

Notes:

A, B, & C are based upon NOAA Atlas 14 Point Precipitation Frequency Estimates for the Alpine area
D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CIA
E = an allowable release rate (0.07 cfs/acre) x A x 60 sec.
F = D - E to determine storage volume

Orifice sizing

Q = C x A x (2 x g x h)^1/2, where

Q =	2.04 cfs	the maximum allowable release rate x Area (acres)
C =	0.6	coefficient of discharge for sharp-edged, submerged orifice
A =	in^2	unknown cross-sectional orifice area
g =	32.2 ft/s^2	acceleration of gravity
Head, h =	15 ft	top of water surface to center of orifice outlet

Maximum orifice design requirements - to ensure that maximum release rate is not exceeded.

0.1095 square foot cross-sectional orifice area
4.48 inch diameter of circular orifice

Detention pond

Elevation	Volume (cf)	
5234	85,629	2' foot of freeboard
5232	59,428	Top of water surface
5230	38,672	
5228	23,184	
5226	12,540	
5224	5,676	
5222	1,703	
5220	0	

**Eagle Pointe - South Pond
100-Year Storm Water Calculations**

14-Nov-14

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Roadway Area	0.85	107958	91764
Lot Area	0.4	217318	86927
Landscape Area	0.15	9994	1499
Hillside Area	0.3	295217	88565
Total CA		630487	268756

Total Acres: 14.47
Qallow = (0.07 cfs/acre)(14.47 acres) = 1.01 cfs

Detention calculations

Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cu.ft.)	Release Volume (cu.ft.)	Required Storage (cu.ft.)
A	B	C	D	E	F
5	6.97	0.58	12990	304	12686
10	5.30	0.88	19709	608	19101
15	4.38	1.09	24412	912	23500
30	2.95	1.47	32923	1824	31099
60	1.82	1.82	40761	3647	37114
120	1.02	2.05	45912	7295	38618
180	0.71	2.14	47928	10942	36986
360	0.41	2.44	54647	21885	32762
720	0.26	3.08	68981	43769	25211
1440	0.14	3.40	76147	87539	-11391

Required Detention Storage * 38,618 cf or 0.89 acre-ft

Notes:

A, B, & C are based upon NOAA Atlas 14 Point Precipitation Frequency Estimates for the Alpine area
D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CIA
E = an allowable release rate (0.07 cfs/acre) x A x 60 sec.
F = D - E to determine storage volume

Orifice sizing

Q = C x A x (2 x g x h)^1/2, where

Q =	1.01 cfs	the maximum allowable release rate x Area (acres)
C =	0.6	coefficient of discharge for sharp-edged, submerged orifice
A =	in^2	unknown cross-sectional orifice area
g =	32.2 ft/s^2	acceleration of gravity
Head, h =	6 ft	top of water surface to center of orifice outlet

Maximum orifice design requirements - to ensure that maximum release rate is not exceeded.

0.0859 square foot cross-sectional orifice area
3.97 inch diameter of circular orifice

Detention pond

Elevation	Volume (cf)	
5172	51,124	1' foot of freeboard
5171	39,535	Top of water surface
5170	29,423	
5169	20,667	
5168	13,166	
5167	6,828	
5166	1,566	

Rev.	Date	Description
1	01/09/15	REVISED AS PER CITY COMMENTS DATED 9/28/14

Developer:
Capital Property Management Series Eagle Pointe
P.O. Box 1212
American Fork, UT 84003
(801) 367-1636

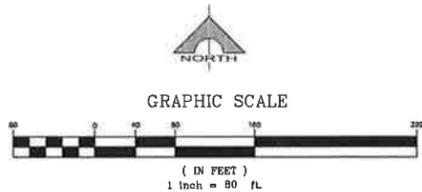
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

EAGLE POINTE SUBDIVISION
ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

STORM DRAIN CALCULATIONS

Scale: NTS
Date: 09/03/14
D1



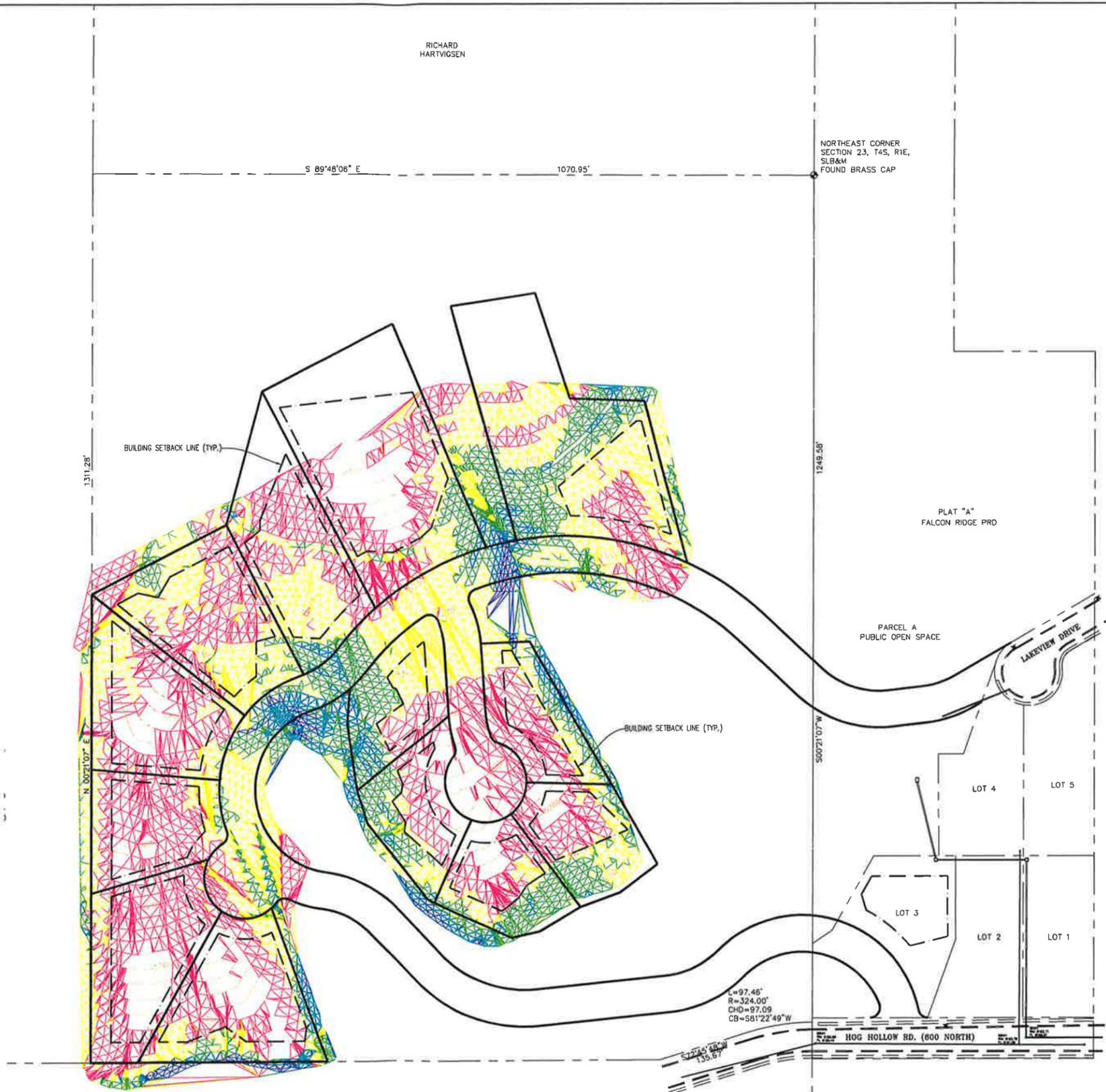
PROPERTY DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°21'07" WEST ALONG THE SECTION LINE 1249.58 FEET; THENCE ALONG THE ARC OF A 324.00 FOOT RADIUS CURVE TO THE LEFT 97.46 FEET (CHORD BEARS SOUTH 81°22'49" WEST 97.09 FEET); THENCE SOUTH 72°45'48" WEST 135.67 FEET; THENCE SOUTH 89°46'49" WEST 845.76 FEET; THENCE NORTH 00°21'07" EAST 1311.28 FEET; THENCE SOUTH 89°48'06" EAST 1070.95 FEET TO THE POINT OF BEGINNING.

AREA = 31.975 ACRES

AREA = 31.975 ACRES

SLOPE ANALYSIS				
Color	Range Beg.	Range End	Percent	Area
■	10.00	15.00	48.3	312359.44
■	15.00	20.00	31.5	203647.71
■	20.00	25.00	14.7	95292.86
■	25.00	30.00	3.8	24602.53
■	30.00	60.00	1.7	11085.93



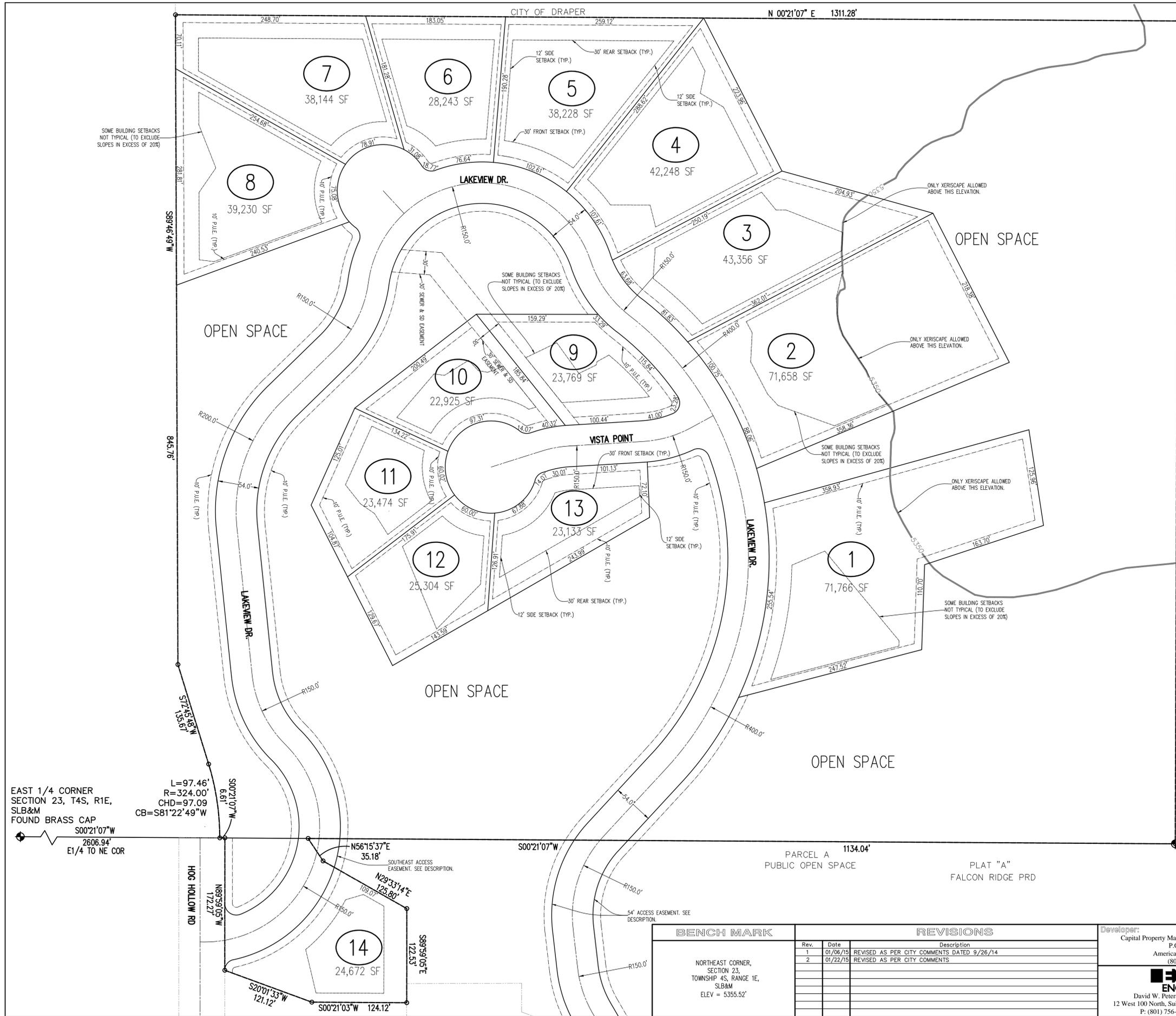
NO.	REVISIONS	BY	DATE

473 WEST LAKEVIEW RD.
LINDON, UTAH 84042
(801) 367-7409
judco1@gmail.com



SCALE 24x36: 1"=80'	SCALE 11x17: 1"=160'
DRAWN: MBJ	DESIGN: MBJ
CHECKED: MBJ	DATE: 11-14-14

UTAH
SLOPE ANALYSIS
EAGLE POINTE SUBDIVISION
LOCATED IN SECTION 23, T4S, R1E, SLB&M
ALPINE.



PROPERTY DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°21'07" WEST ALONG THE SECTION LINE 1134.04 FEET; THENCE NORTH 56°15'37" EAST 35.18 FEET; THENCE NORTH 29°33'14" EAST 125.80 FEET; THENCE SOUTH 89°59'05" EAST 122.53 FEET; THENCE SOUTH 00°21'03" WEST 124.12 FEET; THENCE SOUTH 20°01'33" WEST 121.12 FEET; THENCE NORTH 89°59'05" WEST 172.27 FEET; THENCE SOUTH 00°21'07" WEST 6.61 FEET; THENCE ALONG THE ARC OF A 324.00 FOOT RADIUS CURVE TO THE LEFT 97.46 FEET (CHORD BEARS SOUTH 81°22'49" WEST 97.09 FEET); THENCE SOUTH 72°45'48" WEST 135.67 FEET; THENCE SOUTH 89°46'49" WEST 845.76 FEET; THENCE NORTH 00°21'07" EAST 1311.28 FEET; THENCE SOUTH 89°48'06" EAST 1070.95 FEET TO THE POINT OF BEGINNING.
(INCLUDES LOT 3, PLAT "A", FALCON RIDGE P.R.D.)

AREA = 32.929 ACRES

54' ACCESS EASEMENT THRU PARCEL A & LOT 4 OF FALCON RIDGE PLAT 'A'

COMMENCING AT A POINT LOCATED SOUTH 00°21'07" WEST ALONG THE SECTION LINE 715.85 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 47°09'34" EAST, A DISTANCE OF 18.93 FEET; THENCE ALONG THE ARC OF A 123.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49°26'37" FOR 106.14 FEET (CHORD BEARS SOUTH 71°52'52" EAST 102.88 FEET); THENCE NORTH 83°23'49" EAST, A DISTANCE OF 51.84 FEET; THENCE ALONG THE ARC OF A 123.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°37'03" FOR 50.70 FEET (CHORD BEARS NORTH 71°35'17" EAST 50.34 FEET); THENCE NORTH 59°46'46" EAST, A DISTANCE OF 96.56 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE; THENCE ALONG THE ARC OF THE 50.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 94°35'19" FOR 82.54 FEET (CHORD BEARS SOUTH 12°29'07" WEST 73.48 FEET); THENCE SOUTH 59°46'46" WEST, A DISTANCE OF 46.72 FEET; THENCE ALONG THE ARC OF A 177.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°37'03" FOR 72.96 FEET (CHORD BEARS SOUTH 71°35'18" WEST 72.44 FEET); THENCE SOUTH 83°23'49" WEST, A DISTANCE OF 51.84 FEET; THENCE ALONG THE ARC OF A 177.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40°12'09" FOR 124.20 FEET (CHORD BEARS NORTH 76°30'06" WEST 121.66 FEET); THENCE NORTH 00°21'07" EAST, A DISTANCE OF 70.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,890 SQUARE FEET OR 0.3648 ACRES, MORE OR LESS.

SOUTHEAST ACCESS EASEMENT THRU PARCEL A OF FALCON RIDGE PLAT 'A'

COMMENCING AT A POINT LOCATED SOUTH 00°21'07" WEST ALONG THE SECTION LINE 1092.59 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 05°00'59" WEST, A RADIAL DISTANCE OF 177.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°18'53", A DISTANCE OF 38.04 FEET (CHORD BEARS SOUTH 78°49'35" EAST 37.97 FEET); THENCE SOUTH 29°33'14" WEST, A DISTANCE OF 16.73 FEET; THENCE SOUTH 56°15'37" WEST, A DISTANCE OF 35.18 FEET; THENCE NORTH 00°21'07" EAST, A DISTANCE OF 41.45 FEET TO THE POINT OF BEGINNING.

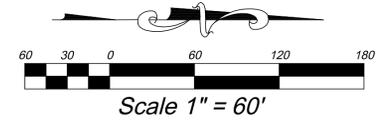
CONTAINING 931 SQUARE FEET OR 0.0214 ACRES, MORE OR LESS.

LOT 3 OF FALCON RIDGE PLAT 'A' NOTE:

LOT 3 OF FALCON RIDGE PLAT 'A' WILL BE VACATED WITH THE FINAL PLAT FOR THIS SUBDIVISION. THIS LOT IS LOCATED WHERE LOT 14 OF THIS SUBDIVISION IS PROPOSED.

GENERAL NOTES

- ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10' UTILITY EASEMENT ALONG ALL STREET FRONTAGES AND REAR LOT LINES, IN ADDITION TO ANY EASEMENTS SHOWN ON THIS PRELIMINARY PLAT.
- ALL BUILDINGS SHALL BE LOCATED WITHIN THE DESIGNATED BUILDING AREA AS SHOWN ON THIS PRELIMINARY PLAT. (SEE SEPARATE SLOPE ANALYSIS PLAN TO SEE AREAS WITH SLOPE GREATER THAN 20% SLOPE WHICH FORCED TYPICAL SETBACK LINES TO MOVE.)



EAST 1/4 CORNER SECTION 23, T4S, R1E, SLB&M FOUND BRASS CAP
S00°21'07"W
2606.94'
E1/4 TO NE COR

L=97.46'
R=324.00'
CHD=97.09'
CB=S81°22'49"W

S00°21'07"W
6.61'
N89°59'05"W
172.27'

N56°15'37"E
35.18'
SOUTHEAST ACCESS EASEMENT. SEE DESCRIPTION.

N29°33'14"E
125.80'
R150.0'

HOG HOLLOW RD
N89°59'05"W
172.27'

S00°21'07"W
6.61'

S20°01'33"W
121.12'

S89°59'05"E
172.53'

S00°21'03"W
124.12'

BENCH MARK		REVISIONS	
NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, SLB&M ELEV = 5355.52'	Rev.	Date	Description
	1	01/06/15	REVISED AS PER CITY COMMENTS DATED 9/26/14
	2	01/22/15	REVISED AS PER CITY COMMENTS

Developer:
Capital Property Management Series Eagle Pointe
P.O. Box 1212
American Fork, UT 84003
(801) 367-1636

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

EAGLE POINTE SUBDIVISION
ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

Scale: 1"=60'
Date: 09/03/14
CV2

ALPINE CITY COUNCIL AGENDA

SUBJECT: Melby Property Annexation Proposal

FOR CONSIDERATION ON: 10 March 2015

PETITIONER: Ted Didas, McNeil Engineering

ACTION REQUESTED BY PETITIONER: Discuss Annexation Proposal

APPLICABLE STATUTE OR ORDINANCE: Chapter 5 (Annexations)

PETITION IN COMPLIANCE WITH ORDINANCE: No

BACKGROUND INFORMATION:

A formal request has been made for approximately 68 acres of land at the north end of Alpine City to be annexed. However, this land is not included within the Alpine City Annexation Declaration Policy Plan. There will need to be an extensive process to fulfill this request. The applicant is requesting that the City Council start the process to ultimately annex the Melby property.

PLANNING COMMISSION RECOMMENDATION:

MOTION: Chuck Castleton moved to recommend to the City Council to have a work session with representatives from the City Council, City Administration, Planning Commission, and the land owners to further discuss this request which will include the whole annexation plan.

Steve Swanson asked if we would only be discussing the Melby property in that work session or if this would be a broader discussion. Steve Cosper said we should bring up more so the city can start planning ahead. Steve Swanson said we should include our whole annexation plan as part of that meeting. Chuck Castleton accepted that as part of the motion.

Judi Pickell seconded the motion. The motion passed and was unanimous with 6 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cosper, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.



8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

February 19, 2015

Mr. Jason Bond
Alpine City
20 North Main Street
Alpine, UT 84004

Via Email: jbond@alpinecity.org

**RE: Melby Property
Annexation Request**

Dear Jason,

We are submitting this letter as a formal request for an Amendment to the Alpine City Annexation policy to allow the "Melby Property" to be annexed into Alpine City. The Melby Property is approximately 68 acres in size and includes the following tax parcels:

110420028
110420033
110420014
110420030

Our request is for a zoning of CR-40,000. We have previously provided a Conceptual Site Plan representing our requested layout for the project, if annexed into Alpine City. The Conceptual Plan includes a summary of our density calculations for the project based on our understanding of the Planned Residential Developments (PRD). The proposed plan also designates the steep portions of the site (generally the western area) as Open Space.

With this application for annexation, we are also making formal request to be served by Alpine City services including water and sewer.

We appreciate your consideration of this request. If you have any questions or need additional information, please do not hesitate to call.

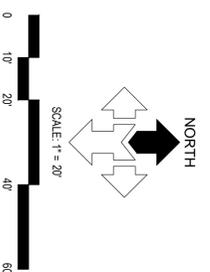
Sincerely,

Ted Didas, PE
President, McNeil Engineering



DENSITY SLOPE CALCULATION

MIN. SLOPE	MAX. SLOPE	ACRES	ACRES PER UNIT	ALLOWABLE LOTS
0%	0%	7.92	1.00	7.92
10%	15%	17.33	1.50	11.55
15%	20%	11.37	2.00	5.69
20%	25%	7.92	3.00	2.64
25%	30%	5.88	4.00	1.47
30%	45%	18.00	5.00	3.60
TOTAL		88.12		32.77 = 33 LOTS



REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 15025
 DRAWN BY: ARP
 CHECKED BY: TJD
 DATE: 01-08-2015

ALPINE COVE
ALPINE, UTAH

McNEIL ENGINEERING
 Economic and Sustainable Designs, Professionals You Know and Trust
 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS

EX-01
PRELIMINARY DESIGN

ALPINE CITY COUNCIL AGENDA

SUBJECT: State Farm Insurance and Alpine Capital Office Building Site Plan

FOR CONSIDERATION ON: 10 March 2015

PETITIONER: Eli Slesk and Brandon Maughan

ACTION REQUESTED BY PETITIONER: Approve Site Plan

**APPLICABLE STATUTE OR ORDINANCE: Article 3.7 (Business/Commercial)
Article 3.11 (Gateway/Historic)**

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed State Farm Insurance office building is located on the corner of Main Street and 120 South. The property is 10,043 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The proposed building will be 2 stories with 2,497.75 square feet per floor. A 1,394 square foot basement was later proposed to the Planning Commission.

The Gateway/Historic zone will also apply to this proposal. The Gateway/Historic zone gives the Planning Commission the ability to allow flexibility to the requirements set forth in the BC zone. The Planning Commission may recommend exceptions regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval (Section 3.11.3.3.5).

PLANNING COMMISSION MOTION:

Judi Pickell moved to recommend approval of the proposed State Farm Office Building Site Plan provided the following items are addressed:

1. Recommend an exception be granted by City Council regarding setbacks.
2. Recommend an exception be granted by City Council regarding six (6) parking stalls location within the setback.
3. Recommend an exception be granted by City Council for 5 parking stalls and work with adjacent property owners to find one additional parking stall.
4. No trees be planted within the sight triangle and other landscaping be placed in a way that will never affect visibility on the corner of 120 South and Main Street.
5. Recommend approval of the architectural design drawings and the lighting design.
6. A deed restriction be drawn up showing the basement cannot be used for additional office space and will be uninhabitable.

Steve Swanson said the applicants wanted to use the basement for a break room and wanted to know if that would be possible. The Planning Commission said they would not be able to use it as a break room and it would be for storage only. Steve Swanson wanted to know if it made sense to incorporate parking from across the street. Steve Cosper said there is a crosswalk by the Bank so that could be a possibility.

Bryce Higbee seconded the motion. The motion passed and was unanimous with 6 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cosper, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.



Date: February 17, 2015

By: Jason Bond
City Planner

**Subject: Planning and Zoning Review - UPDATED
State Farm Insurance Building Site Plan
134 South Main Street**

Background

The proposed State Farm Insurance office building is located on the corner of Main Street and 120 South. The property is 10,043 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The proposed building will be 2 stories with 2,497.75 square feet per floor.

The Gateway/Historic zone will also apply to this proposal. The Gateway/Historic zone gives the Planning Commission the ability to allow flexibility to the requirements set forth in the BC zone. The Planning Commission may recommend exceptions regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval (Section 3.11.3.3.5).

Location (Section 3.7.5)

The setback requirements in the BC zone are as follows:

Front setback (or from any street) - 30'

Side and Rear setback - 20'

The proposed office building will need an exception from the setback requirements. This requires a recommendation from the Planning Commission and an approval from the City Council where circumstances justify. The applicant is proposing to have a 17' setback (13' exception) from 120 South, a 15.5' setback (14.5' exception) from Main Street, and an 6' setback (14' exception) from the property line to the south. From a planning perspective, I offer my support on these exceptions.

There is a very small corner of the proposed building that would be in the sight triangle on the

corner of 120 South and Main Street. There should be no flexibility on this requirement since it is primarily for traffic safety reasons. Some very minor changes should be required to address this issue.

Street System/Parking (Sections 3.7.8.3 and 3.24.3)

The off-street parking requirements for an office building are as follows:

Four (4) spaces per 1,000 sf

The site plan shows 15 parking stalls. With the square footage of the building, 20 parking stalls are required. The applicant proposes to use excess stalls on the adjacent property to the south and connect parking lots for traffic circulation. An agreement would be made between the property owners. Based on calculations of the adjacent building received from the applicant's engineer, it appears that there are 4 more parking stalls than are required. The Planning Commission will need to recommend an exception to the City Council for approval in order for the parking requirement to be sufficiently addressed. From a planning perspective, I offer my support on this exception and proposed agreement.

The site plan proposes to access the site from 120 South. A new drive approach will be created there removing curb, gutter, and sidewalk. The existing drive approach on Main Street will be replaced with standard curb, gutter and sidewalk. To mitigate the negative impact of street parking, it is proposed that the curb fronting 120 South and Main Street be painted red to prohibit parking.

The parking stall and aisle dimensions meet the minimum requirements. However, there are 6 stalls that are located within the required 30' setback (Section 3.7.5.1). The Planning Commission will need to recommend an exception to the City Council for approval in order for these 6 stalls to remain on the plan as is. From a planning perspective, I offer my support on this exception.

Special Provisions (Section 3.7.8)

- Trash Storage - The applicant proposes to use residential type storage for garbage and recycling materials. The cans will be in an enclosed area at the southeast corner of the building.
- Landscaping - A landscaping plan has been provided. A minimum of 20% of the total site is required to be landscaped. The site will need 2,009 sf of landscaping based on the square footage of the site (10,043 sf). The applicant has indicated that they will have 2,304.75 sf of landscaping and the existing tree at the northwest corner of the property will be removed.

- Design - Preliminary architectural design drawings were submitted and need to be reviewed by the Planning Commission.

RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed site plan provided the following items are addressed:

- **An exception be considered by the Planning Commission and City Council regarding setbacks.**
- **An exception be considered by the Planning Commission and City Council regarding six (6) parking stalls location within the setback.**
- **An exception be considered by the Planning Commission and City Council regarding the number of parking stalls. An agreement made with the adjacent property owners should be considered to help address the parking issue.**
- **Minor changes be made to address the building being within the sight triangle. In addition, no trees be planted within the sight triangle and other landscaping be placed in a way that will never affect visibility on the corner of 120 South and Main Street.**
- **The preliminary architectural design drawings be considered by the Planning Commission and City Council.**



Date: January 7, 2015

By: Jed Muhlestein, P.E. *JM*
Assistant City Engineer

**Subject: Engineering Review
State Farm Insurance Building Site Plan
134 South Main Street**

The engineering department received a site plan application for review January 7, 2015 to be on the January 20th Planning Commission meeting. The application is for a State Farm Insurance Building located at 134 S. Main Street. This is a code review from an engineering standpoint; a separate review from the City Planner will also be done for the site plan. The review is as follows:

Street System

The site plan does not propose any new street system but does include a new parking lot with parking stalls. This would fall under section 3.24 of the Development Code, Off-street Parking.

The parking stall dimensions, surface material (asphalt), concrete work, and new ADA ramp at the corner of 120 South and Main appear to meet code. It is not specified on the plan, but it would be required that the new driveway ramp be 6-inch thick concrete, the standard design for a typical commercial driveway approach.

The site plan does not mention any specific lighting plan for the parking; this will need to be discussed prior to approval.

Sewer System

The property is served by an existing 4-inch sewer lateral that connects to the sewer main line in 120 South. Connection to the existing sewer lateral would be required.

Culinary Water System

The property currently has a 3/4-inch water meter service that the structure would be connected to. There is an existing fire hydrant 85 feet south of the property along Main Street that would

serve for fire protection. The Fire Marshall will need to determine if the existing fire protection is adequate or if installation of other means is necessary.

The water policy was met when a previous structure was built on the property. That structure has been demolished and removed from the property.

Pressurized Irrigation System

A 1-inch pressurized irrigation lateral currently serves the property; connection to it would be required.

Storm Water Drainage System

The site plan proposes a sump system to retain all onsite drainage however no calculations or details were provided with this proposal. As a condition of approval, details and calculations would be required.

A storm water pollution prevention plan would be required for the site addressing best management practices that will be implemented to control erosion on the site during construction. A Land Disturbance Permit will be required prior to construction.

General Remarks

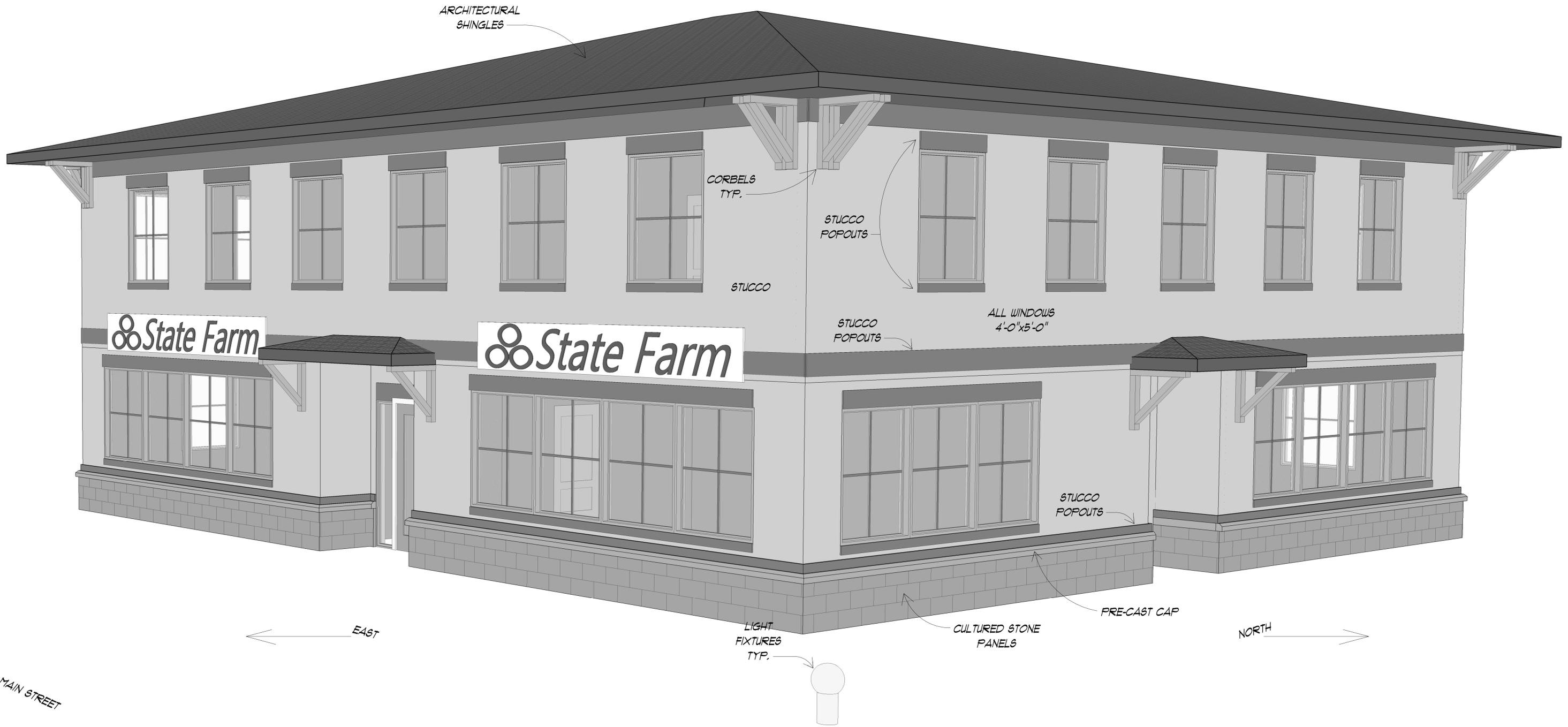
There is an existing power pole on the southern edge of the proposed parking that is shown to be relocated.

There are some minor redlines on the plan to be corrected

RECOMMENDATION

The Engineering Department recommends that approval of the proposed site plan be granted provided the following engineering items are addressed:

- **The Developer provide storm drainage calculations and details for the plan**
- **The Developer address the site plan redlines**
- **The Developer provide a lighting plan**
- **The Fire Marshal approves the site plan**



ARCHITECTURAL SHINGLES

CORBELS TYP.

STUCCO POPOUTS

STUCCO

STUCCO POPOUTS

ALL WINDOWS 4'-0" x 5'-0"

STUCCO POPOUTS

PRE-CAST CAP

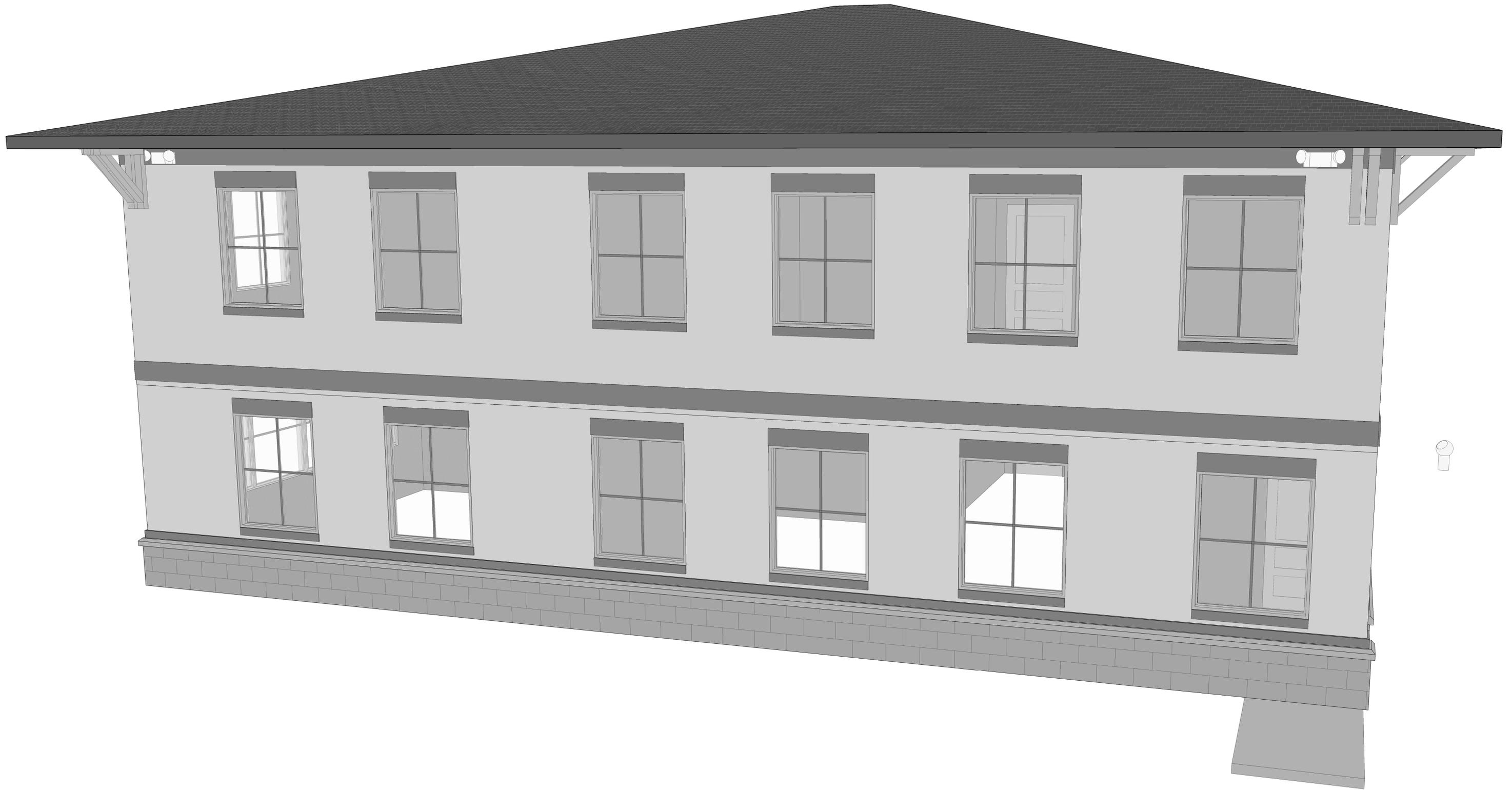
LIGHT FIXTURES TYP.

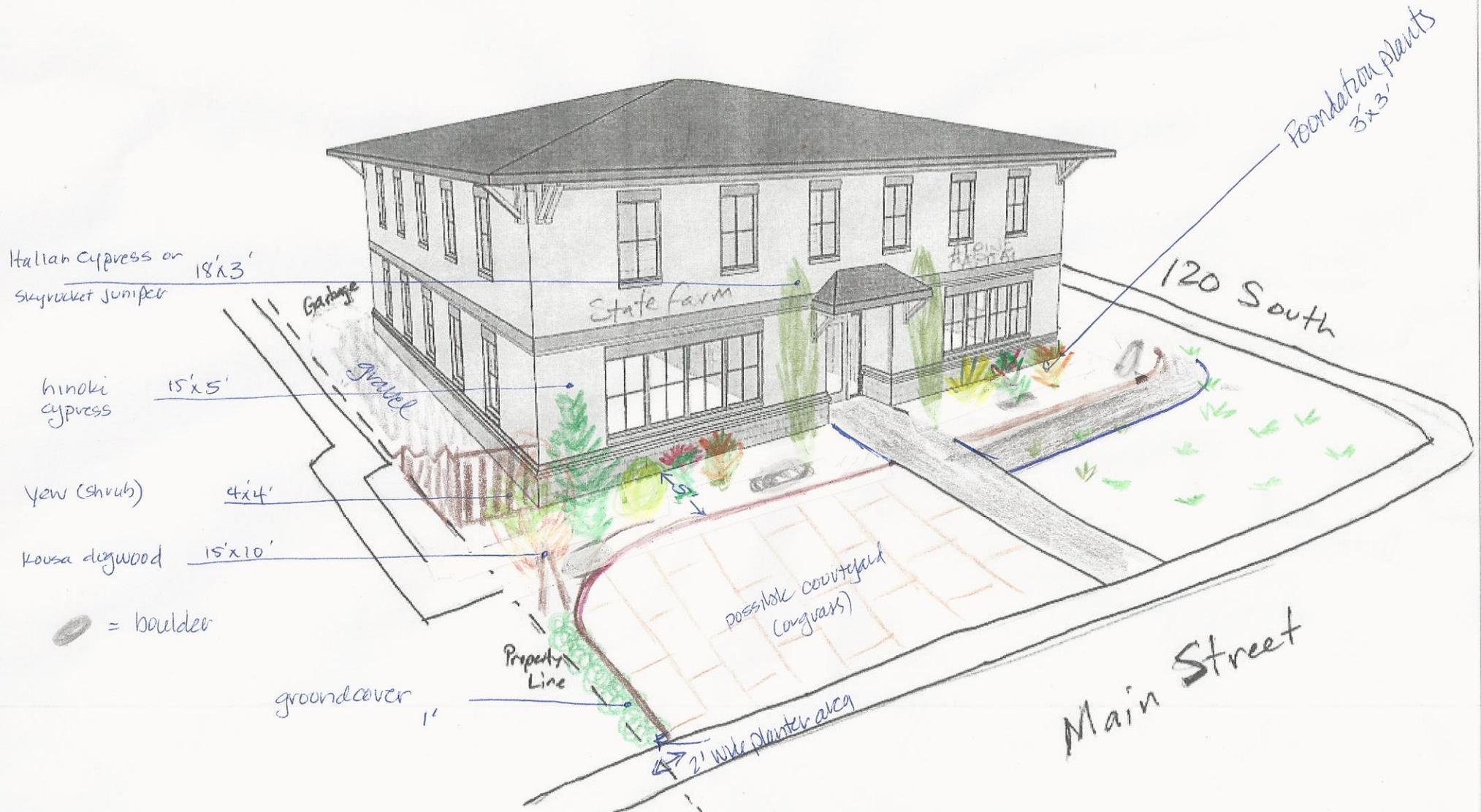
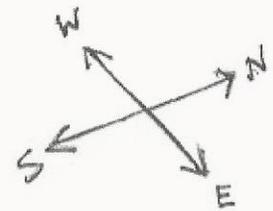
CULTURED STONE PANELS

NORTH

EAST

MAIN STREET





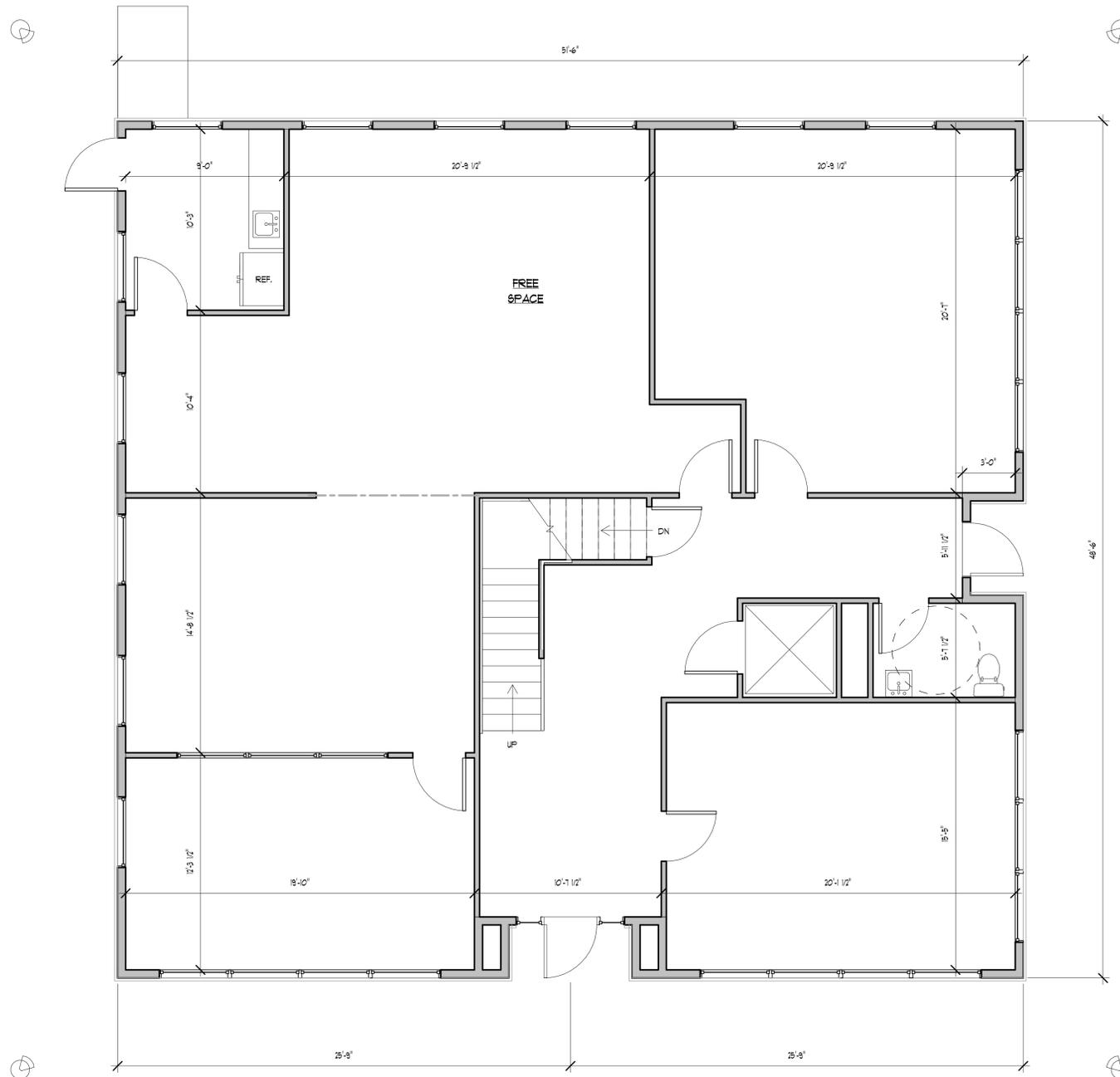
possible area
for climbing vine?



15' x 10'
Kousa dog wood

foundation plants 3' x 3'

1' Boxwood hedge



MAIN FLOOR PLAN
 SCALE 1/4"=1'-0"
 2461 SQ. FT.

#	Revision
1	
2	
3	
4	
5	
6	

Drawn By: CWD
 Engineered By: ENGINEER
 Plan #: _____
 Plan Name: _____

Notes
 Each Sub-Contractor Shall Check And Understand All Dimensions, Notes And Other Aspects Of This Project Applicable To Their Trade And Affecting Other Trades Prior To And During Construction.
 Notify Designer Or Engineer In Writing Of Any Discrepancies Or Changes On The Drawings Before Proceeding With Any Work.
 Each Sub-Contractor Shall Coordinate Work With Other Trade Through The General Contractor.
 The Designer Will Not Assume Responsibility For Any Misuse Or Misreading Of These Plans Where Information Is Available But Unclear. The Person Using These Plans Is Responsible For Clarifying Any Questions According To The Conditions Stated Above.

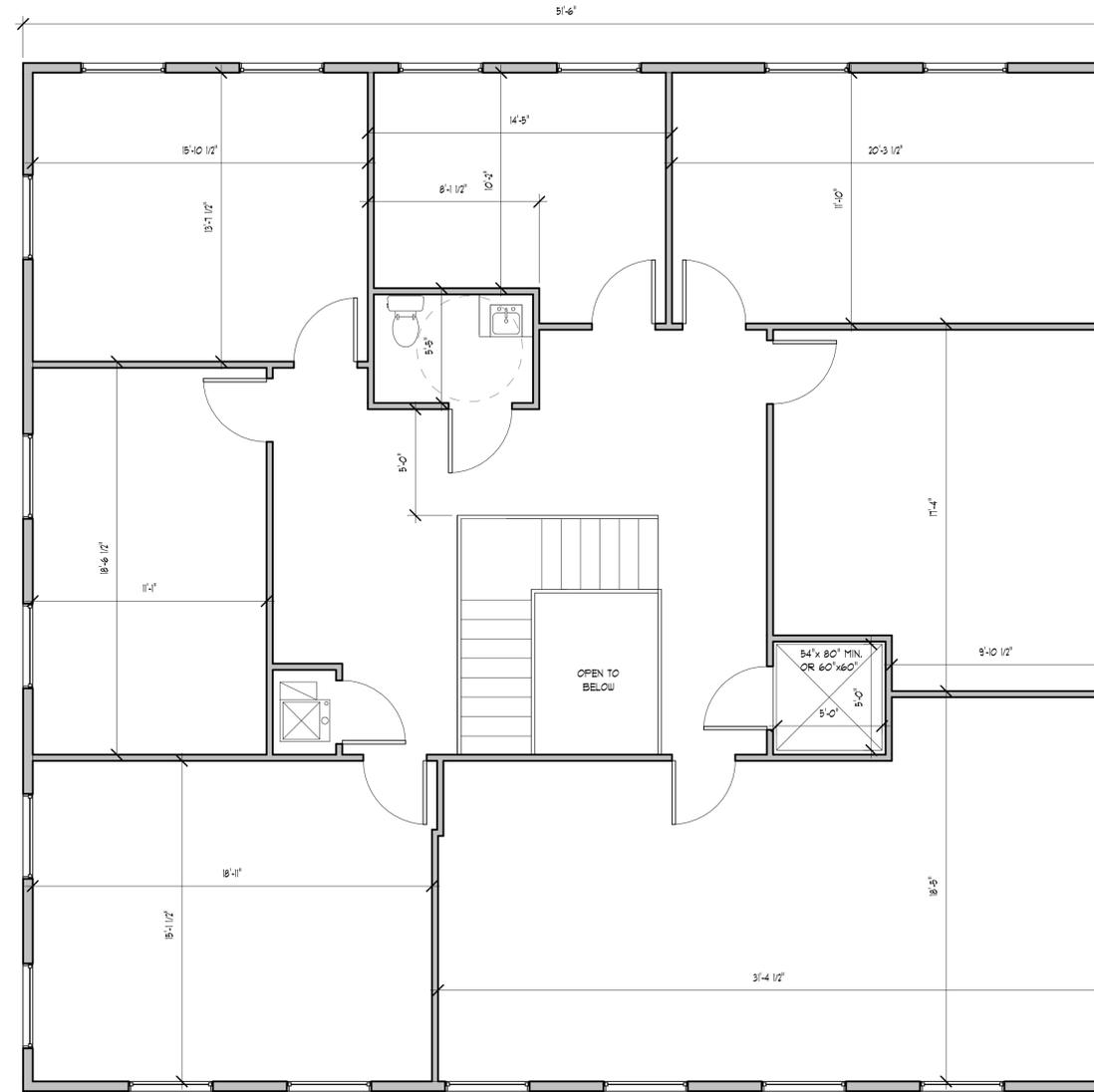


NAME _____
 ADDRESS _____

PRINT DATE _____
 DATE _____
 SHEET
A3.0

BID SET ONLY
 NOT FOR CONSTRUCTION

MAIN FLOOR PLAN



UPPER FLOOR PLAN

SCALE 1/4"=1'-0"
2591 SQ.FT.

#	Revision
1	
2	
3	
4	
5	
6	

Drawn By: CWD	Engineered By: ENGINEER
Plan #:	Plan Name:

Notes

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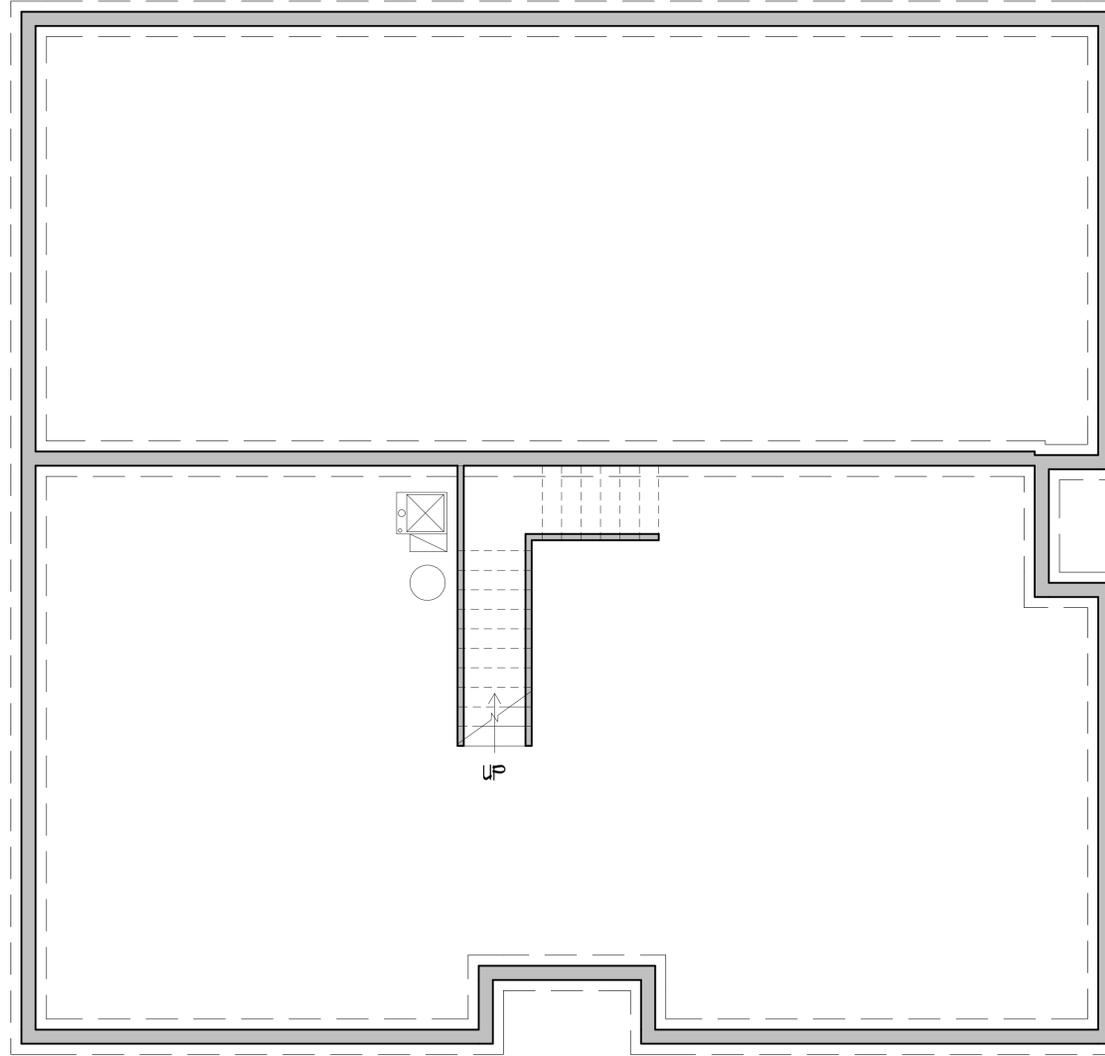


NAME
ADDRESS

PRINT DATE
DATE
SHEET
A3.1

BID SET ONLY
NOT FOR CONSTRUCTION

UPPER FLOOR PLAN



BASEMENT/FOOTING & FOUNDATION PLAN
 SCALE: 1/4"=1'-0"
 1384 SQ. FT.

#	Revision
1	
2	
3	
4	
5	
6	

Drawn By: CWD	Engineered By: ENGINEER
Plan #:	Plan Name:

Notes

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NAME
ADDRESS

PRINT DATE DATE
SHEET A2.0

BID SET ONLY
 NOT FOR CONSTRUCTION

BASEMENT/FOOTING & FOUNDATION PLAN

ALPINE CITY COUNCIL AGENDA

SUBJECT: Budget Discussion

FOR CONSIDERATION ON: March 10, 2015

PETITIONER: Rich Nelson, City Administrator, and Alice Winberg, City Financial Officer

ACTION REQUESTED BY PETITIONER: For Council information.

INFORMATION: As part of the budget process, staff has proposed hiring one new employee for the next fiscal year. With the remodel of the office, it was felt that it would be time to reorganize the city office staff and hire the proposed new employee. A copy of the job description and salary range for the new employee is attached. The job description has been reviewed with the Mayor.

RECOMMENDED ACTION: That the City Council approve the job description for a new employee and that they approve hiring the new employee in this fiscal year.

Proposed New Position
Job Duties
2/25/2015

Salary Range

\$30,000 - \$40,000

Education/Experience

Bachelor's Degree preferred

One year of Experience

Duties:

Accounts Payable

Manage vendor info

Open, sort, code, file invoices

Print and send checks

Print and file reports

1099's and year end

Payroll

Maintain employee files

Prepare bi-weekly payroll

Prepare State tax monthly

Quarterly payroll reports

Yearly payroll reports

W-2s and yearend tax

Utility Billing

Open incoming payments

Maintain account information

Create service orders and follow up

Prepare monthly billing

Meter reads

Meter exchanges

Other

Answer phones

Assist walk in customers

Library reimbursements

Waste disposal passes

Park/CC reservations

ALPINE CITY COUNCIL AGENDA

SUBJECT: Zolman Request to the County Commission

FOR CONSIDERATION ON: March 10, 2015

PETITIONER: Rich Nelson, City Administrator, and Jason Bond, City Planner

ACTION REQUESTED BY PETITIONER: That the City Council adopt a official position to relay to the County Commission regarding the Zolman request to amend the Utah County General Plan land use designation and to amend the Utah County Zone map for 120 acres northwest from Alpine City.

INFORMATION: Zolman has made a request to the County Commission to amend the Utah County General Plan land use designation from Agricultural/Watershed to Residential, and to amend the Utah County Zone Map from the Critical Environment (CE-1) Zone to the Transitional Residential (TR-5) Zone for property located in Section 18, T4S, R2E, approximately 120 acres, Alpine City area of Utah County. A map of the proposed area and two correspondences from Utah County are attached.

Zolman has also requested to be annexed into Alpine City.

David Church has been asked to draft a letter for Council review on this subject.

RECOMMENDED ACTION: The City Council will approve an official response to the request to Zolman's request to the County Commission.



UTAH COUNTY
Community Development

Bryce Armstrong, Associate Director

51 S. University Ave.
Suite 117
Provo, Utah 84601
Phone 801-851-8352
Fax 801-851-8340

PROPERTY OWNER NOTICE OF A PUBLIC HEARING

March 4, 2015

Dear Property Owner:

The Utah County Planning Commission will hold a public hearing at its regular meeting on **March 17, 2015, at 5:30 p.m. in Room 1400 of the Utah County Administration Building, 100 East Center Street, Provo, Utah**, to consider an application by Paul Kroff to amend the Utah County General Plan land use designation from Agricultural/Watershed to Residential, and to amend the Utah County Zone Map from the Critical Environment (CE-1) Zone to the Transitional Residential (TR-5) Zone for property located in Section 18, T4S, R2E, approximately 120 acres, Alpine City area of Utah County. The proposed request includes the following information:

-Owner(s) of record of affected property:

- Parcel 11:045:0057 Steven Zolman
- Parcel 11:045:0136 Oberre Alpine LLC
- Parcel 11:045:0138 Steven Zolman
- Parcel 11:045:0181 Steven Zolman
- Parcel 11:045:0182 Steven Zolman
- Parcel 11:045:0182 Steven Zolman

-Current zoning designation of property:

- Critical Environment (CE-1)

-Proposed zoning designation of property:

- Transitional Residential (TR-5)

-Information on regulations, prohibitions, and permitted uses of proposed amendment:

- The requirements of the Transitional Residential (TR-5) Zone can be found in Section 5-4 of the Utah County Land Use Ordinance. The Land Use Ordinance can be found on the Internet at: www.utahcounty.gov (choose: *Department*

Directory, choose: Community Development, choose: Links, choose: Land Use Ordinance).

-Protest:

-Any owner of real property may, no later than 10 days after the day of the first public hearing, file a written objection to the inclusion of the owner's property in the proposed zoning map amendment. Such written objection filed with the county will be provided to the Utah County Commission. Any protest should be filed at the following address:

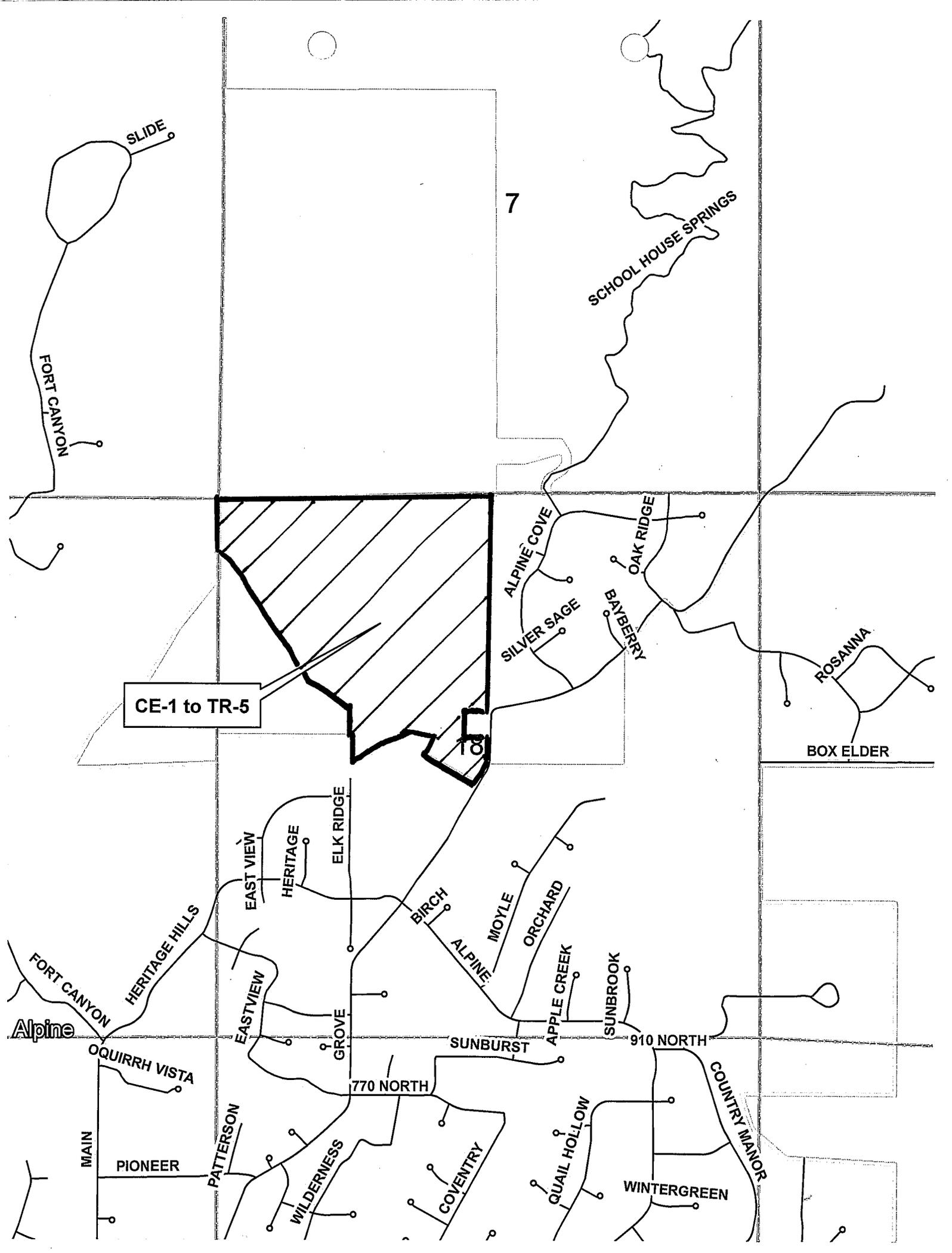
Utah County Community Development
51 S. University Ave., Suite 117
Provo, UT 84601

If you know of anyone who may be interested in this matter and has not received notice, please forward this information. If you have questions, please contact the Utah County Community Development office at (801) 851-8343, or attend the public hearing at the date and time indicated above.

Respectfully,

Josh Ivie, Secretary
Utah County Planning Commission

See enclosed map for approximate location



ALPINE CITY COUNCIL AGENDA

SUBJECT: Bennett Farms Property Acquisition

FOR CONSIDERATION ON: 10 March 2015

PETITIONER: Roger Bennett

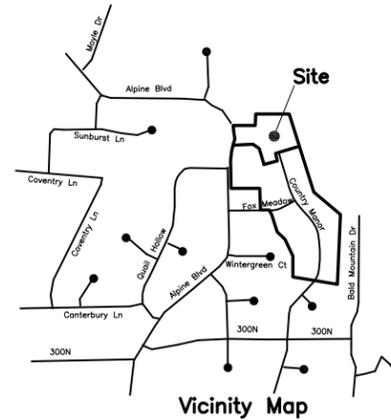
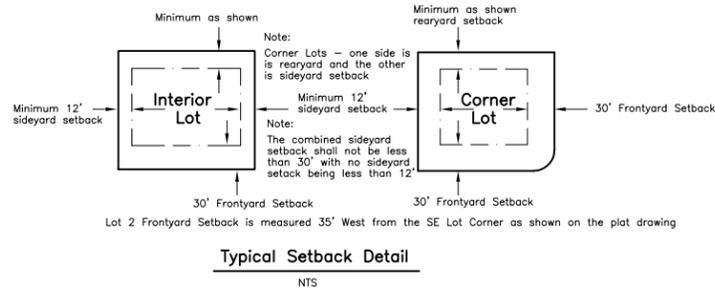
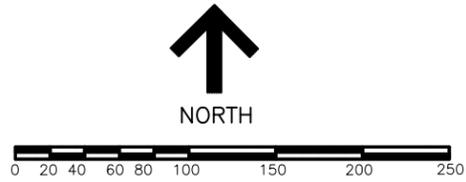
ACTION REQUESTED BY PETITIONER: Closed Session Discussion

APPLICABLE STATUTE OR ORDINANCE: Article 4.6 (Major Subdivisions)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

This will be discussed during a closed session.



Surveyor's Certificate

I, K. Edward Gifford, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 162675 as prescribed under the laws of the State of Utah. I further certify by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description:

Commencing at a point located S 89°52'34" W 363.596' along the section line from the Northeast Corner of Section 19, T4S, R2E, SLB&M; thence S 17°39'01" E 463.533'; thence along Plat E, Bennett Farms as follows: S 72°27'40" W 292.386'; S 17°32'20" E 69.36'; S 72°27'40" W 163.00'; thence along Plat A, Bennett Farms as follows: N 17°32'20" W 247.00', N 39°43'35" W 90.012', West 228.053'; thence along Plat I, McNeil Subdivision as follows: along the arc of a 366.00' radius curve to the left 166.371' (chord bears N 1°23'32" W 164.942'), along the arc of 20.00' radius curve to the right 36.436' (chord bears N 37°46'31" E 31.602'), N 89°57'56" E 211.404', N 0°02'04" W 20.963'; thence along Alpine Boulevard LDS Church Plat as follows: N 89°57'56" E 28.00', North 31.616'; thence along the arc of a 254.00' radius curve to the right 20.218' (chord bears S 81°41'25" E 20.212'); thence North 92.62'; thence N 87°04'57" E 149.069'; N 89°52'34" E 209.17' along the section line to the point of beginning.

Area = 6.5760 acres

Basis of bearing is NAD 27

K. Edward Gifford

Date

Owner's Dedication

Know all men by these presents that we, all of the undersigned Owners of all of the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets and Easements and do hereby dedicate the Streets and other Public Areas as indicated hereon for the perpetual use of the Public. In witness hereof we have hereunto set our hands this

____ day of _____, A.D. 201__

Acknowledgement

State of Utah }
 County of Utah } S.S.

On this ____ Day of _____, A.D. 201__ Personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My Commission Expires _____ A Notary Public Commissioned in Utah

 Notary Address Printed Full name of Notary

Acceptance by Legislative Body

The _____ of _____, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other Parcels of Land intended for Public Purposes for the perpetual use of the Public this _____ Day _____, A.D. 201__

Approved _____ Attest _____
 (See Seal Below) (See Seal Below)

Planning Commission Approval

Approved this ____ Day of _____, A.D. 201__, by the Alpine City Planning Commission

 Director-Secretary Chairman, Planning Commission

Approval as to Form

Approved as to Form this ____ Day of _____, A.D. 201__

 City Attorney

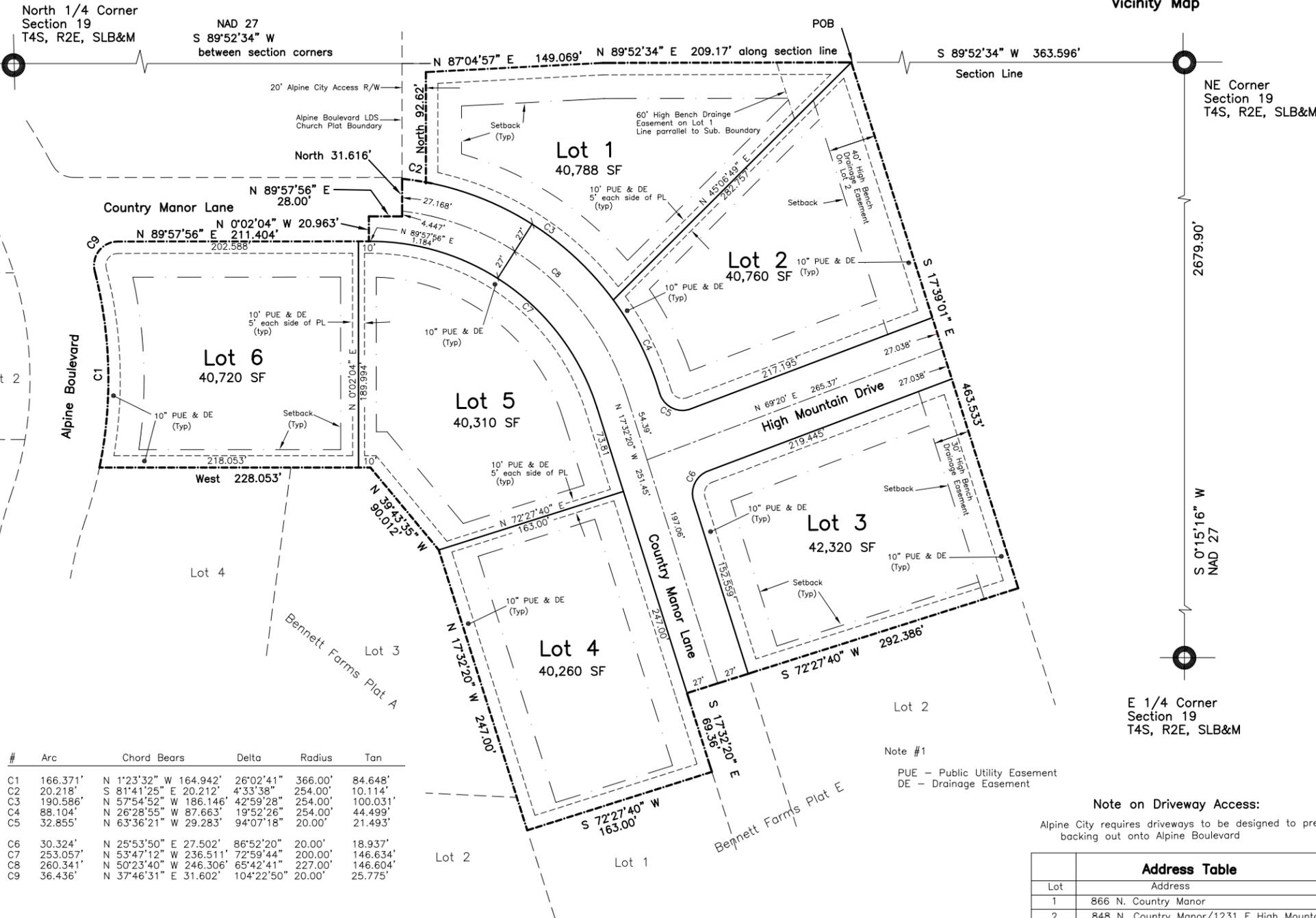
Plat "F"
Bennett Farms

SUBDIVISION

SCALE 1" = 50'

ALPINE, _____ UTAH COUNTY, UTAH

 Surveyor's Seal Notary Public Seal City Engineers Seal Clerk-Recorder Seal



#	Arc	Chord Bears	Delta	Radius	Tan
C1	166.371'	N 1°23'32" W 164.942'	26°02'41"	366.00'	84.648'
C2	20.218'	S 81°41'25" E 20.212'	4°33'38"	254.00'	10.114'
C3	190.586'	N 57°54'52" W 186.146'	42°59'28"	254.00'	100.031'
C4	88.104'	N 26°28'55" W 87.663'	19°52'26"	254.00'	44.499'
C5	32.855'	N 63°36'21" W 29.283'	94°07'18"	20.00'	21.493'
C6	30.324'	N 25°53'50" E 27.502'	86°52'20"	20.00'	18.937'
C7	253.057'	N 53°47'12" W 236.511'	72°59'44"	200.00'	146.634'
C8	260.341'	N 50°23'40" W 246.306'	65°42'41"	227.00'	146.604'
C9	36.436'	N 37°46'31" E 31.602'	104°22'50"	20.00'	25.775'

Note #1
 PUE - Public Utility Easement
 DE - Drainage Easement

Note on Driveway Access:

Alpine City requires driveways to be designed to prevent backing out onto Alpine Boulevard

Address Table

Lot	Address
1	866 N. Country Manor
2	848 N. Country Manor/1231 E High Mountain Dr
3	802 N Country Manor/ 1236 E High Mountain Dr.
4	781 N Country Manor
5	827 N, Country Manor
6	1148 E Country Manor/856 N. Alpine Boulevard