



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING

**December 8, 2020, 5:30 PM**

Eagle Mountain City Council Chambers  
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

### **5:30 PM Work Session – Electronic Meeting via Lifesize**

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

The public may monitor or listen to open portions of the meeting electronically by following the instructions below.

Lifesize electronic meeting through Granicus at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs>. Click the link to view the live stream and meeting documents.

#### **1. Discussion Items**

##### **1.A DISCUSSION - City Center Location on General Plan Map**

A discussion on the current identification for the future city center on the General Plan map and potential for re-evaluation of that location. Discussion may include transportation, amenities, and services appropriate for determining the location.

[General Plan Future Land Use & Transportation Map](#)

### **6:30 P.M. - Eagle Mountain City Planning Commission Policy Session**

#### **2. Pledge of Allegiance**

#### **3. Declaration of Conflicts of Interest**

#### **4. Approval of Meeting Minutes**

#### **5. Status Report**

#### **6. Action and Advisory Items**

##### **6.A [PUBLIC HEARING - Woodward Property \(Rezone\)](#)**

This is a property-owner requested rezone of a parcel of property on N Lake Mountain Road. The parcel (~4.74 acres) is currently zoned Agriculture. The applicant is seeking a

rezoning to the RA2 zoning district.

[Rezone Request](#)

[General Plan Future Land Use Map](#)

6.B [PUBLIC HEARING - Brylee North \(Rezone & General Plan Amendment\)](#)

This is a request to rezone for about 22 acres of land as well as a general plan map amendment. The property is located on the west side of Eagle Mountain Boulevard and north of the Brylee Estates development. The request is to rezone the property to a mix of Commercial Regional (10.63 acres) directly along Eagle Mountain Boulevard and the remainder as MF2 (11.4 acres). The request for a general plan amendment would change the current land use designations of Employment Center/Campus (about 14.3 acres) and Neighborhood Residential Two (about 7.7 acres) to Regional Commercial (10.63 acres) and Neighborhood Residential Three (11.4 acres).

[General Plan Map Amendment Exhibit](#)

[Rezone Exhibit](#)

[Existing Conditions](#)

[Compatibility Statement](#)

[Development Opportunities](#)

[Multifamily Concepts](#)

6.C [PUBLIC HEARING - Scenic Mountain Phase C \(Master Site Plan, Conditional Use Permit\)](#)

This is a request for a master site plan and conditional use permit for an 84-unit townhome development as part of Phase C at Scenic Mountain. The property (approx. 5.39 acres) is located at N Vernham Lane and E Hurstbourne Drive, just south of W Cory B Wride Memorial Highway (SR-73). The development is the third planning area of the Scenic Mountain master development project which is subject to a master development agreement with the City. The project includes the development of improved and natural open space, playground, pickleball court, and related infrastructure.

[Master Site Plan](#)

[Building Plans, Lighting Plan, and Renderings](#)

[Landscape Plan and Amenities Calculations](#)

[Proposed Fencing and Cluster Mailbox](#)

[Private vs Public Roads](#)

[Storm Drain Report \(summary\)](#)

[Geotech Study \(executive summary\)](#)

[Scenic Mountain Master Development Agreement - Amended and Restated 2017](#)

6.D [PUBLIC HEARING - Hidden Hollow Phase C \(Preliminary Plat\)](#)

Removed from the agenda at the request of the applicant.



6.E 2021 Planning Commission Meeting Schedule  
[2021 Planning Commission Schedule - DRAFT](#)

7. **Discussion Items**

8. **Next scheduled meeting**

9. **Adjournment**

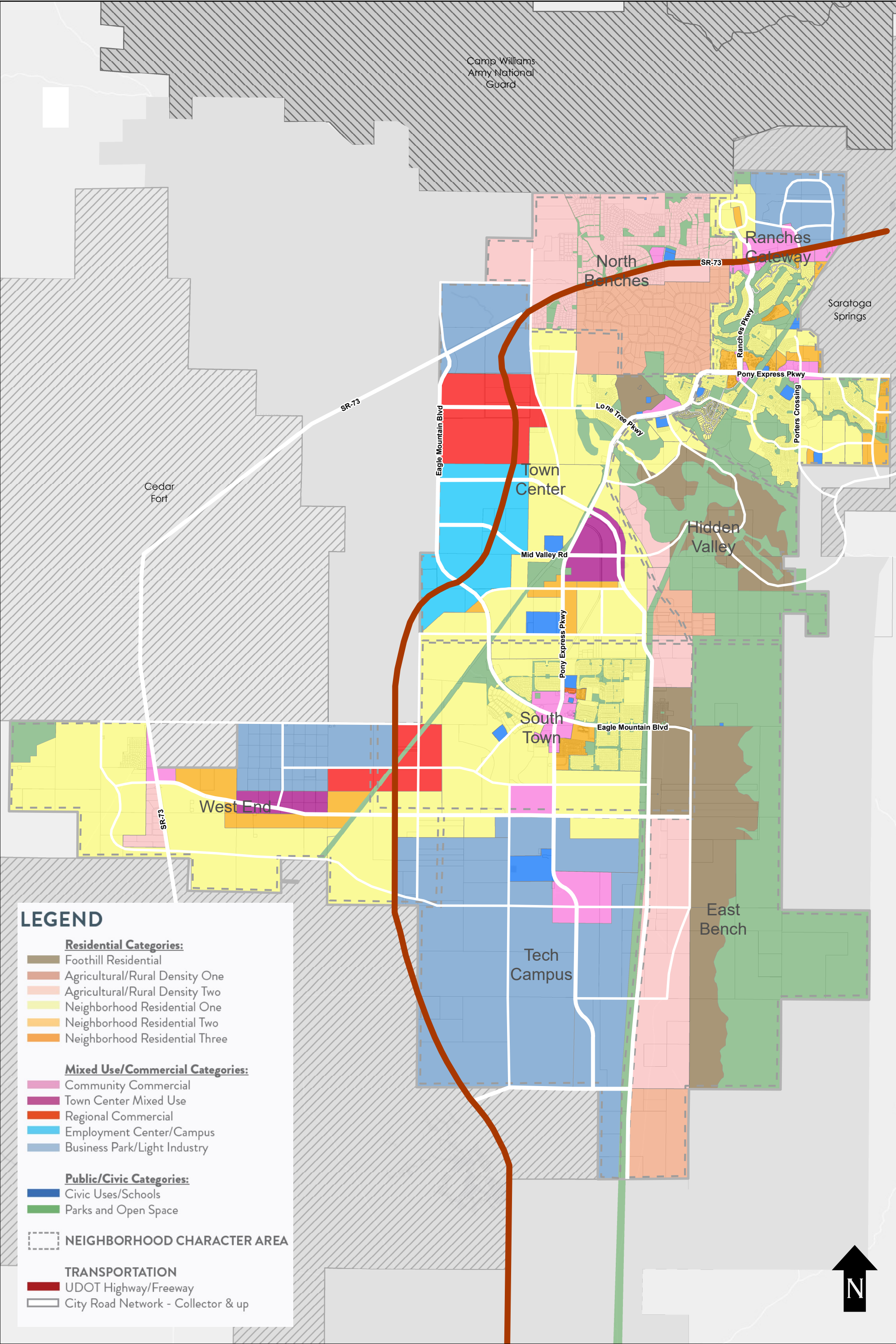
**THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS. In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 4th day of December, 2020, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

FUTURE LAND USE & TRANSPORTATION MAP





**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING  
DECEMBER 8, 2020**

|                   |                                             |
|-------------------|---------------------------------------------|
| <b>TITLE:</b>     | PUBLIC HEARING - Woodward Property (Rezone) |
| <b>ITEM TYPE:</b> | Rezone                                      |
| <b>APPLICANT:</b> | Tyler Woodward                              |

**ACTION ITEM:**

Yes

**PUBLIC HEARING:**

Yes

**PREPARED BY:**

Pete Kane, Planning

**BACKGROUND:**

Parcel 59:006:0031 (at about 5200 N Lake Mountain Road) is about 4.73 acres in size and includes the N Lake Mountain Road right-of-way. The land is zoned Agriculture which requires a lot of at least 5 acres in order to construct a single-family residence. The property owner would like to build a home on the property, which would require the property to be rezoned.

The applicant is seeking to rezone the property to RA2 which requires a minimum lot size of two and a half (2.5) acres.

**ITEMS FOR CONSIDERATION:**

**COMPLIANCE WITH THE GENERAL PLAN**

The majority of the parcel is designated as "Agriculture/Rural Density 1" in the General Plan, with the western most portion (~1.1 acres) where the electric power corridor runs designated as "Parks and Open Space." The RA2 zoning district is an appropriate zoning designation for the "Agriculture/Rural Density 1" land use, per EMMC 17.25.020(A) and 17.60.160. The RA2 zoning district however is not an appropriate zone for the "Parks and Open Space" land use designation. Due to this, staff recommends this portion of land be rezoned OS-N (Natural Open Space).

**COMPATIBILITY DETERMINATION**

The properties around the subject parcel are zoned Agriculture. Most of these properties include single-family residences on them as they meet the 5-acre minimum size requirement for the Agriculture zone. The proposed rezone request is compatible with the current use of surrounding properties. The RA2 zone is also permitted as a compatible zone to be adjacent to the Agriculture zone (EMMC

17.60.160). The rezone request to RA2 will allow the property owner to construct a single-family residence on the property as it will meet the 2.5-acre minimum lot size requirement for that zoning district.

#### CITY SERVICES

The rezoning as requested will not create a burden on the city services. Staff has requested that the property owner dedicate a 66-foot wide right-of-way to the City where N Lake Mountain Road is located.

#### TRAFFIC GENERATION

The traffic generation from a single-family home on the property will have a negligible effect.

#### PROPERTY VALUES

The rezoning is not expected to have a negative impact on property values for surrounding properties based on the potential buildout with one single-family residence.

#### **REQUIRED FINDINGS:**

Rezone applications are based upon compliance with the City Code. The approval criteria for a rezone application can be found in EMMC 17.90.060.

#### **RECOMMENDATION:**

We recommend the Planning Commission make a motion to recommend approval of the application to the City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

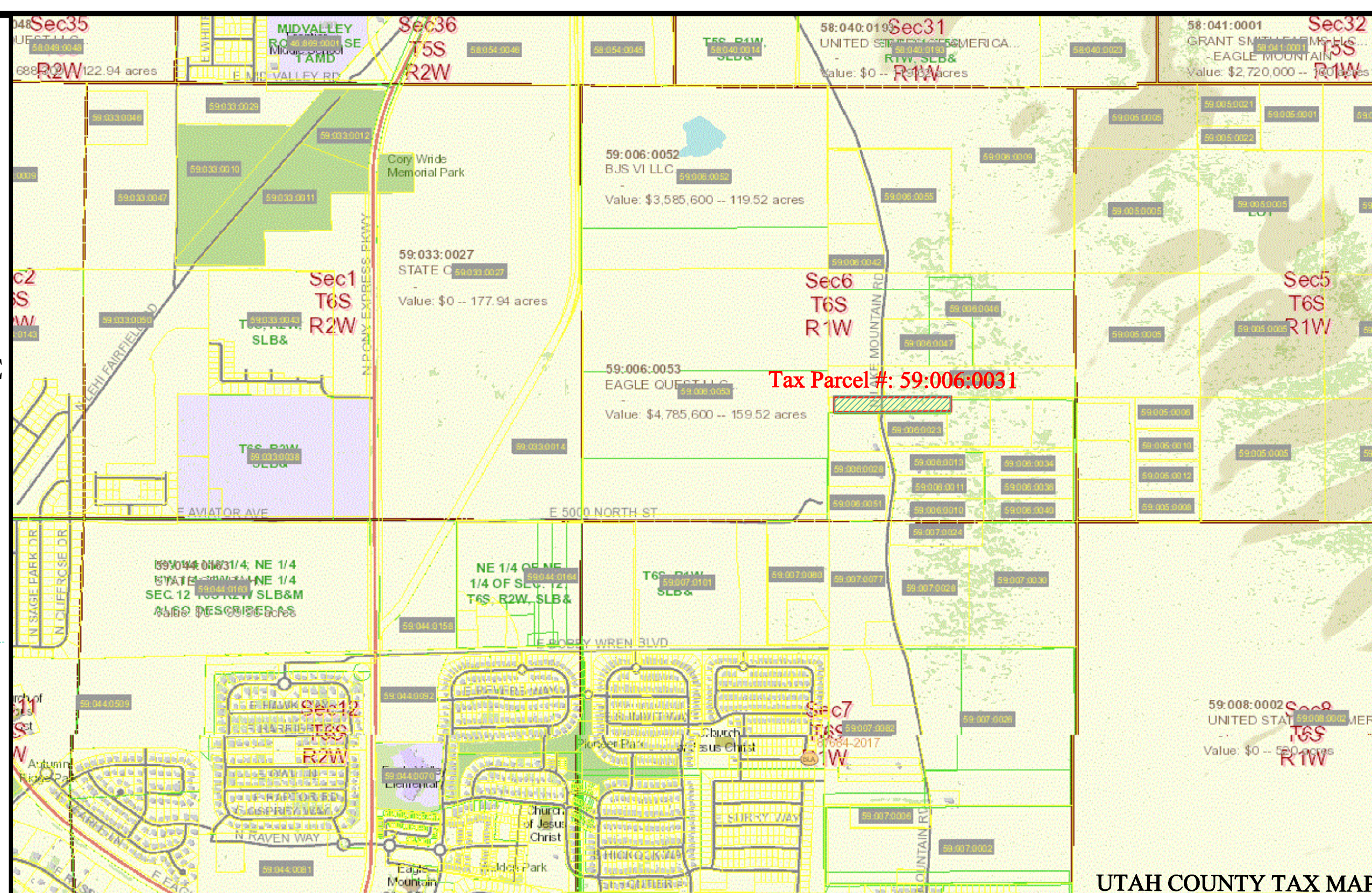
1. The western-most portion (~1.1 acres) of the property designated as "Parks and Open Space" in the General Plan be zoned OS-N.
2. The remainder of the property be zoned RA2.
3. Dedication of a 66-foot wide right-of-way to the City where N Lake Mountain Road is located.

#### **ATTACHMENTS:**

[Rezone Request](#)







**EXHIBIT "A"**  
The Land referred to herein below is situated in the County of Utah, State of Utah, and is described as follows:  
TOWNSHIP 6 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN Section 6:  
Beginning at the Northwest corner of the South one-half of the Southeast quarter; thence South 165 feet; thence East 1320 feet; thence North 165 feet; thence West 1320 feet to the point of beginning.  
Tax Parcel #: 59-006:0031  
EXCEPTIONS  
11. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.  
12. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:  
In favor of: Kern River Gas Transmission Company  
Recorded: 2/15/1990  
Entry No.: 4819  
Book/Page: 2666/99  
13. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:  
In favor of: Kern River Gas Transmission Company  
Recorded: 2/15/1990  
Entry No.: 4820  
Book/Page: 2666/102  
Amendment recorded July 19, 2002 as Entry No. 82114:2002, of the Official Records.  
Amendment recorded February 28, 2011 as Entry No. 17040:2011, of the Official Records.  
14. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:  
In favor of: Wyoming-California Pipeline Company, a Colorado General Partnership  
Recorded: 2/22/1990  
Entry No.: 5421  
Book/Page: 2667/365  
15. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:  
In favor of: Kern River Gas Transmission Company  
Recorded: 2/15/1990  
Entry No.: 4820  
Book/Page: 2666/102  
Amendment recorded July 19, 2002 as Entry No. 82114:2002, of the Official Records.  
Amendment recorded February 28, 2011 as Entry No. 17040:2011, of the Official Records.  
16. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:  
Claim, right, title or interest to water or water rights, whether or not shown by the public records.  
18. Any and all outstanding oil and gas, mining and mineral rights, minerals and ores situated in, upon or under the above described tract of land, together with the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises and the right of ingress and egress for the use of said rights, along with any other rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises).  
19. Terms and Conditions of that certain Certificate of the Articles of Incorporation of the Town of Eagle Mountain  
Recorded: 12/16/1996  
Entry No.: 101012  
Book/Page: 4146/411  
20. Terms and Conditions of that certain Certificate of Creation of the Utah Valley Dispatch Special Service District  
Recorded: 10/22/2008  
Entry No.: 114949:2008  
21. Terms and Conditions of that certain Certificate of Annexation from the Utah Transit Authority  
Recorded: 1/2/2009  
Entry No.: 384:2009  
22. Terms and Conditions of that certain Certificate of Annexation of the Salt Lake Valley Fire Service Area  
Recorded: 1/29/2013  
Entry No.: 8709:2013  
Amendment recorded April 4, 2013 as Entry No. 763:2014, of the Official Records.  
Amendment recorded January 8, 2014 as Entry No. 1351:2014, of the Official Records.

This survey was performed at the request of (WOODWARD PROPERTY) the owner's, for the purpose of TOPOGRAPHICAL SURVEY

The basis of bearing was derived from the Section line along Which has a measure bearing historical bearing as North per record deeds (As shown hereon.) local historical deed bearings were held through out the survey.

\* FOR EASEMENTS SEE TITLE REPORT & RECORDED SUBDIVISION PLATS.

1. UTILITIES, PIPES, WIRES ETC. MAY NOT BE SHOWN ON THIS MAP: CONTRACTORS BUILDERS AND EXCAVATORS SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND/OR EXCAVATION. CONTACT BLUE STAKES AND REFER TO UTILITY MAPS FOR ADDITIONAL INFORMATION.

2. (EXCEPT AS SHOWN) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES RESTRICTIVE COVENANTS OWNED BY THE PROPERTY OR ANY OTHER FACTS, CONFLICTS, OR DISCREPANCIES. WHICH WOULD BE DISCLOSED BY THE DETAILS OF A CURRENT TITLE INSURANCE POLICY; FOR EASEMENTS SEE TITLE REPORT/RECORDED SUBDIVISION PLATS.

3. SEE FEMA MAPS AND RECORDS, AND STATE AND LOCAL AGENCIES FOR PERTINENT INFORMATION REGARDING FLOOD AND EARTHQUAKE AS APPLICABLE.

4. SEE CITY AND COUNTY PLANNING, AND ZONING MAPS FOR INFORMATION REGARDING SETBACK, SIDE YARD, AND REAR YARD RESTRICTIONS AS WELL AS OTHER REQUIREMENTS.

5. NO UNDERGROUND UTILITIES OR EASEMENTS SURVEYED.

"CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES" CALL BLUE STAKES BEFORE DIGGING.

|                                                                                                                                                                                                              |                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>COPYRIGHT</b></p> <p>This drawing is and at all times remains the exclusive property of Johanson Land Consultants, LLC<br/> shall not be used with out complete authorization and written support.</p> |                                                                                                                                                                                               |
| <p>STAMP</p>                                                                                                                                                                                                 | <p>PROJECT NO.</p> <p><b>JLC-20-042 EAGLE MTN. WOODWARD</b></p> <p>DATE:</p> <p><b>11-05-2020</b></p> <p>CKHD BY:</p> <p><b>TIMOTHY R. JOHANSON P.L.S.</b></p> <p><b>PRELIMINARY PLAT</b></p> |

Tax Parcel #: 59:006:0017  
FARMER PROPERTY

## WOODWARD PROPERTY ZONING CHANGE ZONING EXHIBIT - EXISTING CONDITIONS

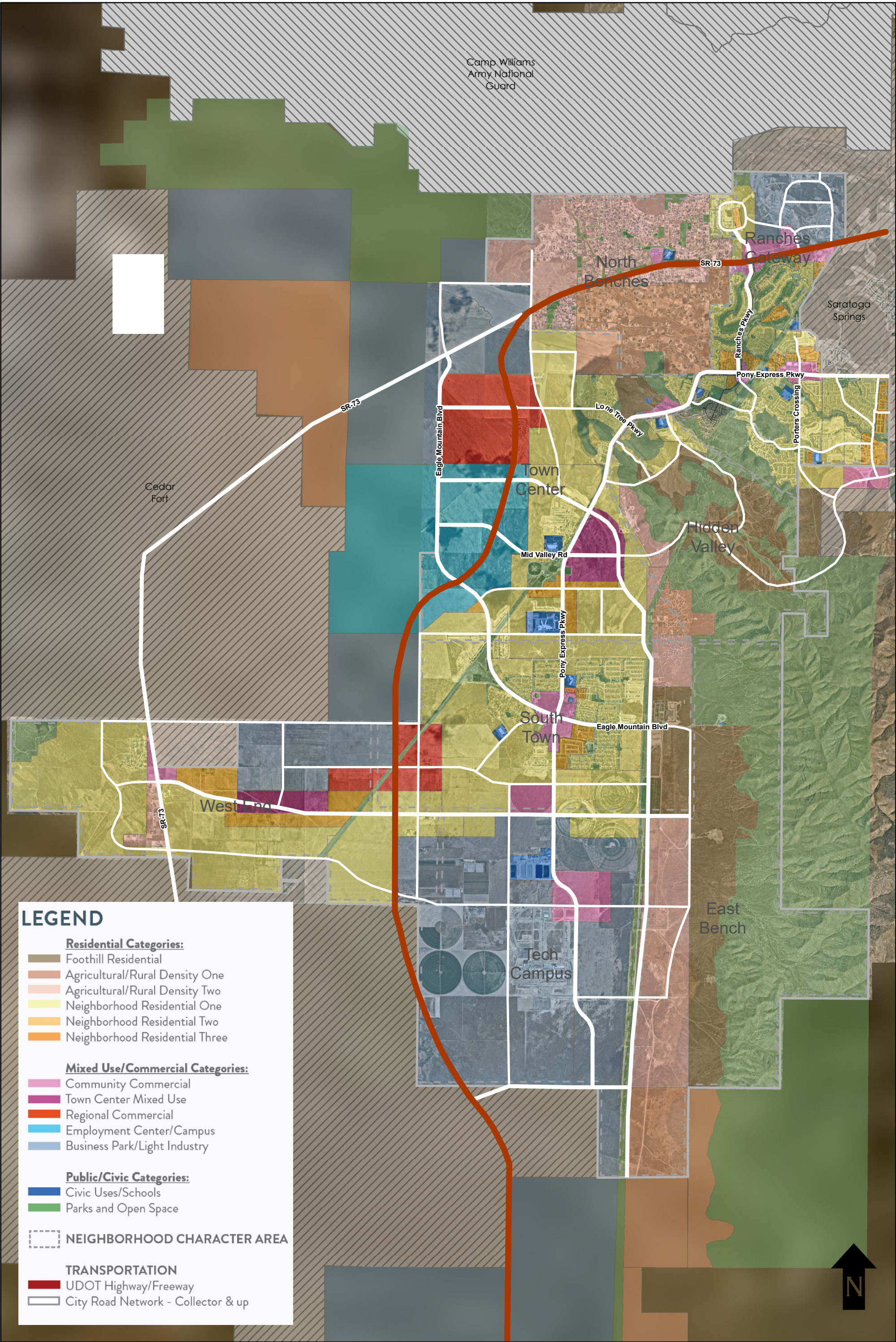
5200 NORTH LAKE MOUNTAIN  
EAGLE MOUNTAIN, UTAH

LOCATED THE SOUTHEAST QUARTER OF SECTION 6  
TOWNSHIP 6 SOUTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN

Tax Parcel #: 59:006:0031  
ENTRY #1254250:2020  
RECORDED AUG. 21, 2020  
Beginning at the Northwest corner of the South one-half of the Southeast quarter;  
thence South 165 feet; thence East 1320 feet; thence North 165 feet; thence West  
1320 feet to the point of beginning.  
Tax Parcel #: 59:006:0031  
LOCATED THE SOUTHEAST QUARTER OF SECTION 6,  
TOWNSHIP 6 SOUTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN



ANNEXATION AREAS, FUTURE LAND USE & TRANSPORTATION MAP







**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING  
DECEMBER 8, 2020**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| <b>TITLE:</b>     | PUBLIC HEARING - Brylee North (Rezone & General Plan Amendment) |
| <b>ITEM TYPE:</b> | General Plan Amendment and Rezone                               |
| <b>APPLICANT:</b> | Randy Smith (Fieldstone Homes)                                  |

**ACTION ITEM:**

Yes

**PUBLIC HEARING:**

Yes

**PREPARED BY:**

Pete Kane, Planning

**BACKGROUND:**

The subject property is about 22 acres in size and located on the west side of Eagle Mountain Boulevard and north of the Brylee Estates development. Brylee Estates (to the south) includes a townhome development phase directly adjacent to the subject property that would fall under the current zoning designation of MF1 (it was approved under the previous city code of Tier III multifamily). The properties to the west and north are currently zoned Agriculture but have a future land use designation of Employment Center/Campus. To the northeast and east, the property is zoned Commercial Storage with a commercial self-storage project approved. The land to the southeast has been approved as a single-family development (Sage Park) under the previous city code, but would fall in the R3 current zoning designation.

The subject property is currently zoned Agriculture. The rezone application requests a change to Commercial Regional on about 10.63 acres of the property and MF2 on the remaining 11.4 acres.

The subject property currently has a future land use designation of Employment Center/Campus on about 14.3 acres of the property and Neighborhood Residential Two on the remaining 7.7 acres. The general plan amendment requests changing the future land use designation to Regional Commercial on about 10.63 acres of the property and Neighborhood Residential Three on the remaining 11.4 acres.

**ITEMS FOR CONSIDERATION:**

TRANSPORTATION



Desert Willow Drive ends at Eagle Mountain Boulevard just east of the subject property. It is a collector road identified on the Future Land Use and Transportation Map and separates the approved commercial storage development and Sage Park. Based on the City's future land use designation of the property to the west of the subject property as Employment Center/Campus, staff has recommended that the collector road be continued through the subject property, though it could be sized as a minor collector (77' ROW).

#### REZONE COMPATIBILITY

EMMC 17.60.160 establishes the appropriate zone transitions and compatible adjacencies. Based on development to the south (Brylee Farms Townhomes) which is equivalent to the current zoning district of MF1, the requested zoning of MF2 and CR are compatible zones. The property to the west has been identified for possible commercial use by the property owner/applicant in previous concept plan submissions (B&H Land Holdings). The majority of the land to the east is zoned Commercial Storage (CS). The requested CR zoning along Eagle Mountain Boulevard opposite this CS zone would be compatible. To the southeast, a portion of Sage Park is opposite the subject property and its zoning would be equivalent to the R3 zone. The Commercial Neighborhood (CN) zone is the only commercial zoning district that is compatible as an adjacent zone to the R3. The Commission may find that the distance created by the minor arterial Eagle Mountain Boulevard creates a buffer and separation between these two developments.

#### REZONE REQUEST

In addition to the zone compatibility, the usability of the requested zoning districts on the portions of the subject property should be considered. The applicant has requested a CR zoning designation for the land directly along Eagle Mountain Boulevard with a minimum depth of about 270 feet. The potential lot layout in the zoning application demonstrates an average lot size of about 1.5 acres. The CR zone is typically used for large retailers such as large grocery stores and big box retailers. Given the proximity of the subject property to the future freeway just to the north, a CR zone may be appropriate but the depth of the zone may not be enough to attract a larger retailer or grocer.

The following uses are allowed in the CR zone as opposed to the CC zone: check cashing and deferred deposit lenders (as a special use),



construction and equipment sales/rental, flex office/retail/warehouse, large/regional grocery store (> 75,000), hospital, pawn shop, plasma/blood collection, race tracks (as a special use), and regional retail sales (> 55,000 sf).

#### GENERAL PLAN AMENDMENT

The requested future land use designations are appropriate land uses based on the applicant's requested rezoning. If the Planning Commission determines any modifications to the rezone designations is necessary, it may be necessary to also revise the general plan future land use designations for the amendment.

#### AMENDMENT EFFECTS

Based on the current land use designation on the subject property, 65% is set for Employment Center/Campus (commercial) and 35% as Neighborhood Residential Two (the RC and MF1 residential zones). The applications would shift this land use by reducing the commercial use to 48% and increasing the residential use to 52%. It should be noted that the MF2 zoning district is identified in EMMC 17.60.160 as a compatible zoning district for the Regional Commercial land use designation.

#### DEDICATION TO CITY

The applicant has been working with the City on a plan to dedicate one of the central commercial parcels along Eagle Mountain Boulevard within the subject property to the City. This would allow the City to direct the potential development and use on that particular parcel.

#### **REQUIRED FINDINGS:**

Rezone applications are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a rezone application can be found in EMMC 17.90.060.

Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Commission should consider the health, safety, and welfare of the community.

#### **RECOMMENDATION:**



We recommend the Planning Commission make a motion to recommend approval of the application to the City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. The general plan amendment shall include continuing Desert Willow Drive through the subject property (east to west) as a collector (minor).

**ATTACHMENTS:**

General Plan Map Amendment Exhibit

Rezone Exhibit

Existing Conditions

Compatibility Statement

Development Opportunities

Multifamily Concepts



# FUTURE LAND USE & TRANSPORTATION MAP

## LEGEND

### Residential Categories:

- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

### Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

### Public/Civic Categories:

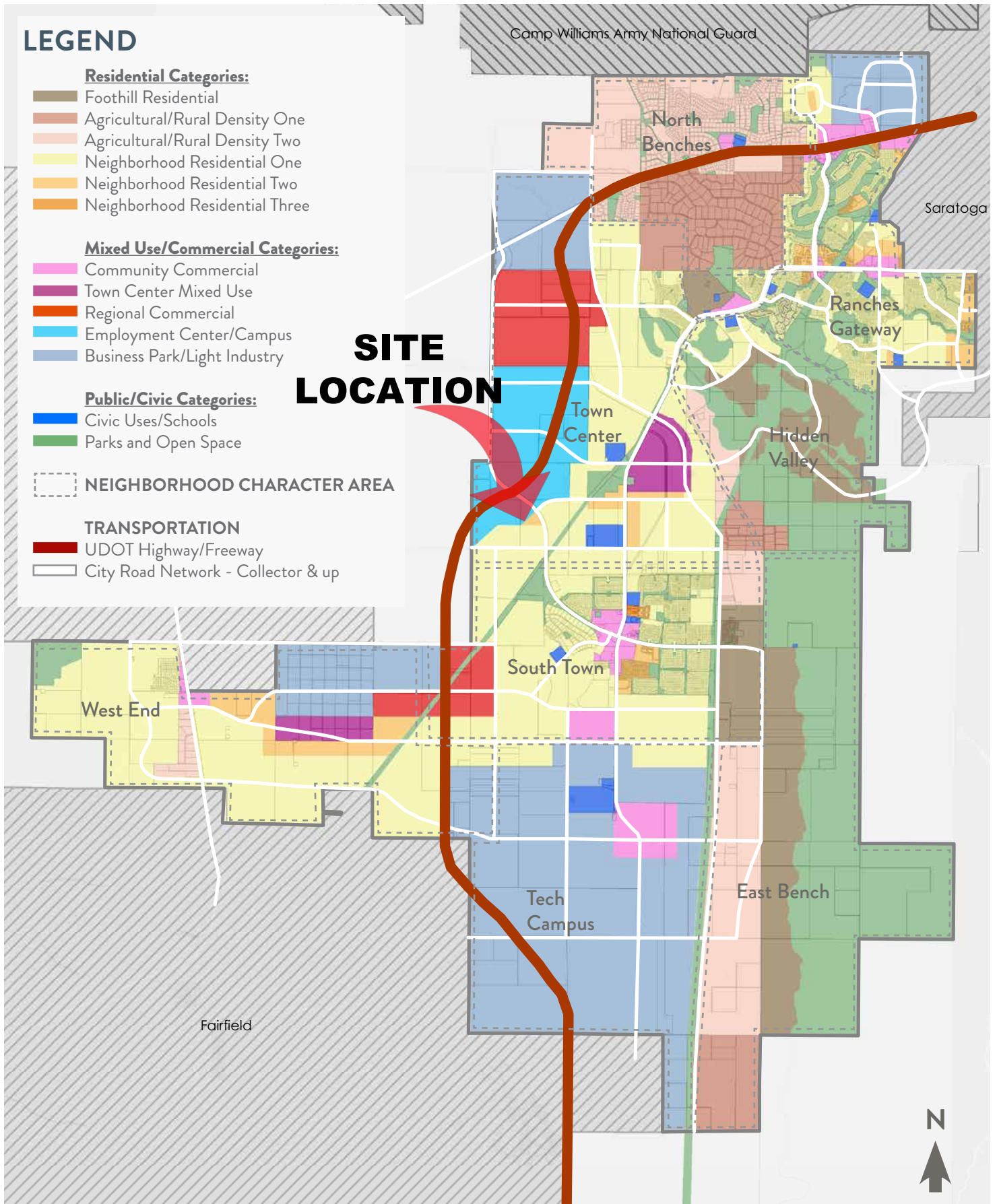
- Civic Uses/Schools
- Parks and Open Space

### NEIGHBORHOOD CHARACTER AREA

### TRANSPORTATION

- UDOT Highway/Freeway
- City Road Network - Collector & up

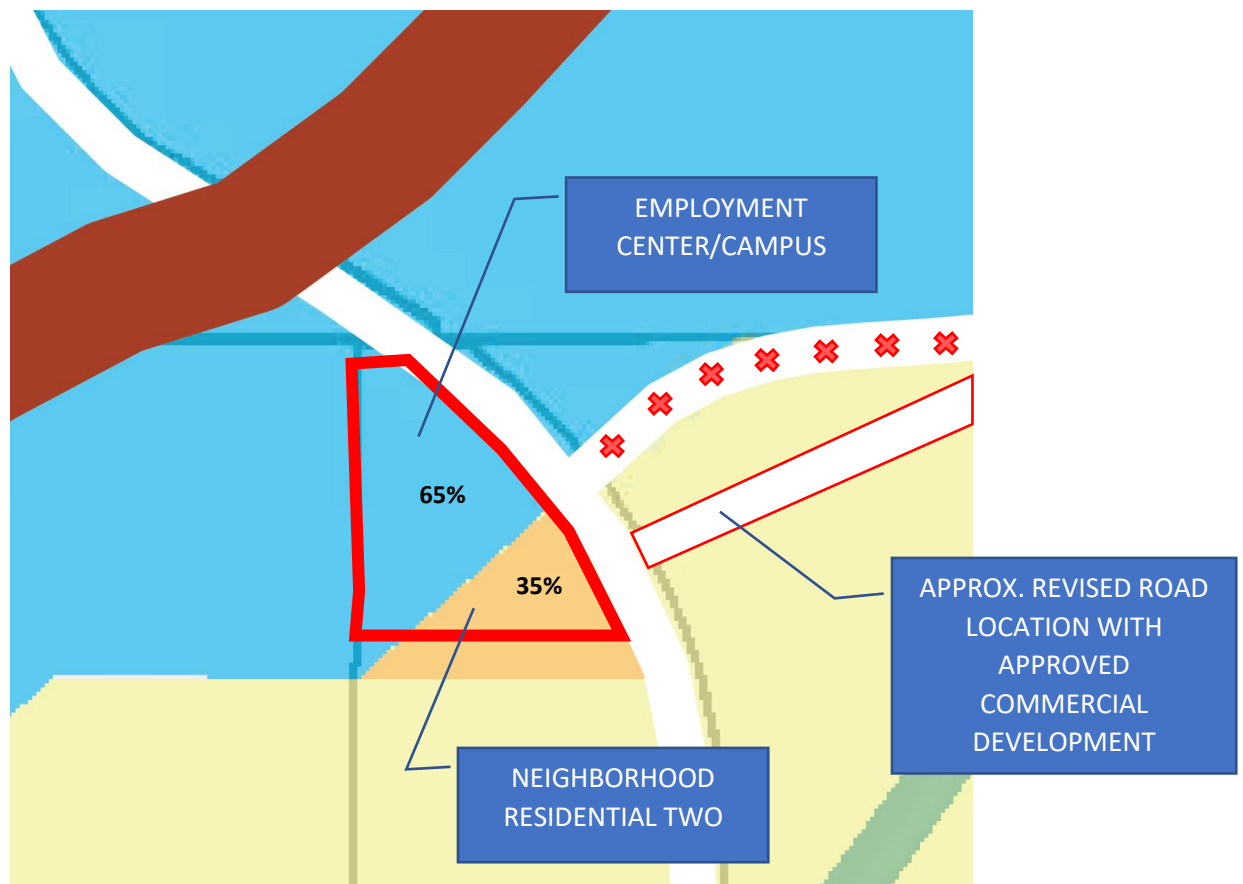
**SITE  
LOCATION**





## **CURRENT GENERAL PLAN**

### **FUTURE LAND USE MAP**



- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

#### **Mixed Use/Commercial Categories:**

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus

#### **CURRENT LAND USE RATIOS**

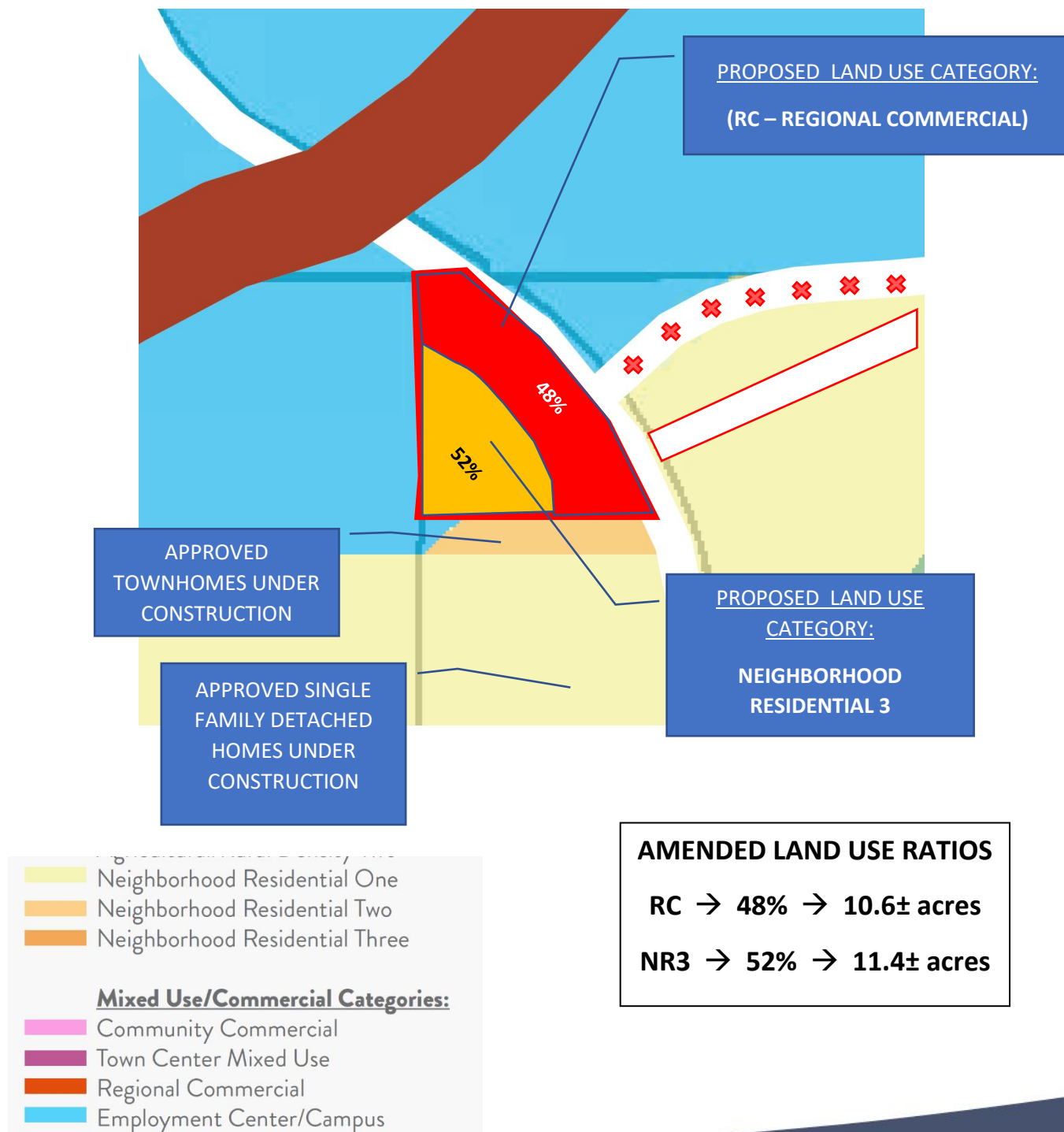
**ECC → 65% → 14.3± acres**

**NR2 → 35% → 7.7± acres**

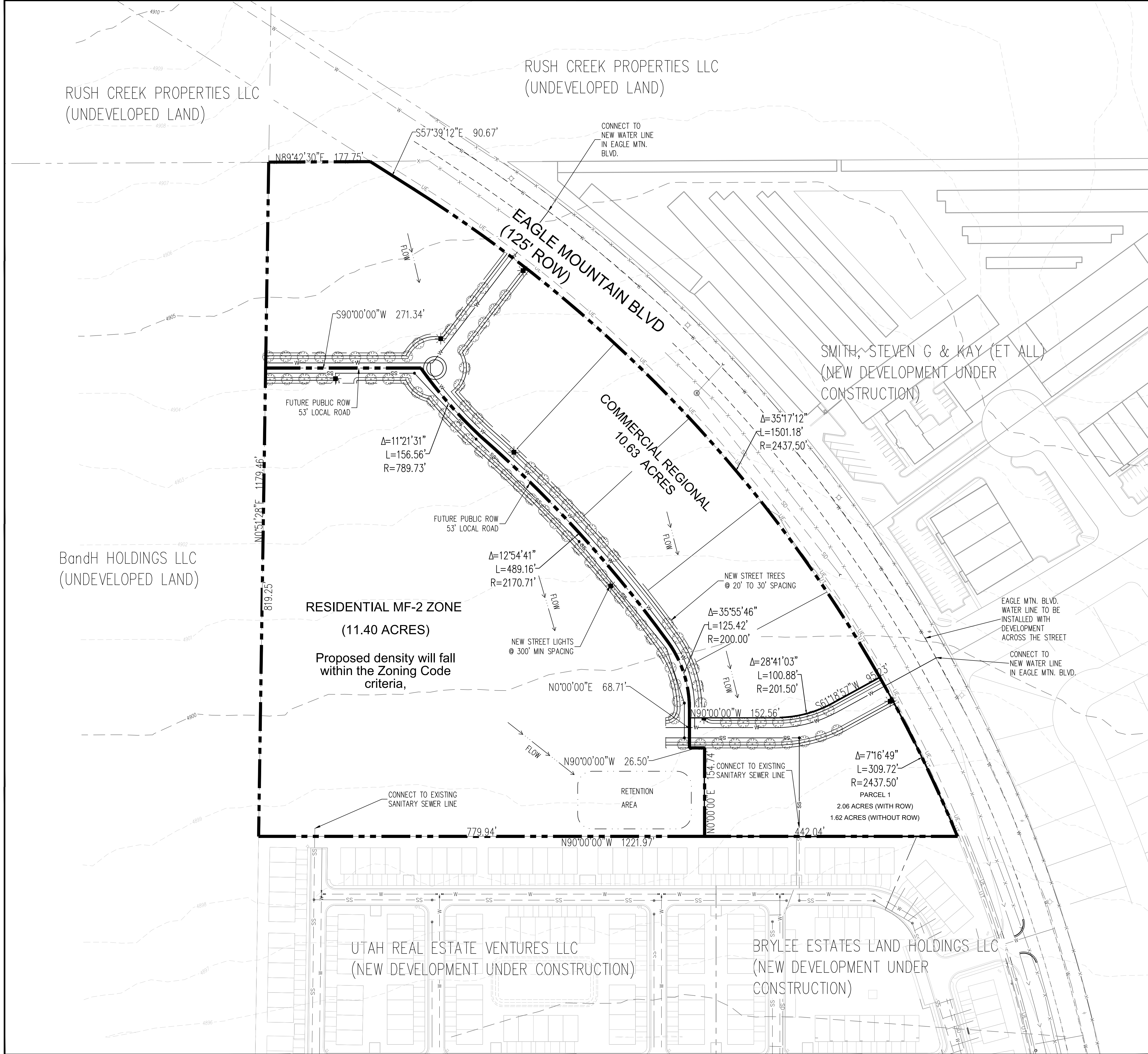


## PROPOSED GENERAL PLAN

### AMENDED FUTURE LAND USE MAP







Date  
9/21/2020

Engineer  
B Preece

Project Mgr  
B Preece

Sheet  
1 of 1

100 YEAR RETENTION CALCULATION

| CATCHMENT PROPERTIES |       |             |                     |  |
|----------------------|-------|-------------|---------------------|--|
| Area Composition     |       |             | Runoff Coefficients |  |
| Hardscape            | 10.00 | Ch          | 0.85                |  |
| Building             | 7.00  | Cr          | 0.9                 |  |
| Landscape            | 5.05  | Cl          | 0.15                |  |
| Total Area           | 22.05 | Composite C | 0.71                |  |

| 100 YEAR RETENTION CALCULATION |                   |       |             |              |
|--------------------------------|-------------------|-------|-------------|--------------|
| Time (min)                     | Intensity (in/hr) | CA    | Runoff (cf) | Storage (cf) |
| 5                              | 5.70              | 15.56 | 26,603      | 0            |
| 10                             | 4.34              | 15.56 | 40,511      | 0            |
| 15                             | 3.59              | 15.56 | 50,266      | 0            |
| 30                             | 2.41              | 15.56 | 67,487      | 0            |
| 60                             | 1.49              | 15.56 | 83,449      | 0            |
| 120                            | 0.792             | 15.56 | 88,714      | 0            |
| 180                            | 0.533             | 15.56 | 89,554      | 0            |
| 360                            | 0.272             | 15.56 | 91,402      | 0            |
| 720                            | 0.144             | 15.56 | 96,779      | 0            |
| 1440                           | 0.074             | 15.56 | 99,467      | 0            |
|                                |                   |       |             | 99,467 Cu Ft |

DRAINAGE NARRATIVE

THE EXISTING SITE DRAINS FROM NORTH TO SOUTH WITH AN APPROXIMATE 7-FOOT DROP. ALL RUNOFF FROM THE 22.05-ACRE SITE WILL BE RETAINED. THE REQUIRED RETENTION WILL BE 99,467 CU FT USING THE RATIONAL METHOD. THE RATIONAL METHOD INCLUDED THE USE OF RAINFALL INTENSITIES FROM NOAA AND A COMPOSITE RUNOFF COEFFICIENT OF 0.71.

UTILITY NARRATIVE

WATER DEMAND

THE PROPOSED DEVELOPMENT CONSISTS OF APPROXIMATELY EIGHT FUTURE COMMERCIAL SITES, 216 RESIDENTIAL UNITS, 1 CLUB AND A POOL. THE ESTIMATED WATER DEMAND WAS BASED ON INFORMATION CONTAINED IN UTAH ADMINISTRATIVE CODE RULE R309-510. FOR THE RESIDENTIAL UNITS IT WAS ESTIMATED THAT THERE WOULD BE AN AVERAGE DAILY DEMAND OF 400 GALLONS PER DAY PER CONNECTION. THE COMMERCIAL SITES WERE ESTIMATED TO HAVE AN AVERAGE DAILY DEMAND OF 7,000 GALLON PER DAY PER LOT. THE CLUB HOUSE AVERAGE DAILY DEMAND WAS ESTIMATED TO BE 179 GALLONS PER DAY. THE POOL AVERAGE DAILY DEMAND WAS ESTIMATED TO BE 216 GALLONS PER DAY. USING THE VALUE OF 2 FOR THE MAXIMUM DAILY AND PEAK HOUR DEMAND FACTORS THE RESULTS OF THE ESTIMATED WATER DEMANDS ARE SUMMARIZED BELOW.

|                            |             |
|----------------------------|-------------|
| Total Average Daily Demand | 142,795 GPD |
| Total Maximum Daily Demand | 285,589 GPD |
| Total Peak Hour Demand     | 397 GPM     |

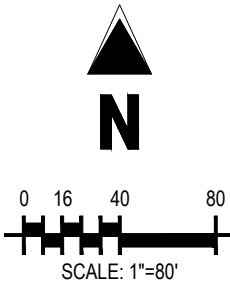
THE REQUIRED FIRE FLOW FOR THE DEVELOPMENT WAS ESTIMATED FROM INFORMATION SUPPLIED BY APPENDIX B IN THE INTERNATIONAL FIRE CODE 2018. EACH BUILDING WAS ASSUMED TO BE TYPE V-B. A SUMMARY OF EACH TYPE OF DEVELOPMENT WITH THE ESTIMATED SQUARE FOOTAGE AND FIRE FLOW IS PROVIDED BELOW.

| Required Fire Flows (TYPE V-B)     |                |                          |
|------------------------------------|----------------|--------------------------|
| Type of development                | Square Footage | Required Fire Flow (GPM) |
| Residential per building (12/bldg) | 13,447         | 3,250                    |
| Residential per building (24/bldg) | 24,046         | 4,250                    |
| Commercial per building            | 6,000          | 2,000                    |
| Club House                         | 3,000          | 1,500                    |

SEWER DEMAND

FOR THE SEWER DEMAND IT WAS ASSUMED THAT IT WOULD BE APPROXIMATELY HALF THE DEMAND REQUIRED FOR THE CULINARY WATER DEMAND WITH THE EXCEPTION OF THE RESIDENTIAL UNITS BEING HELD TO 100 GALLON PER DAY PER UNIT. A PEAK FLOW FACTOR OF 4 WAS ASSUMED. BELOW IS A TABLE SUMMARIZING THE TOTAL AVERAGE DAILY DEMAND AND THE PEAK FLOW.

|                            |             |
|----------------------------|-------------|
| Total Average Daily Demand | 124,998 GPD |
| Total Peak Flow Demand     | 258.74 GPM  |



Galloway

1926 W. Pleasant Grove Blvd., Suite B  
Pleasant Grove, UT 84062  
801.922.1332  
gallowayus.com

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NOT FOR BIDDING  
NOT FOR CONSTRUCTION

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BRYLEE NORTH  
MASTER SITE PLAN &  
LAND USE PLAN  
EAGLE MOUNTAIN, UT

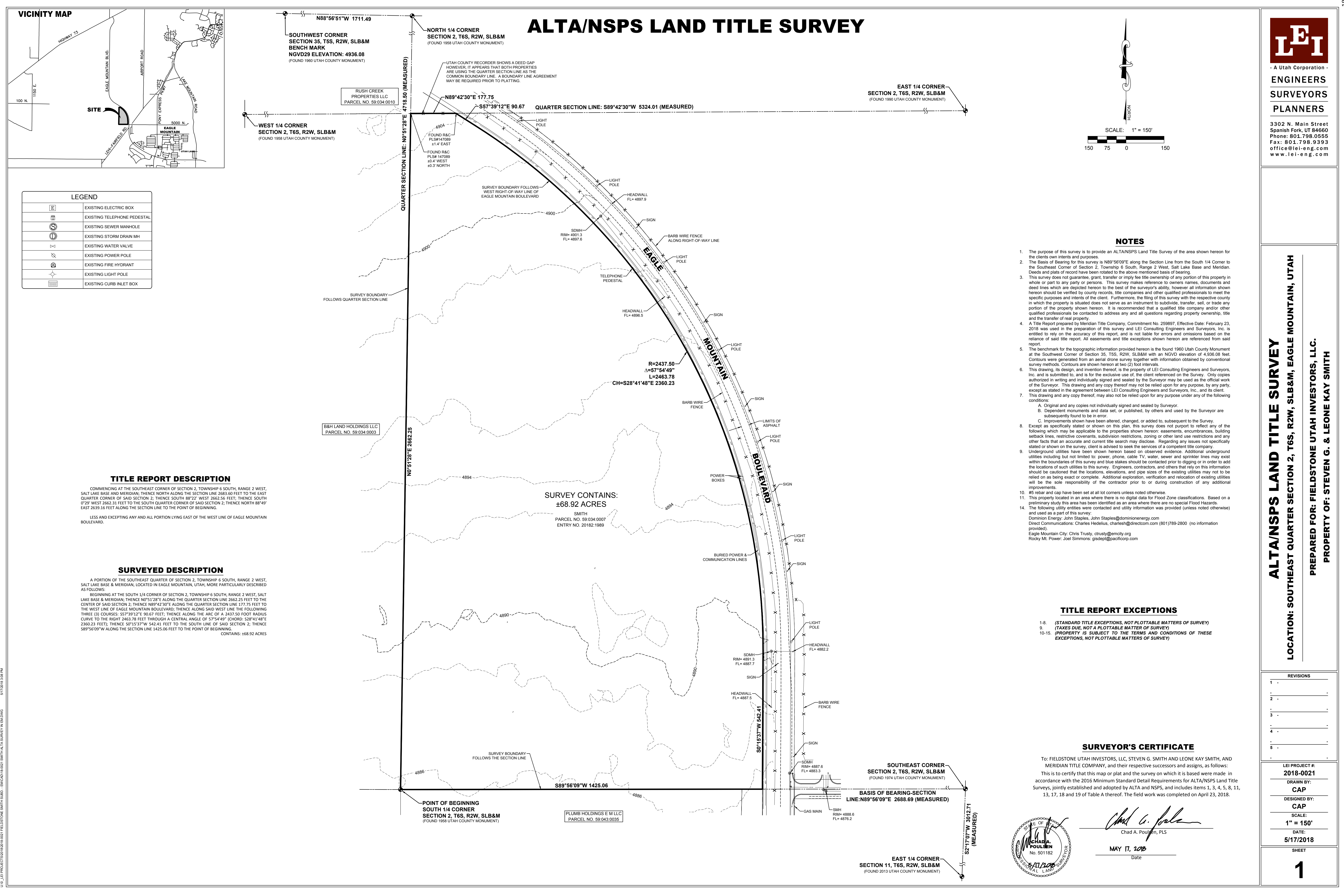
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Project No:  
Drawn By: RCL  
Checked By: BAP  
Date: 2020/08/26

MASTER PLAN

1 OF 1





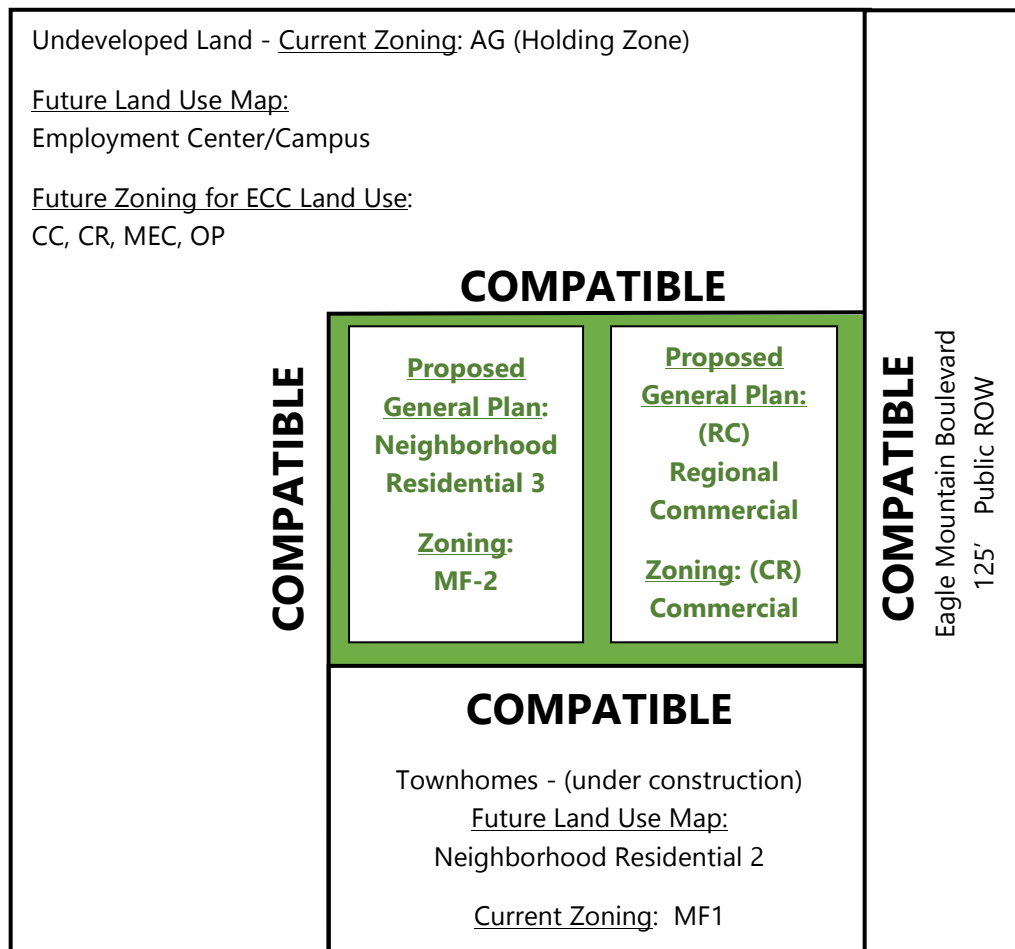


## **BRYLEE NORTH Compatibility Statement**

The schematic below demonstrates the subject property and adjacent general plan designations and zoning designations (with the proposed general plan map amendment and proposed zoning applied).

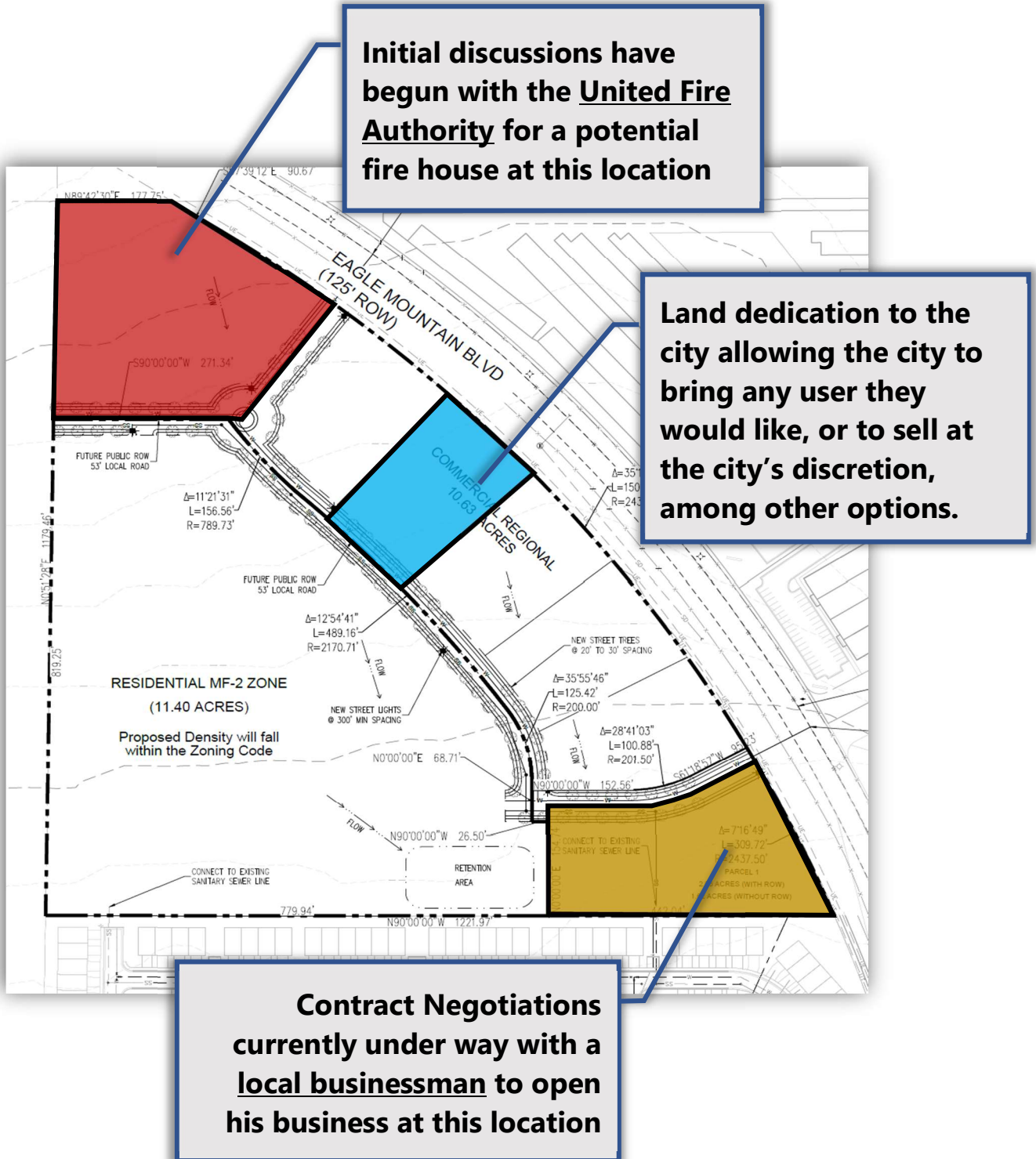
The Proposed Neighborhood Residential 3 land use with the proposed (MF2) Multi-Family 2 zone, is adjacent to the General Plan (ECC) Employment Center/Campus land use within which approved zones include (CC), (CR), (MEC), and (OP); all of which are compatible buffers for the (MF2) zone. Also, the (MF1) Multi-Family 1 to the south and the (CR) Commercial Regional to the west are compatible with the MF2 zone.

The proposed (CR) Commercial Regional zone is compatible with the (ECC) land use designation and its potential zones to the north. The proposed (CR) zone is also an approved use within the (ECC) land use category. The CR zone is also compatible with (MF2) to the west and (MF1) to the south. To the east, the subject property is adjacent to Eagle Mountain Boulevard which is 125' of public right-of-way.





## ANTICIPATED DEVELOPMENT OPPORTUNITIES





## LAND DEDICATION TO THE CITY

After consulting with city staff on what value the applicant could offer to the city in exchange for approval of their general plan map amendment and rezone applications, the applicant is willing to dedicate to the city some of its land, specifically a commercial development pad within the project and as indicated below; 1.0± acre pad.

The notion of deeding land to the city was introduced by Ifo Pili in a meeting with city staff and the applicant (prior to Ifo's recent departure from the city). The dialogue has continued with Paul Jerome and the planning staff since that time. The basis of the narrative was that owning land empowered to city to promote its objectives and make direct decisions about development and businesses coming to the Eagle Mountain city center area.

Dedicating land directly to the control of Eagle Mountain will provide maximum flexibility to the City with options including: holding the land for future value, selling the land for an immediate financial stimulus, enticing a commercial user/restaurateur to build and operate at this location with a low or non-existent land basis, or ground leasing to a business to build a revenue stream for the city while also bringing the desired amenities to the city. While not an exhaustive list, the options presented are intended to be thought provoking around the possibilities. A partnership in this development is a win all around.





EXHIBIT TO DEMONSTRATE THE EFFECT OF BUILDING SIZE AND PARKING ON SITE LAYOUT AND FEEL.



11.7 ACRES  
18 DU/ACRE

12 UNITS / BUILDING  
18 BUILDINGS - 216 UNITS

PARKING REQUIREMENTS  
2 PER DU + 1 GUEST PER 3 DUs

REQUIRED: 432 + 72 = 504

PROVIDED: 482



EXHIBIT TO DEMONSTRATE THE EFFECT OF BUILDING SIZE AND PARKING ON SITE LAYOUT AND FEEL.



11.7 ACRES  
18 DU/ACRE

24 UNITS / BUILDING  
9 BUILDINGS - 216 UNITS

PARKING REQUIREMENTS  
2 PER DU + 1 GUEST PER 3 DUs

REQUIRED: 432 + 72 = 504

PROVIDED: 372





**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING  
DECEMBER 8, 2020**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| <b>TITLE:</b>     | PUBLIC HEARING - Scenic Mountain Phase C (Master Site Plan, Conditional Use Permit) |
| <b>ITEM TYPE:</b> | Master Site Plan and Conditional Use Permit                                         |
| <b>APPLICANT:</b> | Julie Smith (Fieldstone Homes)                                                      |

**ACTION ITEM:**

Yes

**PUBLIC HEARING:**

Yes

**PREPARED BY:**

Pete Kane, Planning

**BACKGROUND:**

Scenic Mountain is a development project that includes just under 35 acres of land on the south side of SR-73 and northeast of The Ranches at the municipal boundary with Saratoga Springs. The project was granted an approved master development plan and agreement, with the latest amended and restated agreement dating back to March 2017. The master development agreement (MDA) breaks the project into three planning areas:

- Planning Area 1 (Phase A) - single-family home cluster development (under the previous Tier III single-family residential zoning designation) with a right to build up to 86 residential units with a gross density not more than 5.49 units/acre. This phase includes about 15.65 acres of land. This Planning Area has an approved preliminary plat for 80 cluster homes which are currently under construction.
- Planning Area 2 (Phase B) - a townhome development (under the previous Tier III multifamily residential zoning designation) with a right to build up to 83 townhome units with a gross density not more than 8.23 units/acre. This phase includes about 10.09 acres of land. This Planning Area was reduced in area by UDOT acquisition of a portion of the land. Planning Area 2 was approved for 40 townhomes units and is currently under construction.
- Planning Area 3 (Phase C - the subject of these applications) - preserved as a flexible use area development allowing either a commercial office/retail development; residential units under the previous Tier III-Tier IV subdivision requirements; or a combination of residential and commercial units. The MDA limits the residential development in this phase to 120 units. This phase includes about 5.39 acres of land. Due to the UDOT



acquisition of a portion of this Planning Area, the maximum unit allowance was reduced to 89 units.

The MDA also requires a slope transition area/natural open space along the eastern and southeastern portions of Phase C due to topography and to create a transition between the uses. Phase C does not include any required improved park areas; these were identified to be included in the first two phases. Phase C does however require 1,000 square feet of open space per each residential unit. The proposed plan calls for utilizing N Vernham Lane which creates a connection to SR-73 and Phase A as well as E Hurstbourne Drive running east-west to connect into Phase B.

The land use proposed is a townhome residential use (84 units) with alley-loaded garages. The townhome buildings will vary in unit count between two up to eight. Off-street (and street-adjacent) guest parking is included throughout the project. A pickleball court and playground are planned. There is also over two acres of open space which exceeds the required 1,000 sf of open space per unit and includes the area of slope transition.

Based on the size of the property (over 5 acres), the proposed use (multifamily), and that it will be developed in three separate phases, a master site plan approval is required. Additionally, the master development agreement sets the code compliance to the City Code at the time of signing. At that time, multifamily developments required the approval of a conditional use permit (CUP) by the Planning Commission. A CUP was also required and approved (Dec 2018) for the Phase B portion of the project which was also a townhome development. The applicant has submitted a request for conditional use permit.

#### **ITEMS FOR CONSIDERATION:**

##### **CITY CODE COMPLIANCE**

The MDA provides the development of the project in accordance with the provisions of the Code, ordinances, and regulations in effect as of the date of the MDA (being March 2017). It also includes a statement that "[n]otwithstanding anything to the contrary herein, any City ordinance, amendment to the City's laws, or other development standard enacted by the City after the date of this Agreement which has the effect of prohibiting and/or materially and unreasonably



restricting Developer's rights to develop the vested densities set forth in this Agreement and the Master Development Plan for the Property shall be inapplicable to the Property...and shall not affect or regulate the development and use of the Property, unless the City Council, on the record, finds that a compelling, countervailing public interest would be jeopardized by applying the provisions of this Agreement." Feedback provided in this report is based on references to the current code as it may be determined they would not "materially" or "unreasonably" restrict the Developer's rights.

#### VESTED RIGHTS

The MDA allows for the development of Phase C as either commercial office/retail development, residential units under the previous Tier III-Tier IV subdivision requirements, or a combination of residential and commercial units. Phase C (made up of about 7.22 acres at MDA signing) allows for a maximum of 120 units in this portion. It includes a clause that any takings/purchase by UDOT of a portion of the land that makes up Phase C will reduce the allowed number of units by the percentage of land reduction for UDOT. UDOT did acquire a portion of Phase C, leaving the development area with about 5.39 acres of land. This reduces the allowed number of units to 89, where the applicant is proposing 84 units.

#### PHASING

The applicant proposes to develop Phase C in three phases. Phase 1 will include the 13 townhomes on the west side of Vernham Lane. Phase 2 will include the 39 townhomes south of Hurstbourne Drive. The final phase will be the remaining 32 townhomes to the north of Hurstbourne Drive.

#### ACCESS & ROADS

The development of Phase C will utilize the road network under construction in the development which will provide access to the north to SR-73, access to the south to Phase A, access to the east to Phase B, and a stub road to the west for future development of the vacant land.

Staff recommends that Elkhorn Drive be given a different name, as there's an Elkhorn Road in Valley View North in Eagle Mountain. "No Parking" signs and restrictions need to be applied to one side of any road that is under 32 feet in width. The no parking restriction should be applied to the same side of the street as fire hydrants with



signs placed at a maximum separation of 100 feet.

#### OFF-STREET PARKING

Multifamily developments require one guest off-street parking space for every three units. With 84 townhomes, Phase C is required to have 28 off-street parking spaces. The plan calls for 35 guest parking spaces; 21 of these are standard off-street spaces while 14 are parallel parking space along the north side of Hurstbourne Drive.

#### FIRE SAFETY

A fire hydrant is requested near unit #146. The fire hydrant detail (detail #5) in the master site plan packet should be updated to the city fire hydrant detail. All alleys need turn radius at the entry/exit points for fire apparatus.

#### RETAINING WALLS

Retaining walls are proposed adjacent to the open space area along the southeast portion of the property. Staff recommends that retaining walls have a maximum height of five feet (5'). Any retaining wall of more than five feet should be broken up and designed as a tiered retaining wall with each wall at a maximum height of five feet, with six horizontal feet between walls. A short fence is requested at the top of the retaining wall between the wall and trail to improve safety.

#### OPEN SPACE AND AMENITIES

The MDA requires a slope transition area/natural open space along the eastern and southeastern portions of Phase C due to topography and to create a transition between the uses. Phase C does not include any required improved park areas; these were identified to be included in the first two phases. Phase C does however require 1,000 square feet of open space per each residential unit. Based on the amenities calculations, this means that Phase C requires 193 points. The entire Scenic Mountain development requires at least 468 amenity points. Phase C includes amenities that achieve a point total of 155.8. When added to the point total for phases A and B, the total points is 537.5. A path/stair connection from the pickleball court to the trail to the southeast is recommended.

#### DEVELOPMENT STANDARDS

Under the City Code at the time of the MDA signing, the following development standards applied to multifamily projects in the Tier III and Tier IV categories:



- Garage dimensions - two-car garages must be a minimum of 20 feet by 20 feet. The applicant has requested using this size requirement. Current code EMMC 17.25.050(D) now requires garages to be at least 22 feet by 22 feet.
- Building height - maximum of 35 feet. The proposed buildings have a height of 31 feet.
- Minimum distance between multifamily structures - 20 feet is required. The plans show a minimum of at least 20 feet between all buildings including with the townhome buildings to the east.
- Setbacks - The previous code only established a minimum distance between multifamily structures, but did not set explicit front/rear/side setbacks. The current code EMMC 17.25.040, requires a 15-foot front setback, rear setback of 30 feet (between buildings), and side setback of 15 feet in the MF1 and 20 feet in the MF2 (between buildings). The plans demonstrate a minimum of 12 foot front setback and 10 foot setback (occurring along Hurstbourne Drive) and 30 foot rear setback (between buildings).

## DESIGN STANDARDS

The design standards under the previous and current versions of the City Code are the same and outlined below.

- Building orientation - EMMC 17.72.030(A)(2) require that multifamily buildings "shall front those streets and provide a primary entrance toward the street. If the side of a building faces a street, an entrance should be provided on that facade. Blank walls and/or rear facades should not be placed adjacent to streets." The building orientation and elevations demonstrate compliance with this requirement.
- Garage location - EMMC 17.72.030(C) require that garage be placed to the rear and accessed by a service drive. The plans demonstrate compliance with this requirement.
- Roofs - EMMC 17.72.040(C), both previous and current versions, require that multifamily buildings "contain sloping roofs, overhanging eaves, and multiple roof planes and heights." The plans demonstrate compliance with this other than multiple roof heights.
- Building articulation - EMMC 17.72.040(D) require vertical and horizontal articulations including facade modulation, changes in textures/materials, window patterns, offsets, recesses, and projections. The front and rear facades include



facade offsets and projections as well as material changes (vertically). The side facades include projections and material changes (vertically). The plans demonstrate compliance with this requirement.

- Architectural detailing - EMMC 17.72.040(E)(2) requires "a majority of the following architectural detailing: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable." The plans demonstrate compliance with this requirement.
- Building materials - EMMC 17.72.040(F)(1) requires a minimum of at least two exterior materials on all faces with each material used at least on 30% of each side. The plans call for fiber cement lap siding as the primary material and fiber cement board and batten siding as the secondary. The plans demonstrate compliance with this requirement, with both materials exceeding the 30% requirement on each face.
- Building colors - EMMC 17.72.040(G) states that building colors are not restricted to desert landscape colors and recommends a wide color palette. The applicant has put together four color palettes with a mix of blues, greys, whites, and tans. The applicant does not intend to repeat a color palette on adjacent buildings.
- Garage doors - EMMC 17.72.050(H) requires that garage doors not be "the most prominent or visible feature on a building" and be accessed from the side or rear of the building. The plans demonstrate compliance with this requirement.
- Lighting - EMMC 17.72.040(I) requires that lighting be shielded and directed downwards. The plans call for recessed can lights at the front entries and rear garages. The plans demonstrate compliance with this requirement.
- Mailbox structure - EMMC 17.72.040(J) states that cluster mailboxes should be used for multifamily developments based on USPS requirements. It recommends that the structures should "emulate the buildings in materials and color." The example cluster mailbox submitted does not appear to emulate the building materials or colors. The applicant should develop specific details plans for the cluster mailbox to reflect the



design of the buildings. Additionally, the mailbox structure is proposed on the west side of Vernham Lane at the intersection with Hurstbourne Drive. This could create a traffic issue with residents stopping and idling their vehicles at the mailbox, given that Vernham Lane is a primary access into and out of Scenic Mountain onto SR-73. Staff recommends that the cluster mailbox be located on the south side of Hurstbourne Drive adjacent to the retention area. This will allow residents to utilize the guest parking spaces adjacent to the retention area in order to pick up mail and keeps this traffic off the main roadway.

- Mechanical equipment - EMMC 17.72.040(K) states that mechanical equipment shall be screened. The plans do not note the location of each townhome's mechanical equipment (i.e. HVAC compressors). This equipment is recommended to be screened, likely with vegetation, while not impeding the function of the equipment.
- Storage, loading areas, and trash enclosures - EMMC 17.72.040(L) requires screening for any outdoor storage, loading area, or collective trash enclosure. The project does not call for any of these features.

## FENCING

The applicant has proposed privacy fencing along the property line to the north which is UDOT land for the highway and around the retention area. EMMC 16.35.090 requires privacy fencing along this property line. The applicant has proposed a wood-alternative composite fence of six feet (6') in height in a grey color. The City Code at the time of the MDA signing allowed for privacy fencing of stone, masonry, decorative concrete, or wood-alternative composite material. To note, the applicant has stated they want to use the same fence for Phase B, however, staff has not yet determined if the fencing was submitted/approved with the preliminary plat for Phase B.

Sport fencing (chainlink) of eight feet (8') with gates is proposed around the pickleball court. EMMC 17.60.120(I) allows chain link fencing for sport courts and exempts this fencing from the height limitations for EMMC 17.60. The USA Pickleball Association recommends a ten foot (10') fence around a pickleball court.

## REPORTS



Storm drain and geotechnical study reports have been submitted. Summaries of each are attached to this staff report. The full report(s) are available upon request.

#### CONDITIONAL USE PERMIT

EMMC 17.95.070 establishes the standards and considerations for conditional use permits (CUP). Items to consider include:

- Site of the structure/use (such as adequacy of site, screening, adjoining uses, and displays and signage). Of note, the potential use of the property to the west is commercial. The use to the south is cluster homes that roughly fall between the current zone designations of RC and MF1. The use to the east is townhomes that would fall under the current zone designation of MF1. The proposed use for Phase C would fall between the current zoning designations of MF1 and MF2 (due to the mix of number of units per building).
- Traffic circulation and parking (such as street layout, access, and truck traffic). An exhibit is attached to identify the type and ownership of the roads within Phase C and the overall Scenic Mountain development.
- Impact on surrounding uses (such as impact of patrons, hours of operation, off-site effects, special hazards, and public convenience). This element is typically applied to commercial developments, however, this project does include public congregation and activity features. There's a proposed pickleball court to the south of the southern-most building on Elkhorn Drive and playground to the southwest of the end of Crowley Way.

For reference, the CUP for Phase B was granted without conditions.

#### **REQUIRED FINDINGS:**

Master site plan and conditional use permit approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a master site plan and conditional use permit can be found in EMMC 17.100 and 17.95.060, respectively. The Scenic Mountain master development agreement should also be considered when reviewing these applications.



**RECOMMENDATION:**

We recommend the Planning Commission make a motion to recommend approval of the master site plan to the City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. Approval of the master site plan to serve as approval of the preliminary plat;
2. Adjacent buildings cannot have the same color palette;
3. Rename Elkhorn Drive;
4. "No parking" restriction for one side of any road under 32 feet in width;
5. Replace fire hydrant detail with city's fire hydrant detail;
6. All alleys need turn radius at the entry/exit points;
7. Approved fencing for Phase C shall be used in Phase B as well;
8. Retaining walls at a maximum of five feet, or tiered, with a fence between retaining wall and trails;
9. Addition of a path/stairway from the pickleball court to the trail to the southeast;
10. Pickleball court fencing to be ten feet (10') in height;
11. The cluster mailbox shall be relocated to Hurstbourne Drive by the retention area;
12. The cluster mailbox shall be designed to emulate the design of the townhomes in materials and colors; and
13. Each townhome's exterior mechanical equipment to be screened from view.

We recommend the Planning Commission make a motion to approve the conditional use permit, for the reasons set forth in the staff report and in the meeting.

**ATTACHMENTS:**

[Master Site Plan](#)

[Building Plans, Lighting Plan, and Renderings](#)

[Landscape Plan and Amenities Calculations](#)

[Proposed Fencing and Cluster Mailbox](#)

[Private vs Public Roads](#)

[Storm Drain Report \(summary\)](#)

[Geotech Study \(executive summary\)](#)

[Scenic Mountain Master Development Agreement - Amended and Restated 2017](#)







**WATER:**

1. PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4" OF COVER (MINIMUM) FROM FINISHED GRADE, 3" MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10" SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
4. SEWER VS. 3" MINIMUM SEPARATION BETWEEN SEWER VS.
5. LATERAL STUBS: A STUBS MUST EXTEND 15" INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE YS AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
6. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

**WATER:**

1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4" COVER FROM FINISHED GRADE (MINIMUM), 3" MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
4. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3" MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE CHECK MODEL. ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
8. LATERALS: ALL LATERALS NOT BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15" INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
9. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
10. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
11. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
12. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.

**STORM DRAIN:**

1. BEDDING: ¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
2. ADS: ALL ADS RISE TO BE 11" BRAND.
3. COLLARS: COLLARS TO BE 1"X1" AROUND PIPE, 4000 PSI CONCRETE. INSPECTION IS NEEDED PRE & POST COLLAR POUR.
4. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

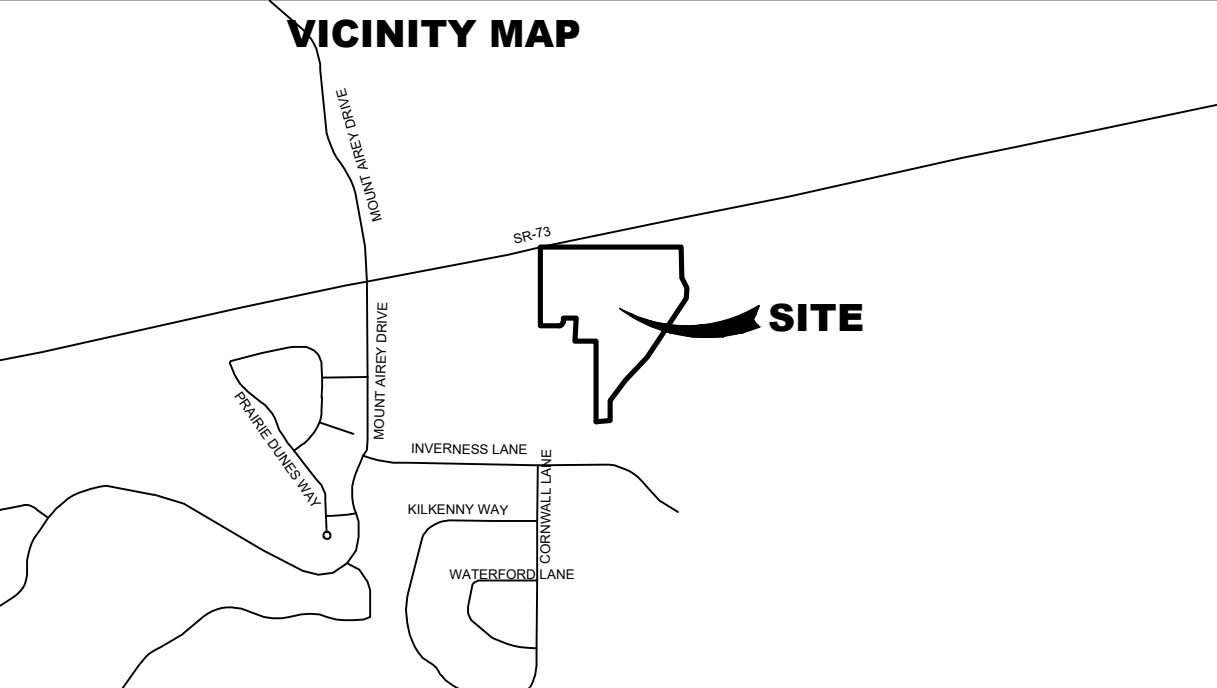
**ROAD SECTION:**

1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: I.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE, CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1" WIDE BY 1" DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COLLARS AND WATER VALVE TOWERS TO BE ¾" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¾" TO 1" DOWN FROM ASPHALT EDGE.

This site plan illustrates the layout of Scenic Mountain Phase A, a residential development. The plan is bounded by Northup Way to the west, Longleaf Lane to the north, and Hurstbourne Drive to the east. The central area is defined by Vernham Lane to the west and Crowley Way to the east. The streets are as follows:

- Northup Way:** A vertical street on the western edge, with lots numbered 101 through 113.
- Longleaf Lane:** A horizontal street at the northern edge, with lots numbered 184 through 170.
- Hurstbourne Drive:** A horizontal street at the eastern edge, with lots numbered 153 through 167.
- Vernham Lane:** A vertical street on the western side of the central area, with lots numbered 114 through 121.
- Elkhorn Drive:** A vertical street in the center, with lots numbered 122 through 131.
- Bartlett Lane:** A vertical street on the eastern side of the central area, with lots numbered 146 through 150.
- Crowley Way:** A vertical street on the eastern edge, with lots numbered 151 through 152.

The central area contains a retention pond and a pickle ball court. The plan also shows a creek or waterway running along the eastern boundary, with a bridge crossing it. The surrounding areas are labeled as Scenic Mountain Phase A Plat 2, Scenic Mountain Phase A Plat 4, and Scenic Mountain Phase B Plat 1.



|                         |                  |
|-------------------------|------------------|
| <b>TABULATIONS</b>      |                  |
| TOTAL ACREAGE:          | 5.88 ACRES       |
| BUILDABLE ACRES:        | 5.88 ACRES       |
| OVERALL DENSITY:        | 14.29 UNITS/ACRE |
| TOTAL # OF UNITS:       | 84 UNITS         |
| TOTAL OPEN SPACE:       | 2.45 ACRES       |
| PARKING REQUIRED:       | 189 SPACES       |
| UNCOVERED PARKING:      | 36 SPACES        |
| COVERED PARKING:        | 168 SPACES       |
| TOTAL PROVIDED PARKING: | 204 SPACES       |

# LEGEND

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

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|                        |                                                                                       |
|------------------------|---------------------------------------------------------------------------------------|
| PROPOSED               |                                                                                       |
| WATER                  | — W —                                                                                 |
| WATER VALVE            |  |
| FIRE HYDRANT           |  |
| SEWER                  | — SS —                                                                                |
| SEWER MANHOLE          |  |
| STORM DRAIN            | — SD —                                                                                |
| STORM DRAIN MANHOLE    |  |
| STORM DRAIN CURB INLET |  |

**PROJECT NAME**  
SCENIC MOUNTAIN

SHEET

**COVER**





A Utah Corporation  
**ENGINEERS  
SURVEYORS  
PLANNERS**

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www.lei-eng.com

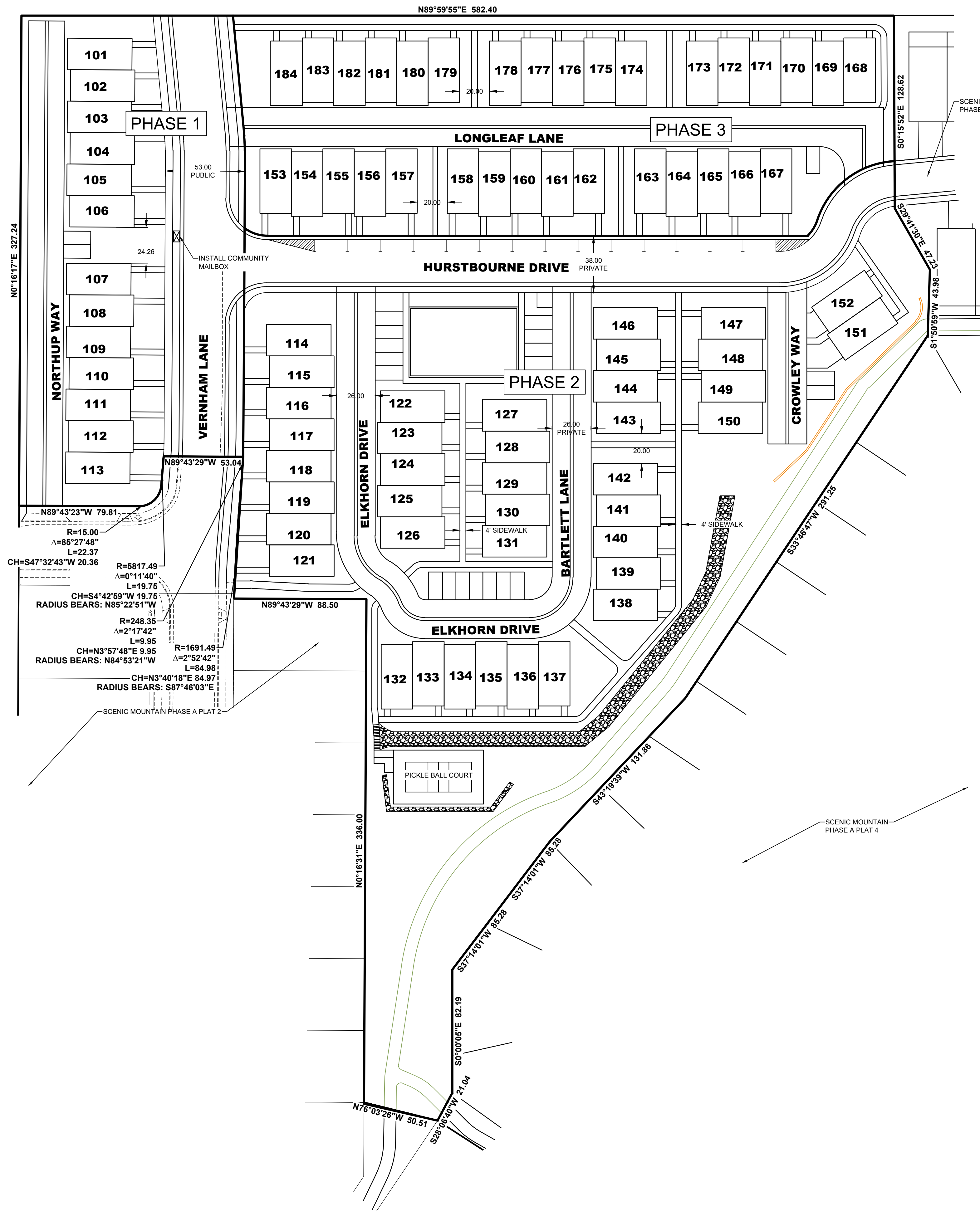
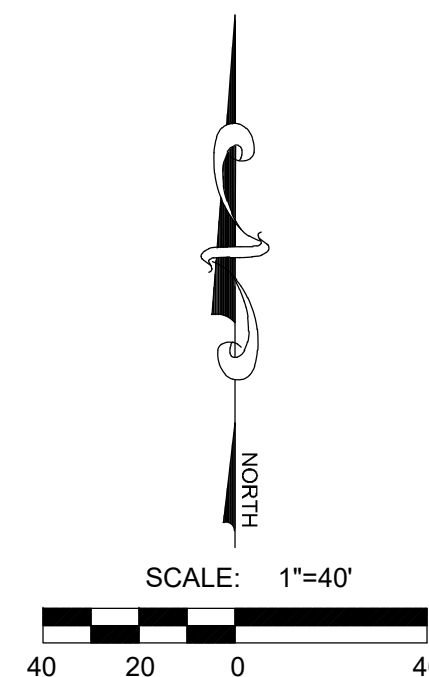
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CONSTRUCTION

**SCENIC MOUNTAIN- PHASE C PRELIMINARY**  
EAGLE MOUNTAIN, UTAH  
LOT LAYOUT

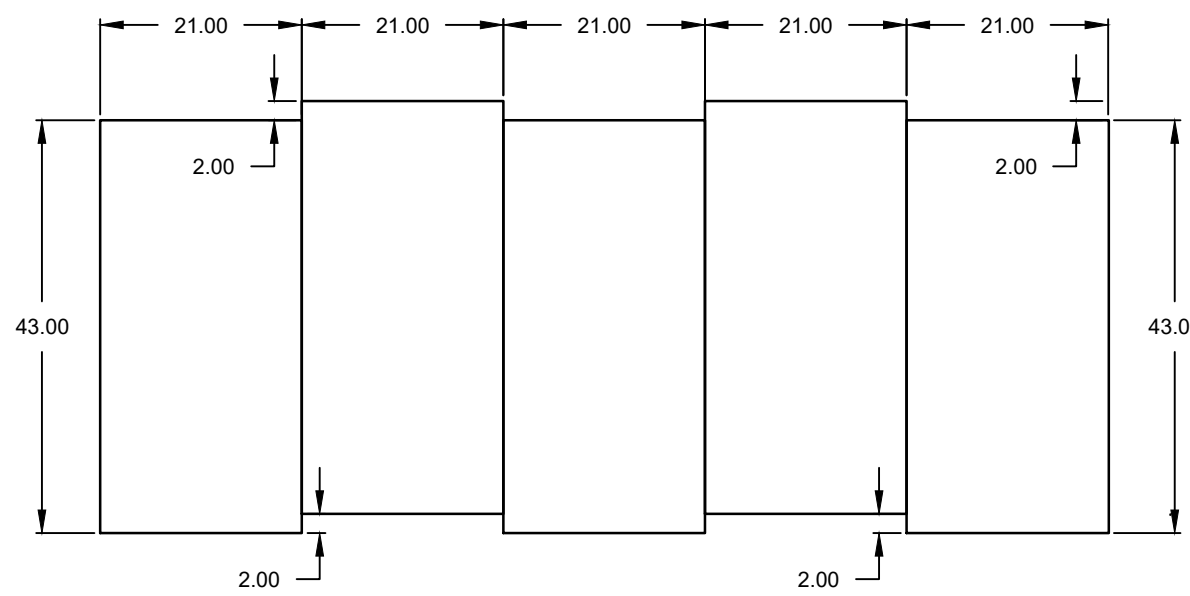
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LEI PROJECT #:  
**2018-0025**  
DRAWN BY:  
**DSE/BJA**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=40'**  
DATE:  
**12/1/2020**

SHEET  
**C-100**



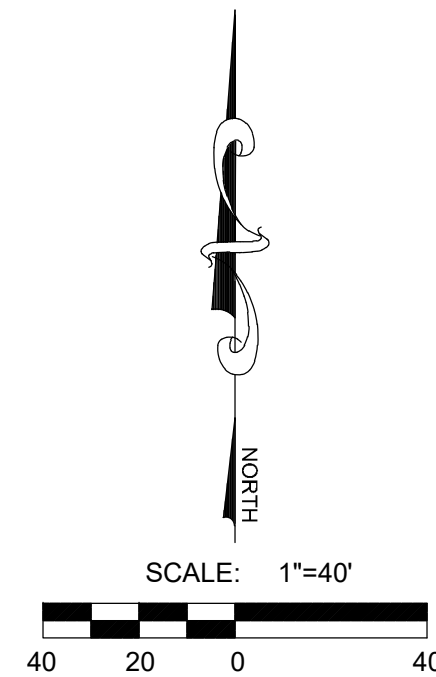
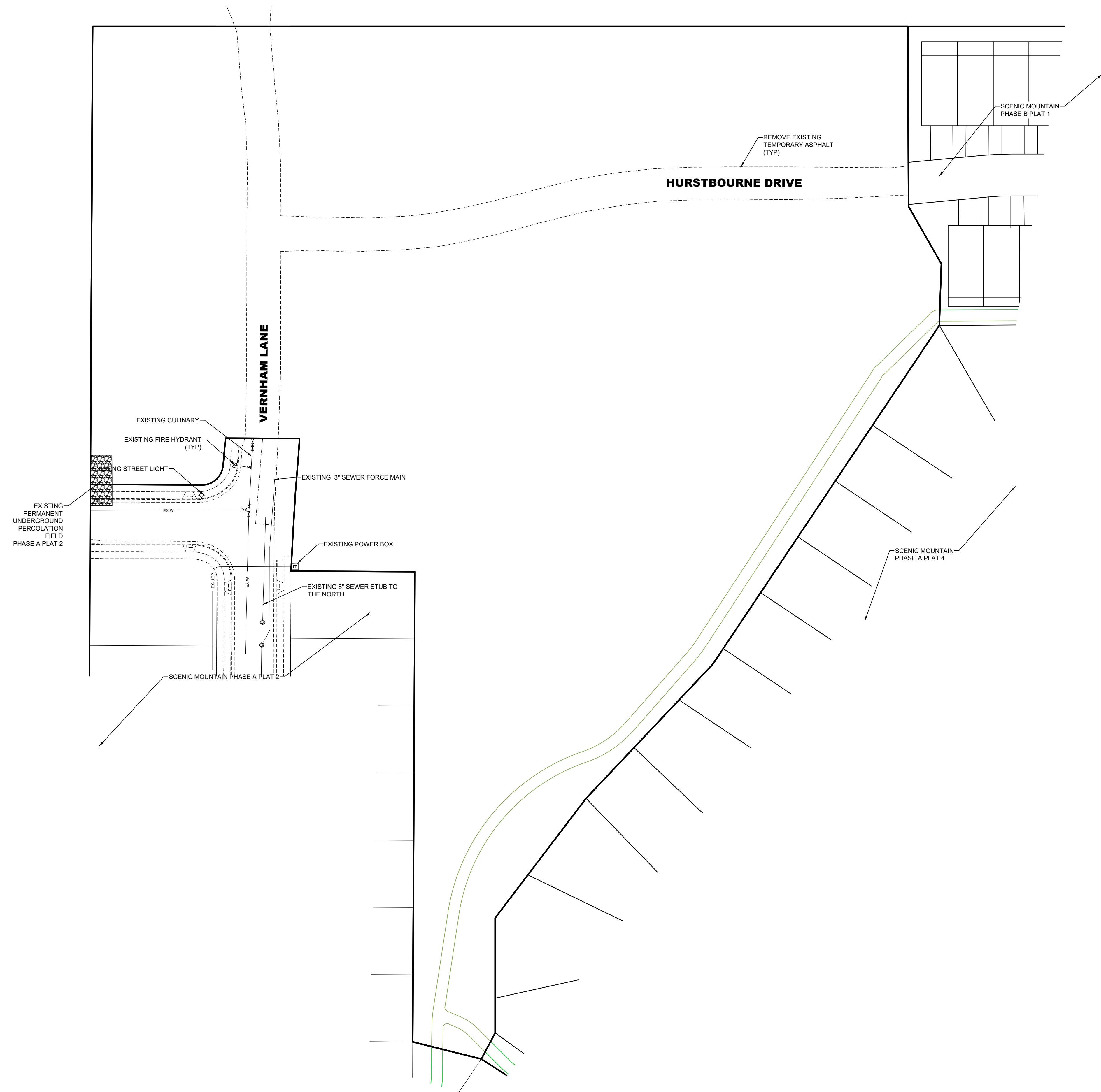
NOTES: PHASE 1 TO INCLUDE THE RETENTION  
POND, LIFT STATION AND REQUIRED PIPING



TYPICAL BUILDING LAYOUT



\\LEI-UT\Projects\2018\2018-0025\SCENIC MOUNTAIN- PHASE C PRELIMINARY\SCENIC MOUNTAIN- PHASE C PRELIMINARY.dwg 12/1/2020 10:10:10 AM BTG



**LEI**  
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CONSTRUCTION

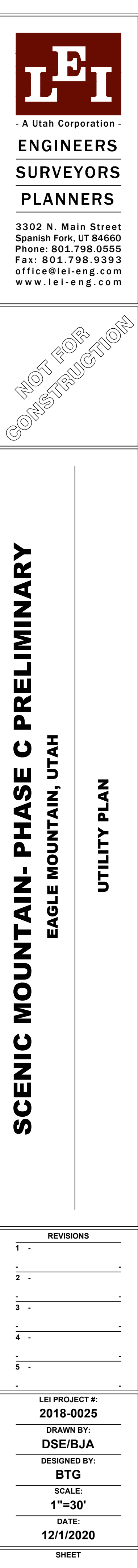
**SCENIC MOUNTAIN- PHASE C PRELIMINARY**  
**EAGLE MOUNTAIN, UTAH**  
**EXISTING CONDITIONS/DEMO PLAN**

| REVISIONS |  |
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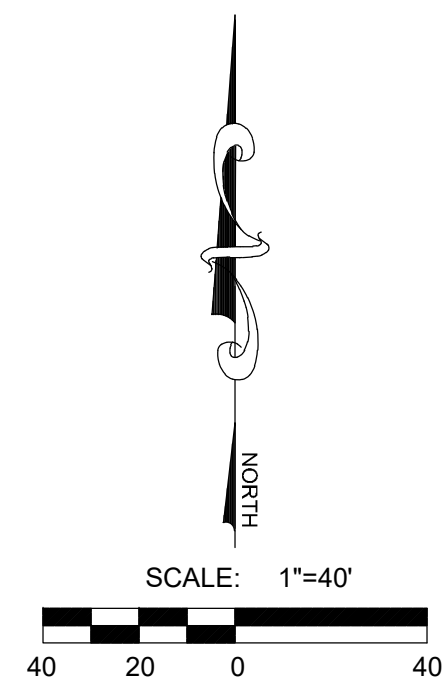
LEI PROJECT #:  
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LEI PROJECT #:  
**2018-0025**

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**BTG**

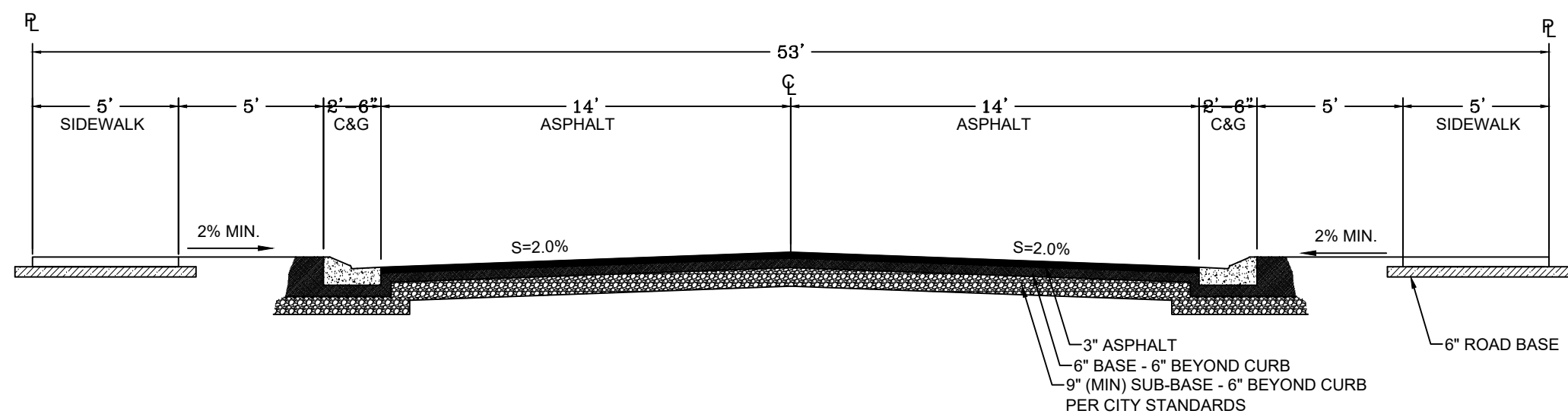
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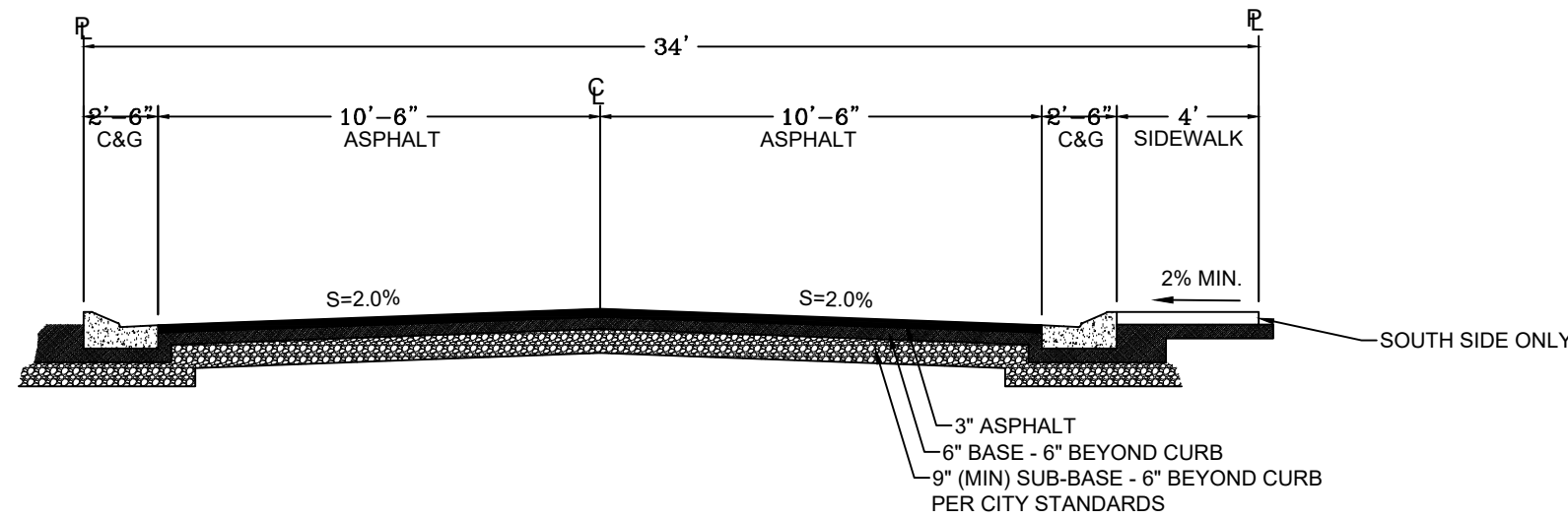
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**12/1/2020**

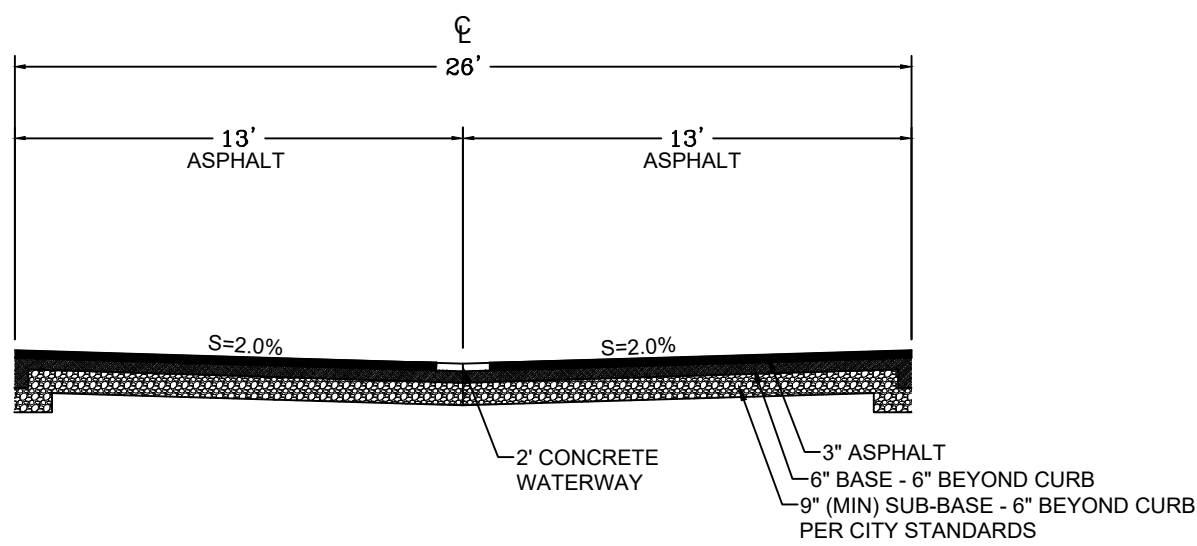




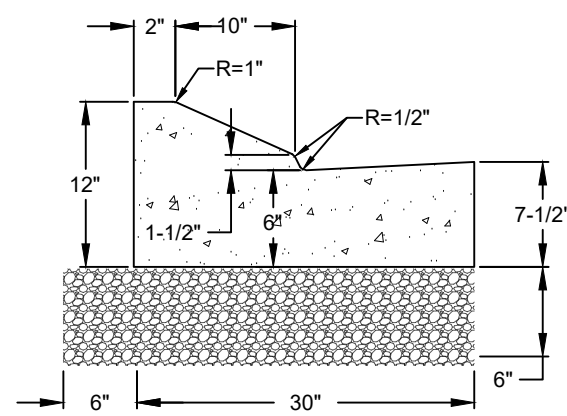
|   |                        |
|---|------------------------|
| 1 | 53' ROW-(VERNHAM LANE) |
|---|------------------------|



## 2 34' ROW-(HURSTBOURNE DRIVE CONTINUATION)



**3 26' ROW-(PRIVATE ALLEY)**

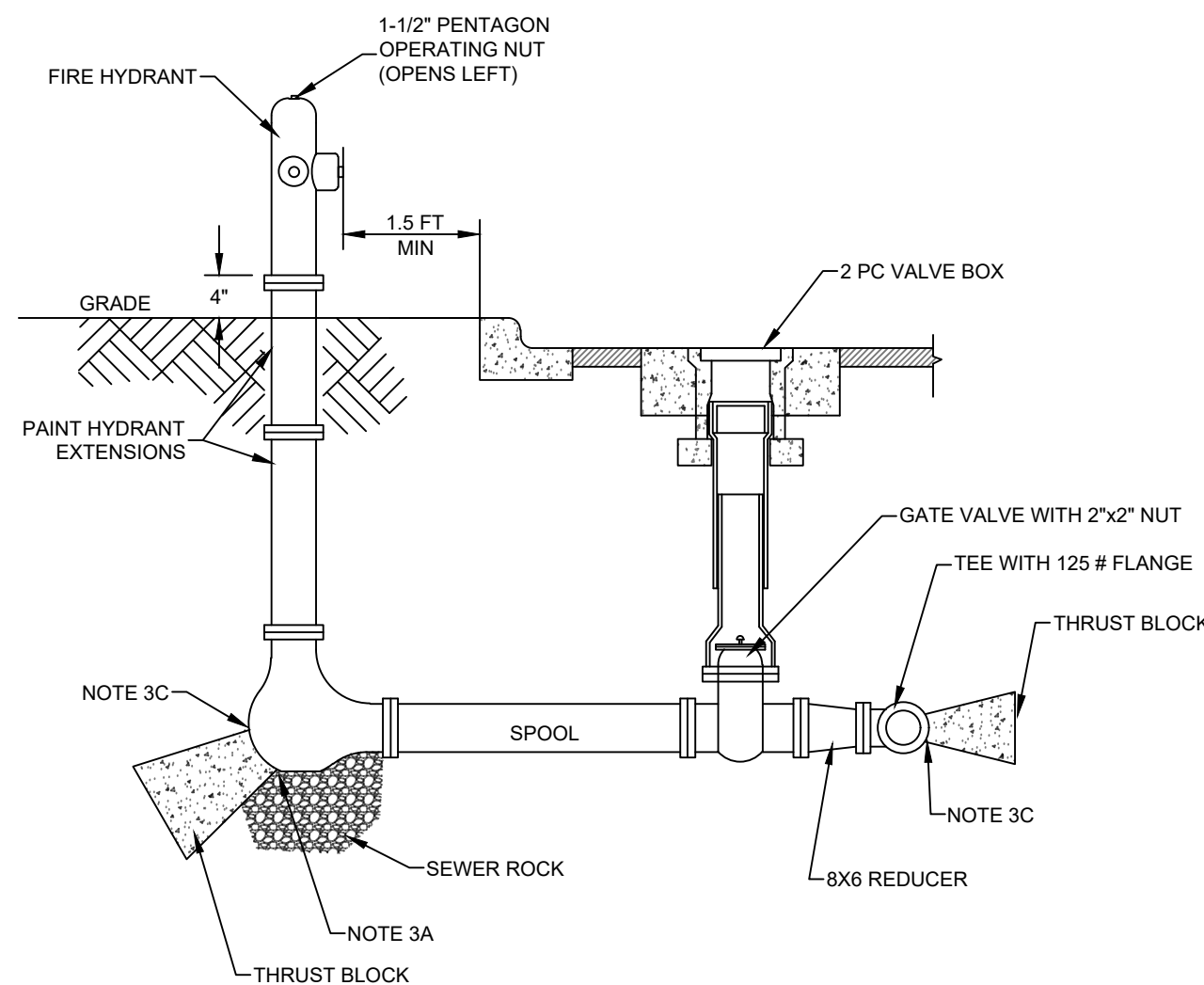


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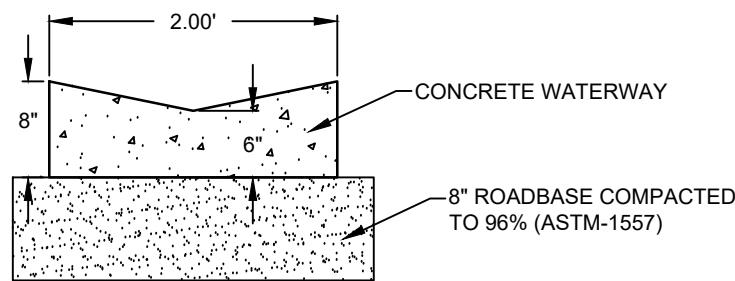
## 4 APWA CURB & GUTTER

## NOTES

1. INSPECTION: PRIOR TO BACKFILLING, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
  2. BACKFILL: PROVIDE AND PLACE PER AFWA SECTION 02321, COMPACT PER AFWA SECTION 02324 TO A MODIFIED PROCTOR DENSITY OF 95-PERCENT OR GREATER. MAXIMUM FILL THICKNESS IS 8-INCHES BEFORE COMPACTION.
  3. HYDRANT: 7-DY BARREL PER AFWA CS02. ADDITIONAL WATER SYSTEM REQUIREMENTS ARE SPECIFIED IN AFWA SECTION 02510.  
 PROVIDE AT LEAST 12" OF 12" DRAINAGE PIPING TO 12" 60 SEWER ROUN AROUND DRAIN HOLE AT BASE OF HYDRANT, WRAP PLASTIC OVER SEWER ROUN TO PREVENT SILING.
  4. PAINT FIRE HYDRANT TO AGENCY'S FIRE HYDRANT PAINT CODE.  
 APPLY 1/4" OF GRIT TO ALL BURIED METAL SURFACES. WRAP WITH 8 MIL THICK POLYETHYLENE SHEET AND TAPE WRAP.
  5. NOTIFY FIRE DEPARTMENT AS SOON AS HYDRANT IS PLACED IN SERVICE.
- 4. THRUST BLOCK:**
- A. PRIOR TO POURING CONCRETE, WRAP PIPE WITH 8 MIL THICK PLASTIC SHEET TO PREVENT BONDING OF CONCRETE TO PIPE SYSTEM.
  - B. NOT REQUIRED FOR FLANGE OR WELDED PIPE SYSTEMS.



## 5 FIRE HYDRANT DETAIL



NOTE: WATERWAY NOT SHOWN ON PLAN VIEW FOR CLARITY

|   |                      |
|---|----------------------|
| 6 | 2' CONCRETE WATERWAY |
|---|----------------------|

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## ENGINEERS

## SURVEYORS

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NOT FOR  
CONSTRUCTION

**SCENIC MOUNTAIN- PHASE C PRELIMINARY**  
**EAGLE MOUNTAIN, UTAH**

**EAGLE MOUNTAIN, UTAH**

## DETAILS

| REVISIONS |   |
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LEI PROJECT #:

2018-0025

**DRAWN BY:**

**DSE/BJA**

DESIGNED BY:

BTG

**SCALE:**

N/A

DATE: \_\_\_\_\_

**12/1/2020**

SHEET

# C-500







# SCENIC 82 TOWNHOMES | 4-PLEX

SEAL:

GENERAL CODE REFERENCES

CODE JURISDICTION  
2015 INTERNATIONAL RESIDENTIAL CODE

OCCUPANCY GROUP  
TOWNHOUSE (IRC 202)

FIRE RESISTANCE  
TOWNHOUSES: 1 HR. FIRE RESISTANCE WALL WITH EXPOSURE FROM BOTH SIDES (SEE R302 AND TABLE R302.1) SEE STATE EXCEPTION FOR COMMON 2-HOUR WALL BELOW (R303.2)

PROJECTIONS  
PROJECTIONS EXTENDING INTO THE FIRE SEPARATION DISTANCE SHALL HAVE NOT LESS THAN ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE (TABLE R302.1)

COMPLY WITH THE FOLLOWING LOADS  
- GUARDRAILS & HANDRAILS - 200 PSF  
- STAIRS - 40 PSF  
- ATTICS w/ LIMITED STORAGE - 20LB LIVE LOAD

OPENINGS (R302.2)  
NOT PERMITTED IN WALLS WITH LESS THAN 3 FEET OF SEPARATION DISTANCE. EXCEPTION #1 OPENINGS PERMITTED IN WALLS PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE R302.1

PENETRATIONS (R302.4)  
PENETRATIONS LOCATED IN THE EXTERIOR WALL OF A DWELLING WITH A FIRE SEPARATION DISTANCE LESS THAN 5 FEET SHALL BE PROTECTED IN ACCORDANCE WITH SECTION R302.4

CEILING HEIGHT (R305)  
MINIMUM CLG. HEIGHT FROM FINISH FLOOR IS 7'-0"

1) CEILINGS IN BASEMENTS WITHOUT HABITABLE SPACES, MAY BE AT 6'-8" ABOVE FINISHED FLOOR. OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6'-4" OF FINISHED FLOOR.  
2) NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA OF A ROOM OR SPACE IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7'-0". NO PORTION OF THE REQUIRED FLOOR AREA CAN BE LESS THAN 5'-0" IN HEIGHT.  
3) BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6'-8" OVER THE FIXTURE AT THE FRONT CLEARANCE AREA FOR FIXTURES. A SHOWER/TUB EQUIPPED WITH A SHOWER HEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6'-8" ABOVE A MINIMUM AREA 30" BY 30" AT THE SHOWERHEAD.

PLUMBING FIXTURES REQUIRED (R306)  
FOR EACH DWELLING UNIT: 1 WATER CLOSET, 1 LAVATORY, 1 BATH/TUB OR SHOWER, EVERY UNIT TO HAVE A KITCHEN WITH 1 SINK

GARAGES (R302.5)  
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYP. BOARD OR EQUIVALENT. (TABLE R302.6)

ALLOWABLE HEIGHT  
3 STORES ABOVE GRADE (R301.2.2.3.1) AND AS PER LIMITS GIVEN IN SEC R602

EMERGENCY ESCAPE AND RESCUE OPENINGS (R310)  
BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT.

SILL HEIGHT MUST NOT BE MORE THAN 44" ABOVE THE FLOOR.

MINIMUM OPENING AREA (R310.1.1)  
MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.  
EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

MINIMUM OPENING HEIGHT = 24", MINIMUM OPENING WIDTH = 20"

WINDOW WELLS = 9 SQSF w/ A MIN HORIZONTAL PROJECTION & WIDTH OF 36".  
LADDER IS REQUIRED IF DEPTH IS GREATER THAN 44" PER R310.2.3.1

MEANS OF EGRESS (R311)  
HALL = 36" MIN. WIDTH

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP. BOARD.  
EXIT DOOR SIZE = 36" WIDE X 6'-8" TALL (MIN.) (32" MIN. WIDTH X 78" MIN. HEIGHT)

THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF THE REQUIRED EXIT DOOR. THE LANDING SHALL NOT BE MORE THAN 7'-3/4" BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.

WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE OF THE DOOR.

STAIRWAY = 36" MIN. WIDTH. STAIR WAY HEAD ROOM = 6'-8"

XVI. ELECTRICAL:

A. GENERAL:  
1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.  
2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.  
3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.  
4. ALUMINUM WIRE TO BE USED ONLY WHERE PERMITTED BY CODE I.E., 220 VOLT LOCATIONS.

B. PROVIDE AND INSTALL SERVICE PANEL PER N.E.C. AND N.E.C. SECTION E3401.

C. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED AS NOTED AND PER CODE. SEE ELECTRICAL PLAN. ALL ELECTRICAL OUTLETS AND SWITCHES SHALL BE LOCATED TO COMPLY WITH N.E.C. AND E3801 AND E3803. (I.R.C.)  
1. PROVIDE G.F.C.I. OUTLETS FOR KITCHEN (PER N.E.C. AND E3801.4, (I.R.C.)  
2. PROVIDE WEATHER PROOF BUBBLE COVERS ON ALL EXTERIOR ELECTRICAL OUTLETS.  
3. PROVIDE 110 VOLT G.F.C.I. OUTLET WITHIN 25 FEET OF EACH AC UNIT.

ENERGY EFFICIENCY (CHAPTER 11)  
COMPLIANCE SHALL BE DEMONSTRATED BY EITHER:  
1. MEETING THE REQUIREMENTS OF CHAPTER 11 OR,  
2. MEETING THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) FOR RESIDENTIAL BUILDINGS OF GROUP R-2, R-4 OR TOWNHOUSES.

SOUND TRANSMISSION (APPENDIX K)  
AIRBORNE SOUND = MIN. STC 45 REQUIRED WHEN TESTED IN ACCORDANCE WITH ASTM E 90  
STRUCTURAL-BORNE SOUND = MIN. STC 45 REQUIRED WHEN TESTED IN ACCORDANCE WITH ASTM 492

PROJECT TEAM

GENERAL CONTRACTOR

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PH: 801-568-2321

STRUCTURAL ENGINEER

DUSTIN J. BARNES, PE  
IRONSIDE ENGINEERING  
787 N 1200 W  
OGDEN, UTAH 84044  
PH: 801-823-3780  
EMAIL: dustin@ronside-engr.com

BUILDING INFORMATION

| UNIT NAME | UNIT LOT NUMBER | UNIT STREET ADDRESS |
|-----------|-----------------|---------------------|
| UNIT 1    |                 |                     |
| UNIT 2    |                 |                     |
| UNIT 3    |                 |                     |
| UNIT 4    |                 |                     |

ENERGY REQUIREMENT SCHEDULE

|                                             |                                    |
|---------------------------------------------|------------------------------------|
| INSULATION                                  |                                    |
| SLAB ON GRADE                               | R-10 @ 2 FT DEPTH (MIN)            |
| EXTERIOR WALLS (2x6 WALLS)                  | R-19 (MIN)                         |
| WALLS BETWEEN GARAGE AND CONDITIONED SPACE  | R-20 (MIN)                         |
| FLOORS BETWEEN GARAGE AND CONDITIONED SPACE | R-19 (MIN)                         |
| ATTIC INSULATION                            | R-49 (MIN)                         |
| DUCT IN UNCONDITIONED SPACE                 | R-8                                |
| DUCT IN CONDITIONED SPACE                   | R-6                                |
| EQUIPMENT                                   |                                    |
| FURNACE                                     | BRYANT MODEL 915S (96% EFFICIENCY) |
| AIR CONDITIONER                             | LENNOX 13 SEER (83% EFFICIENCY)    |
| WATER HEATER (TANKLESS)                     | RHEEM RTG-84DVLM-1                 |
| OTHER                                       |                                    |
| WINDOWS U-VALUE                             | 0.32 (MAX)                         |
| LIGHT FIXTURES                              | LED BULBS                          |

SHEET INDEX

| SHEET NUMBER            | SHEET NAME                       |
|-------------------------|----------------------------------|
| ARCHITECTURAL           |                                  |
| XXA301                  | BUILDING SECTIONS                |
| GENERAL                 |                                  |
| G001                    | COVER SHEET                      |
| G002                    | GENERAL NOTES                    |
| G003                    | SPECIFICATIONS                   |
| A104                    | ROOF PLAN                        |
| ARCHITECTURAL           |                                  |
| A101                    | BASEMENT FLOOR PLAN              |
| A102                    | LEVEL 1 FLOOR PLAN               |
| A103                    | LEVEL 2 FLOOR PLAN               |
| A201                    | EXTERIOR ELEVATIONS              |
| A202                    | EXTERIOR ELEVATIONS              |
| A302                    | WALL TYPES                       |
| A601                    | GENERAL DETAILS                  |
| A602                    | WINDOW & DOOR DETAILS            |
| A604                    | ROOF & FLASHING DETAILS          |
| A606                    | STAIR & INTERIOR DETAILS         |
| STRUCTURAL              |                                  |
| S1                      | FOOTING & FOUNDATION PLAN        |
| S2                      | SECOND FLOOR FRAMING PLAN        |
| S3                      | THIRD FLOOR FRAMING PLAN         |
| S4                      | ROOF FRAMING PLAN                |
| SD1                     | STANDARD DETAILS                 |
| SD2                     | STANDARD DETAILS                 |
| WSW4                    | WSW FRAMING DETAILS              |
| ELECTRICAL / MECHANICAL |                                  |
| EM101                   | ELECTRICAL / MECHANICAL BASEMENT |
| EM102                   | ELECTRICAL / MECHANICAL LVL1     |
| EM103                   | ELECTRICAL / MECHANICAL LVL2     |

QUICK ELEVATIONS AND PLANS

BUILDING AREA CALCULATIONS

| UNIT AREA - UNIT 1            |         | UNIT AREA - UNIT 2            |         | UNIT AREA - UNIT 3            |         | UNIT AREA - UNIT 4            |         |
|-------------------------------|---------|-------------------------------|---------|-------------------------------|---------|-------------------------------|---------|
| BASEMENT                      | 435 SF  | BASEMENT                      | 435 SF  | BASEMENT                      | 435 SF  | BASEMENT                      | 435 SF  |
| LEVEL 1                       | 470 SF  | LEVEL 1                       | 470 SF  | LEVEL 1                       | 470 SF  | LEVEL 1                       | 470 SF  |
| LEVEL 2                       | 917 SF  | LEVEL 2                       | 917 SF  | LEVEL 2                       | 917 SF  | LEVEL 2                       | 917 SF  |
| TOTAL CONDITIONED / MARKETING | 1822 SF | TOTAL CONDITIONED / MARKETING | 1822 SF | TOTAL CONDITIONED / MARKETING | 1822 SF | TOTAL CONDITIONED / MARKETING | 1822 SF |
| GARAGE                        | 433 SF  | GARAGE                        | 433 SF  | GARAGE                        | 433 SF  | GARAGE                        | 433 SF  |
| PORCH                         | 42 SF   | PORCH                         | 42 SF   | PORCH                         | 42 SF   | PORCH                         | 42 SF   |
| MECHANICAL                    | 39 SF   | MECHANICAL                    | 39 SF   | MECHANICAL                    | 39 SF   | MECHANICAL                    | 39 SF   |
| TOTAL UNCONDITIONED           | 514 SF  | TOTAL UNCONDITIONED           | 514 SF  | TOTAL UNCONDITIONED           | 514 SF  | TOTAL UNCONDITIONED           | 514 SF  |
| UNIT TOTAL                    | 2336 SF | UNIT TOTAL                    | 2336 SF | UNIT TOTAL                    | 2336 SF | UNIT TOTAL                    | 2336 SF |

BUILDING DIMENSION SUMMARY

| BUILDING AREA TOTALS          |         | BUILDING DIMENSION SUMMARY             |        |
|-------------------------------|---------|----------------------------------------|--------|
| LEVEL 1                       | 1740 SF | MAXIMUM DEPTH (FOOTPRINT)              | 45'-0" |
| LEVEL 2                       | 1880 SF | MAXIMUM DEPTH (EAVES)                  | 51'-0" |
| LEVEL 3                       | 3668 SF | MAXIMUM WIDTH (FOOTPRINT)              | 84'-0" |
| TOTAL CONDITIONED / MARKETING | 7288 SF | MAXIMUM WIDTH (EAVES)                  | 86'-0" |
| GARAGE                        | 1732 SF | MAXIMUM HEIGHT (FINISH FLOOR TO RIDGE) | 29'-2" |
| PORCH                         | 168 SF  |                                        |        |
| MECHANICAL                    | 156 SF  |                                        |        |
| TOTAL UNCONDITIONED           | 2056 SF |                                        |        |
| UNIT TOTAL                    | 9344 SF |                                        |        |

project:  
SCENIC 82 TOWNHOMES | 4-PLEX

project no:  
20038

date:  
2020.10.20

revisions:

sheet:  
COVER SHEET

G001  
SHEET SIZE: 30" x 42"

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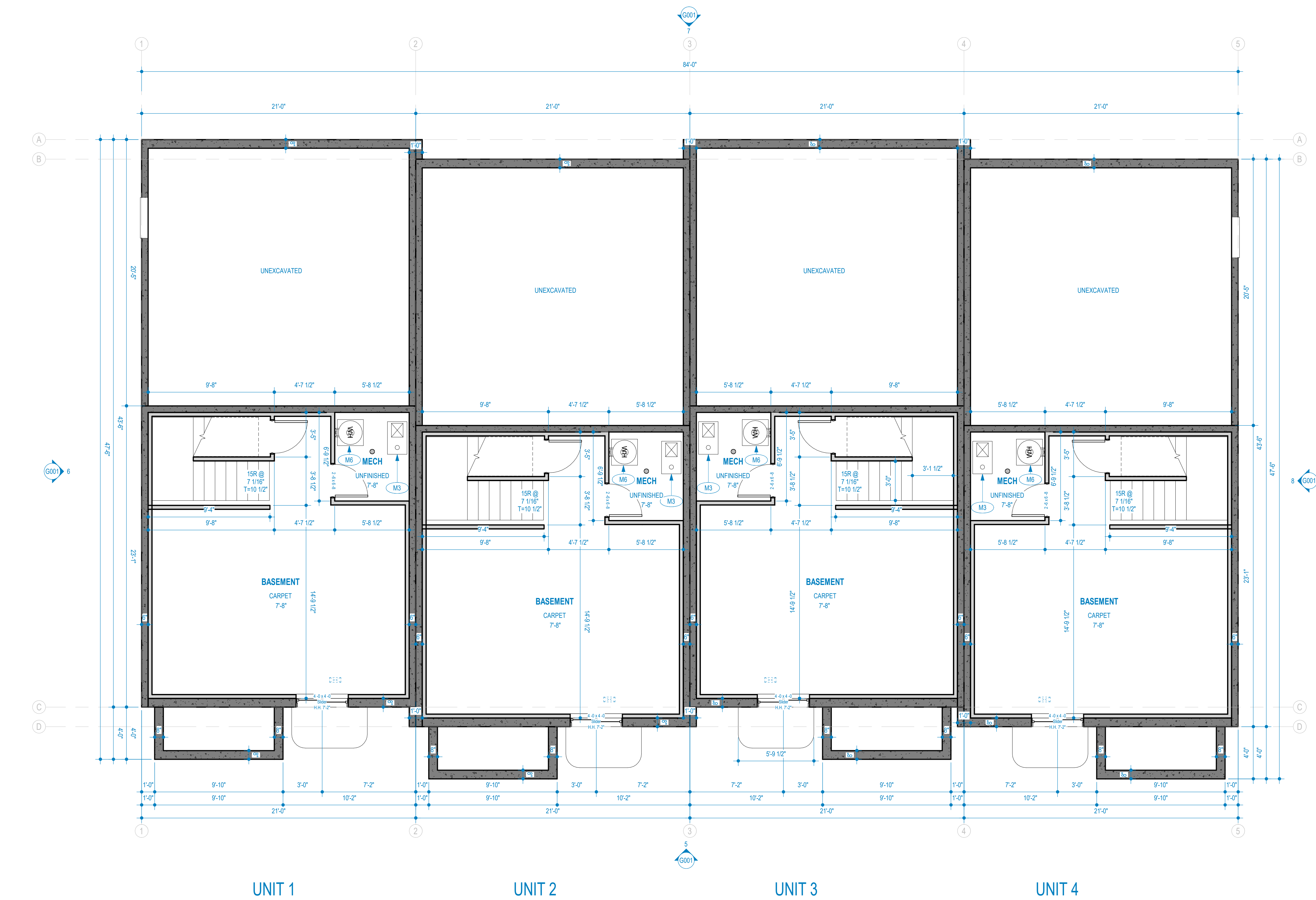


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| FLOOR PLAN GENERAL NOTES                                                                                                                    |  | SCHEDULE NOTES                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------|
| 1. ALL DIMENSIONS ARE TO FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.                                                                      |  | • SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS |
| 2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS                                                                         |  | XX THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS            |
| 3. ALL GRID LINES AT EXTERIOR WALLS ARE ALIGNED TO EXTERIOR FACE OF STUD. ALL GRID LINES BETWEEN UNITS ARE AT CENTER LINE OF WALL ASSEMBLY. |  | <b>FN - FRAMING NOTES</b>                                                       |
| 4. COORDINATE WITH ALL ENLARGED PLANS/SECTIONS FOR ADDITIONAL INFORMATION AND DETAILS.                                                      |  | TAG DESCRIPTION                                                                 |
| 5. SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.                                                        |  | G5 WINDOW / DOOR TRIM PER DETAILS ON A602                                       |
| 6. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.                         |  | G6 5/8" 5" FIBER CEMENT TRIM                                                    |
| 7. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES                                                                                  |  | G7 2" CORNER BRICK CASINGS ON SHEET A601                                        |
| 8. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.                                                       |  | <b>P - PLUMBING</b>                                                             |
| 9. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.                                                        |  | TAG DESCRIPTION                                                                 |
| 10. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.                                                       |  | M6 50 GALLON WATER HEATER •                                                     |
| 11. IN BATH AREAS, INSTALL 2x4 BLOCKING AT TOILET PAPER AND TOWEL BAR LOCATIONS. SEE DETAILS.                                               |  | P1 FLOOR DRAIN. SIZE TO MEET DEMAND. WRAP OPENING w/ FRP •                      |
| 12. IN KITCHENS, INSTALL 2X6 BLOCKING AT 89" A.F.F. ON CENTER FOR UPPER CABINET INSTALLATION.                                               |  | P2 DOUBLE SINK w/ DISPOSAL & SPRAYER •                                          |
|                                                                                                                                             |  | P6 TUB / SHOWER •                                                               |
|                                                                                                                                             |  | P8 60" x 34" SHOWER PAN •                                                       |
|                                                                                                                                             |  | <b>M - MECHANICAL</b>                                                           |
|                                                                                                                                             |  | TAG DESCRIPTION                                                                 |
|                                                                                                                                             |  | M3 FURNACE •                                                                    |
|                                                                                                                                             |  | <b>C - CASEWORK</b>                                                             |
|                                                                                                                                             |  | TAG DESCRIPTION                                                                 |
|                                                                                                                                             |  | C3 24" DEEP x 36" HIGH BASE CABINET •                                           |
|                                                                                                                                             |  | C5 36" HIGH BASE CABINET - ISLAND - SEE 3/A606 •                                |
|                                                                                                                                             |  | C8 12" DEEP UPPER CABINETS                                                      |
|                                                                                                                                             |  | C20 12" VENTILATED WIRE SHELF •                                                 |
|                                                                                                                                             |  | C22 (5) 16" VENTILATED WIRE SHELVES STARTING @ 24" ABOVE FLOOR •                |
|                                                                                                                                             |  | C32 24" DEEP x 36" HIGH BASE CABINET                                            |
|                                                                                                                                             |  | C33 12" DEEP UPPER CORNER CABINETS                                              |
|                                                                                                                                             |  | <b>RA - RAILING</b>                                                             |
|                                                                                                                                             |  | TAG DESCRIPTION                                                                 |
|                                                                                                                                             |  | <b>K - KITCHEN EQUIPMENT</b>                                                    |
|                                                                                                                                             |  | TAG DESCRIPTION                                                                 |
|                                                                                                                                             |  | K1 REFRIGERATOR •                                                               |
|                                                                                                                                             |  | K2 DISHWASHER •                                                                 |
|                                                                                                                                             |  | K3 ELECTRIC RANGE •                                                             |
|                                                                                                                                             |  | K4 MICROWAVE OVER RANGE                                                         |

| HATCH PATTERN | DESCRIPTION                       |
|---------------|-----------------------------------|
|               | CONCRETE FOUNDATION               |
|               | WOOD STUD WALL - 2x4              |
|               | WOOD STUD WALL - 2x6              |
|               | WOOD STUD WALL - 2x6              |
|               | WOOD STUD WALL - FIRE RATED - 2x4 |
|               | WOOD STUD WALL - FIRE RATED - 2x6 |

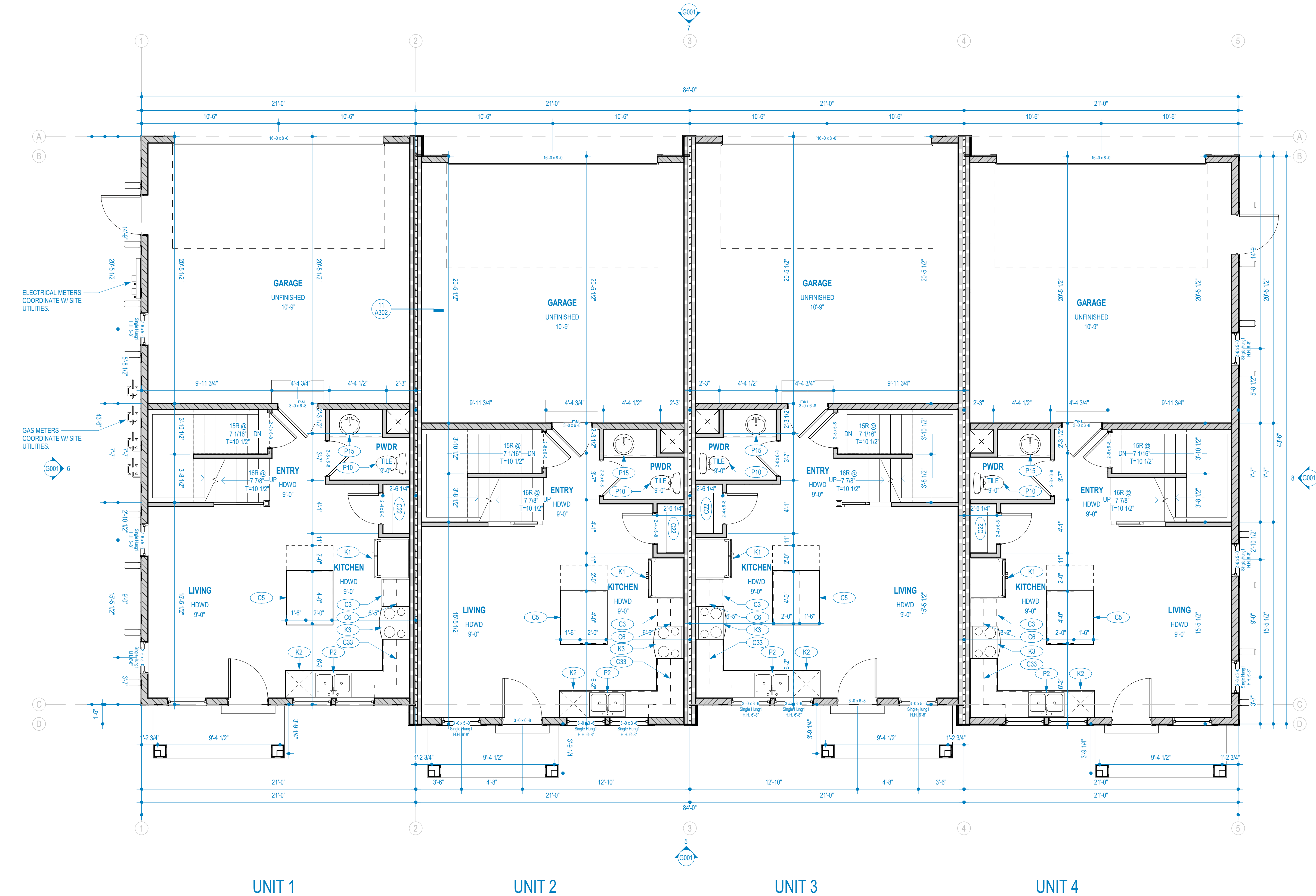


1 BASEMENT  
1/4" = 1'-0"



| FLOOR PLAN GENERAL NOTES                                                                                                                    |  | SCHEDULE NOTES                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------|
| 1. ALL DIMENSIONS ARE TO FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.                                                                      |  | • SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS |
| 2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS                                                                         |  | XX THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS            |
| 3. ALL GRID LINES AT EXTERIOR WALLS ARE ALIGNED TO EXTERIOR FACE OF STUD. ALL GRID LINES BETWEEN UNITS ARE AT CENTER LINE OF WALL ASSEMBLY. |  | <b>FN - FRAMING NOTES</b>                                                       |
| 4. COORDINATE WITH ALL ENLARGED PLANS/SECTIONS FOR ADDITIONAL INFORMATION AND DETAILS.                                                      |  | <b>TAG   DESCRIPTION</b>                                                        |
| 5. SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.                                                        |  | G5 WINDOW / DOOR TRIM PER DETAILS ON A602                                       |
| 6. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.                         |  | G6 5/8" S/S FIBER CEMENT TRIM                                                   |
| 7. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES                                                                                  |  | G7 CORRUGATED METAL CEILING S/S ON SHEET A601                                   |
| 8. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.                                                       |  | <b>P - PLUMBING</b>                                                             |
| 9. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.                                                        |  | <b>TAG   DESCRIPTION</b>                                                        |
| 10. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.                                                       |  | M6 50 GALLON WATER HEATER •                                                     |
| 11. IN BATH AREAS, INSTALL 2x4 BLOCKING AT TOILET PAPER AND TOWEL BAR LOCATIONS. SEE DETAILS.                                               |  | P1 FLOOR DRAIN. SIZE TO MEET DEMAND. WRAP OPENING w/ FRP •                      |
| 12. IN KITCHENS, INSTALL 2x6 BLOCKING AT 89" A.F.F. ON CENTER FOR UPPER CABINET INSTALLATION.                                               |  | P2 DOUBLE SINK w/ DISPOSAL & SPRAYER •                                          |
|                                                                                                                                             |  | P6 TUB / SHOWER •                                                               |
|                                                                                                                                             |  | P8 60" x 34" SHOWER PAN •                                                       |
|                                                                                                                                             |  | P10 TOILET •                                                                    |
|                                                                                                                                             |  | P15 VANITY SINK •                                                               |
|                                                                                                                                             |  | <b>M - MECHANICAL</b>                                                           |
|                                                                                                                                             |  | <b>TAG   DESCRIPTION</b>                                                        |
|                                                                                                                                             |  | M3 FURNACE •                                                                    |
|                                                                                                                                             |  | M10 GAS METER                                                                   |
|                                                                                                                                             |  | M20 DRYER EXHAUST VENT                                                          |
|                                                                                                                                             |  | <b>C - CASEWORK</b>                                                             |
|                                                                                                                                             |  | <b>TAG   DESCRIPTION</b>                                                        |
|                                                                                                                                             |  | C3 24" DEEP x 36" HIGH BASE CABINET •                                           |
|                                                                                                                                             |  | C5 36" HIGH BASE CABINET - ISLAND - SEE 3/A606 •                                |
|                                                                                                                                             |  | C8 12" DEEP UPPER CABINETS                                                      |
|                                                                                                                                             |  | C20 12" VENTILATED WIRE SHELF •                                                 |
|                                                                                                                                             |  | C22 (5) 16" VENTILATED WIRE SHELVES STARTING @ 24" ABOVE FLOOR •                |
|                                                                                                                                             |  | C32 24" DEEP x 36" HIGH BASE CABINET                                            |
|                                                                                                                                             |  | C33 12" DEEP UPPER CORNER CABINETS                                              |
|                                                                                                                                             |  | <b>RA - RAILING</b>                                                             |
|                                                                                                                                             |  | <b>TAG   DESCRIPTION</b>                                                        |
|                                                                                                                                             |  | <b>K - KITCHEN EQUIPMENT</b>                                                    |
|                                                                                                                                             |  | <b>TAG   DESCRIPTION</b>                                                        |
|                                                                                                                                             |  | K1 REFRIGERATOR •                                                               |
|                                                                                                                                             |  | K2 DISHWASHER •                                                                 |
|                                                                                                                                             |  | K3 ELECTRIC RANGE •                                                             |
|                                                                                                                                             |  | K4 MICROWAVE OVER RANGE                                                         |

| FLOOR PLAN LEGEND |                                   |
|-------------------|-----------------------------------|
| HATCH PATTERN     | DESCRIPTION                       |
|                   | CONCRETE FOUNDATION               |
|                   | WOOD STUD WALL - 2x4              |
|                   | WOOD STUD WALL - 2x6              |
|                   | WOOD STUD WALL - 2x6              |
|                   | WOOD STUD WALL - FIRE RATED - 2x4 |
|                   | WOOD STUD WALL - FIRE RATED - 2x6 |

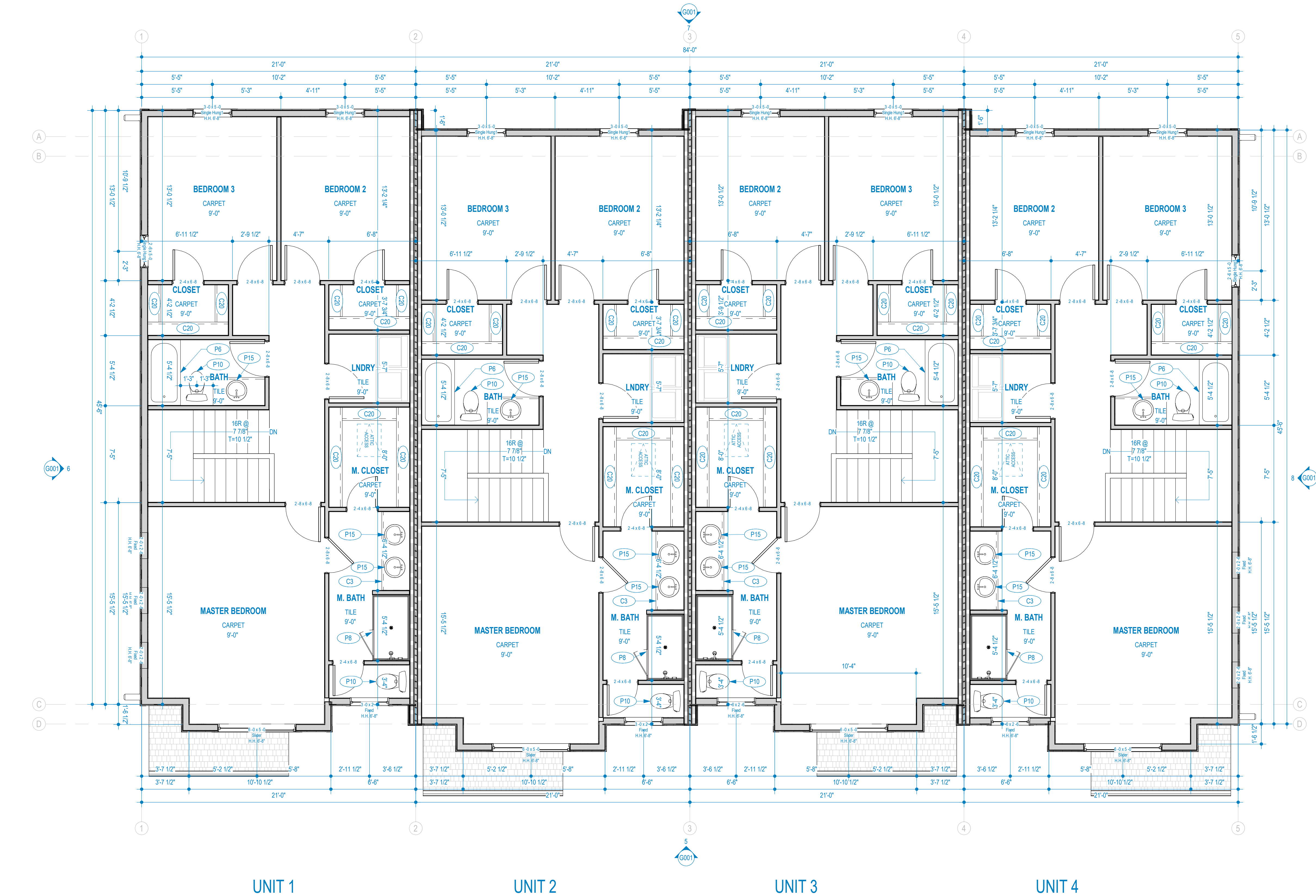


1 LEVEL 1  
1/4" = 1'-0"



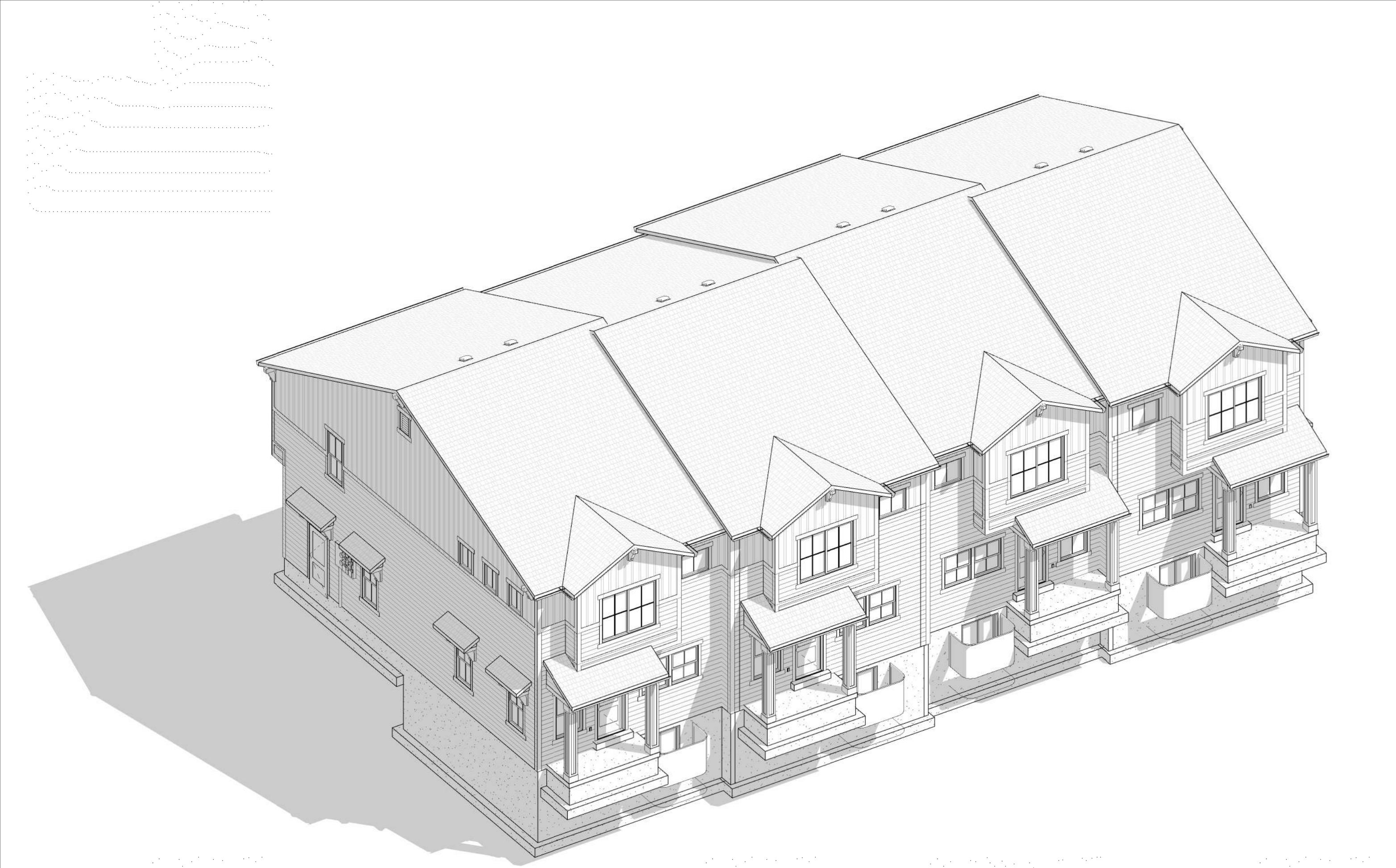
| FLOOR PLAN GENERAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | SCHEDULE NOTES                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. ALL DIMENSIONS ARE TO FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.<br>2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS<br>3. ALL GRID LINES AT EXTERIOR WALLS ARE ALIGNED TO EXTERIOR FACE OF STUD. ALL GRID LINES BETWEEN UNITS ARE AT CENTER LINE OF WALL ASSEMBLY.<br>4. COORDINATE WITH ALL ENLARGED PLANS/SECTIONS FOR ADDITIONAL INFORMATION AND DETAILS.<br>5. SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.<br>6. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.<br>7. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES<br>8. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.<br>9. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.<br>10. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.<br>11. IN BATH AREAS, INSTALL 2x4 BLOCKING AT TOILET PAPER AND TOWEL BAR LOCATIONS. SEE DETAILS.<br>12. IN KITCHENS, INSTALL 2X6 BLOCKING AT 89" A.F.F. ON CENTER FOR UPPER CABINET INSTALLATION. |  | • SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS<br>XX THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS                                                                                                                                                                 |
| P - PLUMBING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | FN - FRAMING NOTES                                                                                                                                                                                                                                                                                                      |
| TAG DESCRIPTION<br>G5 WINDOW / DOOR TRIM PER DETAILS ON A602<br>G6 5/8" FIBER CEMENT TRIM<br>P1 FLOOR DRAIN. SIZE TO MEET DEMAND. WRAP OPENING w/ FRP<br>P2 DOUBLE SINK w/ DISPOSAL & SPRAYER<br>P6 60" x 34" SHOWER PAN<br>P10 TOILET<br>P15 VANITY SINK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | TAG DESCRIPTION<br>M6 50 GALLON WATER HEATER<br>P1 FLOOR DRAIN. SIZE TO MEET DEMAND. WRAP OPENING w/ FRP<br>P2 DOUBLE SINK w/ DISPOSAL & SPRAYER<br>P6 60" x 34" SHOWER PAN<br>P10 TOILET<br>P15 VANITY SINK                                                                                                            |
| M - MECHANICAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | K - KITCHEN EQUIPMENT                                                                                                                                                                                                                                                                                                   |
| TAG DESCRIPTION<br>M3 FURNACE<br>M4 CASSETTE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | TAG DESCRIPTION<br>C3 24" DEEP x 36" HIGH BASE CABINET<br>C5 36" HIGH BASE CABINET - ISLAND - SEE 31A606<br>C6 12" DEEP UPPER CABINETS<br>C20 12" VENTILATED WIRE SHELF<br>C22 (5) 16" VENTILATED WIRE SHELVES STARTING @ 24" ABOVE FLOOR<br>C32 24" DEEP x 36" HIGH BASE CABINET<br>C33 12" DEEP UPPER CORNER CABINETS |
| TAG DESCRIPTION<br>K1 REFRIGERATOR<br>K2 DISHWASHER<br>K3 ELECTRIC RANGE<br>K4 MICROWAVE OVER RANGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                                                                         |

| FLOOR PLAN LEGEND |                                   |
|-------------------|-----------------------------------|
| HATCH PATTERN     | DESCRIPTION                       |
|                   | CONCRETE FOUNDATION               |
|                   | WOOD STUD WALL - 2x4              |
|                   | WOOD STUD WALL - 2x6              |
|                   | WOOD STUD WALL - FIRE RATED - 2x4 |
|                   | WOOD STUD WALL - FIRE RATED - 2x6 |



1 LEVEL 2  
1/4" = 1'-0"





ROOF VENTILATION: PER UNIT

|                                                       |                      |
|-------------------------------------------------------|----------------------|
| 1. TOTAL ATTIC AREA<br>SF TO SQ. IN. (TOTAL SF x 144) | 978.35'<br>140832 SI |
| 2. FREE AREA REQUIRED: (1/300 OF ATTIC SPACE)         | 469.44 SI            |
| UPPER VENTING: (3'-0" MAX. BELOW RIDGE)               | 167.79 SI            |
| 40% MIN.<br>50% MAX.                                  | 234.72 SI            |
| 3. VENTING PROVIDED:                                  | 470 SI               |
| UPPER:<br>ROOF (TURTLE) VENTS 2 @ 144 SI              | 288 SI               |
| EAVE: (TOTAL REQ. - UPPER = 181.44)                   | 182 SI               |
| CONTINUOUS SOFFIT VENT @ 13 LF @ 14 SI/LF             | 182 SI               |

ROOF PLAN LEGEND

| HATCH PATTERN | DESCRIPTION                                                                   |
|---------------|-------------------------------------------------------------------------------|
|               | ARCHITECTURAL GRADE, 30-YEAR ASPHALT SHINGLE ROOF SYSTEM. SEE SPECIFICATIONS. |
|               | LOCATION OF SOFFIT VENT                                                       |

SCHEDULE NOTES

- SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS.
- XX THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

R - ROOF ELEMENT

| TAG | DESCRIPTION                                                                              |
|-----|------------------------------------------------------------------------------------------|
| R2  | ASPHALT ROOF VENT, SPACED EVENLY, OFFSET DEMISING WALL 4'-0" MIN. PER CODE IF APPLICABLE |

NOTE:  
1. ALL ROOF OVERHANGS WITHIN 5'-0" OF THE FIRE SEPARATION WALL TO BE FIRE RATED PER DETAIL 2 / A004

NOTE:  
SEE ROOFING DETAILS ON A004

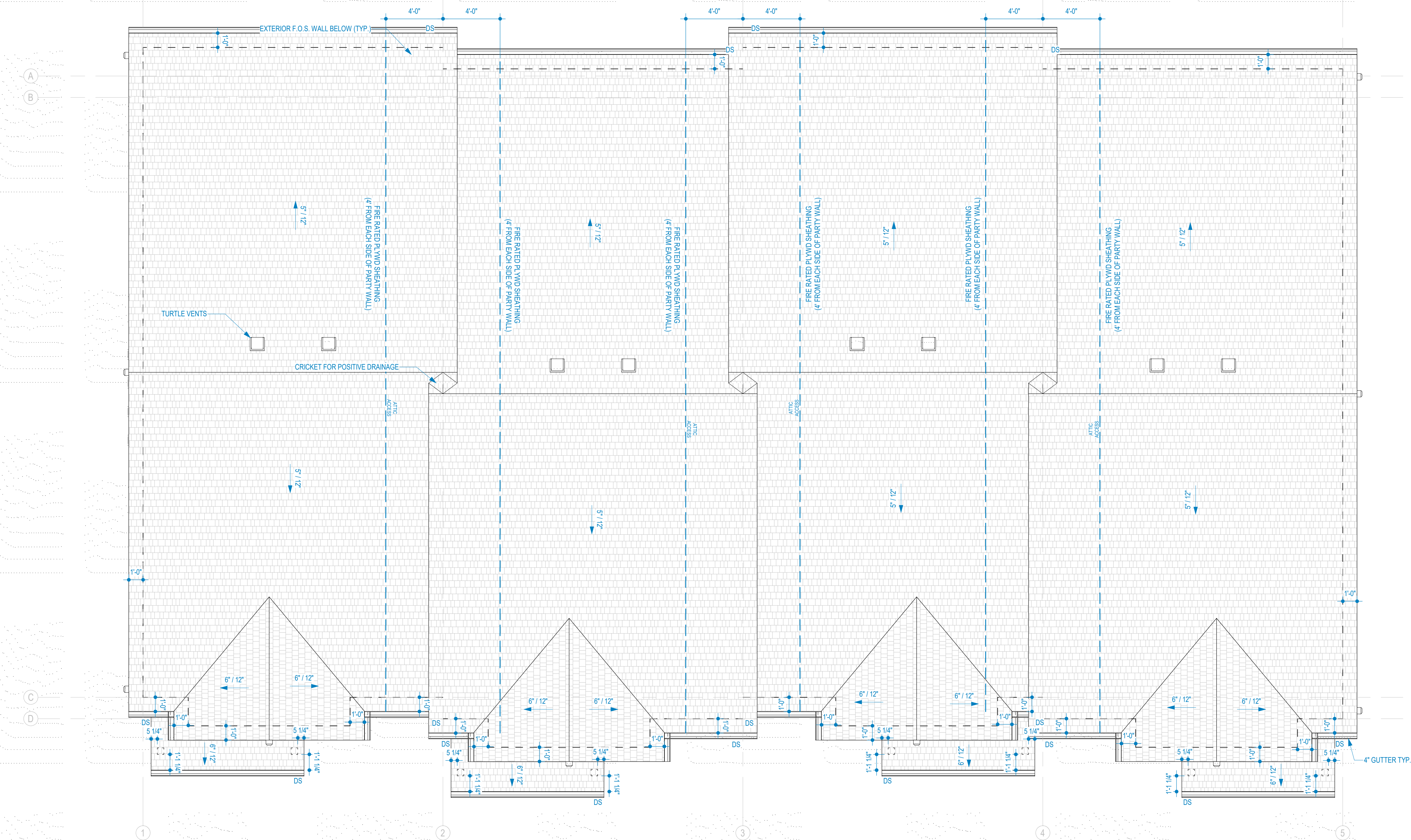
ROOF PLAN GENERAL NOTES

- SEE SHEETS G002 FOR PROJECT SPECIFICATIONS.
- COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR PENETRATIONS.
- ROOFING CONTRACTOR SHALL REVIEW ALL SUBSTRATES PRIOR TO BEGINNING WORK.
- ALL ROOFING SHALL BE REVIEWED PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE TO ASSUME THAT NO ROOF SLOPES CREATE DEAD SPOTS OR LOW SPOTS THAT MAY PREVENT DRAINAGE.
- CONTRACTOR SHALL REVIEW AND MAKE SURE ALL SLOPES FOR LOW ROOFS ARE MAINTAINED.
- FLASHING ALL PENETRATIONS WETHER SHOWN OR NOT
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.
- PROVIDE GUTTERS & DOWNSPOUTS, CONTRACTOR TO FIELD VERIFY LOCATION OF DOWNSPOUTS PRIOR TO INSTALLATION.
- APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL REQUIRED LOCATIONS PER LOCAL CODE.
- ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

- SLOPED ROOF
- A. ALL ROOF PITCHES LOWER THAN 4:12 MUST HAVE TWO (2) LAYERS OF FELT UNDERLAYMENT WITH 18" LAPS FOR THE SHALLOW PITCH
  - B. PROVIDE 1 SF OF ATTIC SPACE VENTILATION FOR EVERY 150 SF OF ATTIC SPACE AS PER IBC 2015
  - C. G.C. TO VERIFY ALL FEATURES, DIMENSIONS, AND CONDITIONS PRIOR TO CONSTRUCTION
  - D. PROVIDE 2'-0" ICE AND WATER SHIELD IN EACH VALLEY.
  - E. PROVIDE ICE AND WATER SHIELD AT EACH EAVE 2'-0" PAST WARM SIDE OF WALL BELOW

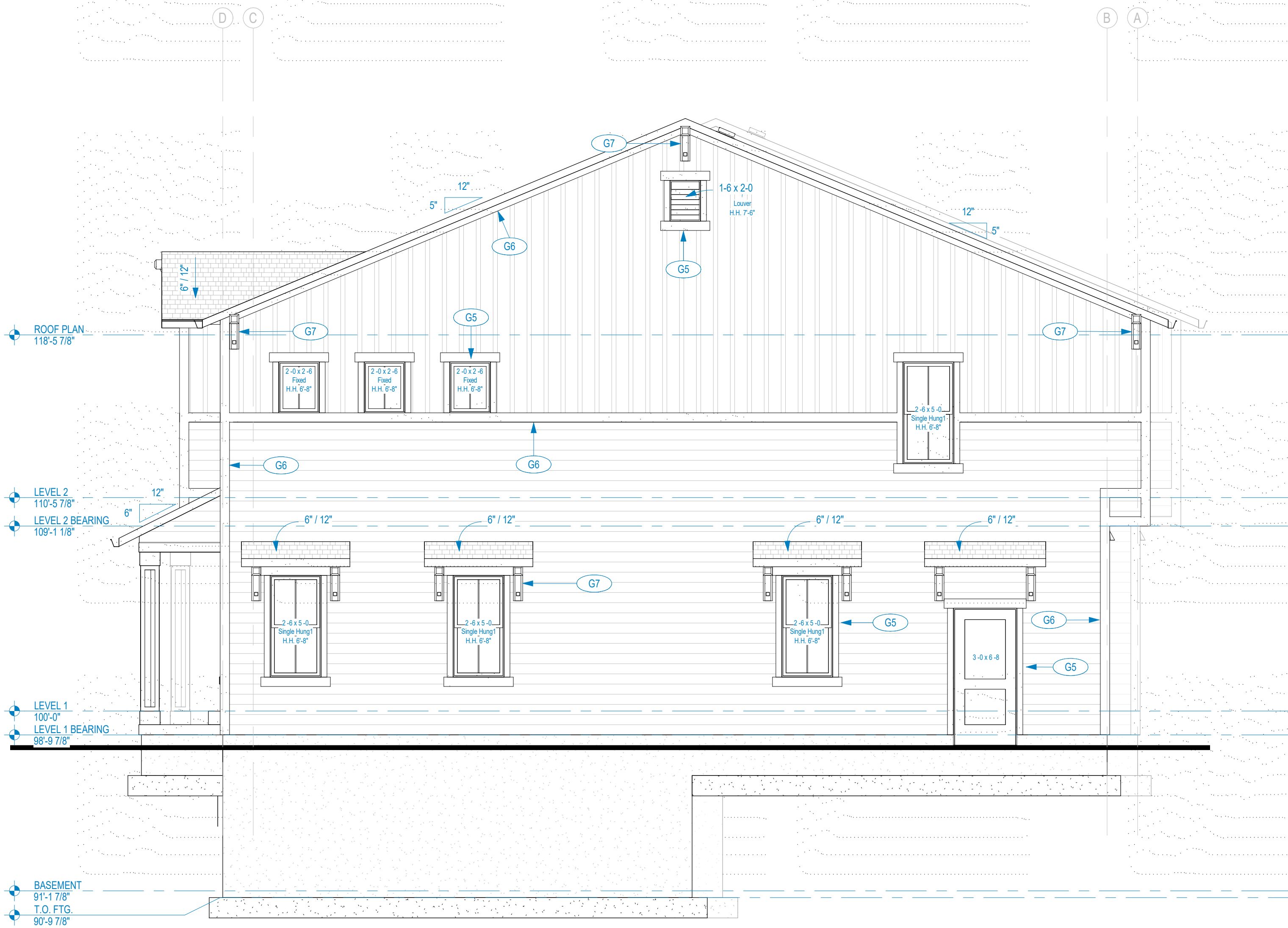
- FLAT ROOF WITH MEMBRANE
- PROVIDE TAPPED INSULATION WITH A MINUM OF 1/4" PER FOOT SLOPE TO MAINTAIN POSITIVE DRAINAGE TO ROOF DRAINS.
  - MECHANICAL UNITS ARE SHOWN FOR REFERENCE ONLY. REFER TO MECHANICAL DRAWINGS.
  - ALL ROOF EQUIPMENT SHALL BE HIDDEN FORM PUBLIC VIEW BY THE HEIGHT OF THE PARAPET.

2 ROOF ARTICULATION PERSPECTIVE



1 ROOF PLAN  
1/4" = 1'-0"





1 RIGHT ELEVATION  
1/4" = 1'-0"



3 FRONT PERSPECTIVE



2 FRONT ELEVATION  
1/4" = 1'-0"

#### ELEVATION / SECTION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY THAT ALL GRADES SLOPE AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0" AS PER BC.
2. CONTRACTOR TO COORDINATE WITH CIVIL FOR LOCATION OF UTILITIES, & COORDINATE GAS & ELECTRICAL METERS ON BUILDING AND SHALL PROVIDE PROTECTION AS REQUIRED.
3. CONTINUOUS METAL GUTTER TO SLOPE TO DOWNSPOUTS. SEE DETAILS
4. CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE AND DAYLIGHT 10' AWAY FROM STRUCTURE, MIN. SEE CIVIL PLANS FOR HOOKUP.
5. PROVIDE TRANSITION OF SIDING MATERIALS AT INSIDE CORNER ONLY AS SHOWN ON DRAWINGS.
6. PROVIDE FLASHING DIVERTER AT ALL LOCATION WHERE ROOF TERMINATES INTO SIDE OF WALL. DIVERTOR SHALL BE INSTALLED TO DIRECT WATER AWAY FROM WALL.
7. CONTRACTOR TO COORDINATE WITH ROOF PLAN FOR ALL VENTING REQUIREMENTS.
8. CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSITIONS WHETHER SHOWN OR NOT.
9. COORDINATE EXPOSED STRUCTURAL BEAMS WITH ARCHITECTURAL AND INTERIOR DESIGNER FOR DETAILS AND FINAL FINISHES.

#### ELEVATION / SECTION MATERIAL LEGEND

| HATCH PATTERN                                                                                            | DESCRIPTION                                                                                |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
|                                                                                                          | FIBER CEMENT LAP SIDING WITH 8" EXPOSURE. PRIME AND PAINT AS SELECTED. SEE SPECIFICATIONS. |
|                                                                                                          | FIBER CEMENT BOARD AND BATTEN SIDING. PRIME AND PAINT AS SELECTED. SEE SPECIFICATIONS.     |
| NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL. |                                                                                            |

#### SCHEDULE NOTES

- SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS.
- XX THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS

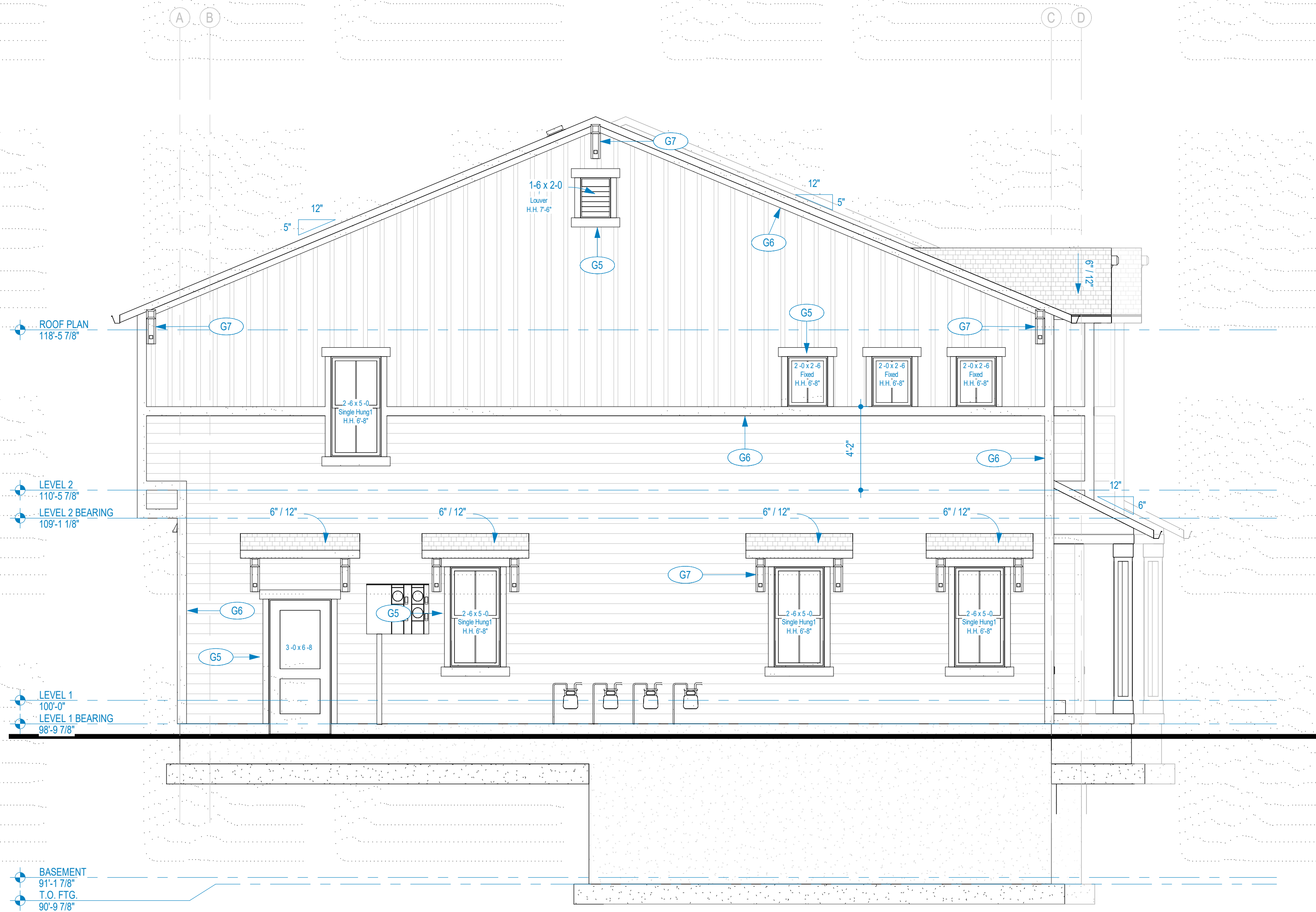
#### FN - FRAMING NOTES

| TAG | DESCRIPTION                                                                               |
|-----|-------------------------------------------------------------------------------------------|
| G5  | WINDOW / DOOR TRIM PER DETAILS ON A602                                                    |
| G6  | 5/4 S 5" FIBER CEMENT TRIM                                                                |
| G7  | CORBEL PER DETAILS ON SHEET A601                                                          |
| R2  | ASPHALT ROOF VENT, SPACED EVENLY, OFFSET DEMISING WALL 4'-0" MIN. PER CODE IF APPLICABLE. |

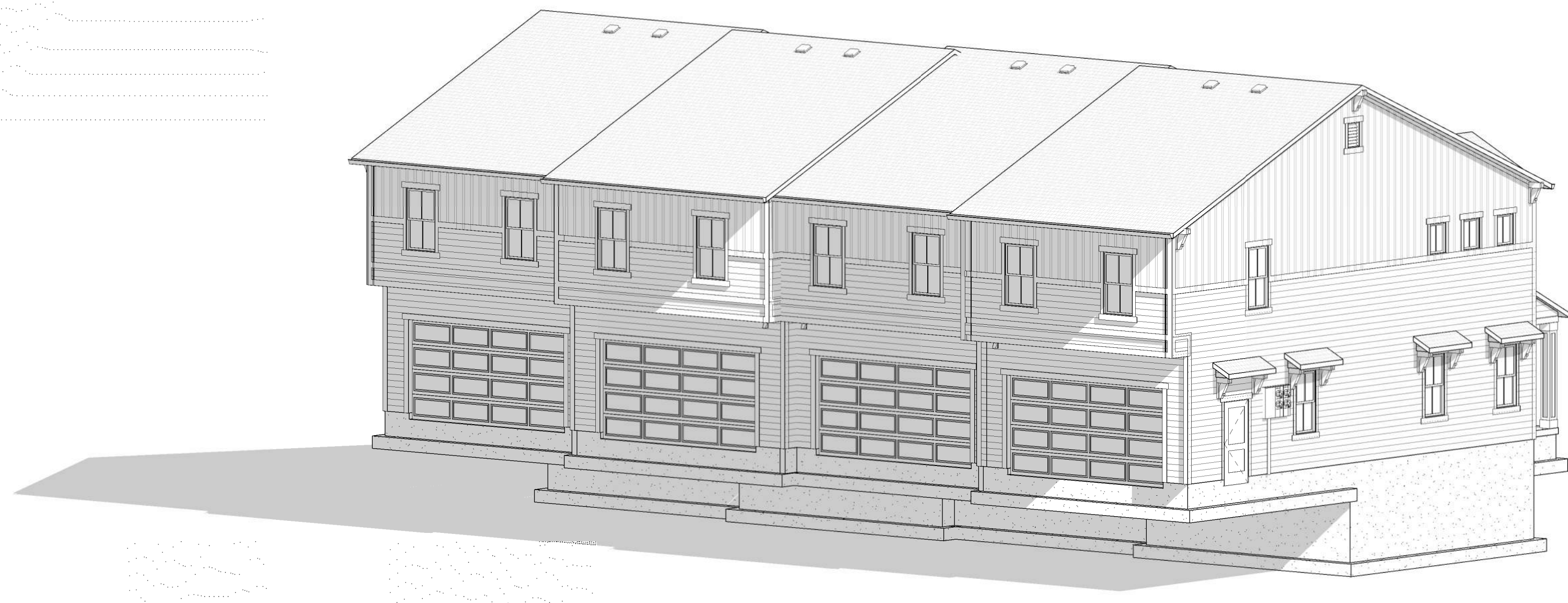
#### MATERIAL AREA CALCULATIONS

| MATERIAL                | FRONT           | REAR            | LEFT           | RIGHT          |
|-------------------------|-----------------|-----------------|----------------|----------------|
| BOARD AND BATTEN SIDING | 377.71 SF 34.4% | 317.09 SF 31.8% | 420.91 SF 43%  | 420.91 SF 43%  |
| LAP SIDING              | 719.63 SF 65.6% | 679.49 SF 68.2% | 557.74 SF 57%  | 557.74 SF 57%  |
| TOTAL                   | 1097.34 SF 100% | 996.58 SF 100%  | 978.65 SF 100% | 978.65 SF 100% |

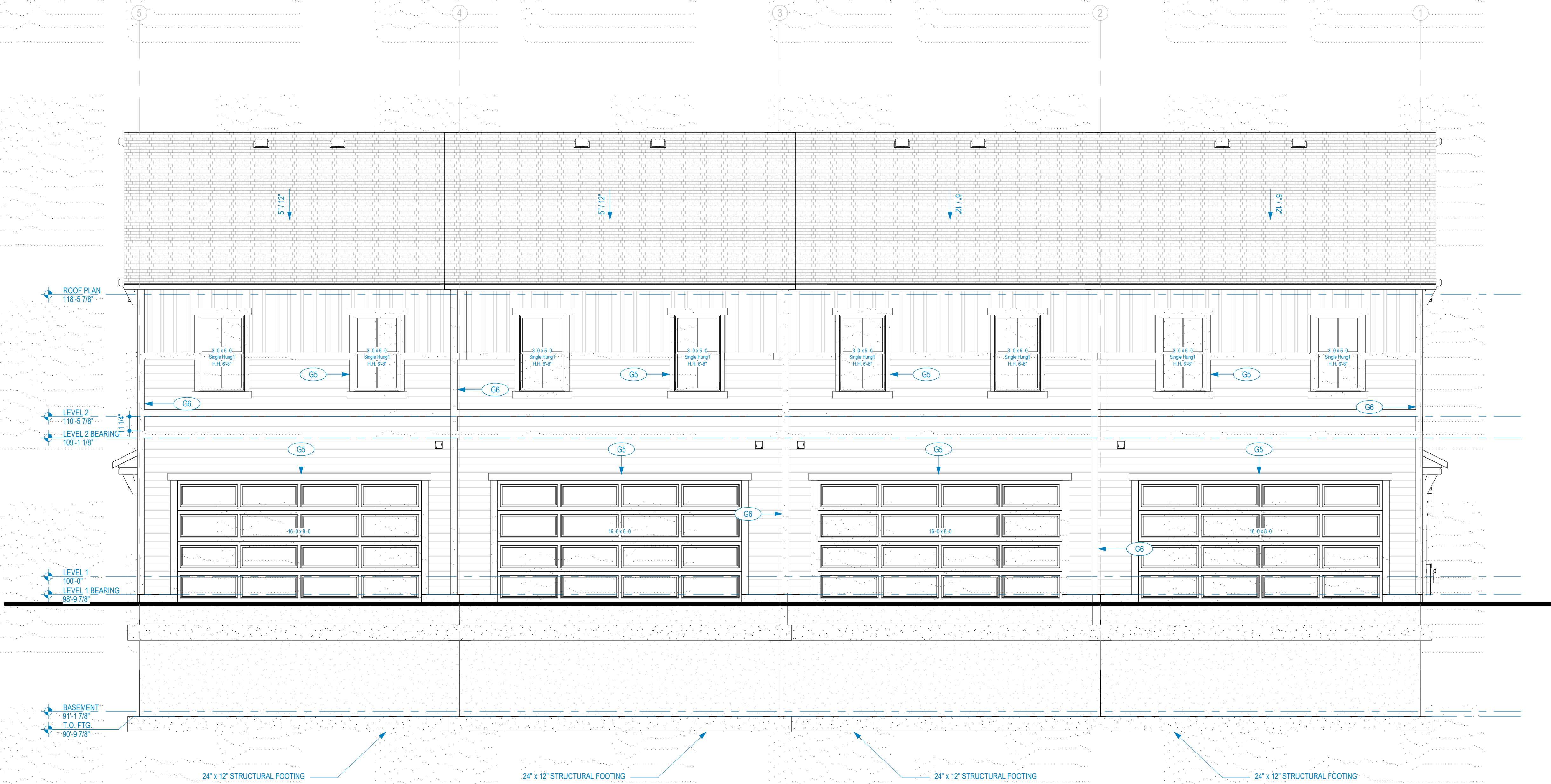




1 LEFT ELEVATION  
1/4" = 1'-0"



3 REAR PERSPECTIVE



2 REAR ELEVATION  
1/4" = 1'-0"

#### ELEVATION / SECTION GENERAL NOTES

- CONTRACTOR SHALL VERIFY THAT ALL GRADES SLOPE AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0" AS PER BC.
- CONTRACTOR TO COORDINATE WITH CIVIL FOR LOCATION OF UTILITIES, & COORDINATE GAS & ELECTRICAL METERS ON BUILDING AND SHALL PROVIDE PROTECTION AS REQUIRED.
- CONTINUOUS METAL GUTTER TO SLOPE TO DOWNSPOUTS. SEE DETAILS.
- CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE AND DAYLIGHT 10' AWAY FROM STRUCTURE, MIN. SEE CIVIL PLANS FOR HOOKUP.
- PROVIDE TRANSITION OF SIDING MATERIALS AT INSIDE CORNER ONLY AS SHOWN ON DRAWINGS.
- PROVIDE FLASHING DIVERTER AT ALL LOCATION WHERE ROOF TERMINATES INTO SIDE OF WALL. DIVERTOR SHALL BE INSTALLED TO DIRECT WATER AWAY FROM WALL.
- CONTRACTOR TO COORDINATE WITH ROOF PLAN FOR ALL VENTING REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSITIONS WHETHER SHOWN OR NOT.
- COORDINATE EXPOSED STRUCTURAL BEAMS WITH ARCHITECTURAL AND INTERIOR DESIGNER FOR DETAILS AND FINAL FINISHES.

#### ELEVATION / SECTION MATERIAL LEGEND

| HATCH PATTERN                                                                                            | DESCRIPTION                                                                                |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
|                                                                                                          | FIBER CEMENT LAP SIDING WITH 8" EXPOSURE. PRIME AND PAINT AS SELECTED. SEE SPECIFICATIONS. |
|                                                                                                          | FIBER CEMENT BOARD AND BATTEN SIDING. PRIME AND PAINT AS SELECTED. SEE SPECIFICATIONS.     |
| NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL. |                                                                                            |

#### SCHEDULE NOTES

- SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS.
- XX THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

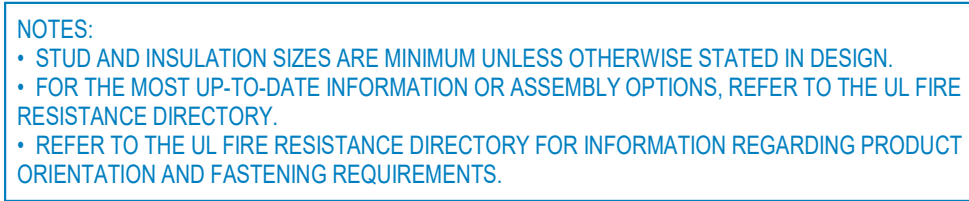
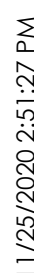
#### FN - FRAMING NOTES

| TAG | DESCRIPTION                                                                               |
|-----|-------------------------------------------------------------------------------------------|
| G5  | WINDOW / DOOR TRIM PER DETAILS ON A602                                                    |
| G6  | 5/4 x 5" FIBER CEMENT TRIM                                                                |
| G7  | CORBEL PER DETAILS ON SHEET A601                                                          |
| R2  | ASPHALT ROOF VENT, SPACED EVENLY, OFFSET DEMISING WALL 4'-0" MIN. PER CODE IF APPLICABLE. |

#### MATERIAL AREA CALCULATIONS

| MATERIAL                | FRONT           | REAR            | LEFT           | RIGHT          |
|-------------------------|-----------------|-----------------|----------------|----------------|
| BOARD AND BATTEN SIDING | 377.71 SF 34.4% | 317.09 SF 31.8% | 420.91 SF 43%  | 420.91 SF 43%  |
| LAP SIDING              | 719.63 SF 65.6% | 679.49 SF 68.2% | 557.74 SF 57%  | 557.74 SF 57%  |
| TOTAL                   | 1097.34 SF 100% | 996.58 SF 100%  | 978.65 SF 100% | 978.65 SF 100% |

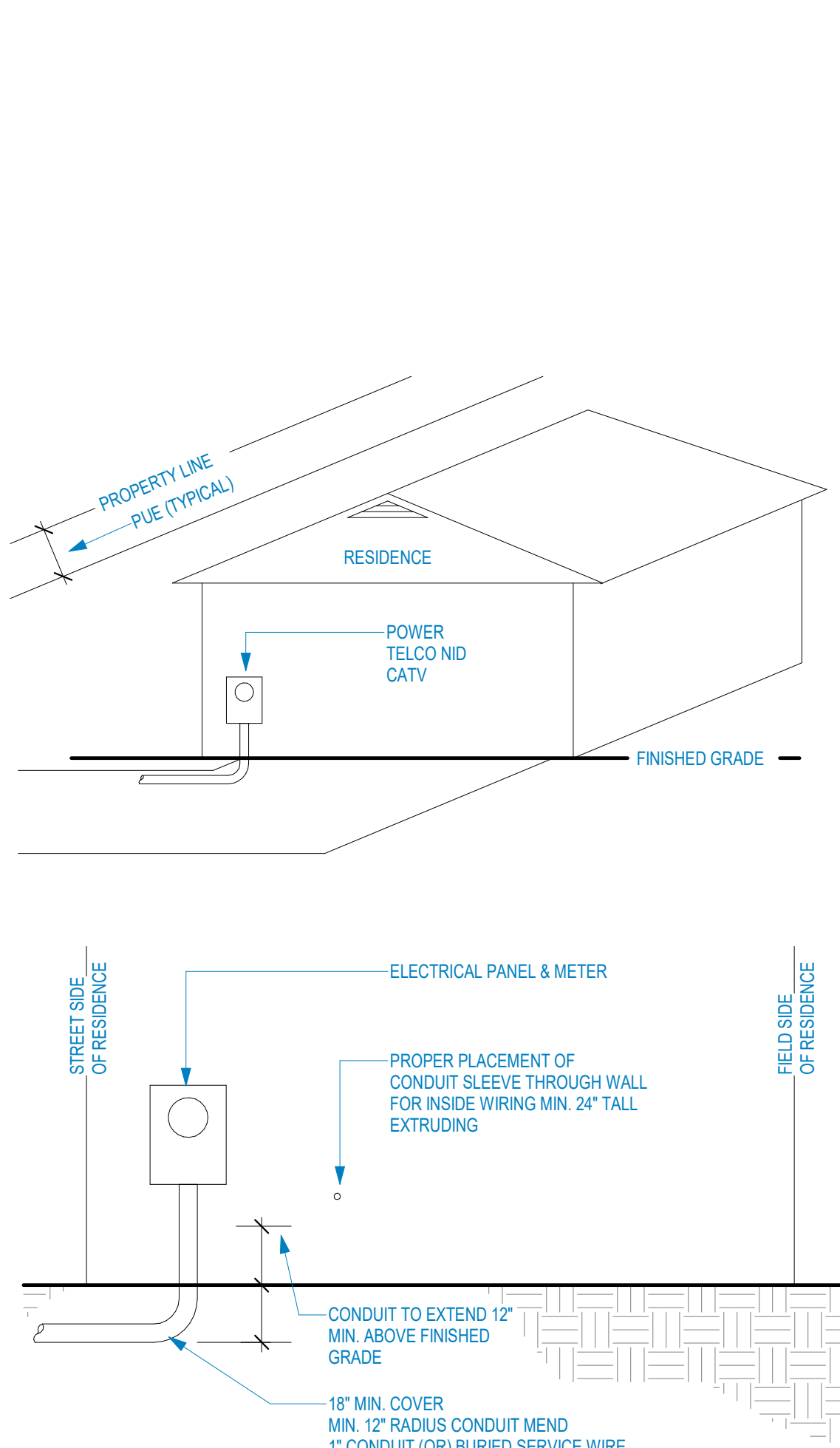




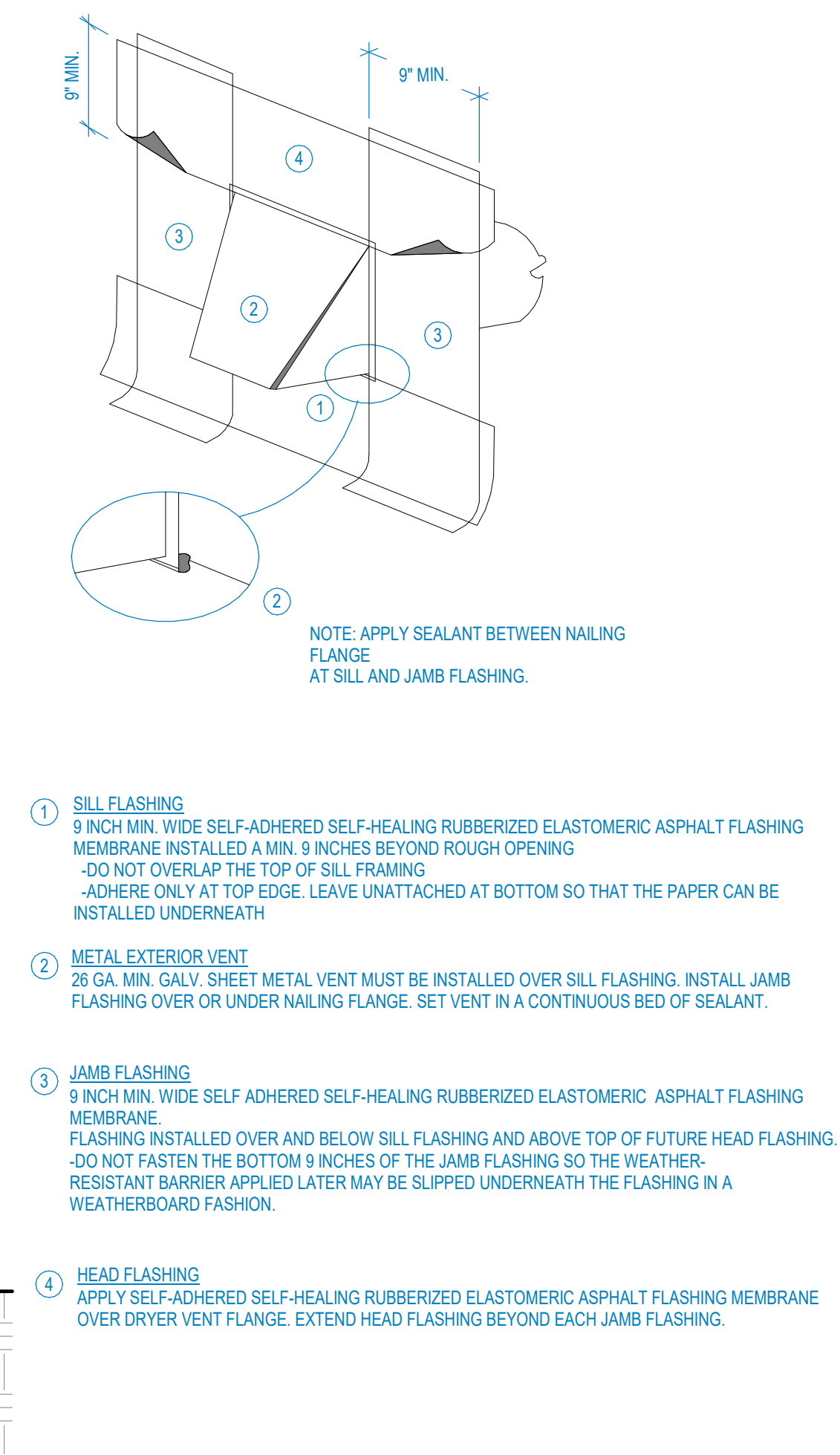
sheet:  
WALL TYPES

SHEET SIZE: 30" x 42"

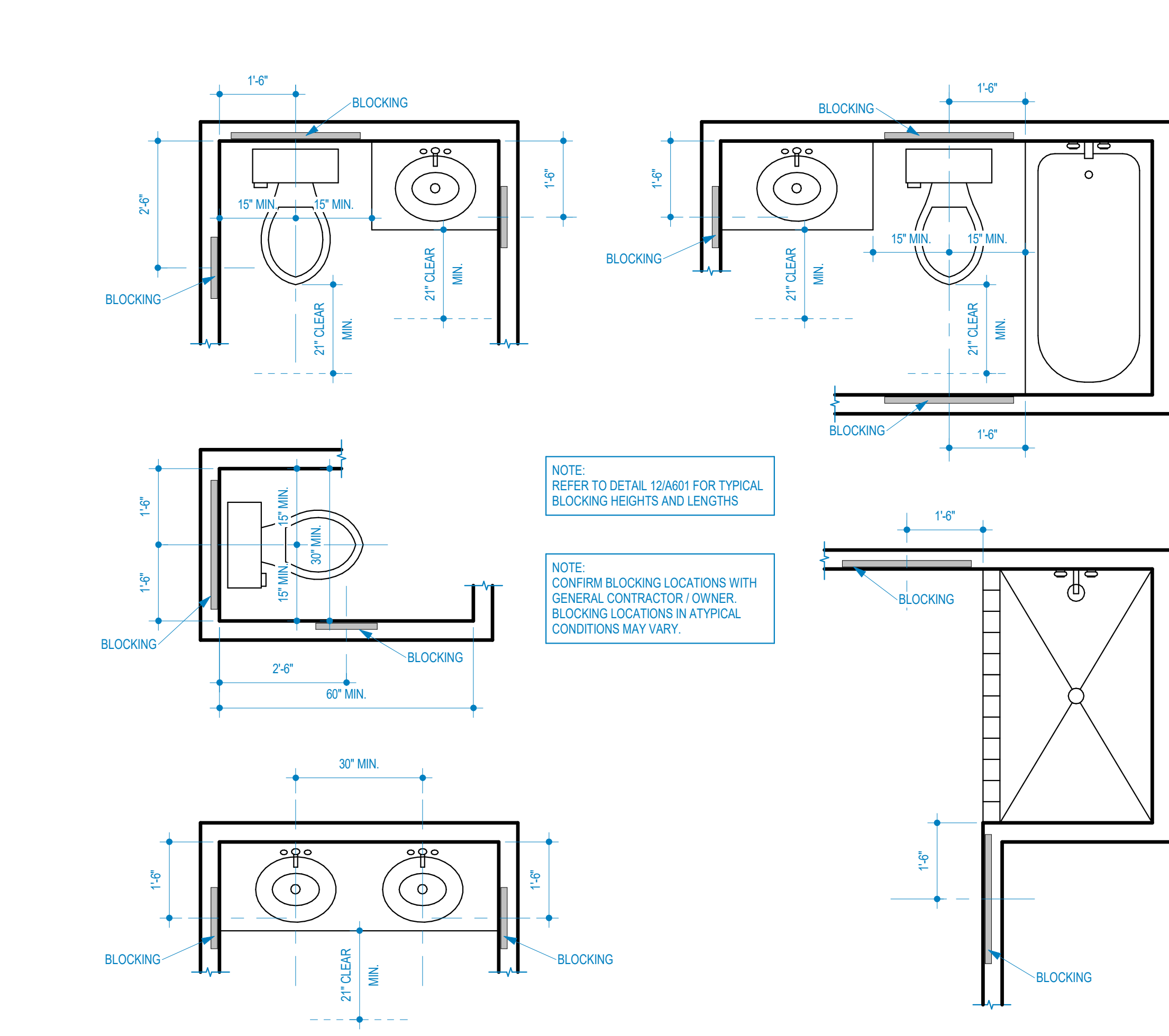




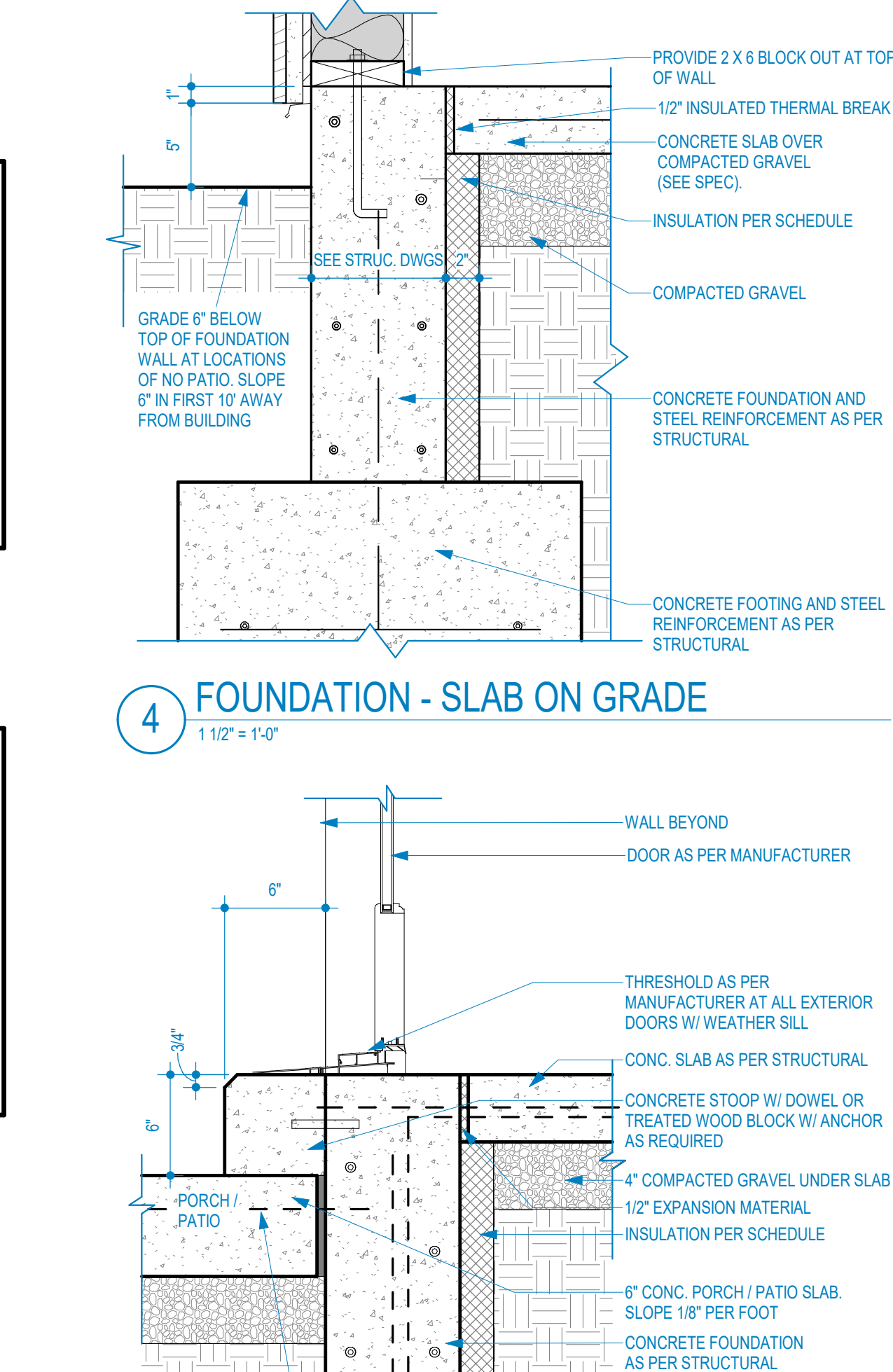
1 TYP. DRY UTILITY LOCATION  
1 1/2" = 1'-0"



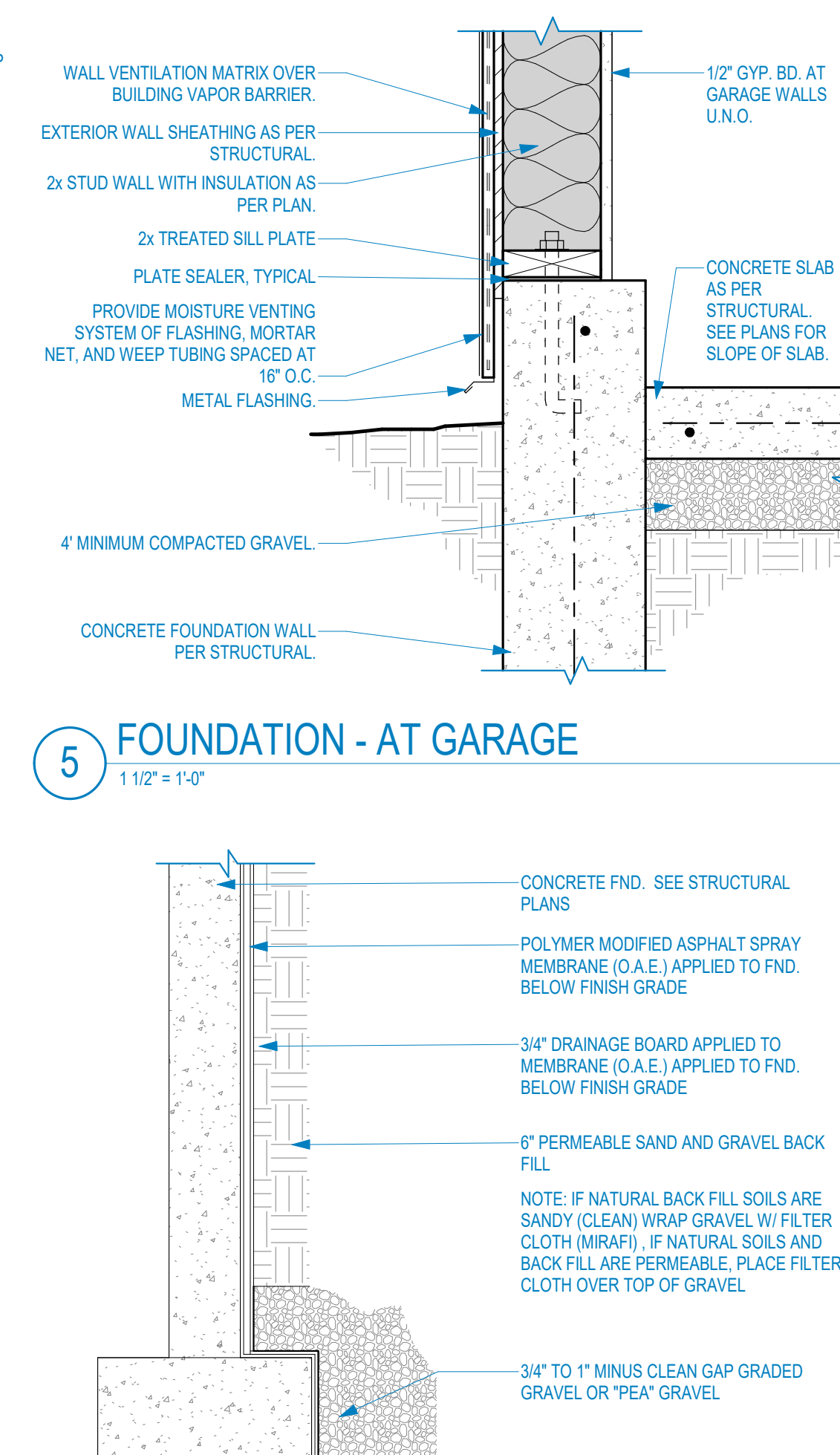
2 EXHAUST VENT DETAIL  
1 1/2" = 1'-0"



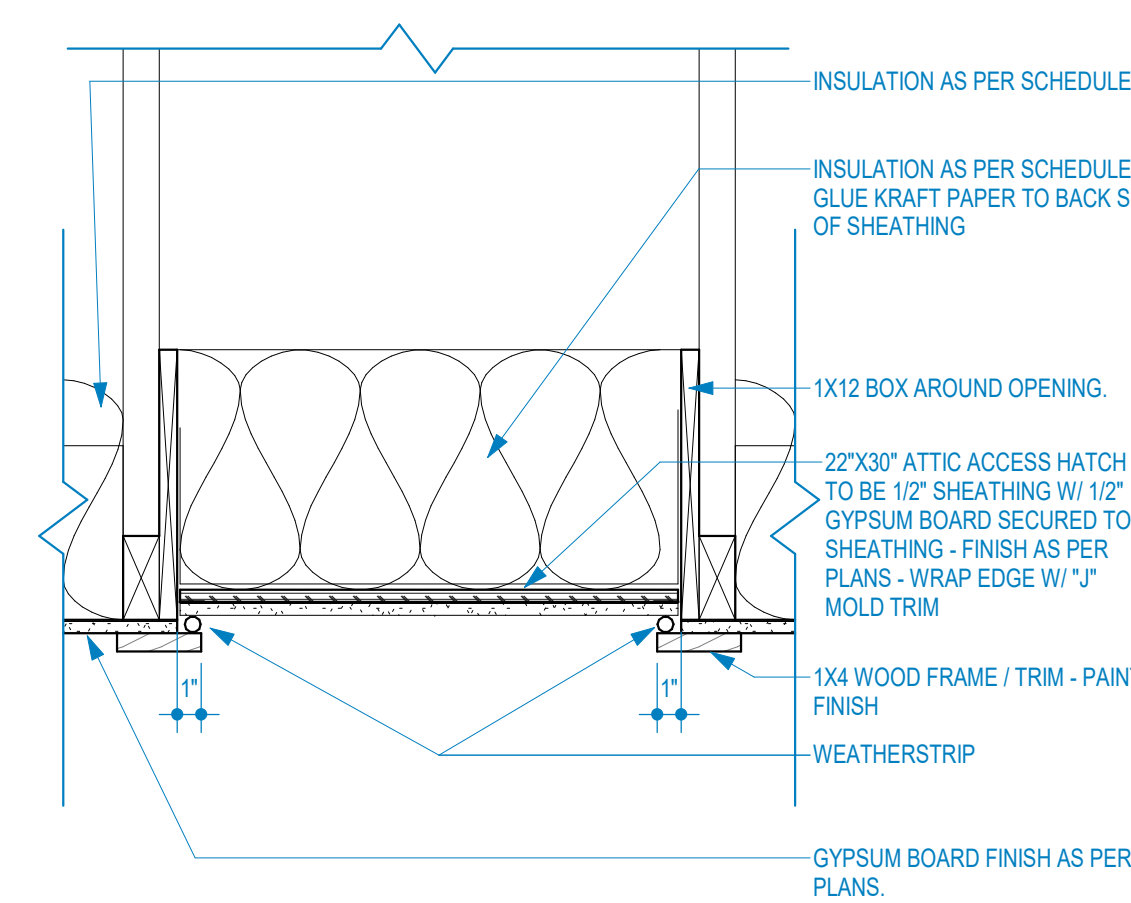
3 MIN. PLUMBING FIXTURE CLEARANCES  
1 1/2" = 1'-0"



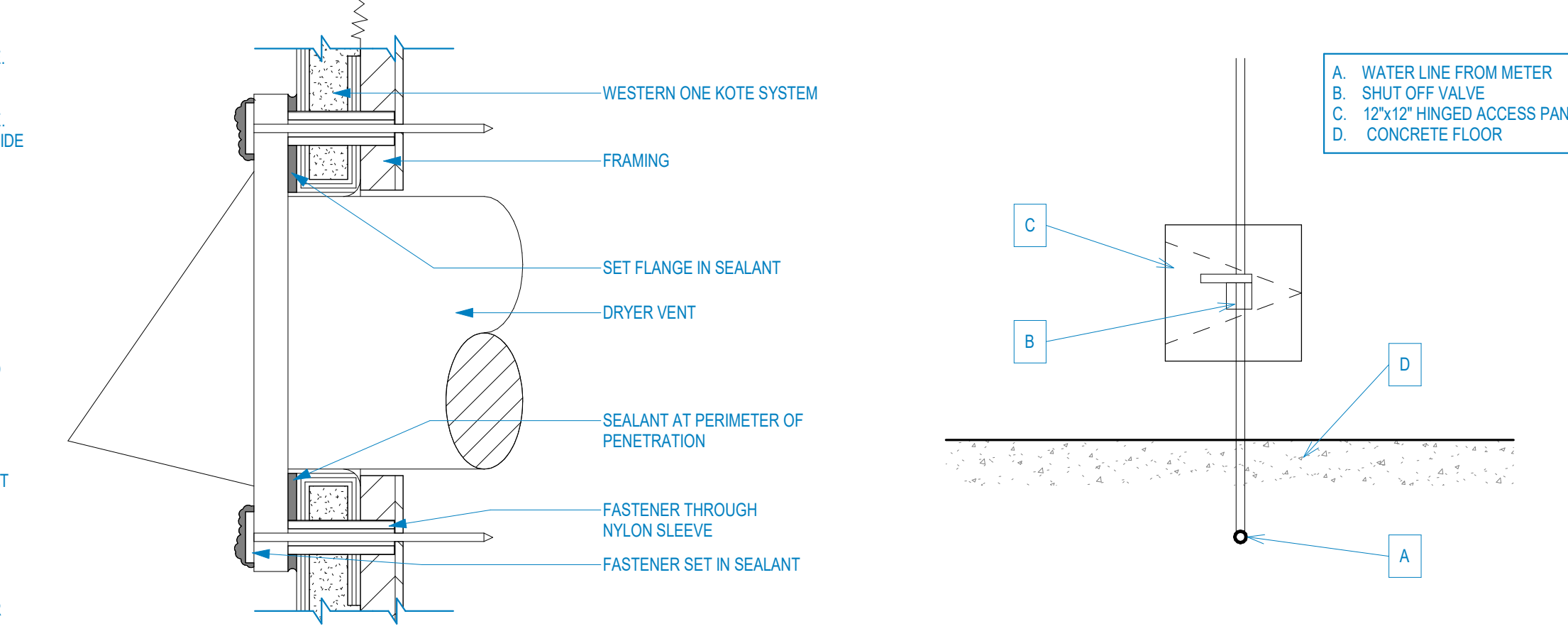
4 FOUNDATION - SLAB ON GRADE  
1 1/2" = 1'-0"



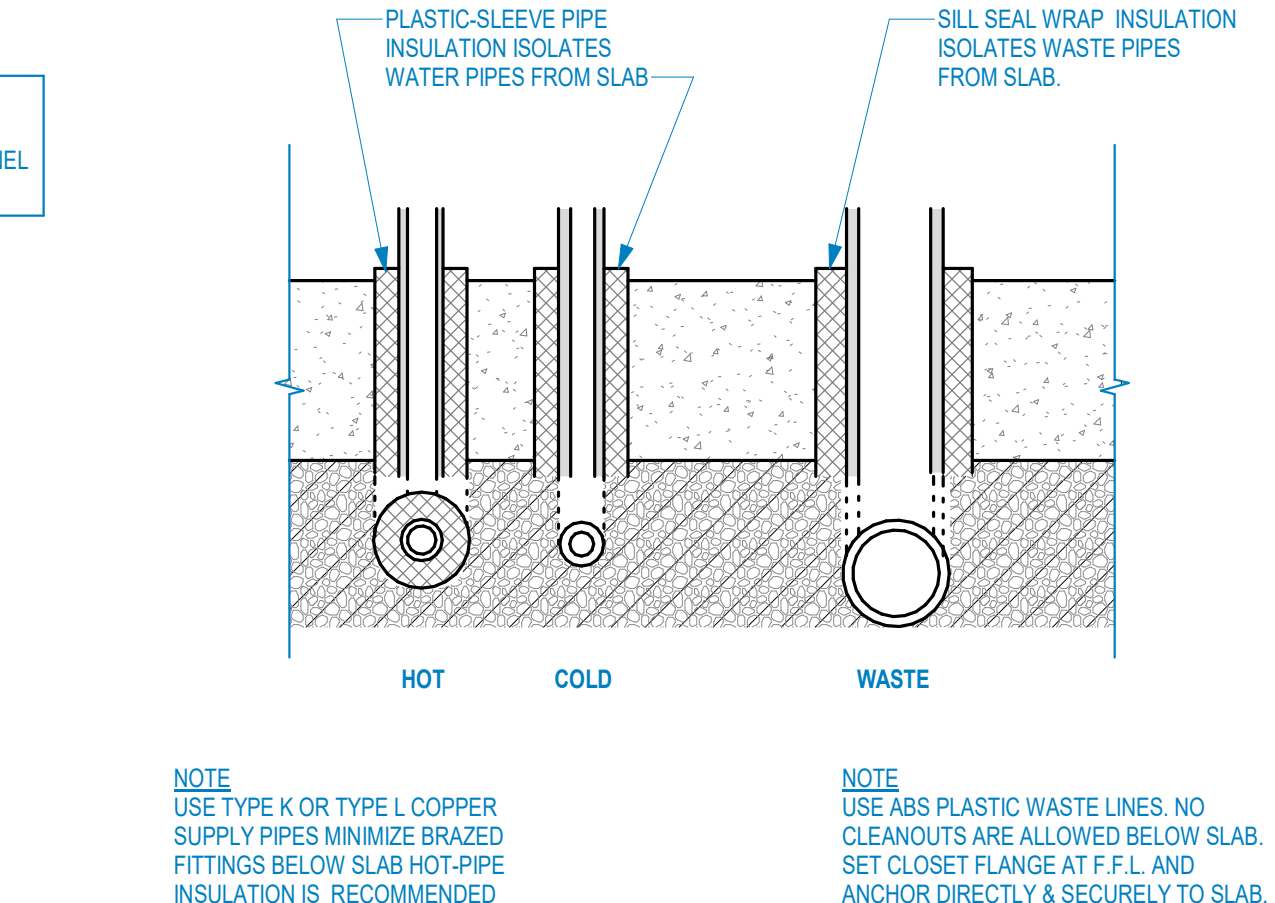
5 FOUNDATION - AT GARAGE  
1 1/2" = 1'-0"



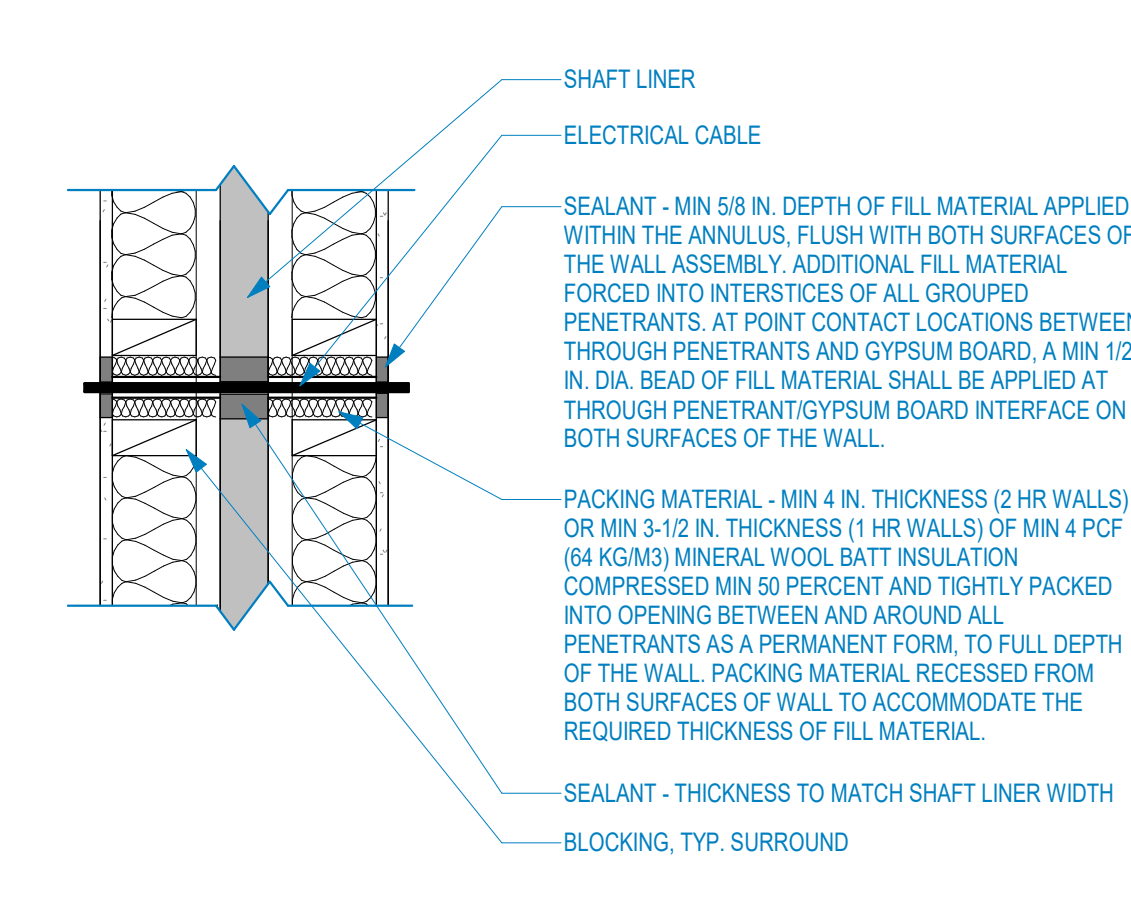
8 ATTIC ACCESS OPENING DETAIL  
1 1/2" = 1'-0"



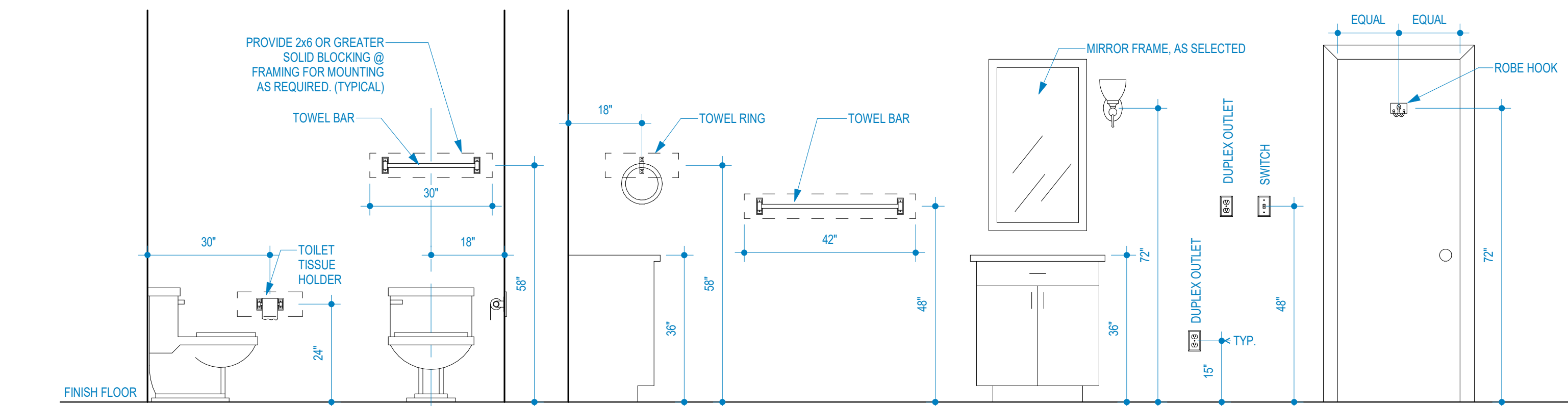
9 TYP. DRYER VENT (SHOWN WITH STUCCO)  
6" = 1'-0"



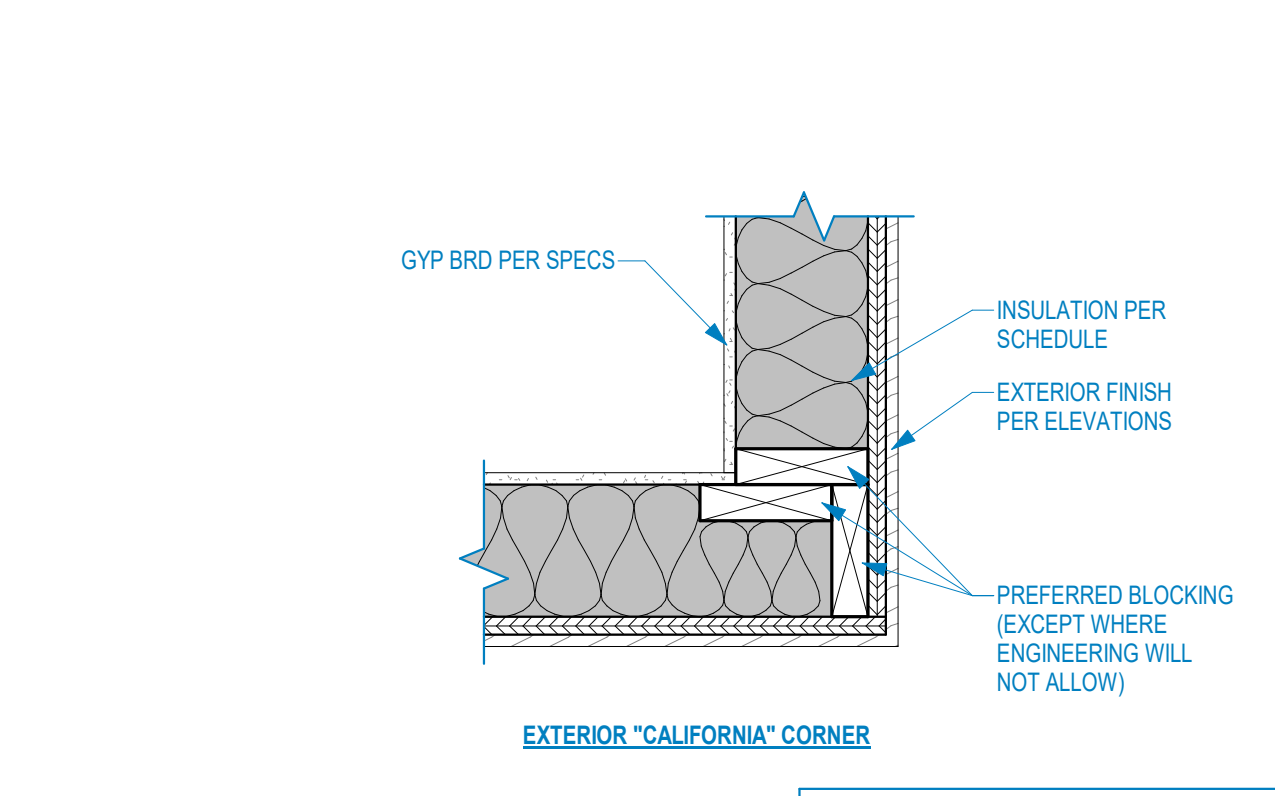
6 DOOR STOOP @ PORCH OR PATIO  
1 1/2" = 1'-0"



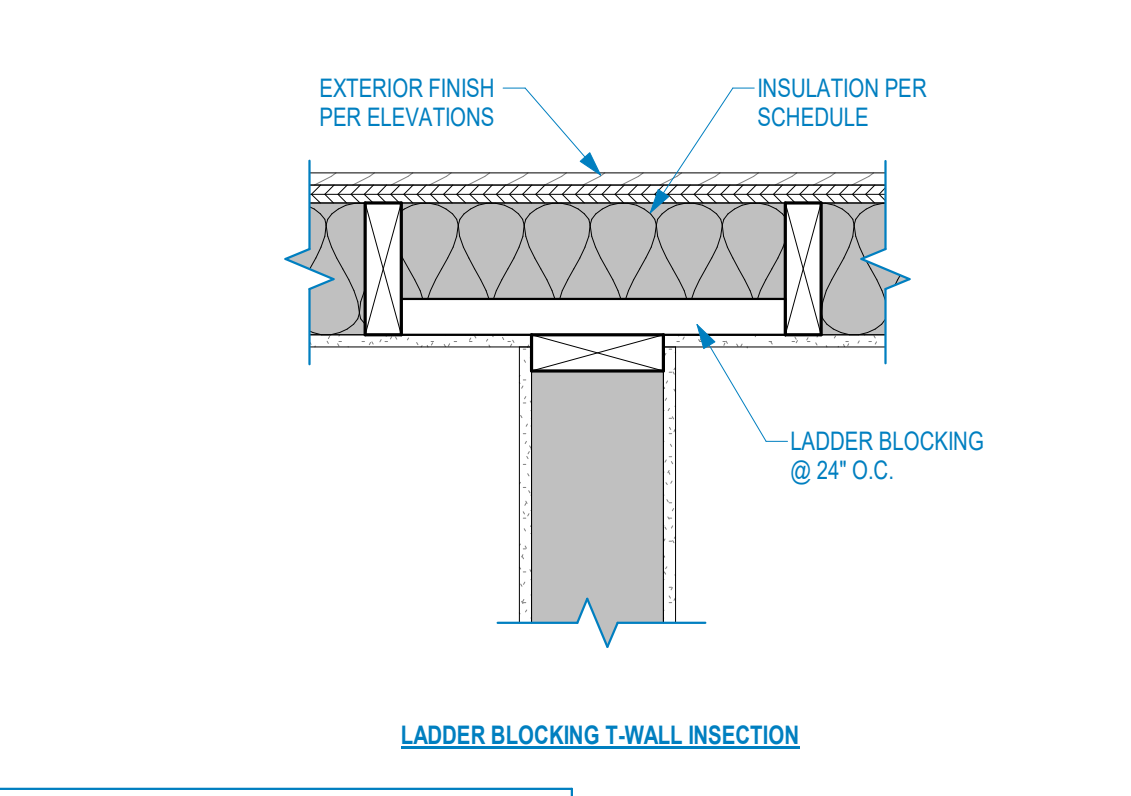
7 FOUNDATION WATERPROOFING  
3/4" = 1'-0"



12 TYPICAL INTERIOR MOUNTING HEIGHTS  
1 1/2" = 1'-0"



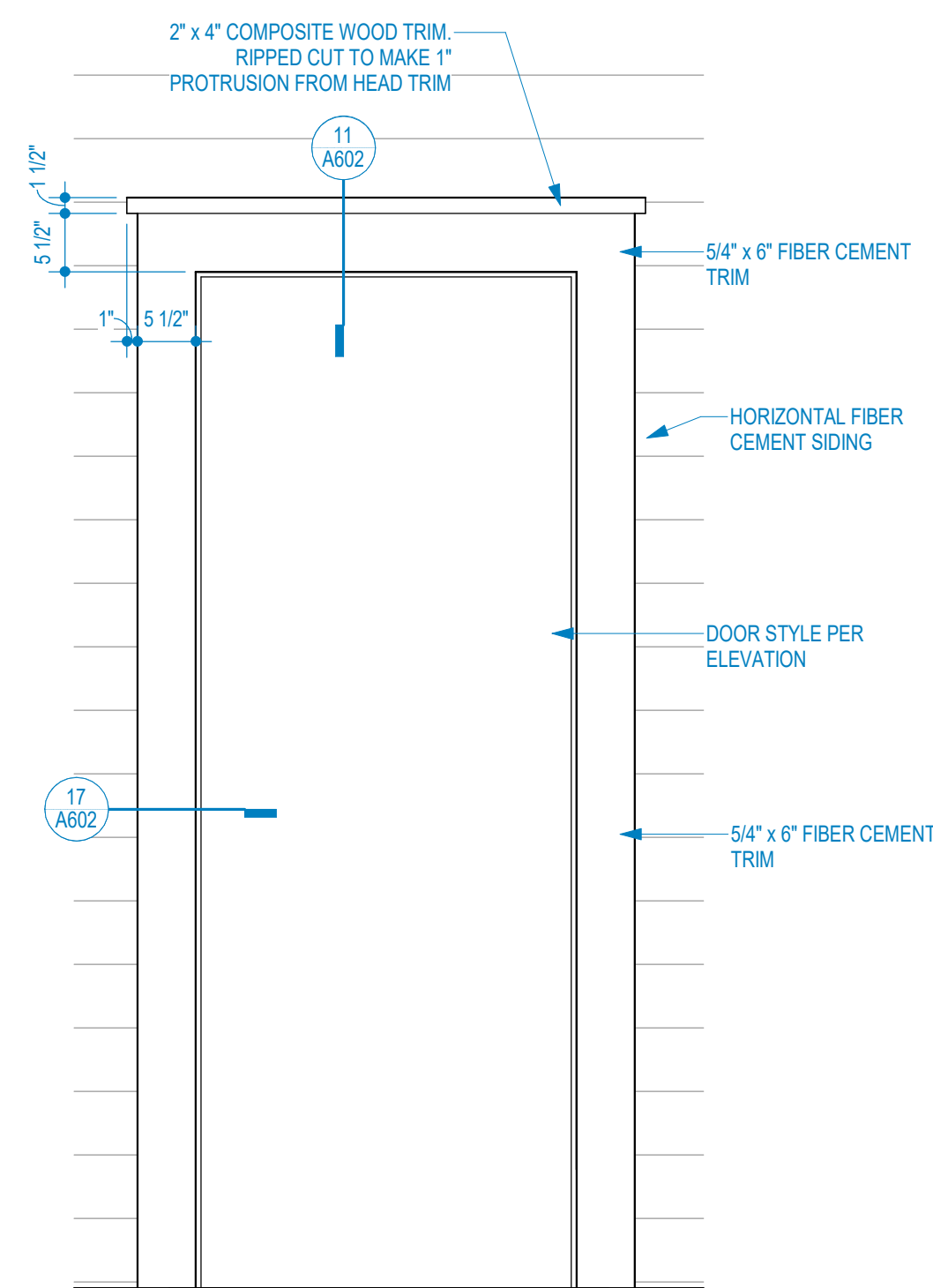
13 FRAMING - ADVANCED TECHNIQUES  
1 1/2" = 1'-0"



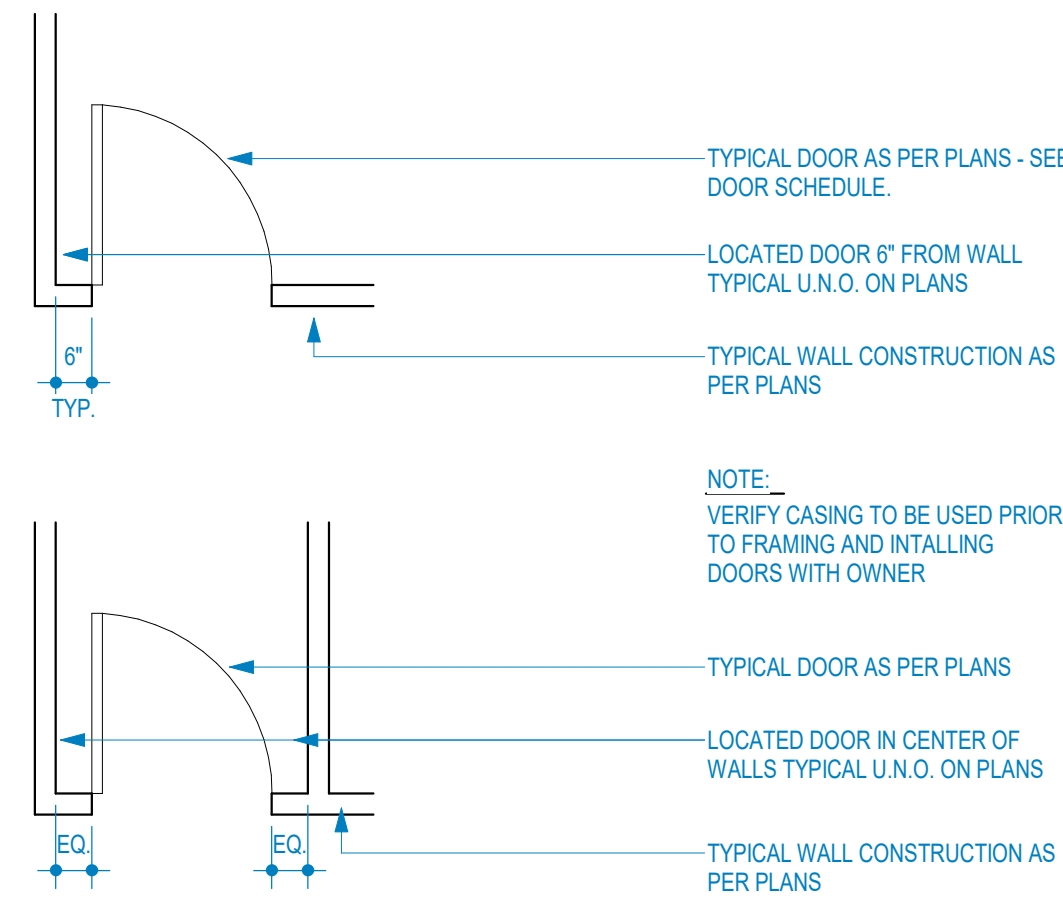
14 2HR FIRE WALL PENETRATION - SECTION  
1 1/2" = 1'-0"

NOTE:  
NOT ALL DETAILS MAY  
APPLY TO THIS BUILDING

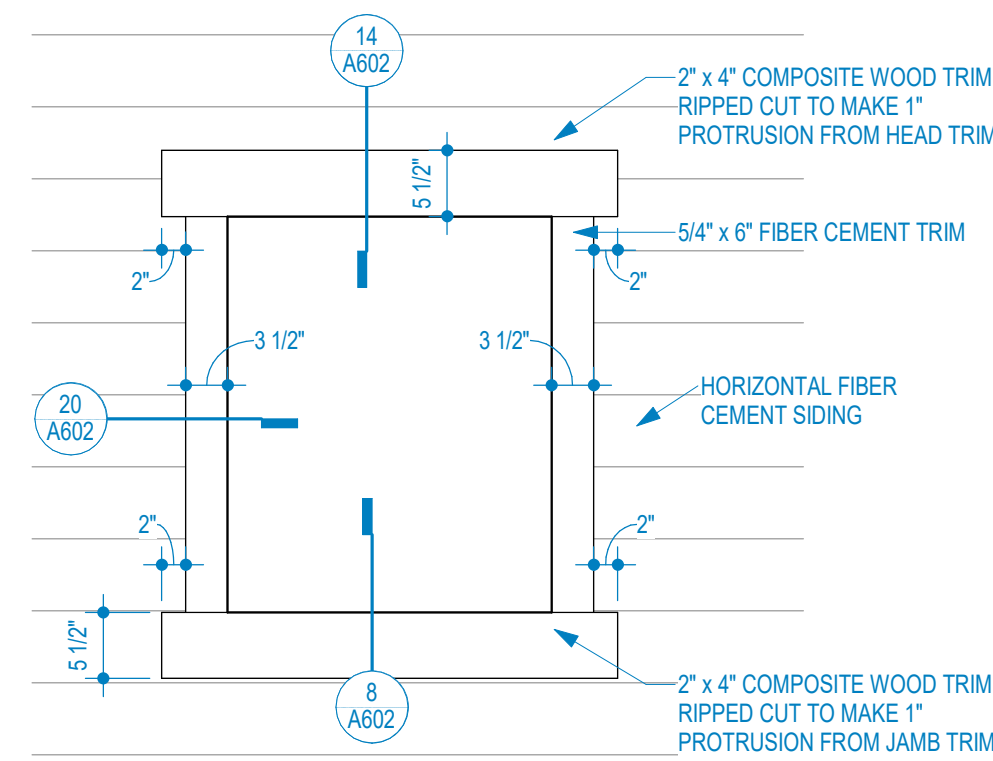




NOTE: PROVIDE FLASHING, COUNTER FLASHING AND WATERPROOF JOINTS PER GENERAL NOTES. BEST SOUND CONSTRUCTION PRACTICES AND MANUFACTURERS WRITTEN INSTRUCTIONS.

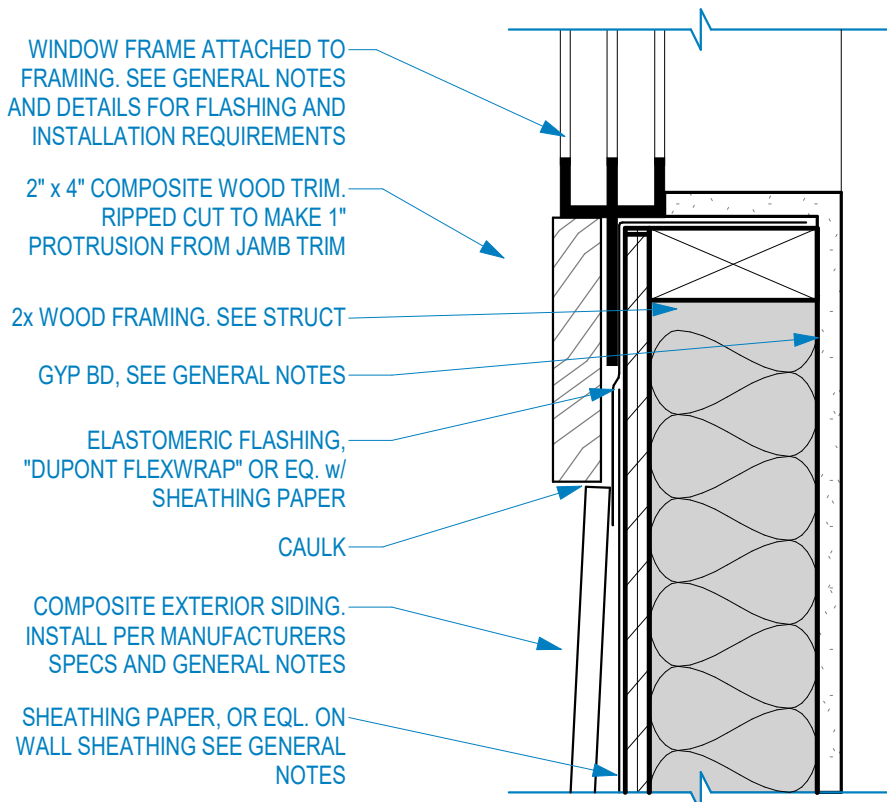


3 TYPICAL DOOR PLACEMENT DETAIL  
3/8" = 1'-0"

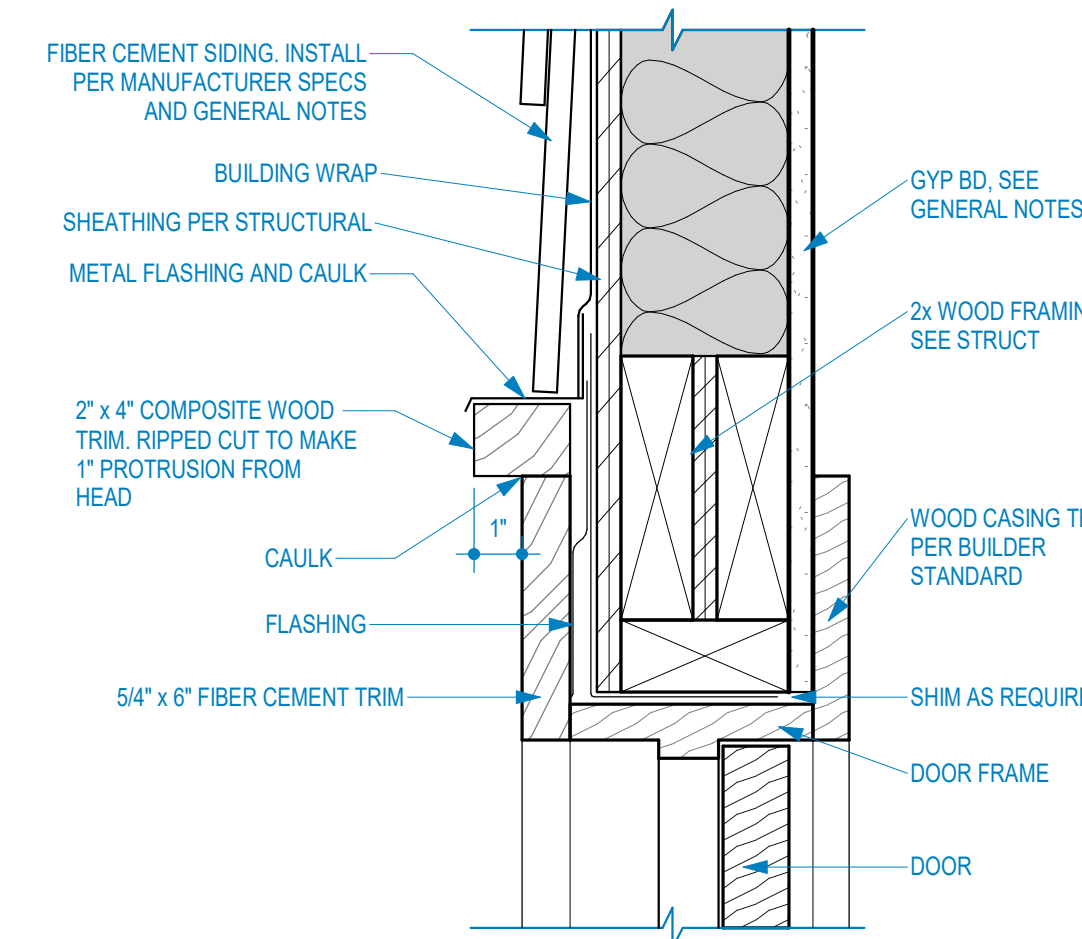


NOTE: PROVIDE FLASHING, COUNTER FLASHING AND WATERPROOF JOINTS PER GENERAL NOTES. BEST SOUND CONSTRUCTION PRACTICES AND MANUFACTURERS WRITTEN INSTRUCTIONS.

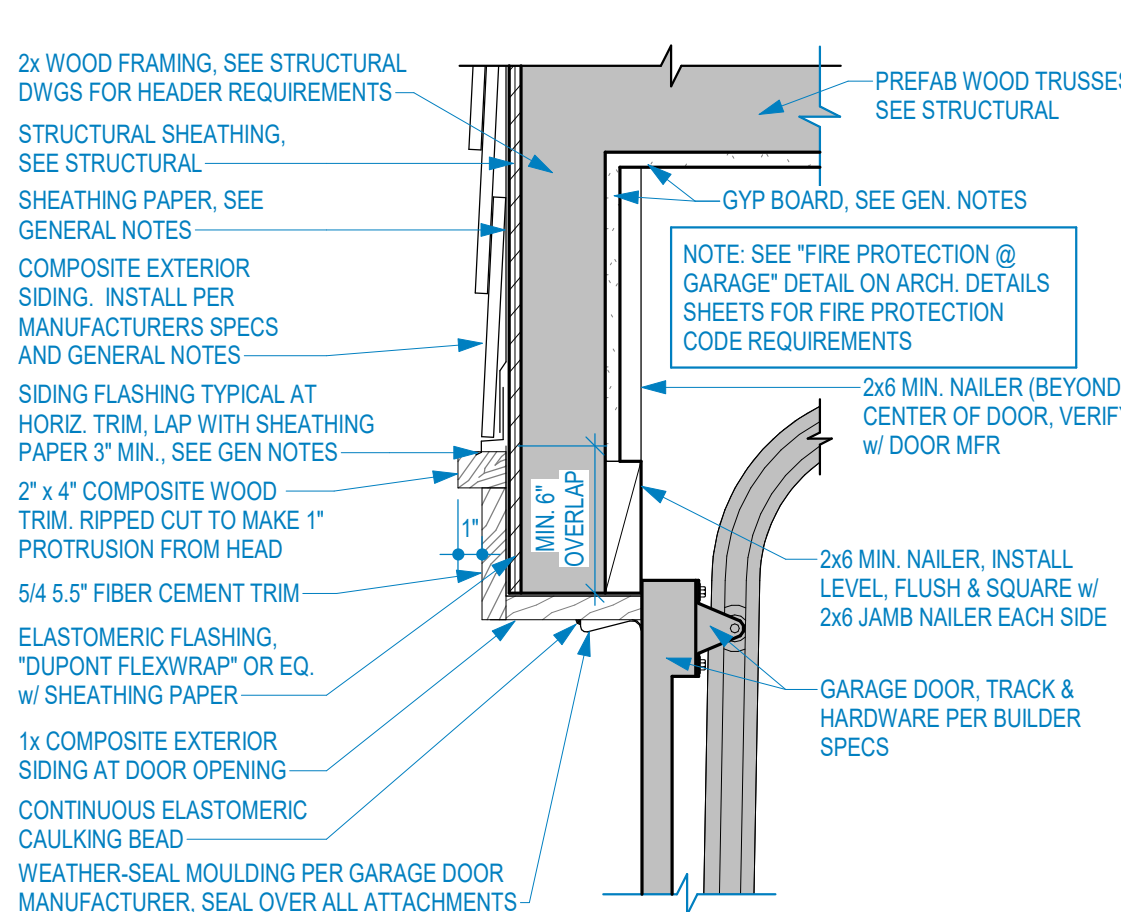
4 WINDOW - WALL DETAIL - SIDING  
3/4" = 1'-0"



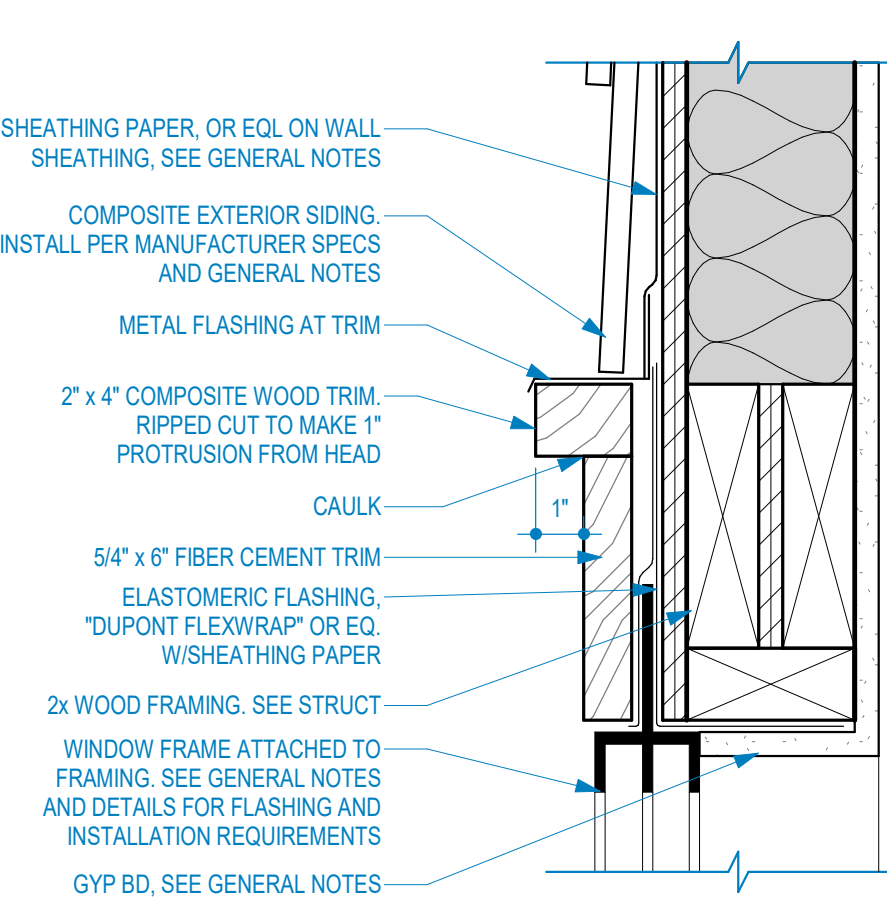
1 DOOR - WALL DETAIL AT SIDING  
3/4" = 1'-0"



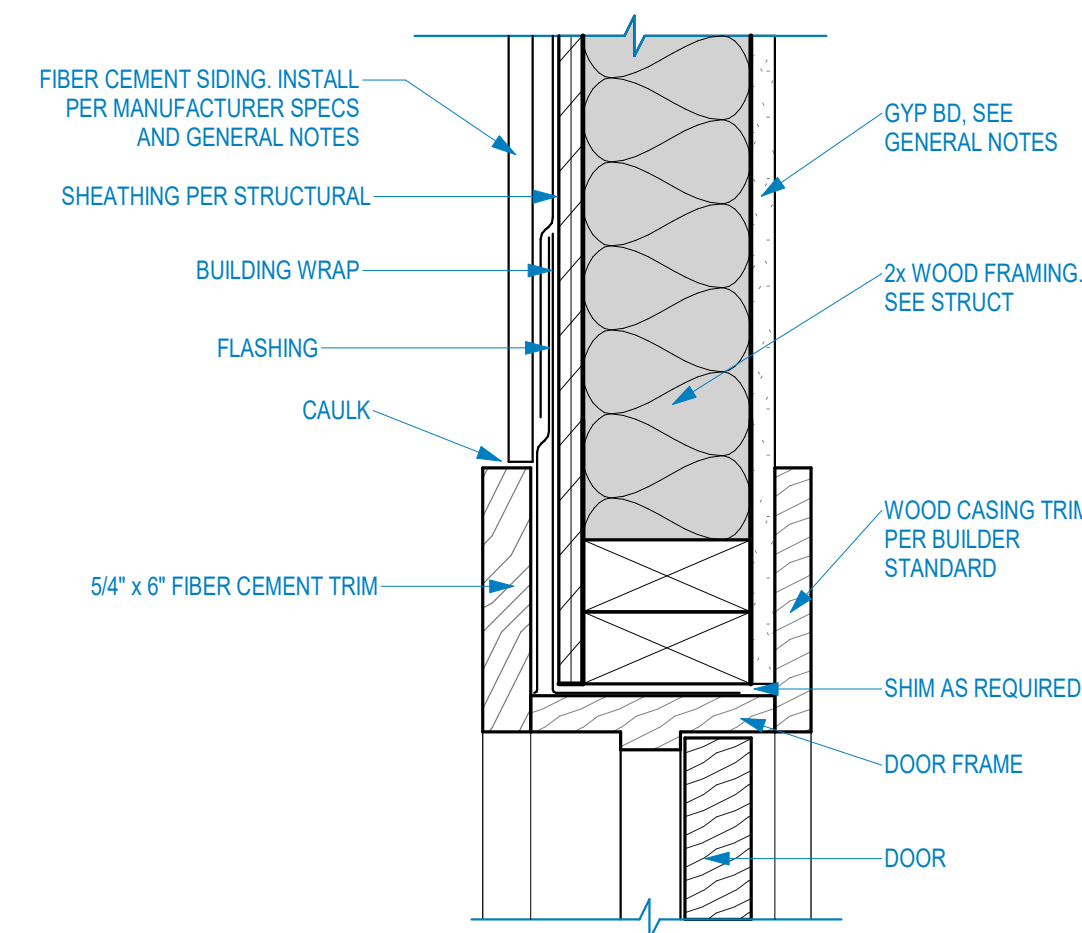
7 TYPICAL EXTERIOR DOOR  
1/2" = 1'-0"



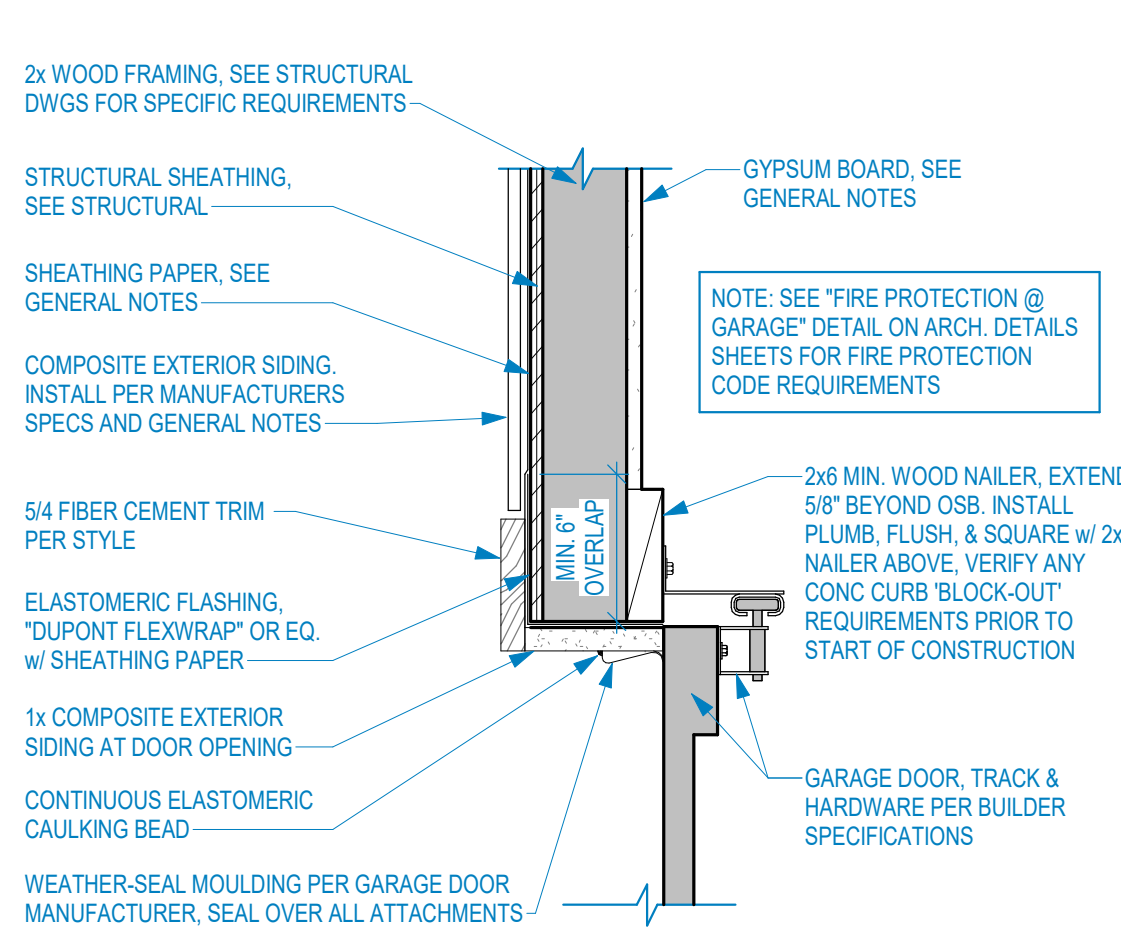
8 WINDOW - SILL - SIDING  
3" = 1'-0"



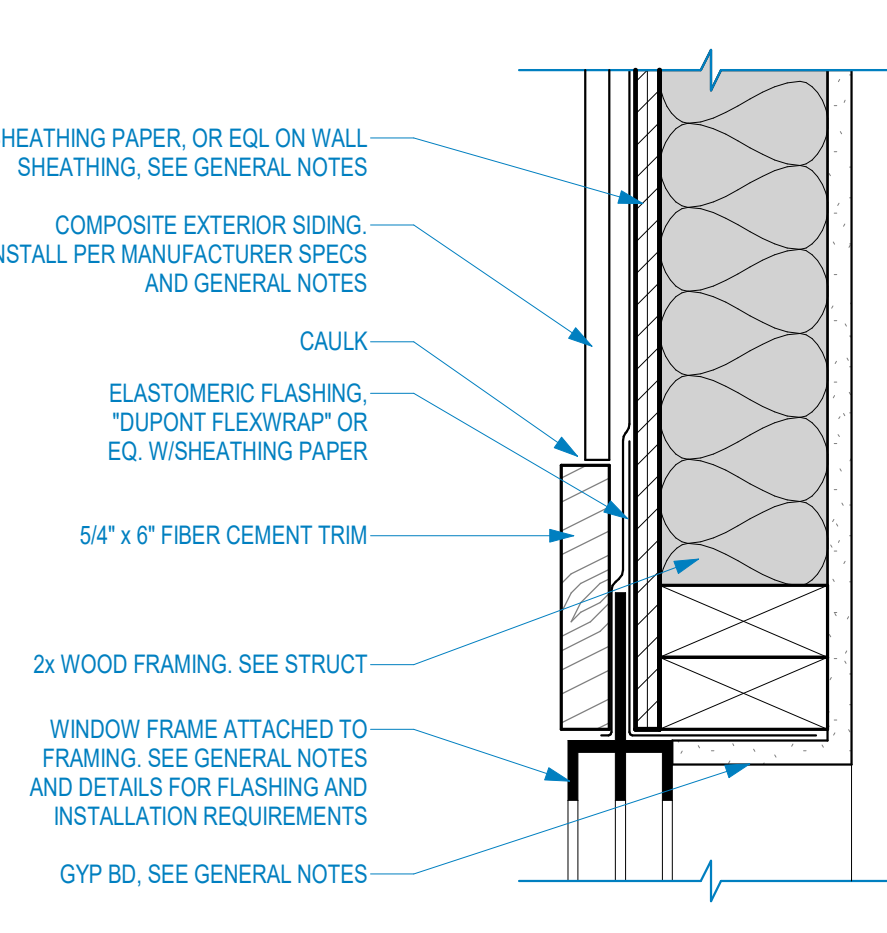
11 DOOR - HEAD - SIDING  
3" = 1'-0"



2 GARAGE DOOR - HEAD - SIDING  
1 1/2" = 1'-0"



14 WINDOW - HEAD - SIDING  
3" = 1'-0"



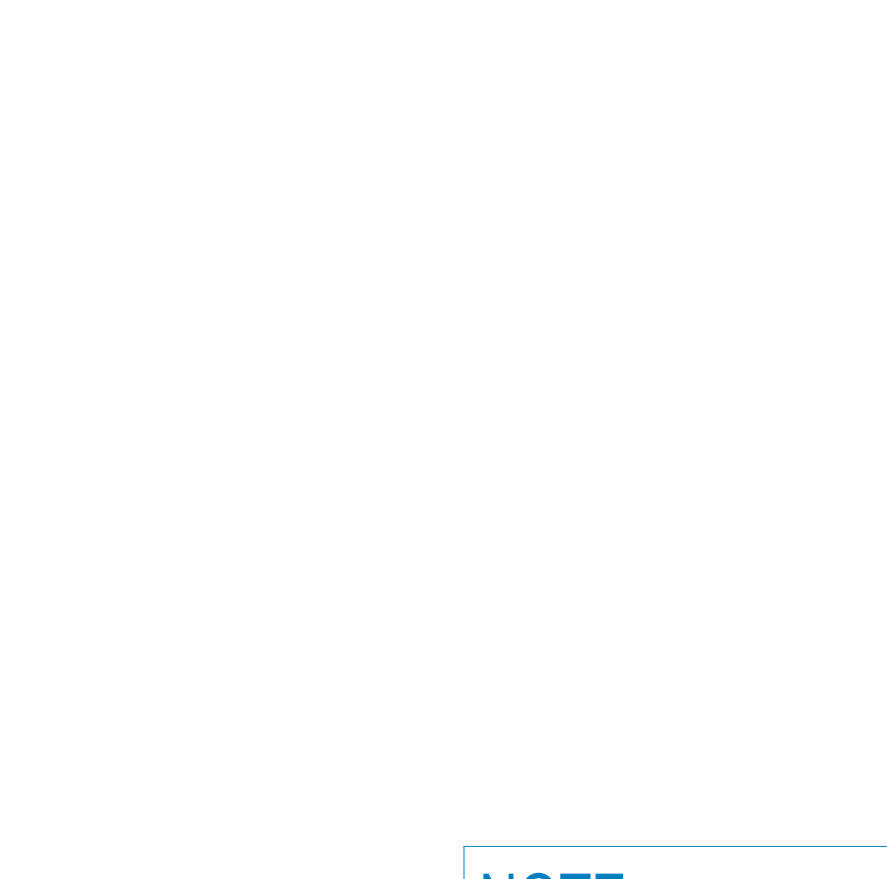
17 DOOR - JAMB - SIDING  
3" = 1'-0"



5 GARAGE DOOR - JAMB - SIDING  
1 1/2" = 1'-0"



20 WINDOW - JAMB - SIDING  
3" = 1'-0"

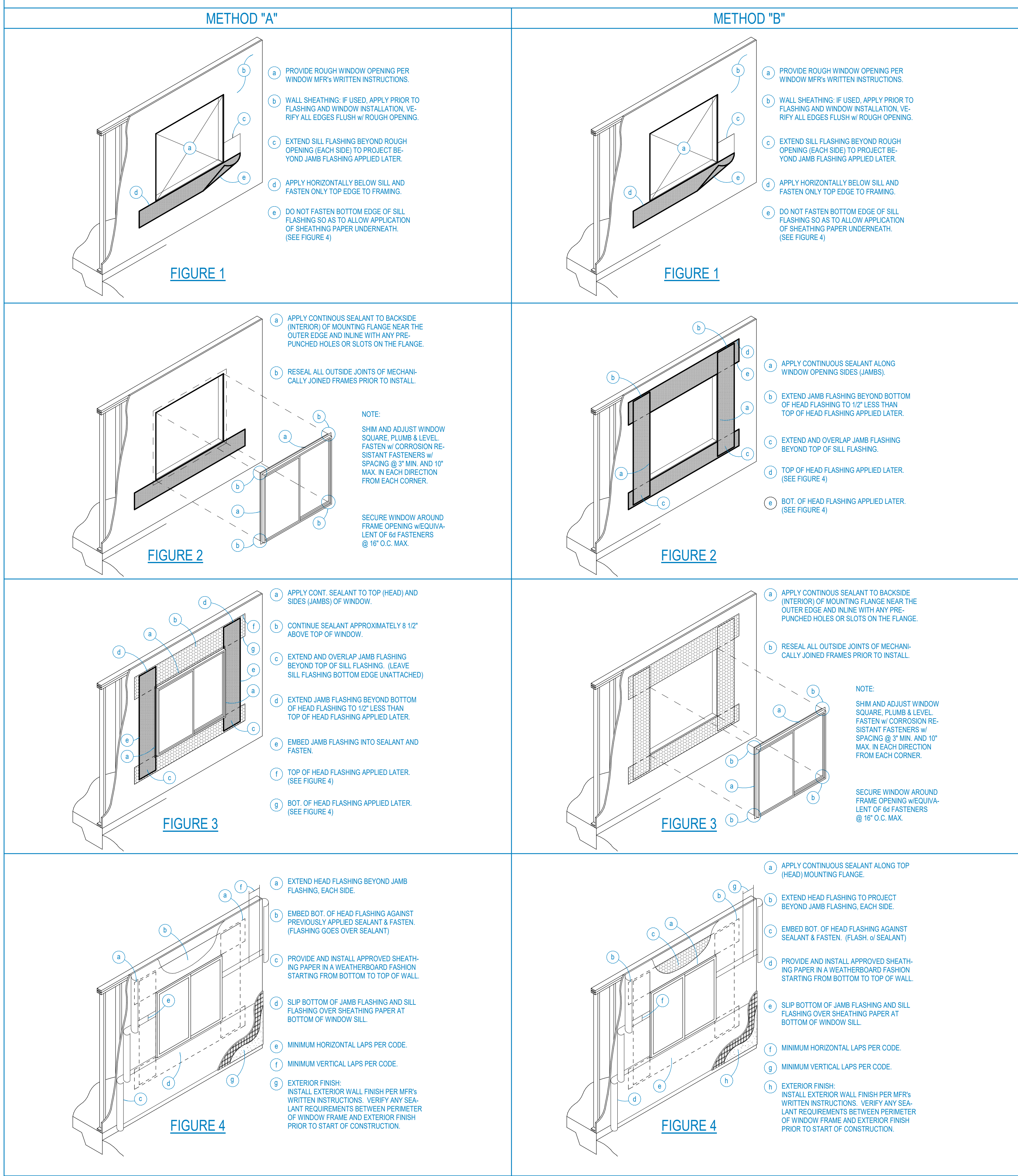


NOTE:  
NOT ALL DETAILS MAY  
APPLY TO THIS BUILDING

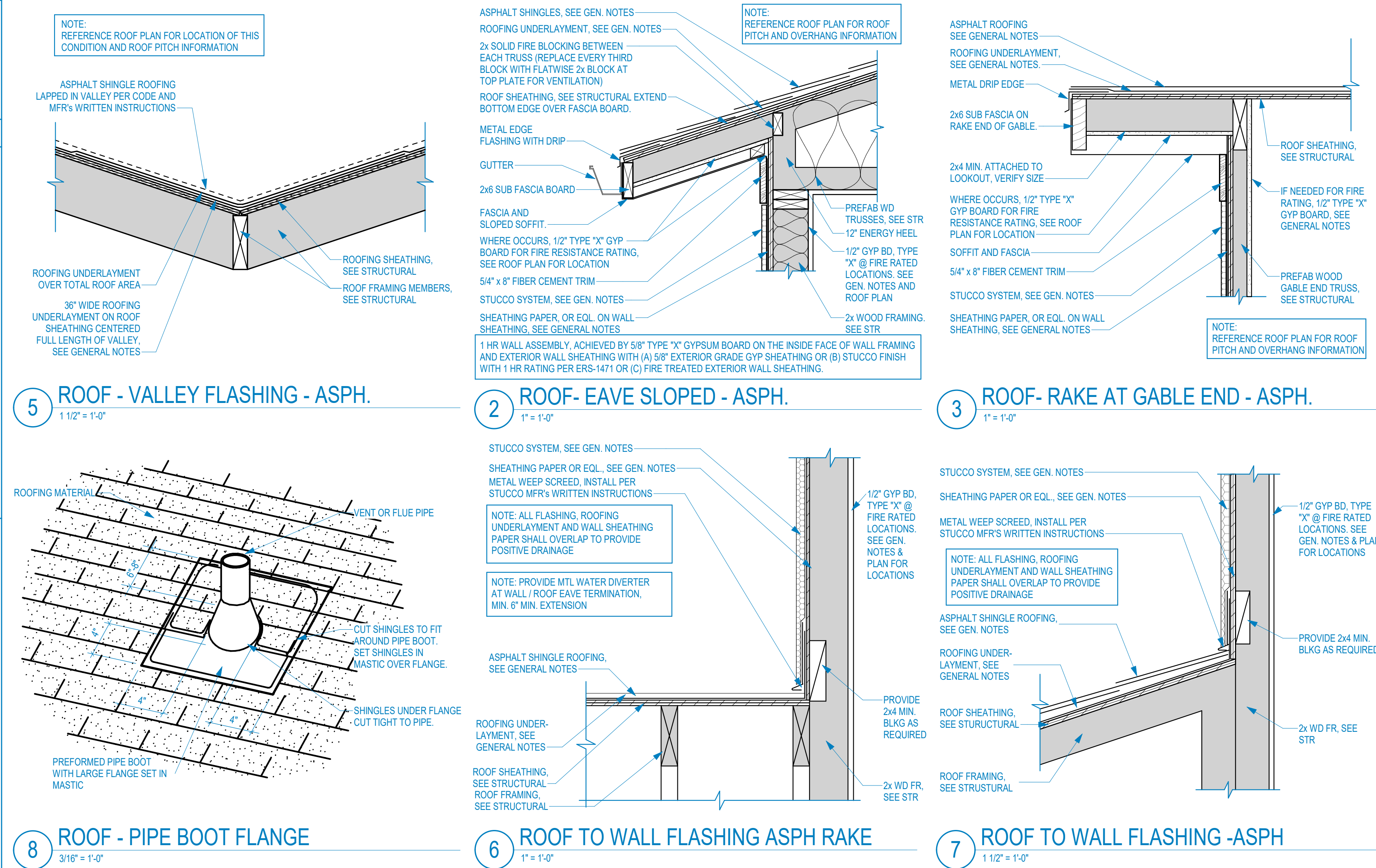


NOTE: THIS DETAIL IS SCHEMATIC ONLY. IT IS INTENDED TO DESIGNATE STANDARD PRACTICE FOR INSTALLATION OF RESIDENTIAL WINDOWS WITH A MOUNTING FLANGE IN STUD FRAME CONSTRUCTION PER REQUIREMENTS OF AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION, DOCUMENT AAMA 2400-02 (FORMERLY CAVM 400-95). WINDOWS DESIGNATED IN THE DRAWINGS ARE SPECIFIED BY THE BUILDER. STANDARD AAMA 2400-02 IS NOT INTENDED TO REPLACE A MANUFACTURER'S INSTALLATION INSTRUCTIONS OR FEDERAL, STATE, OR LOCAL BUILDING CODES ADOPTED BY A GOVERNING MUNICIPALITY.

VERIFY ALL REQUIRED FLASHING, SHEATHING PAPER, SEALANT, FASTENERS, MFR'S INSTALLATION INSTRUCTIONS, AND CODE COMPLIANCE PRIOR TO START OF CONSTRUCTION.



1 WINDOW - STANDARD FLASHING  
1/4" = 1'-0"





SEAL:

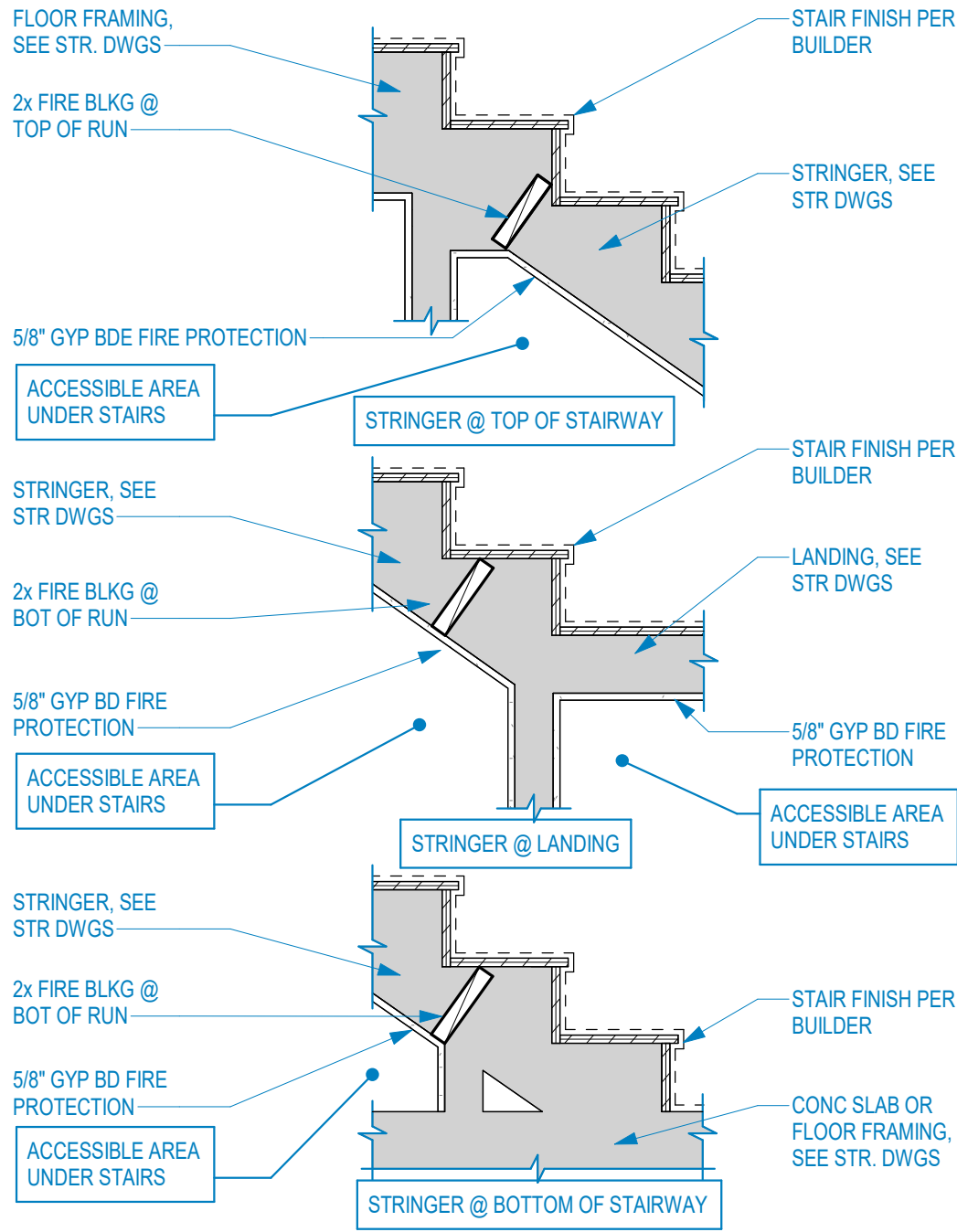
NOTE: THIS DETAIL IS SCHEMATIC ONLY. IT IS INTENDED TO DESIGNATE HABITABLE AREAS & OPENINGS (ADJACENT TO GARAGE) AND HABITABLE OR ATTIC AREAS & OPENINGS (ABOVE THE GARAGE) WHICH REQUIRE FIRE PROTECTION PER APPLICABLE CODE. VERIFY ALL REQUIREMENTS PRIOR TO START OF CONSTRUCTION.

PROVIDE COMPLYING GYP BD FIRE PROTECTION AND FIREBLOCKING TO WALLS, UNDER STAIR SURFACES, ANY FRAMING MEMBERS AND SOFFITS LOCATED ON THE ACCESSIBLE ENCLOSED SIDE OF SPACES UNDER STAIRS PER APPLICABLE CODE REQUIREMENTS. (SEE TABLE BELOW)

| MINIMUM CODE REQUIREMENTS FOR FIRE PROTECTION UNDER INTERIOR STAIRS |                                                          |
|---------------------------------------------------------------------|----------------------------------------------------------|
| CODE                                                                | REFERENCE FOR: GYP BC REQ / FIRE RATING AND FIREBLOCKING |
| 2012 IRC                                                            | R302.7 AND R302.11                                       |
| 2015 IBC                                                            | RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH 'IRC'         |
| 2012 IBC                                                            |                                                          |

REFERENCE ARCHITECTURAL PLAN(S) & STAIR SECTION(S) FOR STAIR CONFIGURATION, DIMENSIONS, TREAD, RISER, HANDRAIL & GUARDRAIL REQUIREMENTS.

REFERENCE STRUCTURAL DRAWINGS FOR STAIR FRMG MEMBERS AND CONNECTIONS.



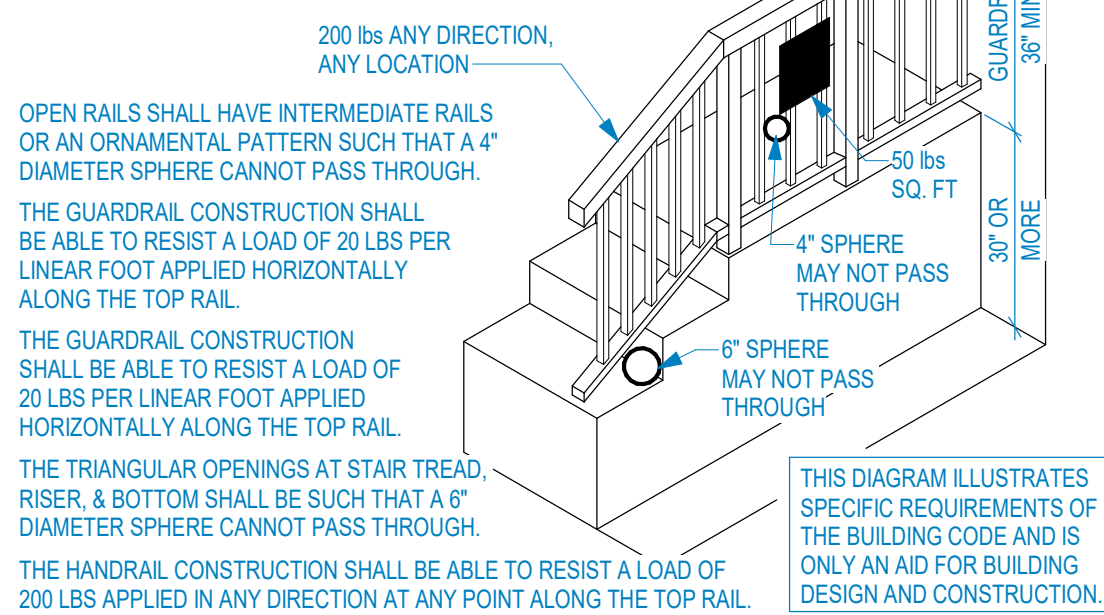
### 1 FIRE PROTECTION AT STAIRS

1 1/2" = 1'-0"

HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING. HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS. HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS. HANDRAILS SHALL BE 1 1/4" - 2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND BE SMOOTH WITH NO SHARP EDGES/CORNERS.

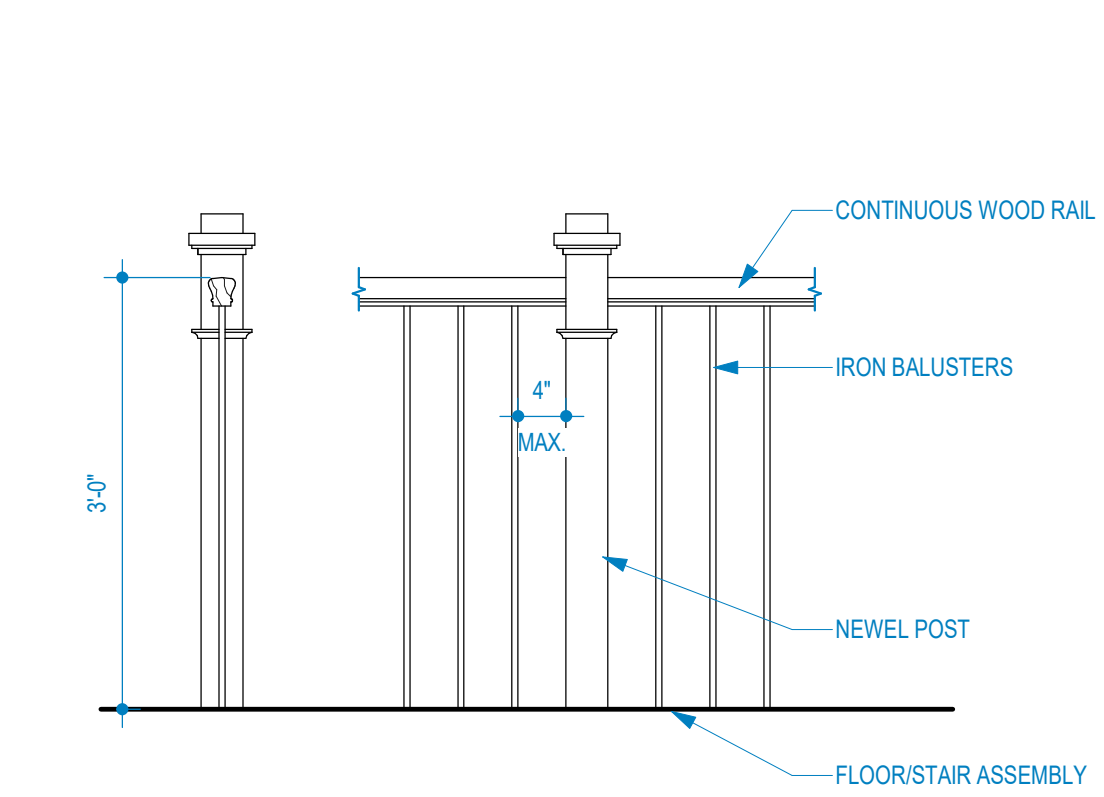
STAIR AND RAILING SUPPLIER/INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL.

GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.



### 7 STAIR - HANDRAIL/GUARDRAIL

1/4" = 1'-0"



### 11 GAURDRAIL - INTERIOR

3/4" = 1'-0"

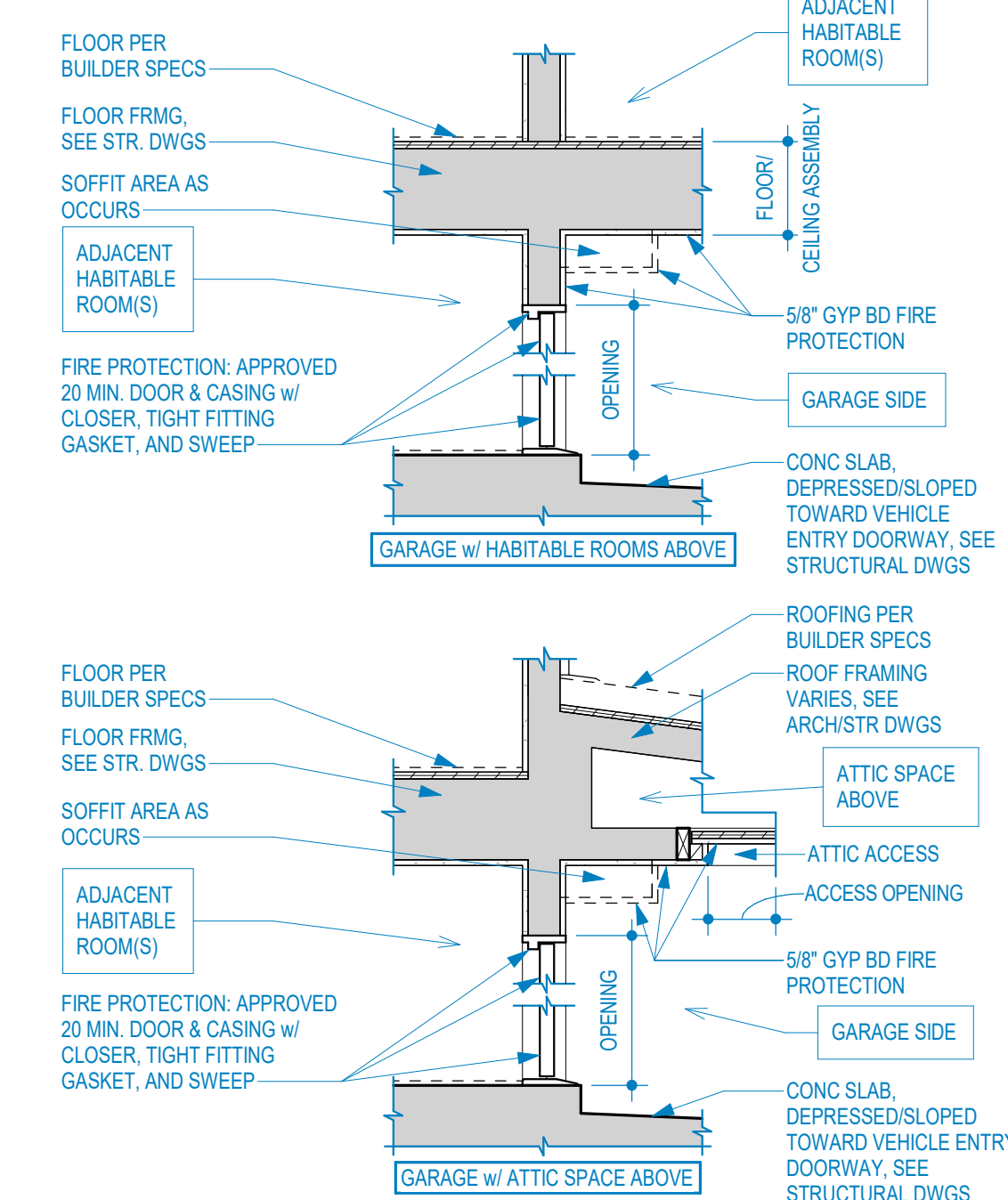
NOTE: THIS DETAIL IS SCHEMATIC ONLY. IT IS INTENDED TO DESIGNATE HABITABLE AREAS & OPENINGS (ADJACENT TO GARAGE) AND HABITABLE OR ATTIC AREAS & OPENINGS (ABOVE THE GARAGE) WHICH REQUIRE FIRE PROTECTION PER APPLICABLE CODE. VERIFY ALL REQUIREMENTS PRIOR TO START OF CONSTRUCTION.

PROVIDE COMPLYING GYP BD FIRE PROTECTION AND FIREBLOCKING TO WALLS, UNDER STAIR SURFACES, ANY FRAMING MEMBERS AND SOFFITS LOCATED ON THE ACCESSIBLE ENCLOSED SIDE OF SPACES UNDER STAIRS PER APPLICABLE CODE REQUIREMENTS. (SEE TABLE BELOW)

| MINIMUM CODE REQUIREMENTS FOR FIRE PROTECTION AT GARAGE |                                                                                          |
|---------------------------------------------------------|------------------------------------------------------------------------------------------|
| CODE                                                    | REFERENCE FOR: GYP BD REQ / FIRE RATING, FIREBLOCKING, DOORS, GARAGE FLOORING, AIR DUCTS |
| 2015 IRC                                                | R302.5, R302.6, R302.7 through R302.13 & TABLE R302.6                                    |
| 2015 IBC                                                | RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH 'IRC'                                         |
| 2012 IBC                                                |                                                                                          |

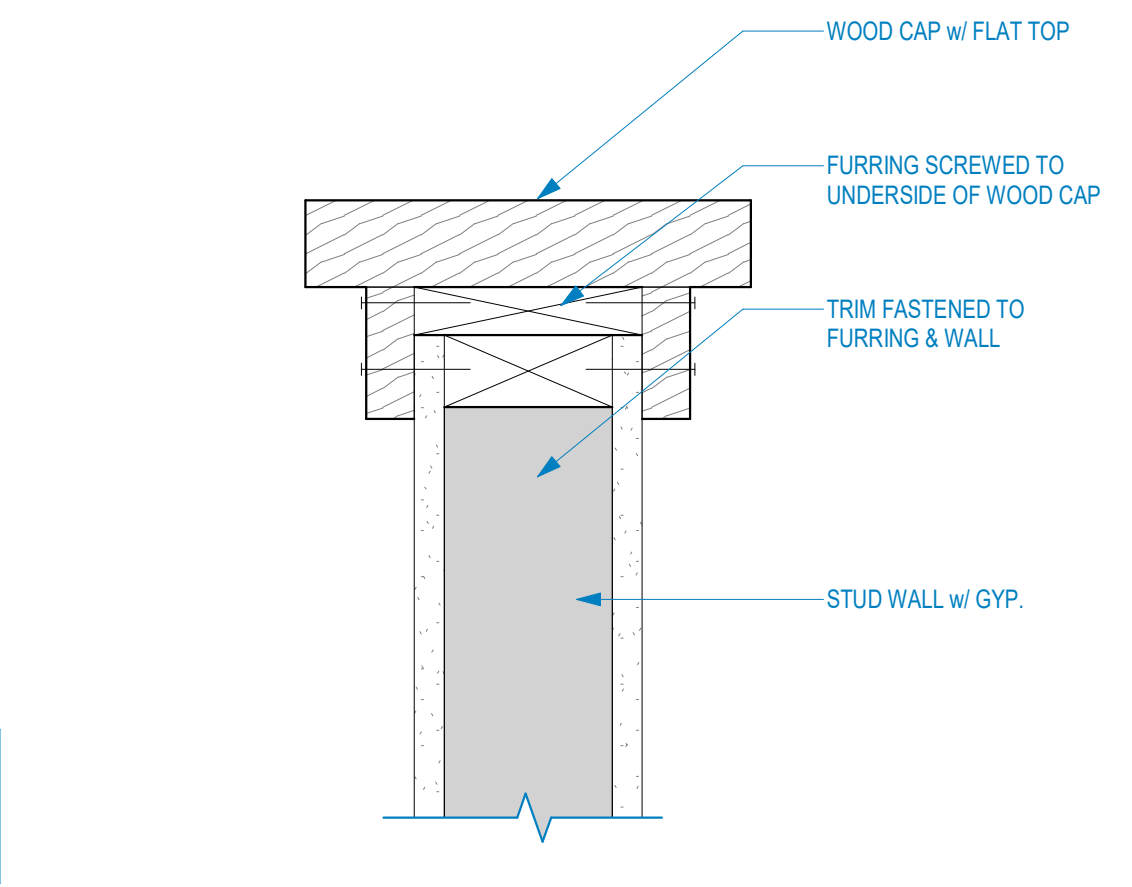
REFERENCE ARCHITECTURAL DWGS FOR LOCATION OF HABITABLE ROOMS, ATTIC SPACES, AND WALL / CLG OPENINGS (ADJACENT TO OR ABOVE GARAGE).

REFERENCE STRUCTURAL DRAWINGS FOR STAIR FRMG MEMBERS AND CONNECTIONS.



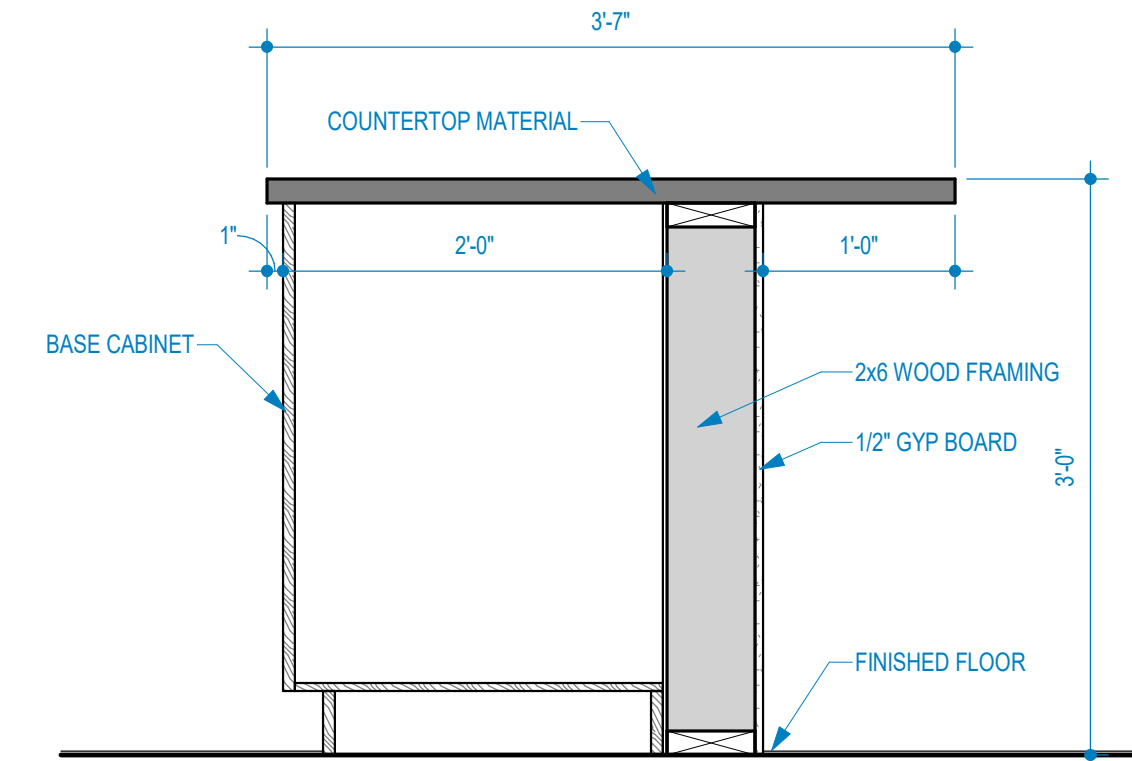
### 2 FIRE PROTECTION AT GARAGE

1 1/2" = 1'-0"



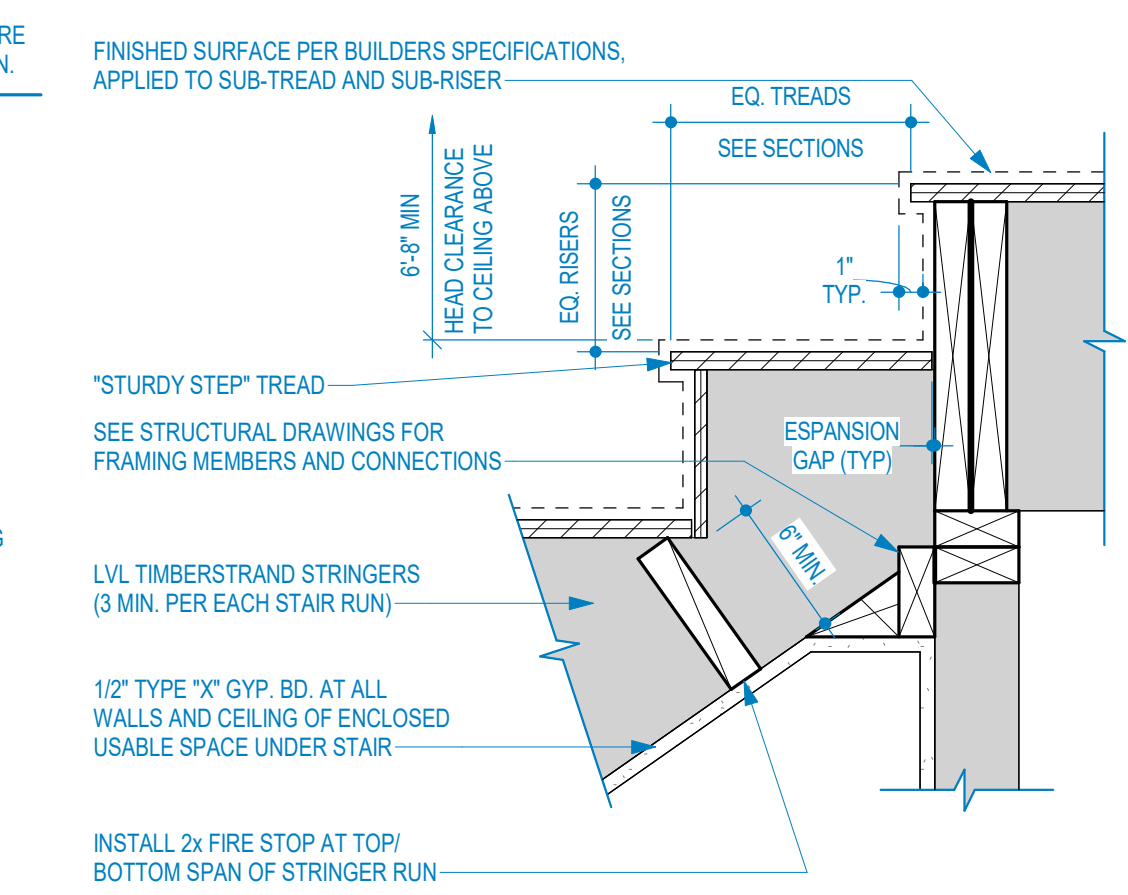
### 8 WALL - WOOD CAP

3" = 1'-0"



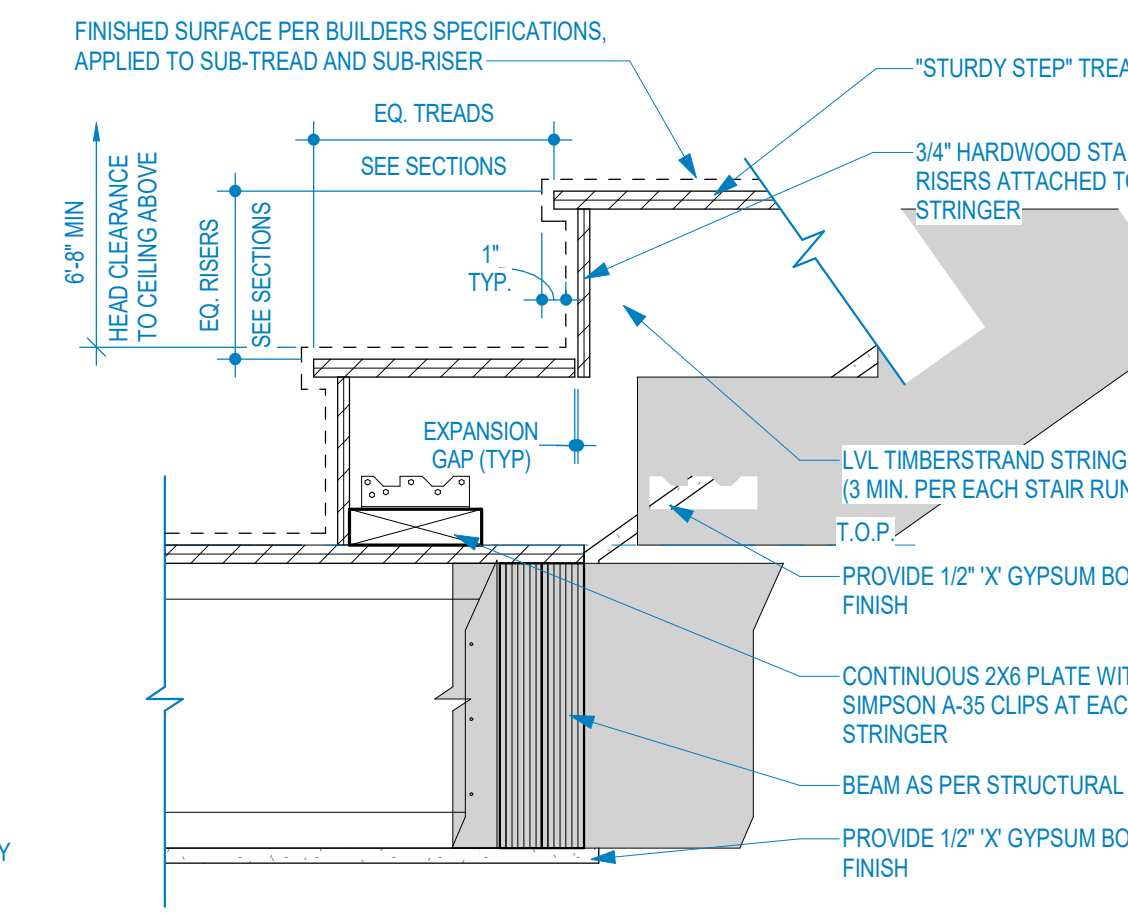
### 12 ISLAND BAR

1" = 1'-0"



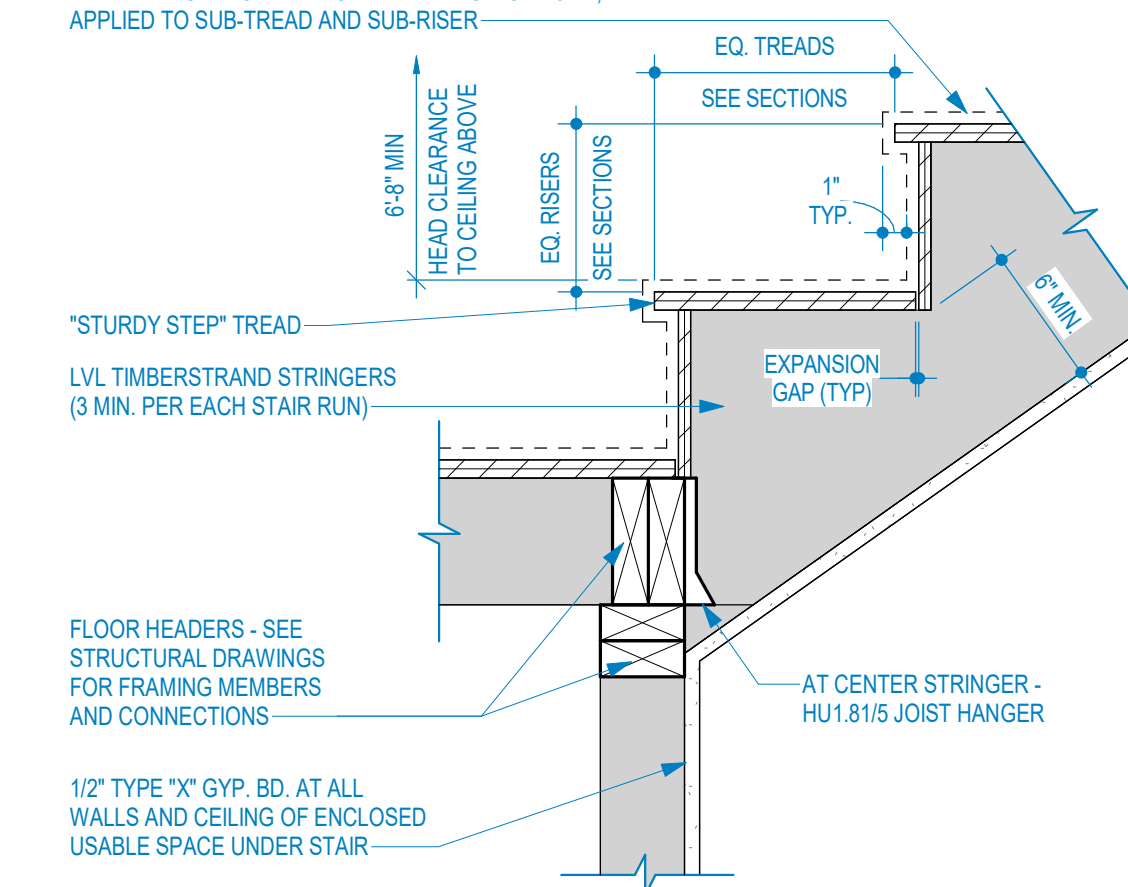
### 3 STAIR - STRINGER AT FRAMED FLOOR

1 1/2" = 1'-0"



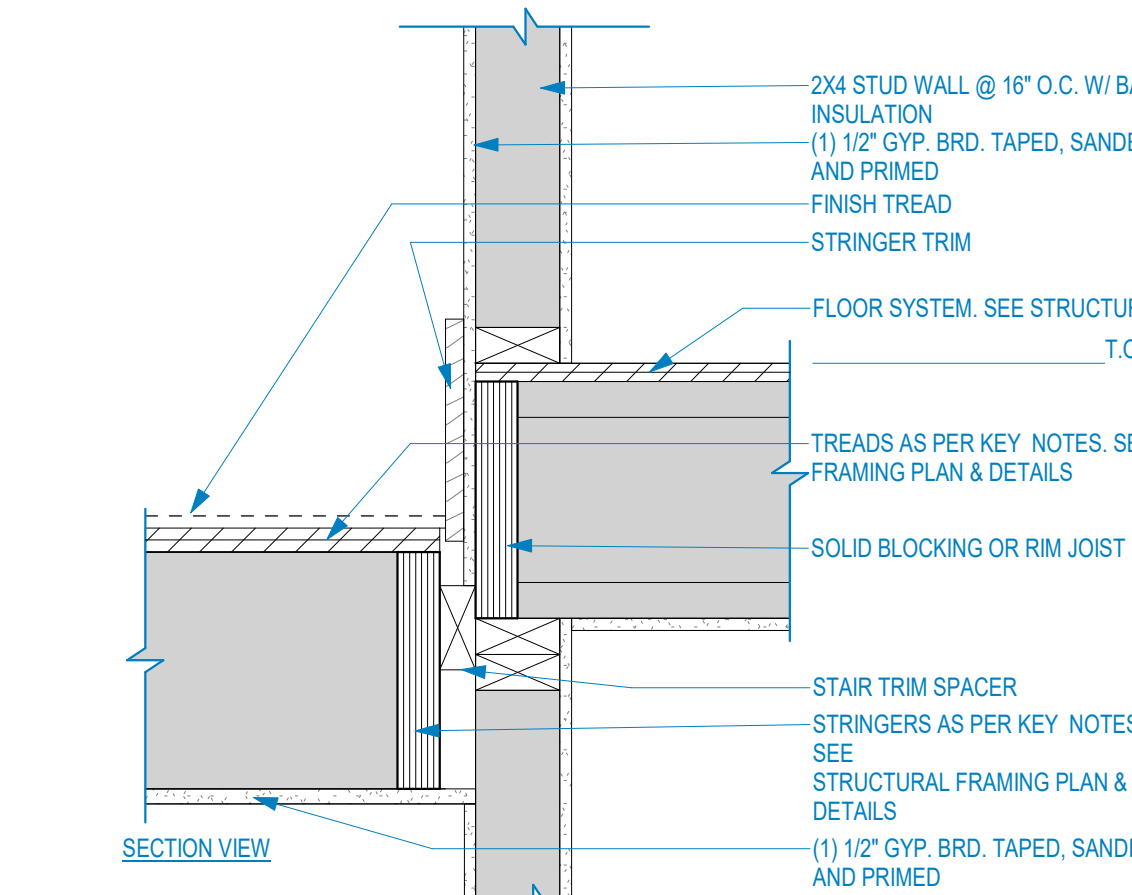
### 5 STAIR DETAIL - FRAMED FLOOR

1 1/2" = 1'-0"



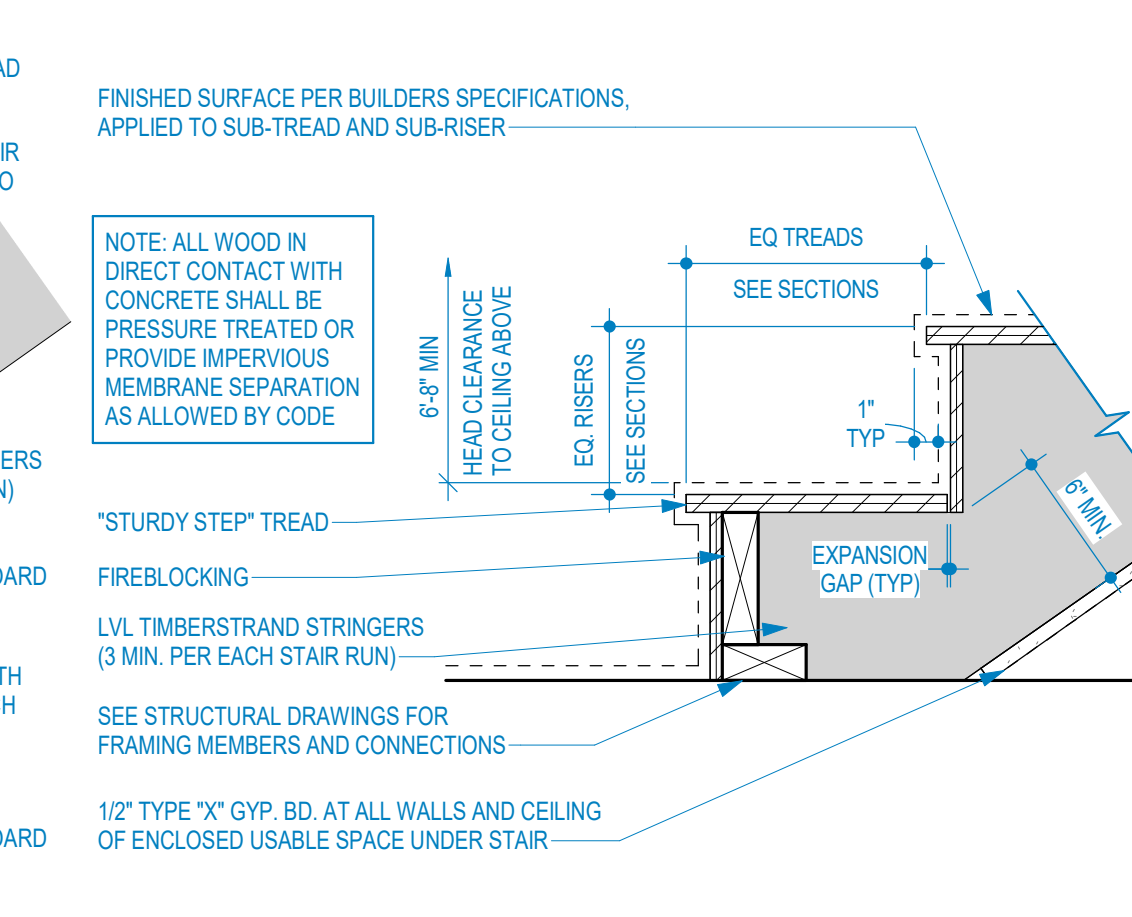
### 9 STAIR - STRINGER AT LANDING

1 1/2" = 1'-0"



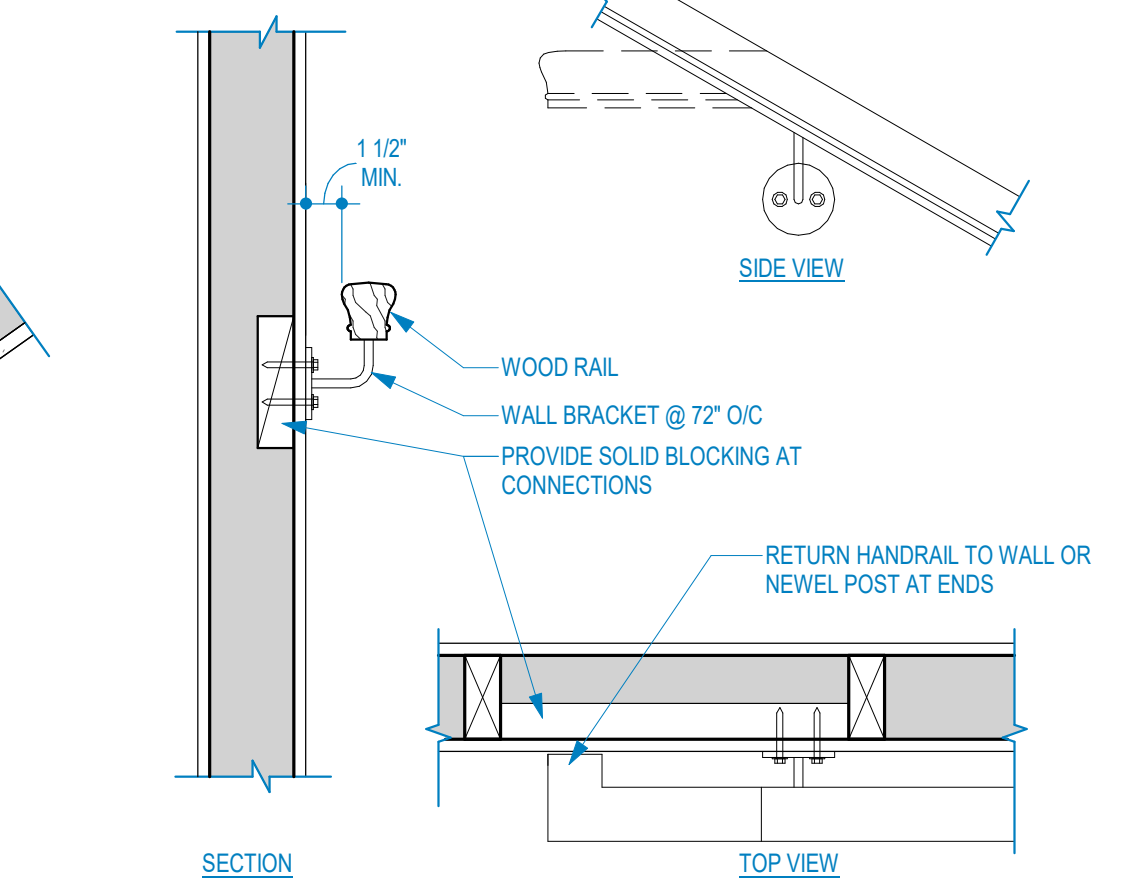
### 4 STAIR DETAIL - AT SIDE WALL

1 1/2" = 1'-0"



### 6 STAIR - STRINGER AT CONC. FLOOR

1 1/2" = 1'-0"



### 10 HANDRAIL ATTACHMENT

1 1/2" = 1'-0"

NOTE:  
NOT ALL DETAILS MAY  
APPLY TO THIS BUILDING

project:  
SCENIC 82 TOWNHOMES | 4-PLEX

project no:  
20038

date:  
2020.10.20

revisions:

sheet:  
STAIR &  
INTERIOR  
DETAILS

A606

SHEET SIZE: 30" x 42"



## ELECTRICAL INSTALLATION GUIDE

### DIMENSIONS LOCATED ON PLAN TAKE PRECEDENCE OVER THIS GUIDE

|                                                       |                       |
|-------------------------------------------------------|-----------------------|
| • ALL SWITCHES                                        | 48"                   |
| • WALL OUTLETS                                        | 6" ABOVE COUNTER      |
| • TV, PHONE & DATA OUTLETS                            | 14"                   |
| • GARAGE GFI (ABOVE GARAGE FLOOR)                     | 80"                   |
| • FRONT DOOR COACH LIGHT                              | 48"                   |
| • WALL OUTLETS OVER COUNTER                           | 12"                   |
| • BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR) | 48"                   |
| • WATER SOFTENER AND PUMP OUTLETS                     | 48"                   |
| • EXTERIOR GFI OUTLETS                                | 48"                   |
| • BASEMENT WALL OUTLETS                               | 22"                   |
| • GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)        | 54"                   |
| • FOYER & STAIRWAY FIXTURE                            | 64" TO BTM OF FIXTURE |
| • DINING & BREAKFAST FIXTURE                          | 90" TO BTM OF FIXTURE |
| • THERMOSTAT                                          | 54"                   |
| • DOORBELL CHIMES                                     | 54"                   |
| • DOORBELL BUTTON                                     | LEVEL w/ DOOR HANDLE  |
| • KITCHEN HOOD FAN "WHIP"                             | 68"                   |
| • KITCHEN WALL HUNG MICROWAVE OUTLET                  | 78"                   |
| • KITCHEN DISHWASHER RECEPTACLE                       | UNDER SINK            |
| • KITCHEN RANGE OUTLET                                | 24"                   |
| • KITCHEN REFRIGERATOR OUTLET                         | 48"                   |
| • WASHER / DRYER OUTLETS                              | 48"                   |

ALL DIMENSIONS ARE HEIGHT ABOVE FINISHED FLOOR TO CENTER LINE (UNO)

## E - ELECTRICAL

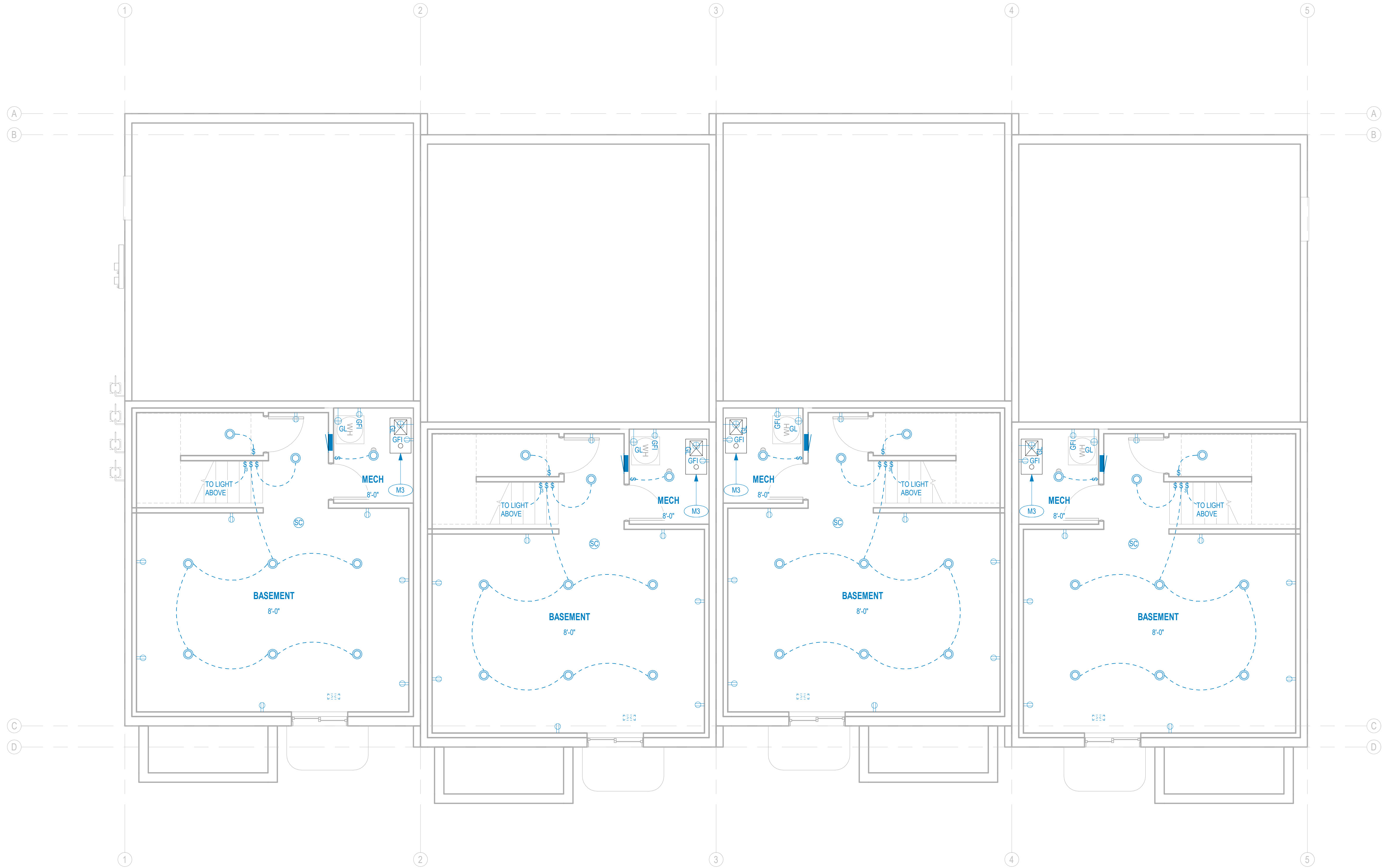
| TAG | DESCRIPTION                    |
|-----|--------------------------------|
| E10 | ELECTRICAL PANEL               |
| E20 | ELECTRICAL METER BANK - 4 PACK |

## M - MECHANICAL

| TAG | DESCRIPTION        |
|-----|--------------------|
| M3  | FURNACE            |
| M10 | GAS METER          |
| M20 | DRYER EXHAUST VENT |

## SYMBOL LEGEND

|  |                                              |  |                                |
|--|----------------------------------------------|--|--------------------------------|
|  | ELECTRICAL PANEL                             |  | 220V DISCONNECT BOX FOR AC     |
|  | 110v DUPLEX OUTLET                           |  | THERMOSTAT                     |
|  | 110v DUPLEX OUTLET, GROUND FAULT INTERRUPTED |  | DOOR CHIME                     |
|  | 110v DUPLEX OUTLET, WEATHERPROOF             |  | UFR                            |
|  | 110v DUPLEX OUTLET w/ 2 USB B/C SLOTS        |  | DATA OUTLET                    |
|  | 110v DUPLEX OUTLET, SPLIT SWITCHED           |  | TV OUTLET                      |
|  | 110v FOUR-PLEX OUTLET                        |  | TELEPHONE OUTLET               |
|  | 110v DUPLEX OUTLET, FLOOR                    |  | SMOKE DETECTOR                 |
|  | 110v DUPLEX OUTLET, CEILING                  |  | SMOKE/CARBON MONOXIDE DETECTOR |
|  | 220v OUTLET                                  |  | CEILING FAN                    |
|  | 220v OUTLET, ELECTRIC VEHICLE                |  | CEILING FAN W/ LIGHT           |
|  | LIGHT FIXTURE                                |  | FLUE                           |
|  | LIGHT FIXTURE, PENDENT                       |  | HVAC FLOOR REGISTER            |
|  | LIGHT FIXTURE, WALL MOUNTED                  |  | HVAC CEILING REGISTER          |
|  | PHOTO-ELECTRIC CELL WITH RELAY               |  | GAS LINE                       |
|  | RECESSED (CAN) LIGHT                         |  | HOSE BIBB                      |
|  | RECESSED (CAN) LIGHT, WATERPROOF             |  | GAS METER                      |
|  | FLUSH MOUNT LED                              |  | ELECTRICAL METER               |
|  | EXHAUST FAN                                  |  |                                |
|  | LIGHT FIXTURE & EXHAUST FAN                  |  |                                |
|  | SWITCH                                       |  |                                |
|  | SWITCH, 3-WAY                                |  |                                |
|  | SWITCH, DIMMER                               |  |                                |
|  | SWITCH, OCCUPANCY SENSOR                     |  |                                |





## ELECTRICAL INSTALLATION GUIDE

### DIMENSIONS LOCATED ON PLAN TAKE PRECEDENCE OVER THIS GUIDE

|                                                       |                       |
|-------------------------------------------------------|-----------------------|
| • ALL SWITCHES                                        | 48"                   |
| • WALL OUTLETS                                        | 6" ABOVE COUNTER      |
| • TV, PHONE & DATA OUTLETS                            | 14"                   |
| • GARAGE GFI (ABOVE GARAGE FLOOR)                     | 80"                   |
| • FRONT DOOR COACH LIGHT                              | 48"                   |
| • WALL OUTLETS OVER COUNTER                           | 12"                   |
| • BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR) | 48"                   |
| • WATER SOFTENER AND PUMP OUTLETS                     | 48"                   |
| • EXTERIOR GFI OUTLETS                                | 48"                   |
| • BASEMENT WALL OUTLETS                               | 72"                   |
| • GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)        | 54"                   |
| • FOYER & STAIRWAY FIXTURE                            | 64" TO BTM OF FIXTURE |
| • DINING & BREAKFAST FIXTURE                          | 90" TO BTM OF FIXTURE |
| • THERMOSTAT                                          | 54"                   |
| • DOORBELL CHIMES                                     | LEVEL w/ DOOR HANDLE  |
| • DOORBELL BUTTON                                     | 60"                   |
| • KITCHEN HOOD FAN "WHIP"                             | 70"                   |
| • KITCHEN WALL HUNG MICROWAVE OUTLET                  | UNDER SINK            |
| • KITCHEN DISHWASHER RECEPTACLE                       | 24"                   |
| • KITCHEN RANGE OUTLET                                | 48"                   |
| • KITCHEN REFRIGERATOR OUTLET                         | 48"                   |
| • WASHER / DRYER OUTLETS                              | 48"                   |

ALL DIMENSIONS ARE HEIGHT ABOVE FINISHED FLOOR TO CENTER LINE (UNO)

## E - ELECTRICAL

### TAG | DESCRIPTION

|     |                                |
|-----|--------------------------------|
| E10 | ELECTRICAL PANEL               |
| E20 | ELECTRICAL METER BANK - 4 PACK |

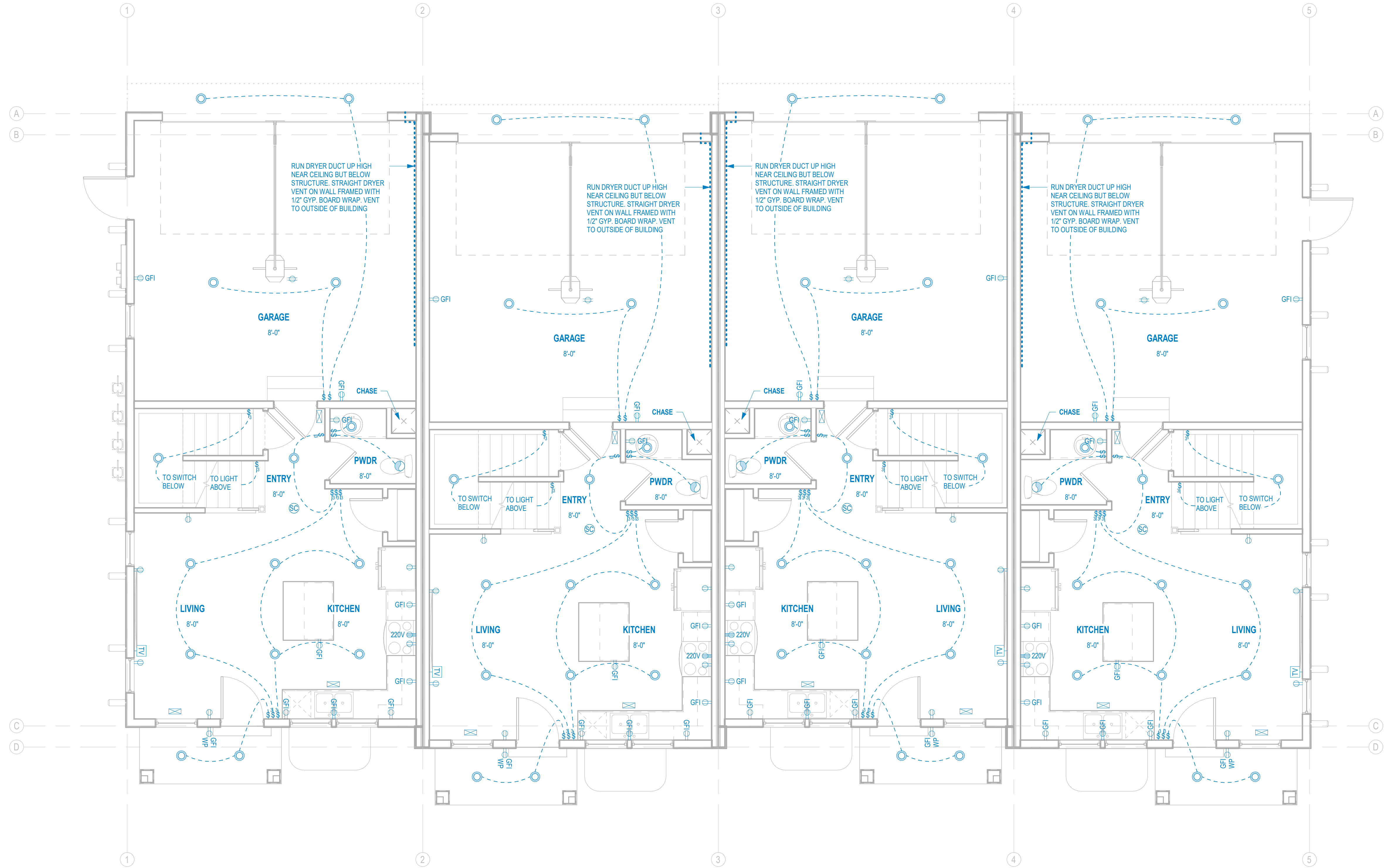
## M - MECHANICAL

### TAG | DESCRIPTION

|     |                    |
|-----|--------------------|
| M0  | FURNACE            |
| M10 | GAS METER          |
| M20 | DRYER EXHAUST VENT |

## SYMBOL LEGEND

|  |                                              |  |                                |
|--|----------------------------------------------|--|--------------------------------|
|  | ELECTRICAL PANEL                             |  | 220V DISCONNECT BOX FOR AC     |
|  | 110v DUPLEX OUTLET                           |  | THERMOSTAT                     |
|  | 110v DUPLEX OUTLET, GROUND FAULT INTERRUPTED |  | DOOR CHIME                     |
|  | 110v DUPLEX OUTLET, WEATHERPROOF             |  | UFER                           |
|  | 110v DUPLEX OUTLET w/ 2 USB B/C SLOTS        |  | DATA OUTLET                    |
|  | 110v DUPLEX OUTLET, SPLIT SWITCHED           |  | TV OUTLET                      |
|  | 110v FOUR-PLEX OUTLET                        |  | TELEPHONE OUTLET               |
|  | 110v DUPLEX OUTLET, FLOOR                    |  | SMOKE DETECTOR                 |
|  | 110v DUPLEX OUTLET, CEILING                  |  | SMOKE/CARBON MONOXIDE DETECTOR |
|  | 220v OUTLET                                  |  | CEILING FAN                    |
|  | 220v OUTLET, ELECTRIC VEHICLE                |  | CEILING FAN W/ LIGHT           |
|  | LIGHT FIXTURE                                |  | FLUE                           |
|  | LIGHT FIXTURE, PENDENT                       |  | HVAC FLOOR REGISTER            |
|  | LIGHT FIXTURE, WALL MOUNTED                  |  | HVAC CEILING REGISTER          |
|  | PHOTO-ELECTRIC CELL WITH RELAY               |  | GAS LINE                       |
|  | RECESSED (CAN) LIGHT                         |  | HOSE BIBB                      |
|  | RECESSED (CAN) LIGHT, WATERPROOF             |  | GAS METER                      |
|  | FLUSH MOUNT LED                              |  | ELECTRICAL METER               |
|  | EXHAUST FAN                                  |  |                                |
|  | LIGHT FIXTURE & EXHAUST FAN                  |  |                                |
|  | SWITCH                                       |  |                                |
|  | SWITCH, 3-WAY                                |  |                                |
|  | SWITCH, DIMMER                               |  |                                |
|  | SWITCH, OCCUPANCY SENSOR                     |  |                                |



1 LEVEL 1 - EM PLAN  
1/4" = 1'-0"

project:  
SCENIC 82 TOWNHOMES | 4-PLEX

project no:  
20038

date:  
2020.10.20

revisions:

sheet:  
ELECTRICAL /  
MECHANICAL  
LVL1

EM102

SHEET SIZE: 30" x 42"



## ELECTRICAL INSTALLATION GUIDE

### DIMENSIONS LOCATED ON PLAN TAKE PRECEDENCE OVER THIS GUIDE

|                                                       |                       |
|-------------------------------------------------------|-----------------------|
| • ALL SWITCHES                                        | 48"                   |
| • WALL OUTLETS                                        | 6" ABOVE COUNTER      |
| • TV, PHONE & DATA OUTLETS                            | 14"                   |
| • GARAGE GFI (ABOVE GARAGE FLOOR)                     | 80"                   |
| • FRONT DOOR COACH LIGHT                              | 48"                   |
| • WALL OUTLETS OVER COUNTER                           | 12"                   |
| • BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR) | 48"                   |
| • WATER SOFTENER AND PUMP OUTLETS                     | 48"                   |
| • EXTERIOR GFI OUTLETS                                | 48"                   |
| • BASEMENT WALL OUTLETS                               | 72"                   |
| • GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)        | 54"                   |
| • FOYER & STAIRWAY FIXTURE                            | 64" TO BTM OF FIXTURE |
| • DINING & BREAKFAST FIXTURE                          | 90" TO BTM OF FIXTURE |
| • THERMOSTAT                                          | 54"                   |
| • DOORBELL CHIMES                                     | LEVEL w/ DOOR HANDLE  |
| • DOORBELL BUTTON                                     | 68"                   |
| • KITCHEN HOOD FAN "WHIP"                             | 78"                   |
| • KITCHEN WALL HUNG MICROWAVE OUTLET                  | UNDER SINK            |
| • KITCHEN DISHWASHER RECEPTACLE                       | 24"                   |
| • KITCHEN RANGE OUTLET                                | 48"                   |
| • KITCHEN REFRIGERATOR OUTLET                         | 48"                   |
| • WASHER / DRYER OUTLETS                              | 48"                   |

ALL DIMENSIONS ARE HEIGHT ABOVE FINISHED FLOOR TO CENTER LINE (UNO)

## E - ELECTRICAL

### TAG DESCRIPTION

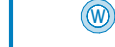
|     |                                |
|-----|--------------------------------|
| E10 | ELECTRICAL PANEL               |
| E20 | ELECTRICAL METER BANK - 4 PACK |

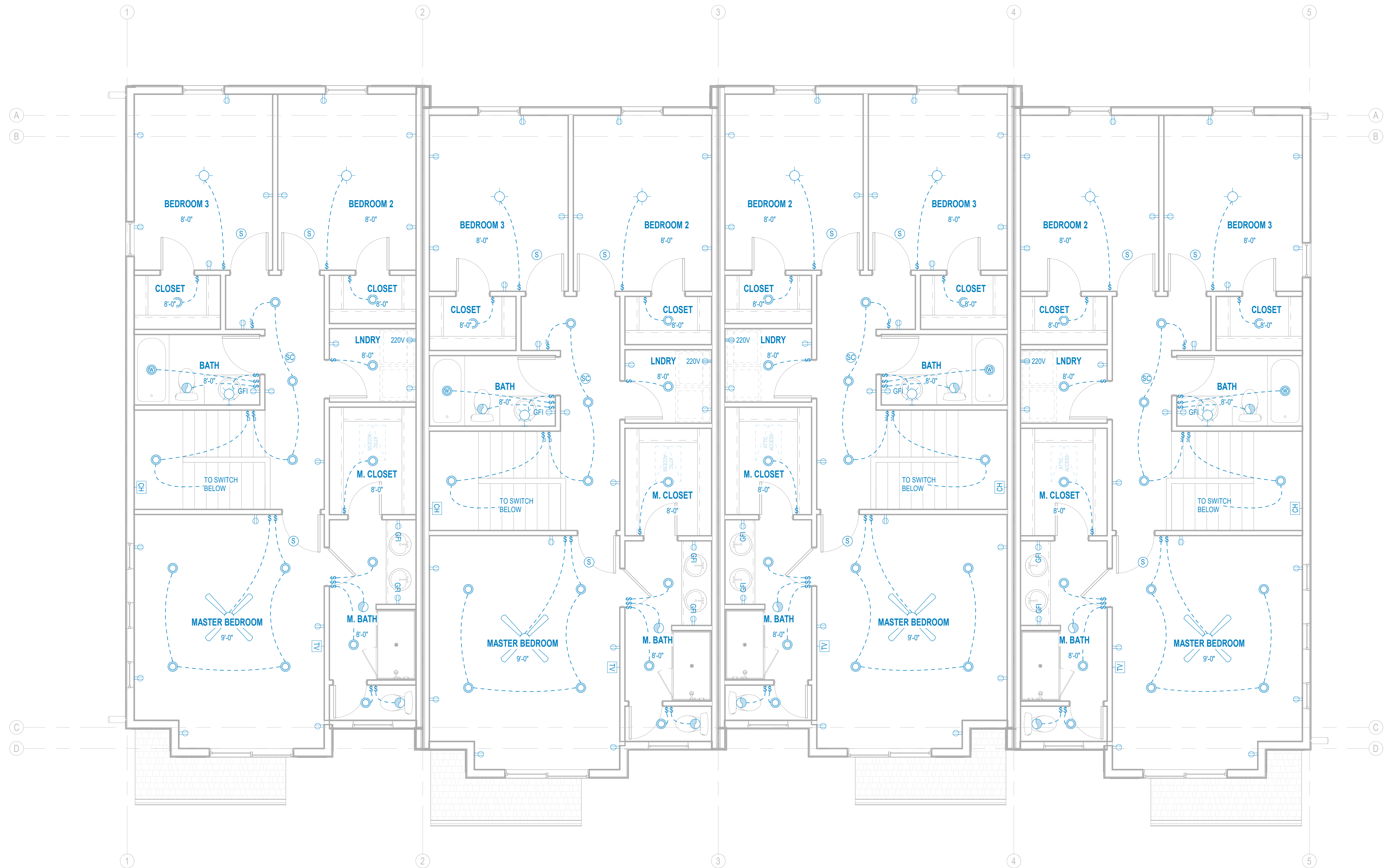
## M - MECHANICAL

### TAG DESCRIPTION

|     |                    |
|-----|--------------------|
| M0  | FURNACE            |
| M10 | GAS METER          |
| M20 | DRYER EXHAUST VENT |

## SYMBOL LEGEND

|                                                                                     |                                              |                                                                                     |                                |
|-------------------------------------------------------------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------|
|   | ELECTRICAL PANEL                             |   | 220V DISCONNECT BOX FOR AC     |
|  | 110v DUPLEX OUTLET                           |  | THERMOSTAT                     |
|  | 110v DUPLEX OUTLET, GROUND FAULT INTERRUPTED |  | DOOR CHIME                     |
|  | 110v DUPLEX OUTLET, WEATHERPROOF             |  | UFER                           |
|  | 110v DUPLEX OUTLET w/ 2 USB B/C SLOTS        |  | DATA OUTLET                    |
|  | 110v DUPLEX OUTLET, SPLIT SWITCHED           |  | TV OUTLET                      |
|  | 110v FOUR-PLEX OUTLET                        |  | TELEPHONE OUTLET               |
|  | 110v DUPLEX OUTLET, FLOOR                    |  | SMOKE DETECTOR                 |
|  | 110v DUPLEX OUTLET, CEILING                  |  | SMOKE/CARBON MONOXIDE DETECTOR |
|  | 220v OUTLET                                  |  | CEILING FAN                    |
|  | 220v OUTLET, ELECTRIC VEHICLE                |  | CEILING FAN W/ LIGHT           |
|  | LIGHT FIXTURE                                |  | FLUE                           |
|  | LIGHT FIXTURE, PENDENT                       |  | HVAC FLOOR REGISTER            |
|  | LIGHT FIXTURE, WALL MOUNTED                  |  | HVAC CEILING REGISTER          |
|  | PHOTO-ELECTRIC CELL WITH RELAY               |  | GAS LINE                       |
|  | RECESSED (CAN) LIGHT                         |  | HOSE BIBB                      |
|  | RECESSED (CAN) LIGHT, WATERPROOF             |  | GAS METER                      |
|  | FLUSH MOUNT LED                              |  | ELECTRICAL METER               |
|  | EXHAUST FAN                                  |                                                                                     |                                |
|  | LIGHT FIXTURE & EXHAUST FAN                  |                                                                                     |                                |
|  | SWITCH                                       |                                                                                     |                                |
|  | SWITCH, 3-WAY                                |                                                                                     |                                |
|  | SWITCH, DIMMER                               |                                                                                     |                                |
|  | SWITCH, OCCUPANCY SENSOR                     |                                                                                     |                                |



1 LEVEL 2 - EM PLAN  
1/4" = 1'-0"

project:  
SCENIC 82 TOWNHOMES | 4-PLEX

project no:  
20038

date:  
2020.10.20

revisions:

sheet:  
ELECTRICAL /  
MECHANICAL  
LVL2

EM103

SHEET SIZE: 30" x 42"



| ELECTRICAL INSTALLATION GUIDE                                        |                        | SYMBOL LEGEND                                |                                |
|----------------------------------------------------------------------|------------------------|----------------------------------------------|--------------------------------|
| DIMENSIONS LOCATED ON PLAN TAKE PRECEDENCE OVER THIS GUIDE           |                        |                                              |                                |
| ALL SWITCHES                                                         | 48"                    | ELECTRICAL PANEL                             | 220V DISCONNECT BOX FOR AC     |
| WALL OUTLETS                                                         | 48"                    | 110V DUPLEX OUTLET                           | THERMOSTAT                     |
| TV, PHONE & DATA OUTLETS                                             | 48"                    | 110V DUPLEX OUTLET, GROUND FAULT INTERRUPTED | DOOR CHIME                     |
| GARAGE GFI + BREAKER (GARAGE FLOOR)                                  | 48"                    | GFI                                          | LIFER                          |
| FRONT DOOR COACH LIGHT                                               | 48"                    | 110V DUPLEX OUTLET, WEATHERPROOF             | DATA OUTLET                    |
| WALL OUTLETS OVER COUNTER                                            | 48"                    | WP                                           | TV OUTLET                      |
| BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)                  | 48"                    | 110V DUPLEX OUTLET, SPUT SWITCHED            | TELEPHONE OUTLET               |
| WATER SOFTENER AND DUMP OUTLETS                                      | 48"                    | 110V FOUR-PLEX OUTLET                        | SMOKE DETECTOR                 |
| EXTERIOR GFI OUTLETS                                                 | 48"                    | 110V DUPLEX OUTLET, FLOOR                    | SMOKE/CARBON MONOXIDE DETECTOR |
| BASEMENT WALL OUTLETS                                                | 48"                    | 110V DUPLEX OUTLET, CEILING                  | CEILING FAN                    |
| GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)                         | 48"                    | 220V OUTLET                                  | CEILING FAN W/ LIGHT           |
| POYER & STAIRWAY FIXTURE                                             | 84" TO 87IN OF FIXTURE | 220V OUTLET, ELECTRIC VEHICLE                | FLUE                           |
| DINING & BREAKFAST FIXTURE                                           | 84" TO 87IN OF FIXTURE | 220V OUTLET                                  | HVAC FLOOR REGISTER            |
| THERMOSTAT                                                           | 48"                    | 220V OUTLET                                  | HVAC CEILING REGISTER          |
| DOORBELL CHIMES                                                      | 48"                    | 220V OUTLET                                  | GAS LINE                       |
| DOORBELL BUTTON                                                      | 48"                    | 220V OUTLET                                  | HORE BEB                       |
| KITCHEN HOOD FAN "H" HP"                                             | LEVEL W/ DOOR HANDLE   | 220V OUTLET                                  | GAS METER                      |
| KITCHEN WALL HUNG MICROWAVE OUTLET                                   | 70"                    | 220V OUTLET                                  | ELECTRICAL METER               |
| KITCHEN COUNTERTOP RECEPTACLE                                        | 48"                    | 220V OUTLET                                  |                                |
| KITCHEN RANGE OUTLET                                                 | 48"                    | 220V OUTLET                                  |                                |
| KITCHEN REFRIGERATOR OUTLET                                          | 48"                    | 220V OUTLET                                  |                                |
| WASHER DRYER OUTLETS                                                 | 48"                    | 220V OUTLET                                  |                                |
| ALL DIMENSIONS ARE HEIGHT ABOVE FINISHED FLOOR TO CENTER LINE (JUNG) |                        |                                              |                                |
| E - ELECTRICAL                                                       |                        |                                              |                                |
| TAG DESCRIPTION                                                      |                        |                                              |                                |
| E10 ELECTRICAL PANEL                                                 |                        |                                              |                                |
| E20 ELECTRICAL METER BANK - 4 PACK                                   |                        |                                              |                                |
| M - MECHANICAL                                                       |                        |                                              |                                |
| TAG DESCRIPTION                                                      |                        |                                              |                                |
| M1 FURNACE                                                           |                        |                                              |                                |
| M2 GAS METER                                                         |                        |                                              |                                |
| M3 DRYER EXHAUST VENT                                                |                        |                                              |                                |

Architect  
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SEAL

project:  
SCENIC 82 TOWNHOMES | 4-PLEX

project no:  
20038

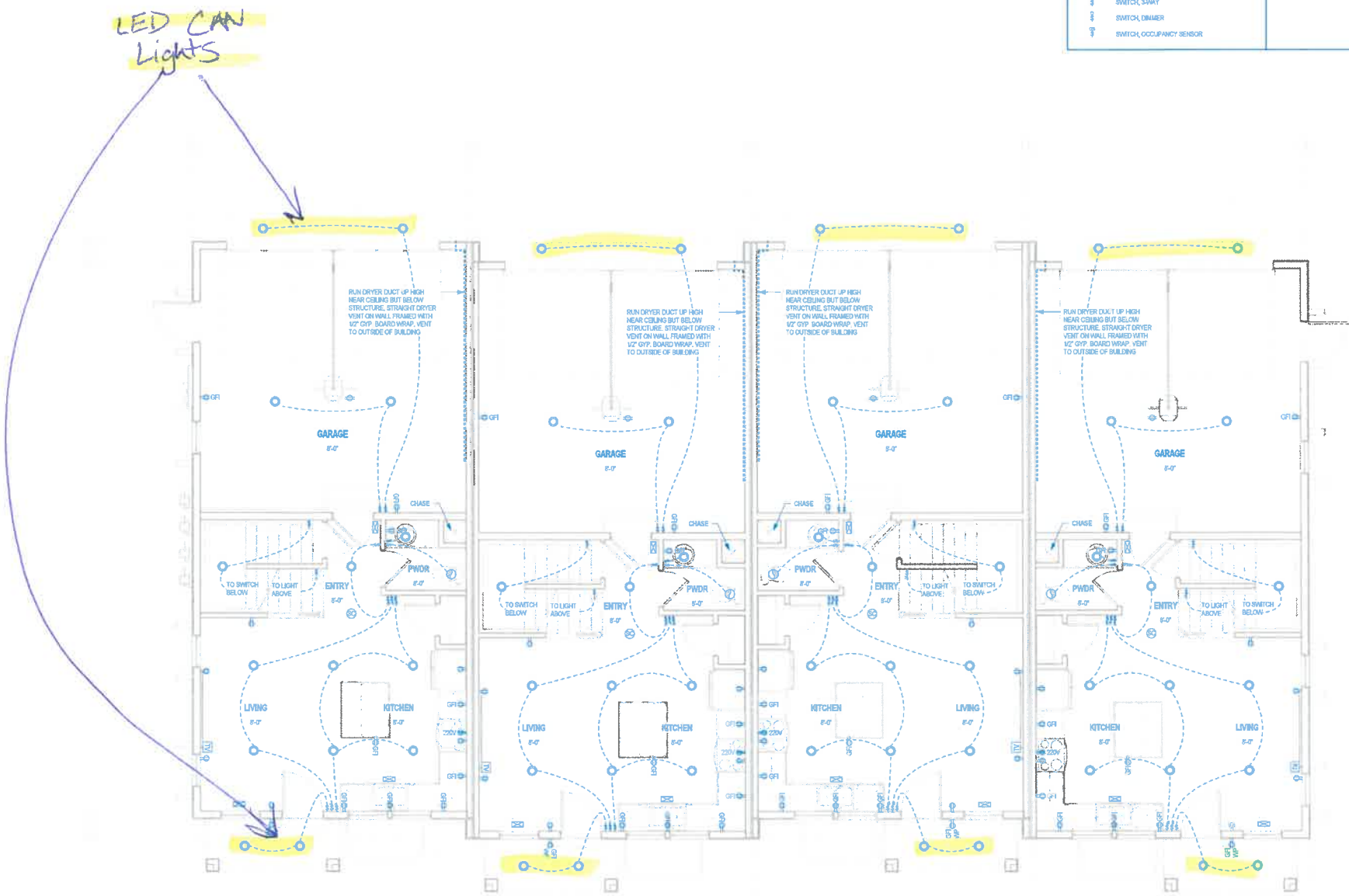
date:  
2020.10.20

revisions:

sheet:  
ELECTRICAL /  
MECHANICAL  
LVL1

EM102

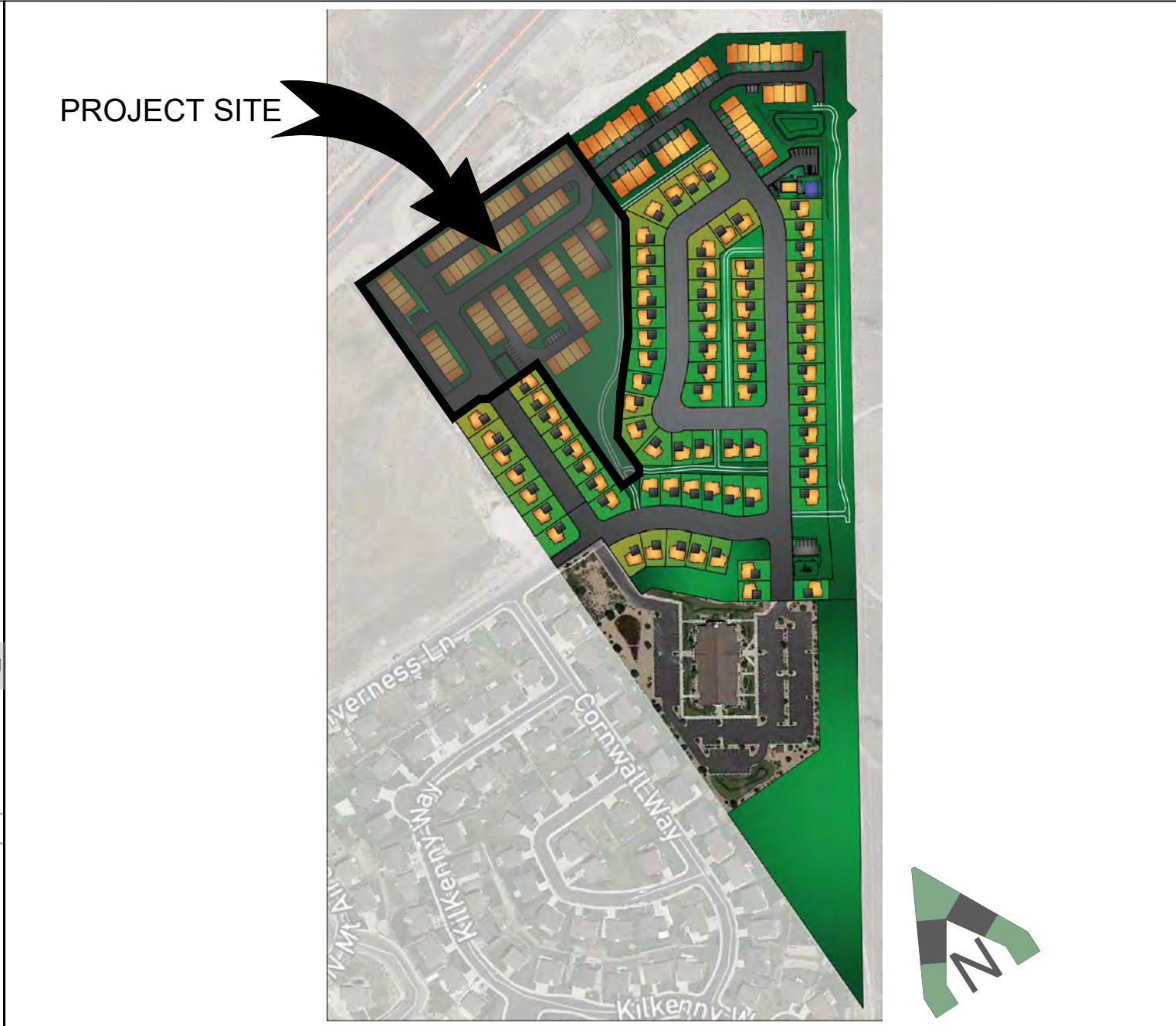
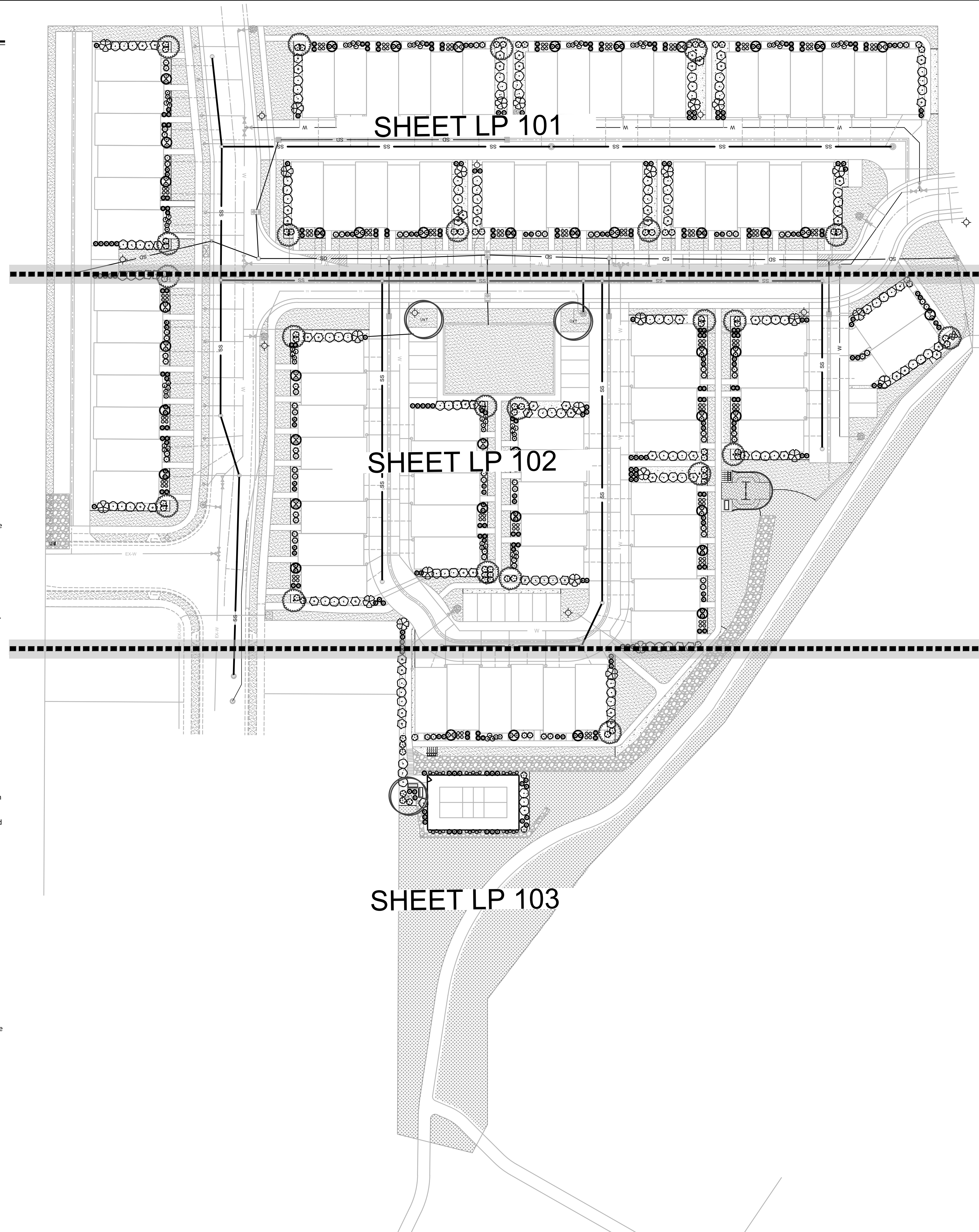
SHEET SIZE: 30" x 42"





LANDSCAPE PLAN SPECIFICATIONS

- PART I - GENERAL
- 1.1 SUMMARY
- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
1. Soil Amendments
  2. Fine Grading
  3. Cultivation
  4. Landscape Edging
  5. Turf Planting
  6. Furnish and Installing Plant
  7. Maintenance
  8. Mowing
  9. Weeding
- 1.2 SITE CONDITIONS
- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.
- 1.3 PERMITS
- A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.
- 1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.
- 1.5 FINAL INSPECTION
- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.
- 1.6 LANDSCAPE SUBSTANTIAL COMPLETION
- A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.
- 1.7 MAINTENANCE
- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.
- 1.8 GUARANTEE
- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee
- PART II - PRODUCTS
- 2.1 LANDSCAPE MATERIALS
- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
- a. PH: 5.5-7.5
  - b. EC (electrical conductivity): < 2.0 mmhos per centimeter
  - c. SAR (sodium absorption ration): < 3.0
  - d. % OM (percent organic matter): >1%
  - e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.
- H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
- a. Washed mortar sand free of organic material.
  - b. Portland Cement (see concrete spec. below for type)
  - c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
  - d. Only potable water for mixing.
- PART III - EXECUTION
- 3.1 GRADING
- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.
- 3.2 TURF GRADING
- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.
- 3.3 PLANTING OPERATIONS
- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.
- H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added, it should be a courser mix as required to establish finish grade as indicated on the drawings.
- K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.
- L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.
- 3.4 TURF - SOD LAYING
- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Apply water directly after laying sod. Rainfall is not acceptable.
- G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.
- I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.
- 3.5 WEED BARRIER
- A. Cut a slit or x at each plant location no larger than necessary to install plant.
- B. Overlap rows of fabric min. 6"
- C. Stable fabric edges and overlaps to ground.
- END OF SECTION



POINT CALCULATIONS

| PLAT C<br>FLEX AREA POINTS (84 UNITS)<br>REQUIRED POINTS: 196 |          |        |
|---------------------------------------------------------------|----------|--------|
| ITEM                                                          | QUANTITY | POINTS |
| PICKELBALL                                                    | 1        | 100    |
| BIKE RACK                                                     | 2        | 4      |
| BENCH                                                         | 2        | 4      |
| PICNIC TABLE                                                  | 1        | 2      |
| TREES                                                         | 70       | 28     |
| SWINGS                                                        | 1        | 7      |
| TOTAL POINTS: 145                                             |          |        |

LANDSCAPE GENERAL NOTES

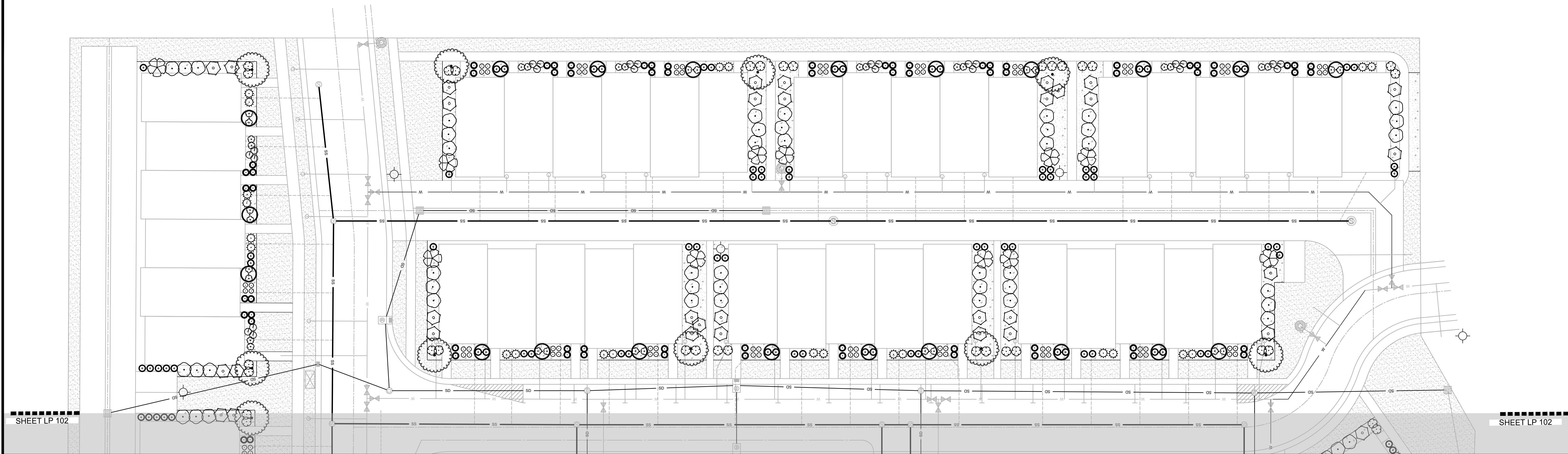
- INSTALLER RESPONSIBILITIES AND LIABILITIES
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
  2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS
1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
  2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
  3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
  4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
  5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
  6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS, WHICHEVER DISTANCE IS GREATER.
  7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
- LANDSCAPING REQUIREMENTS
1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
  2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
  3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADINGS) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
5. 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
6. DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 8" AWAY FROM ALL TREES.
8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

| ISSUE DATE                                                                                                                                                                                                                                                                                                                                        | PROJECT NUMBER | PLAN INFORMATION                                                                                 | PROJECT INFORMATION                                             | DEVELOPER / PROPERTY OWNER / CLIENT                                                                   | LANDSCAPE ARCHITECT / PLANNER                                                                                                           | LICENSE STAMP                                                                                                                                                                | DRAWING INFO                                                      |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---|--|--|---|--|--|---|--|--|---|--|--|---|--|--|---|--|--|--|--|--|--|--|--|
| 12/11/2020                                                                                                                                                                                                                                                                                                                                        | UT20141        | BLUE STAKES OF UTAH<br>UTILITY NOTIFICATION CENTER, INC.<br>1-800-662-4111<br>www.bluestakes.org | SCENIC MOUNTAIN: PLAT C<br>VERNHAM LN<br>SARATOGA SPRINGS, UTAH | Developer / Property Owner:<br><br>FIELDSTONE CONSTRUCTION AND<br>MANAGEMENT SERVICES<br>801-368-9552 | Client / Engineer:<br><br>LEI-ENGINEERING<br>3302 N. Main Street<br>Spanish Fork, Ut. 84660<br>801-798-0555 ext. 226<br>www.lei-eng.com | <br>PKJ<br>DESIGN GROUP<br>Landscape Architecture • Planning & Visualization<br>3450 N. TRIUMPH BLVD. SUITE 102<br>LEHI, UTAH 84043 (801) 960-2698<br>www.pkjdesigngroup.com | <br>PM: JTA<br>DRAWN: KBA<br>CHECKED: TM<br>PLOT DATE: 12/11/2020 |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |
| <table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td>1</td><td>XXXX</td><td>XX-XX-XX</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr></table> |                | NO.                                                                                              | REVISION                                                        | DATE                                                                                                  | 1                                                                                                                                       | XXXX                                                                                                                                                                         | XX-XX-XX                                                          | 2 |  |  | 3 |  |  | 4 |  |  | 5 |  |  | 6 |  |  | 7 |  |  |  |  |  |  |  |  |
| NO.                                                                                                                                                                                                                                                                                                                                               | REVISION       | DATE                                                                                             |                                                                 |                                                                                                       |                                                                                                                                         |                                                                                                                                                                              |                                                                   |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |
| 1                                                                                                                                                                                                                                                                                                                                                 | XXXX           | XX-XX-XX                                                                                         |                                                                 |                                                                                                       |                                                                                                                                         |                                                                                                                                                                              |                                                                   |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |
| 2                                                                                                                                                                                                                                                                                                                                                 |                |                                                                                                  |                                                                 |                                                                                                       |                                                                                                                                         |                                                                                                                                                                              |                                                                   |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |
| 3                                                                                                                                                                                                                                                                                                                                                 |                |                                                                                                  |                                                                 |                                                                                                       |                                                                                                                                         |                                                                                                                                                                              |                                                                   |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |
| 4                                                                                                                                                                                                                                                                                                                                                 |                |                                                                                                  |                                                                 |                                                                                                       |                                                                                                                                         |                                                                                                                                                                              |                                                                   |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |
| 5                                                                                                                                                                                                                                                                                                                                                 |                |                                                                                                  |                                                                 |                                                                                                       |                                                                                                                                         |                                                                                                                                                                              |                                                                   |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |
| 6                                                                                                                                                                                                                                                                                                                                                 |                |                                                                                                  |                                                                 |                                                                                                       |                                                                                                                                         |                                                                                                                                                                              |                                                                   |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |
| 7                                                                                                                                                                                                                                                                                                                                                 |                |                                                                                                  |                                                                 |                                                                                                       |                                                                                                                                         |                                                                                                                                                                              |                                                                   |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |

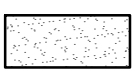
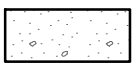
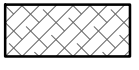
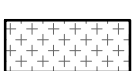
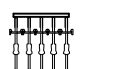


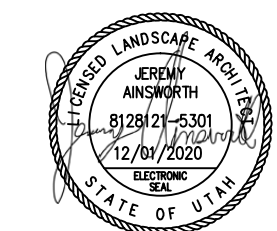


PLANT SCHEDULE SCENIC

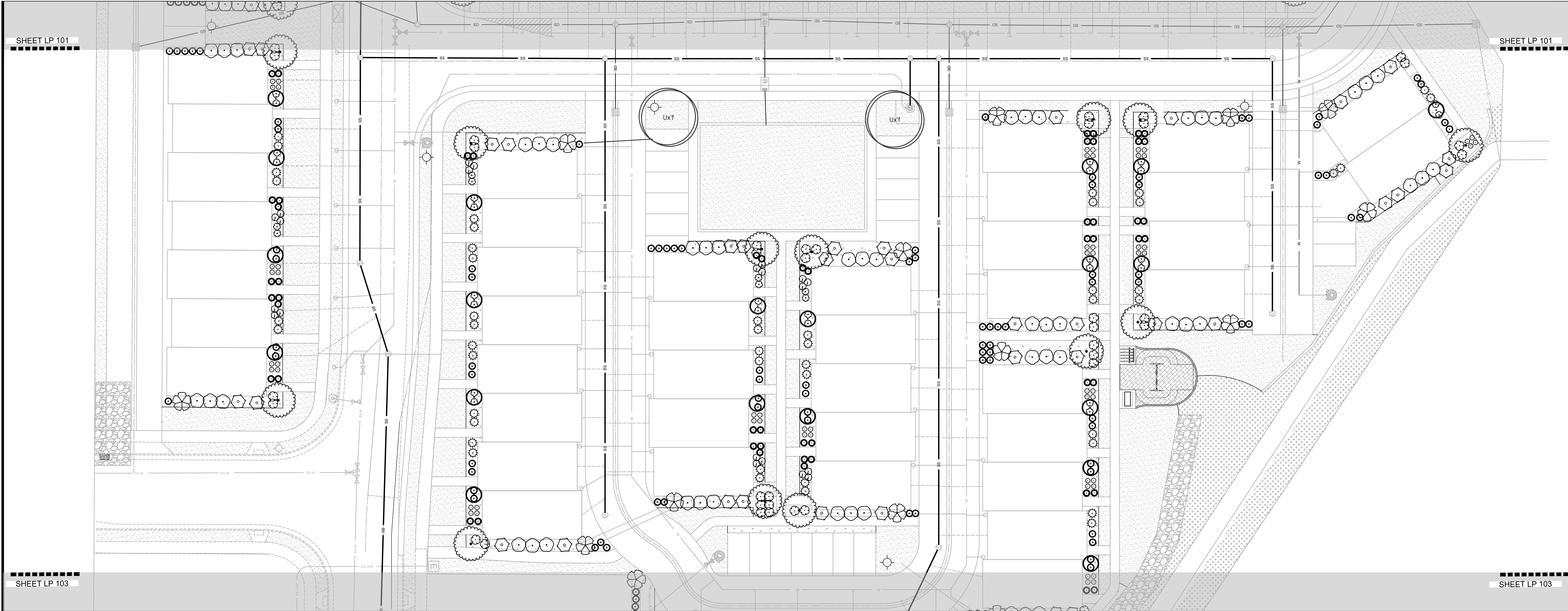
| DECIDUOUS TREES                                                                     | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  | CAL    |
|-------------------------------------------------------------------------------------|-------|-----|--------------------------------------------------------------------------------|-------|--------|
|  | Bp'p  | 44  | Betula platyphylla 'Jelppark'<br>Parkland Pillar Birch                         | 8 & 8 | 2' Cal |
|  | Ux'f  | 3   | Ulmus x 'Frontier'<br>Frontier Elm                                             | 8 & 8 | 2' Cal |
|  | Zs'm  | 23  | Zelkova serrata 'Musashino'<br>Musashino Zelkova                               | 8 & 8 | 2' Cal |
| DECIDUOUS SHRUBS                                                                    | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |        |
|  | Am'h  | 76  | Aronia melanocarpa 'UConnM166' TM<br>Low Scape Hedger Chokeberry               | 5 gal |        |
|  | Bf'm  | 170 | Berberis thunbergii 'Maria' TM<br>Sunjoy Gold Pillar Barberry                  | 5 gal |        |
|  | Ea'c  | 70  | Euonymus alatus 'Compactus'<br>Compact Burning Bush                            | 5 gal |        |
|  | Rt'f  | 26  | Rhus typhina 'Tiger Eyes'<br>Tiger Eyes Sumac                                  | 5 gal |        |
|  | V'bc  | 103 | Viburnum trilobum 'Bailey Compact'<br>Bailey's Compact American Cranberry Bush | 5 gal |        |
| EVERGREEN SHRUBS                                                                    | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |        |
|  | B'gv  | 74  | Buxus x 'Green Velvet'<br>Green Velvet Boxwood                                 | 5 gal |        |
| PERENNIALS                                                                          | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |        |
|  | Rc'm  | 48  | Ratibida columnifera 'Mexican Hat'<br>Prairie Coneflower                       | 1 gal |        |
| GRASSES                                                                             | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |        |
|  | Ca'k  | 125 | Calamagrostis x acutiflora 'Karl Foerster'<br>Feather Reed Grass               | 1 gal |        |
|  | Pa'k2 | 202 | Pennisetum orientale 'Karley Rose'<br>Karley Rose Fountain Grass               | 1 gal |        |
| ROSES                                                                               | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |        |
|  | R'pk  | 77  | Rosa x 'RadtKopink' TM<br>Pink Double Knock Out Rose                           | 5 gal |        |

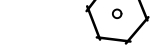
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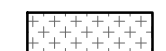
| SYMBOL                                                                              | 1 LANDSCAPE DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | QTY       |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|  | 1-01<br>SODDED LAWN AREA<br>LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% 'BLUESTAR' KENTUCKY BLUEGRASS, 19% 'MARQUIS' KENTUCKY BLUEGRASS, 17% 'NEWPORT' KENTUCKY BLUEGRASS, 17% 'TOUCHDOWN' KENTUCKY BLUEGRASS, 16% 'APM' PERENNIAL RYEGRASS, 13% 'ACCENT' PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. | 38,038 sf |
|  | 1-03<br>1.5" TAN CRUSHED ROCK; SELECTED BY OWNER.<br>3" DEPTH<br>PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL IF TOPSOIL IS PRESENT ON SITE. PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 21,570 sf |
|  | 1-04<br>6" X 24" DEPTH CONCRETE PLAYGROUND CURB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 68 lf     |
|  | 1-05<br>5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2,072 lf  |
|  | 1-10<br>PLAYGROUND SURFACE, SOFT FALL ENGINEERED WOOD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 23.73 cy  |
|  | 1-15<br>EXISTING NATIVE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 22,579 sf |
|  | 1-16<br>8" SPORT FENCING WITH GATES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 199 lf    |
|  | S-101<br>6' BENCH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2         |
|  | S-102<br>BIKE RACK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2         |
|  | S-103<br>6' TABLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1         |

| ISSUE DATE | PROJECT NUMBER | PLAN INFORMATION                                                                                                                                                                        | PROJECT INFORMATION                                                                  | DEVELOPER / PROPERTY OWNER / CLIENT                                                                                                     | LANDSCAPE ARCHITECT / PLANNER                                                                                                                                                                                                              | LICENSE STAMP                                                                                                               | DRAWING INFO                                                 |
|------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| 12/11/2020 | UT20141        | <br>BLUE STAKES OF UTAH<br>UTILITY NOTIFICATION CENTER, INC.<br>1-800-662-4111<br>www.bluestakes.org | <h1>SCENIC MOUNTAIN: PLAT C</h1> <h2>VERNHAM LN</h2> <h3>SARATOGA SPRINGS, UTAH</h3> | Developer / Property Owner:<br><br>FIELDSTONE CONSTRUCTION AND<br>MANAGEMENT SERVICES<br>801-368-9552                                   | <br>LANDSCAPE ARCHITECTURE • PLANNING & VISUALIZATION<br>3450 N. TRIUMPH BLVD. SUITE 102<br>LEHI, UTAH 84043 (801) 960-2698<br>www.pkjdesigngroup.com | <br>JTA<br>12/01/2020<br>STATE OF UTAH | PM: JTA<br>DRAWN: KBA<br>CHECKED: TM<br>PLOT DATE: 12/1/2020 |
|            |                |                                                                                                                                                                                         |                                                                                      | Client / Engineer:<br><br>LEI-ENGINEERING<br>3302 N. Main Street<br>Spanish Fork, Ut. 84660<br>801-798-0555 ext. 226<br>www.lei-eng.com | <b>LANDSCAPE PLAN</b><br><b>PRELIMINARY PLANS NOT FOR CONSTRUCTION</b><br><b>LP-101</b>                                                                                                                                                    |                                                                                                                             |                                                              |





| PLANT SCHEDULE SCENIC                                                               |       |     |                                                                                |       |        |
|-------------------------------------------------------------------------------------|-------|-----|--------------------------------------------------------------------------------|-------|--------|
| DECIDUOUS TREES                                                                     | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  | CAL    |
|  | Bp'p  | 44  | Betula platyphylla 'Jelpark'<br>Parkland Pillar Birch                          | B & B | 2"Ccal |
|  | Ux'f  | 3   | Ulmus x 'Frontier'<br>Frontier Elm                                             | B & B | 2"Ccal |
|  | Zs'm  | 23  | Zelkova serrata 'Musashino'<br>Musashino Zelkova                               | B & B | 2"Ccal |
| DECIDUOUS SHRUBS                                                                    | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |        |
|  | Am'h  | 76  | Aronia melanocarpa 'UCONNM166' TM<br>Low Scape Hedger Chokeberry               | 5 gal |        |
|  | Bt'm  | 170 | Berberis thunbergii 'Maria' TM<br>Sunjoy Gold Pillar Barberry                  | 5 gal |        |
|  | Ea'c  | 70  | Euonymus alatus 'Compactus'<br>Compact Burning Bush                            | 5 gal |        |
|  | Rt't  | 26  | Rhus typhina 'Tiger Eyes'<br>Tiger Eyes Sumac                                  | 5 gal |        |
|  | V'bc  | 103 | Viburnum trilobum 'Bailey Compact'<br>Bailey's Compact American Cranberry Bush | 5 gal |        |
| EVERGREEN SHRUBS                                                                    | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |        |
|  | B'gv  | 74  | Buxus x 'Green Velvet'<br>Green Velvet Boxwood                                 | 5 gal |        |
| PERENNIALS                                                                          | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |        |
|  | Rc'm  | 48  | Ratibida columnifera 'Mexican Hat'<br>Prairie Coneflower                       | 1 gal |        |
| GRASSES                                                                             | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |        |
|  | Ca'k  | 125 | Calamagrostis x acutiflora 'Karl Foerster'<br>Feather Reed Grass               | 1 gal |        |
|  | Pa'k2 | 202 | Pennisetum orientale 'Karley Rose'<br>Karley Rose Fountain Grass               | 1 gal |        |
| ROSES                                                                               | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |        |
|  | R'pk  | 77  | Rosa x 'Radtkepink' TM<br>Pink Double Knock Out Rose                           | 5 gal |        |

| REFERENCE NOTES SCHEDULE SCENIC                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           |  |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--|
| SYMBOL                                                                                | 1 LANDSCAPE DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | QTY       |  |
|  | 1-01<br>SODDED LAWN AREA<br>LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR" KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM" PERENNIAL RYEGRASS, 13% "ACCENT" PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. | 38,038 sf |  |
|  | 1-03<br>1.5" TAN CRUSHED ROCK; SELECTED BY OWNER.<br>3" DEPTH<br>PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 21,570 sf |  |
|  | 1-04<br>6" X 24" DEPTH CONCRETE PLAYGROUND CURB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 48 lf     |  |
|  | 1-08<br>5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2,072 lf  |  |
| SYMBOL                                                                                | 1 LANDSCAPE DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | QTY       |  |
|  | 1-10<br>PLAYGROUND SURFACE: SOFT FALL ENGINEERED WOOD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 23.73 cy  |  |
| SYMBOL                                                                                | 1 LANDSCAPE DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | QTY       |  |
|  | 1-15<br>EXISTING NATIVE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 22,579 sf |  |
|  | 1-16<br>8' SPORT FENCING WITH GATES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 199 lf    |  |
| SYMBOL                                                                                | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | QTY       |  |
|  | S-101<br>6' BENCH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2         |  |
|  | S-102<br>BIKE RACK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2         |  |
|  | S-103<br>6' TABLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1         |  |

ISSUE DATE

12/11/2020

PROJECT NUMBER

UT20141

PLAN INFORMATION

811

BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
1-800-662-4111  
www.bluestakes.org

GRAPHIC SCALE: 1" = 20'

0'

10'

20'

40'

80'

PROJECT INFORMATION

SCENIC MOUNTAIN: PLAT C

VERNHAM LN

SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:  
FIELDSTONE CONSTRUCTION AND  
MANAGEMENT SERVICES  
801-368-9552

Client / Engineer:

LEI-ENGINEERING  
3302 N. Main Street  
Spanish Fork, Ut. 84660  
801-798-0555 ext. 226  
www.lei-eng.com

LANDSCAPE ARCHITECT / PLANNER

PKJ

DESIGN GROUP

Landscape Architecture • Planning • Visualization

3450 N. TRIUMPH BLVD. SUITE 102  
LEHI, UTAH 84043 (801) 960-2698  
www.pkjdesigngroup.com

LICENSE STAMP

LANDSCAPE PLAN

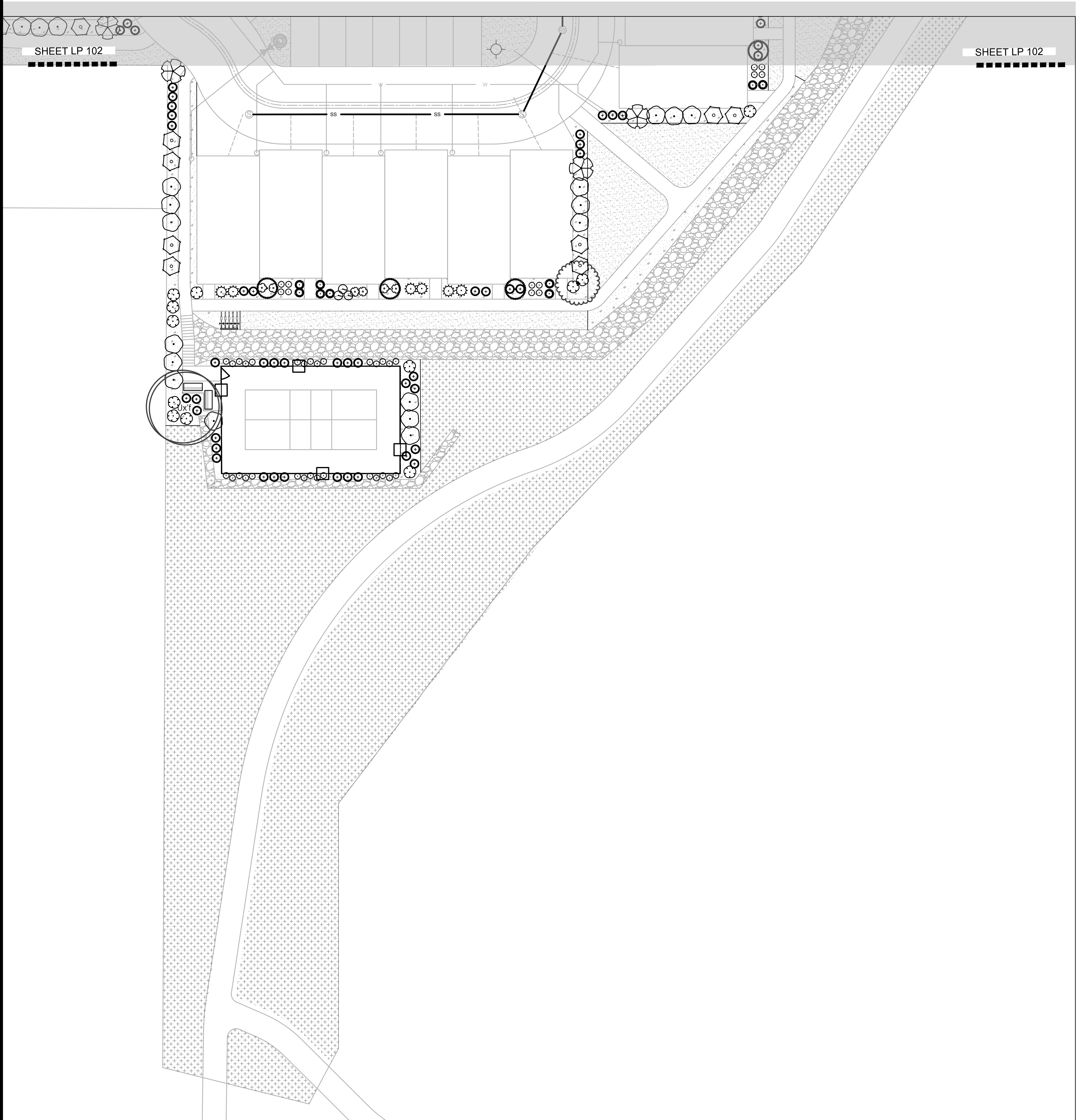
PRELIMINARY PLANS NOT  
FOR CONSTRUCTION

LP-102

DRAWING INFO

PM: JTA  
DRAWN: KBA  
CHECKED: TM  
PLOT DATE: 12/11/2020





PLANT SCHEDULE SCENIC

| DECIDUOUS TREES  | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  | CAL   |
|------------------|-------|-----|--------------------------------------------------------------------------------|-------|-------|
|                  | Bp'p  | 44  | Betula platyphylla 'Jefpark'<br>Parkland Pillar Birch                          | B & B | 2'Cal |
|                  | Ux'f  | 3   | Ulmus x 'Frontier'<br>Frontier Elm                                             | B & B | 2'Cal |
|                  | Zs'm  | 23  | Zelkova serrata 'Musashino'<br>Musashino Zelkova                               | B & B | 2'Cal |
| DECIDUOUS SHRUBS | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |       |
|                  | Am'h  | 76  | Aronia melanocarpa 'UCONNMI66' TM<br>Low Scape Hedger Chokeberry               | 5 gal |       |
|                  | Bt'm  | 170 | Berberis thunbergii 'Maria' TM<br>Sunjoy Gold Pillar Barberry                  | 5 gal |       |
|                  | Ea'c  | 70  | Euonymus alatus 'Compactus'<br>Compact Burning Bush                            | 5 gal |       |
|                  | Rt't  | 26  | Rhus typhina 'Tiger Eyes'<br>Tiger Eyes Sumac                                  | 5 gal |       |
|                  | Vbc   | 103 | Viburnum trilobum 'Bailey Compact'<br>Bailey's Compact American Cranberry Bush | 5 gal |       |
| EVERGREEN SHRUBS | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |       |
|                  | B'gv  | 74  | Buxus x 'Green Velvet'<br>Green Velvet Boxwood                                 | 5 gal |       |
| PERENNIALS       | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |       |
|                  | Rc'm  | 48  | Ratibida columnifera 'Mexican Hat'<br>Prairie Coneflower                       | 1 gal |       |
| GRASSES          | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |       |
|                  | Ca'k  | 125 | Calamagrostis x acutiflora 'Karl Foerster'<br>Feather Reed Grass               | 1 gal |       |
|                  | Pe'k2 | 202 | Pennisetum orientale 'Karley Rose'<br>Karley Rose Fountain Grass               | 1 gal |       |
| ROSES            | CODE  | QTY | BOTANICAL / COMMON NAME                                                        | CONT  |       |
|                  | R'pk  | 77  | Rosa x 'Radikopink' TM<br>Pink Double Knock Out Rose                           | 5 gal |       |

REFERENCE NOTES SCHEDULE SCENIC

| SYMBOL | 1 LANDSCAPE DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | QTY       |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|        | <b>L-01</b><br>SODDED LAWN AREA.<br>LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR" KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM" PERENNIAL RYEGRASS, 13% "ACCENT" PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED PINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. | 38,038 sf |
|        | <b>L-03</b><br>1.5" TAN CRUSHED ROCK; SELECTED BY OWNER.<br>3" DEPTH.<br>PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 21,570 sf |
|        | <b>L-04</b><br>6" X 24" DEPTH CONCRETE PLAYGROUND CURB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 68 lf     |
|        | <b>L-08</b><br>5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2,072 lf  |
|        | <b>L-10</b><br>PLAYGROUND SURFACE. SOF'FALL ENGINEERED WOOD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 23.73 cy  |
|        | <b>L-15</b><br>EXISTING NATIVE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 22,579 sf |
|        | <b>L-16</b><br>8" SPORT FENCING WITH GATES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 199 lf    |
|        | <b>S-101</b><br>6" BENCH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2         |
|        | <b>S-102</b><br>BIKE RACK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2         |
|        | <b>S-103</b><br>6" TABLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1         |

ISSUE DATE

12/1/2020

PROJECT NUMBER

UT20141

NO.

REVISION

DATE

|   |      |          |
|---|------|----------|
| 1 | XXXX | XX-XX-XX |
| 2 |      |          |
| 3 |      |          |
| 4 |      |          |
| 5 |      |          |
| 6 |      |          |
| 7 |      |          |

811

BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
1-800-662-4111  
www.bluestakes.org

0'10'20'40'80'

GRAPHIC SCALE: 1" = 20'

SCENIC MOUNTAIN: PLAT C

VERNHAM LN

SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

FIELDSTONE CONSTRUCTION AND  
MANAGEMENT SERVICES  
801-368-9552

Client / Engineer:

LEI-ENGINEERING  
3302 N. Main Street  
Spanish Fork, Ut. 84660  
801-798-0555 ext. 226  
www.lei-eng.com

LANDSCAPE ARCHITECT / PLANNER

DESIGN GROUP  
Landscape Architecture • Planning & Visualization  
3450 N. TRIUMPH BLVD. SUITE 102  
LEHI, UTAH 84043 (801) 960-2698  
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO

PM: JTA

DRAWN: KBA

CHECKED: TM

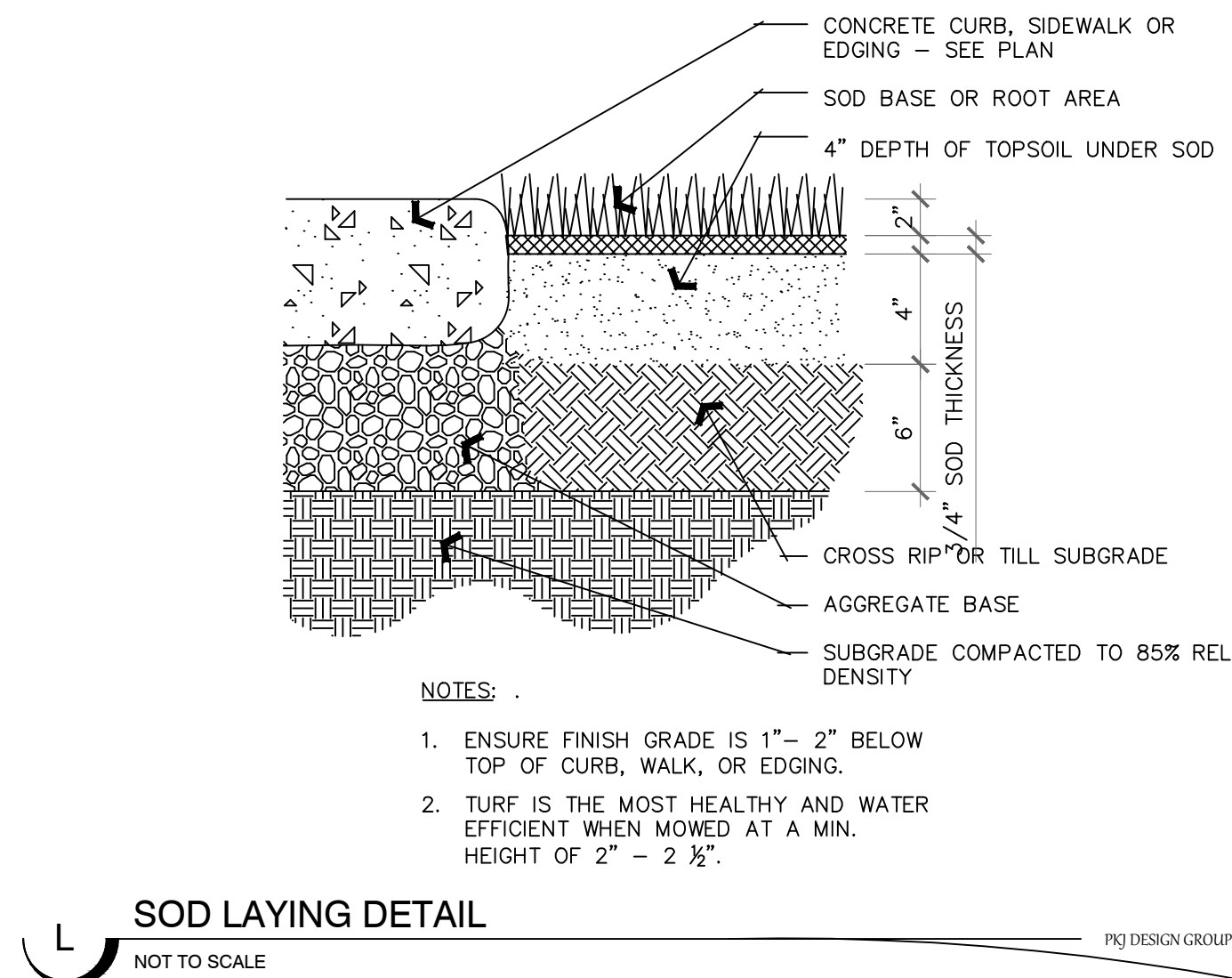
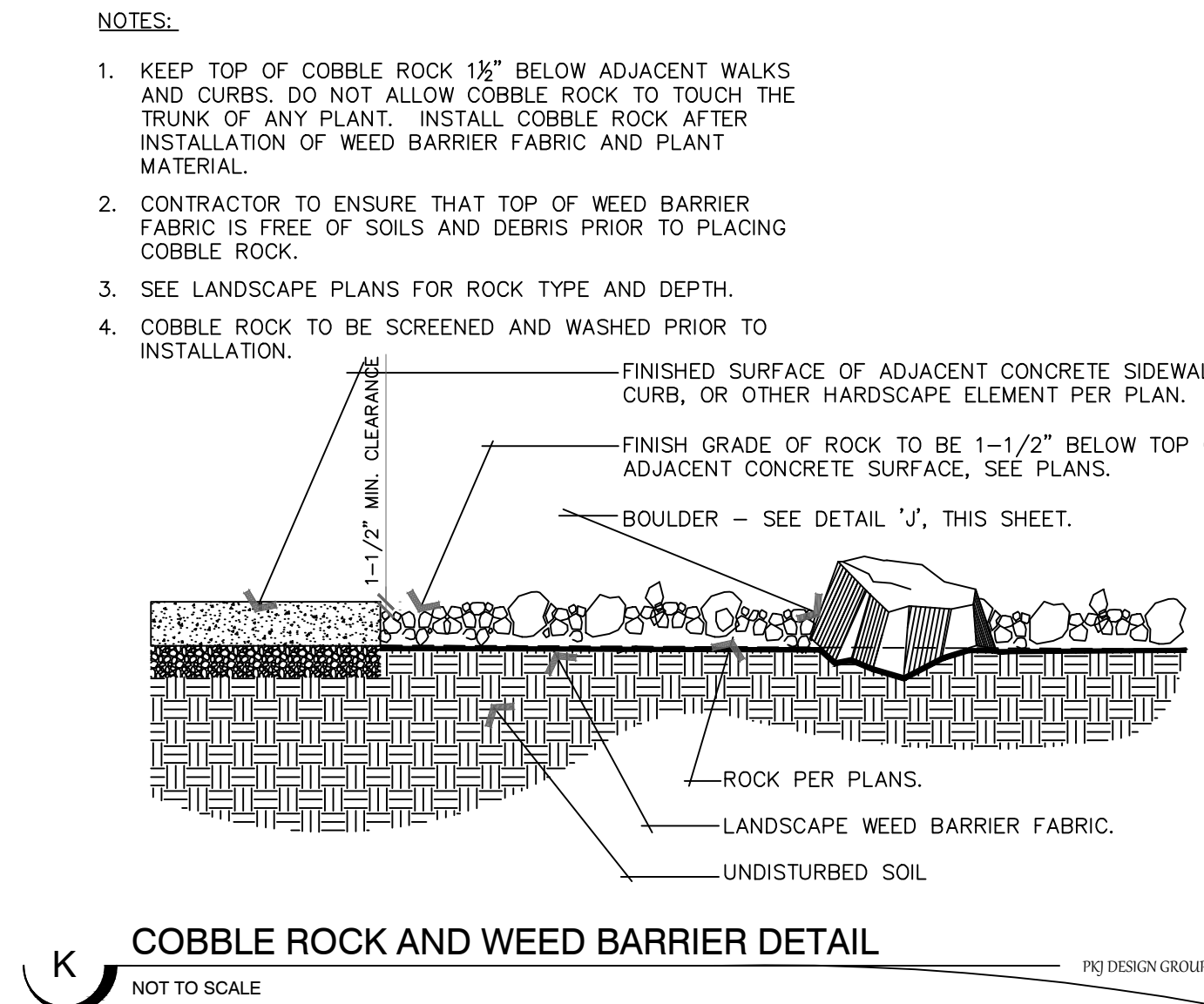
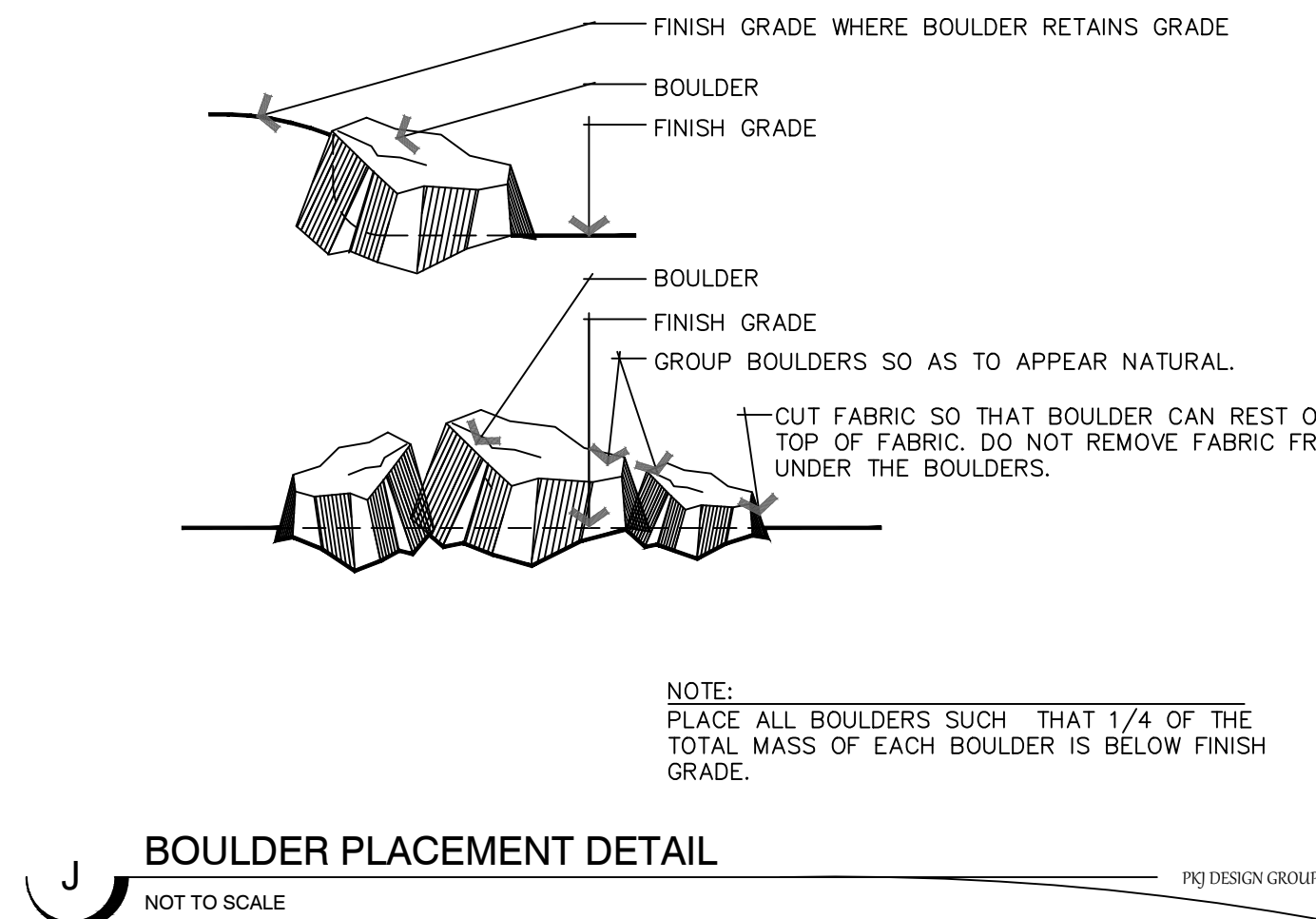
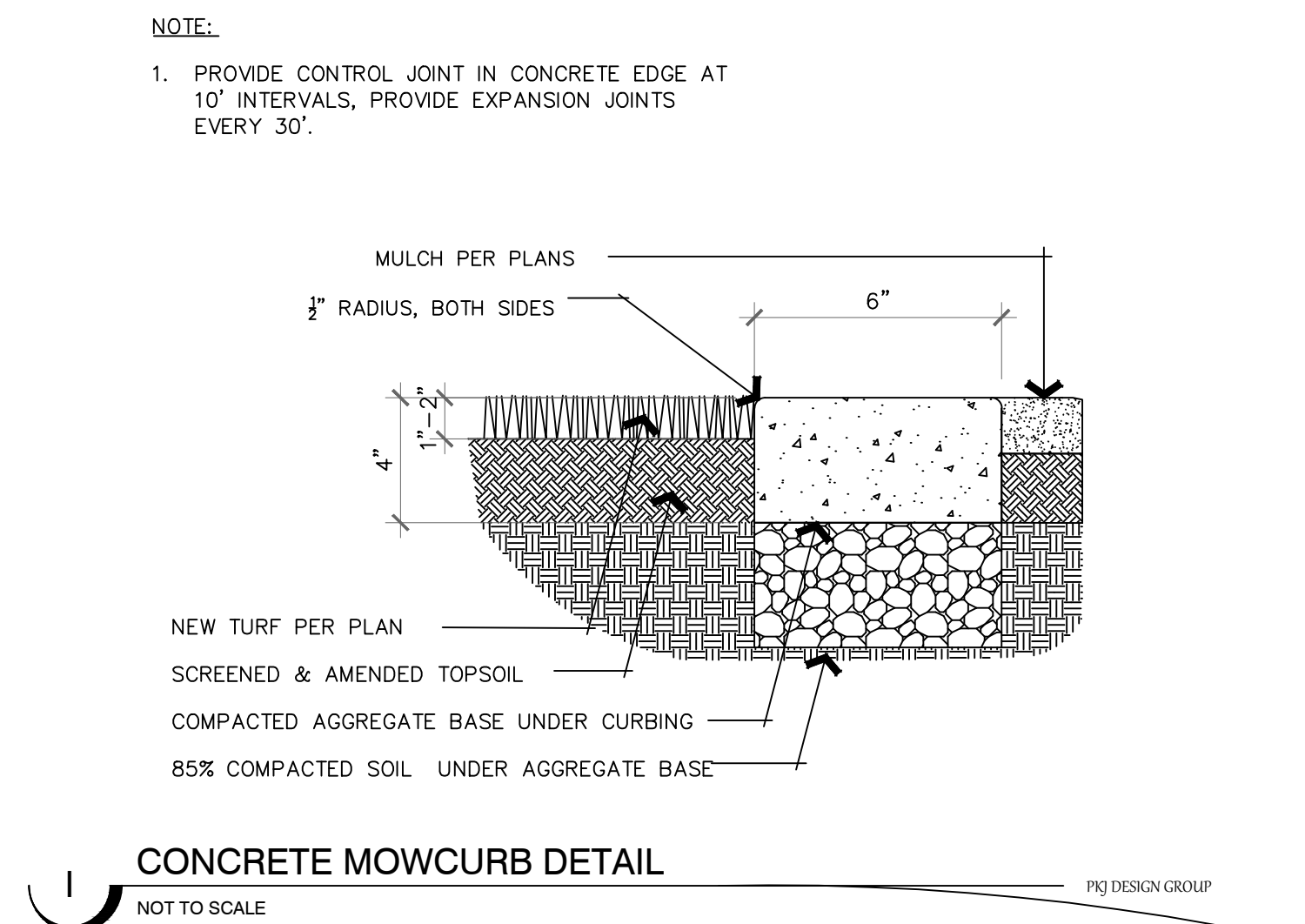
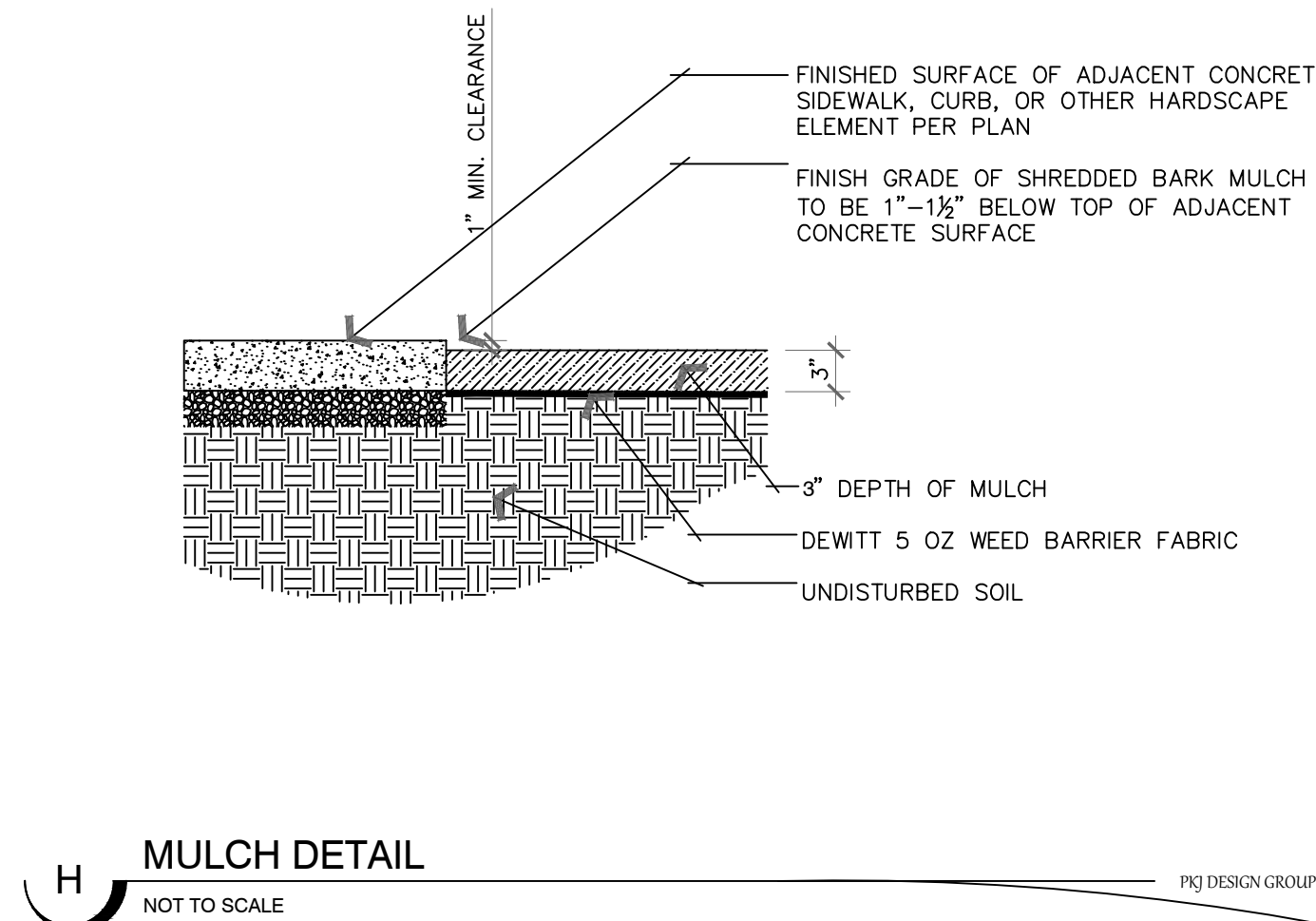
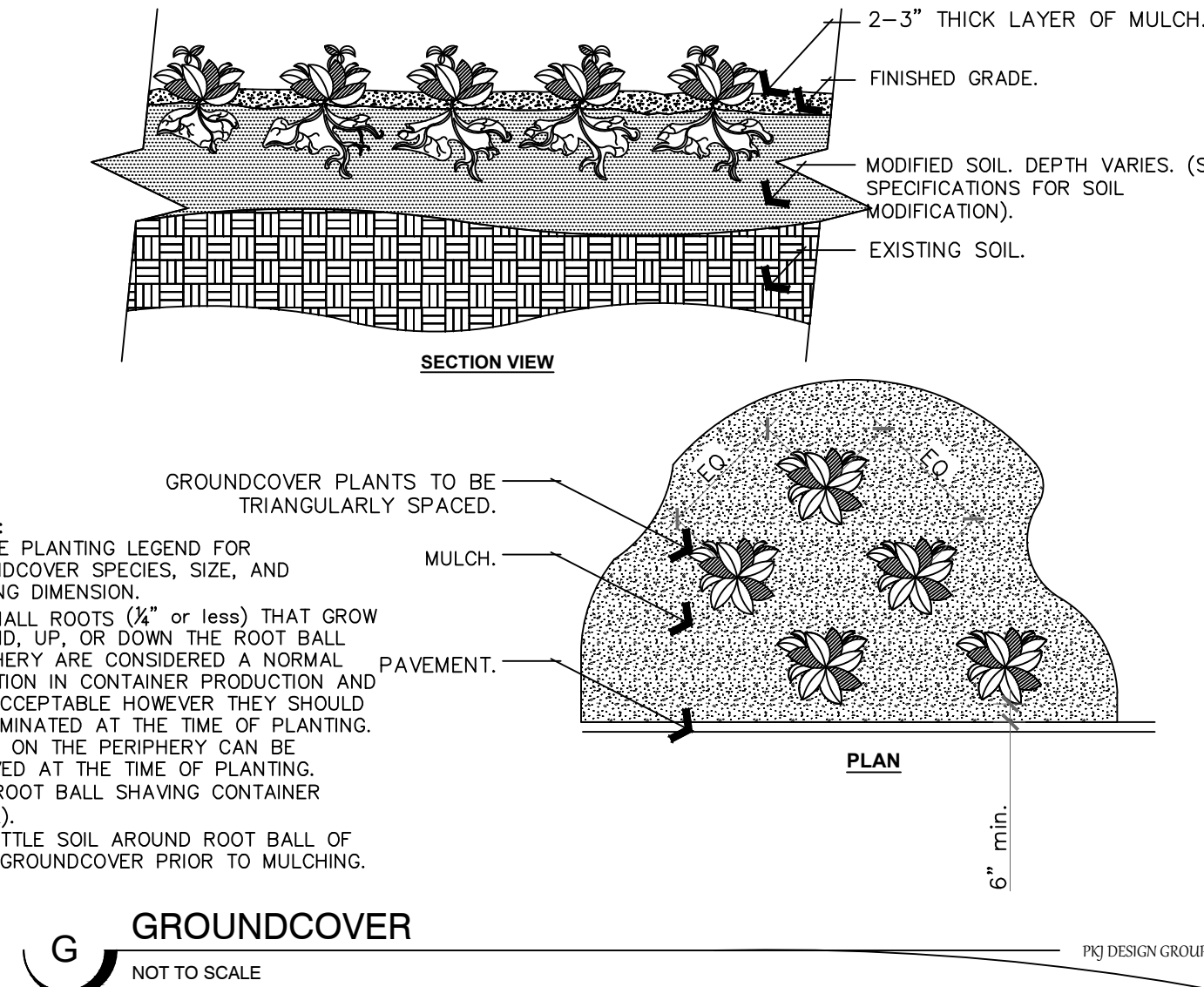
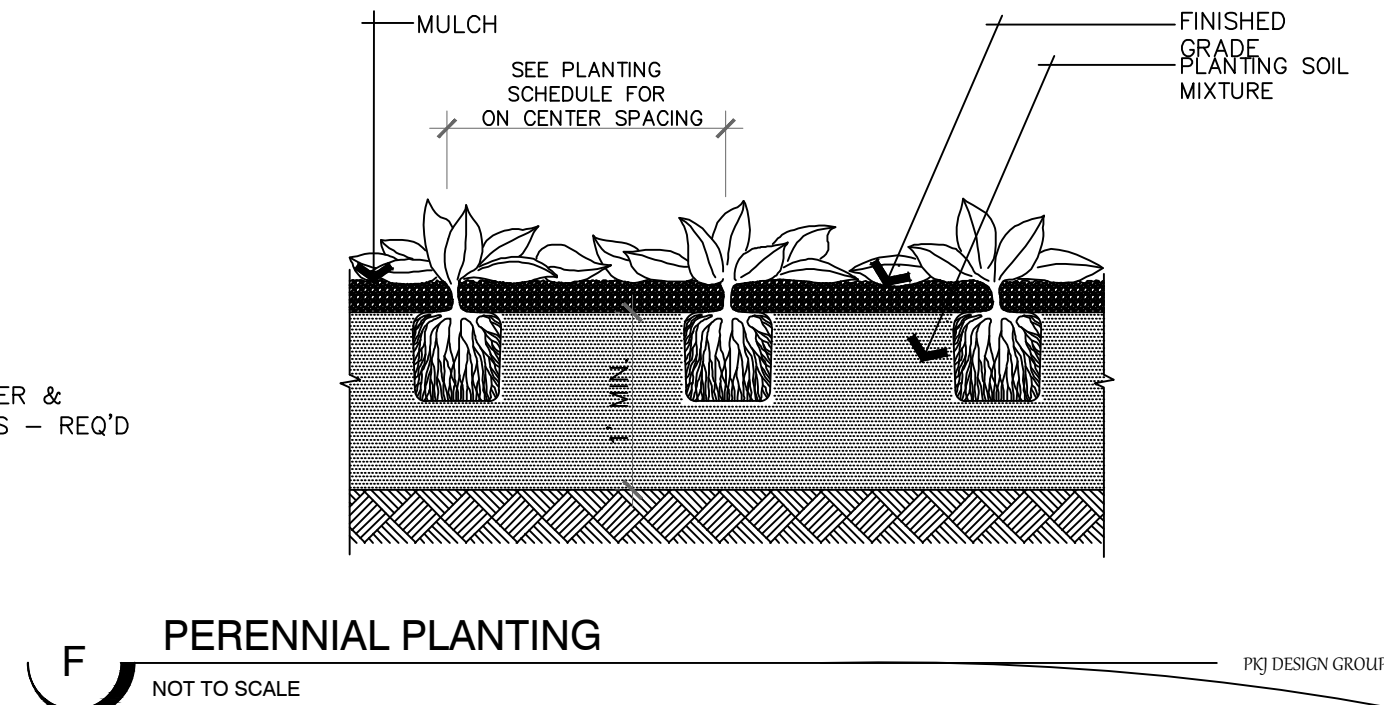
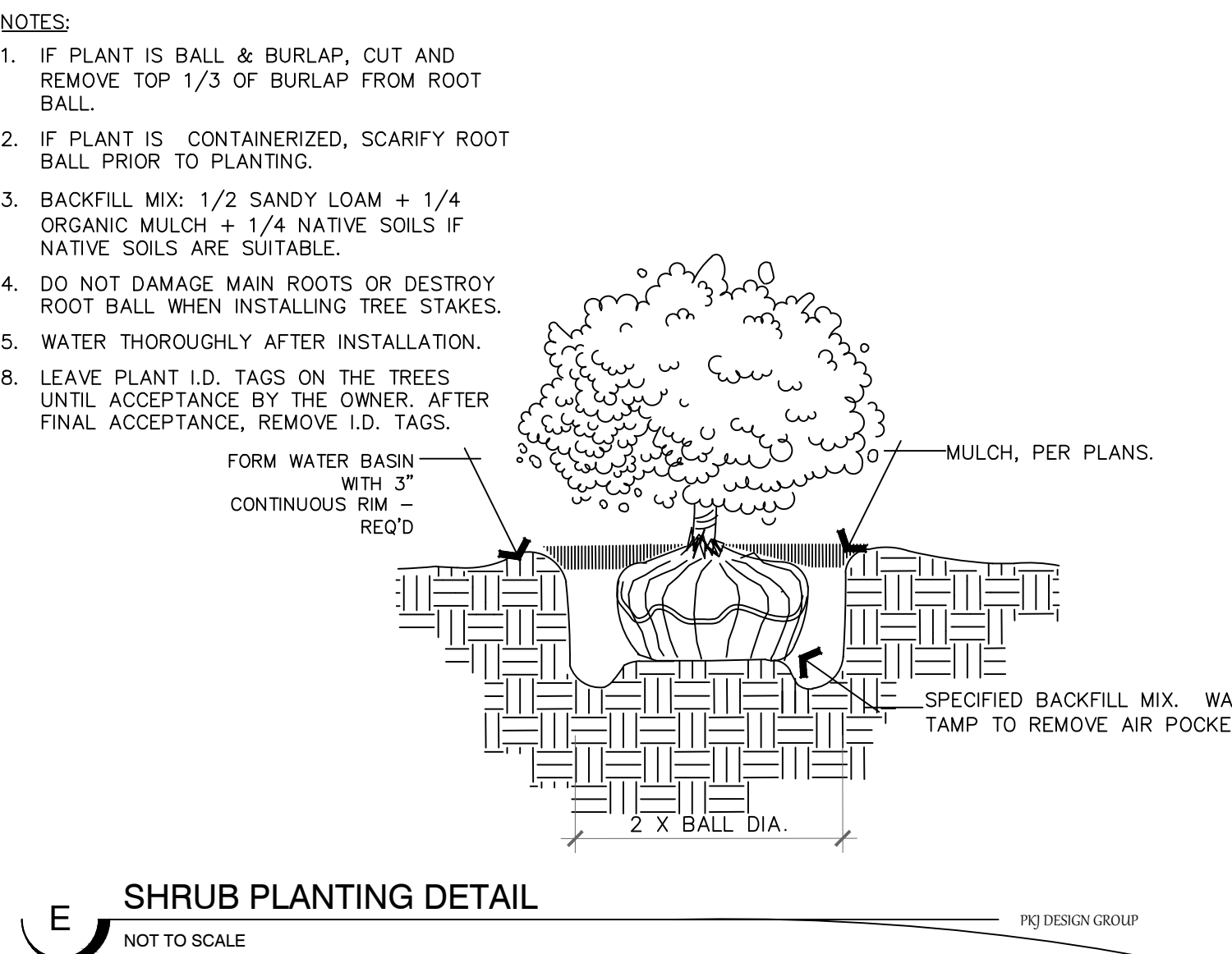
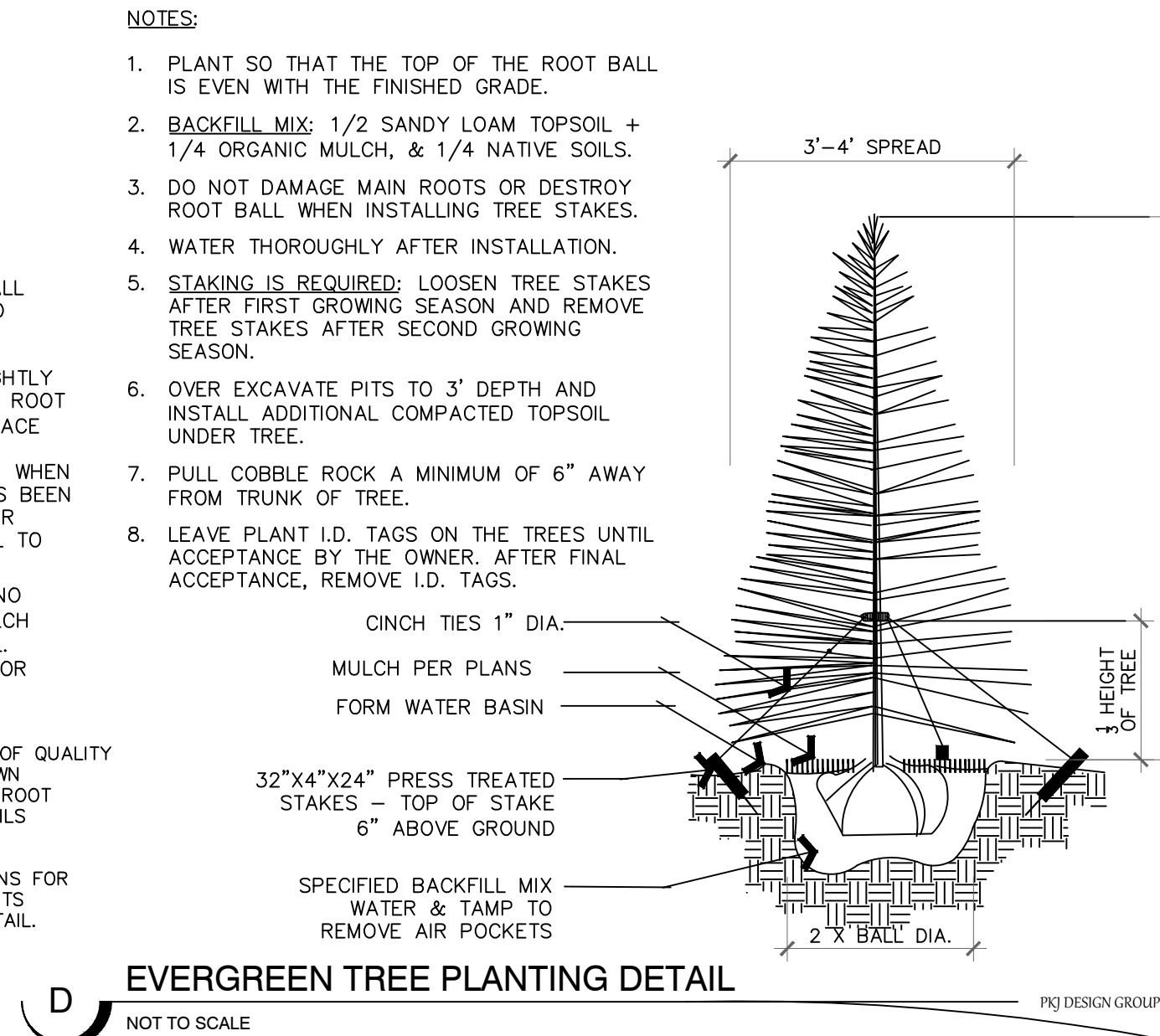
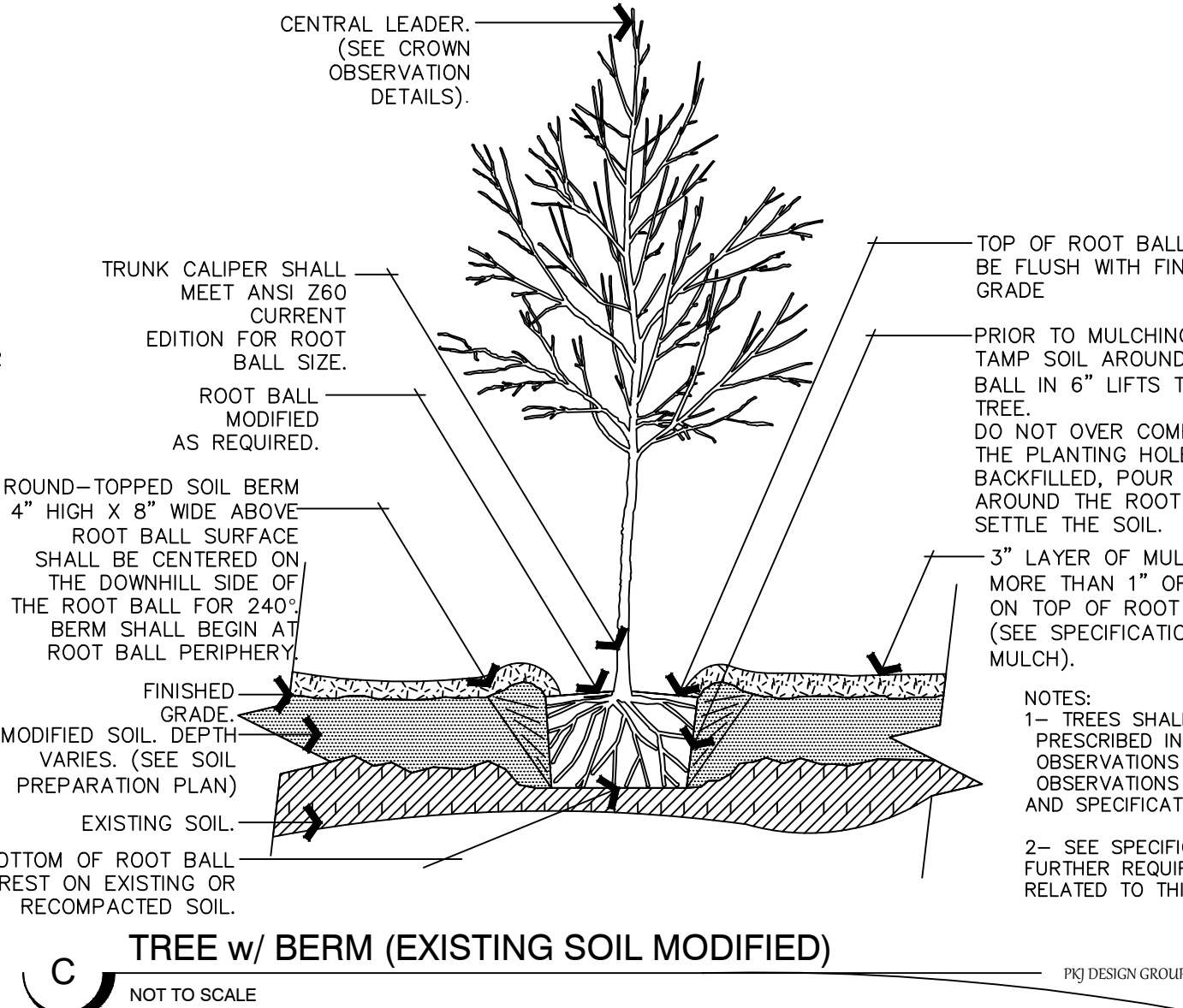
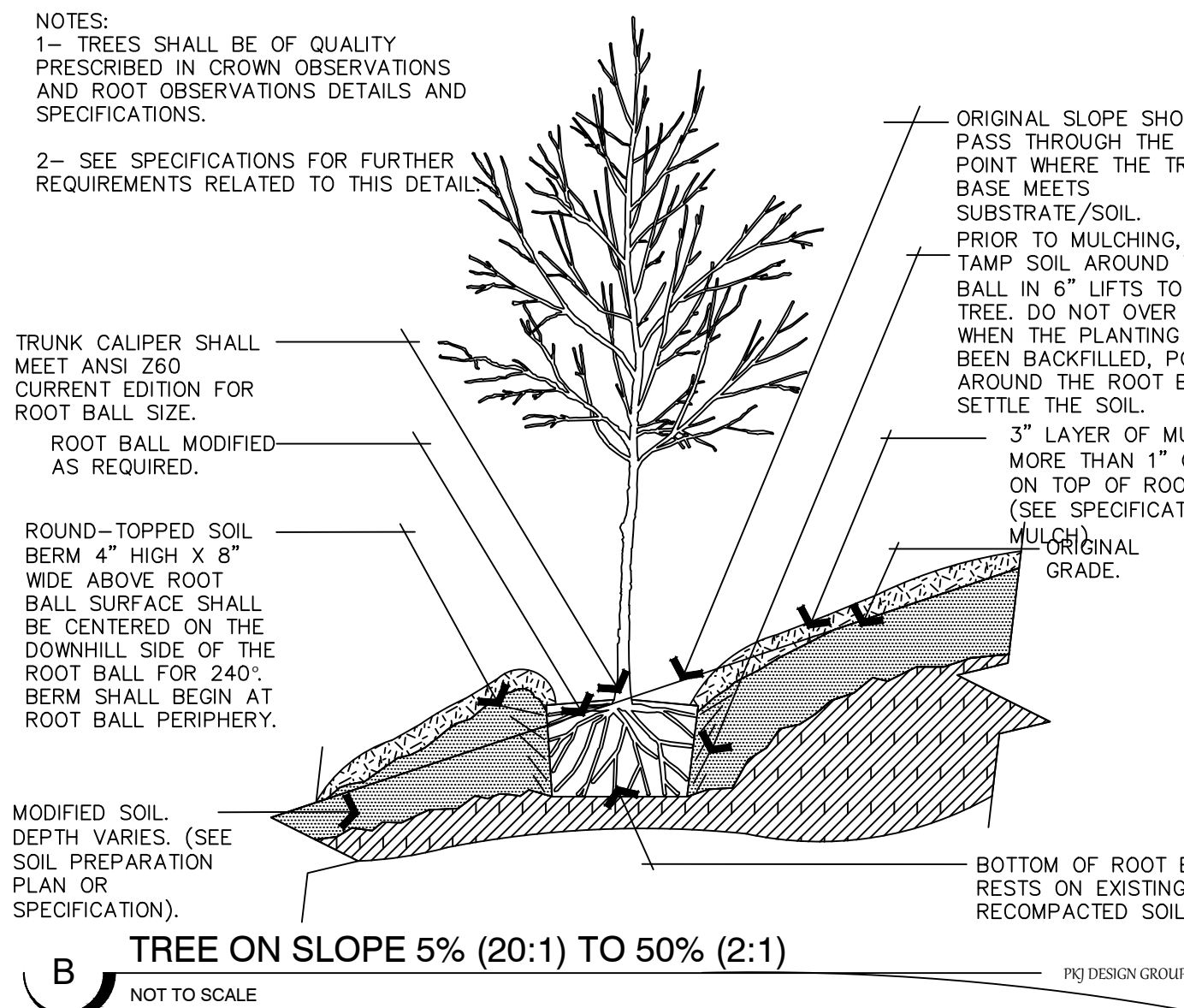
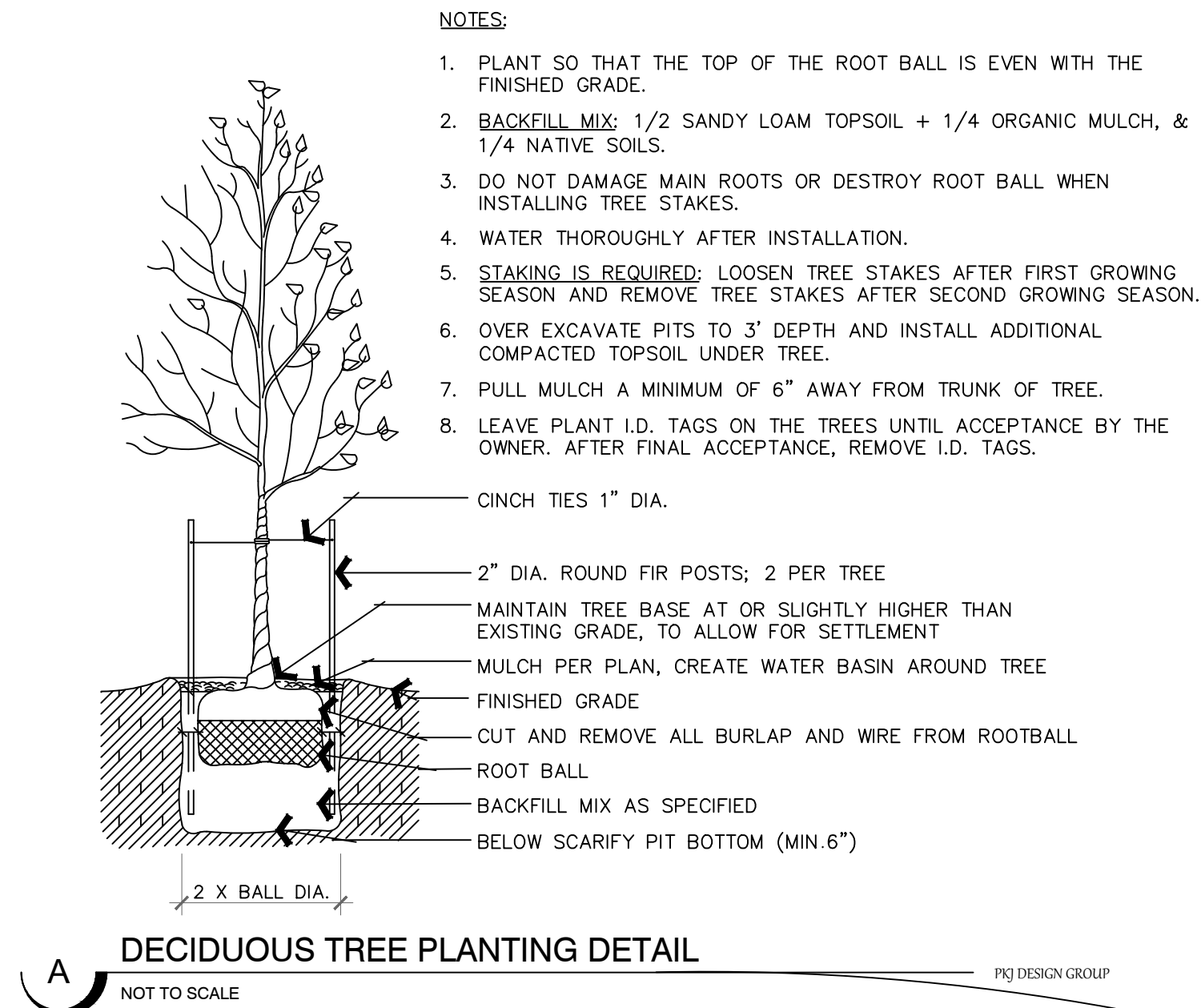
PLOT DATE: 12/1/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT  
FOR CONSTRUCTION

LP-103





| ISSUE DATE |          |          | PROJECT NUMBER |  |  | PLAN INFORMATION                                                                                     |  |  | PROJECT INFORMATION                                             |  |  | DEVELOPER / PROPERTY OWNER / CLIENT                                                               |  |  | LANDSCAPE ARCHITECT / PLANNER                                                                                                       |  |  | LICENSE STAMP                                                                                                                                                                                              |  |  | DRAWING INFO                                     |  |  |
|------------|----------|----------|----------------|--|--|------------------------------------------------------------------------------------------------------|--|--|-----------------------------------------------------------------|--|--|---------------------------------------------------------------------------------------------------|--|--|-------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--------------------------------------------------|--|--|
| 12/1/2020  |          |          | UT20141        |  |  | 811 BLUE STAKES OF UTAH<br>UTILITY NOTIFICATION CENTER, INC.<br>1-800-662-4111<br>www.bluestakes.org |  |  | SCENIC MOUNTAIN: PLAT C<br>VERNHAM LN<br>SARATOGA SPRINGS, UTAH |  |  | Developer / Property Owner:<br>FIELDSTONE CONSTRUCTION AND<br>MANAGEMENT SERVICES<br>801-368-9552 |  |  | Client / Engineer:<br>LEI-ENGINEERING<br>3302 N. Main Street<br>Spanish Fork, Ut. 84660<br>801-798-0555 ext. 226<br>www.lei-eng.com |  |  | Landscape Architect / Planner:<br>PKJ<br>DESIGN GROUP<br>Landscape Architecture • Planning • Visualization<br>3450 N. TRIUMPH BLVD. SUITE 102<br>LEHI, UTAH 84043 (801) 960-2698<br>www.pkjdesigngroup.com |  |  | Preliminary Plans Not for Construction<br>LP-501 |  |  |
| NO.        | REVISION | DATE     |                |  |  |                                                                                                      |  |  |                                                                 |  |  |                                                                                                   |  |  |                                                                                                                                     |  |  |                                                                                                                                                                                                            |  |  |                                                  |  |  |
| 1          | XXXX     | XX-XX-XX |                |  |  |                                                                                                      |  |  |                                                                 |  |  |                                                                                                   |  |  |                                                                                                                                     |  |  |                                                                                                                                                                                                            |  |  | PM: JTA                                          |  |  |
| 2          |          |          |                |  |  |                                                                                                      |  |  |                                                                 |  |  |                                                                                                   |  |  |                                                                                                                                     |  |  |                                                                                                                                                                                                            |  |  | DRAWN: KBA                                       |  |  |
| 3          |          |          |                |  |  |                                                                                                      |  |  |                                                                 |  |  |                                                                                                   |  |  |                                                                                                                                     |  |  |                                                                                                                                                                                                            |  |  | CHECKED: TM                                      |  |  |
| 4          |          |          |                |  |  |                                                                                                      |  |  |                                                                 |  |  |                                                                                                   |  |  |                                                                                                                                     |  |  |                                                                                                                                                                                                            |  |  | PLOT DATE: 12/1/2020                             |  |  |
| 5          |          |          |                |  |  |                                                                                                      |  |  |                                                                 |  |  |                                                                                                   |  |  |                                                                                                                                     |  |  |                                                                                                                                                                                                            |  |  |                                                  |  |  |
| 6          |          |          |                |  |  |                                                                                                      |  |  |                                                                 |  |  |                                                                                                   |  |  |                                                                                                                                     |  |  |                                                                                                                                                                                                            |  |  |                                                  |  |  |
| 7          |          |          |                |  |  |                                                                                                      |  |  |                                                                 |  |  |                                                                                                   |  |  |                                                                                                                                     |  |  |                                                                                                                                                                                                            |  |  |                                                  |  |  |



**Amenities :**

One Club House with Pool  
Total Units – 204  
Open Space Required – 4.68 Acres (Useable)  
Unimproved Open Space Provided – 5.24 Acres  
Total open space provided – 9.92 Acres  
Points required - 468  
Points provided 537.5



**Existing Phases:**  
120 Units - Reqd. Points 275/provided 380.7

| <u>Item</u>         | <u>Quantity</u> | <u>Points</u> |
|---------------------|-----------------|---------------|
| Picnic table/shade  | 3               | 6             |
| Playground          | 48.5            | 97            |
| Trail               | 32.45           | 194.7         |
| Parking             | 3               | 18            |
| Bike Rack           | 5               | 10            |
| Trees               | 70              | 28            |
| Swings              | 4               | 28            |
| <b>Total Points</b> |                 | <b>381.7</b>  |

**Future Phase:**  
Plat C  
Flex Area Points (84 Units)  
Units - Reqd. Points 192.8

84 Units - Reqd. Points 193/provided 155.8

| <u>Item</u>          | <u>Quantity</u> | <u>Points</u> |
|----------------------|-----------------|---------------|
| Pickleball           | 1               | 100           |
| Bike Rack            | 2               | 4             |
| Picnic Table         | 3               | 6             |
| Trees                | 70              | 28            |
| Swings               | 1               | 7             |
| Parking              | 1.8             | 10.8          |
| <b>Total Points:</b> |                 | <b>155.8</b>  |

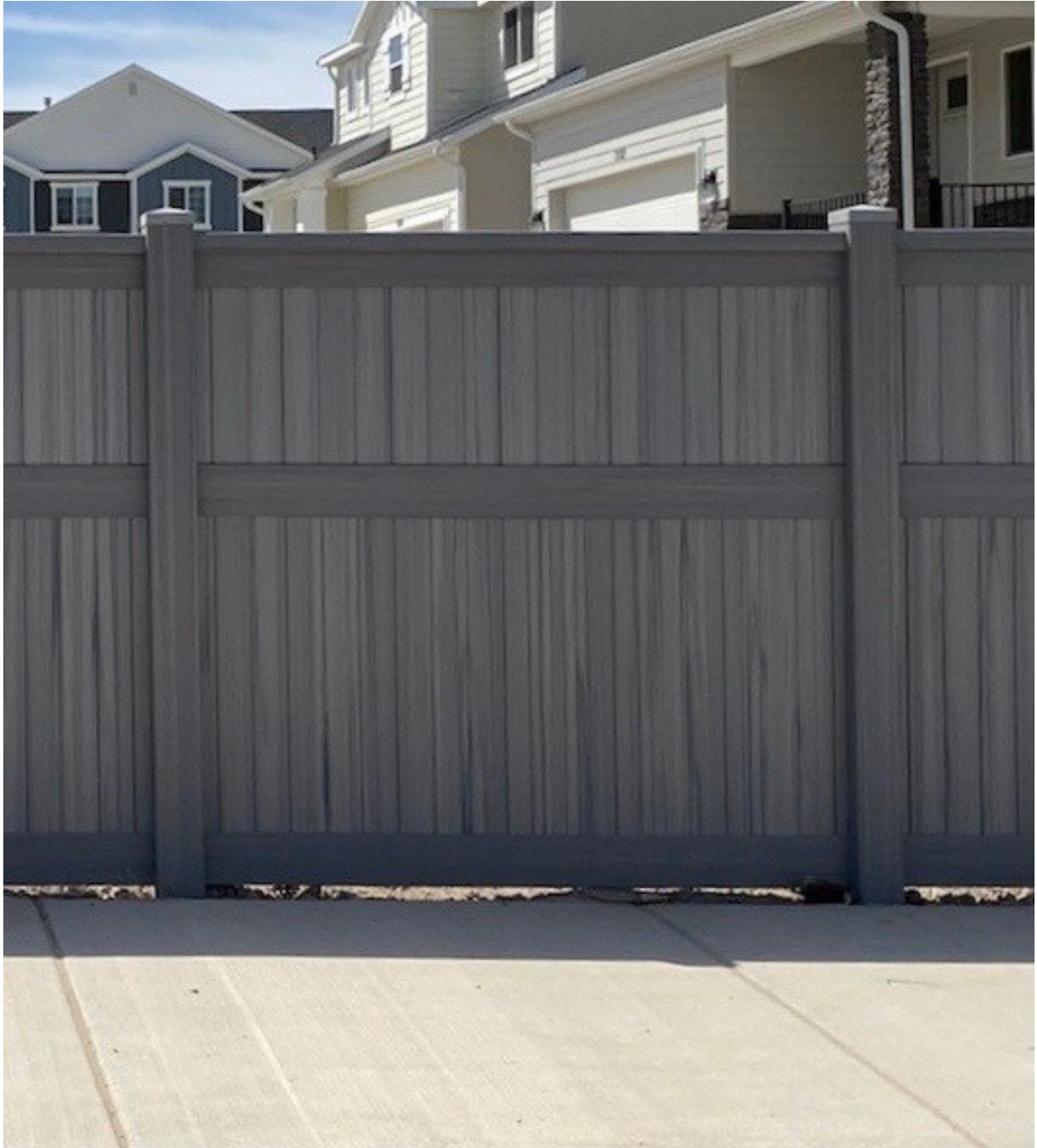


## PROPOSED FENCING

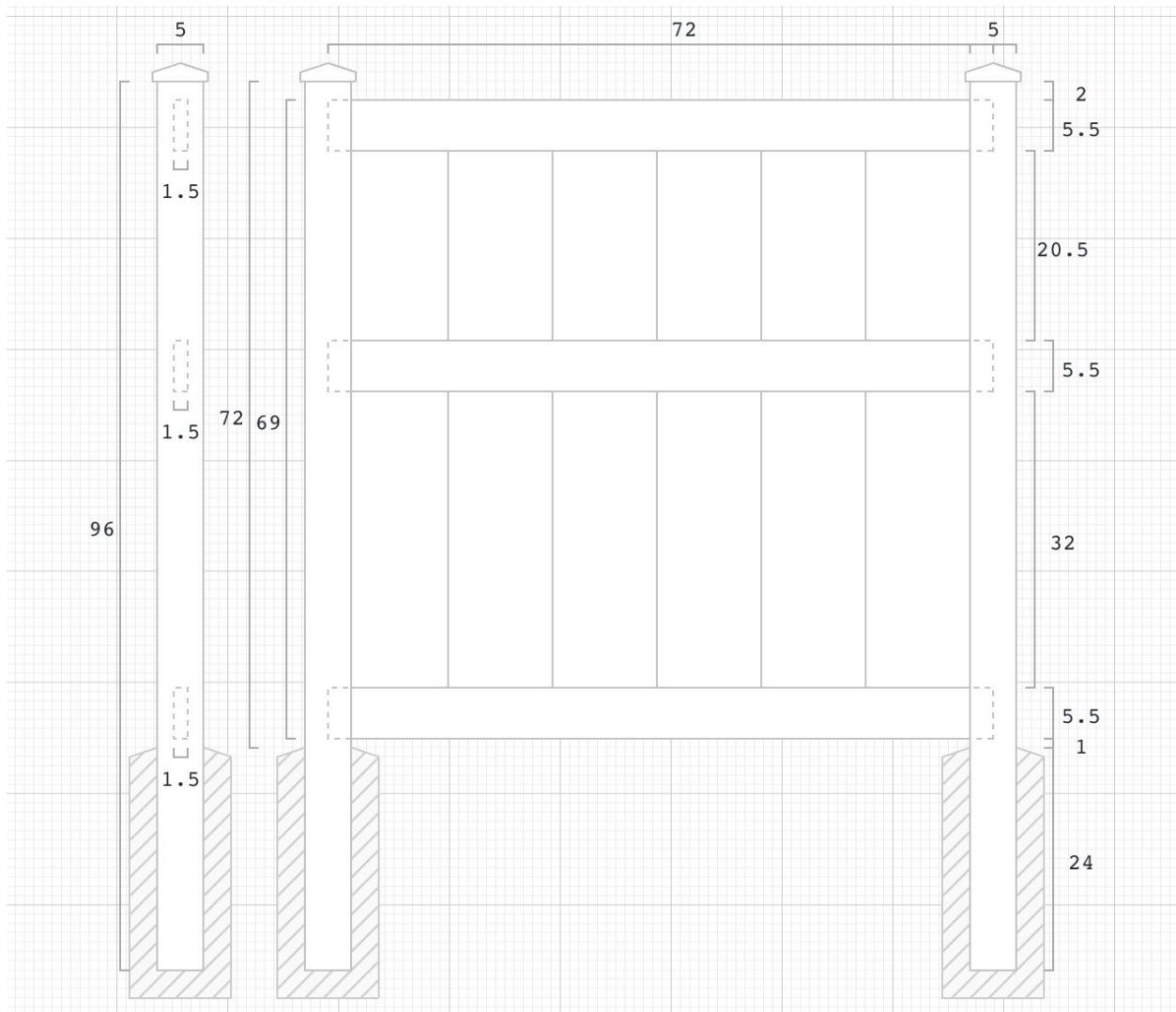
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Product: Sherwood Composite Fence (<https://www.certainteed.com/fence/products/sherwood/>)

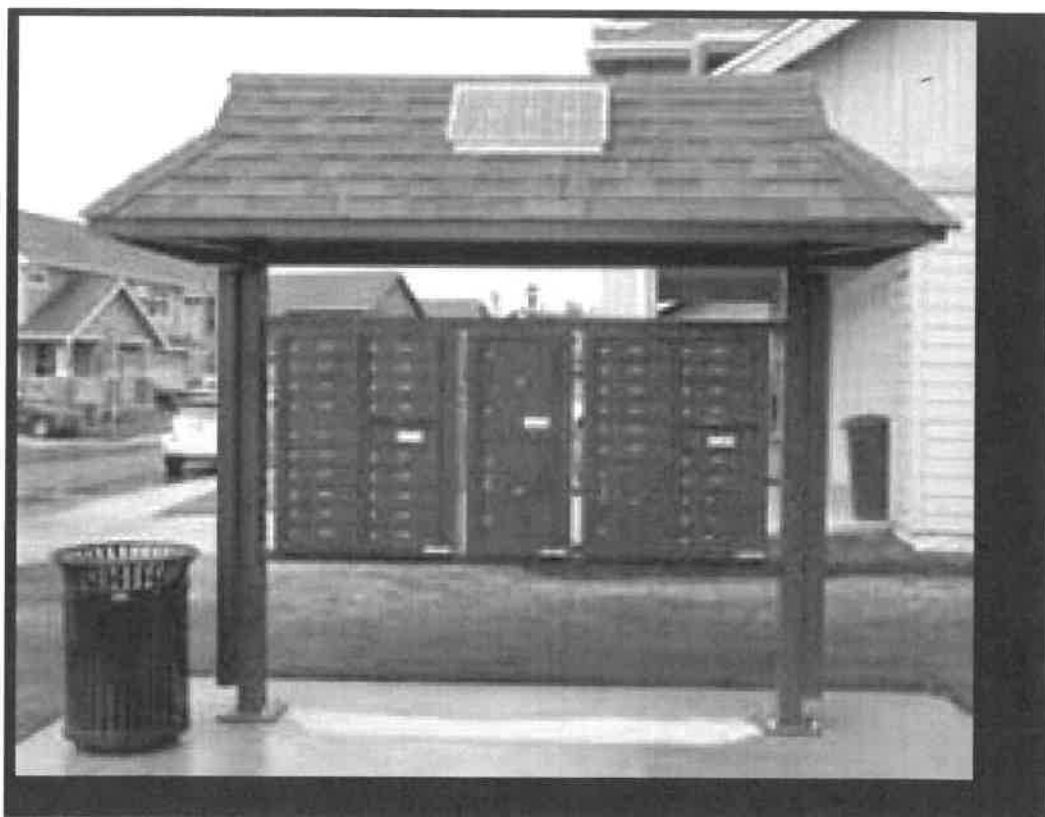
Color: Nantucket Grey













Red Highlight =  
Private Roads/Alleys





# SCENIC MOUNTAIN

## Phase C

### STORM DRAIN REPORT

December 1, 2020



Prepared By:



ENGINEERS

SURVEYORS

PLANNERS

3302 N Main Street  
Spanish Fork, UT 84660  
(801) 798-0555



## DESCRIPTION OF DEVELOPMENT

Scenic Mountain Phase C is a residential development that will consist of 84 townhouse units along with other public improvements. It is located in Eagle Mountain near SR 73 and Mt. Airey Drive. Phase C's project scope will include road and utility improvements, as well as open space for recreation.

## DESCRIPTION OF PROPERTY

The 5.88-acre property is currently vacant. It is surrounded by existing plats A2, A4, and B1.

## PROPOSED STORM DRAINAGE FACILITIES

Curb inlets, storm drain pipes, and manholes will be utilized to catch storm runoff from Phase C. They will convey the runoff to a retention pond located on site. The pond will retain all water from the site and portions of the surrounding area. It will be enclosed by a vertical block wall and fence as shown on the construction drawings.

## DESIGN RUNOFF CALCULATIONS

As mentioned above, the retention pond will capture storm drain runoff from this phase as well as from areas in the surrounding phases. See Appendix A for an exhibit showing the total contributing area.

The retention system has been sized to handle the 100-year storm using the Rational Method. The runoff coefficient was calculated for the entire site as shown below in Table 1.

**Table 1: Weighted "C" Value for Retention Contributing Area**

| <b>Weighted "C" Value</b> |                  |                  |             |
|---------------------------|------------------|------------------|-------------|
| <i>Land Use</i>           | <i>Area (ac)</i> | <i>"C" Value</i> | <i>C*A</i>  |
| Impervious                | 4.51             | 0.90             | 4.06        |
| Pervious                  | 2.76             | 0.10             | 0.28        |
| Totals                    | 7.27             |                  | 4.34        |
| <i>Weighted "C" Value</i> |                  |                  | <b>0.60</b> |

The rainfall intensities used were taken from data provided by the National Oceanic and Atmospheric Administration (NOAA). An infiltration rate of 3 inches per hour (in/hr) was assumed through the bottom of the pond based on rates found from onsite testing. Refer to Appendix B for the full infiltration report. Refer to Appendix C for a calculation sheet summarizing the retention pond sizing calculations.



## **CONCLUSION**

Scenic Mountain Phase C will utilize curb inlets, pipes, and manholes to capture and convey all storm runoff to a retention pond to retain the runoff from a 100-year storm.



## 1.0 EXECUTIVE SUMMARY

This report presents the results of a geotechnical investigation conducted for Phase C of the Scenic Mountain Subdivision located near Hurstborne Drive and Vernham Lane in Eagle Mountain, Utah. Based on the subsurface conditions encountered, the subject site is suitable for the proposed construction provided that the recommendations presented in this report are complied with. A brief summary of the critical recommendations is included below:

- Based on our observations the site is covered by 4 to 9 feet of undocumented fill comprised of Silty GRAVEL (GM). Below the fill was a 12 to 18-inch layer of topsoil comprised of Lean CLAY (CL). The topsoil was underlain by native Lean CLAY (CL), and Silty SAND (SM) was observed in test pit TP-8 at a depth of 12.5 feet.
- Groundwater was not encountered in any of the test pits completed for our investigation.
- Soils with a pinhole structure (potentially collapsible) were observed in the native fine-grained soil. Test results indicate the soils are negligible to moderately collapsible (0.0% to 2.4%).
- Shallow spread or continuous wall footings should be established *entirely* on undisturbed native non-collapsible soils (soil with no pinholes) or on a minimum of 24 inches of structural fill founded on undisturbed native soil, if collapsible soils (pinholes) are encountered. The structural fill should have a minimum of 20% fines (such as the native soil) to provide a low permeability barrier against moisture infiltration. Under no circumstances should footings be constructed on the undocumented fill.
- Shallow spread or continuous wall footings constructed as described above may be proportioned utilizing a maximum net allowable bearing pressure of **1,800 pounds per square foot (psf)** for dead load plus live load conditions.
- Concrete slabs-on-grade should be constructed over a minimum of 4 inches of compacted gravel overlying undisturbed suitable native subgrade soils. The slab may be designed with a Modulus of Subgrade Reaction of **150 psi/inch**.

Recommendations for general site grading, design of foundations, slabs-on-grade, moisture protection and soil corrosivity as well as other aspects of construction are included in this report.

NOTE: The scope of services provided within this report is limited to the assessment of the subsurface conditions at the subject site. The executive summary is provided solely for purposes of overview and is not intended to replace the report of which it is part and should not be used separately from the report.



When Recorded Return To:

Eagle Mountain City  
c/o Fionnuala Kofoed, City Recorder  
1650 E. Stagecoach Run  
Eagle Mountain, UT 84005

**AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT  
FOR THE  
SCENIC MOUNTAIN DEVELOPMENT**

This *Amended and Restated Master Development Agreement for the Scenic Mountain Development* (this “Master Development Agreement” or “Agreement”) is entered into between Eagle Mountain City, a municipal corporation of the state of Utah (the “City”), Scenic Mountain Partners, LLC, a Utah limited liability company (“Scenic Mountain”), and Fieldstone Scenic Mountain, LLC, a Delaware limited liability company (“Fieldstone”) (Scenic Mountain and Fieldstone shall be collectively known as “Developer”). Together, the City and Developer are the “Parties” to this Agreement, and individually each is a “Party” hereto.

This Agreement is made with reference to the following facts.

A. Developer has submitted to the City an application for a new residential development to be known as Scenic Mountain (the “Project”). The Project consists of approximately 34 acres of land (the “Property”) located south of Highway 73. The parcel numbers of land comprising the Property are as follows:

- (i) Utah County Parcel No. 58:033:0309
- (ii) Utah County Parcel No. 66:307:0102
- (iii) Utah County Parcel No. 58:033:0269
- (iv) Utah County Parcel No. 58:033:0283
- (v) Utah County Parcel No. 58:033:0285
- (vi) Utah County Parcel No. 58:033:0154

A legal description of the Property is attached hereto as Exhibit “A.”

B. The Parties have authority to enter into this Agreement regulating the zoning and use of the Property pursuant to Utah Code Ann. § 10-9a-102(2) and Section 16.10.060 of the City Code of Eagle Mountain City.

C. As set forth below, the Parties intend that the Project will be zoned for residential and commercial use in accordance with Chapter 17.25 and 17.35 of the City Code of Eagle

{00323279.DOCX /} / 2}



Mountain City, and except as otherwise provided in this Agreement, will be improved in compliance with procedures and standards in the City Code of Eagle Mountain City (the "City Code" or "Code") and consistent with the terms of this Master Development Agreement.

D. A plan which depicts the zoning for the areas within the Project, and land uses which will be allowed by the City ("Land Use Map") is attached as Exhibit "B".

E. Fieldstone Scenic Mountain, LLC is the owner of Utah County Parcel No. 58:033:0154 and is the successor in interest to Tracy K. Gibbs ("Gibbs").

F. On or about September 10, 2009, the City, Scenic Mountain, and Gibbs entered into a *Master Development Agreement for the Scenic Mountain Development* (the "Original Agreement") which encumbered certain land in Utah County, including the Property.

G. The City, Scenic Mountain, and Fieldstone (as successor in interest to Gibbs) now wish to amend and restate in its entirety the Original Agreement with the effect that this Agreement shall completely supersede and replace all of the terms, conditions, and provisions set forth in the Original Agreement.

H. The Parties wish to define the rights and responsibilities of the Parties with respect to the development of the land and funding of improvements in the Project which is approved by the City in this Agreement. This Agreement is sometimes referred to herein as the "Master Development Agreement."

NOW, THEREFORE, in consideration of the mutual covenants and promises of the Parties contained herein, and for other valuable consideration received, the Parties agree as follows:

1. Governing Standards. The Parties agree that the recitals stated above are incorporated into and form a part of this Agreement. Persons and entities hereafter developing the Property or any portions of the Project thereon shall accomplish such development in accordance with the provisions of the Code, ordinances, and regulations (collectively "City's Laws") in effect as of the date of this Agreement, and the provisions of this Agreement. This Agreement contains certain requirements and conditions for development of the Property and the Project in addition to those contained in the City's Laws. Development of the Property and the Project shall be governed by the procedures, standards and requirements of the City's Laws in effect as of the date of this Agreement, the approved final plat or plats for the Project, and the Master Development Plan for the Project approved by the City. In the event of a conflict between the terms of the City's Laws then in effect and the terms of this Agreement, the terms of this Agreement shall control, except as provided in Section 2.2(B) of this Agreement.

2. Zoning, Density, and Land Use Standards. The Project will be zoned for



residential uses in accordance with Chapter 17.25 of the Code in effect as of the date of this Agreement and allow for commercial uses in accordance with Chapter 17.35 of the Code in effect as of the date of this Agreement as depicted in the Land Use Map along S.R. 73 at the west end of the subject property. The Land Use Map shall be the official zoning map for the Property.

2.1 Planning Areas and Densities. The total Project densities are as follows:

|                          |                                                                                                                                                  |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Total Land Area:         | 34.82 acres                                                                                                                                      |
| Total Buildable Acres:   | 28.50 acres                                                                                                                                      |
| Total Residential Units: | 289 units (86 single family and cluster homes, 83 townhomes, and 120 Tier III - IV multi-family units)                                           |
| Improved Open Space:     | Not less than 1,000 SF per Residential Dwelling subject to Section 2.5 herein and the actual number of units approved at Final Plat application. |

The overall density of the Project may not exceed an average of 10.15 residential units (each a "Unit") per buildable acre of the Project or a total of 289 Units. The numbers of Units granted for each Planning Area are ceilings and not a minimum number of units that the Developer is guaranteed by the City to be able to build. The City makes no guarantee or warranty that the entitled Units can be achieved, and the parties acknowledge that setback requirements, open space requirements, road layouts infrastructure requirements or other similar constraints may prevent the use of all vested density. The Property is divided into three separate planning areas (each a "Planning Area" and collectively the "Planning Areas"). The 289 total Units are, pursuant to this Agreement, allocated between the three Planning Areas. The Planning Areas are depicted on the Land Use Map attached hereto as Exhibit "B."

- A. The first Planning Area will be a Tier III single family, cluster home development, subject to the provisions of this Agreement. This area will consist of approximately 15.65 acres, as shown on Exhibit "B". Upon approval and execution of this Agreement, Developer shall have the right to build up to 86 residential Units on the Cluster Home parcel, or a gross density of not more than 5.49 units per acre as shown in the Master Development Plan. A preliminary concept plan for the Project is attached hereto as Exhibit "C."
- B. The second Planning Area ("Townhome Parcel") will be a Tier III townhome development, subject to the provisions of this Agreement. This area will consist of approximately 10.09 acres, as shown on Exhibit "B". Upon approval and execution of this Agreement, Developer shall have the right to build up to 83 townhome units on the townhome parcel, or a gross density of not more than 8.23 units per acre as shown in the Master Development Plan.



Refer to Section 2.5 of this Agreement and the Master Development Plan for the reduction of units as a result of UDOT property acquisition.

- C. The third Planning Area will be preserved as a flexible use area development, subject to the provisions of this Agreement, and may be developed with commercial office or retail development, or residential units which meet the Tier III -Tier IV subdivision requirements, or a combination of the residential and commercial uses (the "Flex Use Parcel"). The Flex Use Parcel will consist of approximately 7.22 acres, as shown on Exhibit "B". Upon approval and execution of this Agreement, Developer shall have the right to build commercial office or retail uses in accordance with Chapter 17.35 of the current Code or up to 120 residential units on the Flex Use Parcel.

2.2 Bonus Density Requirements. At the time that any phase of a Planning Area is developed such phase must contain improvements which comply with the Residential Bonus Density Entitlement Requirements as provided in Chapter 17.30 of the current Code (hereafter the "Bonus Density Requirements") in effect as of the date of this Agreement applicable to such phase of the Planning Area. Subject to the terms of this Agreement, the Developer shall comply with all other applicable requirements for each phase of subdivision within the Project as contained in the applicable Code provisions in effect as of the date of this Agreement. The City will not approve a preliminary subdivision plat or site plan for any phase of a Planning Area until Developer has demonstrated how the applicable Bonus Density Requirement for that particular phase of a Planning Area will be accomplished. Nevertheless, the final plat for each phase of a Planning Area will be approved if Developer complies with all the requirements of this Agreement and the City Code. Furthermore, nothing herein shall be deemed as requiring the Developer to build the number of Units approved for a Planning Area. The right to develop Units is not transferable between Planning Areas

2.3 Vested Rights. To the maximum extent permissible under the laws of the State of Utah and the United States, the Parties intend that this Agreement grants to Developer the right to develop the Property in fulfillment of this Agreement without modification or interference by the City except as specifically provided herein.

- A. The Parties intend that the rights granted to Developer under this Agreement are contractual and, in addition, constitute "vested rights," as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2016) as to the provisions of this Agreement, including the approved density and number of dwelling units set forth above.
- B. Notwithstanding anything to the contrary herein, any City ordinance, amendment to the City's laws, or other development standard enacted by the City after the date of this Agreement which has the effect of prohibiting



and/or materially and unreasonably restricting Developer's rights to develop the vested densities set forth in this Agreement and the Master Development Plan for the Property shall be inapplicable to the Property (or modified to the extent necessary to permit Developer to develop the vested densities set forth in this Agreement and the Master Development Plan for the Property) and shall not affect or regulate the development and use of the Property, unless the City Council, on the record, finds that a compelling, countervailing public interest would be jeopardized by applying the provisions of this Agreement.

2.4 Right to Develop. The City's approval of the Master Development Plan and the execution of this Agreement grant the Developer the right to develop the Property and construct the Project in accordance with the uses, maximum densities, improvements and general configuration of development for the Project set forth in this Agreement and the Master Development Plan for the Property. In the event of any conflict between the Code and the express terms of this Agreement or between the Code and the Master Development Plan for the Property, the express terms of this Agreement and the Master Development Plan shall control, except as provided in Section 2.3(B) of this Agreement.

2.5 UDOT Property Acquisition. UDOT has expressed an interest in acquiring a portion of the Property by the power of eminent domain for purposes of widening or expanding SR-73. Exhibit "B," the Land Use Map, designates 7.15 acres as "Possible UDOT Acquisition for SR 73 Expansion." If, and only if, a portion of the Townhome Parcel is taken by UDOT or any other entity with the power of eminent domain, the vested number of residential units for the Townhome Parcel identified in Section 2.1 will be reduced in the same proportion as the acreage of Townhome Parcel taken in comparison with the total acreage of the Townhome Parcel. Likewise, if, and only if, a portion of the Flex Use Parcel is taken, the vested number of residential units and commercial uses for the Flex Use Parcel will be reduced in the same proportion as the acreage of the Flex Use Parcel taken in comparison with the total acreage of the Flex Use Parcel. Notwithstanding anything to the contrary, the Developer may modify the Planning Areas to accommodate a relatively similar mix of uses identified in the Master Development Plan as long as the remaining Property shall not exceed an average of 10.15 units per acre.

2.6 Proposed Land Uses. The proposed land uses set forth on the Park and Open Space Plan (The Concept Plan) are conceptual and do not dictate the final type or layout of buildings within the Project.

2.7 Developer Flexibility. Notwithstanding any other provision of this Agreement, the Parties understand that the final layout of the Project may vary slightly from the concept currently proposed by the Developer. Subject to the zoning, density, and other requirements of this Agreement, the layout and configuration of the Project as



set forth in the Land Use Map, the Open Space Plan, and the other exhibits attached to this Agreement is subject to further revisions so long as such revisions comply with the general layout of building types in the proposed Master Development Plan.

2.8 Development Requirements. Developer shall construct improvements to meet the Bonus Density Requirements within each Planning Area, and shall comply with the Park and Improved Open Space Requirements found in Chapter 16.35.105, and other development requirements found in the City Code in effect as of the date of this Agreement. In addition, Developer shall be required to meet all requirements of the International Building Code and International Fire Code for all buildings in the Project.

2.9 Future Land Use Applications. The approval processes for development applications for the Project shall be as provided in this Agreement, the Master Development Plan for the Property, and the Code. Development applications shall be approved by the City if they comply with the Applicable Codes in effect on the date of this Agreement, except as provided in Section 2.2(B) of this Agreement. Nothing in this Section 2.9 shall be construed to require Developer to obtain further City zoning approval with respect to the use or density provided herein. The City and Developer shall cooperate reasonably in promptly and fairly processing applications.

2.10 Phasing. The City acknowledges that Developer, or future assignees, may develop the Project in phases. The Parties acknowledge that the most efficient and economic development of the Project depends on numerous factors, such as market conditions and demand, infrastructure planning, competition, the public interest and other similar factors. Subject to the terms and conditions of this Agreement, the timing, sequencing, location and phasing of the Project shall be as determined by Developer in its reasonable business judgment.

2.11 Approved Setbacks for Cluster/Patio Homes. Any Cluster/Patio type units that comply with the definition of "cluster home" in EMMC 17.10.030 and approved for the Tier III Parcel as shown on the Land Use Map attached hereto as Exhibit "B" will be allowed to have a minimum side setback of 5 feet, and a minimum rear yard setback of 10 feet. Corner lots shall have minimum setback of 15 feet on the side yard adjacent to the street. Front setbacks shall comply with City Code requirements.

2.12 Intentionally Deleted.

3. Improved Open Space and Trails. The Project is currently contemplated to contain 13.68 acres of total open space with 1,000 square feet of Improved Open Space per each residential unit. All Improved Open Space must meet the requirements set forth in Section 16.35.105 of the Code in effect as of the date of this Agreement, including, but not limited to, containing 10 points per 0.1 acre or a total of 663 points for the 6.63 acres



of Improved Open Space according to Table 16.35.130(c). Developer has prepared a conceptual plan for the Improved Open Space within the Planning Areas ("Open Space Plan") which is attached hereto as Exhibit "D."

4. Community Recreation Center. The Project proposes one Community Recreation Center for the Townhome and Cluster Lot portion of the development and one other Community Recreation Center in the Flex Use Parcel. It is the intent of the Developer and City that the Community Recreation Centers will meet the Residential Zone Bonus Density Entitlements section in the City Code in effect as of the date of this Agreement for the Planning Areas within the Project. The Community Recreation Centers will be the property of the HOA and all costs and maintenance will be the responsibility of the HOA. These facilities shall be available for use by all future residents of the Project, subject to the properly promulgated rules and regulations of the HOA uniformly applied. The construction of the Community Recreation Centers shall commence no later than upon the sale of ten percent (10%) of the number of units within the Planning Area in which the Community Recreation Center is located. If not already constructed, the Community Recreation Centers will be bonded for with the other subdivision improvements. The construction of a pool shall commence no later than upon the sale of ten percent (10%) of the units in the Planning Area in which the pool is located. The pool must be completed upon the sale of fifty percent (50%) of the units in the Planning Area in which the pool is located. The pool must be bonded for with the subdivision improvements. Notwithstanding anything to the contrary, if the Flex Area is developed with only commercial uses the applicable Planning Area will not be required to provide a Community Recreation Center. In addition, and pursuant to section 2.5 of this Agreement, if a portion of the property is acquired by UDOT and the overall number of units is reduced below 250 units, Developer shall only be required to provide a Community Recreation Center.

5. Parks. The Project will include several parks. A depiction of each park showing the current anticipated configuration for parks and amenities is indicated on the Open Space Plan attached hereto as Exhibit "D." Nevertheless, the Parties understand and agree that the final configuration and layout of the parks may vary from the depiction on Exhibit "D" as the Project subdivision is finalized. Parks located in each phase of development shall be fully improved prior to recording the plat for that phase, or a separate cash deposit or cash escrow must be put in place with the city with each plat to cover 150 percent of the pro rata anticipated cost of park improvements to meet the required Improved Open Space and points requirements for each plat.

6. Improved Open Space Areas. Other Improved Open Space within the Project shall include grassy areas and other amenities typical to a neighborhood park. The Improved Open Space areas shall be the property of the HOA and all costs and maintenance shall be the responsibility of the HOA upon completion of the same.



6.1 Neighborhood Trails. As a component of the Development of the Project and the Improved Open Space, a neighborhood trail system shall be installed in the Project including a trailhead park area near the north end of the Project and adjacent to the Regional Trail portion of the plan with parking at a minimum of 5 parking stalls. The current anticipated location for the trail system is indicated on the Open Space Plan. Nevertheless, the Parties understand and agree that the final configuration and layout of the trail system may vary from the depiction on the Open Space Plan attached as Exhibit "D" as the Project subdivision plan is finalized. The neighborhood trails shall be constructed with a solid concrete or asphalt surface or other surface reasonably acceptable to the City. Each section of the neighborhood trail shall be improved along with the infrastructure for any adjacent subdivision phase in the Planning Areas, or Developer shall place into escrow with the City reasonably sufficient funds to improve that section prior to recording a subdivision plat for any adjacent phase of the Planning Areas. Unless, and until dedicated to, and accepted by, Eagle Mountain City, the neighborhood trail shall be the property of the HOA and all costs and maintenance shall be the responsibility of the HOA upon completion of the same.

6.2 Regional Trail. An 8-foot wide asphalt trail shall be constructed within or near the gas line or power line corridor on the eastern edge of the project, as depicted on the Open Space Plan (A 12-foot utility access road shall be constructed where indicated on the plan to provide access for Questar to their facility unless some other means of acceptable access is provided). This trail shall be improved according to Section 16.35.105-A10 of the Code in effect as of the date of this Agreement, which requires full improvement of the pro rata anticipated trail improvements prior to recording each plat that has such trail improvements in the Project, or a separate cash deposit or cash escrow to be put in place within the City with each plat that has such trail improvements to cover 150 percent of the pro rata anticipated cost of the trail improvements.

6.3 Exit Sign Open Space. The Project contains an open space area for a sign indicating the City boundaries for Eagle Mountain City and thanking people for visiting Eagle Mountain City (the "Exit Sign Open Space"). Developer shall install landscaping in the Exit Sign Open Space area, and dedicate the Exit Sign Open Space area to the City to allow the City to locate a sign or other monument at the City's expense. The HOA shall maintain the landscaping in the Exit Sign Open Space area, but all maintenance costs for the sign or monument shall remain the responsibility of the City, unless a separate maintenance agreement is approved by the Developer or Home Owners' Association and the City at a later date.

7. Slopes. A depiction of the current anticipated slope plan for the Project is attached as Exhibit "E." Nevertheless, the Parties understand and agree that the final configuration and layout of the slope plan may vary from the depiction shown on Exhibit "E."



8. Home Owners' Association. Prior to the recording of any residential subdivision plan for a residence to be constructed within the Project, a Home Owner's Association (the "HOA") shall be formed and organized with the State of Utah Division of Corporations and Commercial Code and covenants, conditions, and restrictions applicable to the Project ("CC&Rs") shall be recorded against the Property. Among other things, the CC&Rs shall give the HOA authority to impose and enforce architectural controls consistent with the City's Laws and this Agreement. A copy of current anticipated elevations for the townhome component of the Project is attached hereto as Exhibit "F." Nevertheless, the Parties understand and agree that the final configuration of the townhome elevations must comply with the City Laws and will vary from the depiction shown on Exhibit "F."

9. Buffer Area and Transitioning Requirements. Developer agrees to comply with all transitioning requirements set forth in the Code. The City and Developer agree that the current configuration of the Project does comply with the transitioning requirements.

10. Dedication of Facilities. Except as otherwise provided in this Agreement, Developer agrees to dedicate to the City, free and clear of all financial encumbrances, all required utilities, streets, utility facilities, and other public improvements for the use of utilities, roads, and other public ways. These facilities shall be dedicated in conjunction with the approvals of the respective subdivision plats within the Project.

11. Streets and Roads. Subject to section 14 of this Agreement, the street on the western portion of the project that connects Inverness Lane to Highway 73, as well as the continuation of Inverness Lane through the project, shall include a minimum of 32 feet of asphalt within the fifty-three (53) foot right-of-way required for local streets. The developer may adjust the sidewalk and park strip widths to four (4) feet respectively to accommodate the additional asphalt within the Development. City may require Developer to install no parking signs on one side of any streets with 32 feet of asphalt and stripe such streets to only allow for parking on one side. All streets within the Project shall comply with the Code in effect as of the date of this Agreement with respect to street width, cross-slope, curb and gutter, sidewalks, planter strip width, street trees, number of lanes, lane widths, signed speed, parking and other requirements set forth in the Code. Notwithstanding the standards in the Code, the maximum grade of any road within the Project may not exceed 10%. All street names must be approved by the City prior to their dedication and public use.

12. Access Points. The Project contains two accesses from Cory Wride Memorial Highway (Highway 73) and one access from Mt. Airey Drive via Inverness Road. The location of the access points is indicated on the Land Use Map Exhibit "B." Developer shall be required to construct acceleration lanes along Highway 73 to allow for right- out access to Highway 73. The Highway 73 accesses will not contain a left-out, and



Developer shall post a no left turn sign to clearly indicate that left turns are not allowed. Developer shall be required to coordinate with City and the Utah Department of Transportation (UDOT) with respect to all dedicated improvements along Highway 73. At least one of the Highway 73 accesses shall be completed prior to the issuance of the thirty-first (31st) residential building permit within the Project.

13. Road Connection to Saratoga Springs. As noted on Exhibit "B," the Land Use Map, a temporary park area shall be improved at the eastern end of Inverness Lane that may be improved in the future as a road connection to Saratoga Springs. This park area shall include minimal amenities and improvements. The potential road connection shall be indicated on the recorded subdivision plat for that area. Any lots adjoining this open space shall comply with corner lot setbacks.

14. Inverness Drive Access. Prior to issuance of any building permits for townhomes, condos or multi-family units, or issuance of more than forty-five (45) building permits for cluster homes, Developer shall be required to improve Inverness Drive from the edge of the Project to Mt. Airey Drive to at least 32 feet of asphalt. The City shall make reasonable efforts to obtain an easement or right-of-way from the neighboring property owner to allow Developer to construct the required improvements to Inverness Drive. The City shall reimburse developer for the reasonable costs of the improvements to Inverness Drive through either a reduction in impact fees or through such other means as determined by the City

15. Utility Services and Infrastructure Improvements.

15.1 On-Site Improvements. Developer shall be responsible for all on-site utilities for the Project as required under the City Code in effect as of the date of this Agreement, including, sewer, electric, gas, water, and storm drain. Due to the location of the Project, it is not anticipated that Developer will be required to upsize utilities or other infrastructure in excess of the capacity necessary for the Project in order to service other projects. A sewer lift station will be required for the northeast portion of the project. This sewer lift station will be required to provide a force main to a point of sufficient elevation to allow for a gravity feed into the existing sewer main on Ranches Parkway. Prior to issuance of any subdivision plats for the Project, Developer shall submit to and receive approval from the City of an On-Site Utilities Concept Plan for the Project. In the event Developer is required to construct utilities or other infrastructure in excess of the capacity necessary to provide services to the Project, Developer shall be entitled to reimbursement for the cost of the excess capacity. The City shall revise and amend the City Impact Fee Ordinance and payment requirements to collect the amounts required to reimburse Developer for the cost of excess capacity and shall reimburse Developer through the reduction of impact fees or cash payment.

15.2 Funding Improvements. All on-site and off-site improvements which are



to be transferred to Eagle Mountain City under the terms of this Agreement must be reviewed and approved by Eagle City and shall be constructed in accordance with the review comments and concept approved by Eagle Mountain City. No plat for any phase of the Project may be recorded until improvements required for that particular plat are constructed by Developer, or Developer has placed into escrow adequate funds (whether through cash escrow, letters of credit, or other means reasonably satisfactory to the City Attorney) to construct the Improvements. Developer will be required to construct only that portion of the Improvements for the Project necessary under the Code to service that portion of the Project to be developed as represented by the subdivision plat or site plan under consideration. If funds are placed into escrow, funds will be withdrawn from the escrow to construct Improvements after design and review and approval by Eagle Mountain City of each facility for which funds are provided. Developer and City do not anticipate that Developer will be required to construct any system improvements or upsize any public infrastructure improvements as part of the Project. However, in the event Developer constructs utilities or other infrastructure in excess of the capacity necessary to provide services to the Property, Eagle Mountain City shall enter into a reimbursement agreement with Developer for cost of excess capacity. In addition, Eagle Mountain City agrees to work quickly to finalize the terms of the reimbursement agreement with the Developer so as to not delay the Project. Eagle Mountain City may revise and amend the Capital Facilities Plan and Impact Fee Ordinance and payment requirements to collect the amounts required to reimburse Developer for the cost of excess capacity.

16. Proportionality of Public Improvements. Subject to any other requirements in this Agreement, the parties agree that for the purpose of avoiding unlawful exactions, all improvements that are constructed by Developer and are intended to be dedicated to, and accepted by, the City in connection with development of the Project shall be governed by the following standards regarding reimbursement.

16.1 Storm Drain and Sewer Improvements. All on-site or off-site storm drain and sewer improvements that are required for the Project and are not “system improvements” will be paid for by Developer without any rights of reimbursement. Storm drain and sewer improvements which constitute system improvements will be reimbursed as set forth below.

16.2 Roadways. All roadways within the Project shall be paid for by Developer without any rights of reimbursement, except for those improvements, if any, that exceed Developer’s obligations under this Agreement. In the event additional roadway improvements are required that exceed the reasonable impacts of the Project, the City agrees to reimburse Developer for all costs associated with the same; provided, that to the extent it is possible to offset the impact fees otherwise payable by Developer, the reimbursement provided for in this Section 12.2 may take the form of reimbursement credits. If such credits are not available, Developer may be reimbursed through the



City's subsequent collection of impact fees. Notwithstanding the foregoing, if there are not sufficient impact fees required as part of the Project to cover the costs of expanding capacity, the City shall reimburse Developer by other means as agreed to by the City and Developer.

16.3 Oversizing. To the extent Eagle Mountain City requires Developer construct any oversized improvements to meet demands for surrounding properties (such as culinary waterlines or sewer lines with capacity in excess of what is required to provide service to the Project), a proportionality assessment shall be performed by the City's engineer, with approval from the Developer's engineer (which approval shall not be unreasonably withheld), using applicable engineering standards, to determine the proportion of construction costs to be paid by Developer and the proportion of costs to be paid by the City. The City shall be responsible to reimburse the incremental costs of the oversized improvements (e.g., all amounts in excess of what the Developer would pay to construct improvements with capacity sufficient only for the Project).

16.4 System Improvements. Except for any improvements to Inverness Lane, the Parties do not anticipate that the Project will require Developer to construct any System Improvements. However, to the extent the Developer is required to construct any system improvements (including, without limitation, system improvements that are identified in an impact fee facilities plan), Developer shall be entitled to reimbursement for any system improvements that are not reasonably necessary to provide service for the Project. The Parties shall enter into a reimbursement agreement to reimburse Developer for the costs incurred by Developer to construct the City's portion of the system improvements.

16.5 Compliance with Law. The provisions of this Section 12 shall be interpreted and administered in compliance with the standards for lawful exactions as set forth in Utah Code Ann. §10-9a-508 and applicable Utah case law. Nothing in this Agreement shall prohibit the parties from entering into separate reimbursement agreements for each phase, and such reimbursement agreements shall comply with the standards set forth in this Section 12 and applicable Utah law.

17. Water Rights. Developer shall comply with the Code, as amended, related to providing water rights to the City for the Project, as is required for all projects within Eagle Mountain City.

18. Sprinkler Systems for Multifamily Units. Any multi-level condominium units in the Project will require indoor fire suppression sprinkler systems. Prior to approval of any building permit for any of these units, Developer shall submit to the City a plan prepared by a qualified third-party contractor or consultant for the installation of the sprinkler system. Other housing units will be reviewed at time of submittal, and if required by the International Fire Code, may need to install an indoor fire suppression



sprinkler system as well.

19. Developers' Remedies Upon Default. Developer acknowledges and agrees that Developers' sole and exclusive remedy under this Agreement shall be specific performance of the development rights granted in this Agreement and City's obligations under this Agreement. IN NO EVENT SHALL CITY BE LIABLE TO DEVELOPERS, THEIR SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

20. City's Remedies Upon Default. Upon default of a Developer of any of the requirements of this Agreement, the City may withhold all further reviews, approvals, licenses, building permits and/or other permits for development until the Default has been cured, or if the default is not able to be immediately cured, Developer is actively to cure the default. The City may further exercise its right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular default. The City may further exercise all rights and remedies available at law and in equity, including, but not limited to, injunctive relief or specific performance.

21. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Code to apply standards for development and construction generally applicable throughout the City. However, it is the intent of the parties to vest the Developer with the specific land uses and maximum densities for the Property specifically identified in this Agreement. Subject to the terms and conditions of this Agreement, Developer shall be required to comply in accordance with the provisions of the Code, ordinances, and regulations (collectively "City's Laws") in effect as of the date of this Agreement, and the provisions of this Agreement as of the date of execution.

22. Impact Fees. Developer agrees to pay all lawfully required impact fees when such become due at the time of subdivision approval, subdivision recordation or upon application for building permits from the City as set forth more specifically in the City Impact Fee Ordinance as it may be amended from time to time.

23. Term of Agreement. The term of this Agreement shall commence upon execution of this Agreement and shall continue until the ten (10) year anniversary of this Agreement. If as of that date Developer has not been declared to be in default and such declared default(s) have not been cured as provided herein, and Developer has completed substantially all infrastructure necessary for the Project, then this Agreement shall be automatically extended for an additional five (5) years. For purposes of this paragraph, substantially all necessary infrastructure shall include all public roads and road connections that are required to be constructed by the Developer for the Project, and all sewer, water, gas, electric, and storm drain infrastructure that must be located in the



public roads or road right-of-ways necessary to service the Project.

24. Annual Review of Compliance. The Parties agree that the City may conduct an annual review of compliance by the Developer within the terms of this Agreement. It shall be an event of default if the Developer has failed to fund in a timely manner, with no fault of the City, the roads, parks or other utility infrastructure facilities required by this Agreement, or if work remains incomplete on public infrastructure facilities without having received an adequate extension of time for the completion of such facilities from the City. It shall be an event of default if the Developer fails to deposit adequate collateral for the improvements required by this Agreement or fails to cure any defect discovered by the City upon inspection of any infrastructure utility facilities.

25. Default Notice. Upon the occurrence of an event of default, the City shall provide not less than fifteen (15) days' notice to Developer of a meeting of the City Council where the Developer's default shall be heard and reviewed by the City Council. Developer shall be entitled to attend the hearing and comment on the evidence presented concerning the default. Upon a finding by the City Council that Developer is in default, the City Council may order that work in the Project be suspended until the default is cured or may issue such further directions to City staff and to the Developer as deemed appropriate under the circumstances. On the occurrence of a default by the City, developer shall provide written notice to the City and the City will have 30 day thereafter to cure such default. If the City fails to cure said default within 30 days the City's ability to declare a default on the part of Developer or assess penalties hereunder shall be suspended while such default continues to exist.

26. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the Parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any Party hereto.

27. Integration. This Agreement constitutes the entire understanding and agreement between the Parties, and supersedes any previous agreement, representation, or understanding between the Parties relating to the subject matter hereof; provided however, that the Code shall govern the procedures and standards for approval of each subdivision and public improvement.

28. Severable. The provisions of this Agreement are severable, and should any provision hereof be deemed unenforceable or invalid, such unenforceability or invalidity provision shall not affect the remaining provisions of this Agreement.

29. Waiver. Any waiver by any Party hereto of any breach of any kind or character what so ever by the other Party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of another Party.



30. No Modification. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto.

31. Governing Law. This Agreement shall be interpreted, construed and enforced according to the laws of the State of Utah.

32. Costs of Enforcement. In the event of default on the part of any Party to this Agreement, that Party shall be liable for all costs and expenses incurred by the other Parties enforcing the provisions of this Agreement, whether or not legal action is instituted.

33. Agreement to Run With the Land. This Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing.

[This space left intentionally blank]



DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**SCENIC MOUNTAIN PARTNERS, LLC**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

DATED this 28<sup>th</sup> day of March, 2017.

**FIELDSTONE SCENIC MOUNTAIN, LLC**

By: Jason Harris

Print Name: Jason Harris

Its: Assistant Secretary

DATED this 29 day of March, 2017

ATTEST:

**EAGLE MOUNTAIN CITY**

[Signature]  
City Recorder

[Signature]  
Mayor





DATED this 29th day of March, 2017.

SCENIC MOUNTAIN PARTNERS, LLC

By: Matthew P Steiner

Print Name: Matthew P. Steiner

Its: Manager

DATED this 28<sup>th</sup> day of March, 2017.

FIELDSTONE SCENIC MOUNTAIN, LLC

By: Jason Harris

Print Name: Jason Harris

Its: Assistant Secretary

DATED this \_\_\_\_ day of \_\_\_\_\_, 2017

ATTEST:

EAGLE MOUNTAIN CITY

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Mayor



# **EXHIBIT A**

## Legal Description



**LEGAL DESCRIPTIONS**  
**(FROM COMMITMENT No. BT-13523 2<sup>ND</sup> AMENDED)**  
**SCENIC MOUNTAIN PARTNERS, LLC**

**PARCEL 1:**

Commencing South 0°16'29" West 661.19 feet and North 78°12'35" East 817.64 feet from the West Quarter Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 78°12'35" East 676.38 feet; thence South 12°00'00" East 61 0.81 feet; thence North 78°03'00" East 299.99 feet; thence North 12°00'08" West 10.07 feet; thence North 78°11'55" East 70.06 feet; thence South 34°03'24" West 2068.74 feet; thence North 00°15'33" East 550.98 feet; thence South 89°44'02" East 260.13 feet; thence North 33°57'46" East 347.76 feet; thence North 56°02'14" West 72.01 feet; thence North 33°57'46" East 130.45 feet; along a curve to the left (chord bears North 24°44'28" East 98.96 feet, radius = 50 feet); thence along a curve to the left (chord bears North 84°29'57" West 46.2 feet, radius = 50 feet); thence along a curve to the right (chord bears North 84°04'33" West 21.08 feet, radius = 25 feet); thence North 62°08'06" West 12.6 feet; thence along a curve to the right (chord bears North 53°03'10" West 39.31 feet, radius = 124.5 feet); thence North 43°58'11" West 94.33 feet; thence along a curve to the left (chord bears North 66°29'09" West 226.32 feet, radius = 295.5 feet); thence North 89°00'06" West 123.12 feet; thence North 00°15'33" East 815.04 feet to the point of beginning.

**PARCEL 2:**

Lot 102, Plat "1", SCENIC MOUNTAIN Subdivision, Eagle Mountain City, Utah County, Utah, according to the Official Plat thereof of file and of record in the Utah County Recorder's Office.

**PARCEL 3:**

Beginning at a point that is South 499.46 feet and East 796 feet from the West Quarter Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 78°26'26" East 1.3 feet; thence South 00°15'08" West 835.9 feet; thence North 89°00'48" West 1.47 feet; thence North 00°15'56" East 835.62 to the point of beginning.

**PARCEL 4:**

Commencing North 0°23'24" East 2532.25 feet and West 229.9 feet from the South ¼ Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence South 33°57'46" West 814.04 feet; thence South 11°49'17" East 32.01 feet; thence South 78°03'00" West 81.18 feet; thence North 12°00'00" West 600.23 feet; thence North 78°12'34" East 666.49 feet to the point of beginning.

**PARCEL 5:**

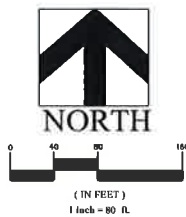
Commencing North 2382.65 feet and West 880.5 feet from the South ¼ Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence North 78°03'00" East 17.86 feet; thence South 12°00'00" East 589.96 feet; thence South 78°11'55" West 17.86 feet; thence North 12°00'09" West 590.86 feet to the point of beginning.



# **EXHIBIT B**

## Land Use Map





GENERAL NOTE:

MINIMUM 10 FOOT SEPARATION BETWEEN BUILDINGS.

- FLEX USE
- TOWNHOMES
- CLUSTER HOMES

| Description                          | Square Feet | Acres | Percent |
|--------------------------------------|-------------|-------|---------|
| Total Area of Overall Project        | 1,516,629   | 34.82 | 100%    |
| Total Unbuildable Land (25%+ Slopes) | 275,175     | 6.32  | 18%     |
| Total Buildable Acreage              | 1,241,454   | 28.50 | 82%     |
| Tier III Cluster Homes               | 681,913     | 15.45 | 45%     |
| Tier III Town Homes                  | 439,459     | 10.09 | 29%     |
| Flex Use Area                        | 314,477     | 7.22  | 21%     |
| Improved Open Space                  | 289,000     | 6.63  |         |

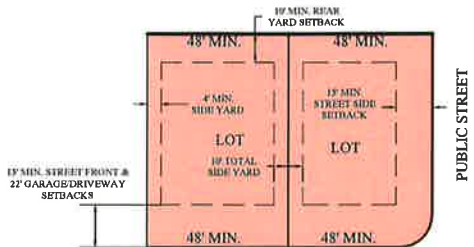
| Densities                                                    | Upto No. Units | Units/Acre |
|--------------------------------------------------------------|----------------|------------|
| Tier III Cluster Home Density                                | 86             | 5.49       |
| Tier III Town Home Density                                   | 83             | 8.23       |
| Units Outside UDOT Acquisition Parcel (area=4.87 acres) = 40 |                |            |
| Units Within UDOT Acquisition Parcel (area=5.23 acres) = 43  |                |            |
| Flex Use Density                                             | 120            | 16.69      |
| Units Outside UDOT Acquisition Parcel (area=5.48 acres) = 91 |                |            |
| Units Within UDOT Acquisition Parcel (area=1.74 acres) = 29  |                |            |
| Overall Density                                              | 289            | 10.16      |

\*\* PORTIONS OF THE NATURAL OPEN SPACE MAY BE BUILDABLE.

WEST ACCESS CONNECTION STUB

INVERNESS/ CONNECTION TO MT. AIREY DRIVE

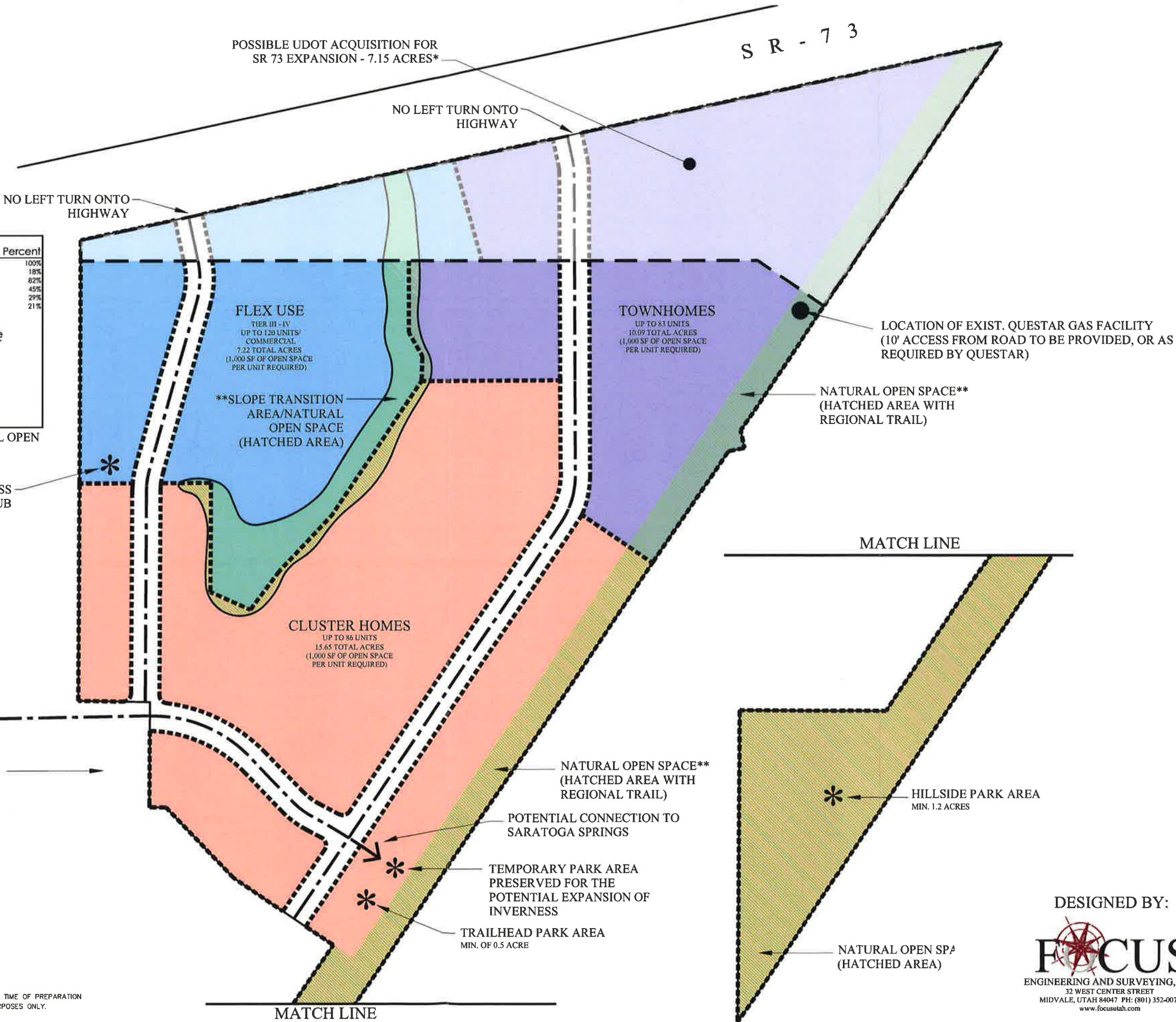
RETENTION AREA



CLUSTER SETBACK DETAIL

GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



DESIGNED BY:

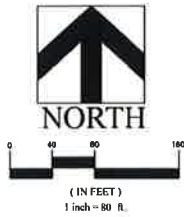




# **EXHIBIT C**

## **Conceptual Site Plan for Tier III Parcel**





## CONCEPT NARRATIVE RESIDENTIAL

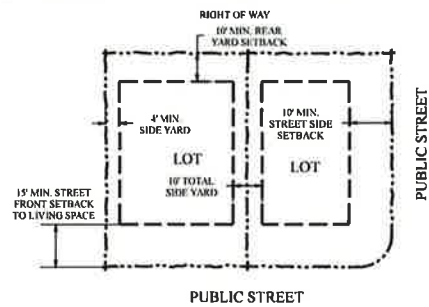
| Description                                  | Square Feet | Acres | Percent |
|----------------------------------------------|-------------|-------|---------|
| Total Area of Overall Project                | 1,516,628   | 34.82 | 100%    |
| Total Unbuildable Land (25%+ Slopes)         | 275,175     | 6.32  | 18%     |
| Tier III (Single Family, Pad, and Townhomes) | 1,203,421   | 27.63 | 79%     |
| Tier IV (Condo Development)                  | 313,207     | 7.19  | 21%     |
| Improved Open Space (Six Park Areas)         | 162,061     | 3.72  |         |
| Undeveloped Open Space                       | 306,988     | 7.05  |         |
| Total Open Space                             | 469,049     | 10.77 |         |

| Densities        | No. Units | Units/Acre |
|------------------|-----------|------------|
| Tier III Density | 169       | 6.12       |
| Tier IV Density  | 120       | 16.69      |
| Overall Density  | 289       | 8.30       |

| Unit Counts              | Unit Count |
|--------------------------|------------|
| Single-Family Lots       | 100        |
| Townhomes (East Village) | 61         |
| Condominiums             | 120        |
| Total                    | 281        |

| Description               | Square Feet | Acres | Percent |
|---------------------------|-------------|-------|---------|
| Park Area 1               | 24,825      | 0.57  | 15%     |
| Park Area 2               | 12,322      | 0.28  | 8%      |
| Park Area 3               | 35,582      | 0.82  | 22%     |
| Park Area 4               | 16,054      | 0.37  | 10%     |
| Park Area 5               | 10,584      | 0.24  | 7%      |
| Park Area 6               | 53,758      | 1.23  | 33%     |
| Park Area 7               | 8,936       | 0.21  | 6%      |
| Total Improved Open Space | 162,061     | 3.72  | 100%    |

## SETBACK DETAIL



## GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



DESIGNED BY:  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
502 WEST 8380 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
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# **EXHIBIT D**

## **Open Space Plan**





PARK AND OPEN SPACE PLAN

| Description                                   | Square Feet | Acres | Percent |
|-----------------------------------------------|-------------|-------|---------|
| Total Area of Overall Project                 | 1,516,628   | 34.82 | 100%    |
| Total Unbuildable Land (25%+ Slopes)          | 275,175     | 6.32  | 18%     |
| Flter III (Single Family, Pad, and Townhomes) | 1,203,421   | 27.63 | 79%     |
| Flter IV (Condo Development)                  | 313,207     | 7.19  | 21%     |
| Improved Open Space (Six Park Areas)          | 168,953     | 3.88  |         |
| Undeveloped Open Space                        | 306,988     | 7.05  |         |
| Total Open Space                              | 475,941     | 10.93 |         |

| Densities         | No. Units | Units/Acre |
|-------------------|-----------|------------|
| Flter III Density | 169       | 6.12       |
| Flter IV Density  | 120       | 16.69      |
| Overall Density   | 289       | 8.30       |

| Unit Counts              | Unit Count |
|--------------------------|------------|
| Single-Family Lots       | 100        |
| Townhomes (East Village) | 61         |
| Condominiums             | 120        |
| Total                    | 281        |

| Description               | Square Feet | Acres | Percent |
|---------------------------|-------------|-------|---------|
| Park Area 1               | 24,825      | 0.57  | 15%     |
| Park Area 2               | 12,322      | 0.28  | 7%      |
| Park Area 3               | 35,582      | 0.82  | 21%     |
| Park Area 4               | 16,054      | 0.37  | 10%     |
| Park Area 5               | 10,584      | 0.24  | 6%      |
| Park Area 6               | 53,758      | 1.23  | 32%     |
| Park Area 7               | 15,828      | 0.36  | 9%      |
| Total Improved Open Space | 168,953     | 3.88  | 100%    |

|                              |       |             |
|------------------------------|-------|-------------|
| Total Trail Length (8' Wide) | 4,314 | Linear Feet |
|------------------------------|-------|-------------|

PARK AREA 4  
TURF, 8' ASPHALT TRAIL AND TREES

BENCHES W/SHADE TREES  
PLAYGROUND - \$35,000  
TREES AND TURF  
PARK AREA 2

PARK AREA 1  
EAGLE MTN SIGN  
TURF, TREES, AND 8' ASPHALT TRAIL

PARK AREA 3  
8' ASPHALT TRAIL, CLUBHOUSE, POOL, TREES, AND TURF  
PARK AREA 7  
TRAILHEAD, PARKING (5 STALLS), TURF, TREES, 10' ASPHALT TRAIL TO QUESTAR FACILITY

MATCH LINE

PARK AREA 6  
TURF, 8' ASPHALT TRAIL, BENCH W/SHADE TREES, AND TREES

PARK AREA 5  
8' ASPHALT TRAIL AND TREES

MATCH LINE

GENERAL NOTE:  
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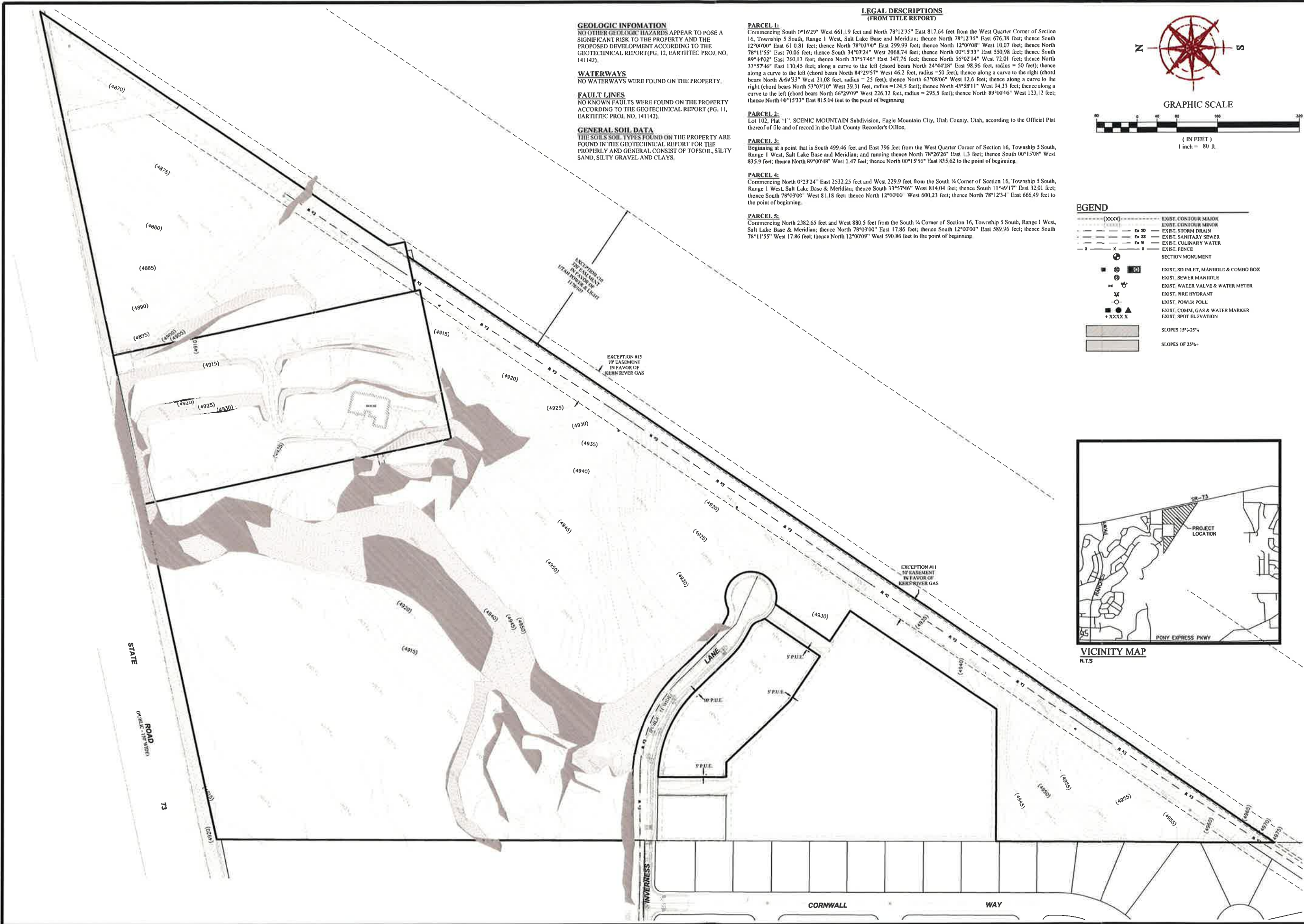
DESIGNED BY:  
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SANDY, UTAH 84070 PH: (801) 352-0075  
www.focusutah.com



# **EXHIBIT E**

## **Slope Plan**





**GEOLOGIC INFORMATION**  
NO OTHER GEOLOGIC HAZARDS APPEAR TO POSE A SIGNIFICANT RISK TO THE PROPERTY AND THE PROPOSED DEVELOPMENT ACCORDING TO THE GEOTECHNICAL REPORT (PG. 12, EARTHTEC PROJ. NO. 141142).

**WATERWAYS**  
NO WATERWAYS WERE FOUND ON THE PROPERTY.

**FAULT LINES**  
NO KNOWN FAULTS WERE FOUND ON THE PROPERTY ACCORDING TO THE GEOTECHNICAL REPORT (PG. 11, EARTHTEC PROJ. NO. 141142).

**GENERAL SOIL DATA**  
THE SOILS SOIL TYPES FOUND ON THE PROPERTY ARE FOUND IN THE GEOTECHNICAL REPORT FOR THE PROPERTY AND GENERAL CONSIST OF TOPSOIL, SILTY SAND, SILTY GRAVEL AND CLAYS.

**LEGAL DESCRIPTIONS**  
(FROM TITLE REPORT)

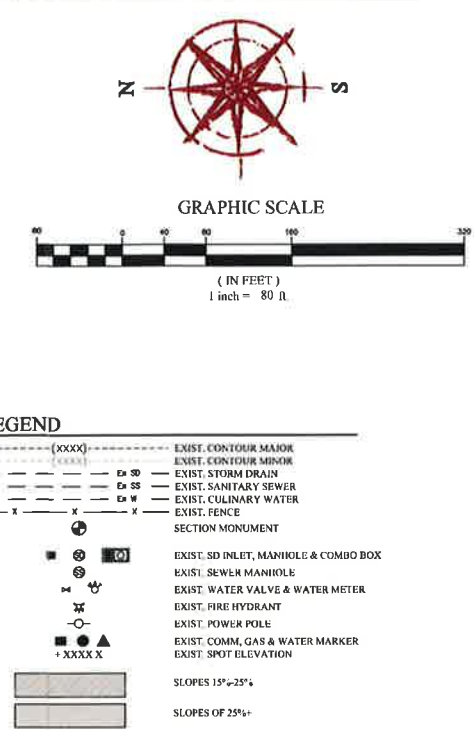
**PARCEL 1:**  
Commencing South 0°16'29" West 661.19 feet and North 78°12'35" East 817.64 feet from the West Quarter Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 78°12'35" East 676.38 feet; thence South 12°00'00" East 61.08 feet; thence North 78°03'40" East 299.99 feet; thence North 12°00'08" West 10.07 feet; thence North 78°11'55" East 70.06 feet; thence South 34°03'24" West 2068.74 feet; thence North 00°15'33" East 550.98 feet; thence South 89°44'02" East 260.13 feet; thence North 33°57'46" East 347.76 feet; thence North 56°02'14" West 72.01 feet; thence North 33°57'46" East 130.45 feet; along a curve to the left (chord bears North 24°44'28" East 98.96 feet, radius = 50 feet); thence along a curve to the left (chord bears North 84°29'57" West 46.2 feet, radius = 50 feet); thence along a curve to the right (chord bears North 8°04'33" West 21.08 feet, radius = 25 feet); thence North 62°08'06" West 12.6 feet; thence along a curve to the right (chord bears North 53°03'10" West 39.31 feet, radius = 124.5 feet); thence North 43°58'11" West 94.33 feet; thence along a curve to the left (chord bears North 66°29'09" West 226.32 feet, radius = 295.5 feet); thence North 89°00'06" West 123.12 feet; thence North 10°15'33" East 815.04 feet to the point of beginning.

**PARCEL 2:**  
Lot 102, Plat "1", SCENIC MOUNTAIN Subdivision, Eagle Mountain City, Utah County, Utah, according to the Official Plat thereof of file and of record in the Utah County Recorder's Office.

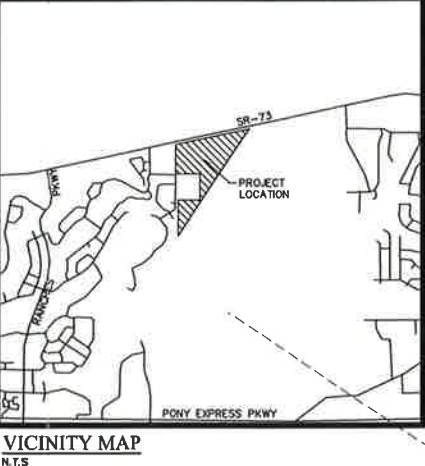
**PARCEL 3:**  
Beginning at a point that is South 499.46 feet and East 796 feet from the West Quarter Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 78°26'26" East 1.3 feet; thence South 00°15'08" West 835.9 feet; thence North 89°00'48" West 1.47 feet; thence North 00°15'50" East 835.62 to the point of beginning.

**PARCEL 4:**  
Commencing North 0°23'24" East 2532.25 feet and West 229.9 feet from the South ¼ Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 33°57'46" West 814.04 feet; thence South 11°49'17" East 32.01 feet; thence South 78°03'00" West 81.18 feet; thence North 12°00'00" West 600.23 feet; thence North 78°12'34" East 666.49 feet to the point of beginning.

**PARCEL 5:**  
Commencing North 2382.65 feet and West 880.5 feet from the South ¼ Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 78°03'00" East 17.86 feet; thence South 12°00'00" East 589.96 feet; thence South 78°11'55" West 17.86 feet; thence North 12°00'09" West 590.86 feet to the point of beginning.



- LEGEND**
- (XXX)-- EXIST. CONTOUR MAJOR
  - (XXX)-- EXIST. CONTOUR MINOR
  - - - - - EXIST. STORM DRAIN
  - - - - - EXIST. SANITARY SEWER
  - - - - - EXIST. CULINARY WATER
  - - - - - EXIST. FENCE
  - SECTION MONUMENT
  - EXIST. SD INLET, MANHOLE & COMBO BOX
  - EXIST. SEWER MANHOLE
  - EXIST. WATER VALVE & WATER METER
  - EXIST. FIRE HYDRANT
  - EXIST. POWER POLE
  - EXIST. COMM. GAS & WATER MARKER
  - EXIST. SPOT ELEVATION
  - SLOPES 15%-25%
  - SLOPES OF 25%+



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## EXISTING CONDITIONS MAP

SCENIC MOUNTAIN  
EAGLE MOUNTAIN, UTAH

| REVISION BLOCK |         |
|----------------|---------|
| #              | DATE    |
| 1              | 1/26/16 |
| 2              |         |
| 3              |         |
| 4              |         |
| 5              |         |
| 6              |         |

| DATE    | DESCRIPTION                   |
|---------|-------------------------------|
| 1/26/16 | ADDED SHEET 3- ADDT. PROPERTY |
|         |                               |
|         |                               |
|         |                               |
|         |                               |
|         |                               |

|                |               |
|----------------|---------------|
| Scale: 1"=80'  | Drawn: GBD    |
| Date: 07-15-16 | Job #: 15-220 |
| Sheet: C01     |               |

2. 15-220 15-220 Scenic Mountain (design 15-220) (Veg/Vehicle Master Development) Plan 15-220 C01.dwg



# **EXHIBIT F**

## **Elevations**





FRONT LOADED FRONT ELEVATION  
1/8"

October 13, 2015 © kga studio architects, pc

950 spruce street, fanninville, colorado 80022

[www.kgarch.com](http://www.kgarch.com)

**kga**  
a collaborative  
architectural  
studio





ALLEY LOADED FRONT ELEVATION  
1/8"

October 13, 2015 © kga studio architects, pc

950 spruce street, louisville, colorado 80027

[www.kgarch.com](http://www.kgarch.com)

**kga**  
a collaborative  
architectural  
studio





ALLEY LOADED FRONT ELEVATION

1/8"





ALLEY LOADED FRONT ELEVATION  
1/8"



EAGLE MOUNTAIN PLANNING COMMISSION  
2021 MEETING SCHEDULE

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, Utah

The Eagle Mountain Planning Commission, at its regularly scheduled meeting on December 8, 2020, adopted the following meeting schedule for the year 2021.

|                                                  |                                              |
|--------------------------------------------------|----------------------------------------------|
| Work Sessions                                    | 5:30 p.m.                                    |
| Action & Advisory Sessions                       | 6:30 p.m.                                    |
| January 12, 26 ( <i>Jan 18 MLK Jr Day</i> )      | July 13, 27 ( <i>Jul 4 &amp; 24</i> )        |
| February 9, 23 ( <i>Feb 15 President's Day</i> ) | August 24 ( <i>Aug 10 Primary Election</i> ) |
| March 9, 23                                      | September 14, 28 ( <i>Sep 6 Labor Day</i> )  |
| April 13, 27 ( <i>Apr 5-9 ASD Spring Break</i> ) | October 12, 26                               |
| May 11, 25 ( <i>May 31 Memorial Day</i> )        | November 23 ( <i>Nov 9 Election Day</i> )    |
| June 8, 22                                       | December 14 ( <i>Dec 25 Christmas</i> )      |

The public is invited to participate in all Planning Commission meetings and may monitor or listen to open portions of electronic meetings at <https://eaglemountaincity.com/cityrecorder/citymeetings-portal#meetingdocs>.

If you need a special accommodation to participate in a Planning Commission meeting, please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610.



DRAFT