



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

NOVEMBER 12, 2024, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. DISCUSSION - Cedar Glen - Concept Plan

BACKGROUND: (*Presented by Senior Planner, David Stroud*). Concept plan to develop primarily residential on Parcel 59:018:0049, 208 acres.

1.B. DISCUSSION - Architectural kick off VCBO

BACKGROUND: (*Presented by Senior Planner, David Stroud*). VCBO Architecture has been hired by the City to revise the architectural standards of commercial and multifamily development. This time will be used to introduce VCBO and outline the plan to bring a revised code back to the City for approval.

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. October 22, 2024 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. ACTION/PUBLIC HEARING - Eagle Crest Storage - Site Plan

BACKGROUND: (*Presented by Senior Planner, David Stroud*). A Proposed site plan approval of Eagle Crest Storage at 5528 North Eagle Mountain Blvd. (Parcel number 38:713:0102) in the Commercial Storage zone. Isaac Patterson is the applicant.

7.B. ACTION - Rose Ranch MDA

BACKGROUND: The Planning Commission previously reviewed the Master Development Plan ("MDP") for the Rose Ranch subdivision. On September 17, 2024, the City Council approved the MDP, with some amendments. EMMC 16.10.060 requires the execution of a Master Development Agreement ("MDA") which sets the standards and other requirements to develop the property. Pursuant to city code, staff uses the

MDP approval as the basis for preparing the MDA. The MDA for Rose Ranch contains provisions governing the infrastructure, parks and open space, and benchmarks for the development.

7.C. ACTION/PUBLIC HEARING - Firefly NPA 8 A - Master Site Plan

Background: *(Presented by Senior Planner, Robert Hobbs)*. A proposed master Site plan review and approval for 119 townhouses over 10.20 acres (Parcel Number 59:052:0025) all within Neighborhood Planning Area 8 Phase A Plat 8 of the Firefly master planned community located, generally, in the southwestern part of the City near the intersection of Pole Canyon Blvd. & Summerwood Drive.

7.D. ACTION/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.25 Residential Zones.

BACKGROUND: *(Presented by Planner, Beth Fewkes)*. An amendment to Title 17.25 to implement Moderate Income Housing (MIH) Strategy 5, "Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing," adopted by the City Council to fulfill MIH requirements per Utah State Code Section 10-9a-403.

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

By the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations 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 7th day of November, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
NOVEMBER 12, 2024**

TITLE:	Cedar Glen Concept Plan
ITEM TYPE:	Concept Plan
FISCAL IMPACT:	
APPLICANT:	Flagship Homes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Business Park/Light Industry and Agriculture	208.59

PUBLIC HEARING

No

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Discussion item only to provide feedback.

BACKGROUND:

General Plan land use map amendment and rezone is needed to construct the concept plan.

ITEMS FOR CONSIDERATION:

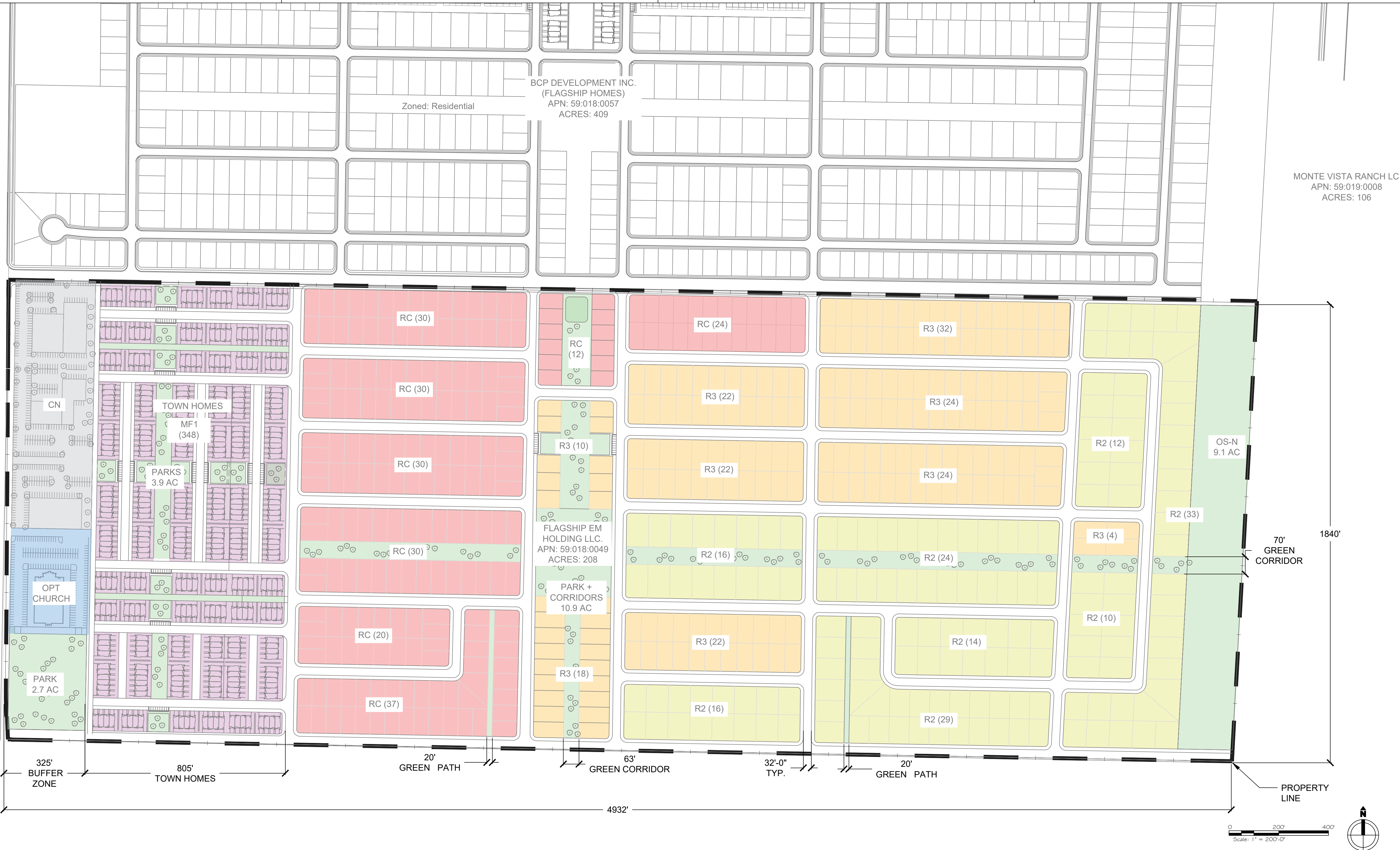
The residential area is directly east of the waste water treatment plant. This could become a nuisance to the residents.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Discussion item only.

ATTACHMENTS:

1. Cedar Glen Concept Plan
2. Cedar Glen Aerial



300 S 1350 E, FLR 2 LEHI, UT 84043

CONSULTANT

PROJECT

CEDAR GLEN
PONY EXPRESS PKWY,
EAGLE MOUNTAIN, UT

SEAL



call 811 or visit www.bluestakes.org before you dig to have all utilities located and marked

CLIENT

ISSUE

MARK	DATE	DESCRIPTION

PROJECT INFO

DATE: 10/15/2024
DRAWN BY: LUKE
JOB NO:
SET TITLE

CONCEPTUAL DESIGN SET

SHEET TITLE

**CONCEPTUAL
SITE PLAN**

SHEET NO.

CD-101

PARKS & OPEN SPACE CALCULATION

REQUIRED OPEN SPACE:

RESIDENTIAL LOTS/UNITS = 545 X 1,000 = 545,000 SF (12.5 ACRES)

REQUIRED AMENITY POINTS = 12.5 X 100 = 1251

(TOWN HOMES UNITS = 348 X 1,000 = 348,000 SF (7.9 ACRES)

REQUIRED AMENITY POINTS = 7.9 X 100 = 790)

*TOWN HOME UNIT CALCULATION BASED UPON THE PARKS & OPEN SPACE WORKSHEET

TABULATION

UNIT COUNT:

- RC: 213
- R3: 178
- R2: 154
- TH: 348

TOTAL UNITS: 893 (4.2 UNITS PER AC)

- OPTIONAL CHURCH (RESIDENTIAL AREA): 2.7 ACRES (121,085 SF)
- MEC ZONE (MEDICAL/EDUCATIONAL CAMPUS)

OPEN GREEN SPACE AREA:

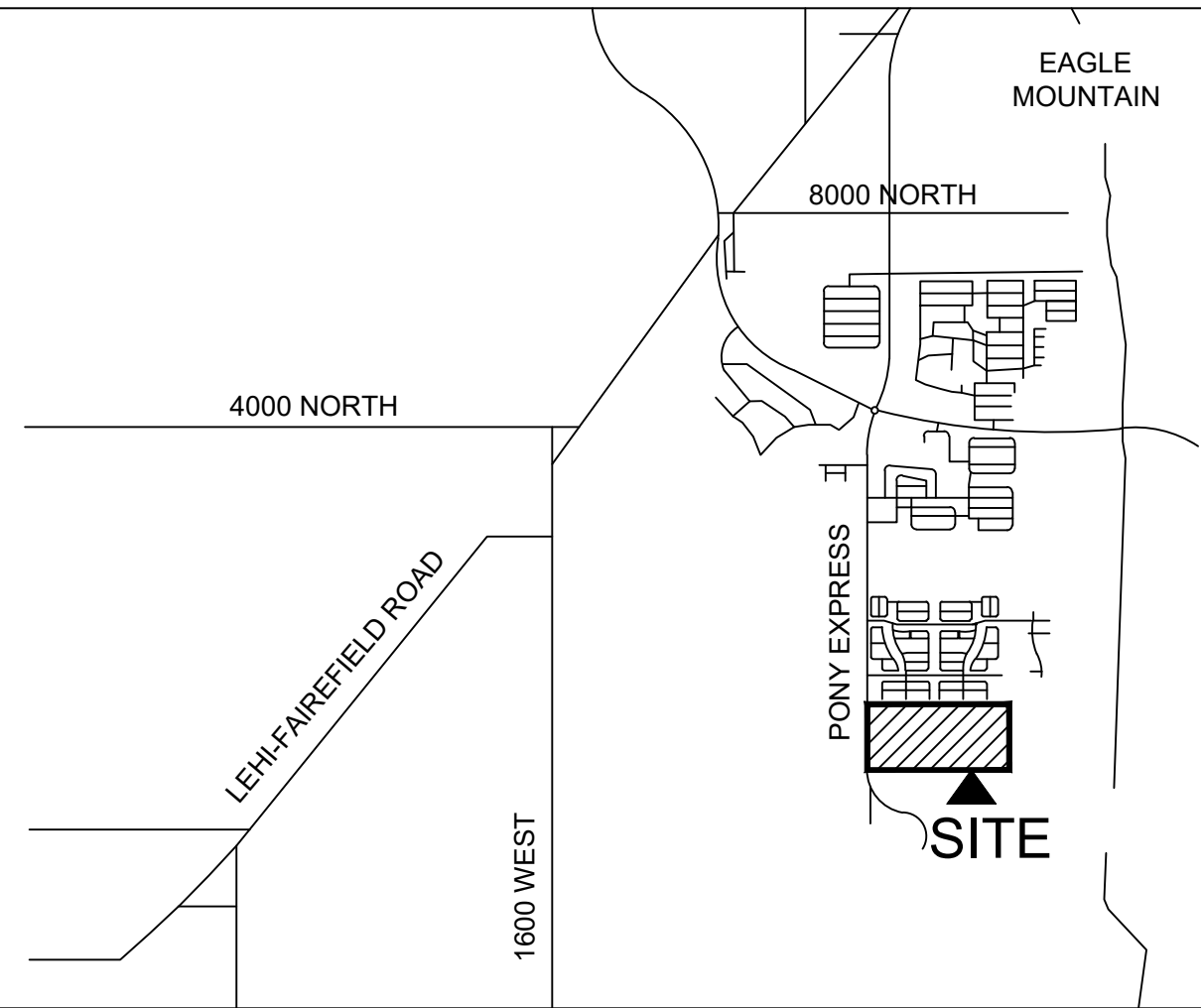
- 26.6 ACRES

TOTAL ACRES: 208 ACRES

LEGEND

- MF1 = (TOWN HOME) MAXIMUM 10 DWELLING UNITS PER ACRE (35 AC.)
- RC = 4,500 SF MIN LOT AVG. 6,000 SF MIN 58' LOT FRONTAGE
- R3 = 6,500 SF MIN LOT AVG. 8,500 SF MIN 62' LOT FRONTAGE
- R2 = 8,000 SF MIN LOT AVG. 10,890 SF MIN 80' LOT FRONTAGE
- OPTIONAL CHURCH LOT (RESIDENTIAL AREA)
- OPEN SPACE / GREEN SPACE
- CN BUFFER ZONE

VICINITY MAP







EAGLE MOUNTAIN PLANNING COMMISSION MINUTES

OCTOBER 22, 2024, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Robert Fox, Rod Hess, Brent Strong, and Craig Whiting, and Alternate Commissioner Bryan Free.

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright, Liaison to the Planning Commission.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; and Lianne Pengra, Chief Deputy Recorder.

5:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

Commissioner Allen called the meeting to order at 5:30 PM.

1. DISCUSSION ITEMS

1.A. DISCUSSION – General Plan Survey Presentation

Ron Gailey with OnPointe Insights presented the data and findings from the survey they did relative to the General Plan Update. The survey data was collected in July and August of this year. More than 1,300 Eagle Mountain residents participated in this random-sample, statistically significant survey. The results of the survey will help the City know where to focus their efforts in policy consideration as the General Plan is updated.

Please see the attached Report of Action for details regarding the discussion.

1.B. DISCUSSION – General Plan SWOT Analysis

The Planning Commission determined to move this discussion item to a future agenda.

Commissioner Allen adjourned the work session at 6:22 PM.

6:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

Commissioner Allen called the meeting to order at 6:32 PM.

3. PLEDGE OF ALLEGIANCE

Commissioner Allen led the Pledge of Allegiance.

4. DECLARATION OF CONFLICTS OF INTEREST

None.

5. MINUTES

5.A. October 8, 2024 Planning Commission Minutes

MOTION: *Commissioner Hess moved to approve the October 8, 2024 meeting minutes with the change to the Report of Action for Item 7.A, as noted. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting – Alternate

The motion passed with a unanimous vote.

6. STATUS REPORT

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the previous City Council meeting.

7. ACTION AND ADVISORY ITEMS

7.A. DISCUSSION - Eagle Mountain East Retail - Concept Plan

Planner Steven Lehmitz presented the item, a commercial development with approximately 8 lots of various uses, located generally at the northeast corner of SR-73 & Spring Run Parkway. The project is located on part of Utah County Parcel Number 58:033:0628.

Daniel Goodwin, Civil Consultant for the applicant, and property owner Robert Swane addressed the Planning Commission regarding the item.

Please see the attached Report of Action for details regarding the discussion.

8. DISCUSSION ITEMS

The Planning Commission provided comments regarding the APA planning conference that was recently held.

9. NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is November 12; a joint work session with the City Council is scheduled for October 30.

10. ADJOURNMENT

MOTION: *Commissioner Hess moved to adjourn the meeting at 7:17 PM. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes

**Craig Whiting
Bryan Free**

**Yes
Not Voting - Alternate**

The motion passed with a unanimous vote.

The meeting was adjourned at 7:17 PM.

Approved by the Planning Commission on November 12, 2024.

Brandon Larsen
Planning Director

DRAFT



Eagle Mountain City Planning Commission Report of Action

October 22, 2024

ITEM #7.A. The applicant requests feedback on a concept plan for a commercial development with approximately 8 lots of various uses, located generally at the northeast corner of SR-73 & Spring Run Parkway (part of Parcel number 58:033:0628). Steven Lehmitz (801) 789-6617 slehmitz@eaglemountain.gov CNCP-24-12

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 22, 2024:

DISCUSSION ONLY

Planning Commissioners Present: Rod Hess, Craig Whiting, Robert Fox, Jason Allen, Brent Strong, and Byran Free (alt)

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION OF PROPERTY

The property included within the concept plan is described in Exhibit A.

RELATED ACTIONS

N/A

PROPOSED OCCUPANCY

N/A

PROPOSED PARKING

- 167 Parking Stalls

DEVELOPMENT AGREEMENT

N/A

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions,

and recommendations.

CITY DEPARTMENTAL ISSUES

None

CONCERNS RAISED BY PUBLIC

None

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Daniel Goodwin, the civil consultant for the 7-acre piece, stated that the plan was just a concept designed without knowing the end-users. In response to Commissioner Allen's questions, all lots have drive throughs. Everybody wants a drive through right now. He also verified that UDOT has granted the site access rights off the frontage roads. Responding to Commissioner Hess, he noted that Streets 1 and 4 define how the site may be laid out. Their goal is to move forward with this project as soon as possible.
- Lewis Swain, an ownership partner of the overall parcel, stated that for a long time, their vision has been to have this be a mixed-use development. He said that UTA has told them that they want this to be an intersection where services are provided. The access points from UDOT's property are fixed by deed. He described how the larger sections of the overall parcel are planned. He also described the elevation changes across the site. He responded to Commissioner Whiting by saying that the multifamily product would depend on the market. He also said that UTA had asked them about having park-and-ride location here.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Whiting said he liked the idea of a hotel site here rather than Porter's Crossing.
- Commissioner Hess related his opinion of reducing drive throughs, space, and parking requirements. He strongly recommends that the City consider not allowing drive-throughs in certain areas of the city, promoting gathering places and reducing traffic.
- Commissioner Free noted that the small-town feel is important and there should be a way to develop this to make this pedestrian and bike friendly. He liked having escape lanes. He thought parking was sufficient. He felt that this concept was the best use of the site.
- Commissioner Fox thought it would be difficult to restrict drive-throughs and it may stunt development.
- Commissioner Free asked about the roads coming off the frontage road. Commissioner Strong thought there was a strip mall on the south side of the mall.
- Commissioner Allen noted his concern about traffic flow and long queuing lines on some of the sites. He asked what was and wasn't a drive through. He also asked about the proposed open space on the north section of the parcel.
- Commissioner Whiting commented that he would like a development that has a gathering place/courtyard.
- Commissioner Hess asked if there was anything that pre-determined how the lots would be laid out.
- Commissioner Whiting asked the applicant what type of multifamily product they are planning on. He also wanted to know how UTA benefits from this site.
- Commissioner Whiting asked how this proposal would proceed. Staff stated this proposal would go through the master site plan process.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

None

Planning Director

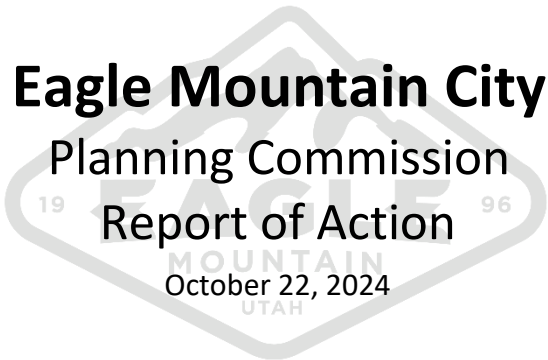
See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

COM S 36.809 FT & E 1912.261 FT FR W 1/4 COR. SEC. 17, T5S, R1W, SLB&M.; S 88 DEG 53' 50" E 770.08 FT; S 88 DEG 53' 50" E 1307.01 FT; S 0 DEG 33' 59" W 534.47 FT; S 78 DEG 30' 53" W 18.85 FT; S 78 DEG 30' 52" W 781.01 FT; S 78 DEG 30' 52" W 66 FT; S 78 DEG 30' 52" W 628.84 FT; S 78 DEG 30' 53" W 32.82 FT; N 9 DEG 9' 44" W 302.91 FT; N 24 DEG 40' 25" W 62.39 FT; ALONG A CURVE TO L (CHORD BEARS: N 18 DEG 44' 21" W 109.7 FT, RADIUS = 596.95 FT); N 65 DEG 58' 6" E 15 FT; ALONG A CURVE TO L (CHORD BEARS: N 29 DEG 53' 16" W 124.88 FT, RADIUS = 612 FT); S 54 DEG 15' 22" W 15 FT; ALONG A CURVE TO L (CHORD BEARS: N 50 DEG 42' 42" W 308.77 FT, RADIUS = 596.95 FT); ALONG A CURVE TO R (CHORD BEARS: N 54 DEG 31' 41" W 203.01 FT, RADIUS = 524.31 FT) TO BEG. AREA 27.350 AC.



Eagle Mountain City

Planning Commission

Report of Action

October 22, 2024

ITEM #1A OnPointe Insights will be presenting their data and findings for the survey they did relative to the General Plan Update. The survey data was collected in July and August 2024. More than 1300 Eagle Mountain residents participated in this random-sample, statistically significant survey. The results of the survey will help the City know where to focus their efforts in policy consideration as the General Plan is updated. Brandon Larsen (801) 789-6681 blarsen@eaglemountain.org

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 22, 2024:

DISCUSSION ONLY

Planning Commissioners Present: Rod Hess, Craig Whiting, Robert Fox, Jason Allen, Brent Strong, and Byran Free (alt)

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

RELATED ACTIONS

General Plan Update

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

N/A

CONCERNS RAISED BY PUBLIC

No concerns were raised by the public at this meeting.

APPLICANT RESPONSE

PLANNING COMMISSION DISCUSSION

- Commissioner Free asked a question related to survey response rates in specific areas of the city.
- The Planning Commission asked for a link to the survey.

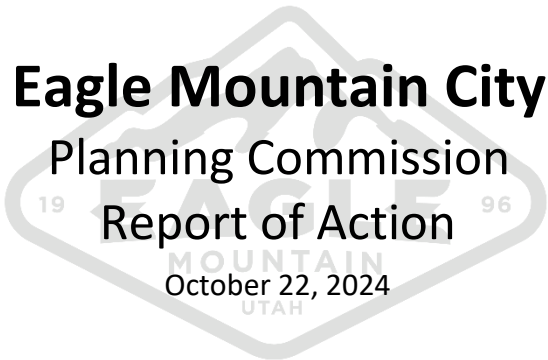
- Commissioner Allen wonder about the possibility of having a follow-up survey to better understand why respondents wouldn't refer a friend to living in Eagle Mountain.
- Commissioner Whiting talked about trying to understand the connection between scoring low on "referring a friend to the City" and scoring low on our roads.

Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

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BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS



Eagle Mountain City

Planning Commission

Report of Action

October 22, 2024

ITEM #1B As part of the City's General Plan Update process, staff will lead the Planning Commission in a SWOT (strengths, weaknesses, opportunities, threats) analysis. Going through this exercise will help identify areas where the City could consider land use policy updates. Beth Fewkes (801) 789-6681
efewkes@eaglemountain.org

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 22, 2024:

CONTINUED TO A FUTURE MEETING

Planning Commissioners Present: Rod Hess, Craig Whiting, Robert Fox, Jason Allen, Brent Strong, and Byran Free (alt)

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

RELATED ACTIONS

General Plan Update

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

N/A

CONCERNS RAISED BY PUBLIC

N/A

APPLICANT RESPONSE

N/A

PLANNING COMMISSION DISCUSSION

This item was continued to a future meeting. A specific date for this item has not yet been determined.

Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

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BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
NOVEMBER 12, 2024**

TITLE:	Eagle Crest Storage Site Plan.
ITEM TYPE:	Site Plan
FISCAL IMPACT:	n/a
APPLICANT:	Isaac Patterson

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Employment Center/Campus and Commercial Storage	7.10

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding Eagle Crest Storage with the following recommendation: 1. correction of any redlines.

BACKGROUND:

Eagle Crest Storage is contained as part of the Sage Park Business Center Development Agreement approved in 2020. Storage units are a permitted use, while outside storage is a special use. Outside storage is projected as a temporary use until additional storage units are needed.

ITEMS FOR CONSIDERATION:

Self-storage units are permitted as per the development agreement. Outside RV/trailer storage is a special use as per EMMC 17.38. However, EMMC 17.75 does not contain additional standards for RV/trailer storage. This is not a conditional use. The applicant requests use of chain link fence around the temporary RV/trailer storage. Temporary chain link has been used at the Available Storage site.

PLANNING COMMISSION ACTION/RECOMMENDATION:

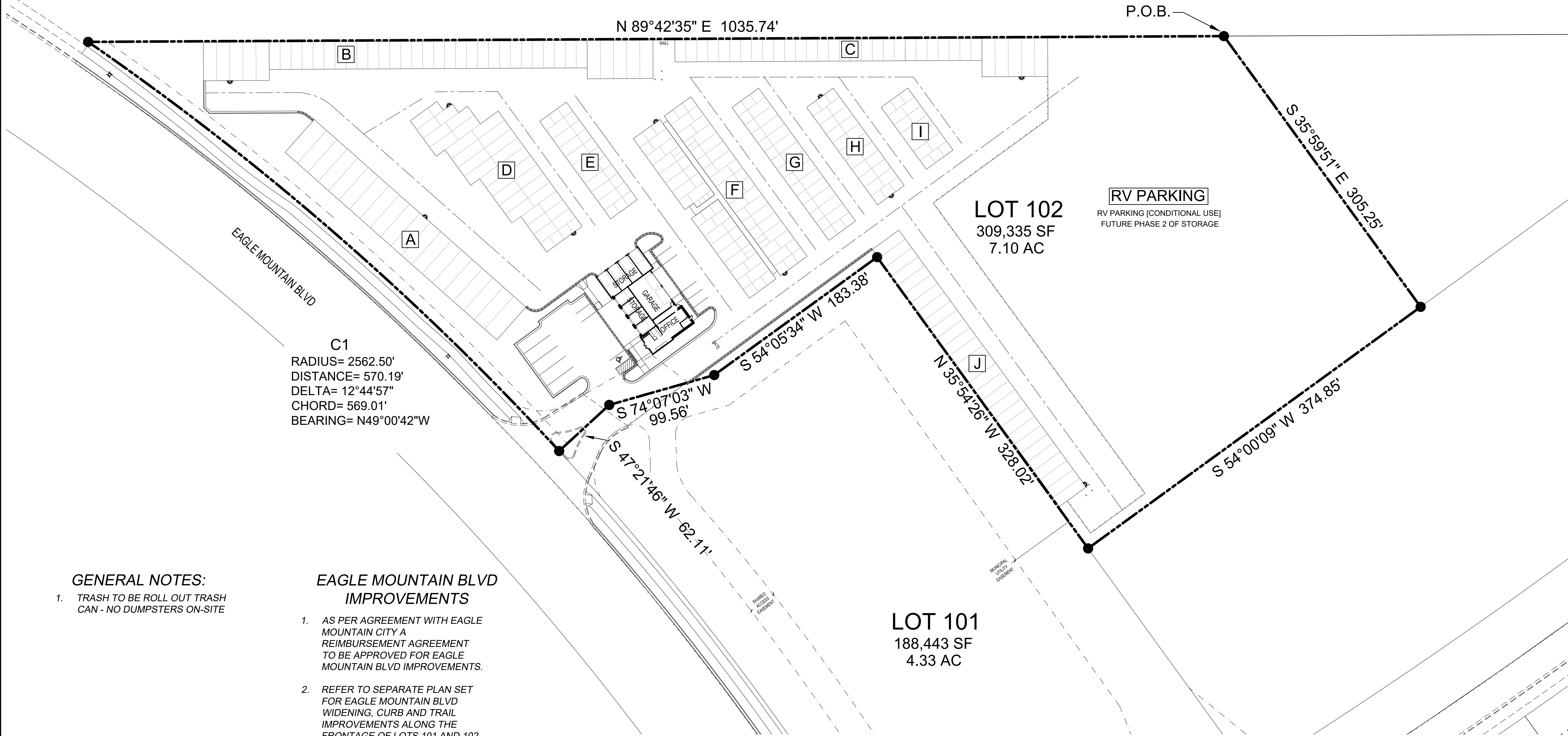
The Planning Commission shall make a recommendation to the City Council regarding this request.

ATTACHMENTS:

1. Eagle Crest Site Plan

EAGLE CREST COMMERCIAL - LOT 102

RUSH CREEK PROPERTIES LLC
59:034:0009



GENERAL NOTES:

- TRASH TO BE ROLL OUT TRASH CAN - NO DUMPSTERS ON-SITE

EAGLE MOUNTAIN BLVD IMPROVEMENTS

- AS PER AGREEMENT WITH EAGLE MOUNTAIN CITY A REIMBURSEMENT AGREEMENT TO BE APPROVED FOR EAGLE MOUNTAIN BLVD IMPROVEMENTS.
- REFER TO SEPARATE PLAN SET FOR EAGLE MOUNTAIN BLVD WIDENING, CURB AND TRAIL IMPROVEMENTS ALONG THE FRONTAGE OF LOTS 101 AND 102.

LOT CALCULATIONS

TOTAL LOT AREA	7.10 AC	100%
LANDSCAPE AREA	0.67 AC	10%
IMPERVIOUS AREA	6.43 AC	90%

BOUNDARY DESCRIPTION

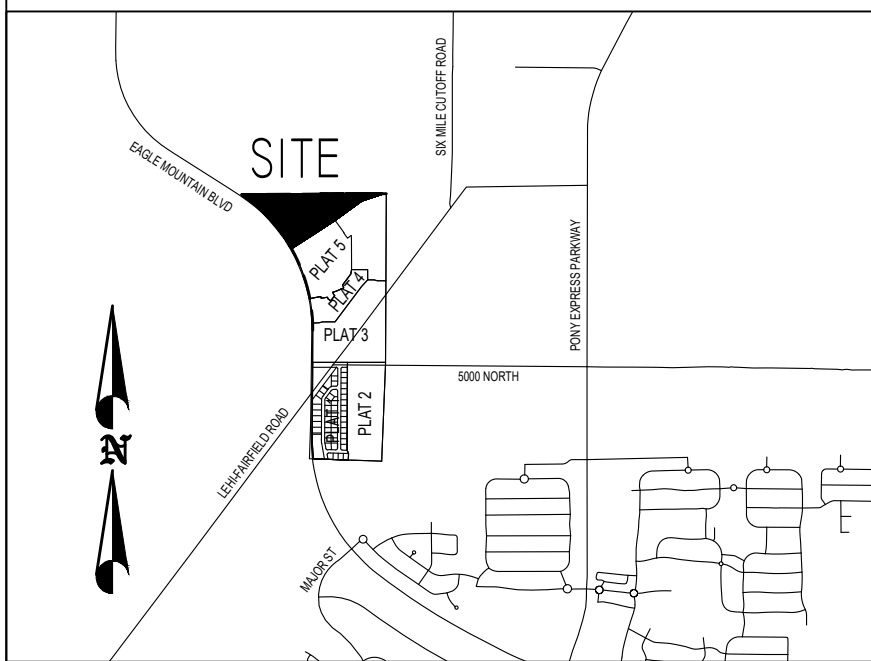
Beginning at a point located South 89°42'35" West 1220.06 feet from the East Quarter Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running

thence South 35°59'51" East 305.25 feet; thence South 54°00'09" West 374.85 feet; thence North 35°54'28" West 328.02 feet; thence South 54°05'34" West 183.38 feet; thence South 74°07'03" West 99.56 feet; thence South 47°21'46" West 62.11 feet; thence along the arc of a non-tangent 2562.50 foot radius curve to the left a distance of 570.19 feet through a central angle of 12°44'57" (chord bears North 49°00'42" West 569.01 feet); thence North 89°42'35" East 1035.74 feet to the point of beginning.

Contains: 7.10 acres or 309,335 sf

VICINITY SKETCH

SCALE 1:3000



LEGEND

-----	PROPERTY LINE
-----	LOT LINE
- - - - -	EASEMENT LINE
=====	EXISTING CURB
=====	PROPOSED CURB

SHEET INDEX

C0	COVER SHEET
C1	LAYOUT PLAT
C2	UTILITY PLAN
C3.1-C3.2	GRADING PLANS
C4.1-C4.3	STORM DRAIN PROFILE
C5	GENERAL NOTES
C6	UTILITY PLAN & PROFILE
C8	SWPPP
C9	SITE DETAILS
LP100-LP501	LANDSCAPE PLANS
IR100-IR501	IRRIGATION PLANS
ARCH	ELEVATIONS AND RENDERINGS

REFER TO SEPARATE PLAN SET FOR EAGLE MOUNTAIN BLVD CURB & TRAIL IMPROVEMENTS

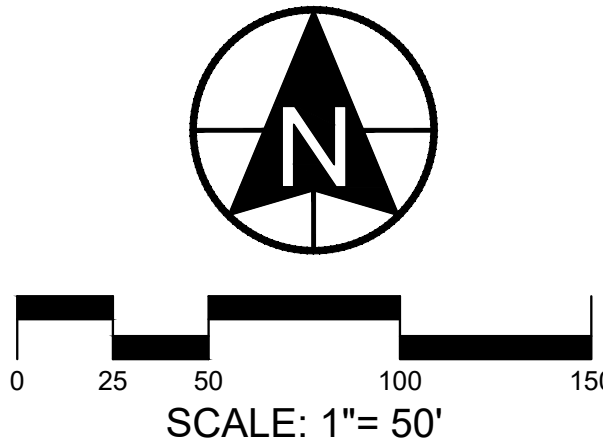
DEVELOPER

**PATTERSON
DEVELOPMENT**

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

**EAGLE
CREST**



1018 N Deer Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			

ACTION	DATE
FINAL PLAN	9/6/2024

PROJECT

**EAGLE
CREST
LOT 102**

DESCRIPTION

**FINAL
SITE
PLAN**

SHEET NAME

COVER

SHEET NUMBER

C0

FENCING NOTE

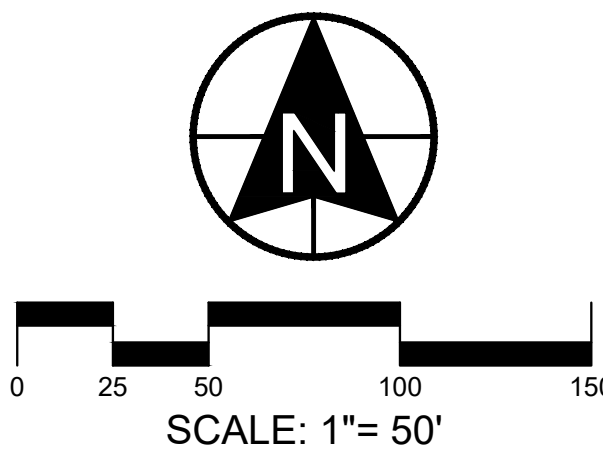
- ① 6' SIMTEK FENCE - SIMULATED STONE (REFER TO DETAIL C9.2)
- ② 6' TEMPORARY CHAIN LINK FENCE (AROUND RV PARKING)

PATTERSON
DEVELOPMENT

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

EAGLE
CREST



1018 N Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			

ACTION	DATE
FINAL PLAN	9/16/2024

PROJECT

EAGLE
CREST
LOT 102

DESCRIPTION

FINAL
SITE
PLAN

SHEET NAME

PRELIMINARY
PLAT

SHEET NUMBER

C1

RUSH CREEK PROPERTIES LLC
59:034:0009

N 89°42'35" E 1035.74'

P.O.B.

LOT 102
309,335 SF
7.10 AC

RV PARKING
RV PARKING [CONDITIONAL USE]
FUTURE PHASE 2 OF STORAGE

EAGLE MOUNTAIN BLVD

C1
RADIUS= 2562.50'
DISTANCE= 570.19'
DELTA= 12°44'57"
CHORD= 569.01'
BEARING= N49°00'42"W

PARKING CALCULATIONS

PARKING REQUIREMENT
OFFICE 1 STALL PER 300 SF

REQUIRED PARKING
OFFICE 3,900 / 300 = 13 SPACES

PROVIDED PARKING
ADA SPACES = 2 SPACES
STANDARD SPACES = 11 SPACES
TOTAL = 13 SPACES

LOT 101
188,443 SF
4.33 AC

S 74°07'03" W 99.56'
S 47°21'46" W 62.11'

SWEEP
AROUND
CURBLINE

N 35°54'26" W 328.02'

MANHOLE
UTILITY
ENCLOSURE

②

S 54°00'09" W 374.85'

②

S 35°59'51" E 305.25'

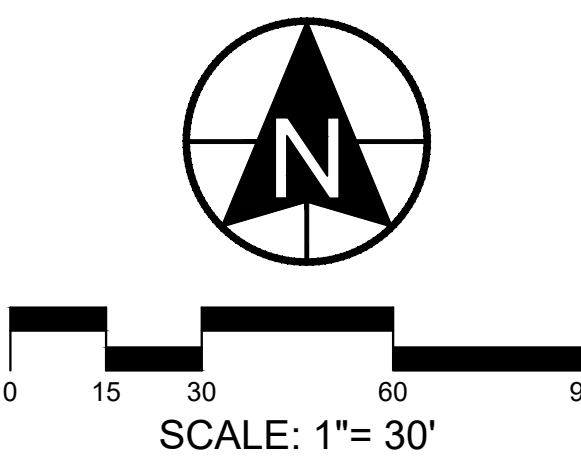
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RUSH CREEK PROPERTIES LLC
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PATTERSON
DEVELOPMENT

11251 N SUNSET DRIVE
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(801) 709-3956

EAGLE
CREST



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ACTION	DATE
FINAL PLAN	9/16/2024

PROJECT

EAGLE
CREST
LOT 102

DESCRIPTION

FINAL
SITE
PLAN

SHEET NAME

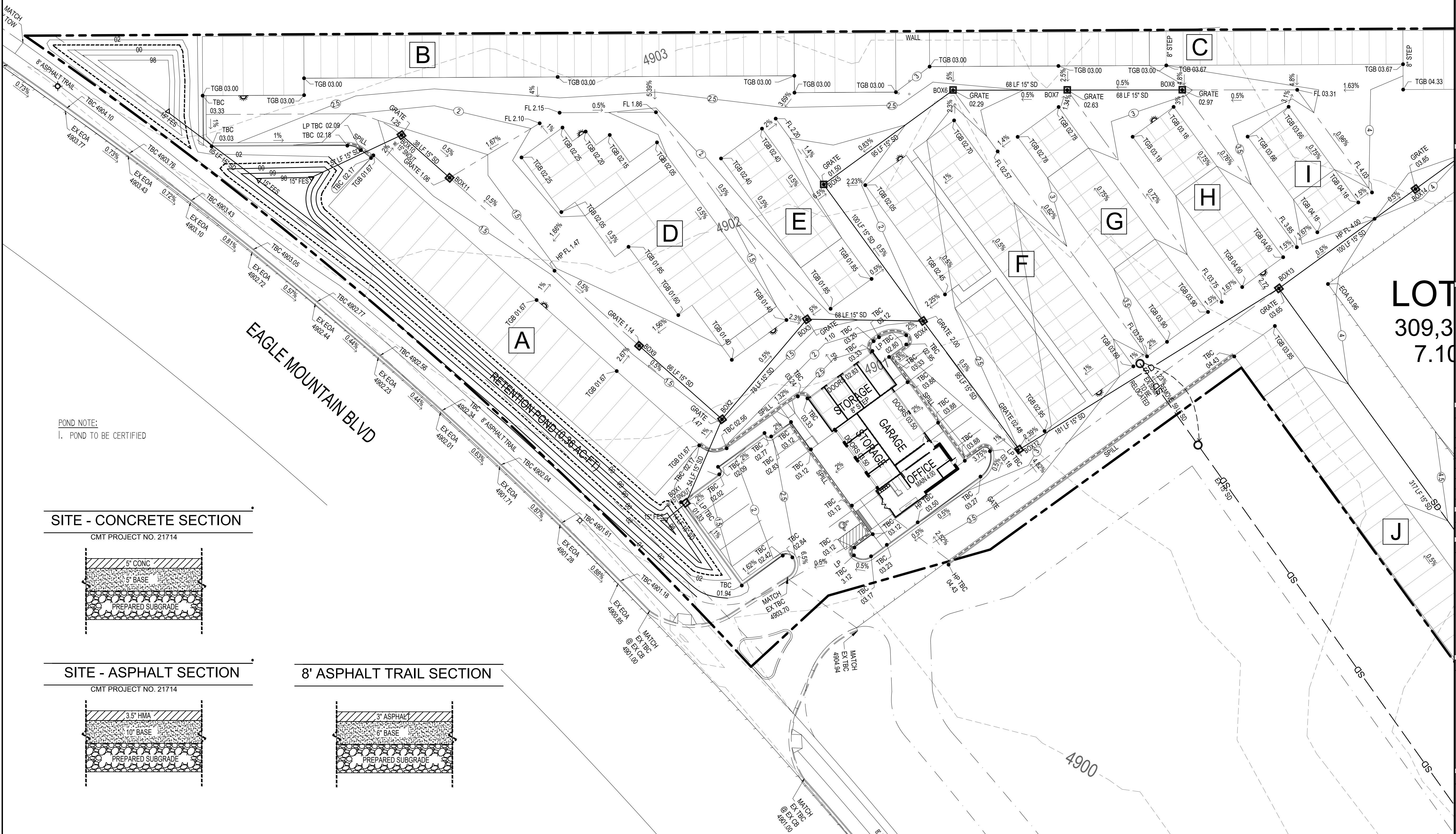
GRADING
PLAN

SHEET NUMBER

C3.1

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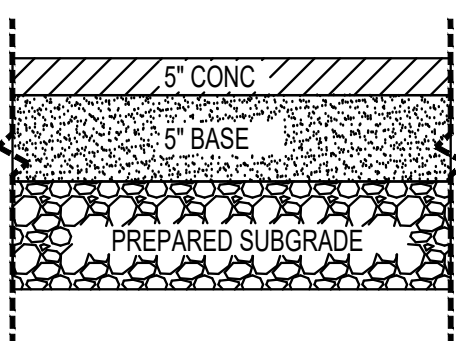
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POND NOTE:
1. POND TO BE CERTIFIED

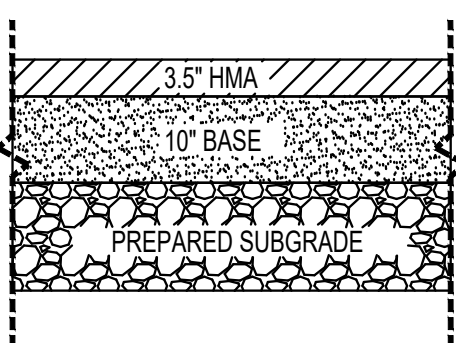
SITE - CONCRETE SECTION

CMT PROJECT NO. 21714

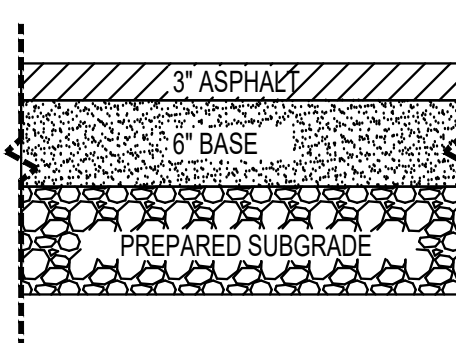


SITE - ASPHALT SECTION

CMT PROJECT NO. 21714



8' ASPHALT TRAIL SECTION



LOT 102
309,335 SF
7.10 AC

RV PARKING
RV PARKING [CONDITIONAL USE]
FUTURE PHASE 2 OF STORAGE

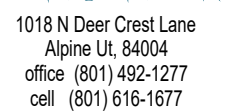
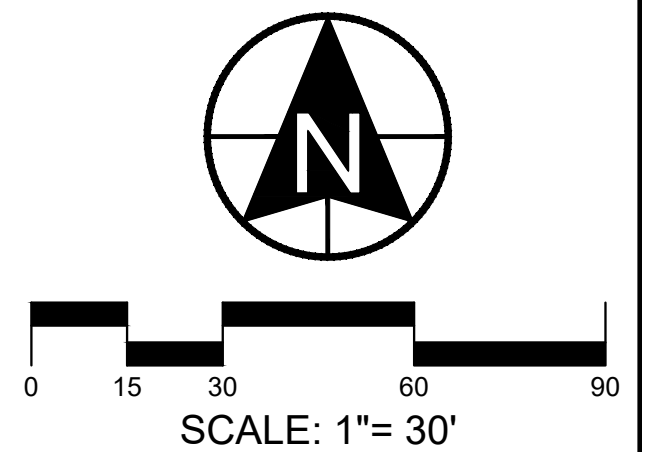
The site plan illustrates the proposed storage layout for Lot 102, which is 309,335 SF and 7.10 AC. The plan includes various infrastructure elements such as roads (e.g., 4900, 4904, 4905), drainage systems (e.g., 181 LF 15" SD, 371 LF 15" SD), and utility easements (e.g., MUNICIPAL UTILITY EASEMENT). The plan also shows existing and proposed structures, including storage units, RV parking areas, and a future phase 2 of storage. The plan is divided into sections labeled F, G, H, I, J, and K. The plan includes a north arrow and a scale bar.

4" GRAVEL BASE

PREPARED SUBGRADE

11251 N SUNSET DRIVE
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EAGLE CREST



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ACTION	DATE
FINAL PLAN	9/6/2024

**EAGLE
CREST
LOT 102**

FINAL
SITE
PLAN

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3.2

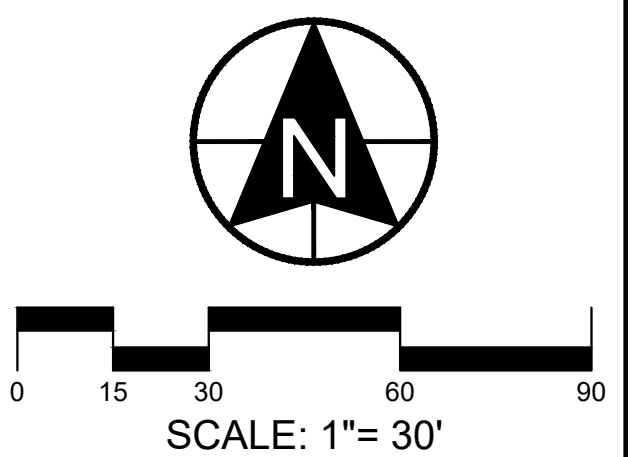
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civil\2021\wayne\age park storage\eagle crest

C3.2

*PATTERSON
DEVELOPMENT*

DEVELOPMENT

EAGLE CREST



REVISIONS

DATE
9/6/2024

**EAGLE
CREST
LOT 102**

DESCRIPTION

SITE CONSTRUCTION PLANS

SHEET NAME

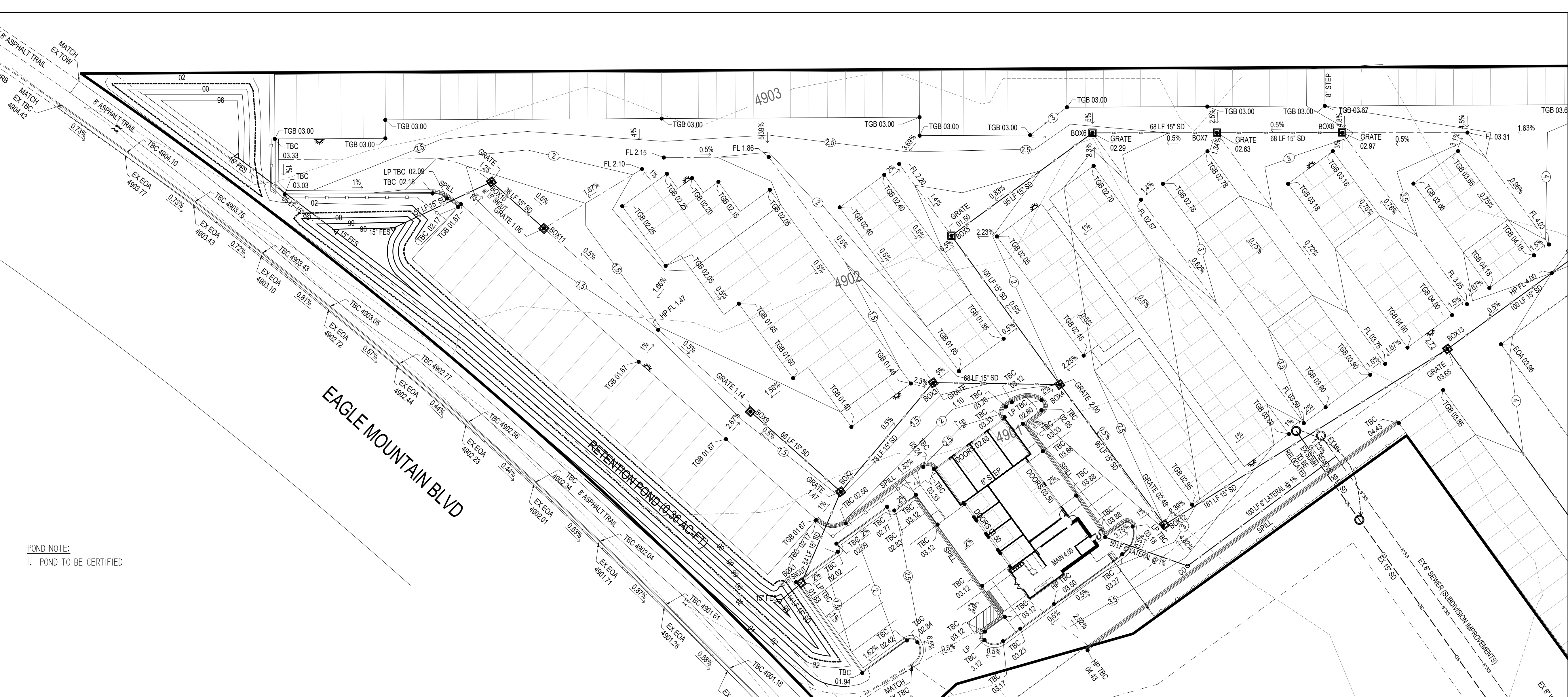
*STORM
DRAIN*

SHEET NUMBER

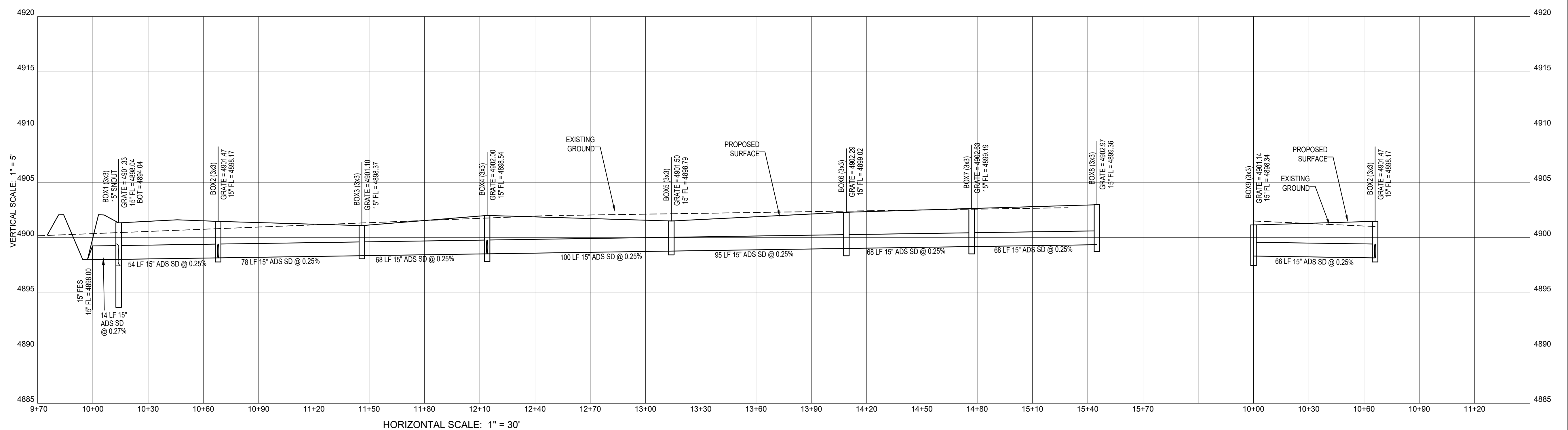
C4.1

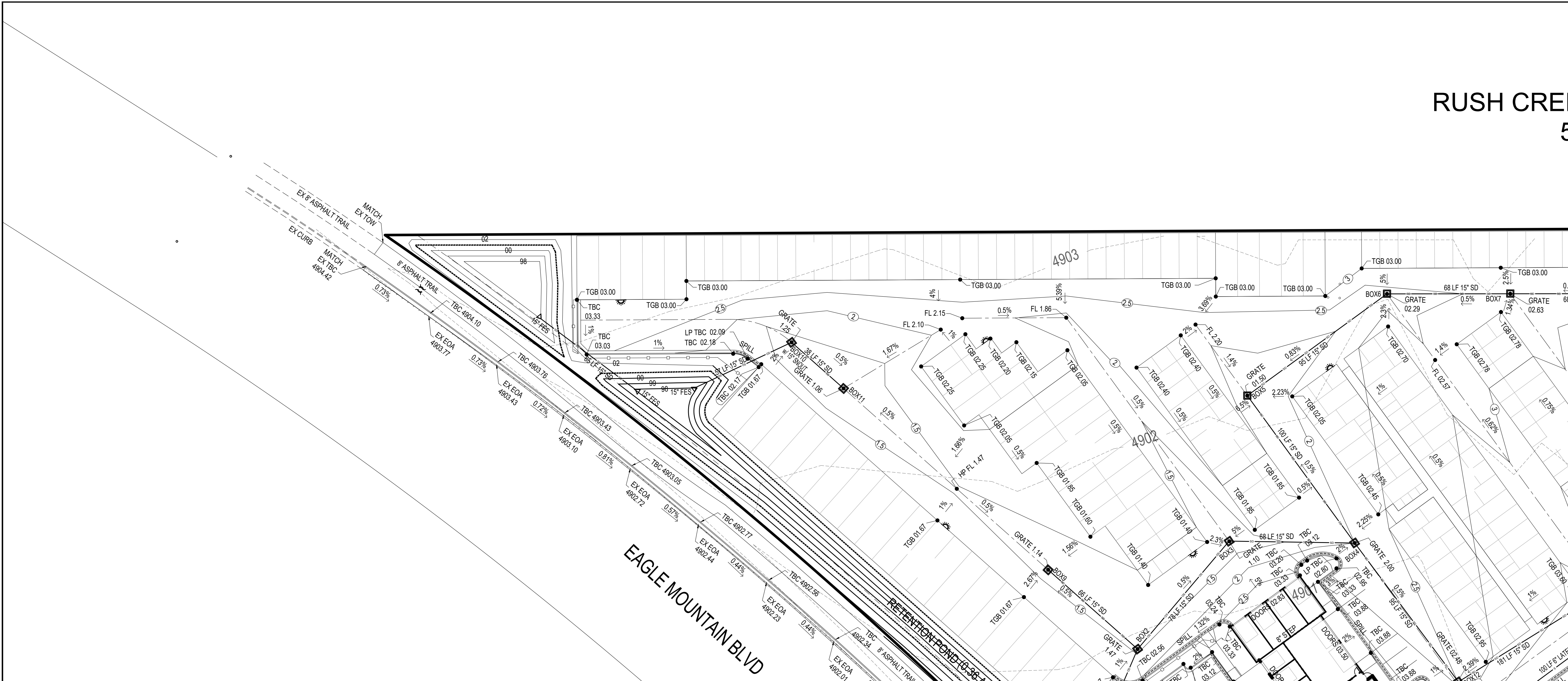
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civil\2021\wayne\wayne rock stream\apple creek

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POND NOTE:
I. POND TO BE CERTIFIED





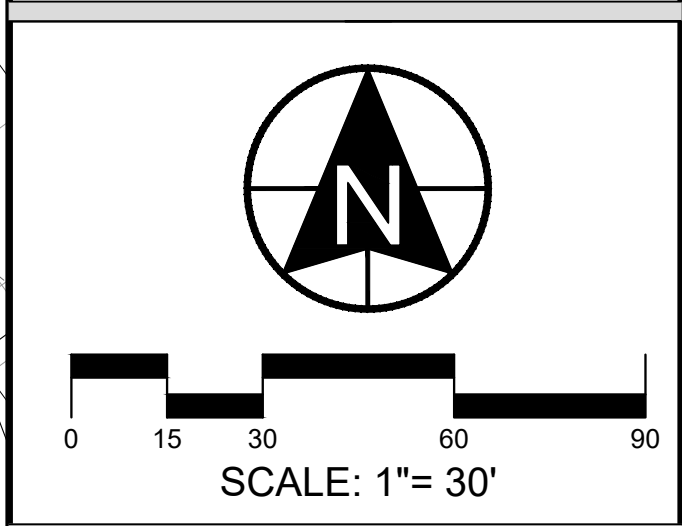
DEVELOPER

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DEVELOPMENT

**EAGLE
CREST**



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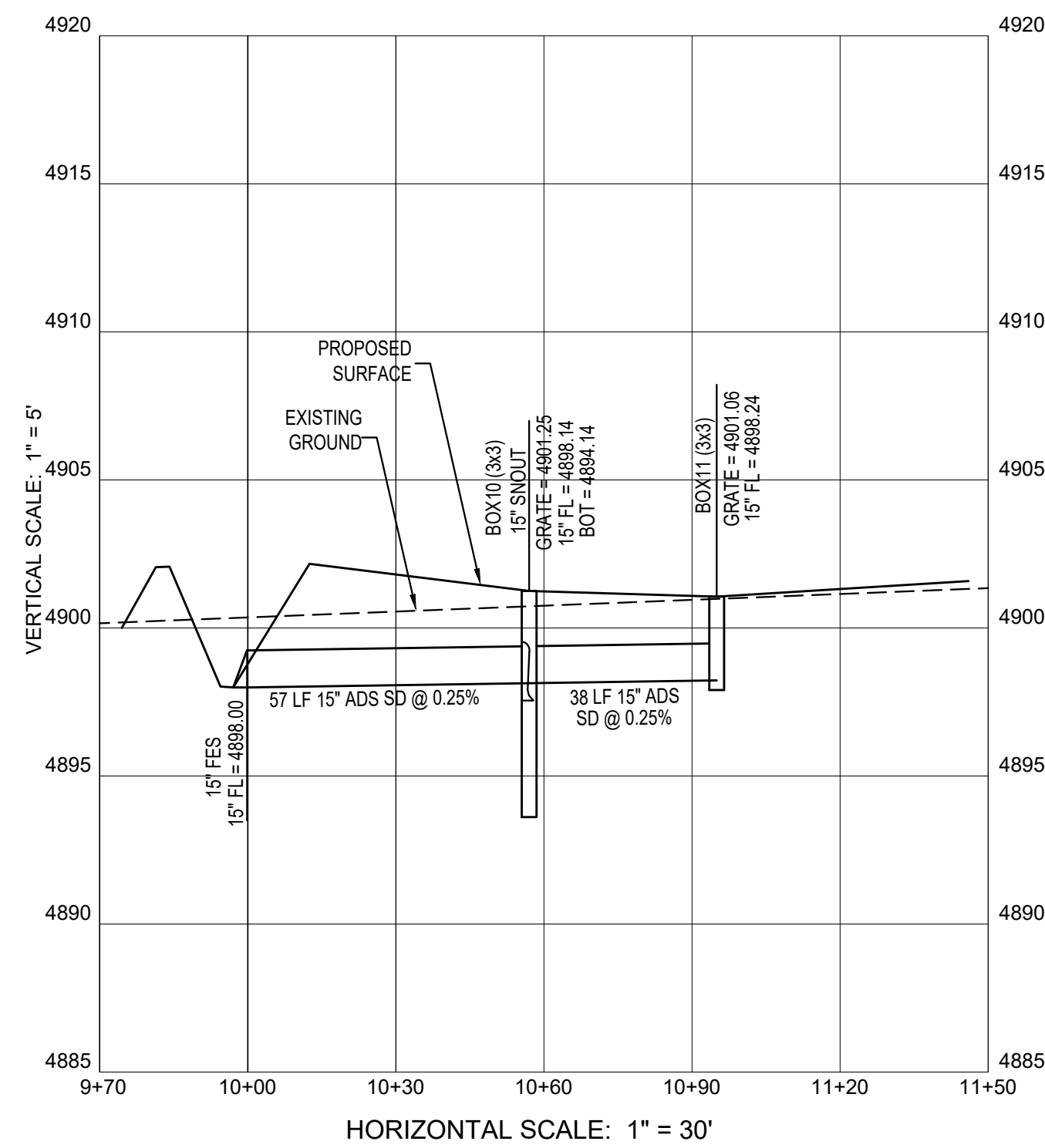
PROJECT

**EAGLE
CREST
LOT 102**

DESCRIPTION

**SITE
CONSTRUCTION
PLANS**

SHEET NAME	SHEET NUMBER
STORM DRAIN	C4.2



Eagle Mountain City General Notes for construction drawings:

SEWER-

- **Pipe bedding:** ¾” gravel required 6” below, on the sides & 12” above the pipe (minimum).
- **Depth:** Sewer main/laterals to maintain 4’ of cover (minimum) from finished grade, 3’ minimum from top of pipe at time of installation.
- **Separation:** sewer mains & laterals to maintain 10’ separation (minimum) from culinary water mains & laterals.
- **Sewer Y’s:** 3’ minimum separation between sewer Y’s.
- **Lateral stubs:** A) stubs must extend 15’ into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y’s and stubs. Also slopes (2% min. on 4” pipe) to be checked before backfill.
- **Manholes:** manholes to be within 1’ of finished grade. 12” of whirly gig form (max) and no flat rings allowed. 12” of ¾” gravel required under manholes/boxes.

WATER-

- **Valves:** 1. Valves must be flanged to tee’s (fittings). 2. Valves 12” and larger to be butterfly valves.
- **Bedding:** sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6” below pipe on the sides & 12” above pipe (minimum).
- **Depth:** water main & laterals must maintain 4’ cover from finished grade (minimum), 3’ minimum from top of pipe at time of installation. Max depth 72” from finished grade.
- **Services & fittings:** services & fittings to maintain 3’ minimum separation from pipe joints and other fittings.
- **Setters:** all setters to be 21” tall (minimum), have unions at the base and be dual check model, also ¾” setters to have double braces. Setters to be set at: 18” to 22” from the top of setter to top of lid.
- **Water can lid:** all lids to say “Eagle Mountain” on them recessed with a hole for the ERT and to be set at level to 1” above the plane of the curb & sidewalk.
- **Water Can:** the water can for ¾” & 1” services will need to be a 36” tall minimum and 21” inside diameter. Water can for 1-1/2” to 2” service will need to follow APWA specification.
- **Hydrants:** hydrants to be 5’ bury (minimum).
- **Laterals:** all laterals need to be GIS (shot in) at the corp. stop & setter, 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.
- **Tracer wire:** run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
- **Water fittings:** all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
- **Vertical separation:** water main to maintain 18” minimum separation from storm drain or other obstacles/utilities.
- **Water line fittings:** all fittings to have mega lug followers.
- **Water Main Line:** NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

STORM DRAIN-

- **Bedding:** ¾” gravel 6” below and on sides of pipe & 12” above pipe (minimum).
- **ADS:** all ADS pipe to be “HP” brand.
- **Collars:** collars to be 1’x1’ around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
- **Manholes:** manholes to be within 1’ of finished grade. 12” of whirly gig form (max) and no flat rings allowed. 12” of ¾” gravel required under manholes/boxes.

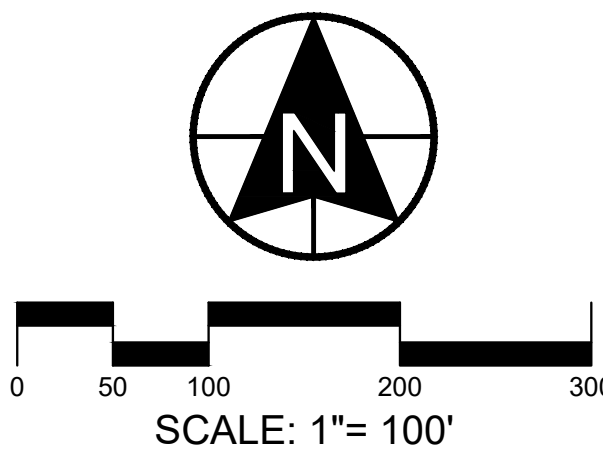
ROAD SECTION-

- **Proof rolls:** proof roll required on all sections 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.
- **UTBC:** state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
- **Collars:** all collars to be 1’ wide by 1’ deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (¾” monofilament) required for all street collars. Manhole covers and water valve towers to be ½” down from asphalt edge and concrete to be ¼” to 3/8” down from asphalt edge.

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ACTION	DATE
FINAL PLAN	9/6/2024

PROJECT

EAGLE
CREST
LOT 102

DESCRIPTION

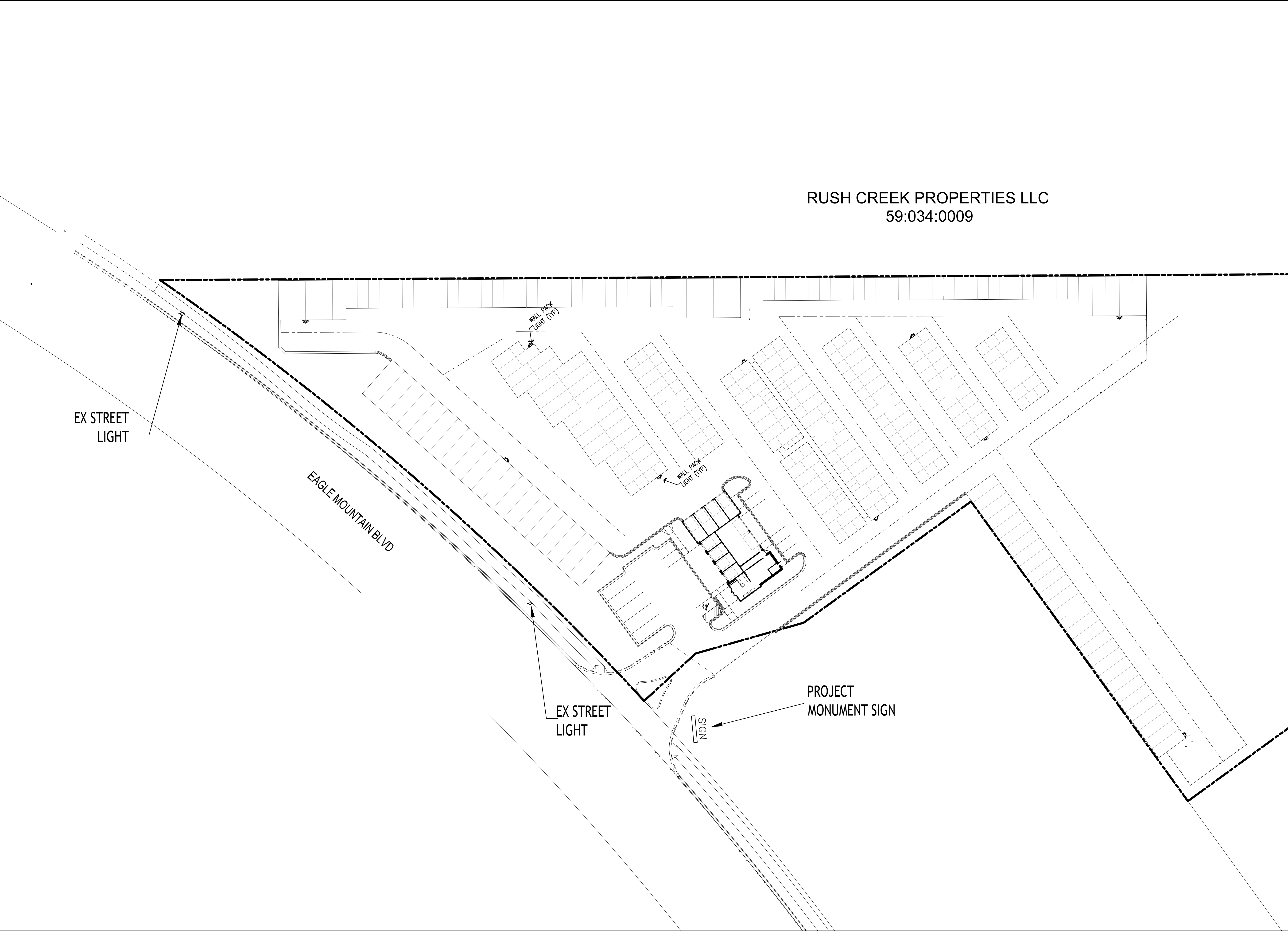
FINAL
SITE
PLANS

SHEET NAME

GENERAL
NOTES

SHEET NUMBER

C5

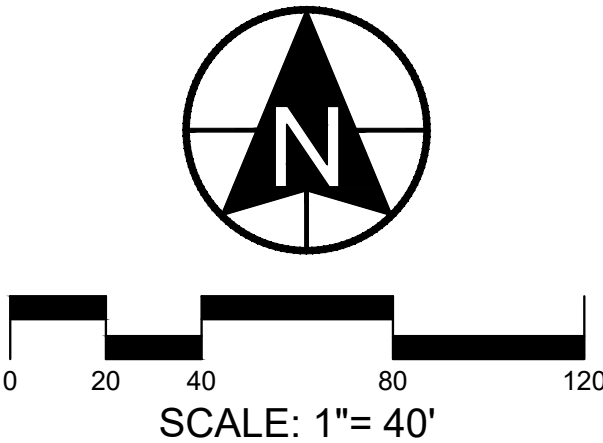


RUSH CREEK PROPERTIES LLC
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**PATTERSON
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**EAGLE
CREST**



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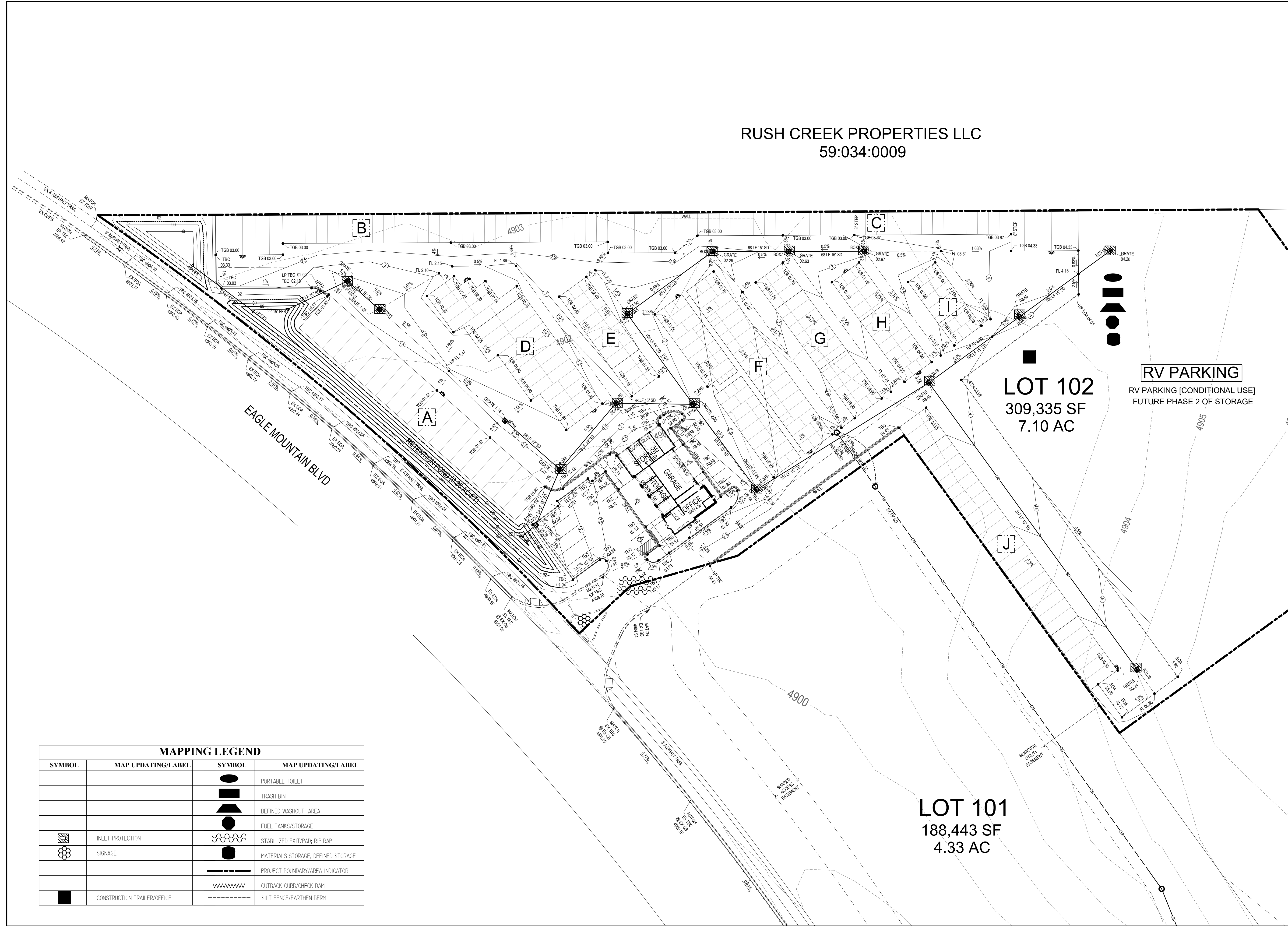
PROJECT

**EAGLE
CREST
LOT 102**

DESCRIPTION

**FINAL
SITE
PLAN**

SHEET NAME	SHEET NUMBER
SIGNAGE & LIGHTING PLAN	C6



MAPPING LEGEND			
SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
			PORTABLE TOILET
			TRASH BIN
			DEFINED WASHOUT AREA
			FUEL TANKS/STORAGE
	INLET PROTECTION		STABILIZED EXIT/PAD, RIP RAP
	SIGNAGE		MATERIALS STORAGE, DEFINED STORAGE
			PROJECT BOUNDARY/AREA INDICATOR
			CUTBACK CURB/CHECK DAM
	CONSTRUCTION TRAILER/OFFICE		SILT FENCE/EARTHEN BERM

DEVELOPER

PATTERSON DEVELOPMENT

11251 N SUNSET DRIVE
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DEVELOPMENT

EAGLE CREST

SCALE: 1"= 40'

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PROJECT

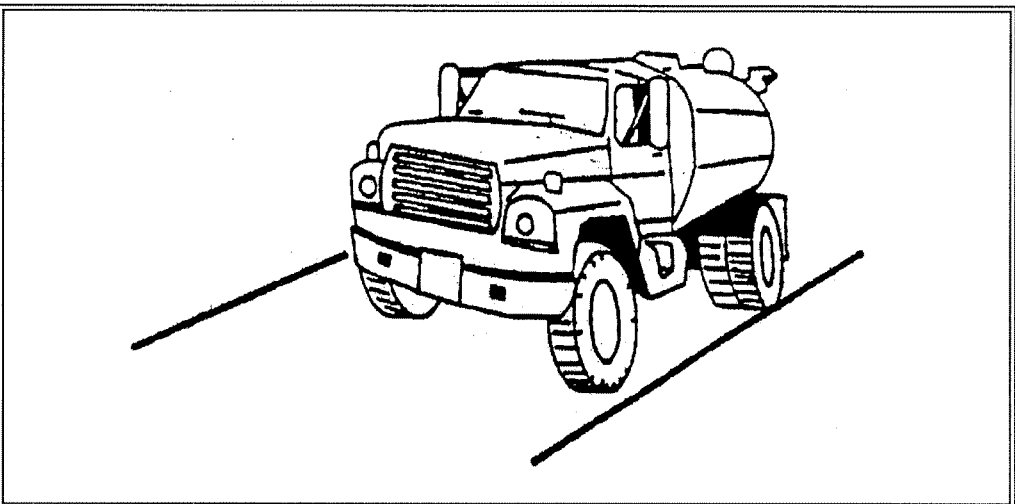
EAGLE CREST LOT 102

DESCRIPTION

FINAL SITE PLAN

SHEET NAME	SHEET NUMBER
SWPPP	C8.1

BMP: Dust Controls



DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATION:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

INSTALLATION/APPLICATION CRITERIA:

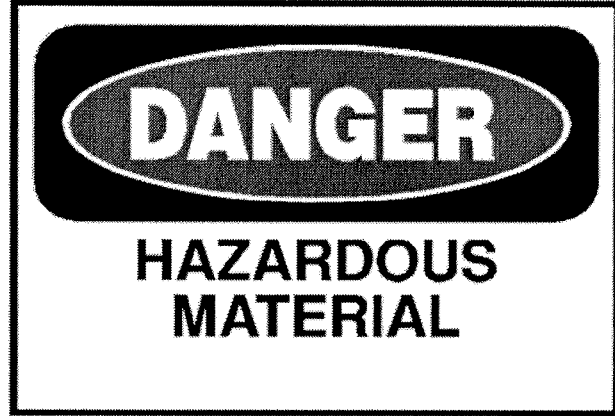
- Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.
- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion.

LIMITATIONS:

- Street sweeping is labor and equipment intensive and may not be effective for all pollutants.
- Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.

MAINTENANCE:
If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.

BMP: Hazardous Waste Management



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from hazardous waste through proper material use, waste disposal, and training of employees. Another important aspect of this BMP is to insure the use of sub-consultants who are properly licensed and trained.

APPLICATION:
Many of the chemicals used on-site can be hazardous materials which become hazardous waste upon disposal. These wastes may include:

- Paints and solvents; petroleum products such as oils; fuels and greases; herbicides and pesticides; acids for cleaning masonry; and concrete curing compounds.

In addition, sites with existing structures may contain wastes which must be disposed of in accordance with federal, state and local regulations, including:

- Sandblasting grit mixed with lead, cadmium or chromium based paints, asbestos, and PCBs.

INSTALLATION/APPLICATION CRITERIA:
The following steps will help reduce storm water pollution from hazardous wastes:

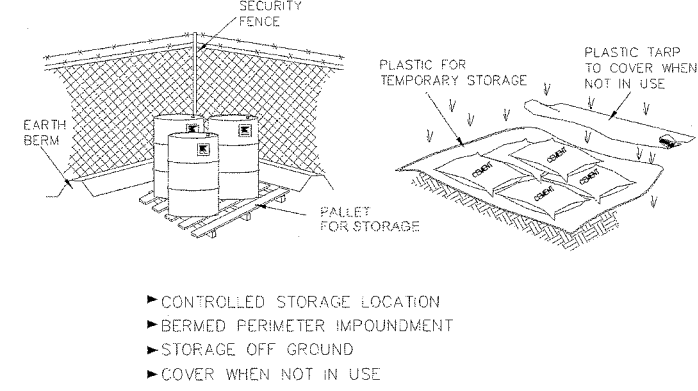
- Use all of the product before disposing of the container.
- Do not remove the original product label, it contains important safety and disposal information.
- Do not over-apply herbicides and pesticides. Prepare only the amount needed. Follow the recommended usage instructions. Over-application is expensive and environmentally harmful. Apply surface dressings in several smaller applications, as opposed to one large application, to allow time for infiltration and to avoid excess material being carried off-site by runoff. Do not apply these chemicals just before it rains. People applying pesticides must be certified in accordance with federal and state regulations.

LIMITATIONS:
Hazardous waste that cannot be reused or recycled must be disposed of by a licensed hazardous waste collector.

MAINTENANCE:

- Inspect hazardous waste receptacles and areas regularly.
- Arrange for regular hazardous waste collection.

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:

- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:

- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

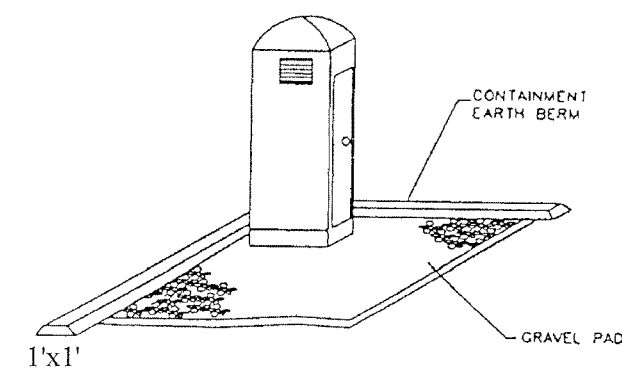
LIMITATIONS:

- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:

- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Verify that materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

BMP: Portable Toilets



DESCRIPTION:

Temporary on-site sanitary facilities for construction personnel.

APPLICATION:

All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.
- Stake toilets to prevent them from tipping.

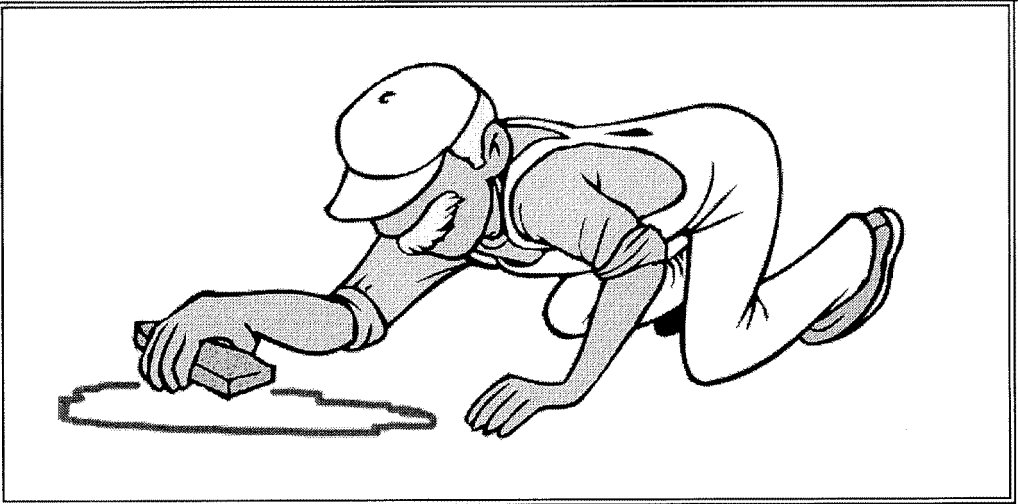
LIMITATIONS:

No limitations.

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Spill Clean-Up



DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

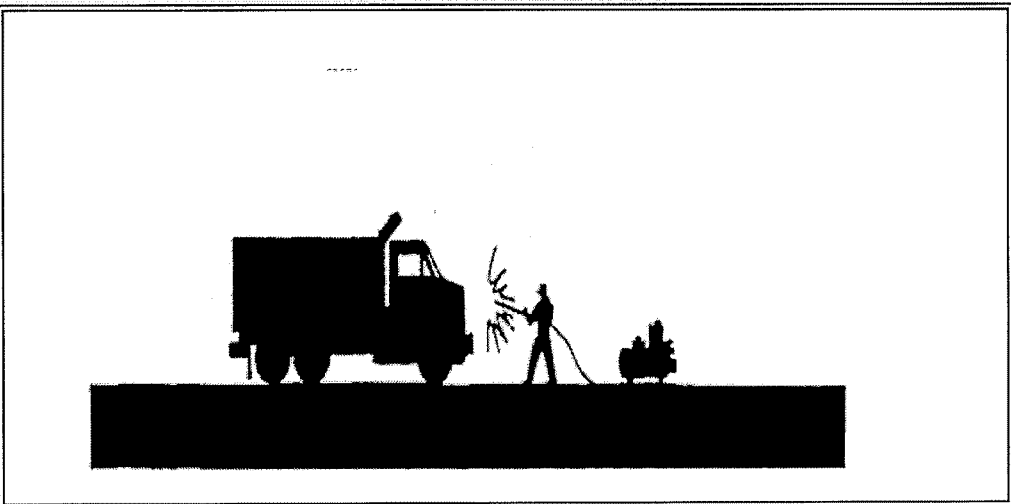
GENERAL:

- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.

BMP: Vehicle And Equipment Cleaning



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.

INSTALLATION/APPLICATION:

- Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation of your site.
- If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground.
- Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.

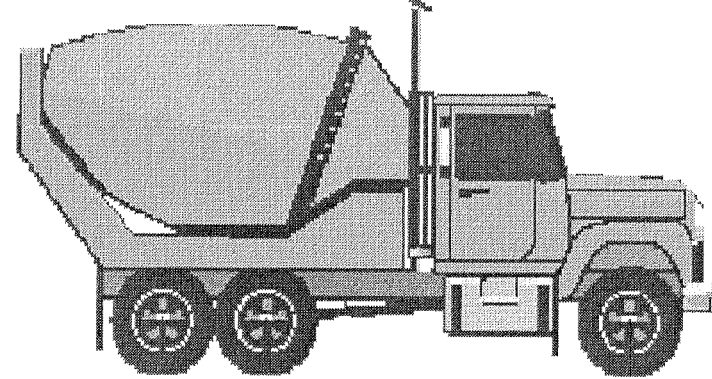
LIMITATIONS:

- Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

MAINTENANCE:

- Minimal, some berm repair may be necessary.

BMP: Concrete Waste Management



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

APPLICATIONS:

This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

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

CONCRETE WASHOUT TO BE A PIT LINED WITH IMPERVIOUS SHEETING OR A LEAK-PROOF CONTAINER WITH SOLID SIDES. NO BLOW-UP POOLS ARE ALLOWED.

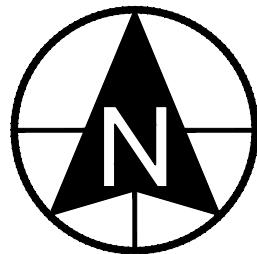
DEVELOPER

PATTERSON DEVELOPMENT

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DEVELOPMENT

EAGLE CREST



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SCALE: 1"= 40'



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ACTION	DATE
FINAL PLAN	07/05/2024

PROJECT

EAGLE CREST LOT 102

DESCRIPTION

FINAL SITE PLAN

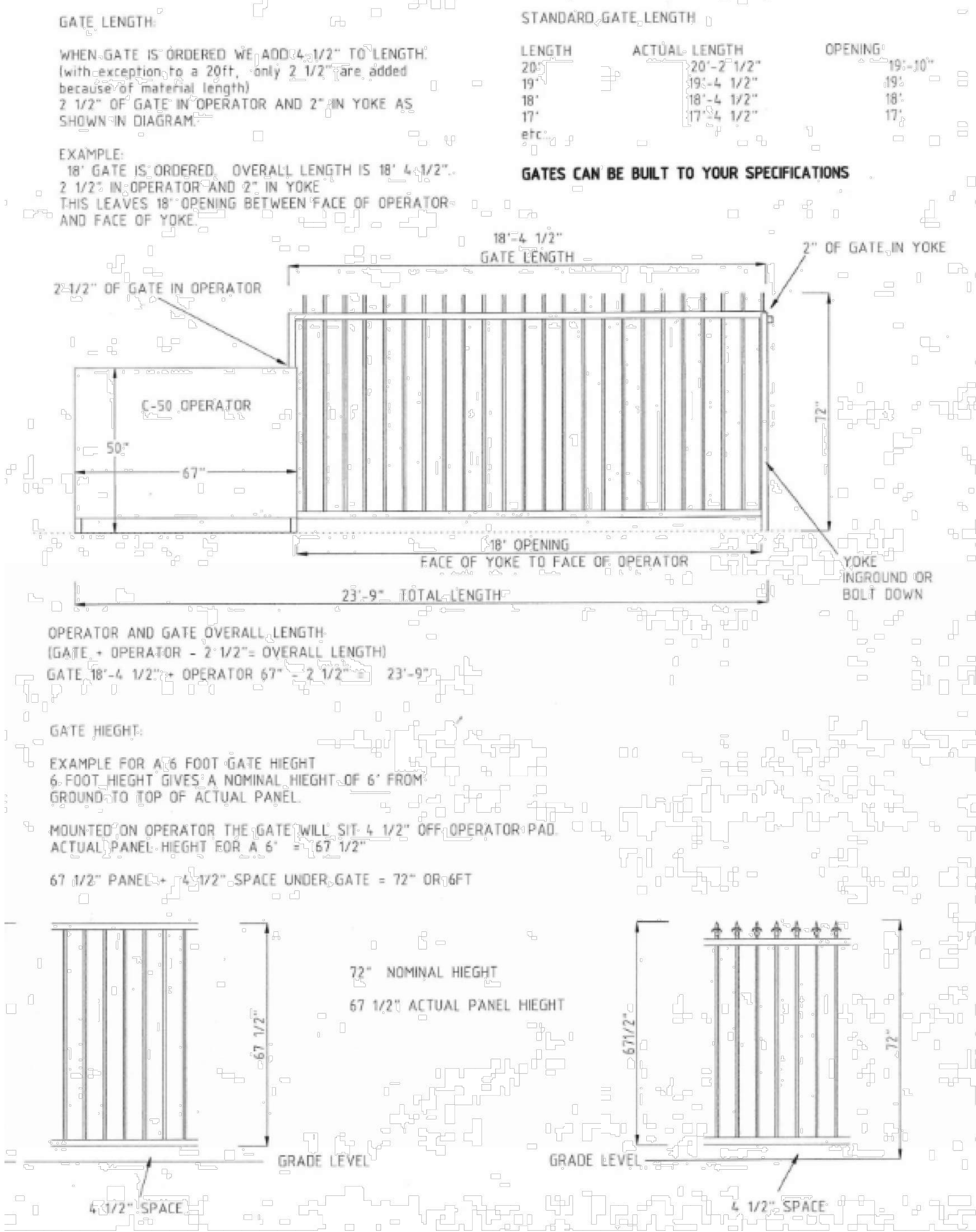
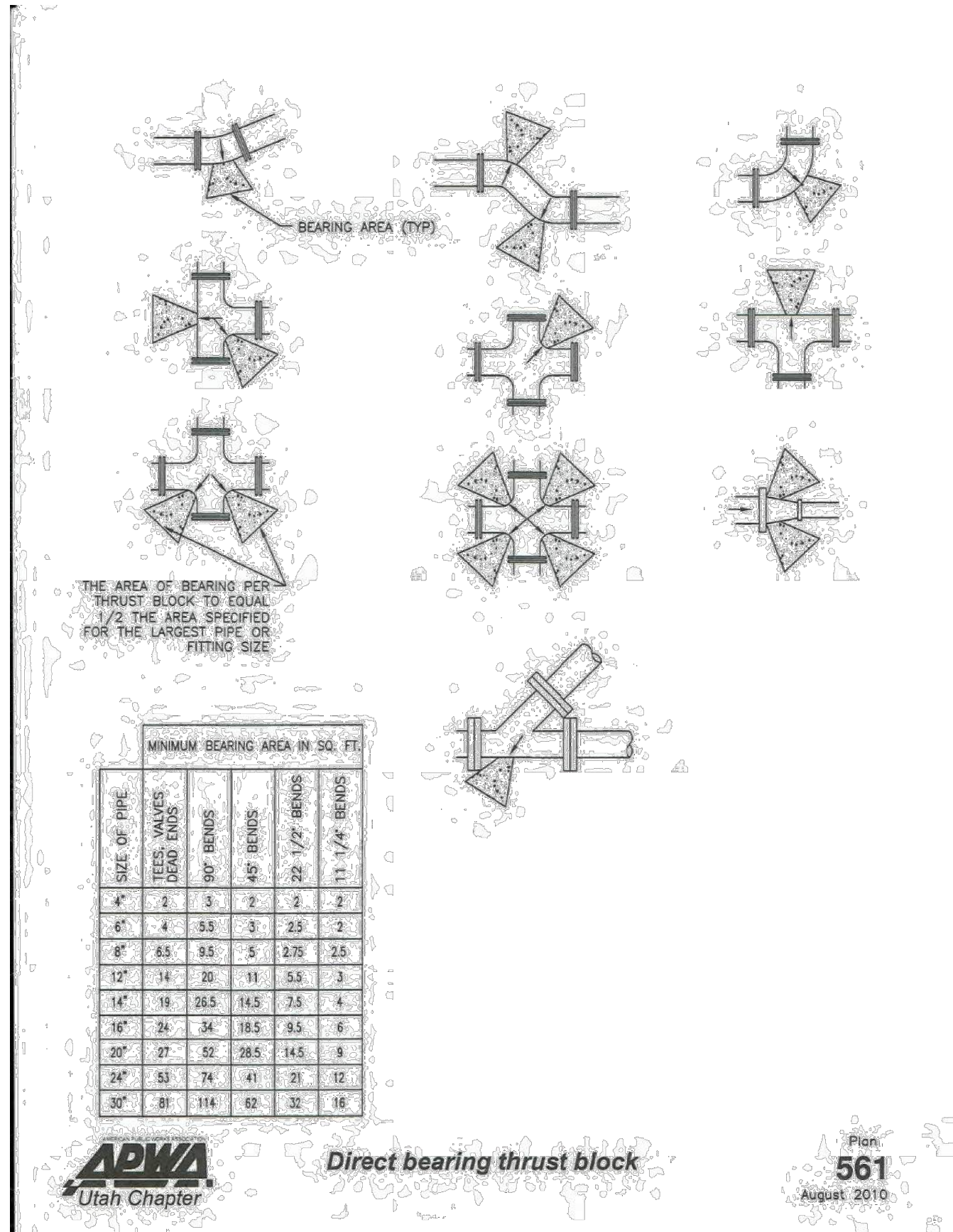
SHEET NAME

SWPPP DETAILS

SHEET NUMBER

C8.3

- 1. GENERAL**
- A. Thrust design for pipe sizes or configurations not shown require special design.
 - B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
 - C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
 - D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.
- 2. PRODUCTS**
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - C. Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
 - D. Grease: Non-oxide poly-FM.
- 3. EXECUTION**
- A. Pour concrete against undisturbed soil.
 - B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
 - C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
 - D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
 - E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



GATE DETAIL

FENCING DETAIL



DEVELOPER

PATTERSON DEVELOPMENT

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

EAGLE CREST

SCALE: 1"= 100'

berg
CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			

ACTION	DATE
FINAL PLAN	9/6/2024

PROJECT

EAGLE CREST LOT 102

DESCRIPTION

FINAL SITE PLANS

SHEET NAME	SHEET NUMBER
DETAILS	C9.2

VICINITY MAP

PROJECT SITE

SHEET INDEX

SHEET
LP 102SHEET
LP 103RUSH CREEK PROPERTIES LLC
59:034:0009

N 89°42'35" E 1035.74'

LOT 102
309,335 SF
7.10 AC

EAGLE MOUNTAIN BLVD

S 54°05'34" W 183.38'

N 35°54'26" W 328.02'

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
8/14/2024		UT24095						
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' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

EAGLE CREST STORAGE
EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

MENLOVE CONSTRUCTION
ATT: JESSE REYNOLDS
801-915-9245
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LANDSCAPE OVERALL PLAN
CITY PERMIT SET

LP-100

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. SITE CONDITIONS	
2. GUARANTEES	
3. MAINTENANCE	
4. SOIL AMENDMENTS	
5. FINE GRADING	
6. LANDSCAPE EDGING	
7. FURNISH AND INSTALLING PLANT	
8. TURF PLANTING	
9. WEED BARRIER	
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-GUYNIG 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	

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS	
• AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10 FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"	INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
• AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES	
• A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS	
• LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES	
• LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE	
• DEVICES FOR CHANNELING RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL, BACKFILL, WHICH EVER DISTANCE IS GREATER	
GENERAL LANDSCAPE NOTES	
• LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.	
• DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.	
• ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.	
• SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.	
• SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 5" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.	
• EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.	
LAWN/GRASS AREA	
• SOD	
• ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. 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 FINS. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	
• SEED	
• O SOIL TEST: SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULPING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18	

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 GROUND COVERS.	
D. WEED BARRIER: DEWITT'S 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL. MUST BE UNDER ALL ROCK/MULCH.	
E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% 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): < 20 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 CURB 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.	

LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.	
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 SURFACE. 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 TWO 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 DAMAGED BRANCHES PRIOR TO ANY CONSTRUCTION. 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.	
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: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING 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 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 IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. 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 ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.	
F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.	
G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.	
H. 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.	
I. 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 NO 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.	
J. 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. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.	
B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.	
C. OVERLAP ROWS OF FABRIC MIN. 6"	
D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.	
END OF SECTION	

MULCH	
• ORGANIC	
• O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.	
• O IF REQUIRED BY CITY, INSTALL DEWITT'S 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.	
• O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.	
• O ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASES OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.	
• INORGANIC	
• O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLES. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT. BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.	
• O IF REQUIRED BY CITY, INSTALL DEWITT'S 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.	
• O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE, AND MAINTENANCE.	

GENERAL IRRIGATION NOTES	
• A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.	
INSTALLER RESPONSIBILITIES AND LIABILITIES	
• THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.	
• LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.	

EAGLE MOUNTAIN LANDSCAPE CODE REQUIREMENTS

STREET FRONTAGE	REQUIRED:	PROVIDED:
EAGLE MOUNTAIN BLVD		
1 TREE PER 30 FT. (538 LN. FT.)	17	17
PARKING LOT LANDSCAPING:		
1 TREE PER SINGLE LOADED PARKING ISLAND	9	8 DUE TO FIRE HYDRANT
TREE COUNTS:		
MIN. 1 TREE/1,000 SQ. FT. (20,678 SQ. FT.) (EVERGREEN OR DECIDUOUS)	21 MIN.	25
PLANT COVERAGE:		
50% PLANT COVERAGE, NOT INCLUDING TREE CANOPIES (20,678 SQ. FT.)	10,324 SQ. FT.	10,324 SQ. FT.
TURF:		
TURF IS NOT PERMITTED	NO	NO

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	MA'M	10	Maackia amurensis 'JFS-Schieffel' TM MaacNifcent Maackia Moderate; 30x22; sun; z3; Utah Lake water tolerant	B & B	2"Cal
	S'TS	7	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25"x12-15; sun; z3; Utah Lake water tolerant	B & B	2"Cal
	Z'SC	8	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova Td4; 24x18; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	B'HR	21	Buddleja davidii 'Tobud1202' Buzz™ Hot Raspberry Butterfly Bush Moderate; 4'x4'; sun; z5; Utah Lake water tolerant	5 gal
	C'BM	20	Caryopteris x chandonensis 'CT-9-12' TM Beyond Midnight Bluebeard Sd2; 2.5x2.5; AV12.5; sun; z5	5 gal
	CF'G	61	Caragana frutex 'Globosa' Globe Peashrub Sd1; 5x5; AV28; sun to part sun; z2; Utah Lake water tolerant	5 gal
	PA'L	75	Perovskia atriplicifolia 'Tessitt' Lacey Blue Russian Sage Low; 18-24"x24"; sun; z4; Utah Lake water tolerant	2 gal
	RG'L	47	Rhus aromatica 'Gro-Low' Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal

EVERGREEN SHRUBS				
	CP'S	25	Cytisus purgans 'Spanish Gold' Spanish Gold Broom Sd2; 3-4 x 4-6; AV 28; sun to part sun; z4;	5 gal
	J'PW	35	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper 6-8" x 3-10'; low water; sun; z3; Utah Lake water tolerant	5 gal

GRASSES				
	HMA	16	Hakonechloa macra 'Aureola' Golden Variegated Hakonechloa moderate; 2x2; light shade to shade; z4	1 gal

SITE MATERIALS LEGEND

	1-16	1" MINUS BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	18,308 sf
	1-20	2-4" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	10,213 sf
	2-01	2 HARDSCAPE BOULDERS- DECORATIVE 24-48 INCHES. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	56
	2-02	BOULDERS- DECORATIVE 42-72 INCH. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	20
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	1,014 lf

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
8/14/2024		UT24095	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	EAGLE CREST STORAGE EAGLE MOUNTAIN BLVD. EAGLE MOUNTAIN, UTAH	MENLOVE CONSTRUCTION ATT: JESSE REYNOLDS 801-915-9245 JESSE@MENLOVECONSTRUCTION.COM	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	SEAL JESSE REYNOLDS 8/14/2024 STATE OF UTAH LANDSCAPE COVER CITY PERMIT SET LP-101	PM: JTA DRAWN: ALR CHECKED: JMA PLOT DATE: 8/14/2024
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
3								
4								
5								
6								
7								

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
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DECIDUOUS TREES

	MA'M	10	Maackia amurensis 'JFS-Schietell' TM Maackia amurensis moderate; 30x22; sun; z3; Utah Lake water tolerant	B & B	2"Cal
	ST'S	7	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25'x12-15'; sun; z3; Utah Lake water tolerant	B & B	2"Cal
	ZS'C	8	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova Td4; 24x18; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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DECIDUOUS SHRUBS

	B'HR	21	Buddleja davidii 'Tobud1202' Buzz™ Hot Raspberry Butterfly Bush Moderate; 4'x4'; sun; z5; Utah Lake water tolerant	5 gal
	C'BM	20	Caryopteris x clandonensis 'CT-9-12' TM Beyond Midnight Bluebeard Sd2; 2.5x2.5; AV12.5; sun; z5	5 gal
	CF'G	61	Caragana frutex 'Globosa' Globe Peashrub Sd1; 5x5; AV28; sun to part sun; z2; Utah Lake water tolerant	5 gal
	PA'L	75	Perovskia atropurpurea 'Lissini' Lacey Blue Russian Sage Low; 18-24"x24"; sun; z4; Utah Lake water tolerant	2 gal
	RG'L	47	Rhus aromatica 'Gro-Low' Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal

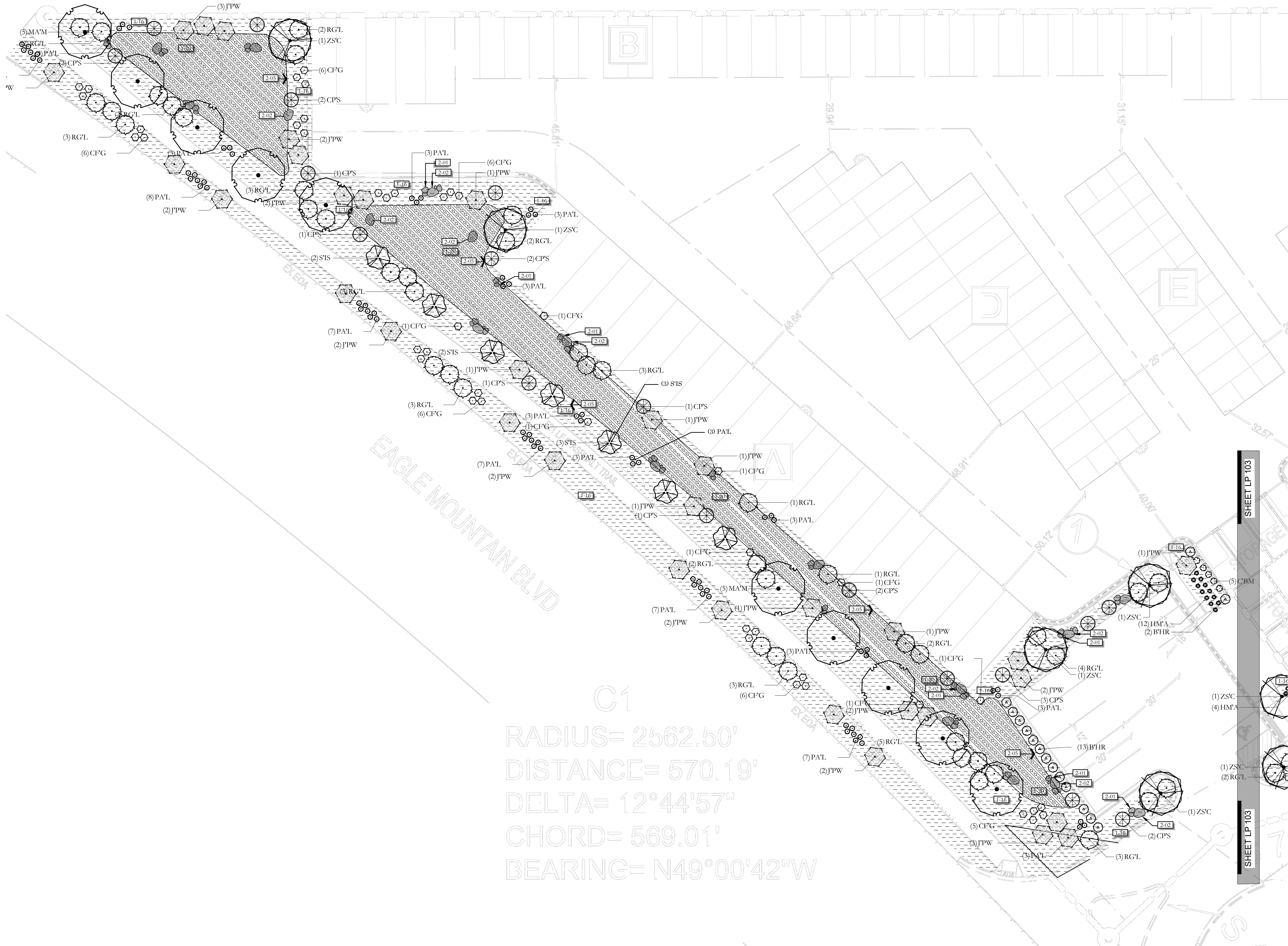
EVERGREEN SHRUBS

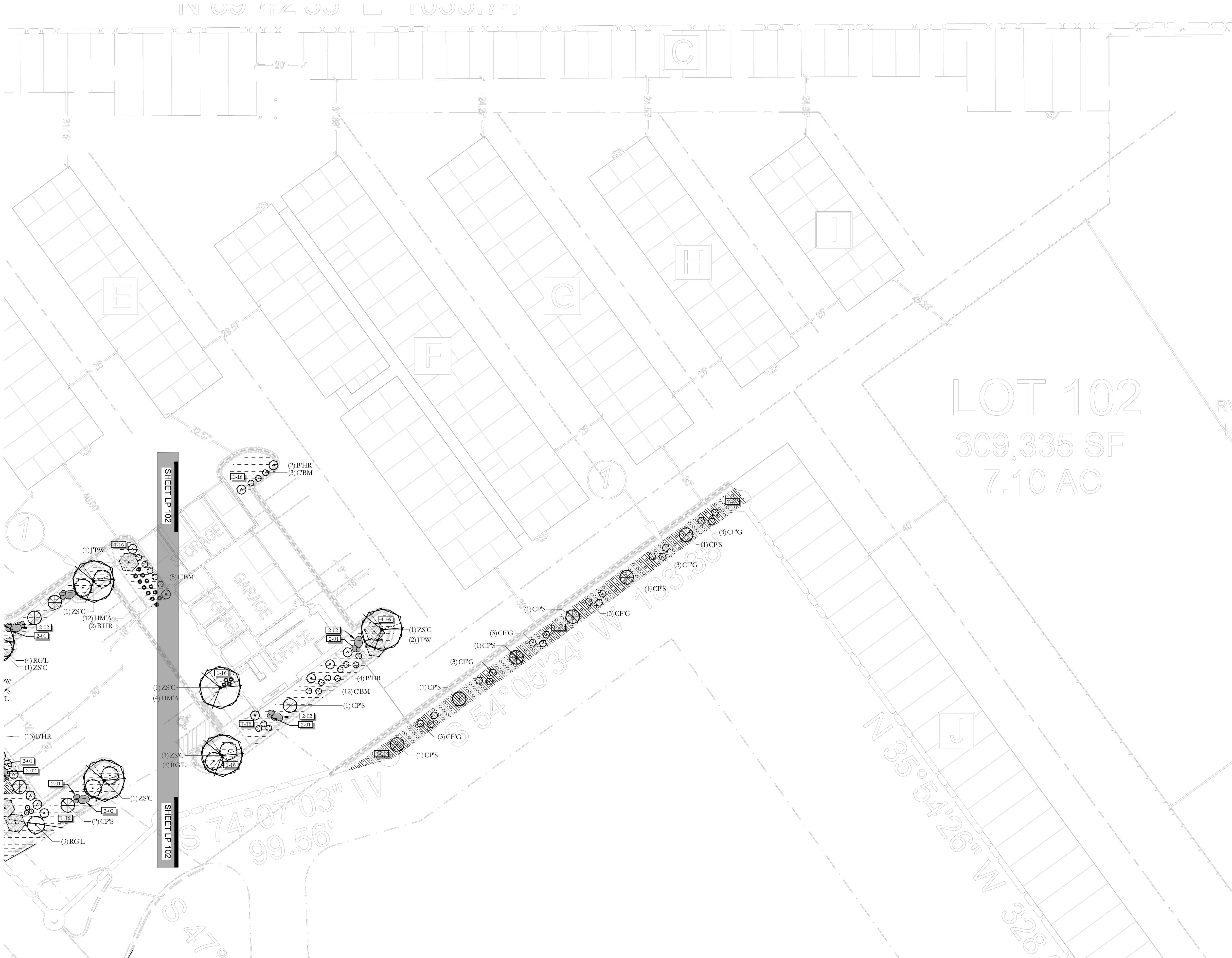
	CP'S	25	Cytisus purgans 'Spanish Gold' Spanish Gold Broom Sd2; 3-4 x 4-6; AV 28; sun to part sun; z4;	5 gal
	J'PW	35	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper 6-8" x 3-10'; low water; sun; z3; Utah Lake water tolerant	5 gal

GRASSES

	HM'A	16	Hakonechloa macra 'Aureola' Golden Variegated Hakonechloa moderate; 2x2; light shade to shade; z4	1 gal
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	1-16	MINIMUM 1" MINUS BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	18,308 sf
	1-20	2-4" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	10,213 sf
	2 HARDSCAPE	DESCRIPTION	QTY
	2-01	BOULDERS- DECORATIVE 24-48 INCHES. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	56
	2-02	BOULDERS- DECORATIVE 42-72 INCH. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	20
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	1,014 lf





PLANT LEGEND					
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	MA'M	10	Maackia amurensis 'JFS-Schietell' TM Maackia moderate; 30x22; sun; z3; Utah Lake water tolerant	B & B	2"Cal
	STS	7	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25'x12-15'; sun; z3; Utah Lake water tolerant	B & B	2"Cal
	ZS'C	8	Zelkova serrata 'JFS-KW1' TM City Spruce Zelkova Td4; 24x18; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
DECIDUOUS SHRUBS					
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	CF'G	61	Caragana frutex 'Globosa' Globe Peashrub Sd1; 5x5; AV28; sun to part sun; z2; Utah Lake water tolerant	5 gal	
	PATL	75	Perovskia atropurpurea 'Lisslitt' Lacey Blue Russian Sage Low; 18-24"x24"; sun; z4; Utah Lake water tolerant	2 gal	
	RG'L	47	Rhus aromatica 'Gro-Low' Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal	
EVERGREEN SHRUBS					
	CP'S	25	Cytisus purgans 'Spanish Gold' Spanish Gold Broom Sd2; 3-4 x 4-6; AV 28; sun to part sun; z4;	5 gal	
	J'PW	35	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper 6-8" x 3-10'; low water; sun; z3; Utah Lake water tolerant	5 gal	
GRASSES					
	HMA	16	Hakonechloa macrochaeta 'Aureola' Golden Variegated Hakonechloa moderate; 2x2; light shade to shade; z4	1 gal	

SITE MATERIALS LEGEND			NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.	
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	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.		1,014 lf

8/14/2024

UT24095

NO.	REVISION	DATE
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811

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www.bluestakes.org

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

LP-102

LP-103

EAGLE CREST STORAGE

EAGLE MOUNTAIN BLVD.

EAGLE MOUNTAIN, UTAH

MENLOVE CONSTRUCTION

ATT: JESSE REYNOLDS

801-915-9245

JESSE@MENLOVECONSTRUCTION.COM

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Landscape Architecture • Planning • Visualization

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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LANDSCAPE PLAN
CITY PERMIT SET

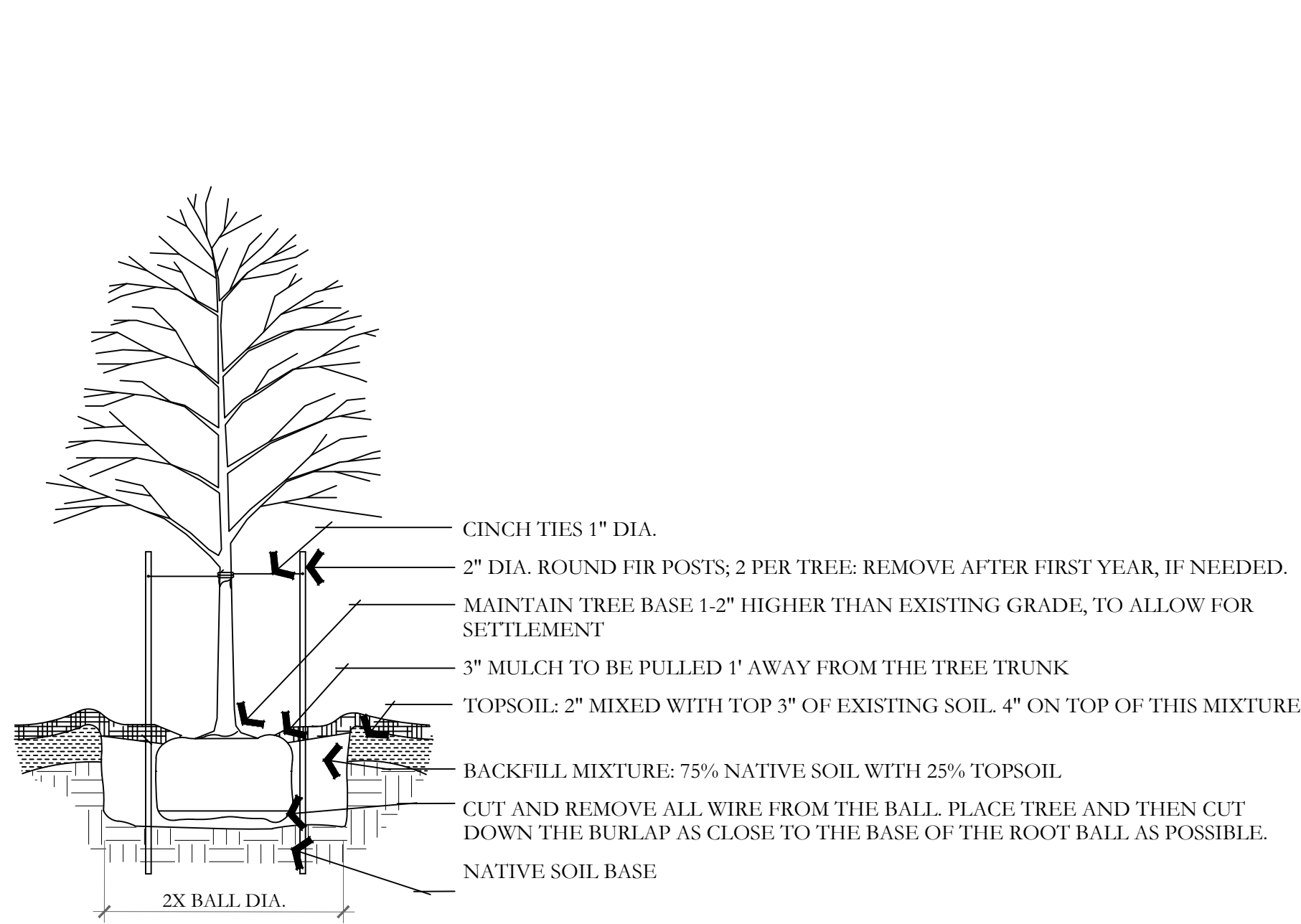
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DRAWN: ALR

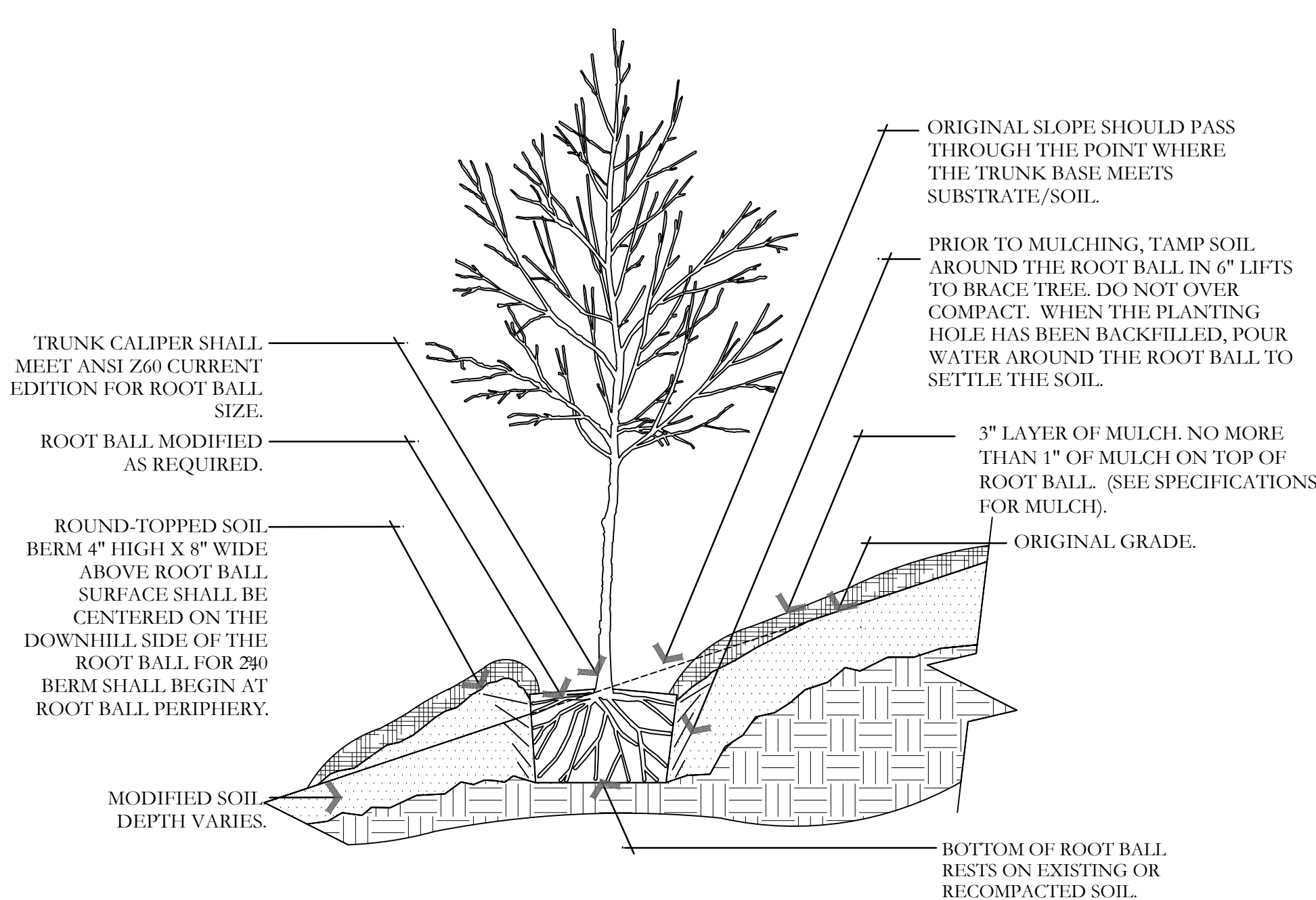
CHECKED: JMA

PLOT DATE: 8/14/2024

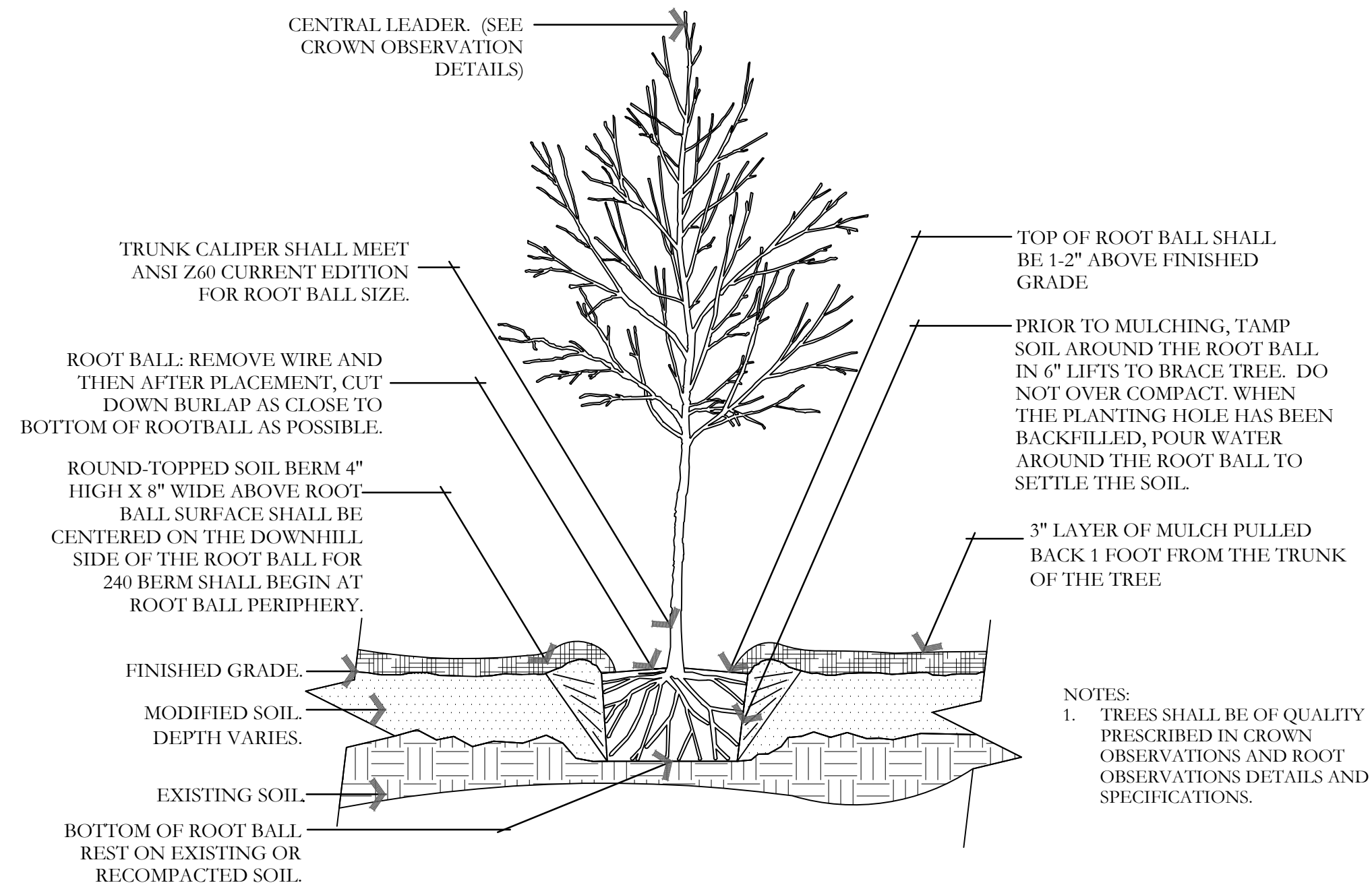
LP-103



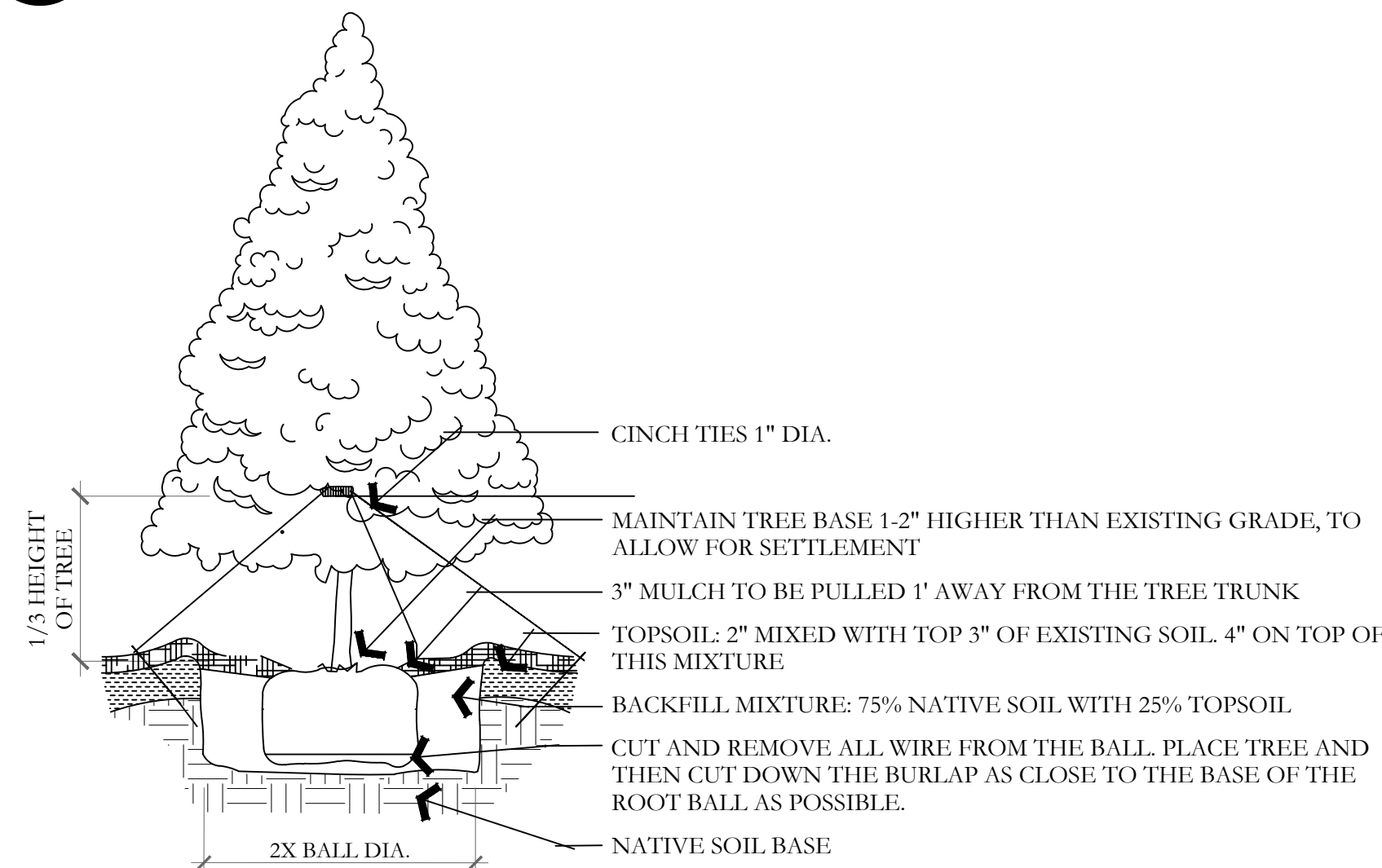
A DECIDUOUS TREE PLANTING
NOT TO SCALE



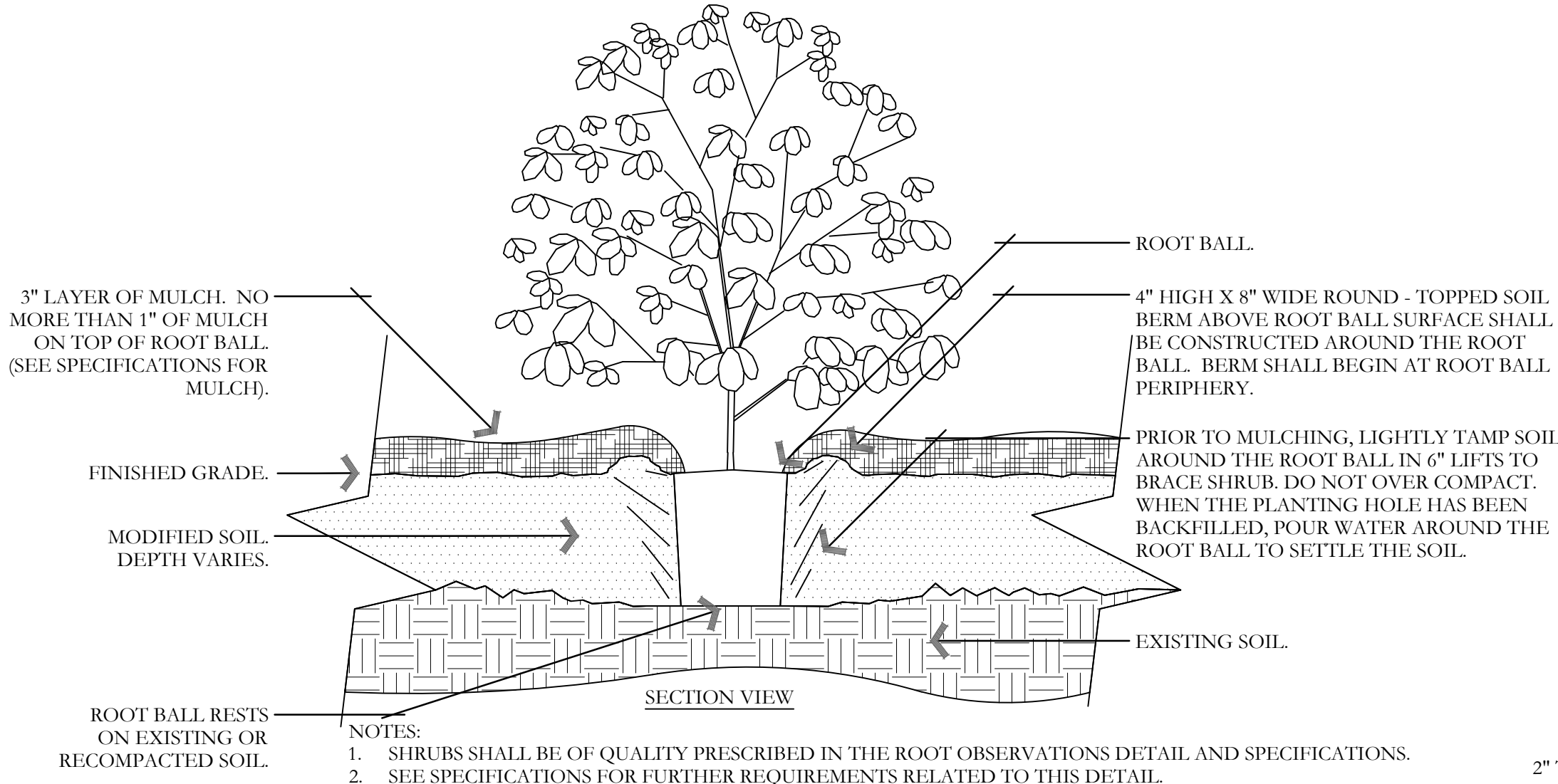
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



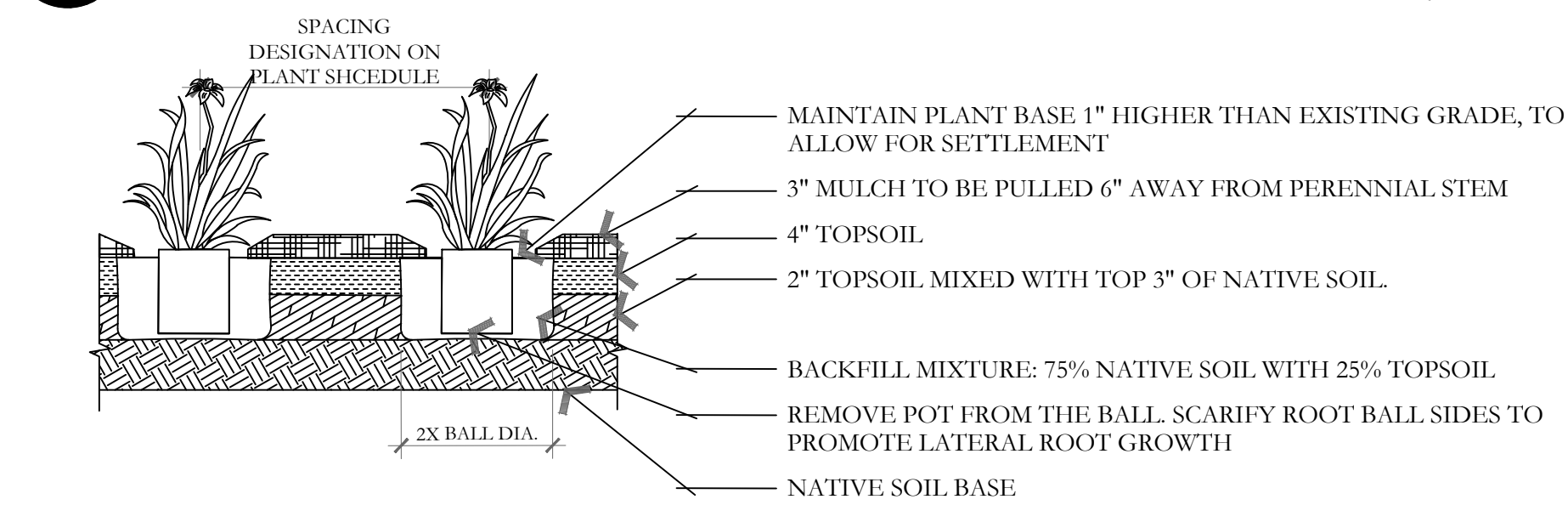
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



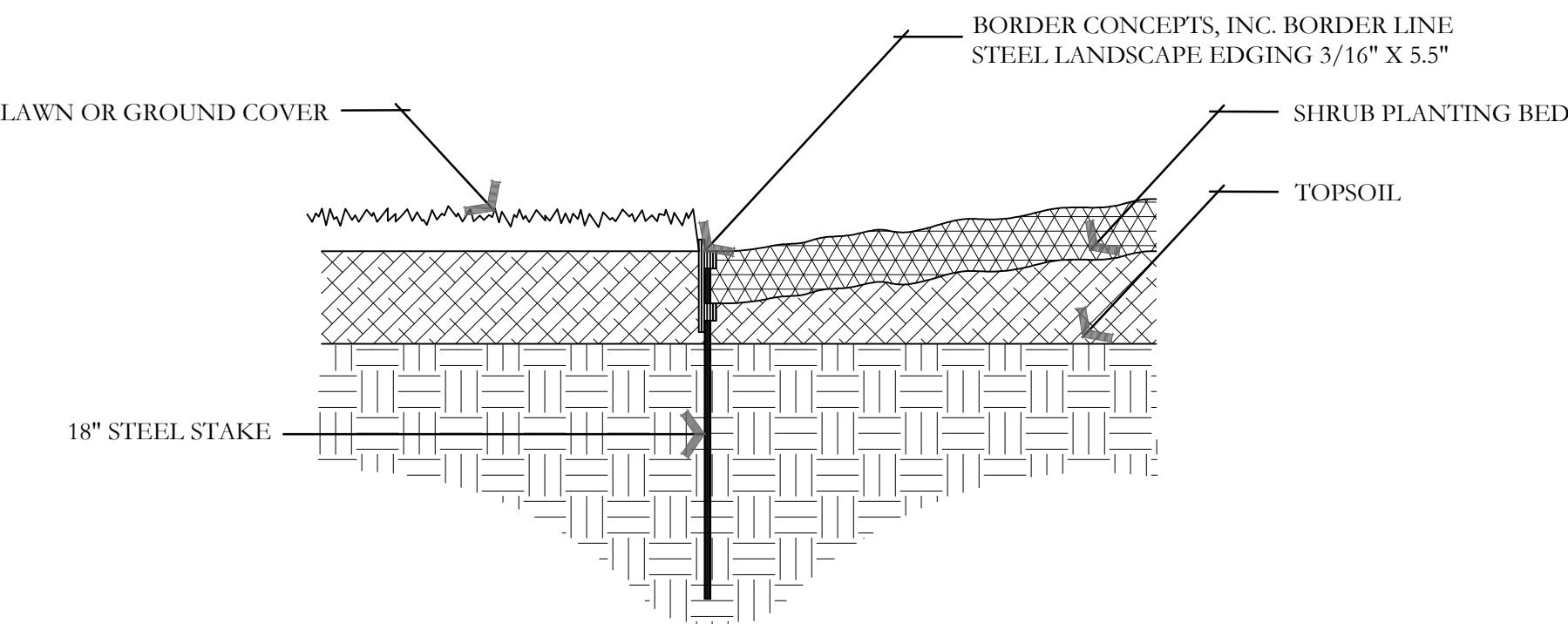
D EVERGREEN TREE PLANTING
NOT TO SCALE



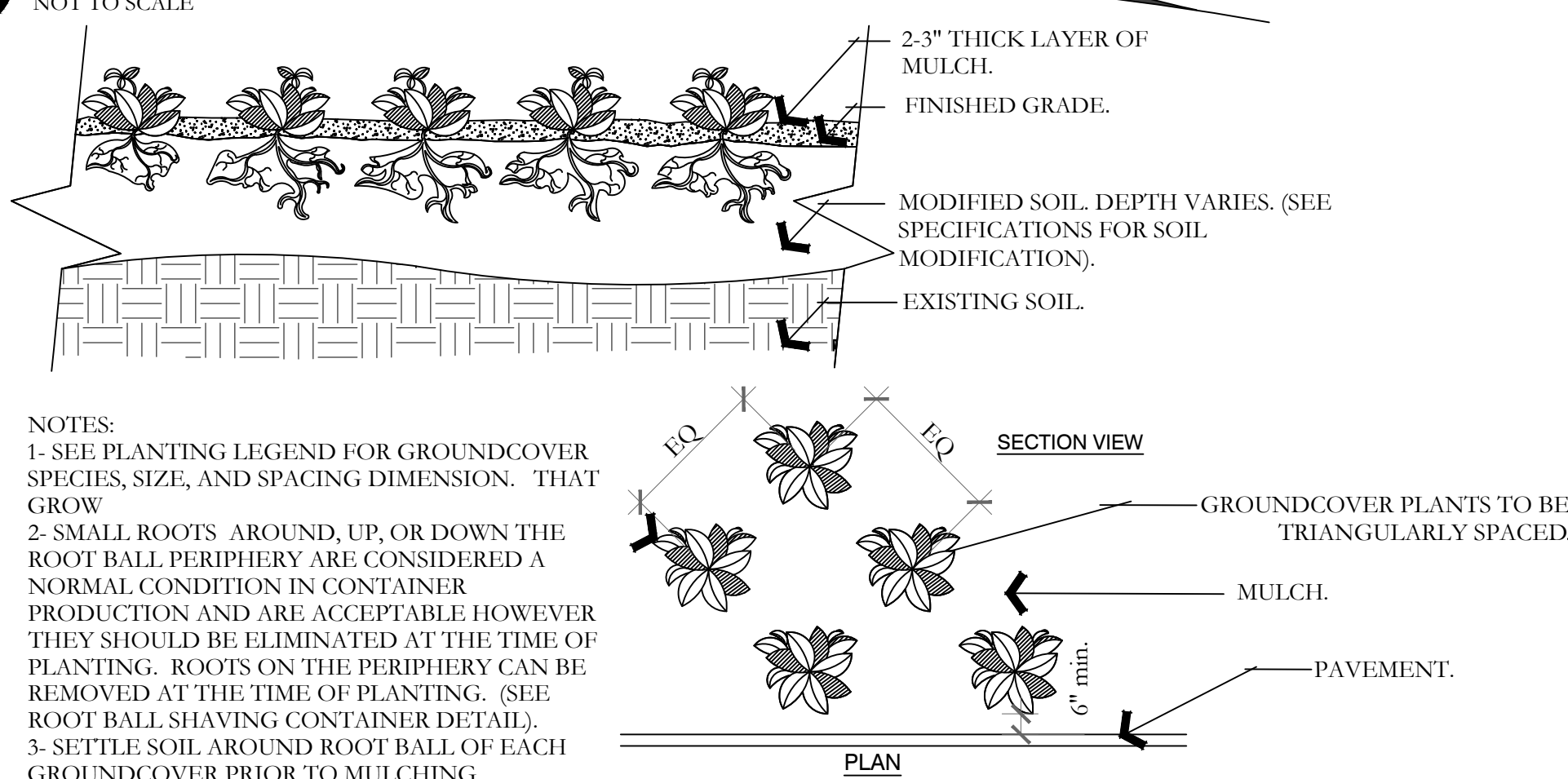
E SHRUB - MODIFIED SOIL
NOT TO SCALE



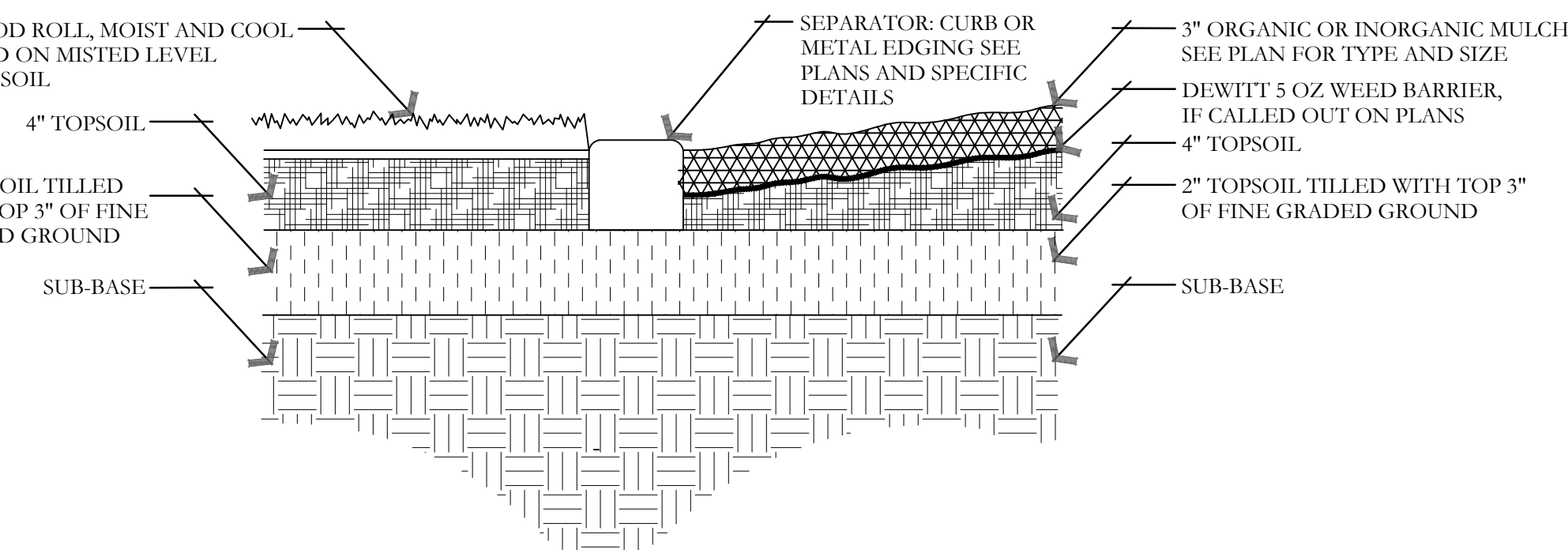
F PERENNIAL PLANTING
NOT TO SCALE



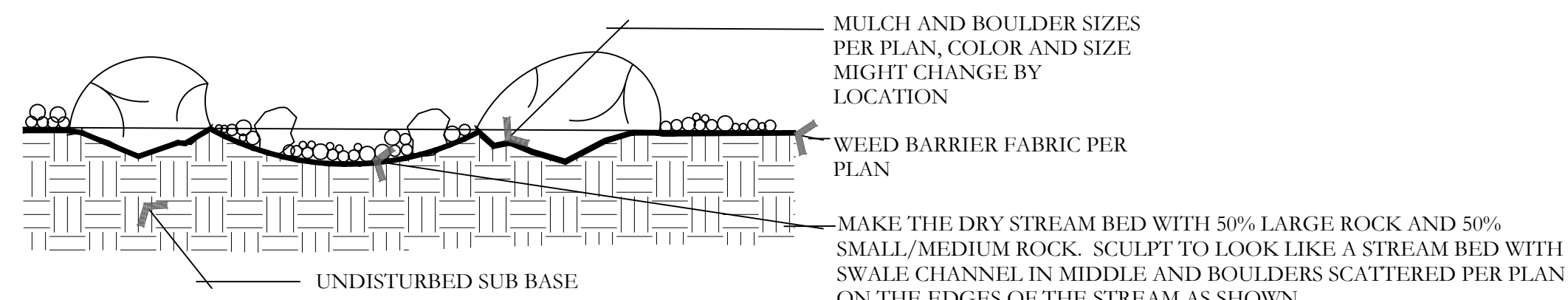
G METAL EDGING DETAIL
NOT TO SCALE



H PERENNIAL/GROUND COVER PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
8/13/2024		UT24095			MENLOVE CONSTRUCTION ATT: JESSE REYNOLDS 801-915-9245 JESSE@MENLOVECONSTRUCTION.COM			PM: JTA DRAWN: ALR CHECKED: JMA PLOT DATE: 8/13/2024
NO.	REVISION	DATE						
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EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

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PKJ

DESIGN GROUP

Landscape Architecture • Planning • Visualization

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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LANDSCAPE ARCHITECT
JESSE REYNOLDS
8/28/21-5301
8/13/2024
STATE OF UTAH
ELECTRONIC SEAL

LANDSCAPE DETAILS
CITY PERMIT SET

LP-501

RUSH CREEK PROPERTIES LLC
59:034:0009

N 89°42'35" E 1035.74'

LOT 102
309,335 SF
7.10 AC

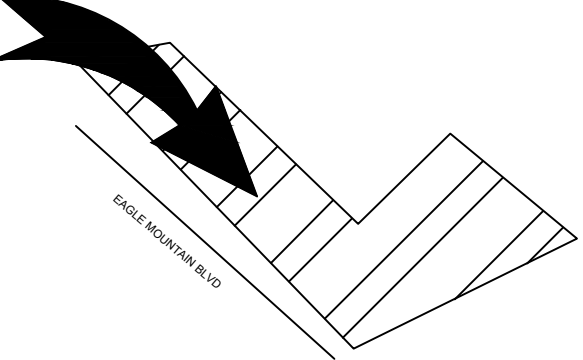
P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

- 1 SOURCE DATA
- BF BACKFLOW PREVENTOR
- SHUTOFF VALVE
- M MASTER VALVE
- FS 1" FLOW SENSOR
- QUICK COUPLER

VICINITY MAP

PROJECT SITE



ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
8/14/2024		UT24095						
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
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3								
4								
5								
6								
7								

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1-800-662-4111
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GRAPHIC SCALE: 1" = 30'

EAGLE CREST STORAGE
EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

MENLOVE CONSTRUCTION
ATT: JESSE REYNOLDS
801-915-9245
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IR-100

IRRIGATION PLAN SPECIFICATIONS

- IRRIGATION SPECIFICATIONS
- PART 1 - GENERAL
- 1.1 SUMMARY
- Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.
- 1.2 SYSTEM DESCRIPTION
- A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.
- B.Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overlap on top of hardscape, buildings or other features.
- C.Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.
- 1.3 DEFINITIONS
- A.Water Supply: Galinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.
- B.Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.
- C.Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.
- D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.
- 1.4 REFERENCES
- A.The following standards will apply to the work of this Section:
- a. ASTM-American Society for Testing and Materials
- b. IA - The Irrigation Association/Man BMP Document, Landscape Irrigation Scheduling and Water Management Document.
- 1.5 SUBMITTALS
- A.At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binder or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work proceed in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.
- B.Operation and Maintenance Manual:
- a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
- i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
- ii. Parts list for each operating element of the system
- iii.Manufacturer printed literature on operation and maintenance of operating elements of the system.
- iv.Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- b. Project Record Copy
- i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
- ii. Completed Project As-Built Drawings
1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings including 2 wire path and junction box locations.
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.
- 1.6 QUALITY ASSURANCE
- A.Acceptance: Do not install work in this section prior to acceptance by OAR.
- B.Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.
- C.Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work at supplied POC. Notify OAR in writing of problems encountered and pressure reading prior to proceeding.
- D. Workmanship and Materials:
- a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
- b. All work shall be performed in accordance with the best standards of practice relating to the trade.
- E.Contractor Qualifications:
- a. Contractor shall provide document or resume including at least the following items:
- i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
- ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
- iii. Contractor is bondable for the work to be performed.
- iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
- v. Listing of suppliers where materials will be obtained for use on this Project.
- vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.
- vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.
- viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.
- 1.7 DELIVERY-STORAGE-HANDLING
- A.During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a

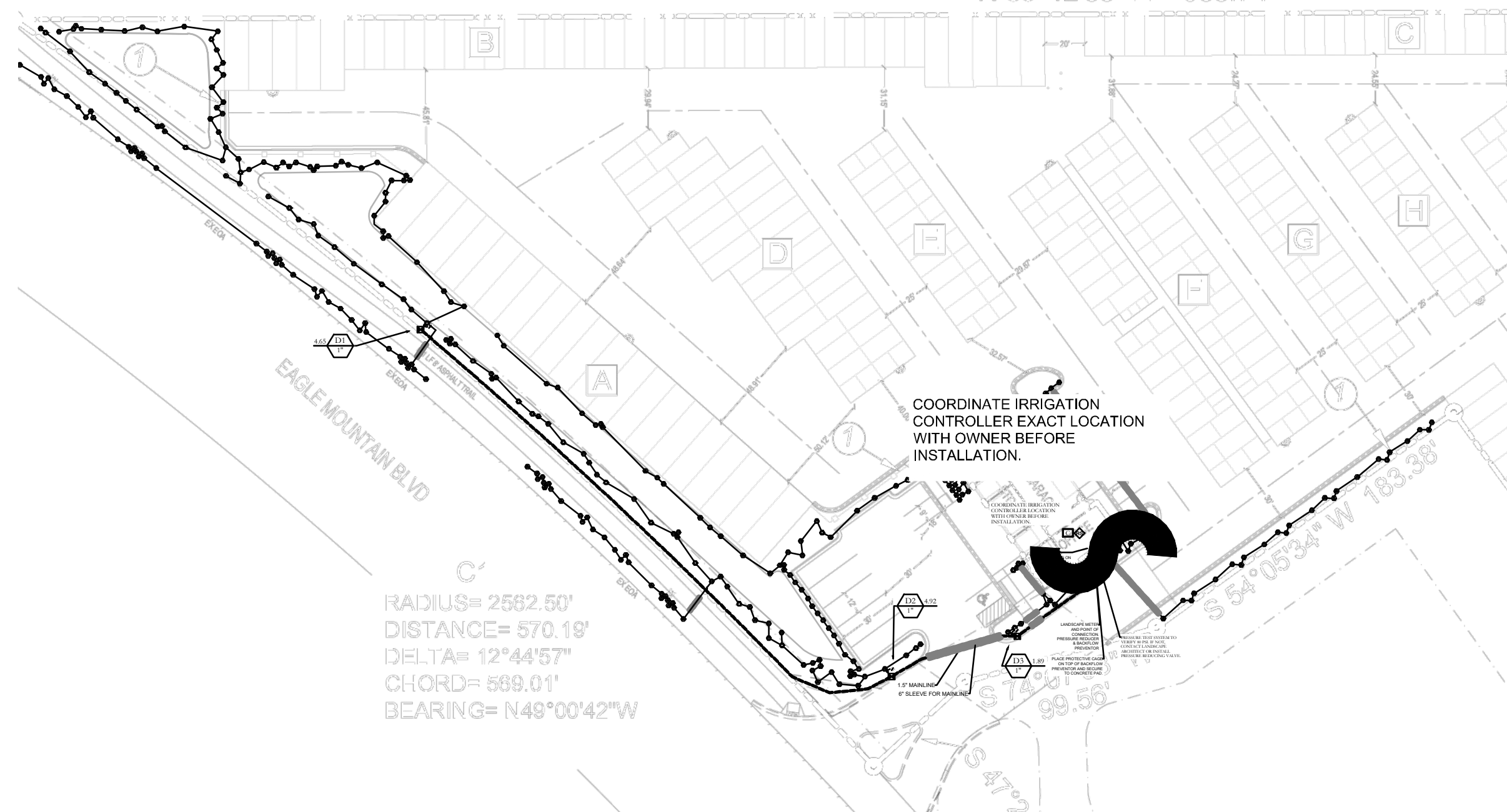
- compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.
- 1.8 SEQUENCING
- A.Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.
- 1.9 WARRANTY
- A.Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and/or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.
- 1.10 OWNER'S INSTRUCTION
- A.After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.
- 1.11 MAINTENANCE
- A.Furnish the following items to Owner's Representative:
- a. Two quick coupler keys with hose swivels.
- b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.
- B.Provide the following services:
- a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.
- PART 2 - PRODUCTS
- 2.1 GENERAL NOTES
- A.Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.
- 2.2 POINT OF CONNECTION
- A.The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated. Connection must meet state guidelines
- 2.3 CONNECTION ASSEMBLY
- A.Galinary water shall be used on this Project. Install backflow preventor and RPZ as needed.
- 2.4 CONTROL SYSTEM
- A.Power supply to the irrigation controller shall be provided for by this Contract. To be installed by owner or electrical contractor.
- B.Controller shall be as specified in the drawings. Controller shall be surge protected.
- a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.
- b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.
- C.Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire controller shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.
- a. A minimum of 36" of additional wire shall be left at each valve, each splice box and at each controller.
- b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.
- D. Wire splice controllers shall use 3M hand DBV wire connectors. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no sleeve valves shall be stamped "WIRE SPLICED" or "WS" on box lid.
- 2.5 SLEEVEING
- A.Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be SCH40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.
- 2.6 MAIN LINE PIPE
- A.All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.
- a. Maximum flows allowed through main line pipe shall be:
- 3/4" 8 GPM
- 1" 12 GPM
- 1-1/2" 30 GPM
- 2" 53 GPM
- 2-1/2" 75 GPM
- 3" 110 GPM
- 4" 180 GPM
- b. Main line pipe shall be buried with 24" cover
- 2.7 MAIN LINE FITTINGS
- A.All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.
- 2.8 ISOLATION VALVES
- A.Isolation valves 3" and larger shall be Watertons brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.
- B.Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with SCH80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box on the "off" position.
- MANIFOLDS
- A.Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown on drawings. Man-Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.
- 2.10 REMOTE CONTROL VALVES
- A.Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.
- 2.11 MANUAL CONTROL VALVES
- A.Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 3" gravel. Contractor shall not place quick coupler valves farther than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.
- 2.12 LATERAL LINE PIPE
- A.All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 3/4", 1", 1 1/2", 1 3/4", 1 1/2" or 2" in size as indicated on Construction Drawings.
- 2.13 LATERAL LINE FITTINGS
- A.All lateral line fittings shall be S/40 PVC
- 2.14 Spray Sprinklers
- A.Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.
- 2.15 RAIN BIRD VALVE BOXES
- A.Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil orarked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box to proper grade.
- 2.16 IMPORT BACKFILL
- A.All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-suitable for fill shall be removed from project and disposed of properly by Contractor.
- 2.17 OTHER PRODUCTS
- A.Substitution of equivalent products is subject to the Landscape Architect or OAR's approval and must be designated as accepted in writing.
- a. The Contractor shall provide materials to make the system complete and operational.
- PART 3 - EXECUTION
- 3.1 PREPARATION
- A.Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.
- 3.2 TRENCHING AND BACKFILLING
- A.Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.
- 3.3 SLEEVEING
- A.Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.
- 3.4 GRADES AND DRAINAGE
- A.Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC, where designated on Construction Drawings.
- 3.5 PVC PIPE
- A.Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.
- B.Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.
- C.Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.
- D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.
- E.Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless tested for 24 hours.
- F.Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.
- 3.6 CONTROLLERS
- A.All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMS.
- B.Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.
- C.Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. Exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.
- D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.
- E.Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.
- F.Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.
- G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardware power into the controller.
- 3.7 VALVES
- A.Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.
- B.Valve boxes shall be set over valves so that all parts of the valve can be reached for service.
- C.Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of 3/4" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.
- 3.8 SPRINKLER HEADS
- A.No sprinkler shall be located closer than 6" to walls, fences, or buildings.
- B.Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.
- C.Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.
- D. Spray heads shall be installed and flushed again prior to installation of nozzles.
- E.Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.
- 3.9 FIELD QUALITY CONTROL
- A.Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.
- B.Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.
- C.Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than

- 100 psi.
- D. Schedule testing with OAR 48 hours in advance for approval.
- E.Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.
- F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMS.
- 3.10 ADJUSTMENT
- A.Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.
- B.Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.
- C.Adjust sprinklers so they do not water buildings, structures, or other hardscape features.
- D. Adjust run times of station to meet needs of plant material the station services.
- 3.11 CLEANING
- A.Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.
- B.Open trenches or hazards shall be protected with yellow caution tape.
- C.Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.
- D. OAR shall perform periodic as well as a final cleanliness inspection.
- E.Contractor shall leave Project in at least a 'broom clean' condition.
- END OF SECTION

IRRIGATION NOTES

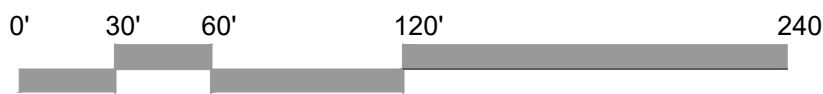
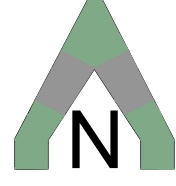
1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO EXISTING LANDSCAPE OR CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER USE A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED, UNLESS BLACK POLY IS CALLED OUT FOR WIRE SLEEVEING. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE, CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM



1.5" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
8/14/2024	UT24095						PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 8/14/2024
NO.	REVISION	DATE					
1	XXXX	XX-XX-XX					
2							
3							
4							
5							
6							
7							



GRAPHIC SCALE: 1" = 60'

EAGLE CREST STORAGE
EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

MENLOVE CONSTRUCTION
ATT: JESSE REYNOLDS
801-915-9245
JESSE@MENLOVECONSTRUCTION.COM

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Landscape Architecture & Planning & Visualization
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www.pkjdesigngroup.com



IRRIGATION COVER
CITY PERMIT SET

IR-101



IRRIGATION LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)
IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJDESIGNGROUP.COM

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Rain Bird XCZ-100-IVMQ (2) 1"	3
	Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	
⊗	Rain Bird XFS-09-18 Drip Ring(SHRUB)	301
⊙	Rain Bird XFS-09-18 Drip Ring(TREE)	27
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird 44-RC 1"	1
⌵	1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	
⌵	Shut Off Valve	1
Ⓜ	Rain Bird EFB-CP-PRS-D 1-1/2"	1
	1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	
Ⓟ	Zurn 475 2-1/2"	1
	Reduced Pressure Backflow Preventer.	
Ⓢ	Rain Bird ESPLXIVM	1
	60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	
Ⓡ	Rain Bird WR2-RFS	1
	Wireless Rain/ Freeze Sensor.	
Ⓢ	Rain Bird FS-200-B	1
	2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	
Ⓜ	Water Meter 2"	1
—	Irrigation Lateral Line: PVC Schedule 40 3/4"	2,415 Lf.
- - -	Irrigation Mainline: PVC Schedule 40 3/4"	440.9 Lf.
- - - - -	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	198.4 Lf.
Valve Callout #+ # Valve Number #-# Valve Flow #-# Valve Size		

8/14/2024

UT24095

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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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'

EAGLE CREST STORAGE

EAGLE MOUNTAIN BLVD.

EAGLE MOUNTAIN, UTAH

MENLOVE CONSTRUCTION

ATT: JESSE REYNOLDS

801-915-9245

JESSE@MENLOVECONSTRUCTION.COM

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PKJ

DESIGN GROUP

Landscape Architecture • Planning • Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

IRRIGATION PLAN

CITY PERMIT SET

IR-102

8/28/21-5/30/22

8/14/2024

STATE OF UTAH

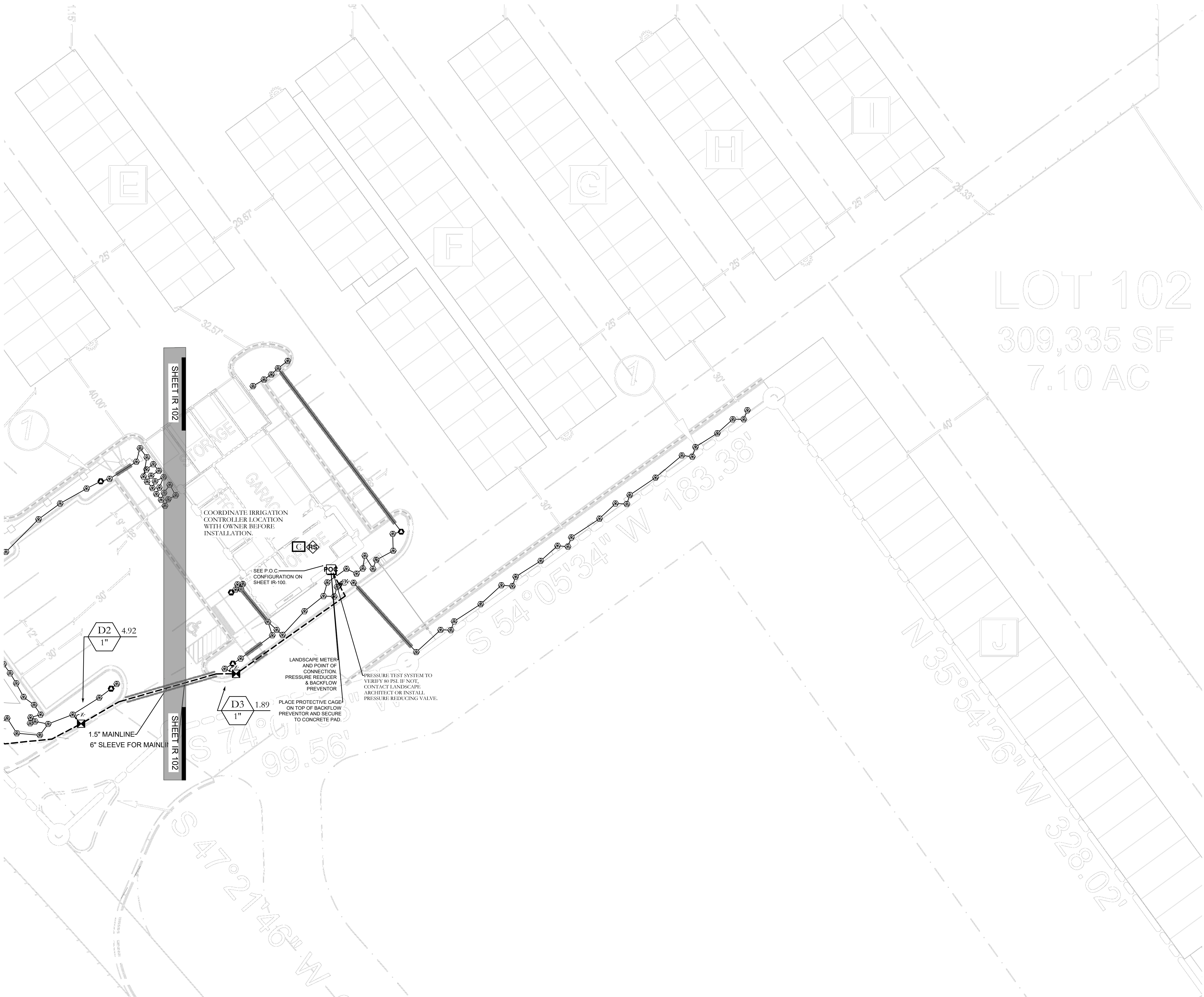
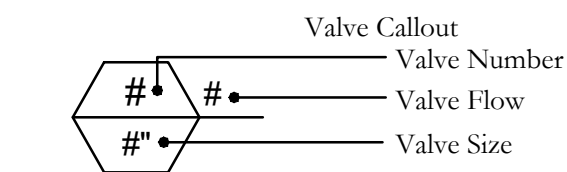
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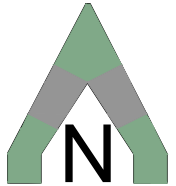
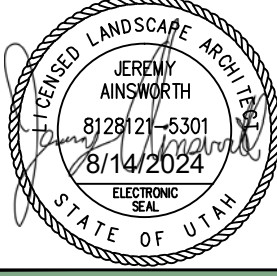
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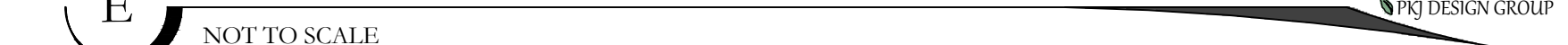
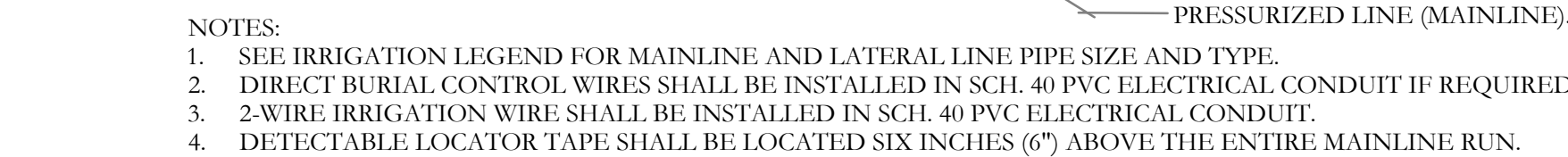
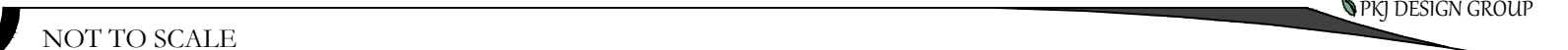
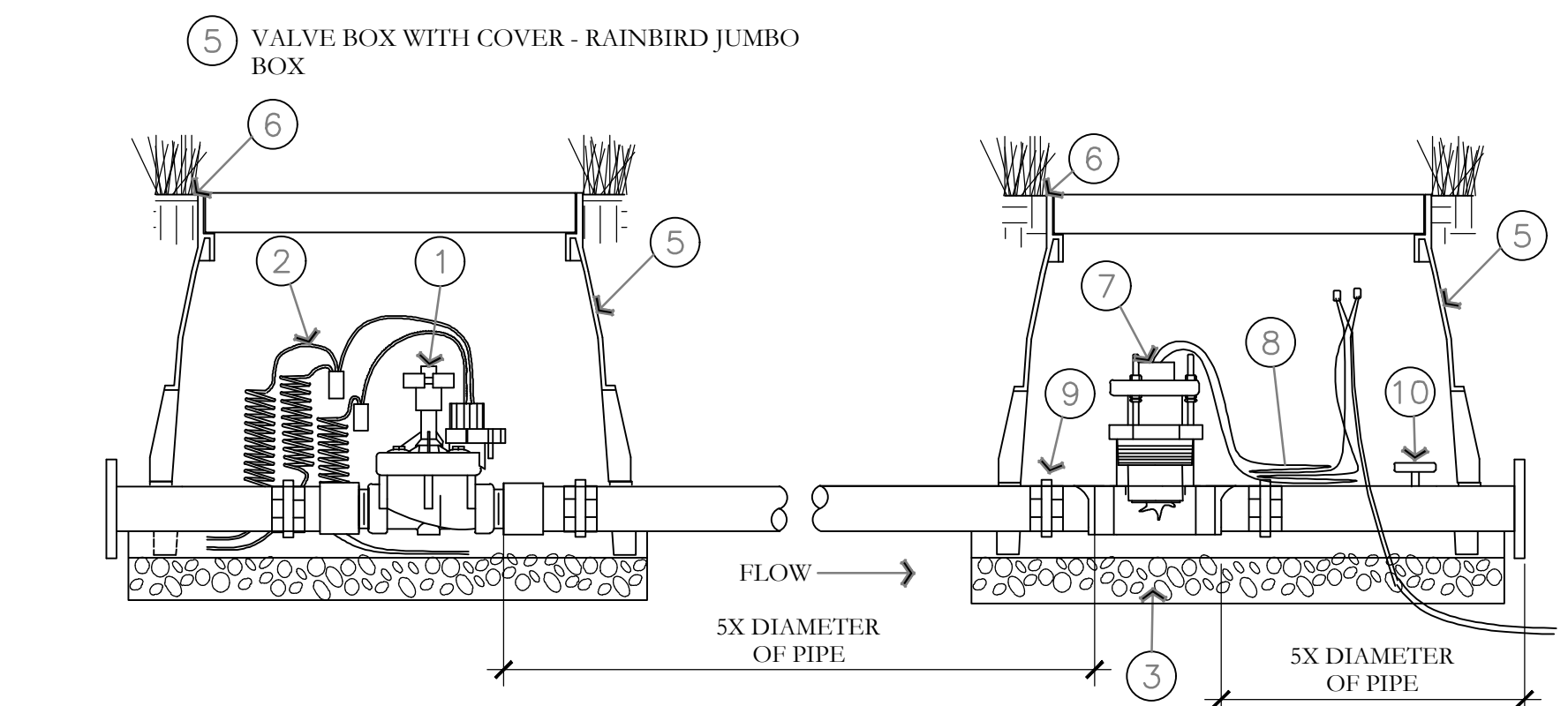
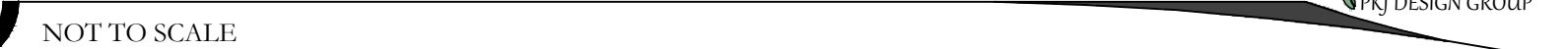
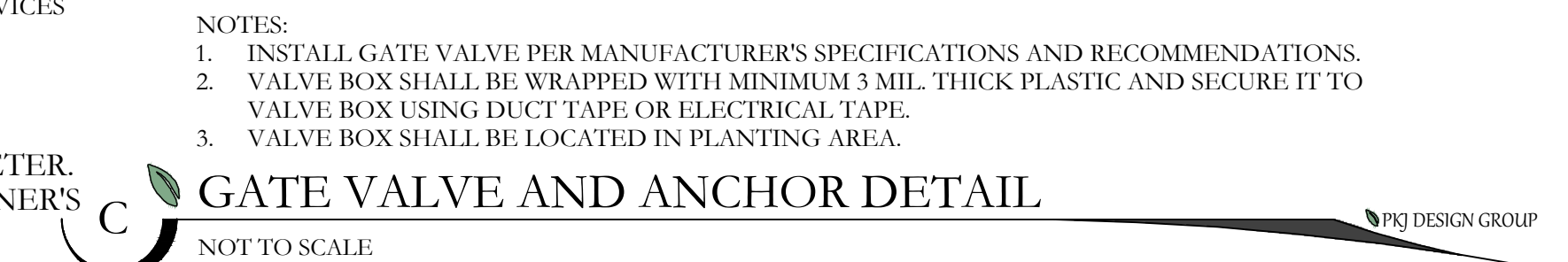
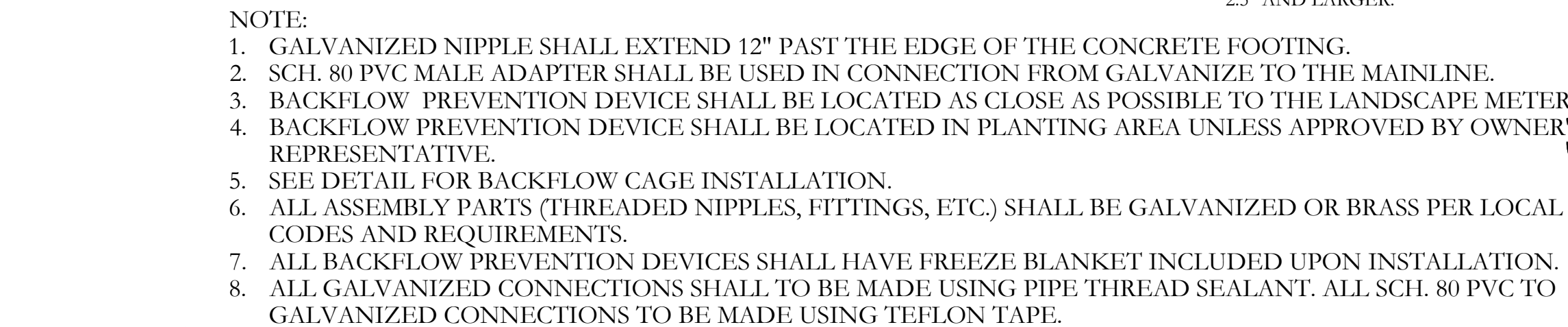
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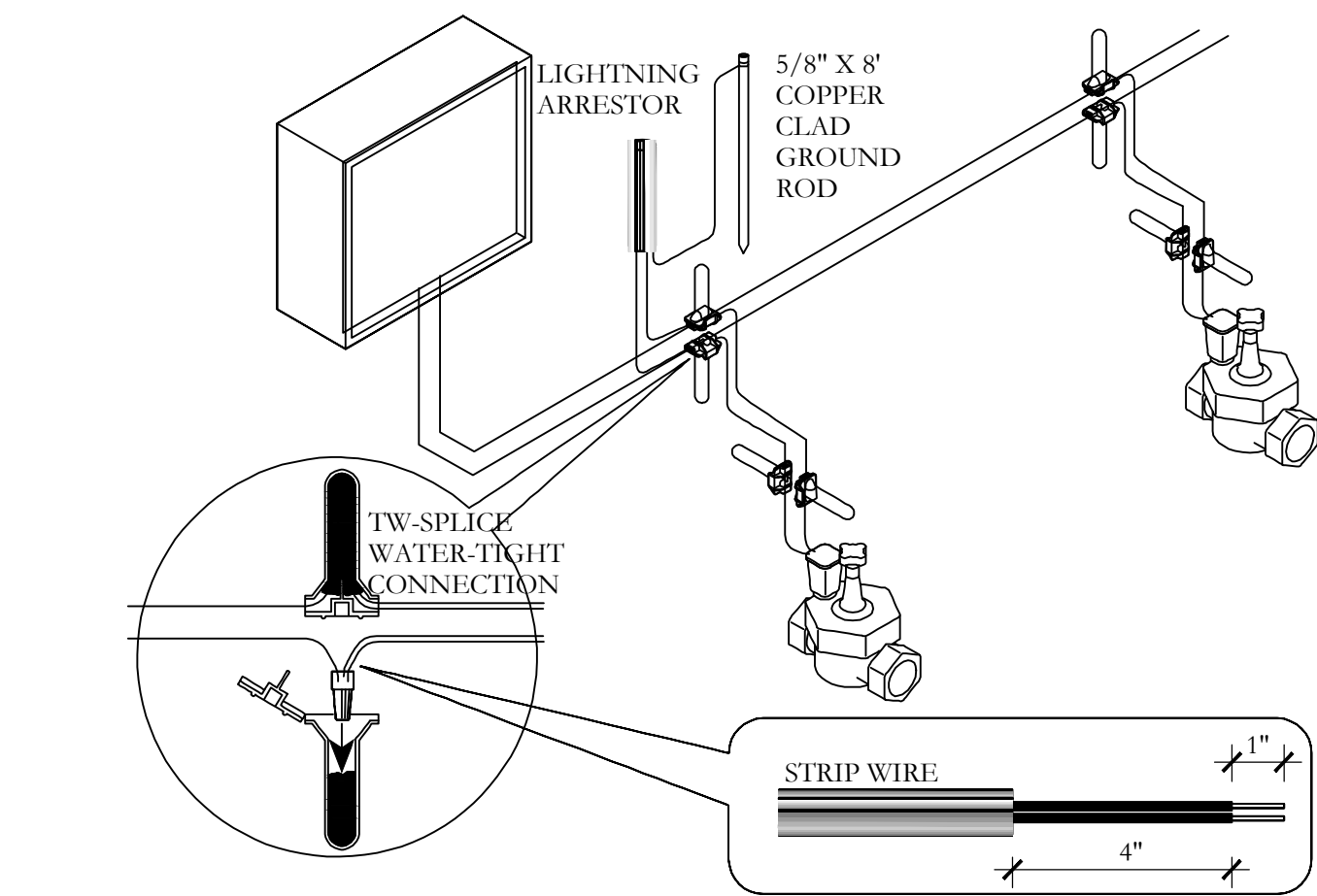
PLOT DATE: 8/14/2024

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Rain Bird XCZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	3
⊗	Rain Bird XFS-09-18 Drip Ring(SHRUB)	301
⊙	Rain Bird XFS-09-18 Drip Ring(TREE)	27
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
⌵	Shut Off Valve	1
Ⓜ	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
Ⓛ	Zurn 475 2-1/2" Reduced Pressure Backflow Preventer.	1
Ⓢ	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
Ⓡ	Rain Bird WR2-RFS Wireless Rain/ Freeze Sensor.	1
Ⓢ	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXID LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
Ⓜ	Water Meter 2"	1
—	Irrigation Lateral Line: PVC Schedule 40 3/4"	2,415 Lf.
---	Irrigation Mainline: PVC Schedule 40 3/4"	440.9 Lf.
----	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	198.4 Lf.

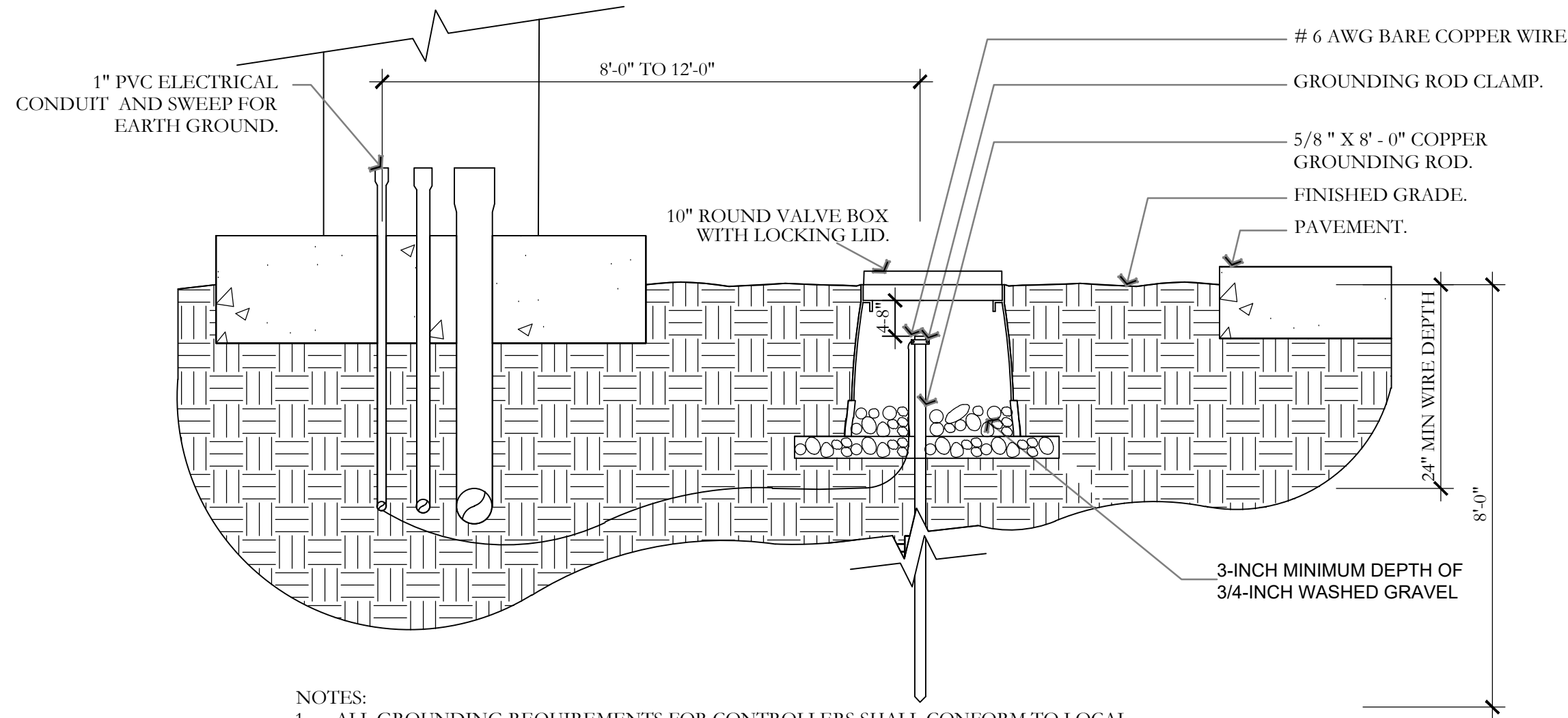


ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
8/14/2024	UT24095	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		EAGLE CREST STORAGE EAGLE MOUNTAIN BLVD. EAGLE MOUNTAIN, UTAH	MENLOVE CONSTRUCTION ATT: JESSE REYNOLDS 801-915-9245 JESSE@MENLOVECONSTRUCTION.COM	 PKJ DESIGN GROUP Landscape Architecture • Planning • Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	 IRRIGATION PLAN CITY PERMIT SET PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 8/14/2024
NO.	REVISION	DATE					
1	XXXX	XX-XX-XX					
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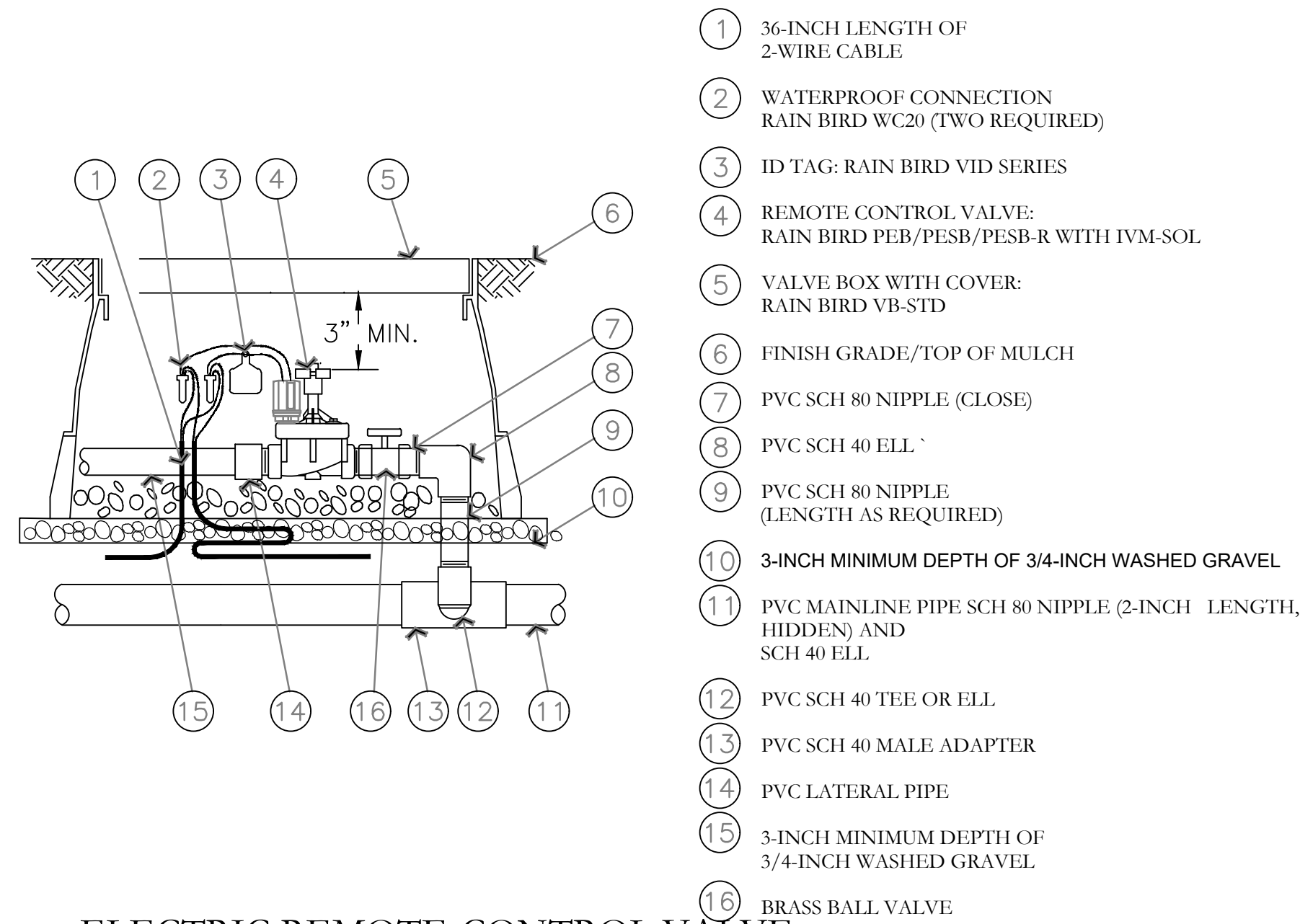




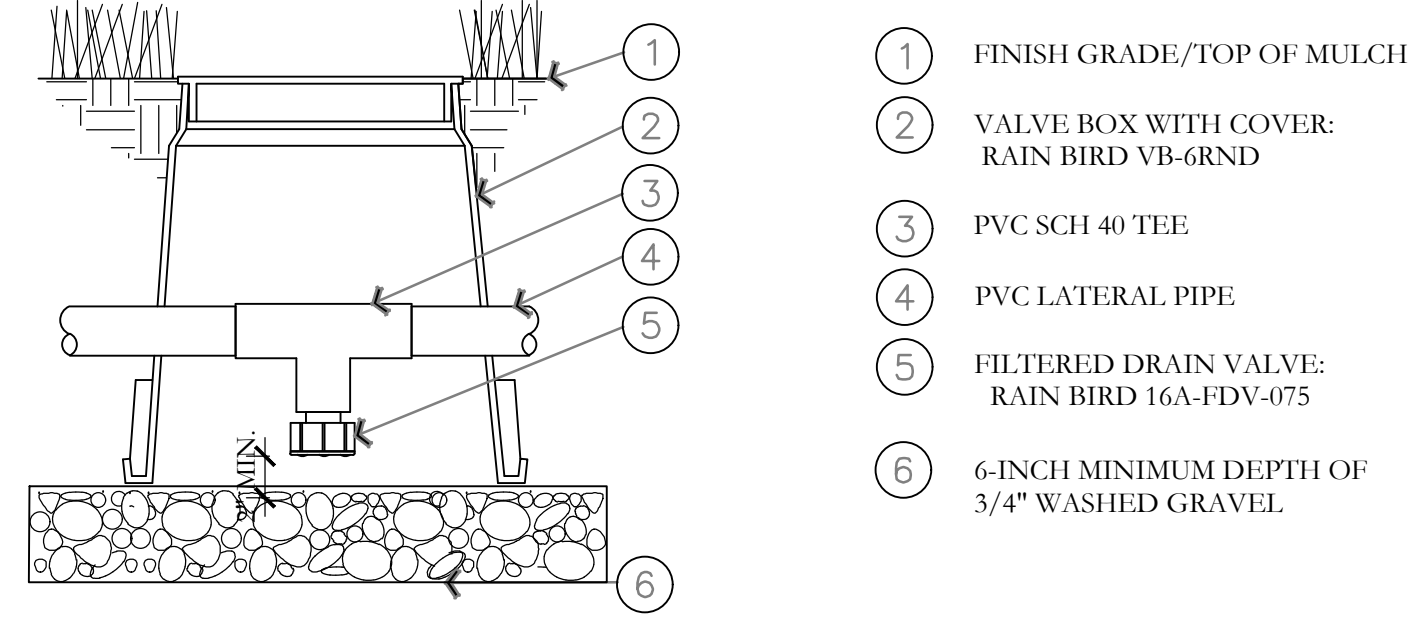
J 2-WIRE CONNECTION DETAIL
NOT TO SCALE



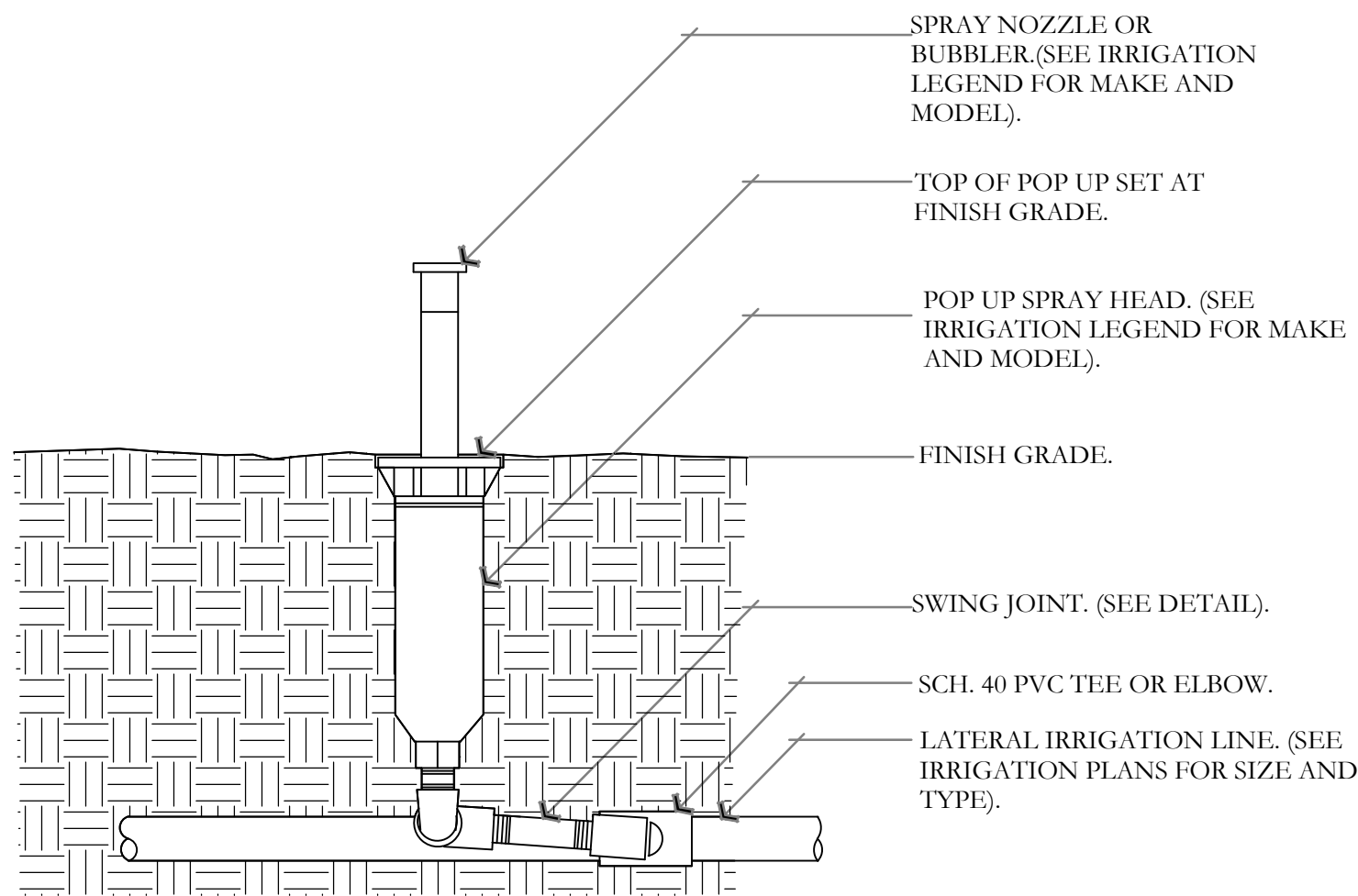
K GROUNDING ROD DETAIL
NOT TO SCALE



M ELECTRIC REMOTE-CONTROL VALVE
PEB OR PESB SERIES WITH IVM-SOL
NOT TO SCALE

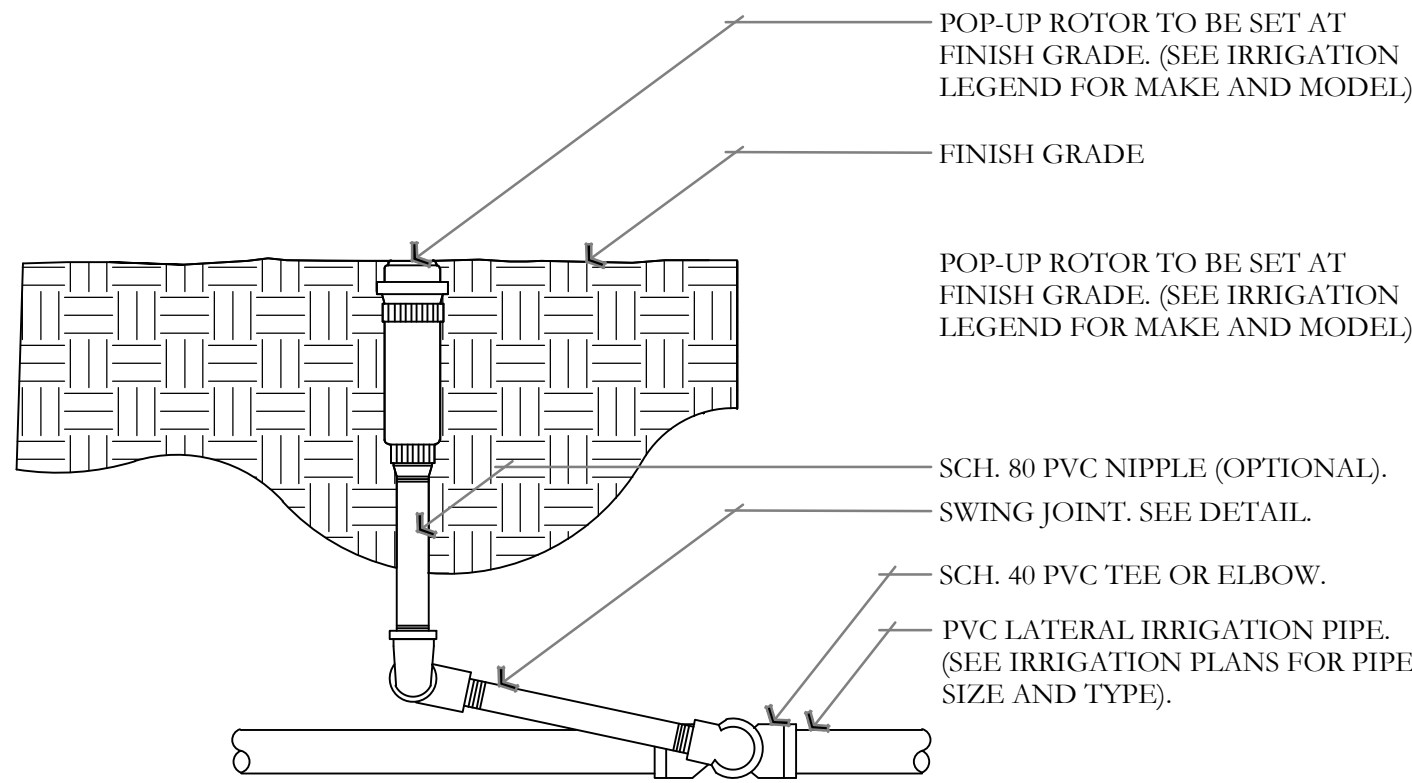


L MANUAL LINE DRAIN VALVE DETAIL
NOT TO SCALE



- NOTE:
- 4\"/>
 - CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
 - ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
 - ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

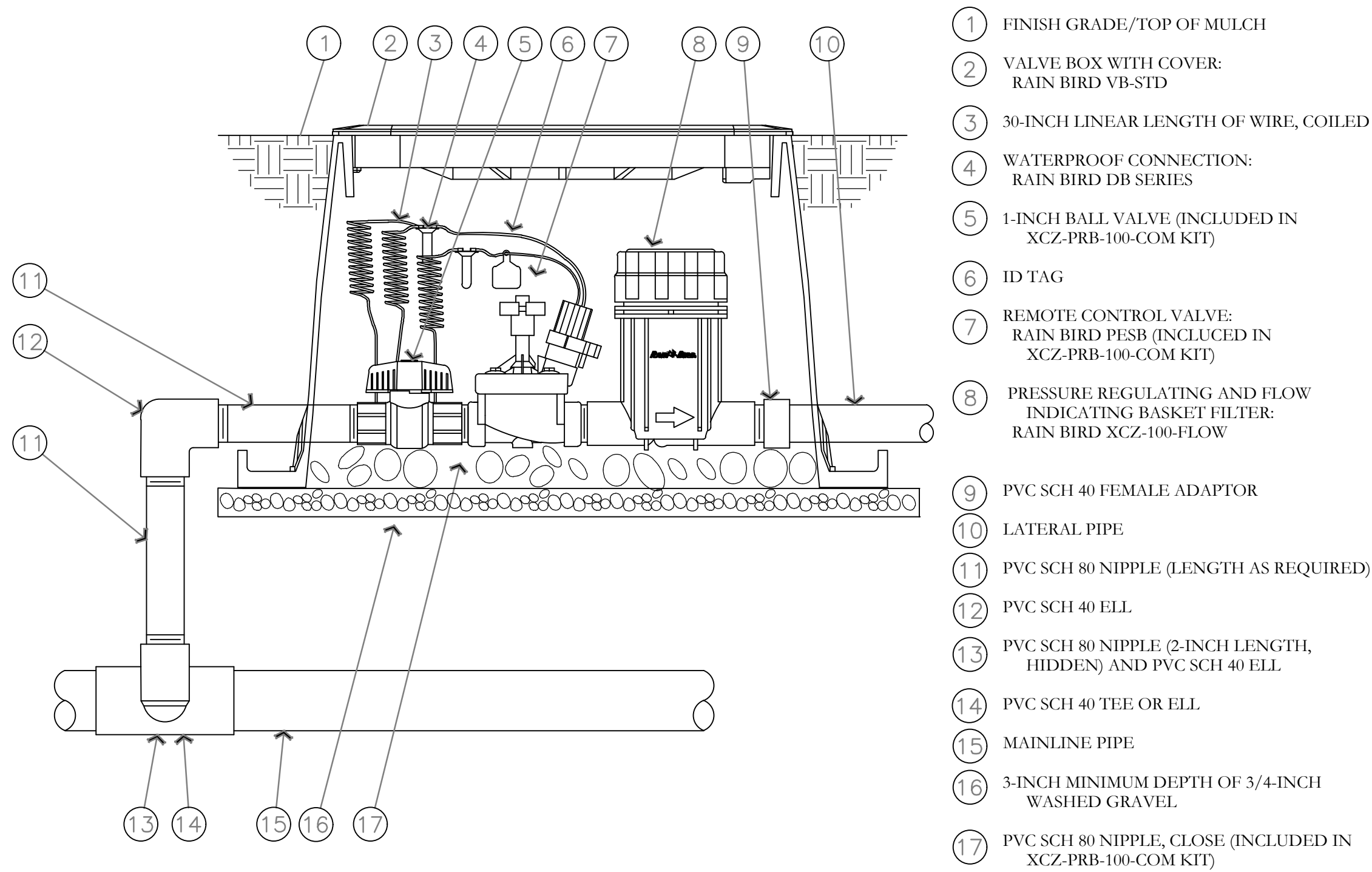
O POP-UP-SPRAY HEAD DETAIL
NOT TO SCALE



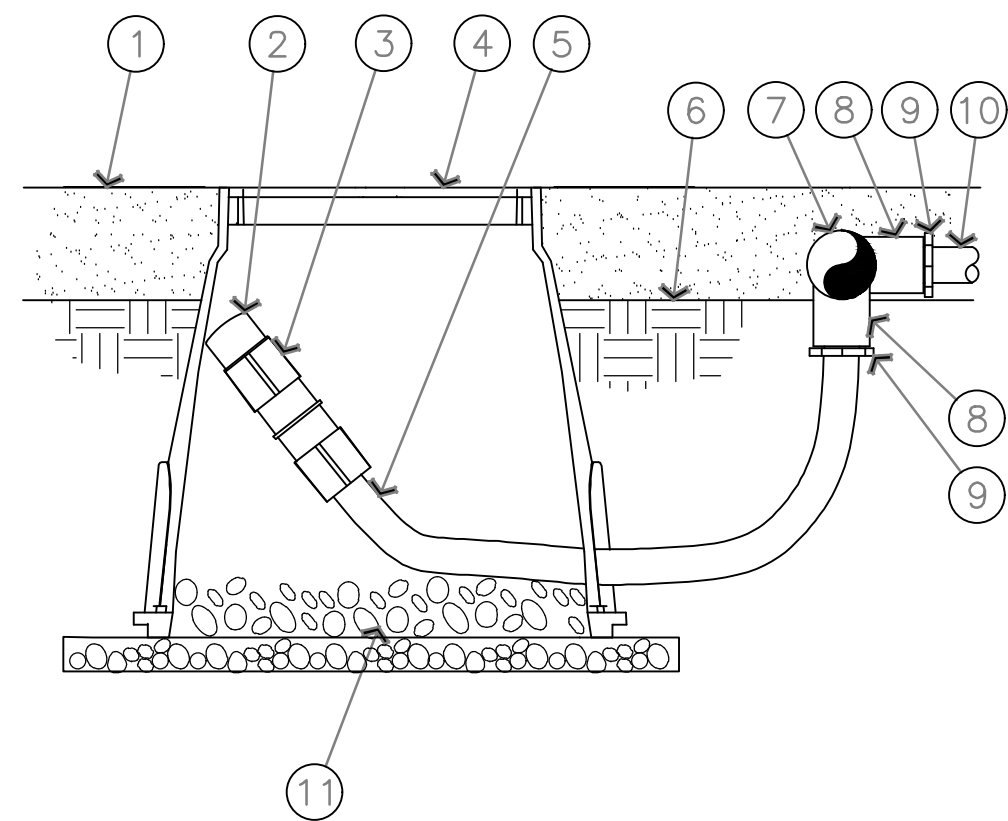
- NOTES:
- ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
 - CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL
NOT TO SCALE

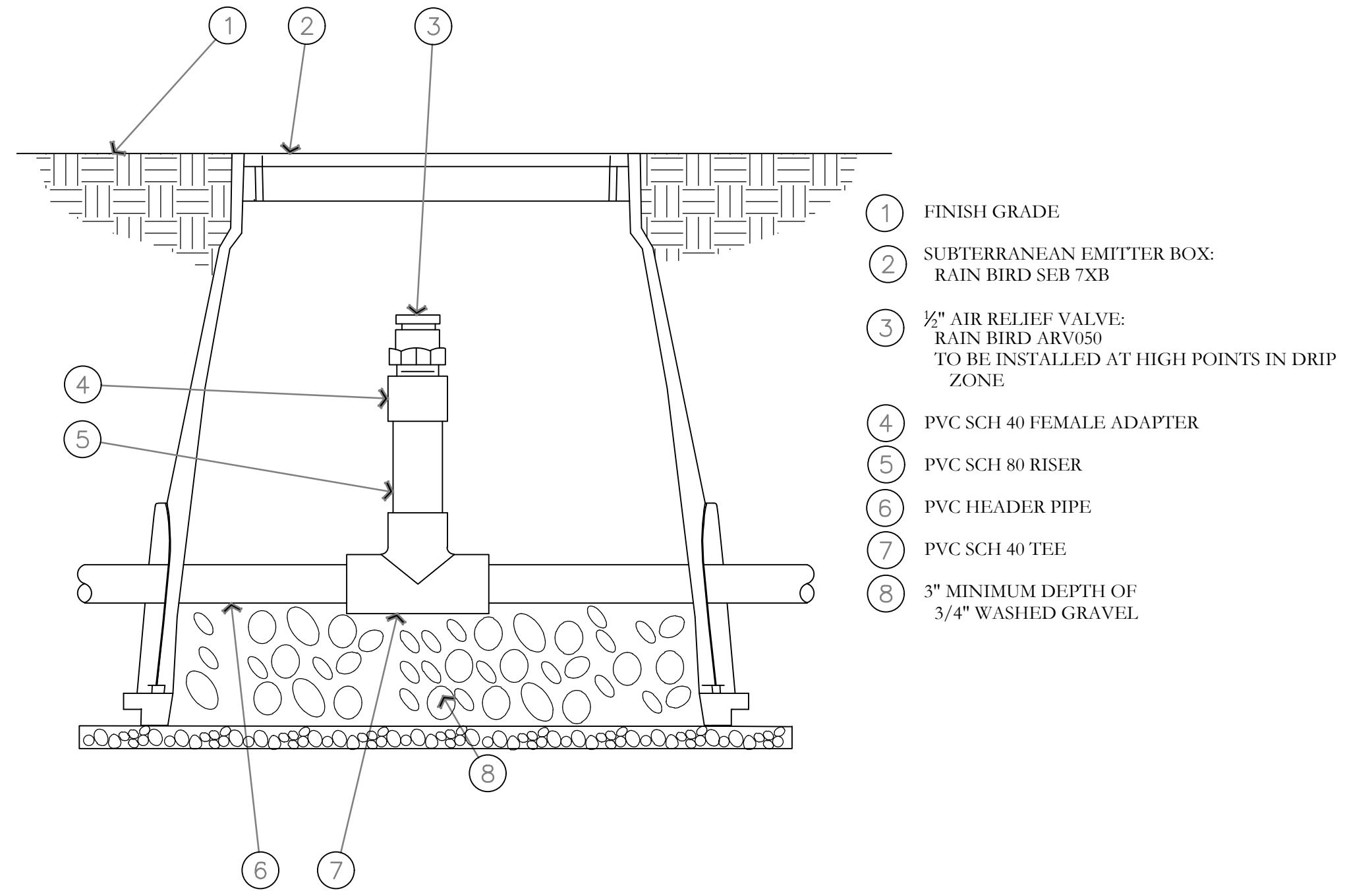
ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
8/14/2024		UT24095		EAGLE CREST STORAGE EAGLE MOUNTAIN BLVD. EAGLE MOUNTAIN, UTAH	MENLOVE CONSTRUCTION ATT: JESSE REYNOLDS 801-915-9245 JESSE@MENLOVECONSTRUCTION.COM	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 8/14/2024
NO.	REVISION	DATE						
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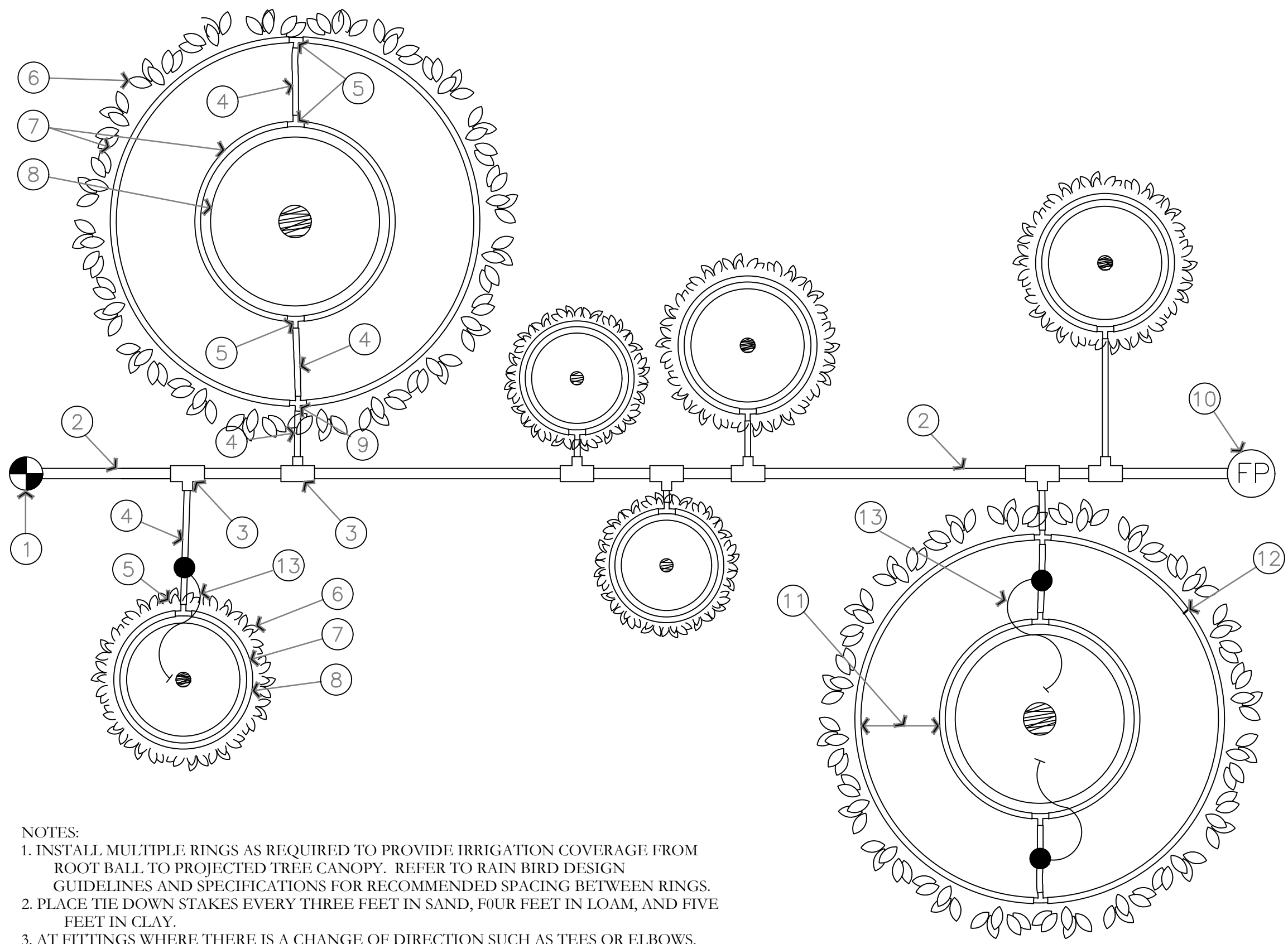
DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



AIR RELIEF VALVE DETAIL
NOT TO SCALE



NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

- RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- PVC DRIP LATERAL PIPE
- PVC SCH 40 TEE OR EL (TYPICAL)
- 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
- BARB X BARB INSERT TEE: RAIN BIRD XFF-TTEE (TYPICAL)
- PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- ROOT BALL (TYPICAL)
- BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
- SPACING PER SPECIFICATION
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
- POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
8/14/2024		UT24095			MENLOVE CONSTRUCTION ATT: JESSE REYNOLDS 801-915-9245 JESSE@MENLOVECONSTRUCTION.COM			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 8/14/2024
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
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5								
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7								

EAGLE CREST STORAGE
EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

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PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization

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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

IRRIGATION DETAILS
CITY PERMIT SET

IR-503



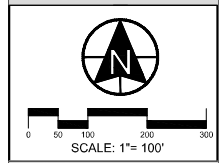
DEVELOPER

**PATTERSON
DEVELOPMENT**

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

**EAGLE
CREST**



berg

CIVIL ENGINEERING

1018 N Deer Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS		SEAL
NO.	DESCRIPTION	
1		
2		
3		
4		
5		

DRAWN BY	DATE
FINAL PLAN	06/29/2024

PROJECT

**EAGLE
CREST
LOT 102**

DESCRIPTION

**FINAL
SITE
PLANS**

SHEET NAME SHEET NUMBER

ELEVATIONS ARCH



EAGLE CREST STORAGE

EAGLE MOUNTAIN BLVD. LOT 102
EAGLE MOUNTAIN - UTAH - 84005

11 JULY 2024

OFFICE BUILDING SITE
PLAN SUBMITTAL



CONSULTANTS

CIVIL

BERG ENGINEERING
11038 HIGHLAND BLVD.
AMERICAN FORK, UTAH, 84003
KEN BERG
PHONE 801.492.1277
KEN@BERGCIVILENGINEERING.COM

LANDSCAPE

PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD. SUITE 102
LEHI UTAH, 84043
JEREMY AINSWORTH
PHONE 801.753.5644
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ACUTE ENGINEERING
744 E. 400 S.
OREM, UTAH, 84097
JAY ADAMS
PHONE 801.362.2156
JAY@DSTRUCTURES.COM

MECHANICAL & PLUMBING

SPECTRUM ENGINEERS
324 S. STATE ST. SUITE 400
SALT LAKE CITY, UTAH, 84111
CARL GATRELL
PHONE 801.401.8429
CARL.GATRELL@SPECENG.COM

ELECTRICAL

SPECTRUM ENGINEERS
324 S. STATE ST. SUITE 400
SALT LAKE CITY, UTAH, 84111
DAVID HINCKLEY
PHONE 801.401.8435
DGH@SPECTRUM-ENGINEERS.COM

DRAWING INDEX

CIVIL

C C

LANDSCAPE

L L

ARCHITECTURAL

G001 COVER SHEET
A101 MAIN LEVEL FLOOR PLAN
A102 LEVEL 2 FLOOR PLAN
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS
A203 EXTERIOR PERSPECTIVES
A501 ARCHITECTURAL DETAILS



233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

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PROFESSIONAL STAMP

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CONSTRUCTION

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

EAGLE CREST STORAGE

EAGLE MOUNTAIN BLVD. LOT 102
EAGLE MOUNTAIN - UTAH - 84005

REVISIONS

△ DESCRIPTION	DATE

PROJECT INFORMATION

DATE: 11 JULY 2024
PROJECT #: 22-019
DRAWN BY: SWM
PM / PA: MA

DRAWING SET STATUS

OFFICE BUILDING SITE
PLAN SUBMITTAL

THIS DRAWING SET IS INTENDED
TO BE PRINTED IN COLOR

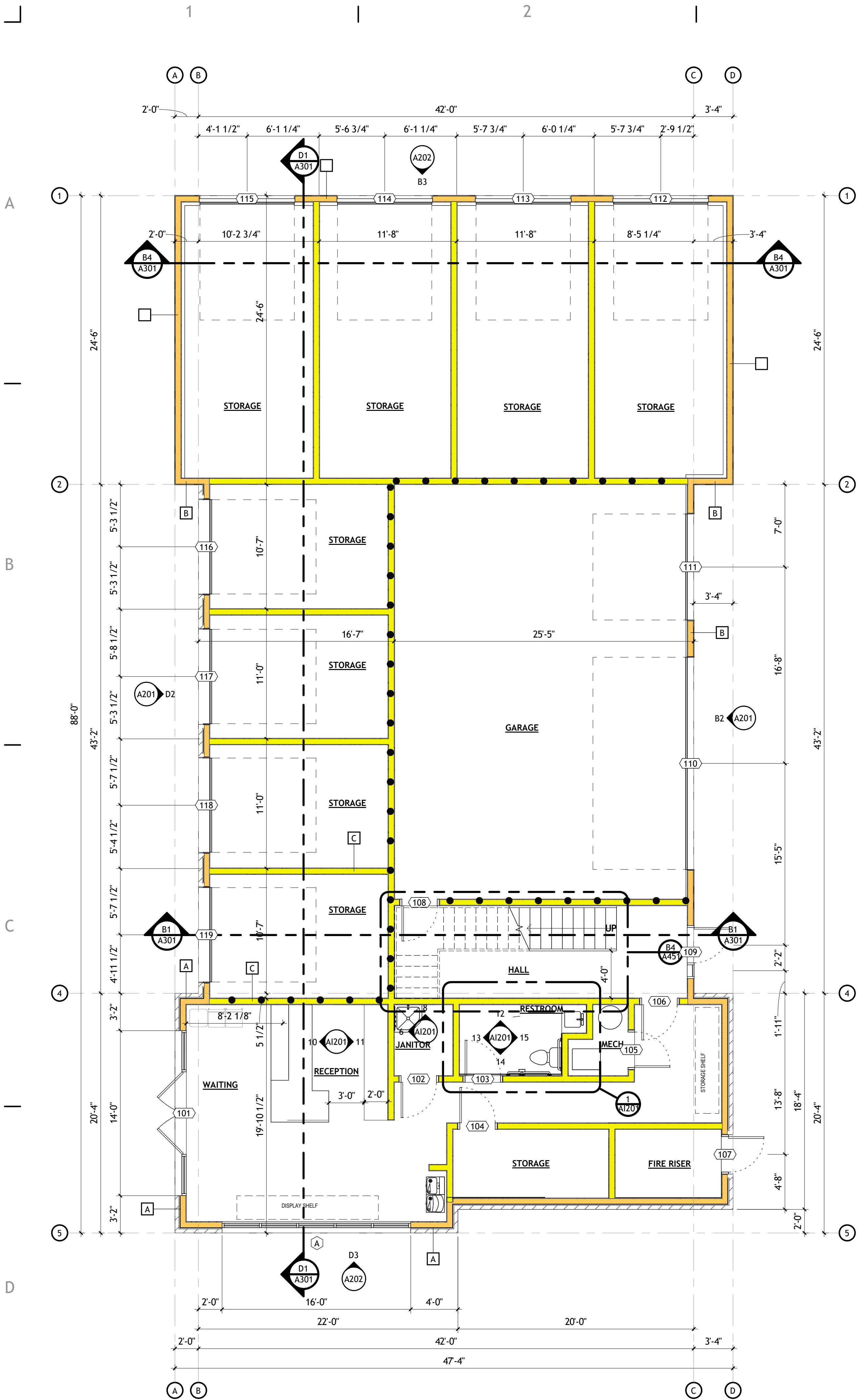
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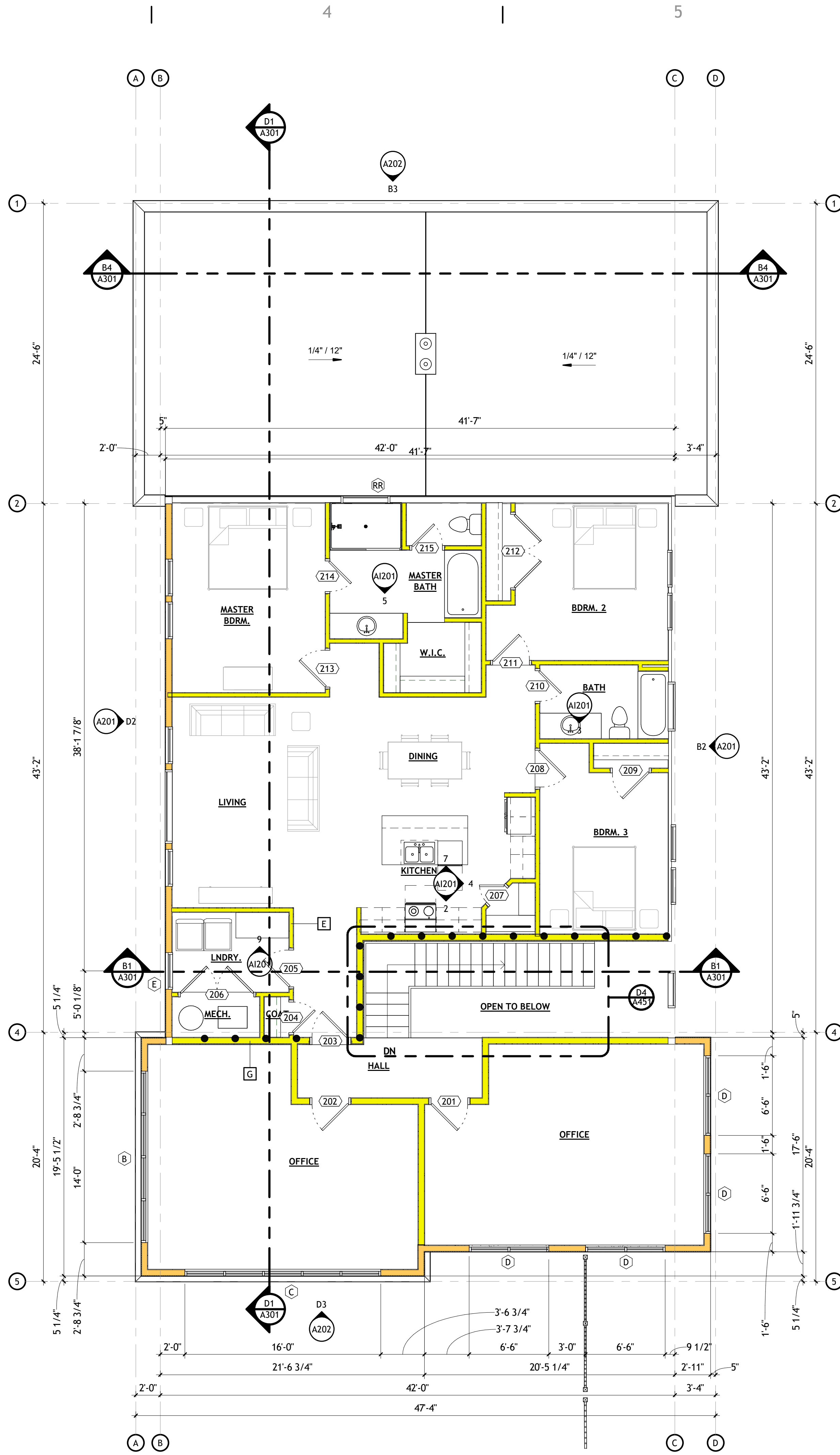
SHEET NUMBER

G000

Autodesk Docs / 22-019 EAGLE CREST STORAGE 22-019 Patterson Eagle Mountain Storage.rvt
7/17/2024 7:39:14 PM



FLOOR PLAN - LEVEL 1
A101 | SCALE: 3/16" = 1'-0"



FLOOR PLAN - LEVEL 2
A101 | SCALE: 3/16" = 1'-0"

KEYNOTES

SEPARATION LEGEND

- ONE-HOUR OCCUPANCY SEPARATION

GENERAL NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
- PROVIDE 18" MINIMUM CLEAR FLOOR SPACE AT PULL SIDE OF ALL DOORS.
- PROVIDE 12" MINIMUM CLEAR FLOOR SPACE AT PUSH SIDE OF ALL DOORS.
- UNLESS OTHERWISE NOTED OR DIMENSIONED, LOCATE DOORS AS FOLLOWS:
 - MASONRY WALLS- OUTSIDE OF FRAME 8" FROM FACE OF WALL (ON BLOCK MODULE).
 - FRAMED WALLS- INSIDE OF JAMB 4" FROM FINISHED WALL (ADJUST FOR TILE WHERE SHOWN).
- CONCRETE FOUNDATION WALLS RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING PER NFPA 13.
- SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- SEE INTERIOR ELEVATIONS ON A101 AND MILLWORK DETAILS ON A151 FOR FINISHES OF MILLWORK BASES, AND COUNTERTOPS SEE SHEETS A151, A152 FOR REFLECTED CEILING PLAN INFORMATION.
- SEE SHEETS A101, A102, FOR FINISH INFORMATION. CONFIRM FINISHES WITH OWNER PRIOR TO ORDERING.
- SEE A601, A602, AND A603 FOR DOOR AND WINDOW INFORMATION.
- GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL APPLIANCES WITH OWNER PRIOR TO PURCHASING EQUIPMENT AND FABRICATING MILLWORK.
- SEE THE SPECIFICATION FOR ADDITIONAL INFORMATION.
- SEE G000 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND OTHER ARCHITECTURAL GENERAL INFORMATION.
- SEE G000 FOR WALL TYPES.
- PROVIDE BACKING/BLOCKING FOR WALL MOUNTED ITEMS INCLUDING GRAB BARS, HANDRAILS, SIGNAGE AND EQUIPMENT AS REQUIRED.
- TILE IS TO BE SET OVER CEMENTITIOUS BACKER BOARD UNDERLAYMENT. RECESS SLAB AS/IF REQUIRED. VERIFY WITH OWNER.
- DO NOT SCALE DRAWINGS.



233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

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CONSTRUCTION

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

EAGLE CREST STORAGE

EAGLE MOUNTAIN BLVD. LOT 102
EAGLE MOUNTAIN - UTAH - 84005

REVISIONS

△ DESCRIPTION	DATE

PROJECT INFORMATION

DATE: 11 JULY 2024
PROJECT #: 22-019
DRAWN BY: SWM
PM / PA: MA

DRAWING SET STATUS

OFFICE BUILDING SITE
PLAN SUBMITTAL

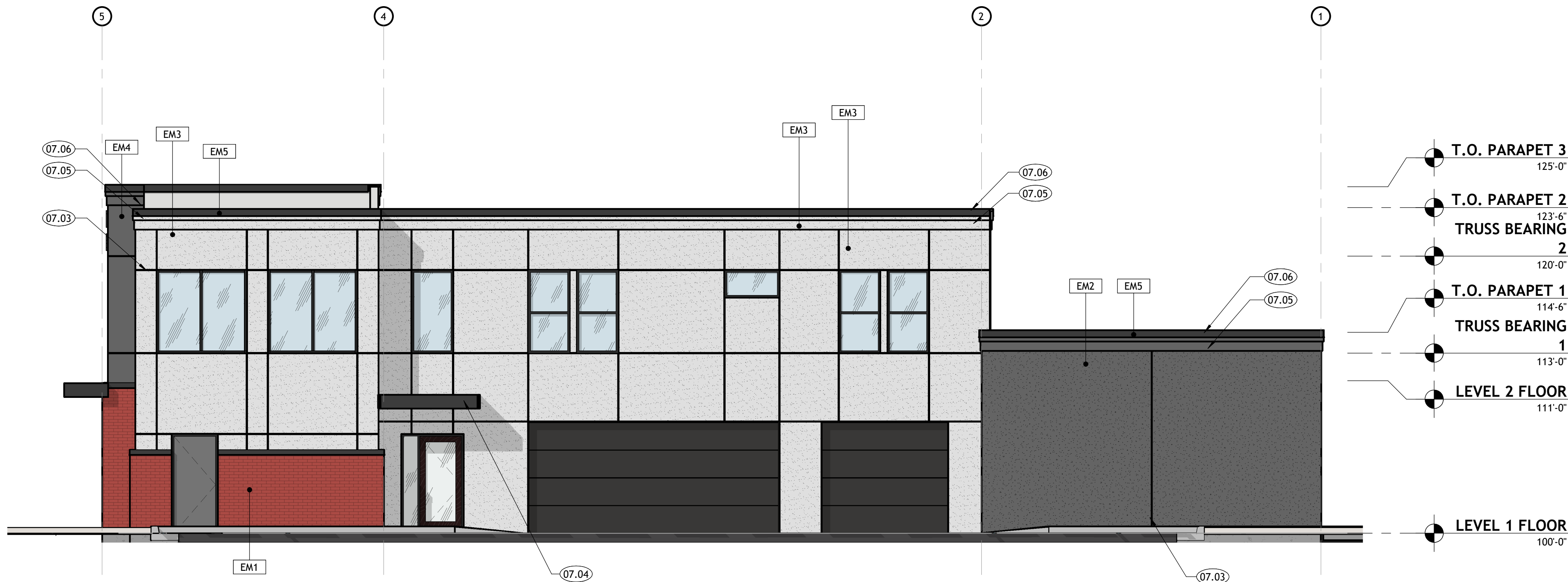
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SHEET TITLE

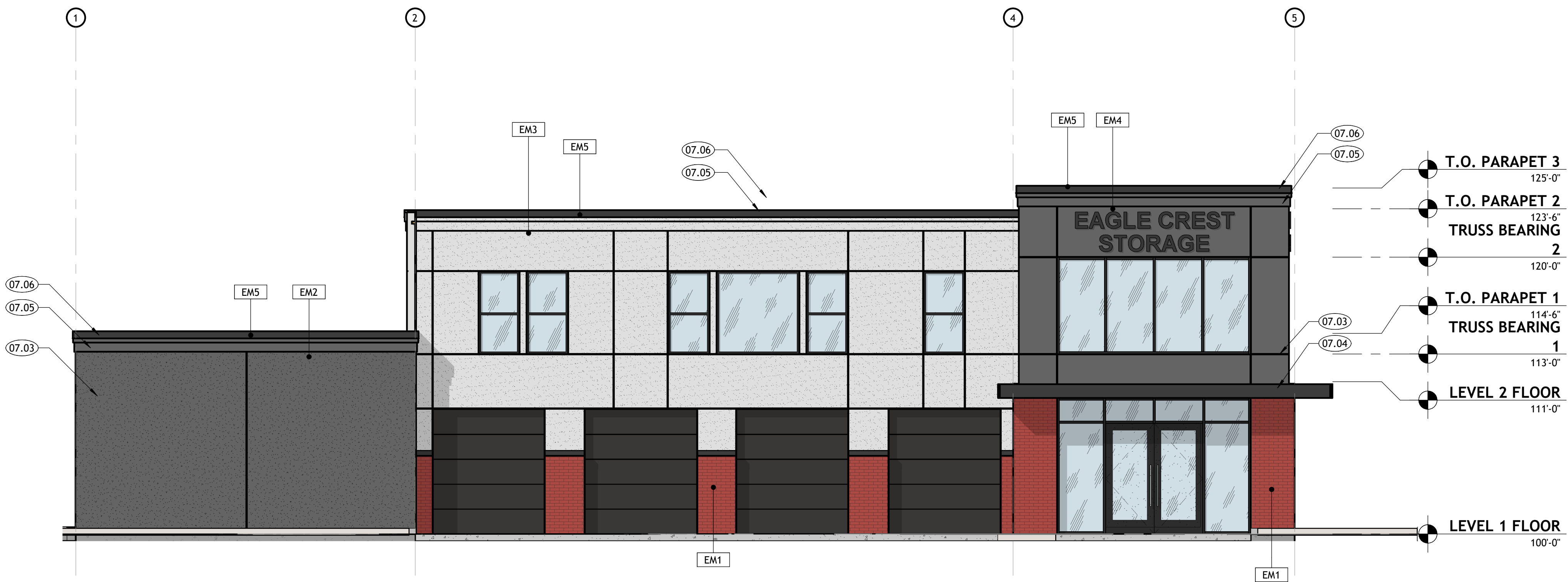
FLOOR PLANS -
LEVELS 1 & 2

SHEET NUMBER

A101



B2 NORTH EAST ELEVATION
A201 | SCALE: 3/16" = 1'-0"



D2 SOUTHWEST ELEVATION
A201 | SCALE: 3/16" = 1'-0"

KEYNOTES

- 07.03 STUCCO V-GROOVE REVEAL.
07.04 BLACK METAL DOOR/WINDOW AWNING. SEE DETAILS ON SHEET A501.
07.05 DECORATIVE STUCCO PARAPET TRIM.
07.06 PRE-FINISHED METAL PARAPET CAP, BLACK.

EXTERIOR MATERIAL LEGEND & CALCULATION

EM1		8" BRICK, FIELD COLOR - 7.8%
EM2		STUCCO, SMOOTH FINISH ACCENT COLOR (GREY) - 16.8%
EM3		STUCCO, SMOOTH FINISH FIELD COLOR (WHITE) - 33.2%
EM4		FIBER CEMENT PANEL SYSTEM WITH EZ TRIM REVEALS - 9.5%
EM5		PRE-FINISHED METAL PARAPET CAP, TRIM, DOORS AND WINDOW FRAMES - MATTE BLACK - 32.7% (PERCENTAGE INCLUDES GLAZING)

	NE	SW	NW	SE	SUM
EM1	105 sf	134 sf	-	226 sf	465
EM2	332 sf	335 sf	342 sf	-	1,009
EM3	844 sf	486 sf	343 sf	317 sf	1,990
EM4	27 sf	336 sf	-	208 sf	571
EM5	510 sf	707 sf	383 sf	362 sf	1,962
					5,997

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
G. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
H. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
I. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.
J. PROVIDE SCREENING FOR ALL ROOF TOP EQUIPMENT.

REVISIONS

Δ	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	11 JULY 2024
PROJECT #:	22-019
DRAWN BY:	SWM
PM / PA:	MA

DRAWING SET STATUS

OFFICE BUILDING SITE PLAN SUBMITTAL

THIS DRAWING SET IS INTENDED
TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

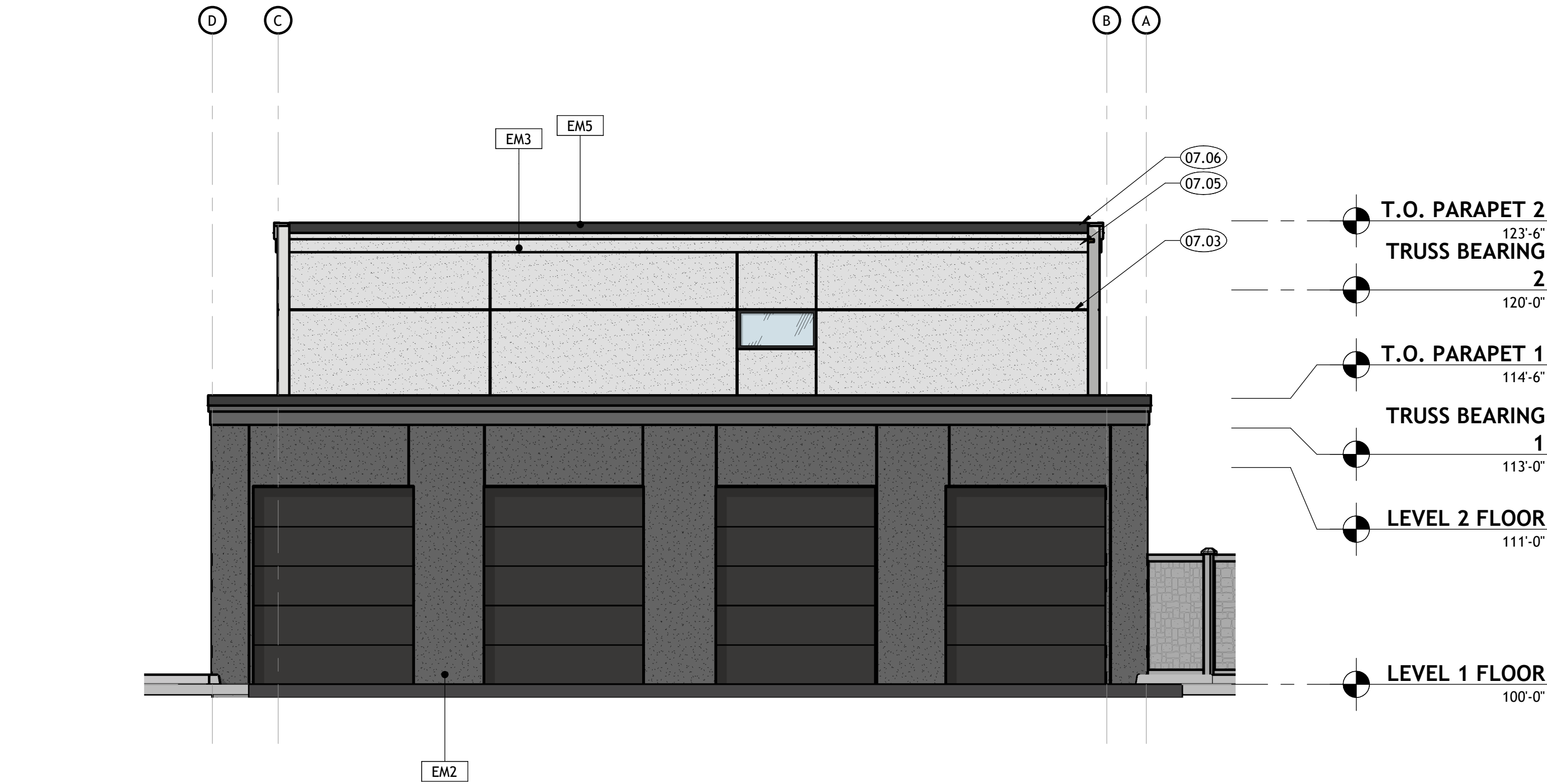
A201

A

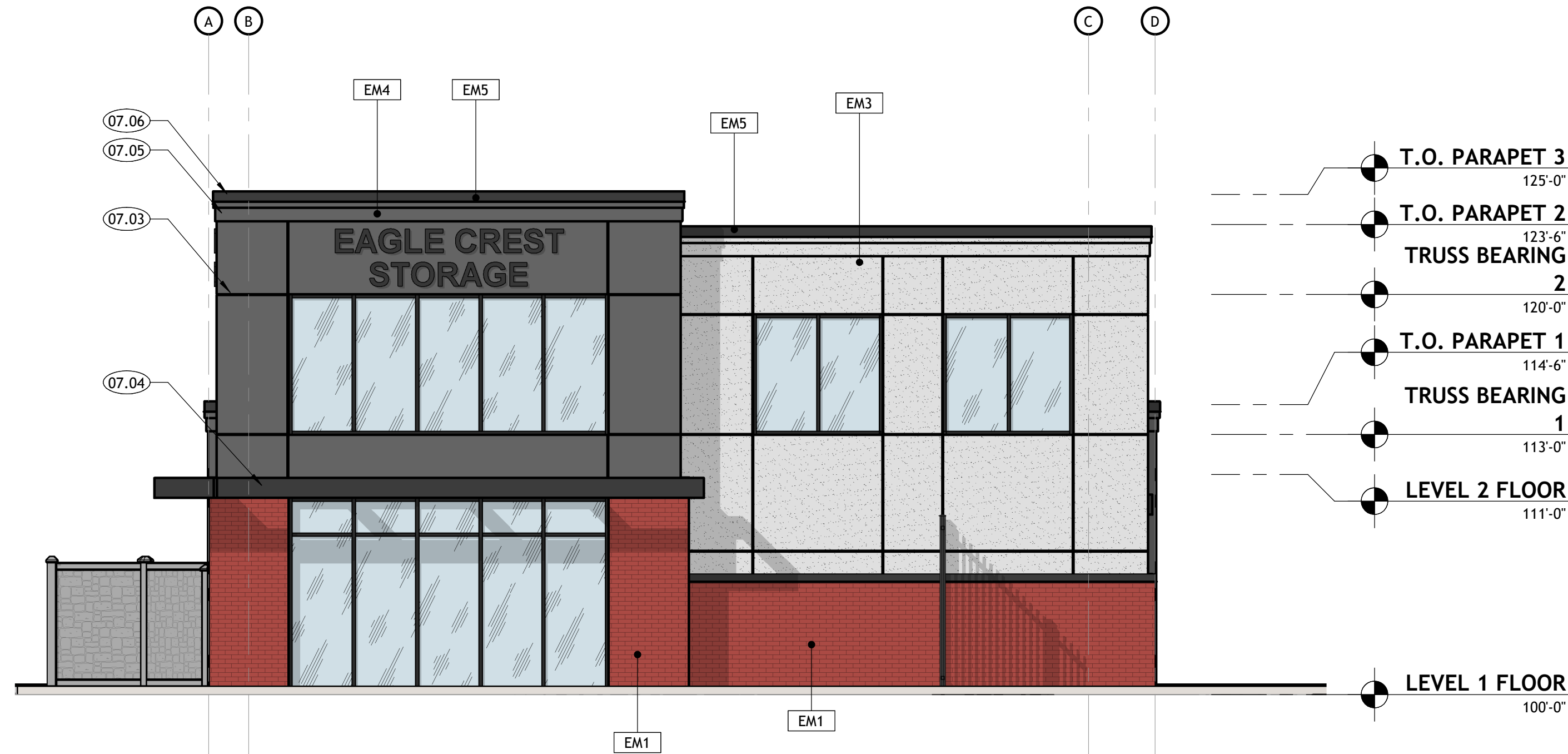
B

C

D



B3 NORTHWEST ELEVATION
A202 | SCALE: 3/16" = 1'-0"



D3 SOUTHEAST ELEVATION
A202 | SCALE: 3/16" = 1'-0"

KEYNOTES

- 07.03 STUCCO V-GROOVE REVEAL.
07.04 BLACK METAL DOOR/WINDOW AWNING. SEE DETAILS ON SHEET A501.
07.05 DECORATIVE STUCCO PARAPET TRIM.
07.06 PRE-FINISHED METAL PARAPET CAP, BLACK.



233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

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PROFESSIONAL STAMP

NOT FOR
CONSTRUCTION

CONSULTANT INFORMATION

EXTERIOR MATERIAL LEGEND & CALCULATION

EM1	8" BRICK, FIELD COLOR - 7.8%
EM2	STUCCO, SMOOTH FINISH ACCENT COLOR (GREY) - 16.8%
EM3	STUCCO, SMOOTH FINISH FIELD COLOR (WHITE) - 33.2%
EM4	FIBER CEMENT PANEL SYSTEM WITH EZ TRIM REVEALS - 9.5%
EM5	PRE-FINISHED METAL PARAPET CAP, TRIM, DOORS AND WINDOW FRAMES - MATTE BLACK - 32.7% (PERCENTAGE INCLUDES GLAZING)

	NE	SW	NW	SE	SUM
EM1	105 sf	134 sf	-	226 sf	465
EM2	332 sf	335 sf	342 sf	-	1,009
EM3	844 sf	486 sf	343 sf	317 sf	1,990
EM4	27 sf	336 sf	-	208 sf	571
EM5	510 sf	707 sf	383 sf	362 sf	1,962
					5,997

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
G. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
H. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
I. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.
J. PROVIDE SCREENING FOR ALL ROOF TOP EQUIPMENT.

PROJECT TITLE AND ADDRESS

EAGLE CREST STORAGE

EAGLE MOUNTAIN BLVD., LOT 102
EAGLE MOUNTAIN - UTAH - 84005

REVISIONS

Δ	DESCRIPTION	DATE

PROJECT INFORMATION

DATE: 11 JULY 2024
PROJECT #: 22-019
DRAWN BY: SWM
PM / PA: MA

DRAWING SET STATUS

OFFICE BUILDING SITE
PLAN SUBMITTAL

THIS DRAWING SET IS INTENDED
TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A202

1

2

3

4

5

6

A

B

C

D



B2 EXTERIOR PERSPECTIVE 1

A203 SCALE:



D2 EXTERIOR PERSPECTIVE 2

A203 SCALE:



233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

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CONSTRUCTION

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

EAGLE CREST STORAGE

EAGLE MOUNTAIN BLVD., LOT 102
EAGLE MOUNTAIN - UTAH - 84005

REVISIONS

△ DESCRIPTION	DATE

PROJECT INFORMATION

DATE: 11 JULY 2024
PROJECT #: 22-019
DRAWN BY: SWM
PM / PA: MA

DRAWING SET STATUS

OFFICE BUILDING SITE
PLAN SUBMITTAL

THIS DRAWING SET IS INTENDED
TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR
PERSPECTIVES

SHEET NUMBER

A203

REVISIONS	
△ DESCRIPTION	DATE

PROJECT INFORMATION	
DATE:	11 JULY 2024
PROJECT #:	22-019
DRAWN BY:	SWM
PM / PA:	MA

DRAWING SET STATUS	
OFFICE BUILDING SITE PLAN SUBMITTAL	

THIS DRAWING SET IS INTENDED
TO BE PRINTED IN COLOR

SHEET TITLE

ARCHITECTURAL DETAILS

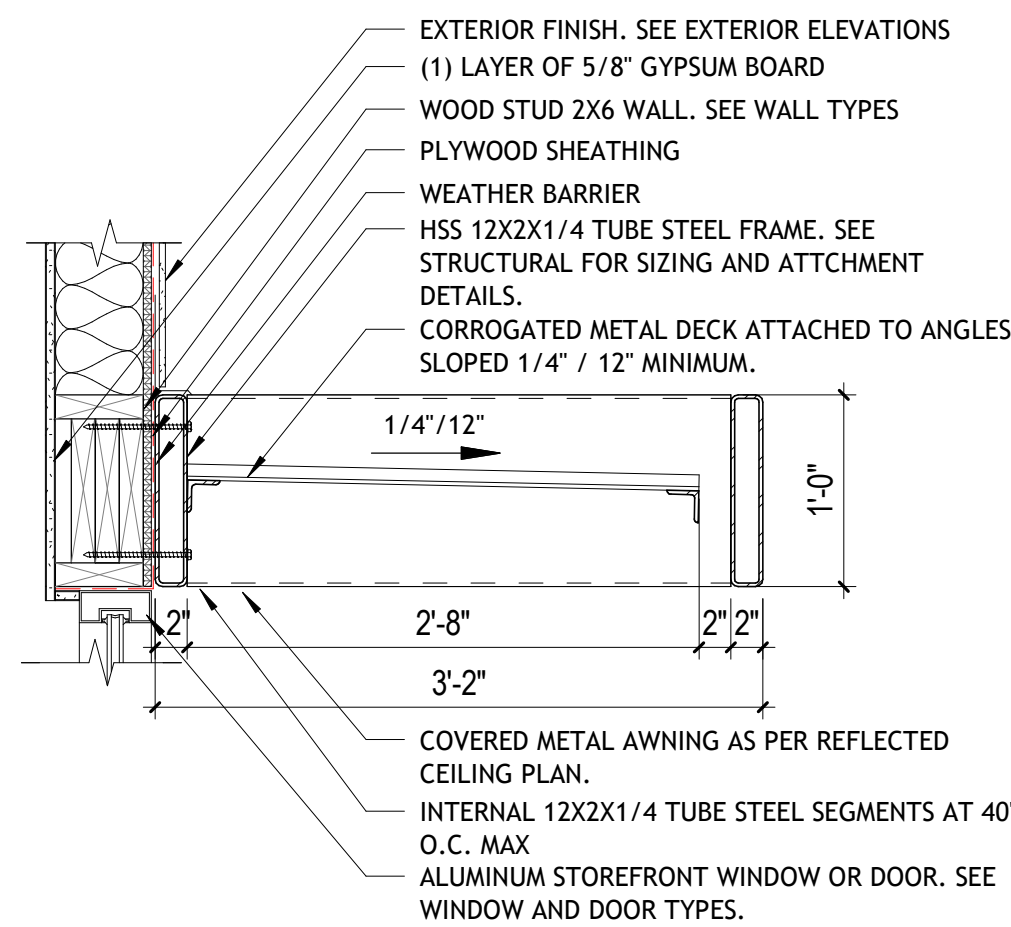
SHEET NUMBER

A501

KEYNOTES

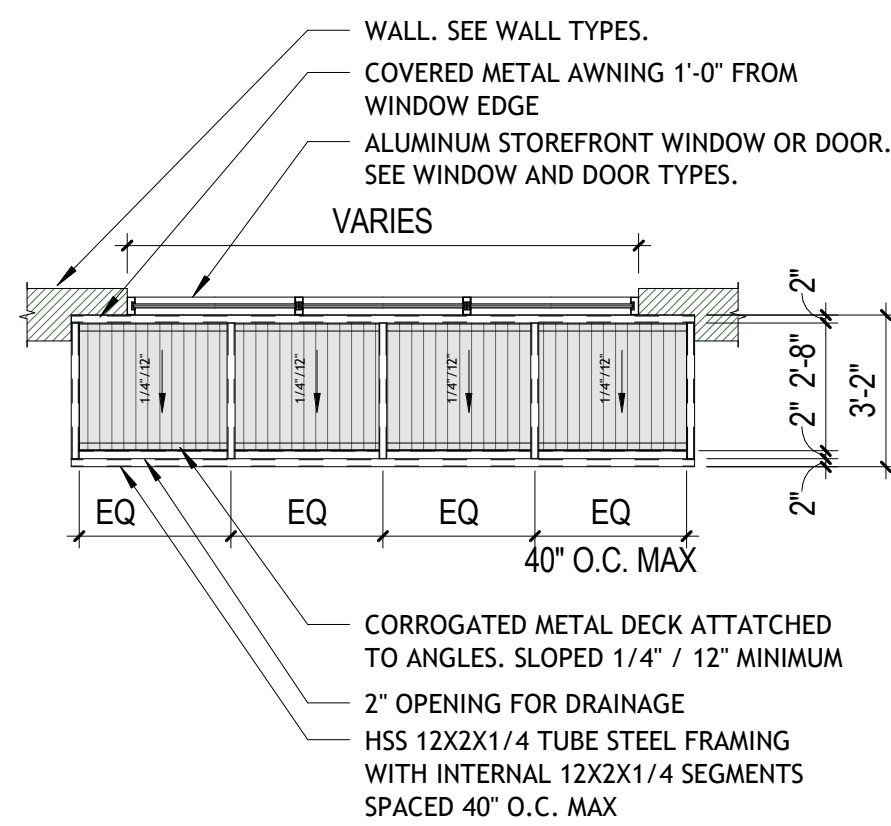
GENERAL NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING PER NFPA 13.
- CONCRETE FOUNDATION WALLS RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- MINIMUM ROOF CLASSIFICATION TO BE CLASS 'C'.
- MINIMUM ROOF SLOPE TO BE 1/4" PER FOOT.
- INSULATE ENTIRE ROOF WITH R-30 CONTINUOUS POLYISOCYANURATE.
- EXPOSED FOUNDATION WALLS TO RECEIVE RUBBED FINISH.
- SEE ENGINEERING SHEETS FOR ADDITIONAL INFORMATION.
- RECOMMENDATIONS FOUND IN THE GEOTECHNICAL STUDY PERFORMED ARE TO BE FOLLOWED STRICTLY.
- SEE STRUCTURAL ENGINEERING SHEETS AND WALL TYPES FOR GAUGE OF METAL STUDS.



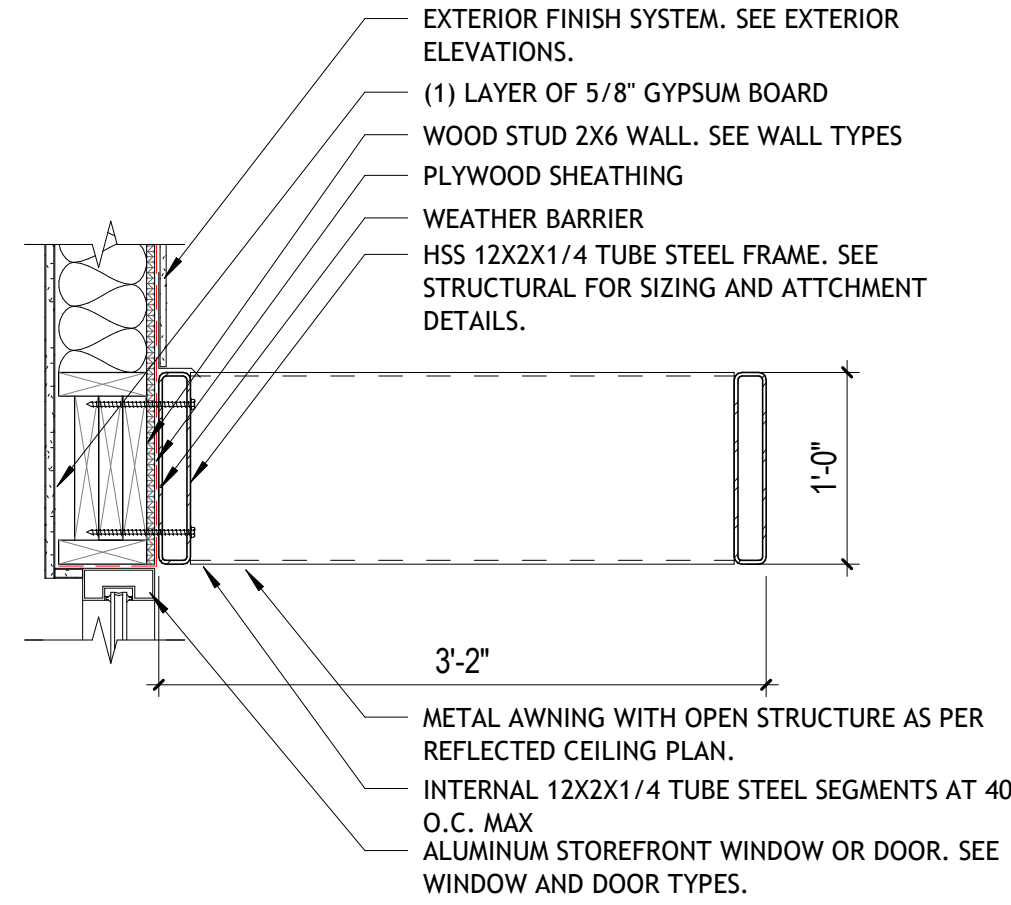
C2 CLOSED AWNING SECTION

A501 SCALE: 1" = 1'-0"



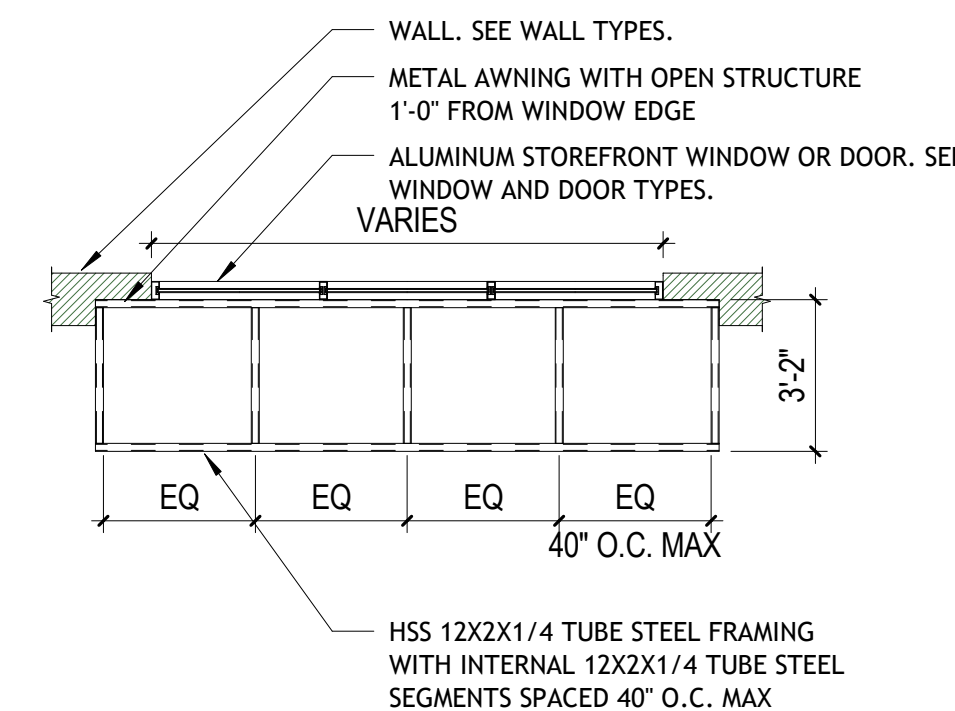
C3 CLOSED AWNING PLAN

A501 SCALE: 1/4" = 1'-0"



C4 OPEN AWNING SECTION

A501 SCALE: 1" = 1'-0"

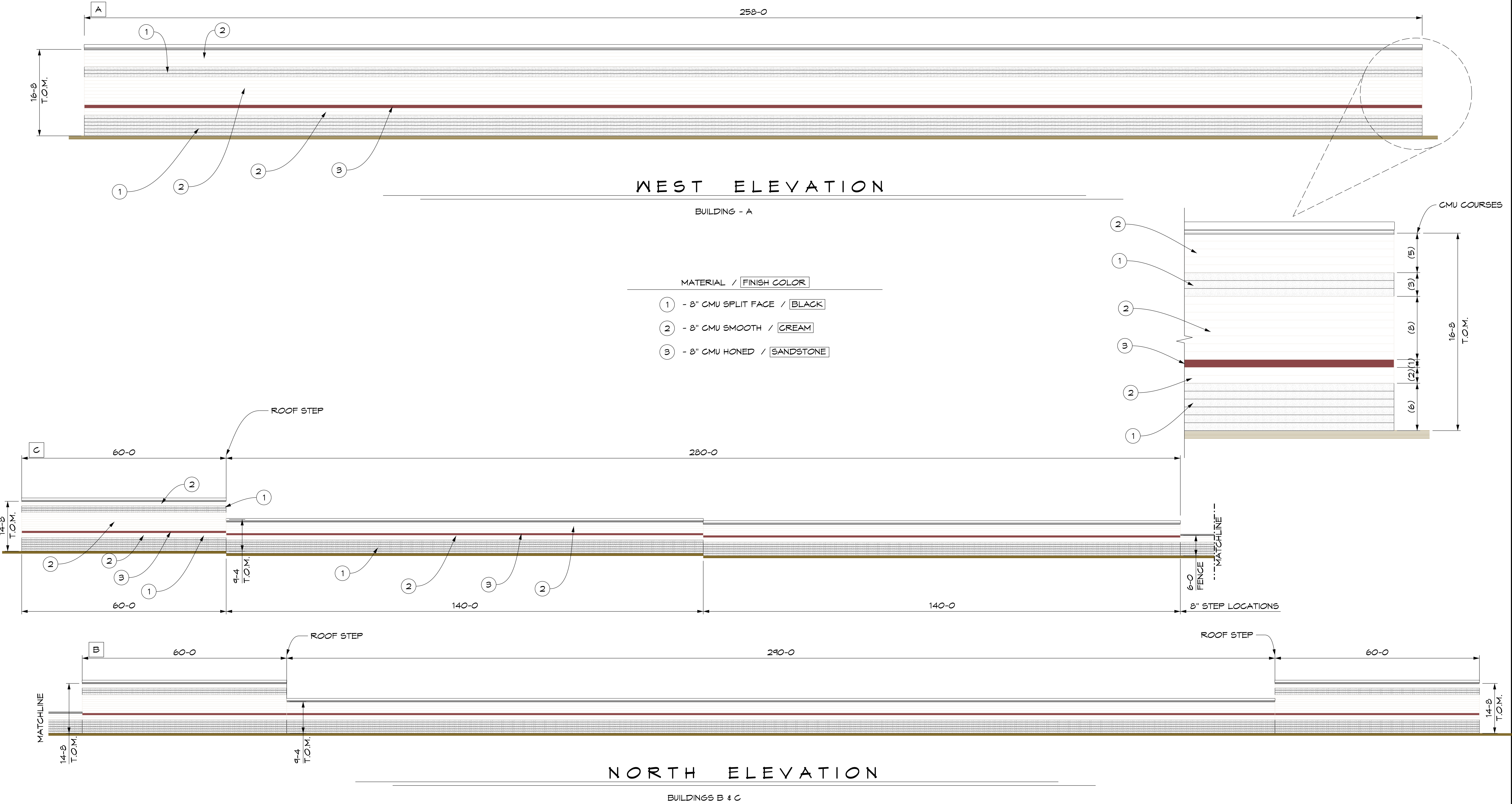


C5 OPEN AWNING PLAN

A501 SCALE: 1/4" = 1'-0"

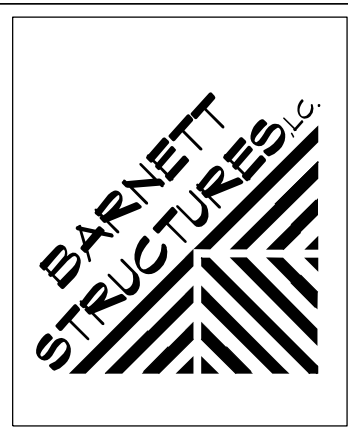
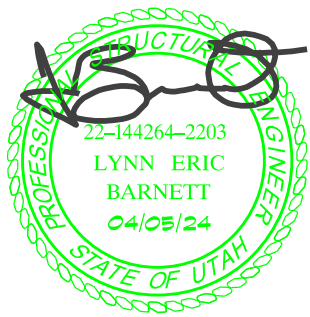
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REVISION				
SYM.	DESCRIPTION	DATE	APPROVAL	CAD
A	BUILDING PERMIT SET	3/18/24	NIELSEN	TMN



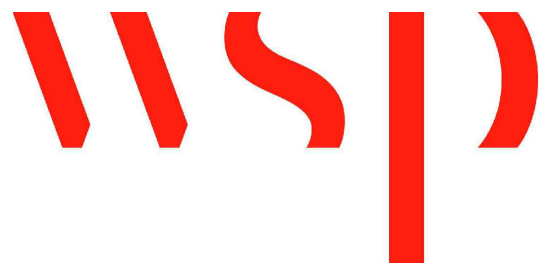
*NOTE: ACTUAL COLORS MAY VARY. COLORS MAY APPEAR SLIGHTLY DIFFERENT ON REAL PRODUCT.

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DRAWN BY	TATE NIELSEN
CHECKED	TROY NIELSEN
ENGINEER	TATE NIELSEN
ENGINEER	LYNN BARNETT
ADDRESS:	P.O. BOX 1248 1199 S. MAIN CENTERVILLE, UT 84014
PHONE:	(801) 244-2450
FAX:	(801) 244-2439
DO NOT SCALE DRAWING	

EAGLE CREST EAGLE MOUNTAIN BLVD. EAGLE MOUNTAIN, UT.					BARNETT STRUCTURES 2024 COPYRIGHT ©	
ELEVATIONS						
SCALE	SIZE	SHEET		PROJECT #	DRAWING	REV.
NTS	D	1	OF 2	2110	ELE	A



WSP USA INC
6510 S. MILLROCK DR, SUITE 225
SALT LAKE CITY, UT 84121

REVISIONS

MARK	DESCRIPTION	DATE

EAGLE CREST STORAGE
EAGLE MOUNTAIN BLVD
EAGLE MOUNTAIN, UTAH

KEYPLAN:

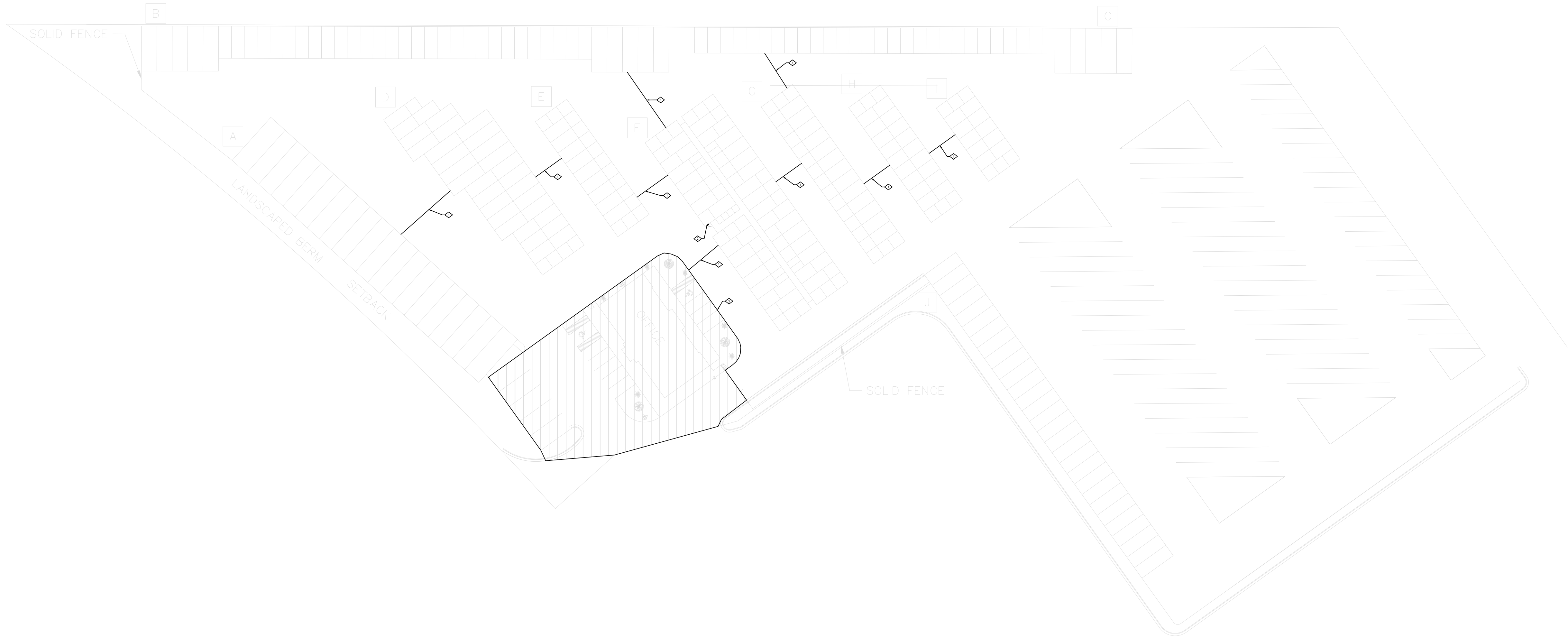


JOB NO.: US0027749.4419	
DATE: 04/19/24	
DRAWN BY: RS	DESIGNED BY: MM
APPROVED BY: MM	CHECKED BY: MM

SHEET TITLE: ELECTRICAL SITE POWER PLAN	
SHEET TITLE: ES101	

PERMIT SET

- KEYED NOTES:
- FURNISH AND INSTALL (2) 3" SCHEDULE 40 2VC CONDUITS WITH PULLSTRING AT A MINIMUM OF 48" BF6 (BELOW FINISH GRADE) FOR SURVEILLANCE.
 - LOCATION OF PANEL F
 - OFFICE BUILDING DESIGN BY OTHER



ELECTRICAL SITE POWER PLAN
SCALE: 1/48" = 1'-0"





REVISIONS

MARK	DESCRIPTION	DATE
△	CITY COMMENTS	05/20/24
△	CITY COMMENTS	08/22/24

EAGLE CREST STORAGE
EAGLE MOUNTAIN BLVD
EAGLE MOUNTAIN, UTAH

KEYPLAN



JOB NO.:
US0027749.4419
DATE:
04/19/24
DRAWN BY:
RS
APPROVED BY:
MM

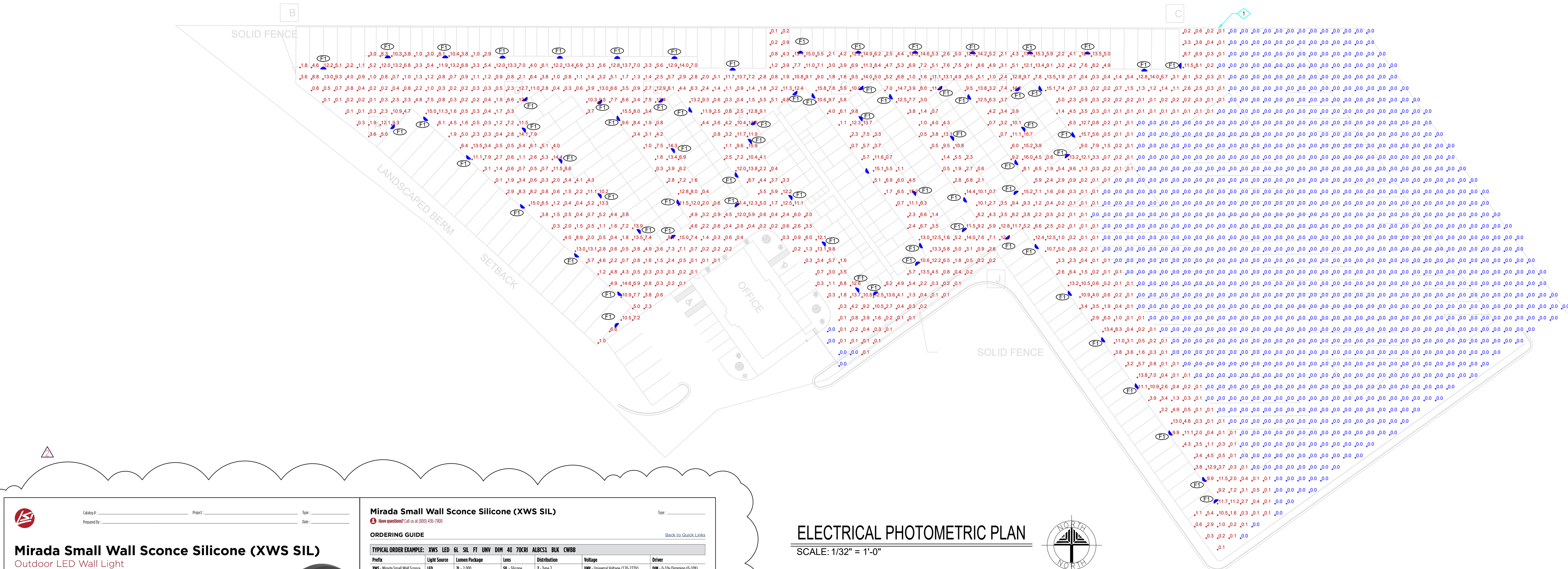
SHEET TITLE:

ELECTRICAL PHOTOMETRIC PLAN

SHEET TITLE

ES103

PERMIT SET



ELECTRICAL PHOTOMETRIC PLAN

SCALE: 1/32" = 1'-0"



LUMENS PER ACRE

LUMENS PER ACRE	
TOTAL ACRES	7.08
NUMBER OF FIXTURES	72
LUMENS PER FIXTURE	8000
TOTAL LUMENS PER ACRE	81356



Call: 408-451-7800
 Fax: 408-451-7801
 Email: info@llic.com
 Website: www.llic.com

Project: _____ Date: _____

By: _____ Date: _____

Mirada Small Wall Sconce Silicone (XWS SIL)

Outdoor LED Wall Light





OVERVIEW

Lumen Package (lm)	2,000 - 4,000
Wattage Range (W)	13 - 61
Efficiency Range (lm/W)	126 - 162
Weight (lbs) (kg)	10 (4.5)

QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions
--------------------------------	-----------------------------	------------------------------	----------------------------

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Features are finished with LSI's DuraSip® polyester powder coat finishing process.
- The DuraSip finish withstands extreme weather changes without cracking or peeling.
- Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: TBD lbs in carton.
- Max luminaire shipping weight: 12 lbs in carton (20 lbs with option)

Optical System

- State-of-the-art one piece silicone optics provides industry leading optical control while also acting as an integral gasket reducing system complexity and improving long-term reliability.
- Proprietary silicone reflector optics provide exceptional coverage and uniformity in distribution types 2, 3, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70

Electrical

- High performance driver features over-voltage, over-temperature, short-circuit, and over-temperature protection.

- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) input 50/60 Hz or optional High Voltage (247-480 VAC).
- L70 Calculated Life: >60,000 Hours
- Standard harmonic distortion (THD) <20%
- Operating temperature: -40°C to +50°C (-40°F to 122°F)
- Power factor (PF): >90
- Input power stays constant over life.
- Optional 100V surge protection device meets a minimum Category C Low operation per ANSI/IEEE C62.41.2
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully accessible in potting material for moisture resistance. Driver complies with FCC standards. Accessible driver and electrical components.
- Optional battery backup provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. Standard battery rated for 0°C to 50°C with cold weather battery rated for -20°C to 50°C (40°F max for 8L, 120-277V only)

Controls

- Optional integral passive infrared Bluetooth® motion. Fixture wire operates independently and can be commissioned via Android configuration app.
- Optional button photocell time function on and of based on ambient light levels for dusk to dawn timing.
- LSI's ActiLink Blue wireless control system options allow for fixture and motion sensor grouping while reducing energy and maintenance costs.

Installation

- Universal wall-mounting plate mounts directly to vertical surface or 4" junction box (optional or square).
- Luminaire hinges to the top of the mounting plate and is secured via two flush mount screws that help to conceal the hardware and prevent overtightening during installation.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.llic.com/corp/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Bay Area Market Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see total ordinance for qualification information.
- Suitable for wet location.
- IMES rated luminaire per IEC 60598-1.
- W08 rated luminaire per IEC 60662 mechanical impact code.
- Designs Lights Consortium (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlightsconsortium.org/DLC to confirm which versions are qualified.

Need more information?

[Click here to view our glossary.](#)

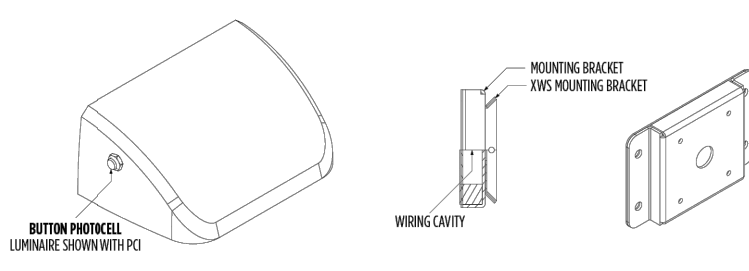
ACCESSORY ORDERING INFORMATION*

Part Number	Description
75274214R	IMES Extended/Wiring Surface Conduit Wiring Box
7015914R	IMES Splice Panel/Wiring Box

*Accessories are shipped separately and sold separately.

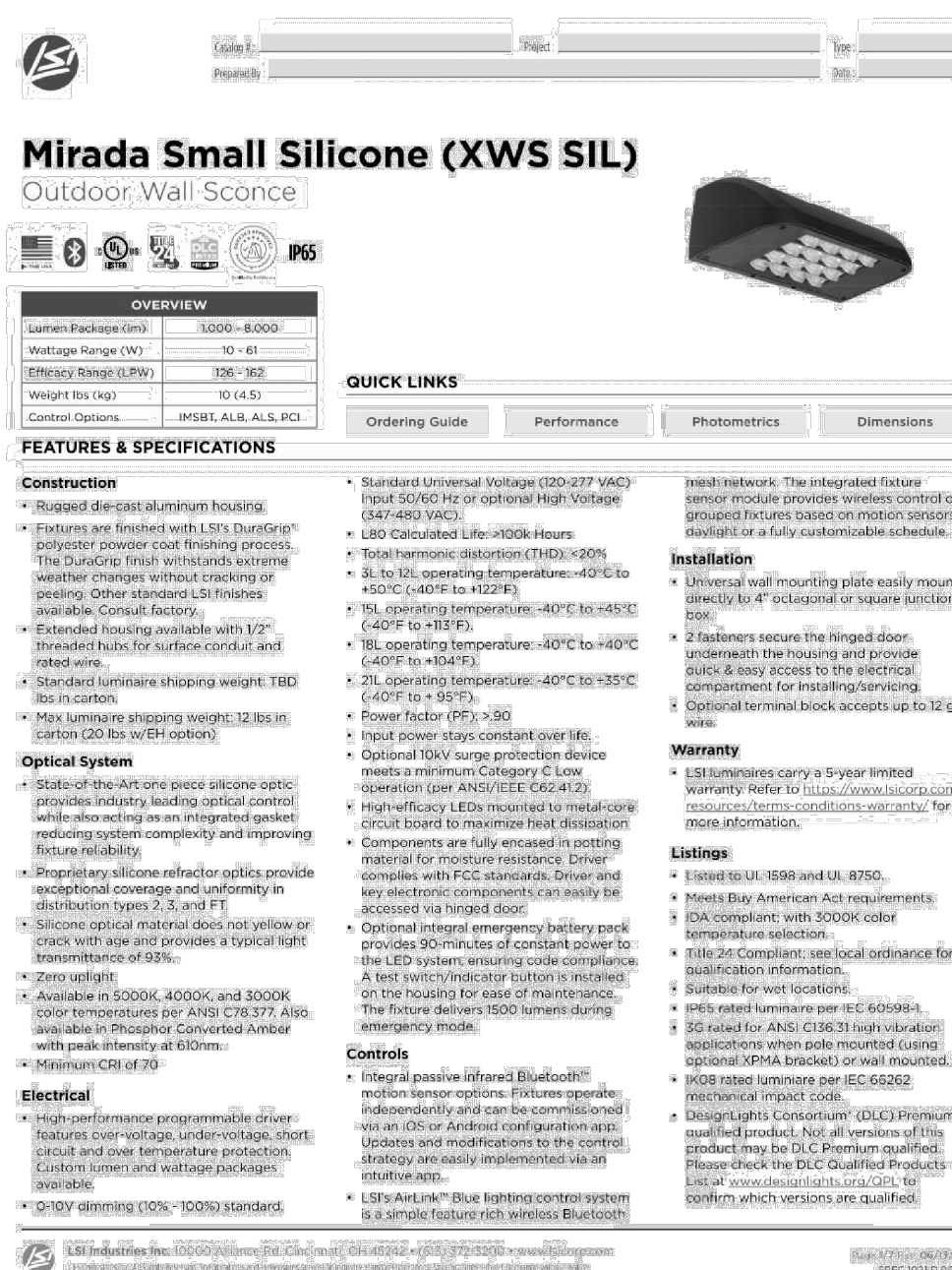
Battery Backup

- Empowers battery system provides 90 minutes of constant power to the LED system, ensuring code compliance.
- A test switch/indicator button is installed on the housing for ease of maintenance.
- The battery delivers ~1,500 lumens during emergency mode.
- 20k battery delivers ~3,000 lumens during emergency mode.




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**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
NOVEMBER 12, 2024**

TITLE:	
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING

Yes

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

BACKGROUND:

The Planning Commission previously reviewed the Master Development Plan ("MDP") for the Rose Ranch subdivision. On September 17, 2024, the City Council approved the MDP, with some amendments. EMMC 16.10.060 requires the execution of a Master Development Agreement ("MDA") which sets the standards and other requirements to develop the property. Pursuant to city code, staff uses the MDP approval as the basis for preparing the MDA. The MDA for Rose Ranch contains provisions governing the infrastructure, parks and open space, and benchmarks for the development.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Rose Ranch MDA

**MASTER DEVELOPMENT AGREEMENT
FOR
Rose Ranch**

This *Master Development Agreement for Rose Ranch* (this “**Agreement**” or “**MDA**”) is entered into as of this _____ day of _____, 2024 (the “**Effective Date**”) between Edge Homes Utah, LLC, a Utah limited liability company (“**Developer**”) and Eagle Mountain City, a Utah municipal corporation (“**City**” or “**Eagle Mountain**”).

RECITALS

A. Developer owns or controls certain real property within the City’s boundaries that is legally described in Exhibit A (“**Property**”);

B. Developer intends to develop the Property as Rose Ranch (“**Project**”), in accordance with the Land Use, Concept Site & Phasing Plan (“**Master Development Plan**” or “**MDP**”) attached hereto as Exhibit B. On September 17, 2024, the Eagle Mountain City Council approved the rezone of the Property and the MDP conditioned on the execution of this MDA. The approved MDP serves as the approved Preliminary Plat of the Project);

C. The parties intend that Developer vest in certain uses, zoning designations, and densities under the terms of this Agreement as more fully set forth below;

D. The parties desire to enter into this Agreement to specify Developer’s rights and responsibilities with regard to development of the Project, and to specify the rights and responsibilities of City to allow and regulate such development pursuant to the requirements of this Agreement.

E. Acting pursuant to its authority under the Utah Municipal Land Use and Development Management Act, Utah Code § 10-9a-101, *et seq.*, the City Council of Eagle Mountain City, in exercising its legislative discretion, has determined that entering into this Agreement generally furthers the purposes of the Utah Municipal Land Development and Management Act, the City’s General Plan, and Eagle Mountain City.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. DEFINITIONS. As used in this MDA, the words and phrases specified below shall have the following meanings:

1.1. **Act** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2021), *et seq.*

1.2. **Applicant** means a person or entity submitting a Development Application.

1.3. **Buildout** means the completion of all of the development on the entire Project.

1.4. **Council** means the elected City Council of Eagle Mountain.

- 1.5. **Default** means a breach of this MDA as specified herein.
- 1.6. **Development** means the development of a portion of the Property pursuant to an approved Development Application.
- 1.7. **Development Application** means an application to Eagle Mountain for development of a portion of the Project or any other permit, certificate or other authorization from Eagle Mountain required for development of the Project.
- 1.8. **Eagle Mountain** means Eagle Mountain City, a political subdivision of the State of Utah.
- 1.9. **Eagle Mountain's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this MDA.
- 1.10. **Eagle Mountain's Vested Laws** means the ordinances, policies, standards and procedures of Eagle Mountain in effect as of the date of this MDA.
- 1.11. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2024), or any successor provision, and approved by Eagle Mountain, effectuating a subdivision of any portion of the Project.
- 1.12. **Developer** means Edge Homes Utah, LLC, a Utah limited liability company, and its successors in interest or assignees as permitted by this MDA.
- 1.13. **MDA** means this Master Development Agreement including all of its Exhibits.
- 1.14. **Notice** means any notice to or from any Party to this MDA that is either required or permitted to be given to another party.
- 1.15. **Notice of Decision** means the Rezone and Master Development Plan Notice of Decision and the Preliminary Plat Notice of Decision for Rose Ranch, which include certain terms and conditions for development of the Project. A copy of the Notices of Decision is attached hereto as Exhibit D.
- 1.16. **Party/Parties** means, in the singular, Developer or Eagle Mountain; in the plural Developer and Eagle Mountain.
- 1.17. **Phasing Plan** means the phasing plan included in the Master Plan (Exhibit B).
- 1.18. **Project** means the Rose Ranch project to be constructed on the Property pursuant to this MDA with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this MDA.
- 1.19. **Property** means the approximately 80 acres of real property owned by and to be developed by Developer more fully described in Exhibit A.

1.20. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to Eagle Mountain or other public entities as a condition of the approval of a Development Application.

1.21. **Reimbursable Costs** means the cost of upsizing system improvements or constructing public improvements that qualify for reimbursement under Utah law (such as, without limitation, “system improvements” and Impact Fee Facility Plan improvements). Reimbursable Costs are subject to the foregoing: (a) all Reimbursable Costs must be procured through arms-length transactions; (b) Developer, or its principals or affiliates, may not own or have any interest in any of the contractors, engineering firms, or other individuals or entities that provided any services or materials that are included in the Reimbursable Costs; (c) Developer shall provide a notarized certification that all invoices for Reimbursable Costs are true and accurate invoices for the actual cost incurred by Developer; (d) Developer shall provide a notarized certification that Developer has not requested or been provided any kickbacks or reimbursements related to the Reimbursable Costs; (e) the Reimbursable Costs may not include any administrative fees, construction management fees, insurance costs, Developer markups, licensing fees or attorney fees; and (f) Reimbursable Costs may only include the additional cost to construct the upsized improvements, and shall not include a proportionate share of cost that would have been otherwise incurred by Developer, such as mobilization costs.

2. **ZONING.** As of the Effective Date, the Property is zoned by the City as R2 and R3 in accordance with the Master Development Plan, attached hereto as Exhibit B.

3. **TERM OF AGREEMENT.** In accordance with Section 16.10.080 of Eagle Mountain’s Vested Law, this MDA shall expire and terminate six (6) years from the Effective Date unless extended in accordance with Section 16.10.100 of Eagle Mountain’s Vested Law. This MDA shall also terminate automatically at Buildout. Notwithstanding the foregoing, any obligations of the Developer, including any obligations for which the Developer has provided a bond or other form of completion assurance, shall survive termination of this MDA. Developer acknowledges and agrees that upon termination of this Agreement, any vesting of the zoning in this Agreement shall terminate, and the City shall be entitled to rezone any portion of the Project.

4. **VESTED RIGHTS.**

4.1. **General Vesting.** The Parties intend that this MDA grants to Developer all rights to develop the Project in fulfillment of this MDA and Eagle Mountain’s Vested Laws, except as specifically provided herein. The Parties specifically intend that this MDA grants to Developer the “vested rights” identified herein as that term is construed in Utah’s common law and pursuant to Utah Code Ann. § 10-9a-509, which is incorporated into this Agreement. These vested rights are subject to the requirement that Developer proceed with reasonable diligence as contemplated in Utah Code Ann. § 10-9a-509 (1)(e).

4.2. **Exceptions.** The vested rights set forth in Section 4.1, and restrictions on the applicability of Eagle Mountain’s Future Laws to the Project, are subject to the following exceptions:

4.2.1 Master Developer Agreement. Eagle Mountain's Future Laws or other regulations to which the Developer agrees in writing;

4.2.2. State and Federal Compliance. Eagle Mountain's Future Laws or other regulations which are generally applicable to all properties in Eagle Mountain and which are required to comply with State and Federal laws and regulations affecting the Project;

4.2.3. Codes. Any of Eagle Mountain's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

4.2.4 Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by Eagle Mountain to all properties, applications, persons and entities similarly situated;

4.2.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within Eagle Mountain (or a portion of Eagle Mountain as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

4.2.6 Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by Eagle Mountain pursuant to Utah Code Ann. Section 11-36a-101 *et seq*;

4.2.7. Compelling, Countervailing Interest. Laws, rules or regulations that Eagle Mountain's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i).

5. DEVELOPMENT OF THE PROJECT.

5.1 **General Development.** Development of the Project shall be in accordance with Eagle Mountain's Vested Laws, Eagle Mountain's Future Laws (to the extent they are applicable as specified in this MDA), and this MDA.

5.2 Phasing.

5.2.1 Developer shall develop the Project in accordance with the Master Development Plan attached hereto as Exhibit B. Unless otherwise shown on Exhibit B, the project's road and infrastructure construction, including the collector roads along the exterior of the project, shall correspond with adjoining residential development.

5.2.2 Minor variations from the Phasing Plan with respect to the sequence of each phase or the development of property within a phase shall be approved by the City Planning

Director, upon consideration of the timing and sequence of infrastructure construction, the development of a variety of housing product types, and economic or other practical considerations that make variances from the Phasing Plan advisable. Variations from the Phasing Plan that, in the opinion of City Planning Director, are not minor variations, shall be approved in accordance with Section 16.10.090 of Eagle Mountain's Vested Laws.

5.2.3 Developer shall commence installation of the common area amenities within two (2) years of the Effective Date, and shall complete the installation of the common area amenities within five (5) years of the Effective Date. If market conditions preclude Developer from satisfying these deadlines, Developer and the City shall meet and determine in good faith the terms of a reasonable extension. The common area amenities for this Project are identified in Exhibit C hereto.

5.2.4 The curb, gutter, and road improvements in each phase of the Project shall be completed no later than one (1) year after the date on which each such phase receives final plat approval.

5.3 Pony Express Trail.

5.3.1 The Pony Express Trail ("Trail") shall be improved as depicted in the Master Development Plan. The Trail shall be twelve (12) feet in width. Currently, the Trail exists as a portion of the Lehi-Fairfield Road. Developer shall remove any current asphalt and repave the Trail in accordance with the City's Vested Laws at a width of twelve (12) feet. Developer shall landscape around the Trail such that it constitutes a finished space. Where the Trail crosses streets, Developer shall install tabletop crosswalks. Developer shall install at least one (1) historical marker along the Trail denoting its historical significance. Following the completion of all Trail improvements, Developer shall dedicate the Trail to the City.

5.3.2 Developer shall begin to construct the Trail improvements within three (3) years of the Effective Date and complete the Trail improvements. Prior to commencing the Trail improvements required by Section 5.3.1, Developer shall complete all requirements of this Section 5.3.2.

5.3.2.1 Developer shall complete Finnstown Road in compliance with the City road standards in City's Vested Laws and in accordance with the requirements for collector roads outlined in Section 6.1.1. For avoidance of doubt, the construction of Finnstown Road shall be limited to the half width of the road contiguous to the Project boundary, and a minimum of twenty-four (24) feet of asphalt. Notwithstanding the foregoing, the City may, in its discretion, require Developer to upsize Finnstown Road subject to an Impact Fee Reimbursement Agreement as outlined in Section 6.1.1.

5.3.2.2 Developer shall pave Willard Peak Drive from its easternmost point where the asphalt ends to connect with Lehi-Fairfield road in accordance with the road standards in City's Vested Laws.

5.3.2.3 Following the completion of the requirements of Sections 5.3.2.1 and 5.3.2.2, Developer shall file an application and receive approval from the City Council to vacate the right-of-way for the portion of the Lehi-Fairfield Road that runs through the Project.

5.4 **Standard for Approval.** All subdivision plats must be approved in accordance with Eagle Mountain City Code and must conform to applicable requirements of Eagle Mountain's Vested Laws, State and Federal Law, and this Agreement.

5.5 **Site Preparation.** Developer shall not commence construction of any Project improvement on the Property until such time as a final subdivision plat or plats or a Grading Permit have been approved by the City for the portion of the Project to be improved.

5.6 **Changes to Project.** No material modifications to approved subdivision plats shall be made after approval by City without City Council's written approval of such modification. Developer may request approval of material modifications to the Master Development Plan from time to time as Developer may determine necessary or appropriate. For purposes of this Agreement, a material modification shall mean any modification which (i) increases the number of lots in a subdivision plat, or (ii) changes the location of public roads. Modifications to a subdivision plat which do not constitute material modifications may be made with the consent of City Planning Director prior to plat recording.

5.7 **Time of Approval.** Any approval required by this Agreement shall not be unreasonably withheld or delayed and shall be made in accordance with applicable procedures set forth in Eagle Mountain's Vested Laws.

6. INFRASTRUCTURE.

6.1 Roads.

6.1.1 **Internal Roads.** Developer shall be required to construct all roads within the Project and shown on the Master Development Plan. Except as otherwise expressly set forth herein, Developer's responsibility to construct such collector roads shall be limited to the half width of such collector road contiguous to the Project boundary, and a minimum of twenty-four (24) feet of asphalt. City may, in its discretion, require Developer to upsize roads. The City shall enter into an Impact Fee Reimbursement Agreement with Developer to reimburse developer for the Reimbursable Costs of any upsized roads.

6.1.2 Developer acknowledges and agrees that the value of the land for any road dedication shall be based on the price per acre paid by Developer to acquire the subject land and shall reflect the pre-development, agricultural value of the land.

6.2 Utilities.

6.2.1 Offsite Sewer.

6.2.1.1 The sanitary sewer for the project will need to connect to a private sewer lift station in the southeast quadrant of the project and pump to the northeasterly corner of the Project, where sewer will gravity flow into the existing system in the Brandon Park Subdivision ("Lift Station"). This is anticipated to extend within the Willard Peak Drive right-of-way. Upsizing

of this sewer line may be necessary. The Reimbursable Costs for any upsizing beyond the size required by the development will be reimbursed by the City to Developer through an Impact Fee Reimbursement Agreement.

6.2.1.2 The lift station plays a critical role in the infrastructure for the Rose Ranch utility services. To ensure its reliable operation and to mitigate future maintenance issues, it is imperative that all equipment is covered by a comprehensive warranty. This will also include all O&M&R. Developer shall provide a warranty on all mechanical and operating equipment associated with the Lift Station, which warranty shall remain in full force and effect until two (2) years after Buildout has occurred and the last home in the Project has been sold. The warranty shall cover all mechanical and operating components, including without limitation all pumps, motors, seals, vaults, control systems, and mechanical components. In cases of emergencies as reasonably determined by the City, Developer shall provide same day response times to warranty requests. In all other cases, Developer shall respond to warranty requests within two (2) business days.

6.2.2 **Offsite Water.** Some upsizing of water lines may be required of Developer in accordance with the City's master utilities plans. Developer shall receive approval of utility plans by the City Engineer prior to plat approval. The Reimbursable Costs for any upsizing beyond the size required by the Project itself will be reimbursed by the City to Developer through an Impact Fee Reimbursement Agreement.

6.2.3 **Water Rights.** Developer agrees that prior to approval of a final plat for any parcel of property that is included in the Project, the owner of the subject parcel shall either dedicate to or purchase water rights from the City sufficient to serve that portion of the Project in accordance with the provisions of applicable law. The City shall not be required to approve each plat until such water requirements for that plat are fully satisfied. The City hereby agrees to reserve, sufficient water rights needed for the Project for purchase by the Developer prior to approval of a final plat for that portion of the Project.

6.3 **Easements.** Developer shall grant to the City, at no cost to the City, all easements necessary for the operation, maintenance, and replacement of all utilities located within the Project as the City determines to be necessary.

6.4 **Agreement to Cooperate.** Developer and the City agree to cooperate in good faith with respect to continued planning of the Project and implementation of such plan(s) consistent with the public interest.

6.5 **Reimbursement for Uncontemplated Upsizing.** City may reasonably request or require Developer to upsize infrastructure facilities not otherwise contemplated in this Agreement in excess of the size needed for the Project. If City requires upsizing not contemplated in this Agreement, including without limitation road widths in excess of the City's

current standards for the applicable type of road, City shall enter into an Impact Fee Reimbursement Agreement to compensate Developer for the Reimbursable Costs.

7. **BENCHMARKS.** As required by Section 16.10.080(B) of Eagle Mountain's Vested Law, the following development benchmarks shall occur. The first preliminary plat or site plan for the Project shall be submitted for approval within one (1) year from the Effective Date. The site work for the first final plat or site plan shall occur within thirty (30) months from the Effective Date, including required public infrastructure (including but not limited to curb, gutter, roads) as noted in this MDA, provided that approval of the site plan or final plat has not been unreasonably delayed by the City.

8. **DEFAULT.**

8.1. **Notice.** If Developer or Eagle Mountain fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

8.2 **Contents of the Notice of Default.** The Notice of Default shall:

8.2.1 **Specific Claim.** Specify the claimed event of Default;

8.2.2 **Applicable Provisions.** Identify with particularity the provisions of any applicable law, rule, regulation or provision of this MDA that is claimed to be in Default; and

8.2.3 **Optional Cure.** If Eagle Mountain chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration.

8.3 **Mediation.** Upon the issuance of a Notice of Default the parties may engage a mediation or other dispute resolution process. Neither side shall be obligated to mediate if doing so would delay or otherwise prejudice any remedy available at law.

8.4 **Public Meeting.** Before any remedy in Section 10 may be imposed by Eagle Mountain the party allegedly in Default shall be afforded the right to attend a public meeting before the Eagle Mountain City Council and address the Eagle Mountain City Council regarding the claimed Default.

8.5 **Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

9. **DEVELOPER'S EXCLUSIVE REMEDY.** Developer's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and Eagle Mountain's obligations under this Agreement, plus an award of reasonable attorney fees incurred by Developer in enforcing its rights under this Agreement if Developer is deemed to be the prevailing party in such enforcement action. IN NO EVENT SHALL EAGLE MOUNTAIN CITY BE LIABLE TO DEVELOPER, ITS 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.

10. EAGLE MOUNTAIN'S REMEDIES UPON DEFAULT. Eagle Mountain shall have the right to withhold all further reviews, approvals, licenses, building permits and other permits for development of the Property in the case of a Default by Developer until the Default has been cured. Eagle Mountain shall further have the right to draw on any security posted or provided in connection with the Property and relating to remedying of the particular Default.

11. ASSIGNABILITY. Developer may assign its obligations hereunder, in whole or in part, to other parties with the consent of Eagle Mountain as provided herein, which consent shall not be unreasonably withheld, conditioned or delayed.

11.1 **Notice.** Developer shall give Notice to Eagle Mountain of any proposed assignment and provide such information regarding the proposed assignee that Eagle Mountain may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing Eagle Mountain with all necessary contact information for the proposed assignee.

11.2. **Partial Assignment.** If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds.

11.3. **Assignees Bound by MDA.** Developer's assignees shall be bound by the terms of this MDA.

12. RECORDING OF AGREEMENT. If City approves the Project and all Conditions Precedent have been met, the provisions of this Agreement shall constitute real covenants, contracts and property rights, and equitable servitudes which shall run with all of the land subject to this Agreement. The burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. This Agreement (without exhibits), or a notice concerning this Agreement, shall be recorded as a covenant running with the Property herein described to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

13. SEVERABILITY. Except as specifically stated herein, any provision of this Agreement, or portion thereof, that is declared by a court of competent jurisdiction to be invalid or unenforceable shall not affect the validity of the remainder of this Agreement and each paragraph of this Agreement will be valid and enforceable to the fullest extent permitted by law.

14. TIME OF PERFORMANCE. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

15. CONSTRUCTION OF AGREEMENT. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect

health, safety, and welfare of the citizens of City. This Agreement has been reviewed and revised by legal counsel for each of the Parties and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

16. STATE AND FEDERAL LAW. The parties agree, intend and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction, this agreement shall be null and void.

17. NO WAIVER. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. The provisions may be waived only in writing and signed by the party intended to be benefited by the provisions being waived.

18. ENTIRE AGREEMENT. This Agreement shall supersede all prior agreements with respect to the subject matter herein, and all prior agreements and understandings are merged herein. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties.

19. APPLICABLE LAW. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder, are to be construed and enforced in accordance with the laws of the State of Utah.

20. NOTICES. Any notices required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four (4) days after being sent by registered or certified mail, properly addressed to the parties as follows:

To the Developer:

Edge Homes Utah, LLC
Steve Maddox
13702 S 200 W, Ste B12
Draper, UT 84020 with a copy to:

Edge Homes Utah, LLC
Paxton Guymon
13702 S 200 W, Ste B12
Draper, UT 84020

To the City:

City Recorder

Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

21. EXECUTION OF AGREEMENT. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven (7) days of receipt of said facsimile copy.

22. HOLD HARMLESS. Developer shall hold City, its officers, agents, employees, consultants, special counsel, and representatives harmless from liability for damages or equitable relief arising out of claims for personal injury or property damage arising from direct or indirect operations of Developer or its contractors, subcontractors, agents, employees or other persons acting on its behalf, in connection with the Project.

23. RELATIONSHIP OF PARTIES. This Agreement is not intended to create any partnership, joint venture or other arrangement between City and Developer. This Agreement is not intended to create any third party beneficiary rights for any person or entity not a party to this Agreement. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

24. CERTIFICATE OF COMPLIANCE. Upon fifteen (15) business days prior written request by Developer, the City will execute a certificate of compliance to any third party seeking to purchase all or a portion of the Property or lend funds against the same, certifying that Developer is not in default of the terms of this Agreement.

25. TITLE AND AUTHORITY. Developer expressly warrants and represents to City that it is a limited liability company in good standing and that such company owns or controls all right, title and interest in and to the Property and that no portion of the Property, or any right, title or interest therein has been sold, assigned or otherwise transferred to any other entity or individual. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individual has full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on such representations and warranties in executing this Agreement.

26. FURTHER ASSURANCES, DOCUMENTS, AND ACTS. Each of the Parties agrees to cooperate in good faith with the other and to execute and deliver such further documents, and to take all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby. All provisions and requirements of this Agreement shall be carried out by each party as allowed by law.

27. ELECTRONIC TRANSMISSION AND COUNTERPARTS. Electronic transmission

(including email and fax) of a signed copy of this Agreement, any addenda, and any exhibits, and the retransmission of any signed electronic transmission, shall be the same as delivery of an original. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original but only all of which together shall constitute one instrument and execution.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

DATED this _____ day of _____, 2024.

DEVELOPER (EDGE HOMES UTAH, LLC)

By: _____

Print Name: _____

Title: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
)
)ss.
COUNTY OF _____)

On the _____ day of _____, 2024, personally appeared before me _____, who being by me duly sworn, did say that (s)he is the _____ of Edge Homes Utah, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

DATED this _____ day of _____, 2024.

EAGLE MOUNTAIN CITY

Tom Westmoreland, Mayor

ATTEST:

Fionnuala Kofoed, City Recorder

Approved as to form:

Marcus Draper, City Attorney

Exhibit List

- Exhibit A – Legal Description
- Exhibit B - Land Use, Concept, and Phasing Plan (aka “Master Development Plan”)
- Exhibit C - Common Area Amenities
- Exhibit D - Notices of Decision

EXHIBIT A
(Legal Description of the Property)

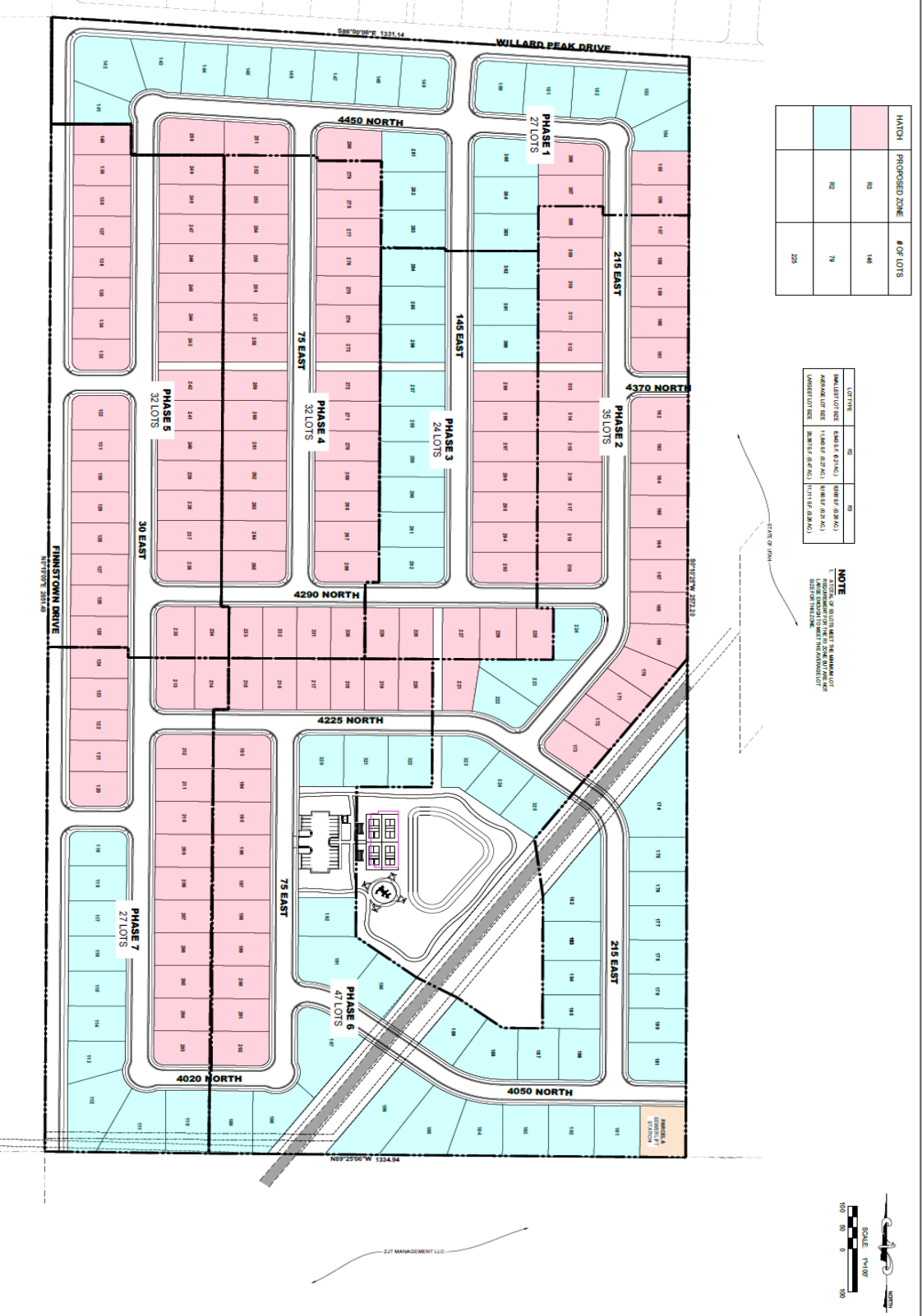
The West Half of the Southwest Quarter of Section 11, Township 6 South, Range 2 West, Salt Lake Base & Meridian.

Also described as follows:

Beginning at the Southwest Corner of Section 11, T6S, R2W, S.L.B.&M.; thence N00°19'09"E along the section line 2,651.49 feet; thence S86°00'06"E along the quarter section line 1,331.14 feet; thence S00°10'25"W along the 1/16th line 2,572.20 feet; thence N89°25'06"W along the section line 1,334.94 feet to the point of beginning.

Contains: ±79.84 acres.

EXHIBIT B (Land Use, Concept, and Phasing Plan – “Master Development Plan”)



PROJECT INFORMATION

TOTAL PROJECT AREA: 78.54 ACRES
 TOTAL BUILDING AREA: 117,000 SQ. FT.
 TOTAL PARKING SPACES: 117
 TOTAL UNITS: 117
 TOTAL IMPROVEMENTS: 117,000 SQ. FT.

17

Exhibit C (Cont'd)



EXHIBIT D
(Notices of Decision)

Attached



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
NOVEMBER 12, 2024**

TITLE:	Firefly NPA 8 Phase A Plat 8 Townhomes Master Site Plan Review
ITEM TYPE:	Master Site Plan
FISCAL IMPACT:	n/a
APPLICANT:	DAI Development/Candlelight Homes -- Heather Upshaw representing

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Various (e.g., Parks and Open Space, Neighborhood Residential One, Neighborhood Residential Three, Agricultural/Rural Density Two, Town Center Mixed-Use, Business Park/Light Industry, Regional Commercial, Community Commercial)...	10.20

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

Staff recommends that the Master Site Plan approval request, as presented, be advanced to the City Council with a favorable recommendation -- subject to any DRC/Commission proposed Conditions of Approval.

BACKGROUND:

In 2023, the Pole Canyon 2010 era Master Development Plan and Master Development Agreement were amended and re-stated to recompose the project into the Firefly planned community. The changeover included a collection of changes to layout and building design concepts. Submittal of the Master Site Plan made the subject of this report comes on the heels of the City's approval of the Firefly project. Firefly 8.1 1A is one among various anticipated site plans to be submitted to the City for review and approval.

ITEMS FOR CONSIDERATION:

Site Plan Approval Overview

Site plan approvals depend on compliance with City code and relevant Development Agreements. The approval criteria are outlined in EMMC §§ 17.100.050 & 17.100.060. Site plans must meet all required elements and code standards. Subjective criteria may apply. Master site plans apply to developments over five acres (EMMC § 17.100.040).

Site Plan and Architectural Standards

City code and the Firefly re-stated MDA and Community Plan (pp. 4-10 to 4-14) establish architectural standards for multi-family and townhouse structures. The NPA 8 Phase A3 site plan includes 12 four-to-six-unit townhouse buildings. The following standards, taken from City code and

supplemented by the Firefly Community Plan, are assessed as "Finding(s)." Conflicts between City code and the Community Plan will favor the adopted Plan (see Firefly ARMDA, attached paragraph 43). Refer to attached plans for details.

Plan Aspects

Minimum Lot Area

- **City Requirements:** Various, depending on zone (n/a)
- **Community Plan Requirements:** No minimum lot area; conformance to setbacks will dictate lot sizes, verified during plan review with the Building Permit Application.
- **Finding(s):** Compliant

Building Sizes

- **City Requirements:** N/a
- **Community Plan Requirements:** Townhomes must comprise 1 to 12 units, not exceeding 200 feet in length, sharing at least one structural component. Maximum allowable height 35 feet.
- **Finding(s):** Compliant

Architectural Style/Theme

- **City Requirements:** All facades must maintain a consistent architectural style and detail.
- **Community Plan Requirements:** As per approved concepts
- **Finding(s):** Compliant

Main Entrances and Front Facades

- **City Requirements:** Main entrances should be oriented towards public spaces and be easily identifiable, featuring a sheltering element.
- **Community Plan Requirements:** Facades over 40 feet must incorporate changes in wall planes.
- **Finding(s):** Compliant

Roofs

- **City Requirements:** Must feature sloped roofs with overhanging eaves.
- **Community Plan Requirements:** Acceptable roof types include gable, hip, gambrel, mansard, or flat, with pitches from flat to 2/12.
- **Finding(s):** Compliant

Building Articulation

- **City Requirements:** Vertical and horizontal articulation is required.
- **Community Plan Requirements:** N/a

- **Finding(s):** Compliant

Architectural Detailing

- **City Requirements:** Each building must have at least 10 of 18 specified architectural features on each side.
- **Community Plan Requirements:** Based on concept elevations
- **Finding(s):** Compliant

Building Materials

- **City Requirements:** At least two exterior material types on all building faces, with a minimum of 30% of any wall face from a single material.
- **Community Plan Requirements:** Materials should align with architectural styling; all must be ARC-approved.
- **Finding(s):** Compliant

Building Colors

- **City Requirements:** Broad palette; no restrictions.
- **Community Plan Requirements:** N/a
- **Finding(s):** Compliant

Garage Doors

- **City Requirements:** Should not dominate the architecture and should be positioned on the sides or rear.
- **Community Plan Requirements:** As per approved elevations.
- **Finding(s):** Compliant

Lighting

- **City Requirements:** All fixtures must be shielded and directed downward.
- **Community Plan Requirements:** N/a
- **Finding(s):** Compliant - Streetlights to be called for as part of future plat review.

Mailbox Structures

- **City Requirements:** Cluster mailboxes should harmonize with the buildings.
- **Community Plan Requirements:** N/a
- **Finding(s):** Expected to comply with City and U.S.P.S. policies.

Mechanical Equipment

- **City Requirements:** Must be screened from public view.

- **Community Plan Requirements:** N/a
- **Finding(s):** Anticipated to be compliant

Storage, Loading Areas, and Trash Enclosures

- **City Requirements:** Outdoor areas must be screened.
- **Community Plan Requirements:** None stated.
- **Finding(s):** N/A; individual units will have their own trash and recycling.

Parking Provision

- **City Requirements:** 2 non-tandem stalls per unit plus 1 guest stall for every 3 units (78 total); at least 1 stall must be covered/enclosed.
- **Community Plan Requirements:** Based on bedroom count. 417 required, 523 provided (includes garages plus outboard parking locations); 1-bedroom 1.75 spaces reqd., 2-bedrooms 2.5 spaces reqd., 3-bedrooms 3 spaces reqd., 4-bedroom 3.5 spaces reqd., spaces min. 8' x 18' and garages 20' x 20' per approved Plan.
- **Finding(s):** Compliant. Units are 2.5 and 3-bedroom. DRC questions the lack of planters and ADA spaces in the guest parking area(s).

Access and Streets

- **City Requirements:** Conformance to Title 16.35
- **Community Plan Requirements:** Must conform to approved standards.
- **Finding(s):** Compliant.

Screening

- **City Requirements:** Six-foot privacy fencing along rear/side lot lines adjacent to collectors or arterials.
- **Community Plan Requirements:** Height restrictions apply to front/side fences
- **Finding(s):** Fencing not depicted in plans; likely to be installed by individual owners.

Open Space and Amenities

- **City Requirements:** Open space maintained by an HOA or the City.
- **Community Plan Requirements:** As specified in Firefly documents. Landscaped open space/common area surrounds buildings (see landscape plan).
- **Finding(s):** Compliant

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

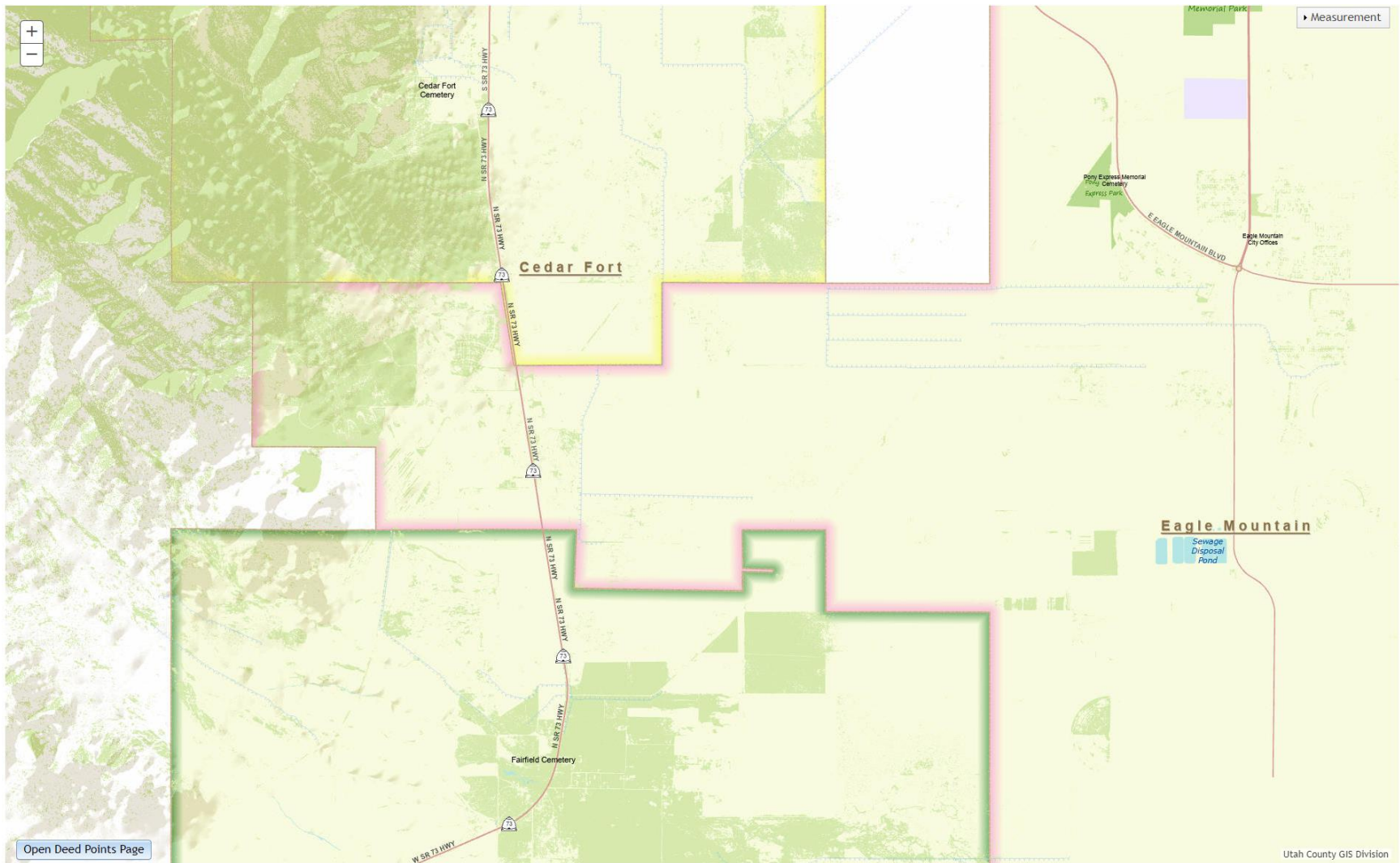
ATTACHMENTS:

1. Firefly General Vicinity Map

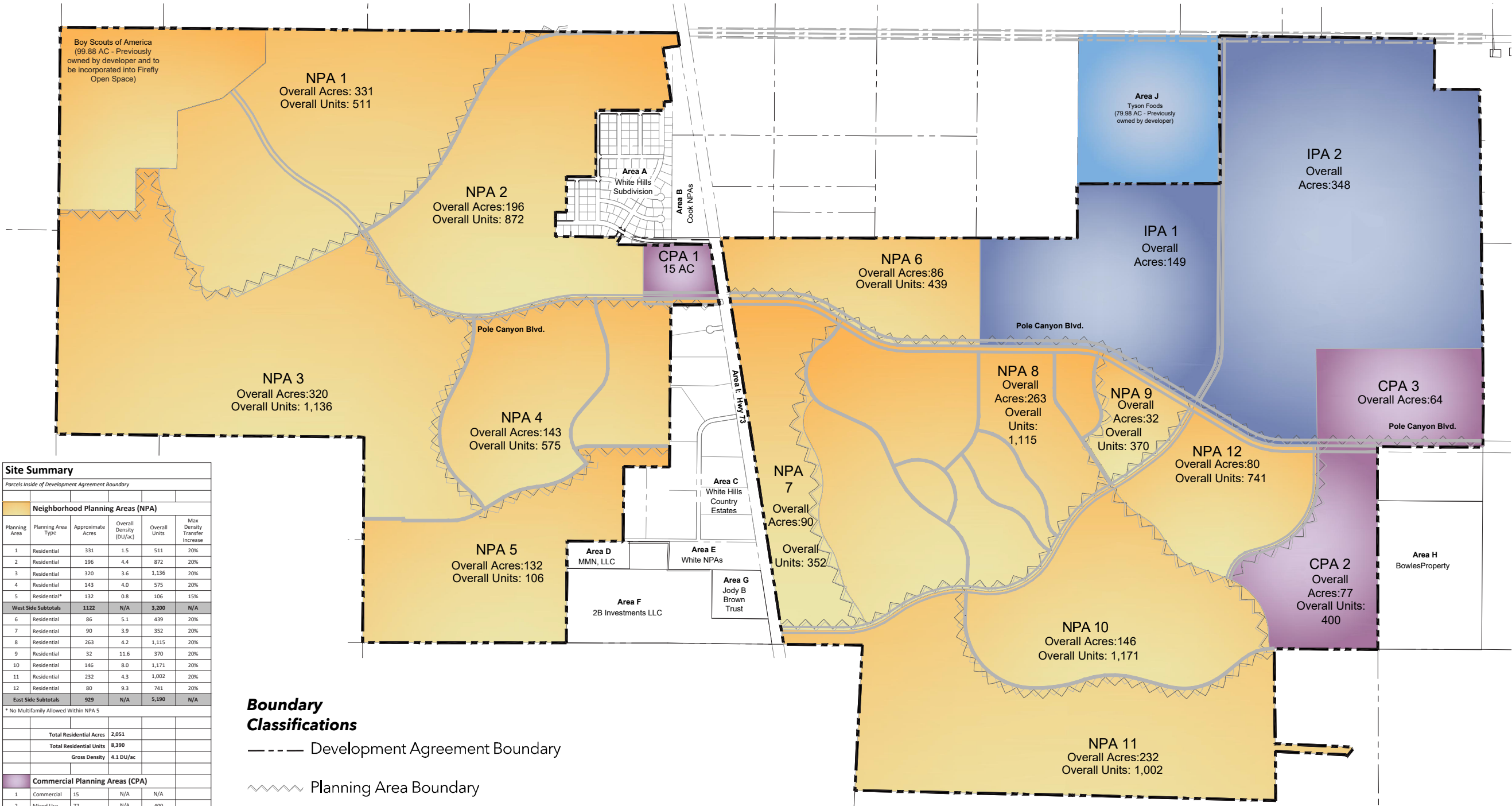
2. Land Use Master Plan
3. Firefly NPA 8 Phase Layout -- Phase A Map
4. Site Plan
5. NPA 8 Phase A Plat 8 Design Package
6. Landscape Plan
7. NPA 8 A 8 roadways

VICINITY MAP

FIREFLY PROJECT



LAND USE MASTER PLAN

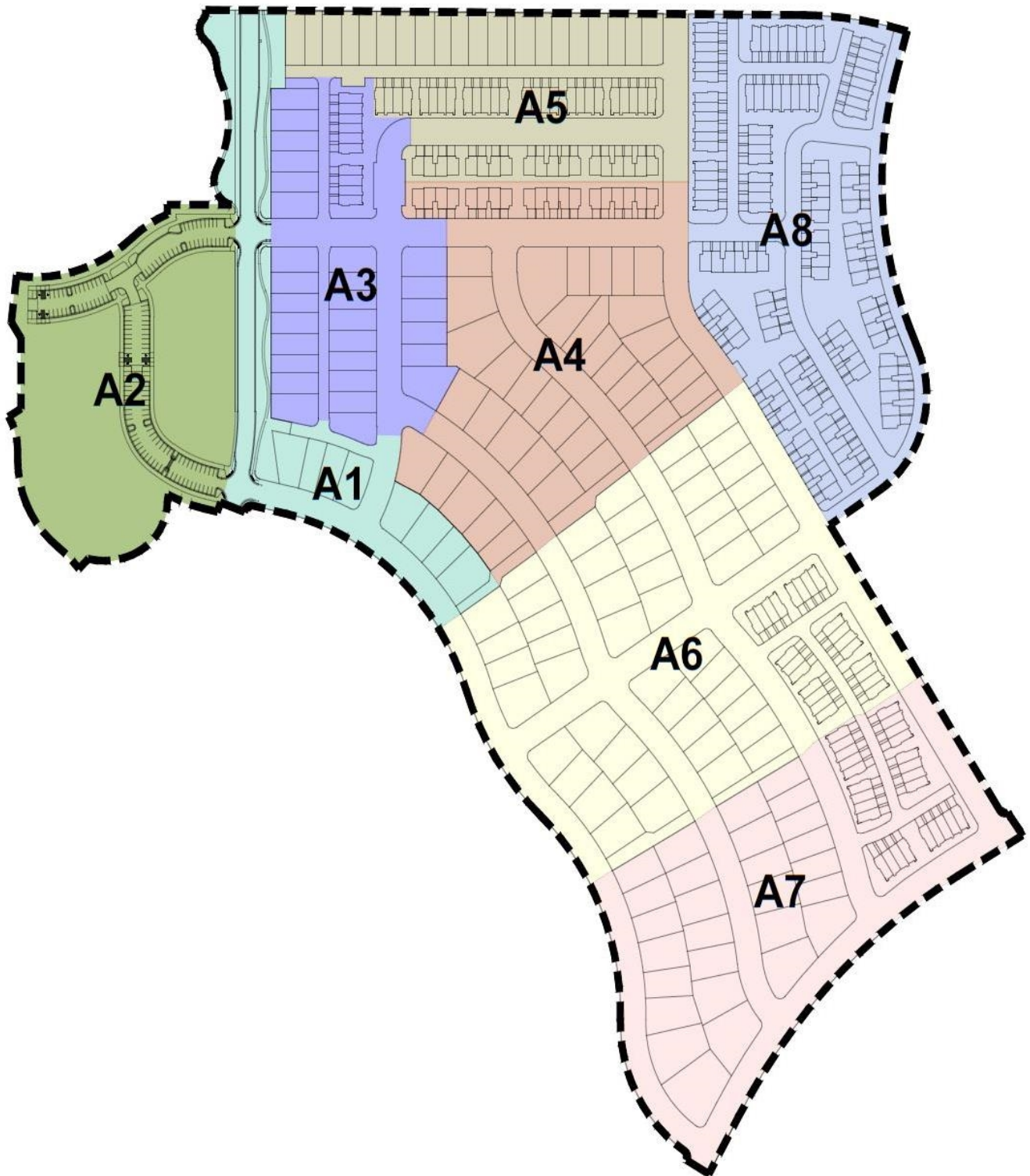


Site Summary					
Parcels Inside of Development Agreement Boundary					
	Neighborhood Planning Areas (NPA)				
Planning Area	Planning Area Type	Approximate Acres	Overall Density (DU/ac)	Overall Units	Max Density Transfer Increase
1	Residential	331	1.5	511	20%
2	Residential	196	4.4	872	20%
3	Residential	320	3.6	1,136	20%
4	Residential	143	4.0	575	20%
5	Residential*	132	0.8	106	15%
West Side Subtotals		1122	N/A	3,200	N/A
6	Residential	86	5.1	439	20%
7	Residential	90	3.9	352	20%
8	Residential	263	4.2	1,115	20%
9	Residential	32	11.6	370	20%
10	Residential	146	8.0	1,171	20%
11	Residential	232	4.3	1,002	20%
12	Residential	80	9.3	741	20%
East Side Subtotals		929	N/A	5,190	N/A
* No Multifamily Allowed Within NPA 5					
Total Residential Acres		2,051			
Total Residential Units		8,390			
Gross Density		4.1 DU/ac			
Commercial Planning Areas (CPA)					
1	Commercial	15	N/A	N/A	
2	Mixed Use	77	N/A	400	
3	Commercial	64	N/A	N/A	
Industrial Planning Areas (IPA)					
1	IPA 1	149	N/A	N/A	
2	IPA 2	348	N/A	N/A	
Total NPA Acres		2051			
Total CPA Acres		156			
Total IPA Acres		497			
Tyson Foods Acreage		80			
Total Dev. Agreement Acres		2784			
Total Residential Units		8,790			
Gross Density		3.16 DU/ac			

- Boundary Classifications**
- Development Agreement Boundary
 - ~~~~~ Planning Area Boundary
 - Firefly Roadway (See Circulation Plan)

- NOTE:**
1. All acreages are approximate.
 2. This plan is conceptual and representative of the general land uses proposed in Firefly and is subject to change as permitted herein. Final details will be determined at Development Application.
 3. Planned units as noted in each residential area can be increased up to 20% if units are reduced in one or more areas by the same number.
 4. Churches, schools, and neighborhood commercial allowed in all NPAs.





SHEET

1

LEI PROJECT #:
2021-0080

DRAWN BY:
TJP

SCALE:
1" = 350'

DATE:
10/21/2024

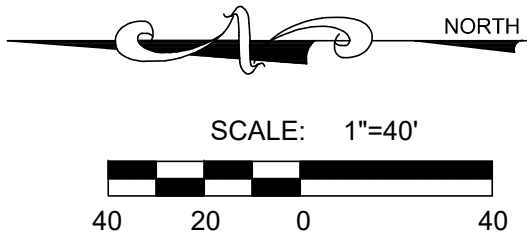
FIREFLY - NPA8A
EAGLE MOUNTAIN, UTAH

PHASING MAP



ENGINEERS - SURVEYORS
PLANNERS

- A Utah Corporation -
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



TABULATIONS

TOTAL ACREAGE: 10.20 ACRES
TOTAL OPEN SPACE: 2.9 ACRES
TOTAL IMPROVED OPEN SPACE: 2.9 ACRES
OVERALL DENSITY: 11.67 U/A
TOTAL # OF LOTS: 119
ASPHALT PAVEMENT AREA: 114,419 SQFT.
PARKING STALLS REQUIRED: 417
PARKING STALLS PROVIDED: 523**

** PARKING STALL PROVIDED INCLUDES GARAGES, DRIVEWAYS, OFF-STREET & ON-STREET PARKING PER THE APPROVED FIREFLY COMMUNITY PLAN.





CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 8

EAGLE MOUNTAIN, UTAH

15 OCT 2024

Per the approved Community Plan Page 4-11

Parking Standards

Parking requirements shall be based on the number of bedrooms in each home.

For 1-bedroom homes, 1.75 stalls are required.

For 2-bedroom homes, 2.5 parking stalls are required.

For 3-bedroom homes, 3 parking stalls are required.

For 4-bedroom homes and greater, 3.5 stalls are required.

Parking means a parking stall located within a garage, driveway, private parking lot, or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. Garage dimensions are required to be a minimum of 20' x 20'.



BUILDING RENDERING IS CONCEPTUAL. FINAL DESIGN MAY DIFFER SLIGHTLY. SEE D200 SERIES SHEETS FOR FINAL DESIGN FEATURES.



The designs shown and described herein including all technical drawings, graphic representation & models thereof, are the copyrighted work of Think Architecture, Inc. and cannot be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc.

CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 8

EAGLE MOUNTAIN, UTAH

3-PLEX-01 REAR LOAD
EXTERIOR VIEW
OPTION#1

D101-A

15 OCT 2024



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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 8

EAGLE MOUNTAIN, UTAH

3-PLEX-01 REAR LOAD
EXTERIOR VIEW
OPTION#2

D101-B

15 OCT 2024



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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 8

EAGLE MOUNTAIN, UTAH

3-PLEX-01 REAR LOAD
EXTERIOR VIEW
OPTION#3

D101-C

15 OCT 2024



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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 8

EAGLE MOUNTAIN, UTAH

3-PLEX-01 REAR LOAD
EXTERIOR VIEW
OPTION#4

D101-D

15 OCT 2024



BUILDING RENDERING IS CONCEPTUAL. FINAL DESIGN MAY DIFFER SLIGHTLY. SEE D200 SERIES SHEETS FOR FINAL DESIGN FEATURES.



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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 8

EAGLE MOUNTAIN, UTAH

4-PLEX-01 REAR LOAD
EXTERIOR VIEW
OPTION#2

D102

15 OCT 2024



BUILDING RENDERING IS CONCEPTUAL. FINAL DESIGN MAY DIFFER SLIGHTLY. SEE D200 SERIES SHEETS FOR FINAL DESIGN FEATURES.



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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 8

EAGLE MOUNTAIN, UTAH

5-PLEX-01 REAR LOAD
EXTERIOR VIEW
OPTION#4

D103

15 OCT 2024



FRONT ELEVATION

3/16" = 1'-0"

1
D201-A



LEFT ELEVATION

3/16" = 1'-0"

2
D201-A

PERCENTAGES OF MATERIALS-SPLEX OPTION-1						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (BOOTHBAY BLUE)	651	256	155	156	1218	23
LAP SIDING FIBER CEMENT (ARCTIC WHITE)	358	470	1054	1040	2922	56
STUCCO (ARCTIC WHITE)	0	0	0	0	0	0
WINDOWS & DOORS	392	582	48	61	1083	21
TOTAL SF					5223	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



REAR ELEVATION

3/16" = 1'-0"

1
D202-A



RIGHT ELEVATION

3/16" = 1'-0"

2
D202-A

PERCENTAGES OF MATERIALS-SPLEX OPTION-1						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (BOOTHBAY BLUE)	651	256	155	156	1218	23
LAP SIDING FIBER CEMENT (ARCTIC WHITE)	358	470	1054	1040	2922	56
STUCCO (ARCTIC WHITE)	0	0	0	0	0	0
WINDOWS & DOORS	392	582	48	61	1083	21
TOTAL SF					5223	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



FRONT ELEVATION

3/16" = 1'-0"

1
D201-B



LEFT ELEVATION

3/16" = 1'-0"

2
D201-B

PERCENTAGES OF MATERIALS-SPLEX OPTION-2						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (EVENING BLUE)	651	256	155	156	1218	23
LAP SIDING FIBER CEMENT (ARCTIC WHITE)	204	142	581	581	1508	29
STUCCO (ARCTIC WHITE)	154	328	473	459	1414	27
WINDOWS & DOORS	392	562	48	61	1063	21
TOTAL SF					5223	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



REAR ELEVATION
3/16" = 1'-0"

1
D202-B



RIGHT ELEVATION
3/16" = 1'-0"

2
D202-B

PERCENTAGES OF MATERIALS - SPLEX OPTION-2						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (EVENING BLUE)	651	256	155	156	1218	23
LAP SIDING FIBER CEMENT (ARCTIC WHITE)	204	142	581	581	1508	29
STUCCO (ARCTIC WHITE)	154	328	473	459	1414	27
WINDOWS & DOORS	392	562	48	61	1063	21
TOTAL SF					5223	100

ARCHITECTURAL FEATURES PER EMHC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



FRONT ELEVATION

3/16" = 1'-0"

1
D201-C



LEFT ELEVATION

3/16" = 1'-0"

2
D201-C

PERCENTAGES OF MATERIALS-SPLEX OPTION-3						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (EVENING BLUE)	496	256	155	156	1063	20
LAP SIDING FIBER CEMENT (ARCTIC WHITE)	204	142	581	581	1508	29
STUCCO (ARCTIC WHITE)	343	329	473	459	1604	30
WINDOWS & DOORS	392	582	48	61	1083	21
TOTAL SF					5254	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



REAR ELEVATION
3/16" = 1'-0"

1
D202-C



RIGHT ELEVATION
3/16" = 1'-0"

2
D202-C

PERCENTAGES OF MATERIALS-SPLEX OPTION-3						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (EVENING BLUE)	496	256	155	156	1063	20
LAP SIDING FIBER CEMENT (ARCTIC WHITE)	204	142	581	581	1508	29
STUCCO (ARCTIC WHITE)	343	329	473	469	1600	30
WINDOWS & DOORS	392	582	48	61	1083	21
TOTAL SF					5254	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



FRONT ELEVATION

3/16" = 1'-0"

1
D201-D



LEFT ELEVATION

3/16" = 1'-0"

2
D201-D

PERCENTAGES OF MATERIALS-3PLEX OPTION-4						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (EVENING BLUE)	496	256	155	156	1063	20
LAP SIDING FIBER CEMENT (ARCTIC WHITE)	204	142	581	581	1508	29
STUCCO (ARCTIC WHITE)	349	328	473	459	1509	30
WINDOWS & DOORS	392	582	48	61	1083	21
TOTAL SF					5254	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



REAR ELEVATION
3/16" = 1'-0"

1
D202-D



RIGHT ELEVATION
3/16" = 1'-0"

2
D202-D

PERCENTAGES OF MATERIALS-3PLEX OPTION-4						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (EVENING BLUE)	496	256	155	156	1063	20
LAP SIDING FIBER CEMENT (ARCTIC WHITE)	204	142	581	581	1508	29
STUCCO (ARCTIC WHITE)	349	328	473	459	1609	30
WINDOWS & DOORS	392	582	48	61	1083	21
TOTAL SF					5254	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



FRONT ELEVATION

3/16" = 1'-0"

1
D203



LEFT ELEVATION

3/16" = 1'-0"

2
D203

PERCENTAGES OF MATERIALS-4PLEX OPTION-2						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (BOOTHBAY BLUE)	883	320	153	136	1512	25
LAP SIDING FIBER CEMENT (ARCTIC WHITE)	255	185	581	581	1503	27
STUCCO (ARCTIC WHITE)	185	428	473	459	1553	26
WINDOWS & DOORS	465	776	48	61	1350	22
TOTAL SF					6018	100

ARCHITECTURAL FEATURES PER EMHC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - NO
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - NO
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 8

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



REAR ELEVATION
3/16" = 1'-0"

1
D204



RIGHT ELEVATION
3/16" = 1'-0"

2
D204

PERCENTAGES OF MATERIALS-4PLEX OPTION-2						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (BOOTHBAY BLUE)	883	320	153	136	1512	25
LAP SIDING FIBER CEMENT (ARCTIC WHITE)	255	185	581	581	1503	27
STUCCO (ARCTIC WHITE)	185	428	473	459	1553	26
WINDOWS & DOORS	465	776	48	61	1350	22
TOTAL SF					6018	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - NO
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - NO
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 8

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



FRONT ELEVATION

3/16" = 1'-0"

1
D205



LEFT ELEVATION

3/16" = 1'-0"

2
D205

PERCENTAGES OF MATERIALS-SPLEX OPTION-4						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (BOOTHBAY BLUE)	861	389	155	156	1561	22
LAP SIDING FIBER CEMENT (ARCTIC WHITE)	298	228	581	581	1688	24
STUCCO (ARCTIC WHITE)	541	524	473	459	1997	29
WINDOWS & DOORS	616	970	48	61	1695	24
TOTAL SF					6941	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



REAR ELEVATION
3/16" = 1'-0"

3
D206



RIGHT ELEVATION
3/16" = 1'-0"

1
D206

PERCENTAGES OF MATERIALS-SPLEX OPTION-4					
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF
BOARD & BATT FIBER CEMENT (BOOTHBAY BLUE)	861	389	155	156	1561
LAP SIDING FIBER CEMENT (ARCTIC WHITE)	296	226	581	581	1688
STUCCO (ARCTIC WHITE)	541	524	473	459	1997
WINDOWS & DOORS	616	970	48	61	1695
TOTAL SF					6941

ARCHITECTURAL FEATURES PER EMHC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

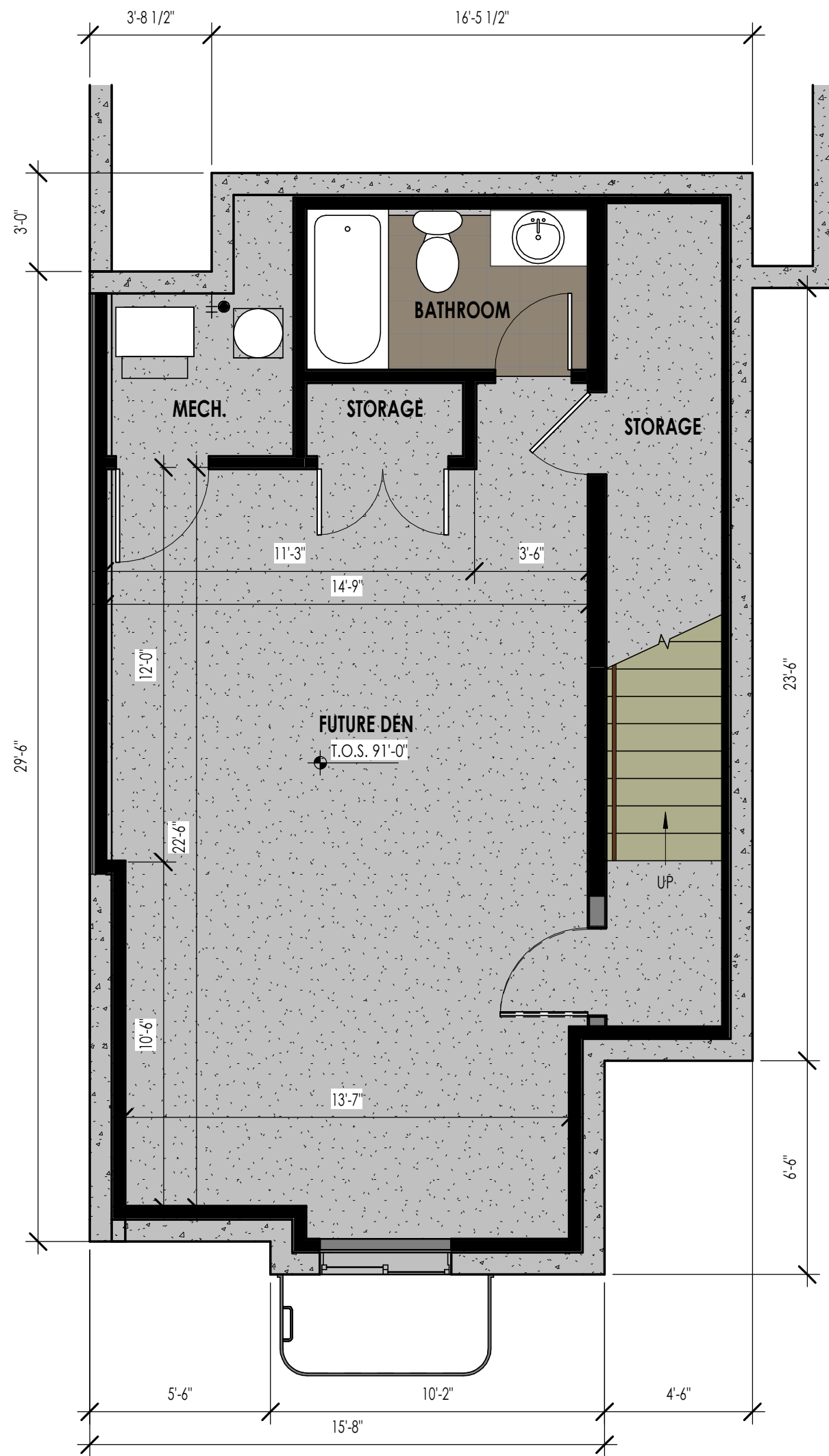
- DECORATIVE SHUTTERS - NO
- BAY WINDOWS - YES
- POP-OUTS - YES
- TRELLIS OR ARBOR STRUCTURES - NO
- PORCHES - YES
- DECORATIVE GABLES - YES
- DORMER WINDOWS - NO
- EXPOSED TIMBERS - YES
- BALCONIES - NO
- COLUMNS - YES
- TURRETS - NO
- DECORATIVE TRIM AND MOLDINGS - YES
- DETAILED GRILLS AND RAILINGS - NO
- ARCHITECTURAL LIGHTING - YES
- DECORATIVE MASONRY PATTERN - NO
- WINDOW GRIDS - YES
- DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

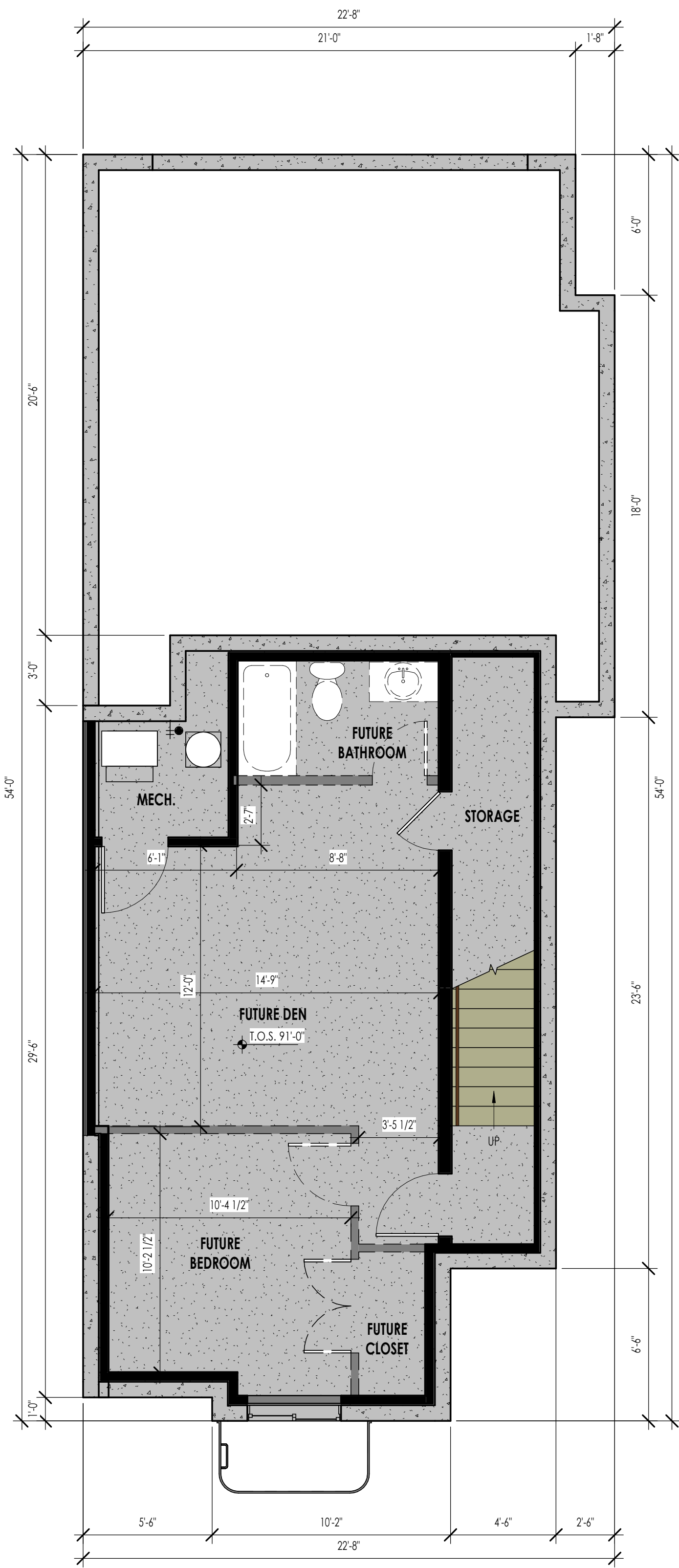
HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

UNIT A1 - AREAS		
LEVEL	NAME	AREA
LEVEL-1	MAIN LEVEL	621 SF
LEVEL-2	UPPER LEVEL	987 SF
		1608 SF
LEVEL-0	BASEMENT LEVEL	563 SF
LEVEL-1	GARAGE	475 SF
		1038 SF
Grand total		2646 SF



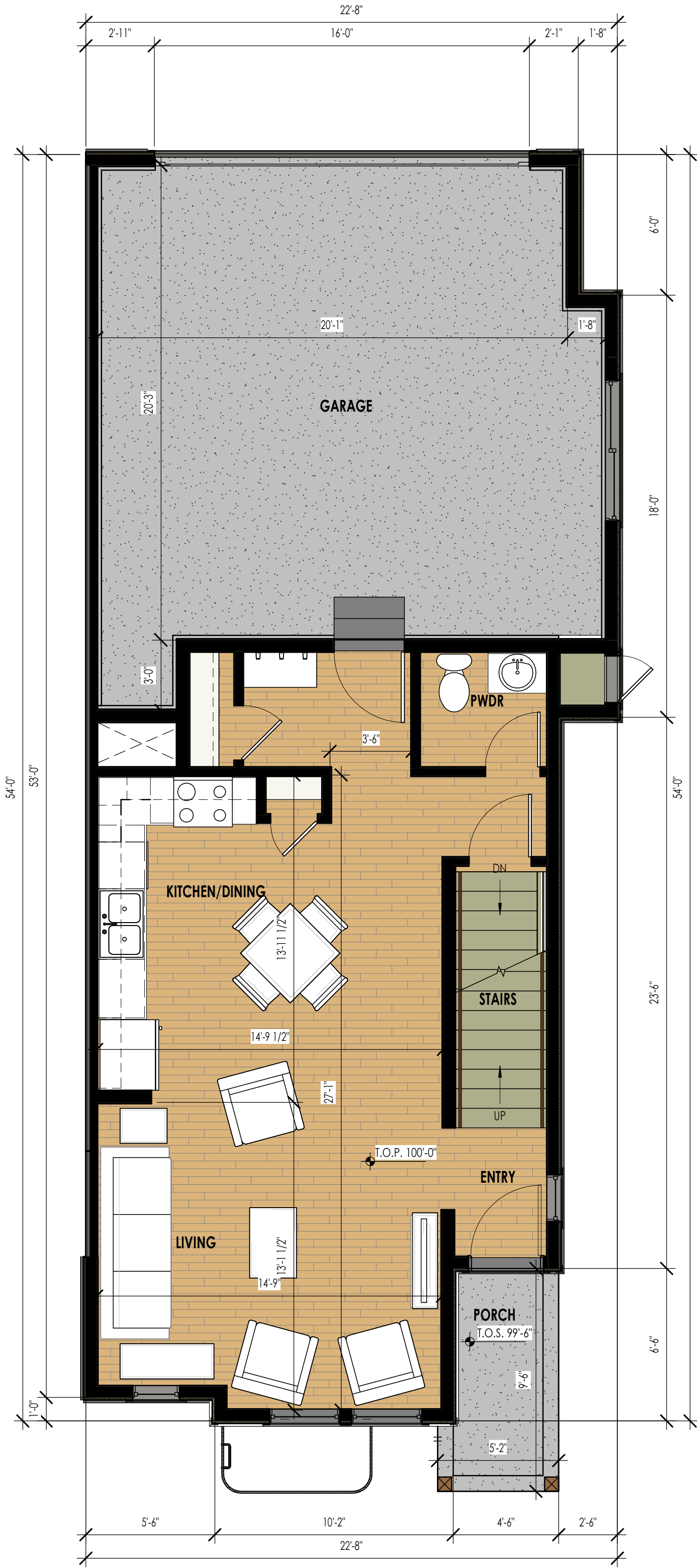
LEVEL 0 - PRESENTATION Open Plan
1/4" = 1'-0"

1
D401



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

2
D401



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

3
D401



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

4
D401



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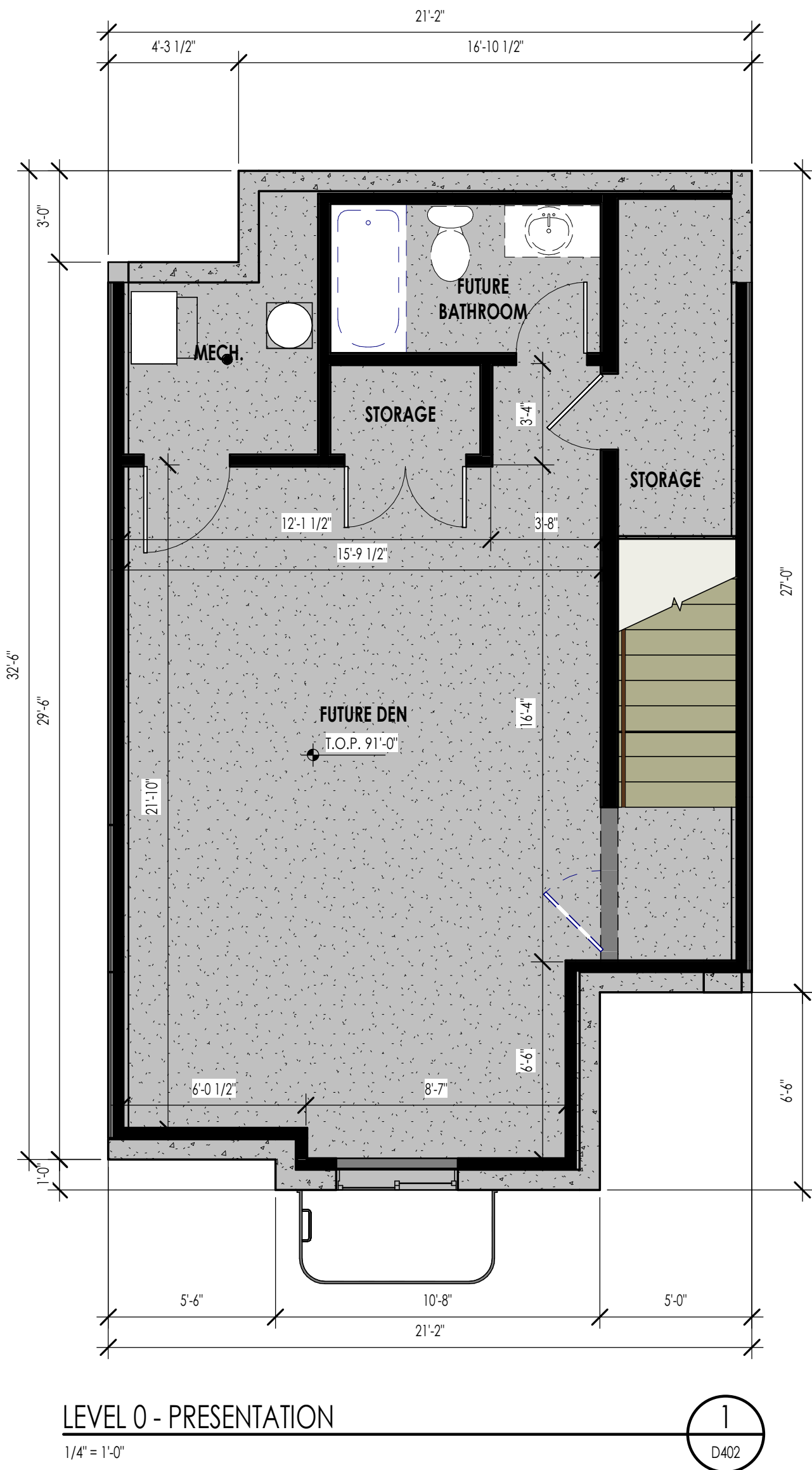
REAR LOAD - UNIT A1 BASEMENT - ARROWHEAD

UNIT A1 BSMT
MARKETING PLANS

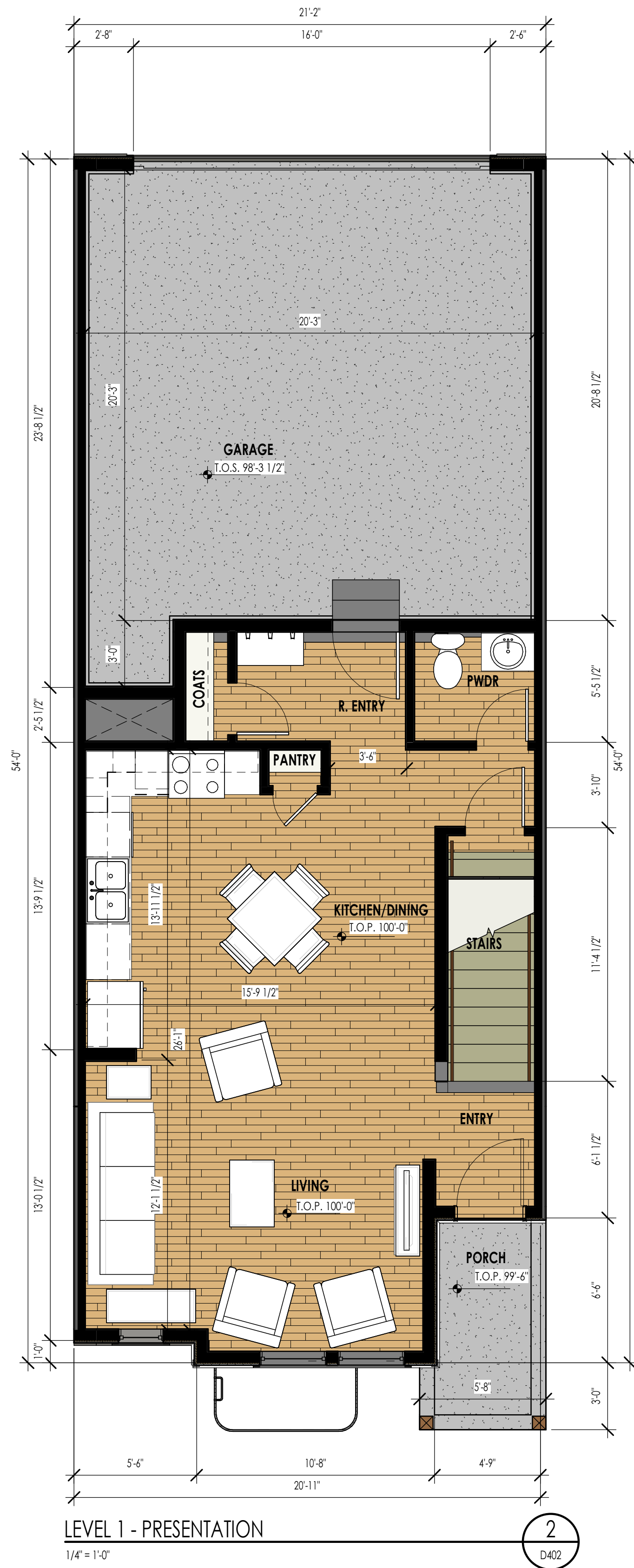
D401

15 OCT 2024

UNIT A2 - AREAS	
NAME	AREA
MAIN LEVEL	644 SF
UPPER LEVEL	981 SF
	1625 SF
BASEMENT LEVEL	610 SF
GARAGE	444 SF
	1055 SF
Grand total	2680 SF



NOTE: FOR OPEN PLAN BASEMENT
OPTION SEE SHEET D401



SWATCH:



DESCRIPTION:

FIBER CEMENT
SCHEME-1

MANUFACTURER:

JAMES HARDIE

COLOR:

"BOOTHBAY BLUE"
OR SIMILAR



FIBER CEMENT
SCHEME-2

JAMES HARDIE

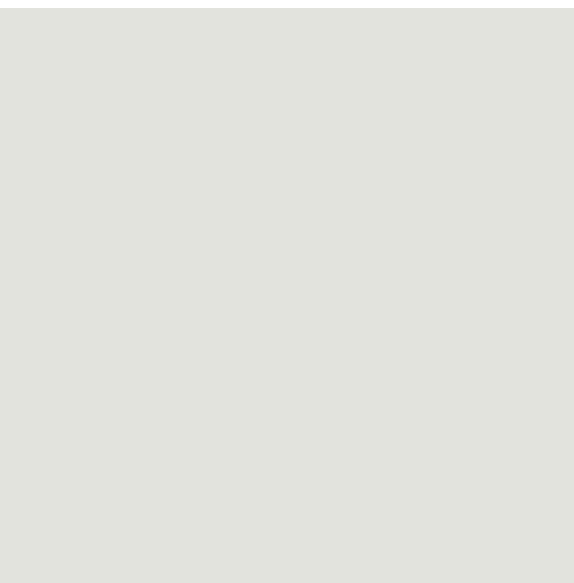
"EVENING BLUE"
OR SIMILAR



FIBER CEMENT-SIDING

JAMES HARDIE

"ARCTIC WHITE"
OR SIMILAR



STUCCO

JAMES HARDIE

"ARCTIC WHITE"
OR SIMILAR



ALUM FASCIA/SOFIT

MASTIC

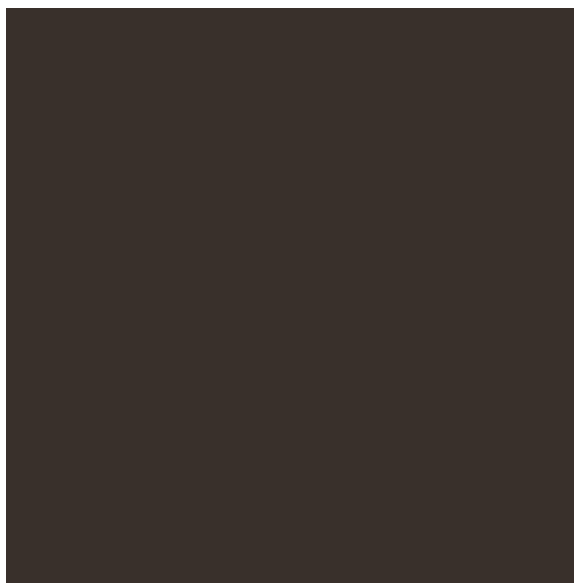
"DARK BRONZE"
OR SIMILAR



FRONT DOOR

TBD

SHERWIN WILLIAMS
"DOVETAIL"
(SW 7018)OR SIMILAR

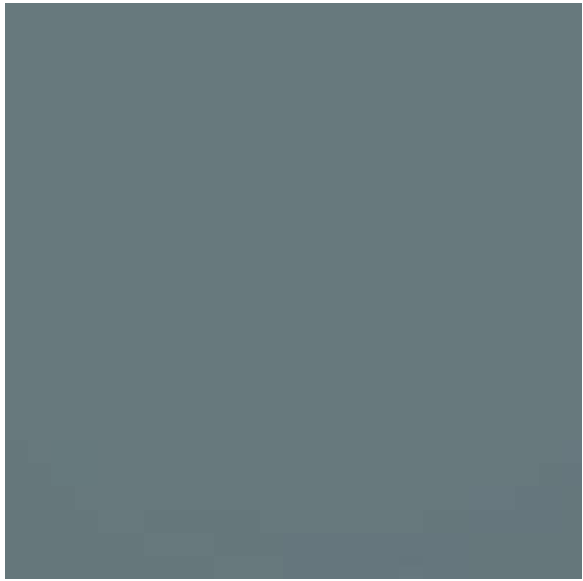


GARAGE DOOR

CHI

"DARK BRONZE "
OR SIMILAR

SWATCH:



DESCRIPTION:

WIN.DR & BAND TRIM
WHERE ALL BOOTHBAY
SIDING IS USED

MANUFACTURER:

JAMES HARDIE

COLOR:

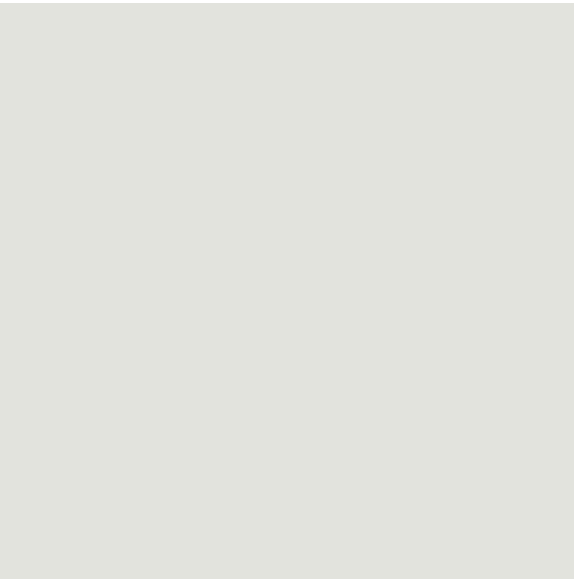
"BOOTHBAY BLUE"
OR SIMILAR



WIN.DR & BAND TRIM
WHERE ALL EVENING
BLUE SIDING IS USED

JAMES HARDIE

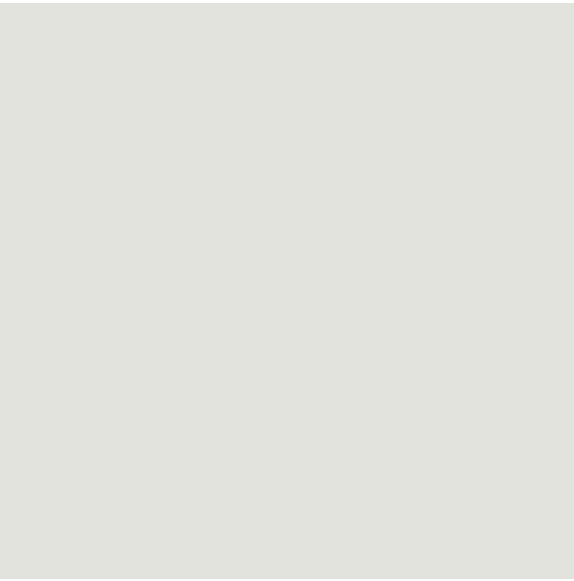
"EVENING BLUE"
OR SIMILAR



WIN.DR & BAND TRIM
WHERE ALL ARCTIC
WHITE SIDING IS USED

JAMES HARDIE

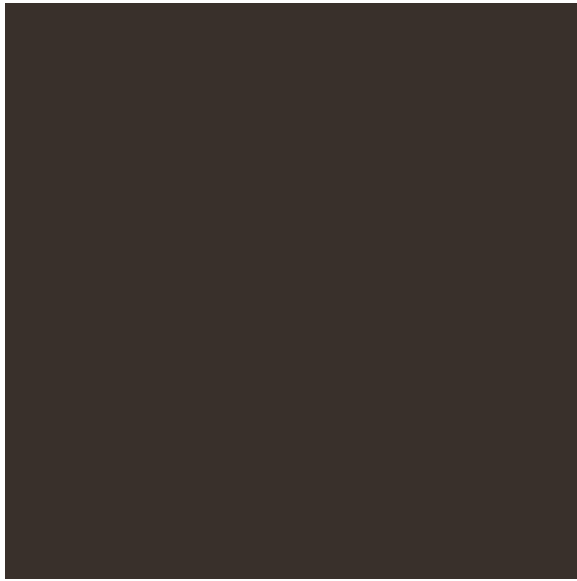
"ARCTIC WHITE"
OR SIMILAR



WIN.DR & BAND TRIM
(STUCCO)

JAMES HARDIE

"ARCTIC WHITE"
OR SIMILAR



WINDOWS

ANDERSON

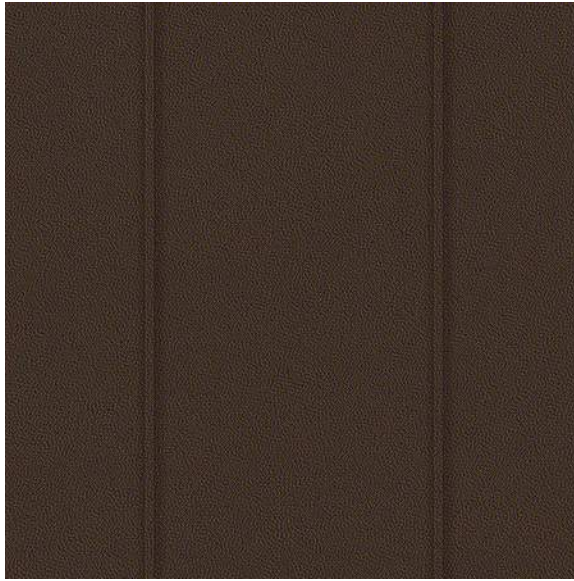
"DARK BRONZE "
OR SIMILAR



TIMBERS

TBD

SHERWIN WILLIAMS
"URBAN BRONZE"
(SW 7048)OR SIMILAR



ROOF-STANDING
SEAM.

MBCI

"MEDIUM BRONZE"
OR SIMILAR

SWATCH:



DESCRIPTION:

ROOFING

MANUFACTURER:

CERTIANTEED

COLOR:

"WEATHEREDWOOD "
OR SIMILAR

CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 8

EAGLE MOUNTAIN, UTAH



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COLOR/MATERIAL
BOARD

D501

15 OCT 2024

NATIVE SEED MIX

SPECIES		LBS. PER ACRE (HYDROSEED)	LBS. PER ACRE (DRILLSEED)	% OF MIX
Sandberg Bluegrass	Poa secunda ssp. Sanbergii	0.5	0.33	3.3
Great Basin Wildrye	Leymus cinereus	1.75	1.17	11.7
Snake River Wheatgrass	Elymus wawawaiensis	2.75	1.83	18.3
Sand Dropseed	Sporobolus cryptandrus	0.25	0.17	1.7
Slender Wheatgrass	Elymus trachycaulus	2.5	1.67	16.7
Western Wheatgrass	Pascopyrum smithii	3	1.5	15
Blue Flax	Linum perenne	0.75	0.5	5
Western Yarrow	Achillea millefolium var. occidentalis	0.25	0.17	1.7
Salad Burnet	Sanguisorba minor	1	1.16	11.6
Rocky Mountain Beeplant	Cleome serrulata	0.75	0.5	5
Silky Lupine	Lupinus sericeus	1	0.67	6.7
Gooseberry-leaf Globemallow	Sphaeralcea grossulariifolia	0.25	0.17	1.7
Black Sagebrush	Artemisia nova	0.25	0.16	1.6
Total		15	10	100

*PLANT LISTS HAVE BEEN DEVELOPED WITH THE INTENT TO OBTAIN OPTIMAL PLANT MATERIAL FOR THE COMMUNITY DESIGN VISION AND INTENT. DEVELOPER MAINTAINS THE RIGHT TO INSTALL LIKE IN KIND PLANT MATERIAL SUBSTITUTIONS AS NEEDED DEPENDING ON INDUSTRY AVAILABILITY OR OTHER UNFORESEEN FACTORS.

CONCEPTUAL PLANT PALETTE

ORNAMENTAL GRASSES



BLONDE AMBITION GRASS



COOL AS ICE BLUE FESCUE GRASS



ELIJAH BLUE FESCUE



HAMELN DWARF FOUNTAIN GRASS

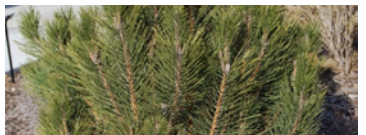


LITTLE BUNNY DWARF FOUNTAIN GRASS

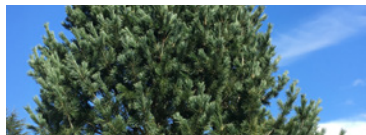
EVERGREEN TREES



ARIZONA CYPRESS



ARNOLD SENTINEL AUSTRIAN PINE

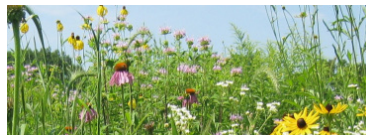


VANDERWOLF'S PYRAMID LIMBER PINE

SOD AND SEED



IRRIGATED TURF



NATIVE SEED MIX

DECIDUOUS TREES



BUR OAK



COMMON HACKBERRY



FRONTIER ELM

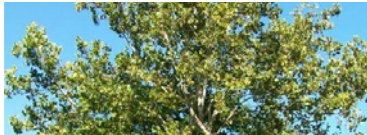


GOLDEN RAIN TREE

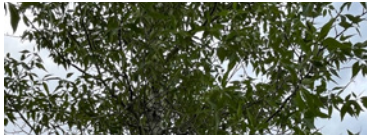
ORNAMENTAL TREES



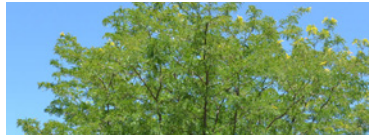
GREENSPIRE LINDEN



LONDON PLANE TREE



NARROW LEAF COTTONWOOD

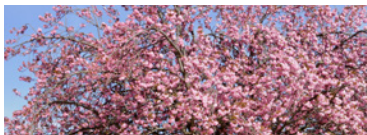


SKYLINE HONEYLOCUST

DECIDUOUS TREES



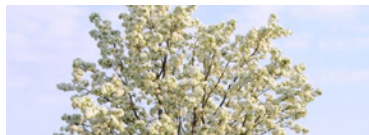
SPRING SNOW CRABAPPLE



JAPANESE FLOWERING CHERRY



THORNTLESS COCKSPUR HAWTHORN



AUTUMN BLAZE CALLERY PEAR

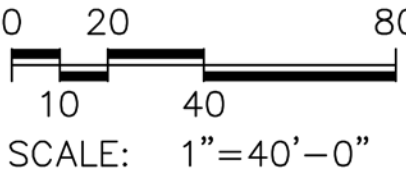
GRAVEL MULCH, TYP.
STABILIZED CRUSHER
FINES, TYP.

CONCRETE WALK, TYP.
NATIVE SEED, TYP.

IRRIGATED TURF, TYP.
LOW-WATER PLANTING
BED, TYP.
PROPOSED TREE, TYP.

PERCENTAGES

40%	(1.12 ACRES) DROUGHT TOLERANT PLANTING BEDS
30%	(0.84 ACRES) IRRIGATED TURF
19%	(0.53 ACRES) NATIVE SEED MIX
11%	(0.31 ACRES) PERMEABLE PAVING
2.80 ACRES	CUMULATIVE LANDSCAPED AREAS



FIREFLY NPA 8 PHASE A PLAT 8
PRELIMINARY LANDSCAPE PLANS
CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DESIGNED: GW/AP
DRAWN: GW/AP
CHECKED: WC

JOB DESCRIPTION:
SCHEMATIC
PLAN

SHEET TITLE:

NPA 8 A
PLAT 8

SHEET NUMBER:

L100

SHEET OF XXX

DHM DESIGN

1309 East 3rd Avenue
Room 205
Durango, CO 81301
970.385.4219
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FOR INTERNAL REVIEW:
NOT FOR CONSTRUCTION

U:\10_LBP PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE A\PLAT A5\21-0080 NPA8-A-8 SHEETS.DWG 11/4/2024 4:53 PM

TABULATIONS

TOTAL ACREAGE: 10.20 ACRES

TOTAL OPEN SPACE: 2.9 ACRES

TOTAL IMPROVED OPEN SPACE: 2.9 ACRES

OVERALL DENSITY: 11.67 U/A

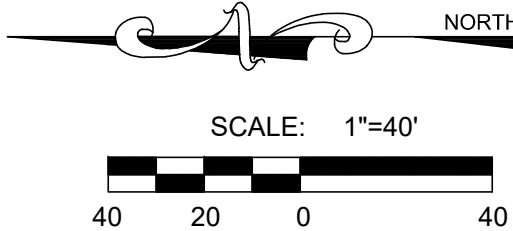
TOTAL # OF LOTS: 119

ASPHALT PAVEMENT AREA: 114,419 SQFT.

PARKING STALLS REQUIRED: 417

PARKING STALLS PROVIDED: 523**

** PARKING STALL PROVIDED INCLUDES GARAGES, DRIVEWAYS,
OFF-STREET & ON-STREET PARKING PER THE APPROVED FIREFLY
COMMUNITY PLAN.



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

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

NOT FOR
CONSTRUCTION

NPA 8 PHASE A PLAT 8
EAGLE MOUNTAIN, UTAH

MULTI-FAMILY SITE PLAN

REVISIONS

1

-

2

-

3

-

4

-

5

-

6

-

LEI PROJECT #:
2021-0080

DRAWN BY:
TJP

DESIGNED BY:
BCT

SCALE:
1"=40'

DATE:
11/04/2024

SHEET

1



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
NOVEMBER 12, 2024**

TITLE:	Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.25 Residential Zones
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	n/a
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

Yes

PREPARED BY

Beth Fewkes

PRESENTED BY

Beth Fewkes

RECOMMENDATION:

Staff recommends that the Planning Commission consider the proposed code amendment and forward a positive recommendation to the City Council.

BACKGROUND:

In 2023, Eagle Mountain City amended the General Plan to adopt strategies for Moderate Income Housing (MiH) in accordance with Utah State Code (Section 10-9a-403). Strategy 5 directs the adoption of a land use ordinance requiring 10% or more of new residential development in certain residential zones to be dedicated to moderate income housing. The City Council has set a deadline of December 31, 2024, to adopt this ordinance. Staff received feedback on this item from the City Council on September 17, 2024, and the Planning Commission on September 24, 2024.

ITEMS FOR CONSIDERATION:

This amendment to EMMC Chapter 17.25 Residential Zones reflects the direction received from the City Council on November 6, 2024, regarding the implementation of General Plan MIH Strategy 5. The amendment adds a moderate income housing requirement to the MF1 Zone and MF2 Zone and allows for consideration of the reduction of specified standards to lessen the financial burden incurred by developers to provide MIH units. Staff seeks the Planning Commission's recommendation regarding the potential inclusion of additional standard alterations in the proposed code sections EMMC 17.25.020(E)(2)(a)(iii) and 17.25.020(F)(1)(a)(iii).

Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. EMMC 17.25 Residential Zones - Redlines

Chapter 17.25

RESIDENTIAL ZONES

Sections:

- [17.25.010 What this chapter does.](#)
- [17.25.020 Future land uses and residential zones.](#)
- [17.25.030 Land use table.](#)
- [17.25.040 Residential development standards.](#)
- [17.25.050 Generally applicable provisions.](#)
- [17.25.060 Projection into setbacks.](#)

Prior legislation: Ords. O-07-2018, O-02-2018, O-11-2017, O-09-2017, O-16-2016, O-05-2016, O-02-2016, O-07-2015, O-09-2013, O-14-2011, O-05-2011, O-11-2010, O-18-2008, O-10-2007, O-18-2006, O-02-2006 and O-23-2005.

17.25.010 What this chapter does.

In order to further the purposes of LUDMA (Utah's Municipal Land Use, Development, and Management Act) and the city's general plan, the city is divided into various zones, including a number of residential zones. This chapter establishes the land use regulations for the residential zones in Eagle Mountain City, including permitted and conditional uses, minimum land use standards, and other development provisions. [Ord. [O-24-2019](#) § 2 (Exh. A)].

17.25.020 Future land uses and residential zones.

All land planned for residential use in Eagle Mountain City is located within one of the following future land use categories and must be located within one of the following residential zoning districts:

A. Future Land Use: Agricultural/Rural Density One.

1. Zone: RA1. The RA1 zone is for large lot residential developments that preserve open space, animal rights, and a semi-rural character. To achieve these goals the minimum lot size is five acres (217,800 square feet).
2. Zone: RA2. The RA2 zone is for large lot residential developments that preserve open space, animal rights, and a semi-rural character, as well as providing a transition area between five-acre-lot neighborhoods and one-acre-lot neighborhoods. To achieve these goals the minimum lot size is two and one-half acres (108,900 square feet).

B. Future Land Use: Agricultural/Rural Density Two.

1. Zone: RD1. The RD1 zone is for large lot residential developments that preserve open space, animal rights, a semi-rural character, and provide a proper transition from large lots, hillsides, or other natural areas to more suburban neighborhoods. The minimum lot size is one acre (43,560 square feet).

2. Zone: RD2. The RD2 zone is for single-family large lots in traditional suburban neighborhoods with parks, trails, and other open space. The minimum lot size is one-half acre (21,780 square feet), and an average lot size of three-quarter acre (32,670 square feet) is required.

C. Future Land Use: Foothill Residential.

1. Zone: Foothill Residential (FR). The foothill residential (FR) zone is for single-family residential view lots, generally on hillsides or foothills. Lots should be arranged to protect open space areas, ridgelines, hillsides, wildlife habitat, and provide useable open space or trail access to useable open space. The minimum lot size is one-quarter acre (10,890 square feet), and an average lot size of one-half acre (21,780 square feet) is required.

D. Future Land Use: Neighborhood Residential One.

1. Zone: R1. The R1 zone is for large single-family homes on medium-sized lots arranged in walkable suburban neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. The minimum lot size is one-quarter acre (10,890 square feet) and an average lot size of at least one-third acre (14,520 square feet) is required.

2. Zone: R2. The R2 zone is for medium to large single-family homes on medium-sized lots arranged in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. The minimum lot size is 8,000 square feet, and an average lot size of at least one-quarter acre (10,890 square feet) is required.

3. Zone: R3. The R3 zone is for single-family homes on small lots arranged in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. The minimum lot size is 6,500 square feet, and an average lot size of at least 8,500 square feet is required.

E. Future Land Use: Neighborhood Residential Two.

1. Zone: RC. The RC zone is for single-family homes on small lots in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. These neighborhoods can provide a transition between multifamily developments and neighborhoods with medium-sized lots. The minimum lot size is 4,500 square feet and an average lot size of at least 6,000 square feet is required.

2. Zone: MF1. The MF1 zone is for twin homes, duplexes, triplexes, and townhomes with no more than six units per building, with common/shared open space between buildings, and a homeowners' association that maintains the open space. The maximum density is 10 dwelling units per acre.

a. Moderate Income Housing Requirements:

i. Required Amount of Moderate Income Housing: A minimum of 10% of new residential development in this zone shall be dedicated to moderate income

housing (MIH) units priced for occupancy by households with a gross income equal to or less than 80% of the median gross income for Eagle Mountain City per Utah Code 10-9a-103.

ii. Owner Occupancy: MIH units shall be sold as owner-occupied residences only. Renting or subletting these units is prohibited.

iii. Standard Alternations: Developers may propose reduced amenity, garage, and parking requirements subject to City Council approval. Developers must demonstrate that these reductions lessen the financial burden incurred by providing MIH units.

iv. Deed Restrictions: A deed restriction shall be recorded for the property dedicated as a moderate income dwelling unit that establishes the unit shall be occupied by the owner and a household with a gross income equal to or less than 80% of the median gross income for Eagle Mountain City.

F. Future Land Use: Neighborhood Residential Three.

1. Zone: MF2. The MF2 zone is for townhomes, condominiums, and apartments with no more than 12 units per building. Developments in this zone should be within immediate walking distance of a park, retail/office development, transit facilities, or adjacent to major roadways or intersections. The maximum density is 20 dwelling units per acre. [Ord. [O-15-2021](#) § 2 (Exh. A); Ord. [O-24-2019](#) § 2 (Exh. A)].

a. Moderate Income Housing Requirements:

i. Required Amount of Moderate Income Housing: A minimum of 10% of new residential development in this zone shall be dedicated to moderate income housing (MIH) units priced for occupancy by households with a gross income equal to or less than 80% of the median gross income for Eagle Mountain City per Utah Code 10-9a-103.

ii. Owner Occupancy: MIH units shall be sold as owner-occupied residences only. Renting or subletting these units is prohibited.

iii. Standard Alternations: Developers may propose reduced amenity, garage, and parking requirements subject to City Council approval. Developers must demonstrate that these reductions lessen the financial burden incurred by providing MIH units.

iv. Deed Restrictions: A deed restriction shall be recorded for the property dedicated as a moderate income dwelling unit that establishes the unit shall be occupied by the owner and a household with a gross income equal to or less than 80% of the median gross income for Eagle Mountain City.

Blank = Prohibited

[illegible]

Land Use Table
Residential Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Private School	S	S	S								
Radio, Microwave, or Other Transmission Towers	S	S	S	S	S	S	S	S	S	S	S
Detached Accessory Dwelling Unit in Compliance with Ch. 17.70 EMMC	P	P	P	P	P	P	P	P ≥ 8,000 sq ft lot	P ≥ 8,000 sq ft lot		
Accessory Dwelling Unit within the Primary Residence in Compliance with Ch. 17.70 EMMC	P	P	P	P	P	P	P	P	P		
Residential Facility for Persons with a Disability (Up to 4 Unrelated Adults) in Compliance with Ch. 17.75 EMMC	S	S	S	S	S	S	S	S	S	S	S
Plant and Tree Nursery/Garden Center	S	S	S								
Chickens	P	P	P	P	P	P	P	P			
Livestock/Farm Animals (See EMMC 6.10.080)	P	P	P	P							
Riding Arena (Commercial)	C	C									
Stables (Commercial)	C	C									
Equestrian Center	C	C									
Animal Care Service	S	S	S								
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P
Model Home Sales Office	P	P	P	P	P	P	P	P	P	P	P

[Ord. [O-50-2023](#) § 2 (Exh. A); Ord. [O-04-2023](#) § 2 (Exh. A); Ord. [O-41-2021](#) § 1 (Exh. A); Ord. [O-15-2021](#) § 2 (Exh. A); Ord. [O-24-2019](#) § 2 (Exh. A)].

17.25.040 Residential development standards.

This development standards table contains required standards for each residential zone in the city. More details and clarification are included as footnotes and as generally applicable provisions later in this chapter.

Residential Development Standards

General Plan Residential Category	Ag/Rural Density 1		Ag/Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3
Zone Designation	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Type of Housing	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached (small lot)	MF 2-6 units/building	MF ≤ 12 units/building
Maximum Gross Density										10 units/acre	20 units/acre
Minimum Residential Lot Sizes	5+ acres (217,800 sq ft)	2.5 acres (108,900 sq ft)	1 acre (43,560 sq ft)	1/2 acre (21,780 sq ft)	1/4 acre (10,890 sq ft)	1/4 acre (10,890 sq ft)	8,000 sq ft	6,500 sq ft	4,500 sq ft		
Minimum Average Lot Sizes ⁷				3/4 acre (32,670 sq ft)	1/2 acre (21,780 sq ft)	1/3 acre (14,520 sq ft)	1/4 acre (10,890 sq ft)	8,500 sq ft	6,000 sq ft		
Required Improved Open Space (in compliance with EMMC 16.35.105)				500 sq ft per lot	750 sq ft per lot	750 sq ft per lot	900 sq ft per lot	1,000 sq ft per lot	1,000 sq ft per lot	1,000 sq ft per 3 bd; 750 sq ft per 1 and 2 bd	1,000 sq ft per 3 bd; 750 sq ft per 1 and 2 bd

Residential Development Standards

General Plan Residential Category	Ag/Rural Density 1		Ag/Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3
Zone Designation	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Primary Structure Maximum Height ¹	35'	35'	35'	35'	35'	35'	35'	35'	35'	35' ⁸	35' ⁸ or 45' ⁹
Accessory Structure Maximum Height ¹	35'	35'	35'	25'	20'	20'	20'	20'	20'	20'	20'
Ancillary Structure Maximum Height ⁶	10' above primary structure										
Minimum Lot Frontage ²	150'	150'	125'	100'	90'	85'	80'	62'	58'		
Minimum Lot Frontage (cul-de-sac or circle)	100'	100'	75'	60'	50'	45'	40'	20'	20'		
Minimum Dwelling Size (excluding garage)	1,000 sq ft	1,000 sq ft	1,000 sq ft	1,000 sq ft	1,000 sq ft	1,000 sq ft	800 sq ft	800 sq ft	800 sq ft	650 sq ft	650 sq ft
Minimum Setbacks for Primary Structures ³											
Front	35'	35'	30'	25'	25'	25'	25'	15'	15'	15'	15'
Front Garage	45'	45'	40'	30'	25'	25'	25'	22'	22'	22' ⁵	22' ⁵
Rear	35'	35'	35'	35'	35'	25'	20'	20'	20'	30' between buildings	

Residential Development Standards

[illegible]

¹ Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures. Where permitted by EMMC [17.25.030](#), the maximum height of accessory dwelling units (ADUs) located above a detached garage is 35 feet.

² Lot frontage is measured at the street property line. Lot frontage shall vary by at least five feet every three or four lots in the R3 and RC zones.

³ Setbacks shall only apply to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10 percent variation in setbacks may be approved by the planning director and building official if the variation is deemed appropriate due to an issue with slope, unique lot configuration, or other unique circumstance. Guidance regarding allowed projections into setbacks is outlined in EMMC [17.25.060](#).

⁴ Maximum footprint coverage is the total coverage on the lot of all accessory structures.

⁵ Driveway length exceptions for multifamily developments may be requested and considered at the discretion of the approval authority with a preliminary plat or site plan.

⁶ Ancillary structures include chimneys, television antennas, or other structures that are generally located on the roof of a residential building.

⁷ For approval of a preliminary plat or amended preliminary plat, the minimum average lot size is calculated across an entire preliminary plat or large neighborhood, and is verified by the approval authority of a preliminary plat. If a preliminary plat exceeds 80 acres, the average lot size may be required in smaller neighborhoods/plats. Each original final plat does not have to comply with the average lot size, but shall include some variation of lot sizes in the plat. Outlier lots that are substantially larger than the others will not be counted in the average lot size calculation. Amended final plats shall comply with the average lot size requirements of this section. For amended final plats, the minimum average lot size is calculated using only the portion of the plat that the amendment changes.

⁸ Multifamily dwelling structures shall contain no more than three stories.

⁹ Multifamily dwelling structures with a minimum roof pitch of 5/12 or flat roofs with rooftop amenities may be constructed with three stories up to 45 feet high.

[Ord. [O-08-2024](#) § 2 (Exh. A); Ord. [O-50-2023](#) § 2 (Exh. A); Ord. [O-22-2023](#) § 2 (Exh. A); Ord. [O-41-2021](#) § 1 (Exh. A); Ord. [O-15-2021](#) § 2 (Exh. A); Ord. [O-24-2019](#) § 2 (Exh. A)].

17.25.050 Generally applicable provisions.

All development projects within any residential zone shall conform to the following general requirements:

A. Yard Landscaping. The front and side yards must be improved prior to occupancy of each home in accordance with the approved yard landscaping plan that was approved in conjunction with the final plat for the development. Improvements shall comply with requirements of Chapter [17.60](#) EMMC. Between the dates of October 15th to April 15th, otherwise eligible properties may be issued a certificate of occupancy prior to landscaping with the condition that landscaping be completed by April 15th. Failure to comply by that date will result in a fine of \$100.00 per day issued to the builder and a civil right of action enforceable in any court of competent jurisdiction granted to the homeowner. The builder may pay a \$2,000 cash escrow per lot to the city to receive an extension and shall complete the landscaping no later than nine months after the issuance of the certificate of occupancy. In cases of drought conditions or weather not conducive to the successful establishment of living plant material as reasonably determined by the city, the builder may pay a \$2,000 cash escrow per lot to the city and shall complete the landscaping no later than nine months after the issuance of the certificate of occupancy.

B. Open Space and Trails. Lots and roads shall be arranged to best protect contiguous open space areas, ridgelines, hillsides, drainages, wildlife habitat and corridors, and provide useable open space or trail access to useable open space. All developments shall connect to existing adjacent trails and wildlife corridors and continue them through the development and shall provide regional trails and corridors if included in the city's general plan, parks and open space plan, or bike and pedestrian plan. Rather than including large areas of unbuildable land in lots, developers are encouraged to preserve and dedicate these areas as public open space. The approval authority may require the developer to pay a fee in lieu according to EMMC [16.35.105](#)(A)(12), or may consider, at their discretion, alternative open space plans. Alternative plans will be evaluated based upon the benefit to the neighborhood/community, proximity to existing amenities or natural features, and the unique nature of the site, and may include additional trails, preservation/dedication of additional open space areas, and unique improvements/amenities. Alternative plans may include a proposed "buy-down" of open space acreage with additional amenities at a rate of 150 points per acre (required acreage x 100 points + "bought-down" acreage x 150 points). Parks and trails must be improved as required by the standards set forth in Chapter [16.35](#) EMMC. Common open space areas within multifamily projects shall not count towards the open space requirement, unless a large area is planned that meets the criteria found in EMMC [16.35.105](#). Land in excess of 15 percent slope shall be ineligible for inclusion in improved open space requirements unless the planning commission recommends and the city council approves specific improvements on land in excess of 15 percent slope which these bodies determine to be an approved amenity. In this case, only the acreage of land in excess of 15 percent slope which is improved will be considered towards the improved open space requirements.

C. Parking and Garage Dimensions. Projects shall comply with the off-street parking standards found in Chapter [17.55](#) EMMC, which includes standards for enclosed parking, covered parking, and visitor parking. The following requirements shall apply to all garages, except for those associated with detached single-family or two-family (duplex) dwellings:

1. Minimum dimensions of two-car garages shall be 22 feet by 22 feet;
2. Two-car garage door openings shall be a minimum of 16 feet wide by eight feet tall;
3. Single-car garages shall have a usable parking area of no less than 12 feet in width by 20 feet in depth; and
4. Single-car garage door openings shall be a minimum of nine feet wide by eight feet tall.

D. Driveways. Residential driveways shall not exceed grades of 12 percent. The building official may approve driveway slopes that exceed 12 percent in circumstances that are deemed necessary because of the topographical conditions. Residential driveways, when feasible, shall not be permitted in the clear vision triangle at local streets as described in this title. Minimum residential driveway length is included in the Residential Development Standards table.

E. Buffers and Transitions Between Developments and Uses. All residential zone developments shall comply with the transitioning and buffering requirements as set forth in Chapter [17.60](#) EMMC. If commercial development is allowed as a conditional use in a residential

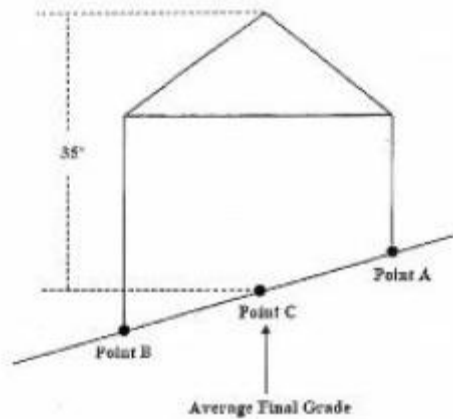
zone, the more restrictive of the residential or commercial buffering and transitioning requirements shall apply.

F. Architectural Design Standards. All multifamily buildings shall comply with Chapter [17.72](#) EMMC. Where single-family and two-family structures are approved without architectural standards contained in a development agreement, developers are encouraged but not required to construct diverse yet compatible homes with similar design qualities on all front and side elevations that face a public road. Variations in exterior materials (fiber cement siding, board and batten or vertical siding, stone, brick, stucco) and/or colors are recommended. All front and side elevations that face a public road may include additional architectural detailing, and may include decorative shutters, bay windows, popouts, trellis or arbor structures, decorative gables, dormer windows, balconies, decorative trim and moldings, window grids, etc. Aluminum siding is discouraged. All single-family and two-family residential dwellings are preferred to have windows and main entry doors on the front elevation. If a floor plan is to be repeatedly built within a development, a minimum of three elevation schemes is preferred. Single-family dwellings or two-family dwellings sited on adjacent lots, or directly across the street (sharing frontage) are preferred to have different floor plans or elevations and different color schemes. Prefabricated metal carports are prohibited in front yards.

G. Hillside Development and Sensitive Lands. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters [15.80](#) and [17.62](#) EMMC, other applicable city codes, and approved by the approval authority for preliminary plats. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters [15.80](#) and [17.62](#) EMMC. No permanent structures near natural washes shall be built in the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side, as measured out from the top of the bank, whichever is greater, to be determined by the city engineer or designee. Additionally, no earthwork, excavation, or earth removal shall occur within the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side of the top of the bank as determined by the city engineer or designee. Utility corridors shall be preserved and deeded to the city whenever possible for trails and open space corridors. Lots in the RA1 and RA2 zones shall include a buildable footprint of at least 20,000 square feet, which generally includes enough area for a home, two accessory buildings (garages or animals), and a horse corral. Lots in the RD1 zone shall include a buildable footprint of at least 15,000 square feet.

H. Lighting. All exterior lighting, including parking lot lights, building lights, and other lighting, must comply with the standards found in Chapter [17.56](#) EMMC. Streetlights are required to be paid for

by developers and installed by the city's contractor along all roads in and surrounding a project, in



accordance with EMMC [15.10.390](#).

I. Infrastructure. At their discretion the approval authority may exempt projects in the RA1, RA2, and RD1 zones from installing curb, gutter, and streetlights. Equestrian trails that adjoin each lot may be required by the approval authority when the subdivision is designed to accommodate horse raising and keeping. Streetlights are still required along all collector and arterial roads.

J. Street Trees. Developers and/or builders are encouraged to plant appropriate trees in park strips along all public streets. Planting shall be done along with the front yard landscaping and in accordance with the standards found in EMMC [16.35.080](#). Street trees are required along all collector and arterial roads.

K. Landscaped Entryways and Monument Signs. All developments shall provide a landscaped entryway and neighborhood/project monument sign at each main entrance to the neighborhood. This may consist of a water feature, sculpture, or monument sign with the name of the project. The ongoing maintenance of the landscaped entryway shall be by the project's homeowners' association. This feature shall be approved along with a preliminary plat, site plan, or master development plan. At their discretion, the approval authority may approve an alternative amenity or improvement in place of this requirement.

L. Clubhouse and Swimming Pool. All multifamily developments in the MF1 and MF2 zones shall include a swimming pool in addition to the clubhouse. The approval authority of a preliminary plat or site plan may consider and approve alternatives to these improvements if the improvements are considered comparable or equivalent in cost and in benefit to the future residents. For this determination they should consider the size of units, the type of units, the proximity to other recreational amenities, and any unique attributes of the property.

1. Clubhouse or Community Center. A clubhouse facility that is centrally located in the development is intended to provide a recreational and social amenity to residents. Clubhouses or community centers shall be a minimum of 1,500 square feet (not including leasing office area) and accommodate at least seven and one-half square feet of clubhouse area per residential unit being served by the clubhouse. Developments may provide multiple clubhouses to fulfill this requirement. The clubhouse does not count towards fulfilling the amenity requirements found in Chapter [16.35](#) EMMC.

a. Clubhouse Improvements and Completion. Clubhouses shall include food serving facilities, large gathering areas suited to community meetings and events, restroom facilities, and amenities that may include exercise equipment, multimedia equipment, facilities to accommodate the arts, indoor recreation (basketball, volleyball, etc.), or upgraded food preparation or service facilities. The clubhouse shall be adjacent to the pool. The approval authority shall review and approve the clubhouse structure during the site plan review process. Construction of the clubhouse shall commence prior to issuing the thirty-first building permit in the project or a cash or improvement bond shall be placed with the city to cover the cost of construction. Applicants shall submit a building permit application prior to constructing this improvement. If multiple clubhouses are being provided in a development the additional clubhouses shall begin construction along with the phase of development that includes the clubhouses.

2. Swimming Pool. An in-ground swimming pool that is centrally located in the development is intended to provide a recreational and social amenity to residents. The pool shall be a minimum of 1,000 square feet in size and must accommodate at least four square feet of pool space per residential unit being served by the pool. At the discretion of the council, developments may be required to provide multiple pools to fulfill this requirement, depending on the number of units served and overall project densities and layout. It shall also include a concrete patio, patio furniture, a non-sight-obscuring fence, and comply with all required building codes (including a building permit). The swimming pool does not count towards fulfilling the amenity requirements found in Chapter [16.35](#) EMMC. The approval authority shall review and approve the swimming pool facility during the site plan review process. The construction of the pool shall commence prior to the thirty-first building permit being issued in the development, or a cash or improvement bond shall be placed with the city to cover the cost of construction. If multiple pools are being provided in a development the additional pools shall begin construction along with the phase of development that includes the pools.

M. Fire Access for Exclusively Rear-Loaded Only Homes.

1. Access Off of a Minimum 26-Foot-Wide Over-Sized Alley or Service Drive (Functioning in Such Case as a “Fire-Access Road”). The 26-foot-wide drive fire access roadway, when used, shall be restricted to having parking along only one-side (those sides which adjoin fire hydrants), and, shall have “No Parking” signs posted along those same sides. In cases where a roadway is at least 35 feet wide, parking may be allowed along both sides of a “fire-access road” and no parking restriction will be required; and

2. When rear-loaded, homes shall be provided with a paved walkway to be installed at each end of the building leading from the garage end roadway to the main access door at the other, “green space” end; and

3. Address numbering shall be provided above the garage bay door as well as the main access door to any rear-loaded home. [Ord. [O-38-2024](#) § 2 (Exh. A); Ord. [O-52-2023](#) § 2 (Exh. A); Ord. [O-46-2023](#) § 2 (Exh. A); Ord. [O-11-2023](#) § 2 (Exh. A); Ord. [O-15-2022](#) § 2 (Exh. A); Ord. [O-24-2019](#) § 2 (Exh. A)].

17.25.070 Projection into setbacks.

A. Allowed Projection into Setbacks. Certain architectural features or building features may project or encroach into the minimum building setbacks found in EMMC [17.25.040](#) (Residential development standards) in accordance with the tables below. For example, if a setback is 10 feet, and a feature may project three feet into the setback, a setback of seven feet would remain between the property line and the projection.

1. Awnings and Canopies. Over the windows, no wider than 12 inches beyond edges of



window or door.

Allowed Projection into Setbacks (Awnings and Canopies)								
≥ 1/4 Acre Lot Size			< 1/4 Acre Lot Size			Multifamily		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
5'	5'	5'	3'	3'	3'	n/a	n/a	n/a

* A minimum of five feet must still be maintained between the nearest property line and any awning/canopy.



2. Balconies – Open and Unenclosed.

Allowed Projection into Setbacks (Balconies – Open and Unenclosed)					
Single-Family Detached			Multifamily		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
2'	2'	2'	n/a	n/a	n/a

* A minimum of six feet must still be maintained between the nearest property line and any balcony.

3. Bay Windows. Width of window shall not exceed 10 feet in front or rear yards, or seven



feet in side yards.

Allowed Projection into Setbacks (Bay Windows)								
≥ 1/4 Acre Lot Size			< 1/4 Acre Lot Size			Multifamily		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
3'	3'	3'	3'	3'	2'	n/a	n/a	n/a

* A minimum of five feet must still be maintained between the nearest property line and any bay window.

4. Cantilevered Building Projections. Also known as micro-additions, or pop-outs. Shall not



exceed eight feet in length.

Allowed Projection into Setbacks (Cantilevered Building Projection)					
Single-Family Detached			Multifamily		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
2'	2'	2'	n/a	n/a	n/a

* A minimum of six feet must still be maintained between the nearest property line and any cantilevered building projection.

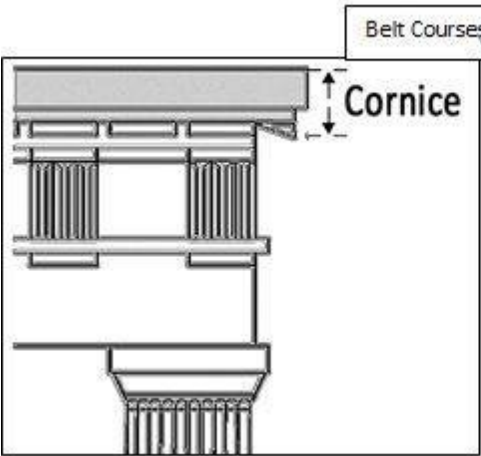


5. Chimney or Fireplace.

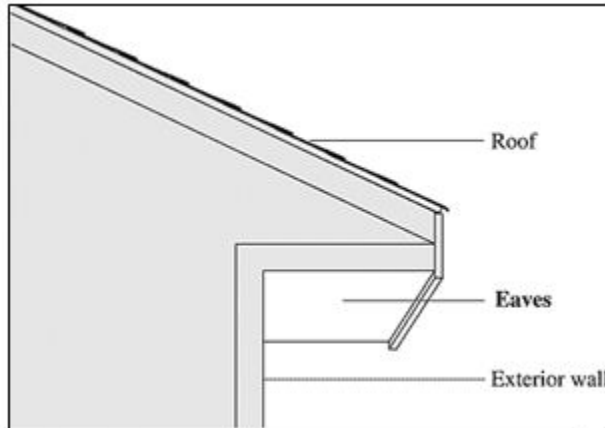
Allowed Projection into Setbacks (Chimney or Fireplace)					
Single-Family Detached			Multifamily		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
2.5'	2.5'	2.5'	n/a	n/a	n/a

* A minimum of five and one-half feet must still be maintained between the nearest property line and any chimney or fireplace.

6. Cornices, Belt Courses, and Similar Architectural Features.



Allowed Projection into Setbacks (Cornices, Belt Courses, or Similar)					
Single-Family Detached			Multifamily		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
1'	1'	1'	1'	1'	1'



7. Eaves, Roof Overhangs.

Allowed Projection into Setbacks (Eaves, Roof Overhangs)					
Single-Family Detached			Multifamily		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
3'	3'	3'	n/a	n/a	n/a

8. Porch, Deck, Landing.



a. Uncovered.

b. Covered.



	Allowed Projection into Setbacks (Porch, Deck, Landing)								
	≥ 1/4 Acre Lot Size			< 1/4 Acre Lot Size			Multifamily		
	Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
Uncovered	10'	10'	5'	5'	5'	–	n/a	n/a	n/a
Covered	10'	10'	5'	5'	5'	–	n/a	n/a	n/a