EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

FEBRUARY 11, 2025, 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/CONCEPT PLAN - John Hancock Charter School West Campus

1.B. TRAINING - PC General Powers and Duties

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. January 28, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. PRELIMINARY PLAT - Parkway Fields Plat H

7.B. MASTER SITE PLAN and PRELIMINARY PLAT - Pinnacles B3

7.C. Ordinance Partially Suspending Collection of Impact Fee

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.
In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable 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 801-789-6611. 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.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **FEBRUARY 11, 2025**
TITLE:	John Hancock Charter School Concept Plan Review
ITEM TYPE:	Concept Plan
FISCAL IMPACT:	n/a
APPLICANT:	John Hancock Charter School Foundation

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Ag/Rural Density 2; Foothill Residential	7.3 (6.9753 ac per Utah County Assessor Parcel Viewer Map)

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Robert Hobbs, Senior Planner	Robert Hobbs

RECOMMENDATION:
n/a

BACKGROUND:
Having foregone development within the Scarlet Ridge Subdivision, the Applicant is now seeking concept level plan review by the Planning Commission as part of preliminary school and site design due diligence on another property nearby the one previously set aside for the facility in Scarlet Ridge. The attached plan has already received DRC review.

ITEMS FOR CONSIDERATION:
EMMC § 16.15.020: "The concept plan review is an optional process (except when making application for a master development plan) that is offered as a means for applicants, developers or property owners to receive input from the planning director, planning commission, and city council on a proposed development prior to incurring the costs associated with further stages of the approval process."

EMMC § 16.15.030: "The concept plan review does not create any vested rights to proceed with development in any particular configuration and developers may anticipate that the planning director, planning commission, and/or city council will raise other issues not addressed at the concept plan stage." [Ord. O-10-2019 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(2) § 3.3)]

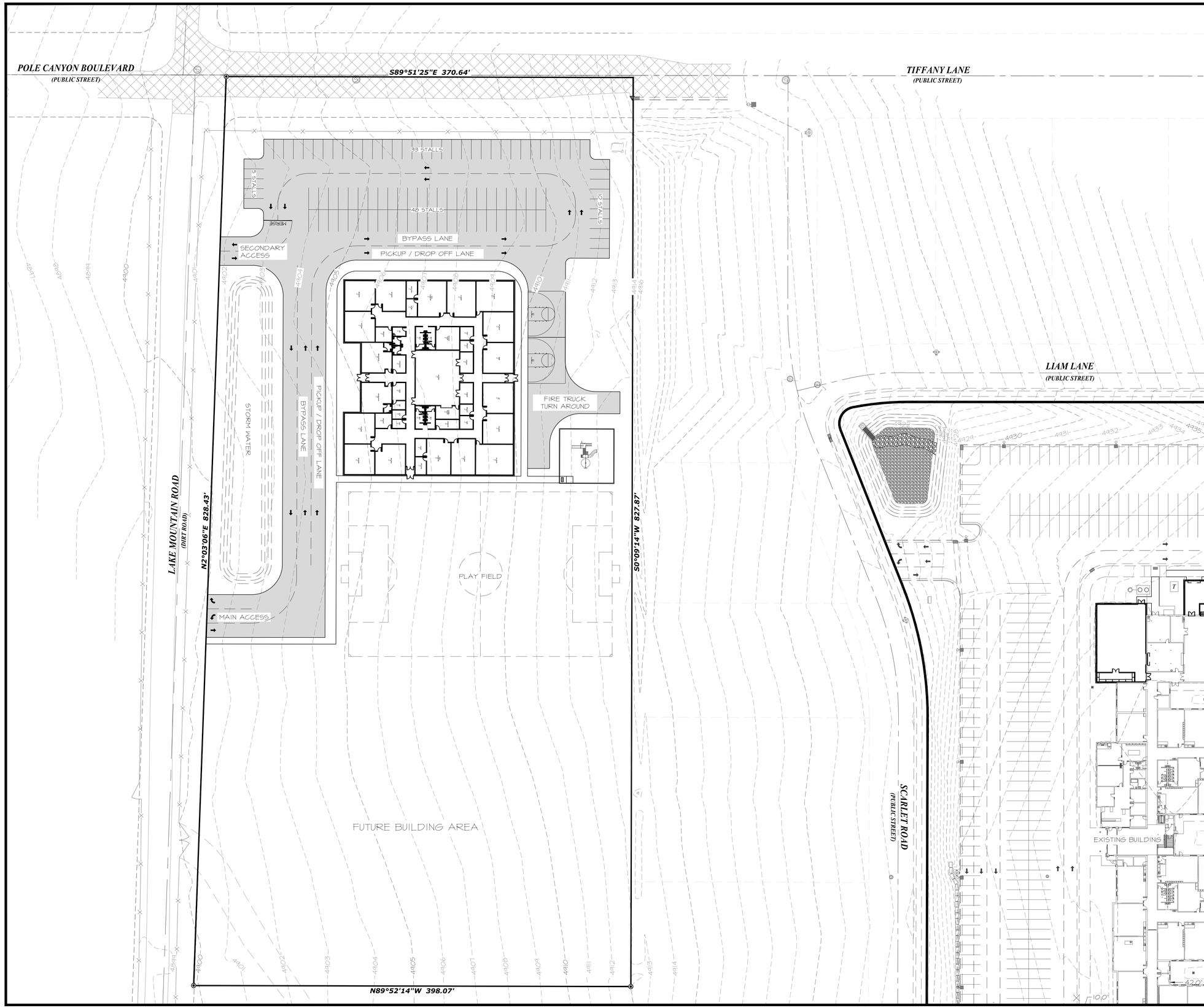
By submitting the concept plans provided (see attachments), the Applicants are seeking the City's reaction to the John Hancock Charter School near the Scarlet Ridge community in the southeastern area of the City.

The Planning Commission is invited to provide comments to the Applicant. Given State statute governing schools, the City may comment on varying design elements but only directly impact and regulate parking provision and utility and external site [mainly abutting street] improvements.

Architecture, fencing and landscaping are not able to be regulated by the Planning and Zoning Division Office et al.

PLANNING COMMISSION ACTION/RECOMMENDATION:
n/a

ATTACHMENTS:
1. JH Concept Site Plan



0 40 80 160

HORIZONTAL SCALE: 1"=40'

SITE PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
WWW.SILVERPEAKENG.COM
STRUCTURAL CIVIL SURVEY

JOHN HANCOCK PH 3
TIFFANY LANE & LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UTAH

SEAL:

DATE: 01/13/2025
PROJECT: AW-061.02
MANGER: JRJ

REVISIONS	
MARK	DATE / DESC.

SITE PLAN

SHEET NUMBER:
C200

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **FEBRUARY 11, 2025**
TITLE:	January 28, 2025 Planning Commission Minutes
ITEM TYPE:	Minutes
FISCAL IMPACT:	n/a
APPLICANT:	n/a

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

PUBLIC HEARING
No

PREPARED BY
Heather Lamb, Planning Secretary

PRESENTED BY

RECOMMENDATION:
n/a

BACKGROUND:
n/a

ITEMS FOR CONSIDERATION:
n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:
n/a

ATTACHMENTS:
1. 1.28.2025 PC Meeting Minutes DRAFT

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

January 28, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

ELECTED OFFICIALS PRESENT: Councilmember Rich Wood, Liaison to the Planning Commission, and Councilmember Brent Wright.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Ashely Swensen, Planner; Heather Lamb, Planning Secretary; Even Berrett, Economic Development Director; and Elizabeth Fewkes, Planner.

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

Commissioner Allen called the meeting to order at 5:31 p.m.

1. Discussion Items

1. A. DISCUSSION ITEM – Health and Planning

Shawna Ellis, Community Development Executive Assistant --presented on Healthy Lifestyles, and Healthy Planning, along with definitions related to Health.

Commissioner Allen adjourned the work session at 6:04 p.m.

6:30 P.M. – Eagle Mountain City Planning Commission Policy Session

2. Commissioner Allen called the policy session to order at 6:30 p.m.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

DRAFT

5. A.

MOTION: ***Commissioner Hess moved to approve the minutes of January 11, 2025, with the corrections noted by Commissioner Allen. Commissioner Fox seconded the motion.***

Jason Allen	**Abstain**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Absent**
Craig Whiting	**Absent**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

6. Status Report

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

7. Action and Advisory Items

7. A. Selection of Planning Commission Chair and Vice-chair.

MOTION: ***Commissioner Hess moved to table Item 7. A. Commissioner Allen seconded the motion.***

Jason Allen	***Yes***
Robert Fox	***Yes***
Rod Hess	***Yes***
Brent Strong	***Absent***
Craig Whiting	***Absent***
Bryan Free	**Yes**

The motion passed with a unanimous vote.

7. B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Meadow Ranch Plat 4 Lot 433.

Item 7.B. and Item 7.C. were presented concurrently.

Presented by Senior Planner Robert Hobbs: A proposal to rezone property located at 9720 N. Shiloh Way in Eagle Mounting City (Parcel ID: 46:536:0433, compromising some 4.072 acres of real property, from Parks and Open Space to RD1 for, and on behalf of Eagle Mountain City.

Planning Commission Discussion Points:

- Concerns regarding stormwater and drainage,
- Discussion regarding how Plat approval would be contingent on Rezone approval,
- Discussion and Review of Covenants, Conditions, and Restrictions from 1999 (Homeowners Association dissolved in 2007) and the programs and processes to find other City records (Open Gov, SharePoint, and G Drive) and
- Discussion regarding how the Planning Commission would like the City to have more information and history of Item 7. B. to have a better understanding to make a knowledgeable decision.

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Commissioner Allen opened the public hearing at 6:44 p.m.

The following individuals spoke during the public comment period: Brad Burton, Mike Fallentine, and Sean Slobodan

Commissioner Allen closed the public hearing at 6:54 p.m.

MOTION: ***Commissioner Hess moved to forward a negative recommendation to the City Council of Item 7B. Commissioner Allen seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Absent**
Craig Whiting	**Absent**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

7. C. PRELIMINARY PLAT - Meadow Ranch Plat 9.

Presented by Senior Planner Robert Hobbs: A request for preliminary plat approval of a proposed subdivision of Meadow Ranch Plat 4 Lot 433 (County Assessor Parcel/Serial # 46:536:0433) located at 9720 N. Shiloh Way in Eagle Mountain City, comprising some 4.072 acres of real property to create three (3) residential 1.2+ acre building lots to be known as Meadow Ranch Plat 9 for, and in behalf of, Eagle Mountain City.

MOTION: ***Commissioner Allen moved to table Item 7. C. Commissioner Fox seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Absent**
Craig Whiting	**Absent**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

7.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.60.120 General Fencing and Screening Provisions

Presented by Senior Planner Robert Hobbs: A proposal to enact an ordinance amending Title 17, Chapter 60 Section 120.C.1.c by clarifying when barbed wire, electrified wire, full wire, or chain link fencing is allowed; to Section 120.D to allow for City installed fencing along certain sensitive lands, to Section 120. H.4 to specify that full electric fences may be used to secure power plants; and add a new section R regarding temporary fencing.

Planning Commission Discussion Points: There was no discussion as to Item 7.D.

Commissioner Allen opened the public hearing at 7:22 p.m. As there were no comments, he closed the hearing at 7:22 p.m.

DRAFT

MOTION: ***Commissioner Hess moved to forward a positive recommendation to the City Council of Item 7.D. Commissioner Allen seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Absent**
Craig Whiting	**Absent**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

7.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Saddle Junction Plat 1 Subdivision.

Presented by Planner, Ashley Swensen: A proposed Plat Amendment for Saddle Junction Plat 1, located at the southwest corner of the SR-73 and Ranches Pkwy intersection. (Parcel ID: 66:403:0103).

Applicant's Statement Summary Zach Hatch: Stated Lot 102, Saddle Junction, Plat 1, was split roughly five (5)-six (6) years ago by the same owner for tax purposes, those resulting parcels were then purchased by two different entities, but those two entities have the same one owner because of that the property was not plated but only deeded.

Planning Commission Discussion Points:

- Discussion regarding the State Code and the process of recording a subdivision as a plat and as a deed.

Commissioner Allen opened the public hearing at 7:30 p.m. As there were no comments, he closed the hearing at 7:31 p.m.

MOTION: ***Commissioner Allen moved to forward a positive recommendation of Item 7.E. to the City Council. Commissioner Fox seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Absent**
Craig Whiting	**Absent**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

7. F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Spring Run Plaza Master Development Plan.

Presented by Planner Steven Lehmitz: A proposed Master Development Plan for the Spring Run Plaza project, located at the northeast corner of SR-73 and Spring Run Parkway (Parcel ID: 58:033:0628).

Applicants Statement Summary, Jason Thompson, AWA, Civil Engineer, representing Developer: Explained that the seven (7) ½ acres proposed development is intended to be started immediately – other areas pictured may not accurately represent plans.

Planning Commission Discussion Points:

- Discussion of the start date for this project, which was answered by Applicant to be in the summer of 2025.

Commissioner Allen opened the public hearing at 7:38 p.m. As there were no comments, he closed the hearing at 7:39 p.m.

DRAFT

MOTION: ***Commissioner Fox moved to recommend a positive recommendation to the City Council of Item 7. F. Commissioner Allen seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Absent**
Craig Whiting	**Absent**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

7. G. First Amendment to QTS Development Agreement.

Presented by Marcus Draper, City Attorney: On July 18, 2023, the City entered into a Development Agreement with QTS regarding a data center project adjacent to the Facebook data center property. Previously, QTS had received assurances from Rocky Mountain Power that there would be sufficient power to service the first phase of the project. That appears to no longer be the case. The parties are looking to amend the development agreement to allow on-site power generation as an accessory use to enable the project to be successful. This would be consistent with other approved development agreements for data center projects.

Presented by Evan Berrett, Economic Development Director: Review of First Amendment QTS Development Agreement language vs Current Tract DA Language.

Applicant, Danny Kelly, QTS Data Center: Stated the plant would be a 20-acre natural gas plant that would produce approximately 200 megawatts. The plan would be to use the plant continuously and to remove the three hundred and ten (310) backup diesel generators, which would lessen emissions, this power would be an accessory to help with the data use.

Planning Commission Discussion Points: There was no discussion as to Item 7. G.

MOTION: ***Commissioner Fox moved to recommend a positive recommendation to the City Council of Item 7.G. Commissioner Hess seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Absent**
Craig Whiting	**Absent**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

8. Discussion Items

- Next Planning Commission Meeting: February 11, 2025,
- Power Plant Tour in Lehi on Thursday, January 30, 2025, at 4:00 p.m.; and
- Joint Meeting during the City Council Meeting regarding Architectural Presentation - February 4, 2025, at 4:00 p.m.

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for February 11, 2025, at 5:30 p.m.

10. Adjournment

DRAFT

MOTION: ***Commissioner Hess moved to adjourn the meeting at 7:53 p.m. Commissioner Allen seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Absent**
Craig Whiting	**Absent**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

The meeting was adjourned at 7:53 p.m.

Approved by the Planning Commission on

_____

Brandon Larsen
Planning Director

DRAFT

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **FEBRUARY 11, 2025**
TITLE:	Parkway Fields Subdivision Preliminary Plat H Approval Request
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	n/a
APPLICANT:	Flagship Homes, Luke McColm representing

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Neighborhood Residential 1 (in the area proposed for residential development/platting); RC, R2 & R3	72.12

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Robert Hobbs, Senior Planner	Robert Hobbs

RECOMMENDATION:
Approve the preliminary plat request, contingent upon development/developer compliance with the following condition(s):
1. Developer shall emplace a six-foot (6') high solid wall, compliant with EMMC §§ 16.35.090 & 17.60.120 standards, all along Ault and Pole Canyon Boulevards where those rights-of-way abut/front the project; and,
2. Any other conditions deemed appropriate by the Planning Commission.

BACKGROUND:
The project made the subject of this report is part of the [originally titled] "Ault Farms Master Development" approved by the City Council in December 2021. Ault Farms was changed to "Founder's Square" and thereafter renamed again to "Parkway Fields". Plat H continues the subdividing of the land made a part of the development in the southeast area of the City.

ITEMS FOR CONSIDERATION:
Preliminary Plat Approvals
Approval of Preliminary Plats is based upon compliance with City code requirements [Conclusions of Law] and requirements of any applicable Development Agreement(s). Approval criteria for a Preliminary Plat are stated in EMMC § 16.20. Plat application types and their reviews are administrative in nature. Therefore, plats are to be approved if all required elements and code compliance are provided in their plan/plat drawings. Some criteria are subjective.

Preliminary Plat (EMMC § 16.20) Opinion: The Project has been reviewed by the DRC Committee and suggested corrections/revisions incorporated into plat drawings. The Preliminary Plat's present configuration appears to be in conformance with preliminary platting standards pertinent to the RC, R2 and R3 Zones and to the pre-approved Ault Farms Master Development Plan and Agreement.

Plat Data, Standards & Findings:
Land Use Zone(s): RC, R2 & R3

Total Acreage: 79.39
Total Lot Count: 248 (with 6 additional open space parcels)
Total Acreage in Lots: 50.61
Total Acreage in Asphalt Pavement Area: 9.95
Total Acreage in Open Space/Parcels: 17.99 (5.56 in Parcels A-E/12.43 in Parcel F)

RC Zoned Area:
Required Minimum [Building] Lot Size: 4,500 sq. ft.
Proposed Minimum [Building] Lot Size: 6,090 sq. ft.
Largest Proposed [Building] Lot Size: 12,859 sq. ft.
Maximum Lot Size: n/a
Required Average [Building] Lot Size: 6,000 sq. ft.
Proposed Average {Building] Lot Size: 6,609 sq. ft.

R2 Zoned Area:
Required Minimum [Building] Lot Size: 8,000 sq. ft.
Proposed Minimum [Building] Lot Size: 11,147sq. ft.
Largest Proposed [Building] Lot Size: 24,668 sq. ft.
Required Average [Building] Lot Size: 10,890 sq. ft.
Proposed Average [Building] Lot Size: 12,465 sq. ft.

R3 Zoned Area:
Required Minimum [Building] Lot Size: 6,500 sq. ft.
Proposed Minimum [Building] Lot Size: 6,773 sq. ft.
Largest Proposed [Building] Lot Size: 11,316 sq. ft.
Required Average [Building] Lot Size: 8,500 sq. ft.
Proposed Average [Building] Lot Size: 8,670 sq. ft.

Overall Project Density: 3.12 lots or dwelling units per acre (du/a)

RsOW: Rights-of-way width(s) and alignment and dedication needs have been evaluated and changes made to plat drawings to accommodate DRC comments. Rights-of-way are mapped to match the approved master development plan layout for the Project. Public street widths/profiles are as per approved Ault Farms Development Agreement terms and standards. They are shown with widths that were code approved at the time Ault Farms was entitled and vested (e.g., 53' wide local streets).

Connectivity Index Required: RC zoned area = 1.75. R2 zoned area = 1.6. R3 zoned area = 1.6. Provided: 1.375 RC, .875 R2, .92R3. Regardless, it should be noted that the street pattern follows the approved Master Plan which trumps. And the code should probably be updated to read the index as a maximum not minium requirement if nodes are deemed desirable.

Utilities/Landscaping: Plans provided. Utilities are reviewed by Engineering. Open Space by Parks -- comments made during DRC and reflected in attached, revised development plans.

Correspondence:
Any correspondence from agencies or the citizenry is hereafter attached to this document for perusal. Agency comments may express opinions regarding the plat application or be geared towards recommending Conditions of Approval for a development should it be approved, or, directing corrections to the final plat or related construction drawings.

Miscellaneous: Garbage collection as per normal single-family neighborhood with cans for each

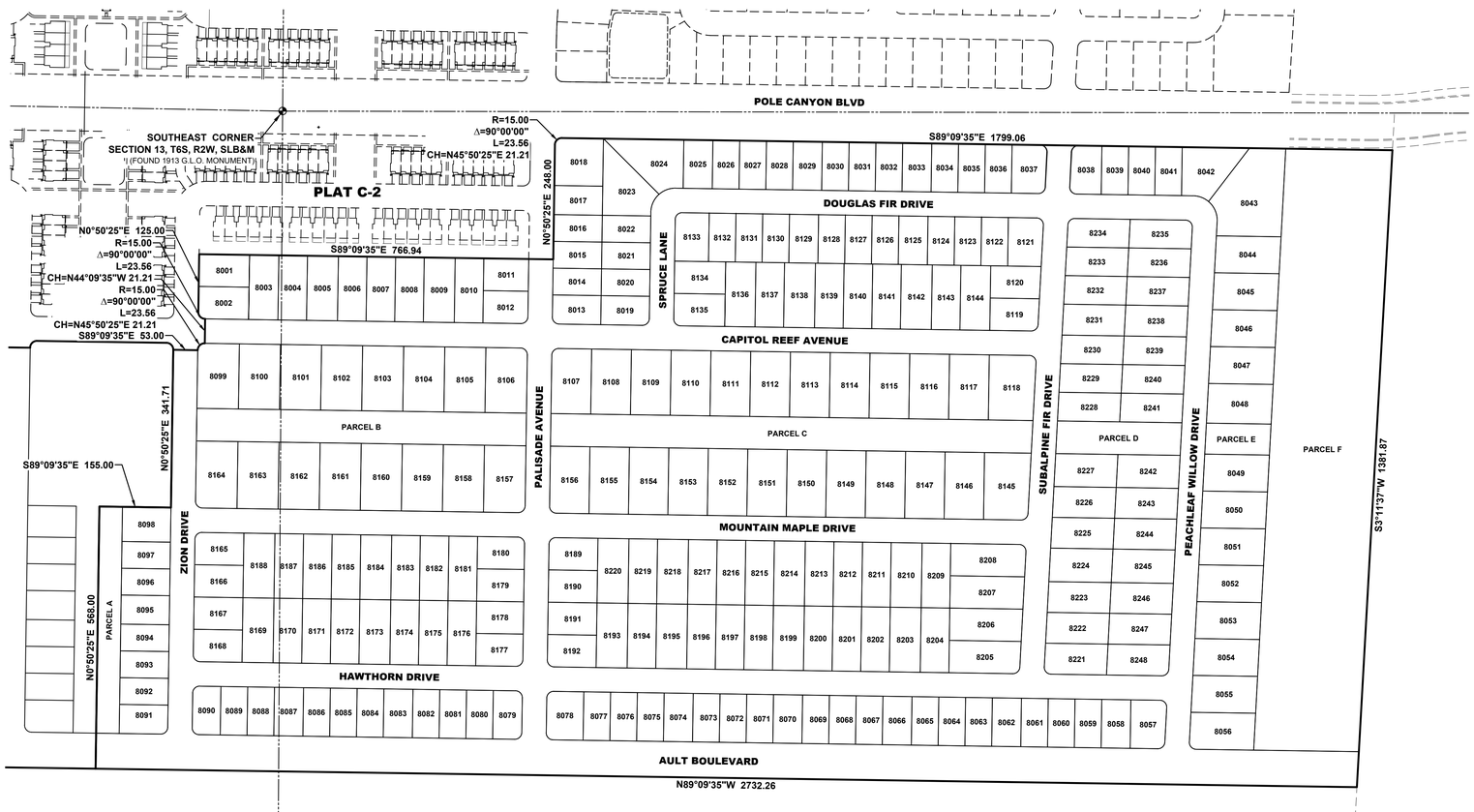
home. Project to be dark-sky compliant. Street lighting will be as per code.

PLANNING COMMISSION ACTION/RECOMMENDATION:
n/a

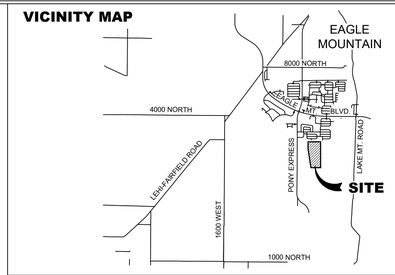
ATTACHMENTS:
1. Parkway Preliminary Plat H

PARKWAY FIELDS PRELIMINARY PHASE H

EAGLE MOUNTAIN CITY, UTAH



VICINITY MAP



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201	LOT LAYOUT 1
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302	UTILITY PLAN 2
303	STREET LIGHT PLAN
401	GRADING PLAN
501	LOT PLAN
601	DETAILS

TABULATIONS

TOTAL ACREAGE:	79.39 ACRES
TOTAL ACREAGE IN LOTS:	50.61 ACRES
TOTAL OPEN SPACE:	10.94 ACRES
OVERALL DENSITY:	3.12 LOTS/ACRE
TOTAL # OF LOTS:	248 LOTS
ASPHALT PAVEMENT AREA:	433,526 SF

LOT TYPE	RC	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	11147 S.F. (0.26 AC.)	6773 S.F. (0.16 AC.)
AVERAGE LOT SIZE	6609 S.F. (0.15 AC.)	12465 S.F. (0.29 AC.)	8670 S.F. (0.20 AC.)
LARGEST LOT SIZE	12859 S.F. (0.30 AC.)	24668 S.F. (0.57 AC.)	11316 S.F. (0.26 AC.)

NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
4. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
5. ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
6. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
7. NO DEFLECTIONS ALLOWED ON WATER LINES.
8. ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
9. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
10. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
11. GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
12. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE (PVC - SDR-35)
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (ADS)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE (PVC - C900 BLUE)
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION (PVC - C900 PURPLE)
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN
		MONUMENT
		FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

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

PROJECT NAME

PARKWAY FIELDS PHASE H

LEI
- 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

PARKWAY FIELDS - PHASE H PRELIMINARY
EAGLE MOUNTAIN, UTAH

COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=150'
DATE: 01/22/2025

SHEET
101

U:\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\2019-0046 PRELIMINARY PLAT H.DWG 1/22/2025 2:49 PM

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
6. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
7. ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
11. CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL CLEARING AND GRADING NOTES

1. CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
4. WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
5. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BLUE STAKES FOR MARKINGS TO VERIFY ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND FOR ALL INTERRUPTIONS CAUSED BY THE RESULTS OF HIS WORK.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
3. START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL. DO NOT DRY START GRAVITY FEED LINES THAT TIE INTO EXISTING GRAVITY LINES. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
4. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
5. ANY POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES, NOR FOR ANY NEW UTILITY SERVICES. CONTRACTOR TO SUBMIT SITE PLAN TO APPROPRIATE UTILITY PROVIDER FOR DESIGN OF SERVICE CONNECTIONS.
6. ALL DIMENSIONS, GRADES AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
7. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
8. THE DRY START OF ANY UTILITY WITHOUT DIRECT CONNECTION TO EXISTING UTILITY INFRASTRUCTURE IS HIGHLY DISCOURAGED UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER. LEI IS NOT RESPONSIBLE FOR ANY ISSUES OR CHANGES RESULTING FROM SUCH CONSTRUCTION METHODS.
9. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER AND AT THE SOLE RISK OF THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER.
10. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
11. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
12. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
13. UTILITY LATERAL TO BE INSTALLED PER CITY STANDARD LOCATION UNLESS OTHERWISE NOTED.

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2020 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

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

WATER:

1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
4. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE 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.
6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. WATER CAN: THE WATER CAN FOR THE ¾" &1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 ½" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
8. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
9. 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.
10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
12. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
13. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
14. WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN:

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

ROAD SECTION:

1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (½" 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 ½" DOWN FROM ASPHALT EDGE.

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NOT FOR CONSTRUCTION

PARKWAY FIELDS - PHASE H PRELIMINARY

EAGLE MOUNTAIN, UTAH

GENERAL NOTES

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: NONE
DATE: 01/22/2025

SHEET
NOTES

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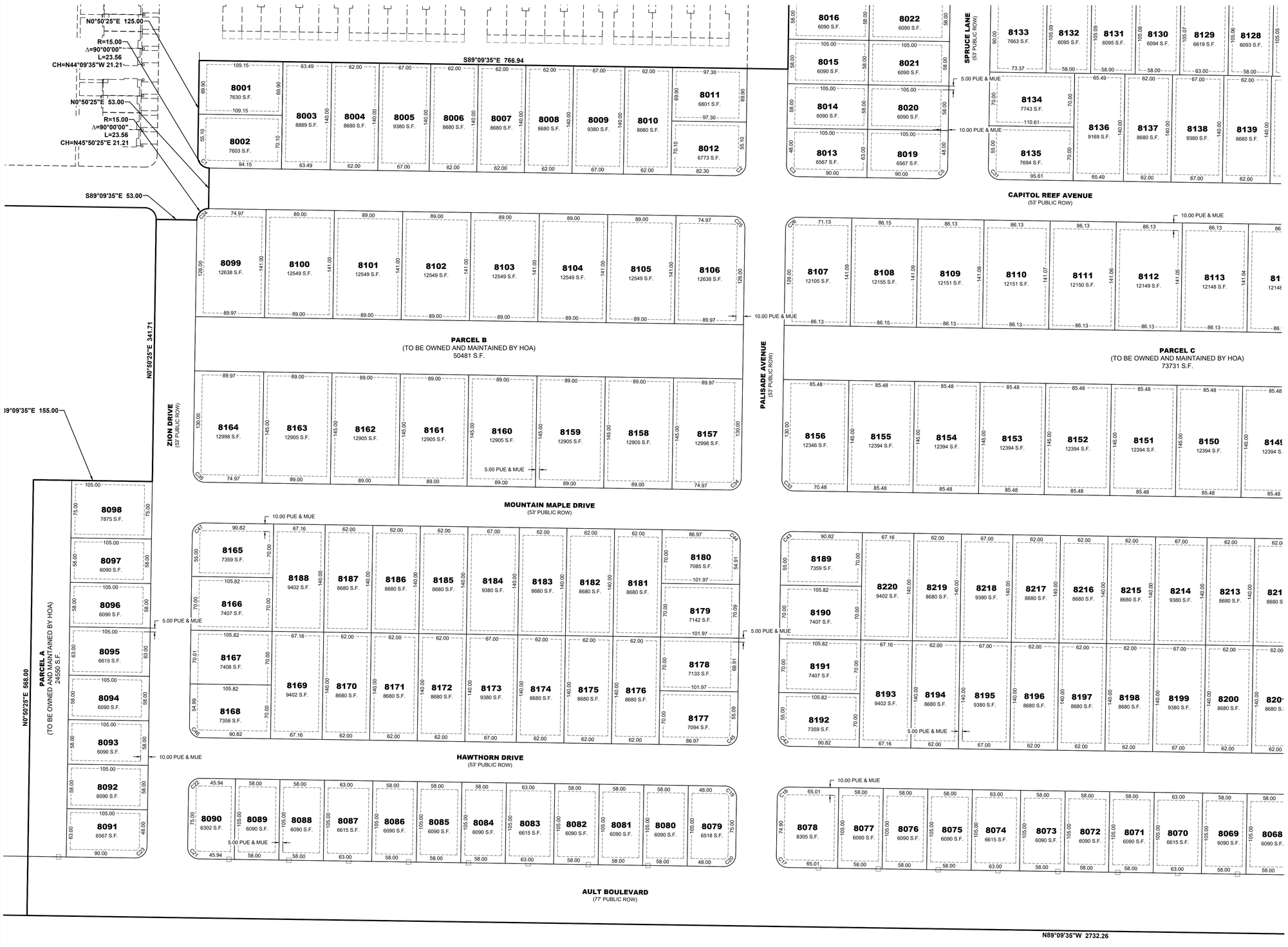

SCALE: 1"=60'

60 30 0 60

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C2	15.00	90°00'00"	23.56	N45°50'25"E 21.21
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C7	53.00	42°16'18"	39.10	N69°42'16"E 38.22
C8	15.00	92°12'56"	24.14	N43°03'07"W 21.62
C9	15.00	87°47'04"	22.98	N46°56'53"E 20.80
C10	15.00	87°47'04"	22.98	S46°56'53"W 20.80
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C12	53.00	39°15'31"	36.32	S69°31'50"E 35.61
C13	53.00	52°57'25"	48.99	S23°25'22"E 47.26
C14	15.00	92°12'56"	24.14	S43°03'07"E 21.62
C15	15.00	92°12'56"	24.14	N43°03'07"W 21.62
C16	15.00	87°47'04"	22.98	N46°56'53"E 20.80
C17	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C18	15.00	90°23'17"	23.66	S45°38'46"W 21.28
C19	15.00	90°00'00"	23.56	N44°09'35"W 21.21
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C35	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C36	15.00	87°47'04"	22.98	S46°56'53"W 20.80
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C38	15.00	92°12'56"	24.14	S43°03'07"E 21.62
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C42	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C43	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C44	15.00	90°00'00"	23.56	N44°09'35"W 21.21
C45	15.00	90°00'00"	23.56	N45°50'25"E 21.21
C46	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C47	15.00	90°00'00"	23.56	S45°50'25"W 21.21

SETBACK TABLE

	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
FR	25'	25'	35'	10'	10'	15'
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
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NOT FOR CONSTRUCTION

PARKWAY FIELDS - PHASE H PRELIMINARY

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 1

REVISIONS

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3 -
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5 -

LEI PROJECT #: 2019-0046

DRAWN BY: BJP

DESIGNED BY: BCT

SCALE: 1"=60'

DATE: 01/22/2025

SHEET 201

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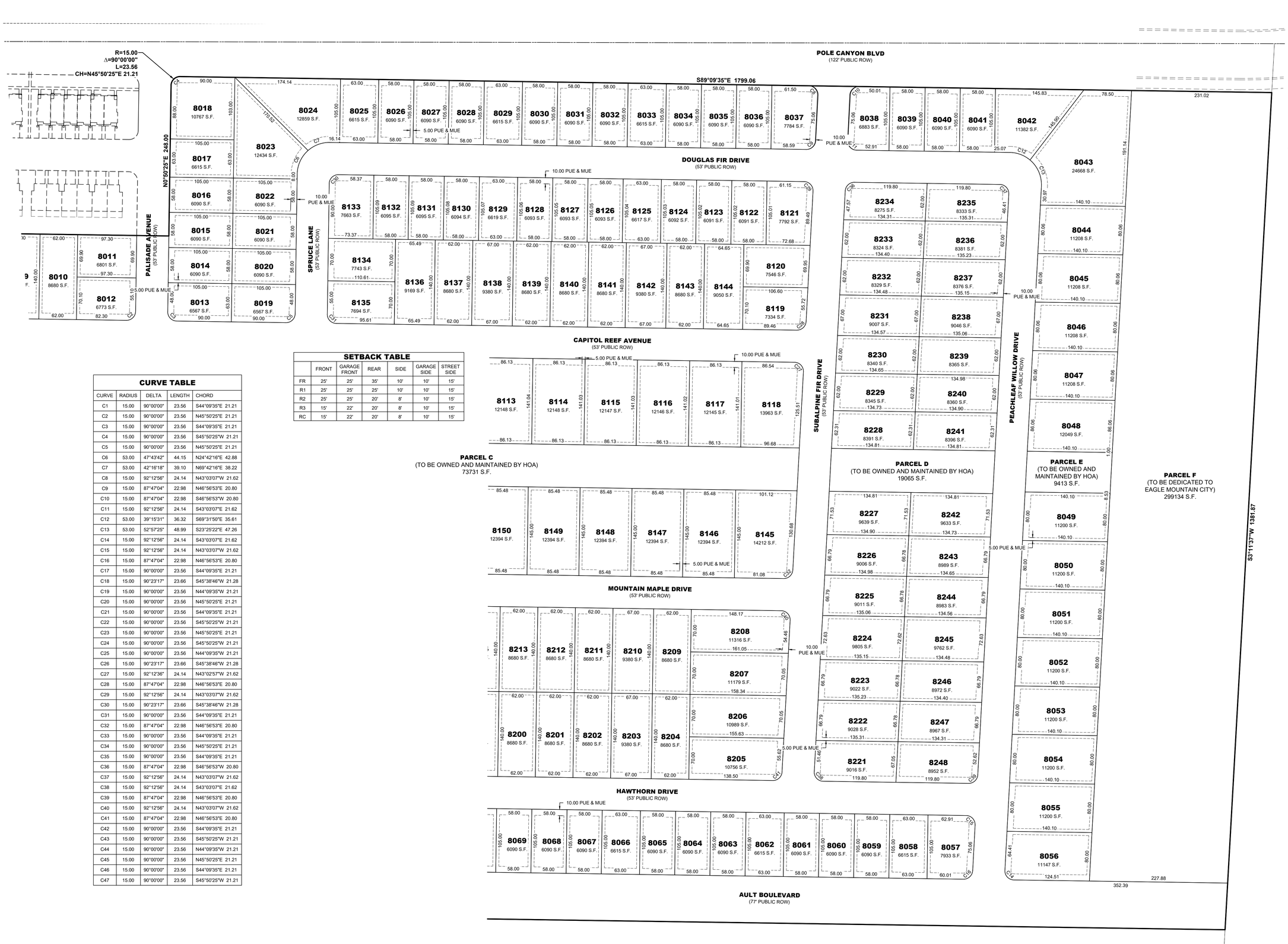

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C35	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C36	15.00	87°47'04"	22.98	S46°56'53"W 20.80
C37	15.00	92°12'56"	24.14	N43°03'07"W 21.62
C38	15.00	92°12'56"	24.14	S43°03'07"E 21.62
C39	15.00	87°47'04"	22.98	N46°56'53"E 20.80
C40	15.00	92°12'56"	24.14	N43°03'07"W 21.62
C41	15.00	87°47'04"	22.98	N46°56'53"E 20.80
C42	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C43	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C44	15.00	90°00'00"	23.56	N44°09'35"W 21.21
C45	15.00	90°00'00"	23.56	N45°50'25"E 21.21
C46	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C47	15.00	90°00'00"	23.56	S45°50'25"W 21.21

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NOT FOR CONSTRUCTION

PARKWAY FIELDS - PHASE H PRELIMINARY

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=70'
DATE: 01/22/2025
SHEET 202

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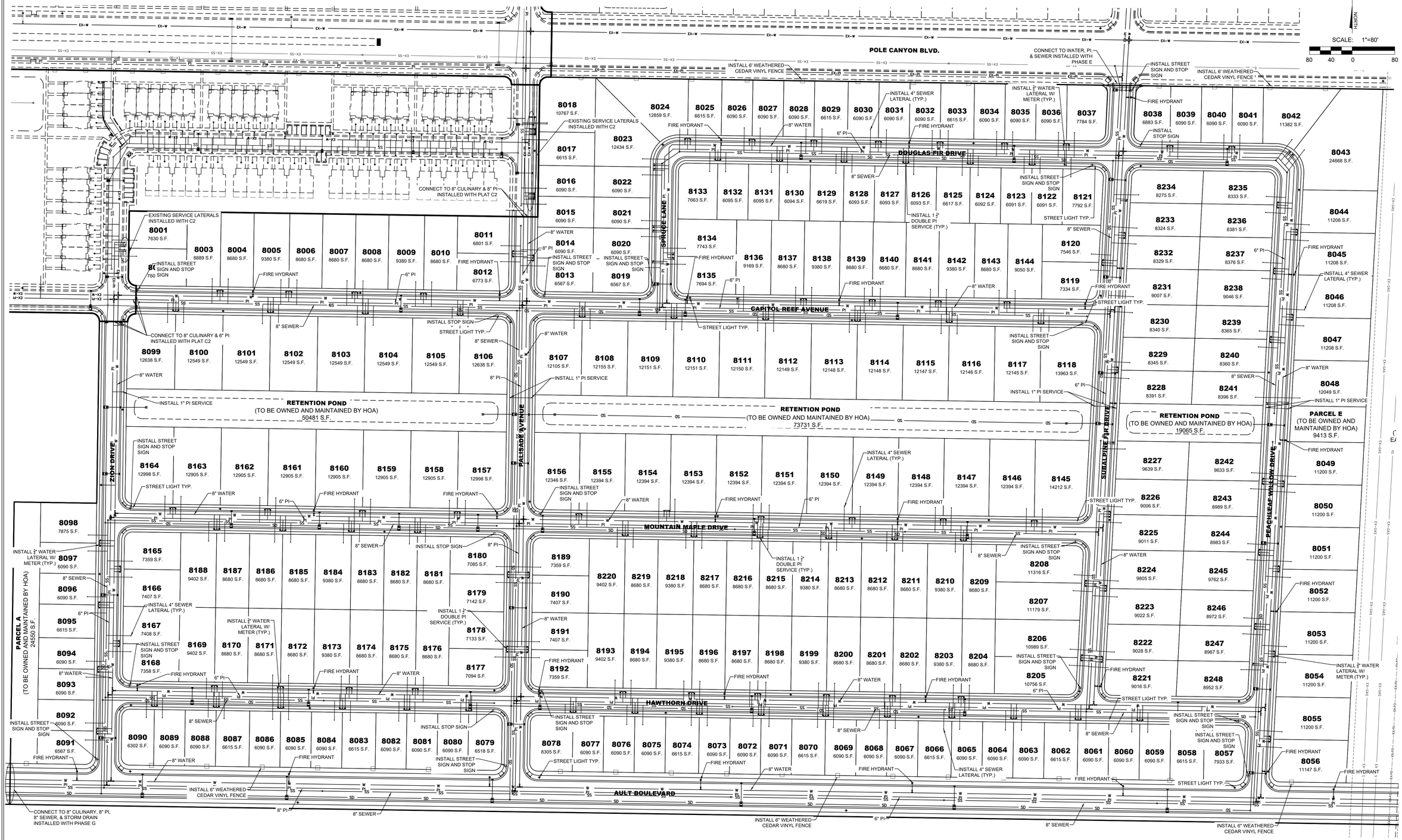

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PARKWAY FIELDS - PHASE H PRELIMINARY

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 1

REVISIONS
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LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 01/22/2025

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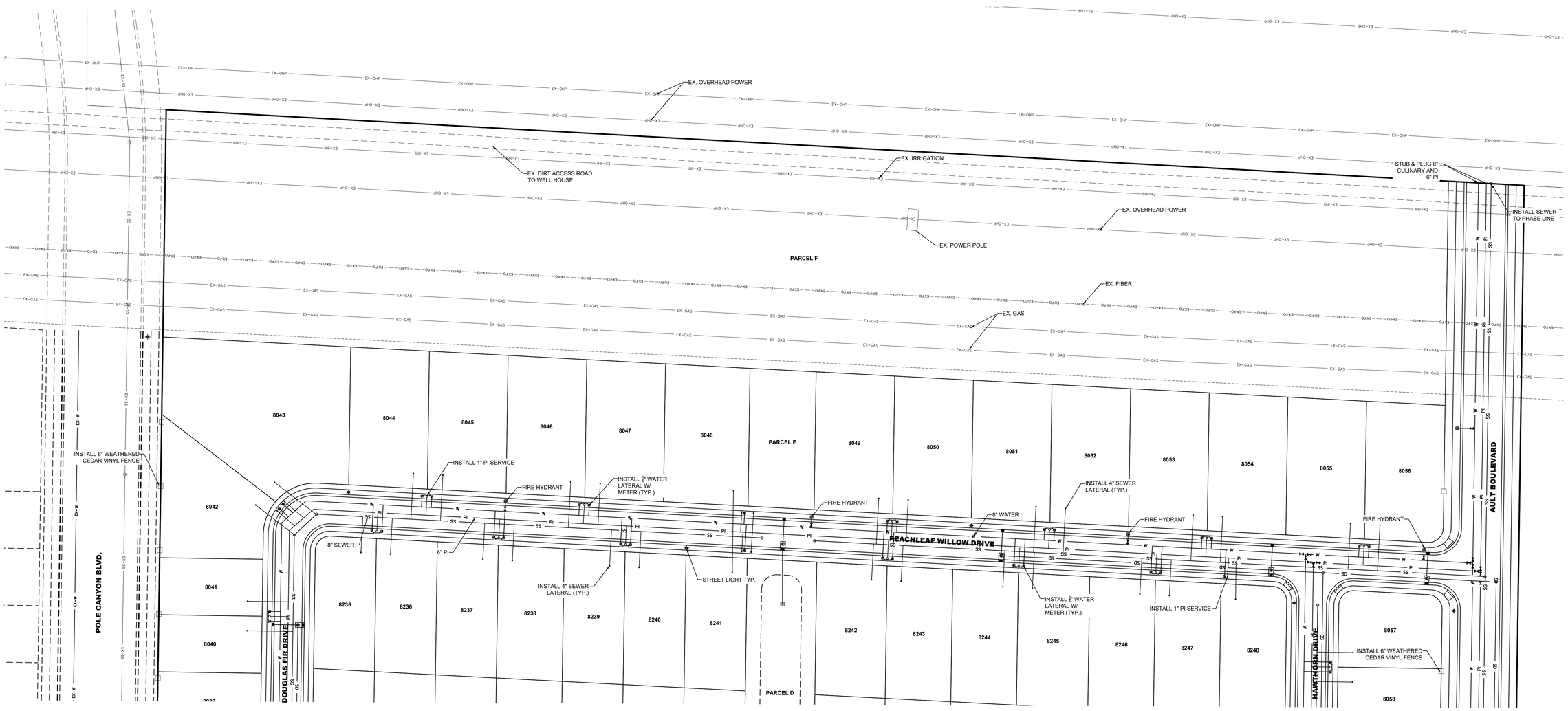

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PARKWAY FIELDS - PHASE H PRELIMINARY

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 2

REVISIONS
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LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=50'
DATE: 01/22/2025

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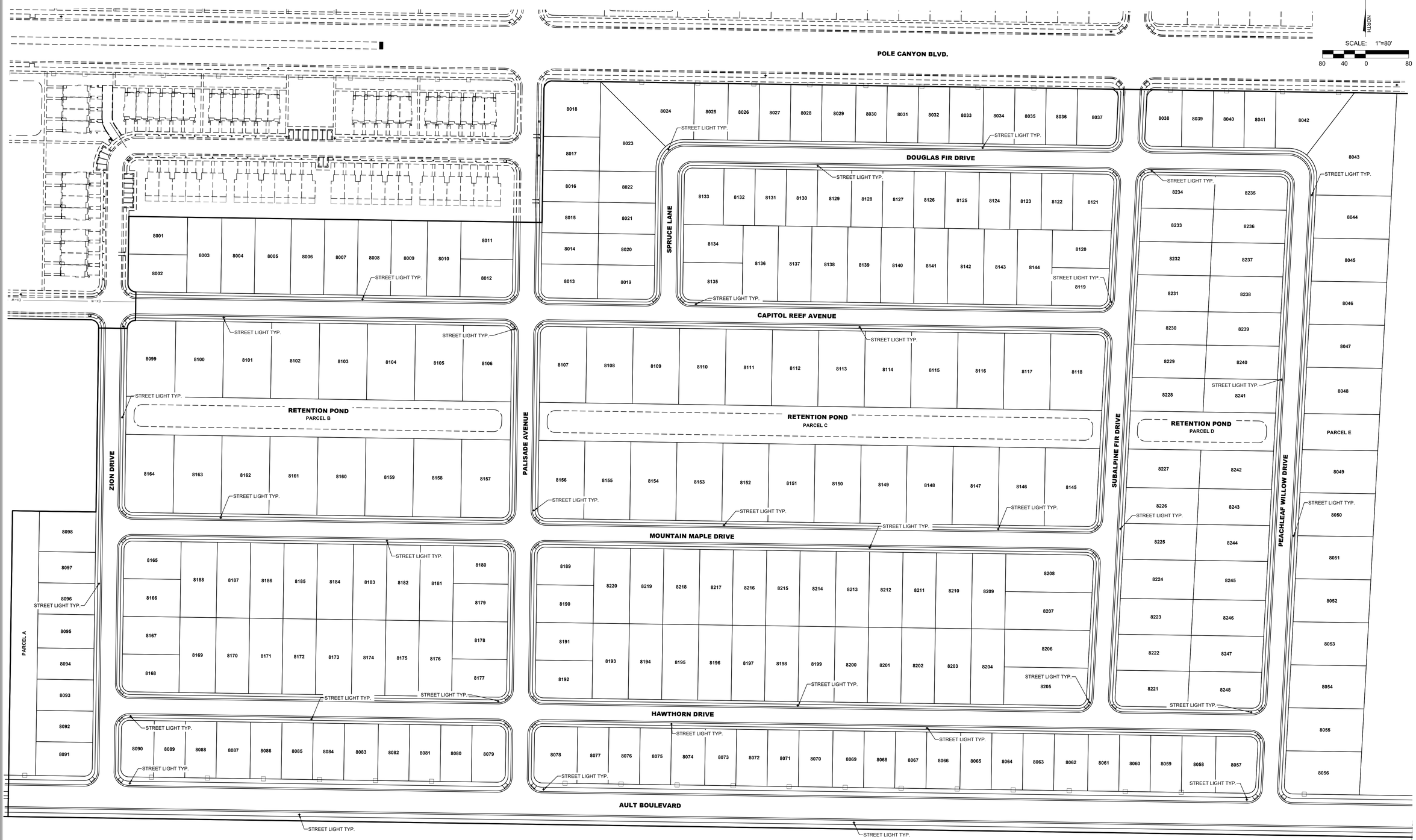

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PARKWAY FIELDS - PHASE H PRELIMINARY

EAGLE MOUNTAIN, UTAH

STREET LIGHT LAYOUT

REVISIONS
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LEI PROJECT #:	2019-0046
DRAWN BY:	BJP
DESIGNED BY:	BCT
SCALE:	1"=80'
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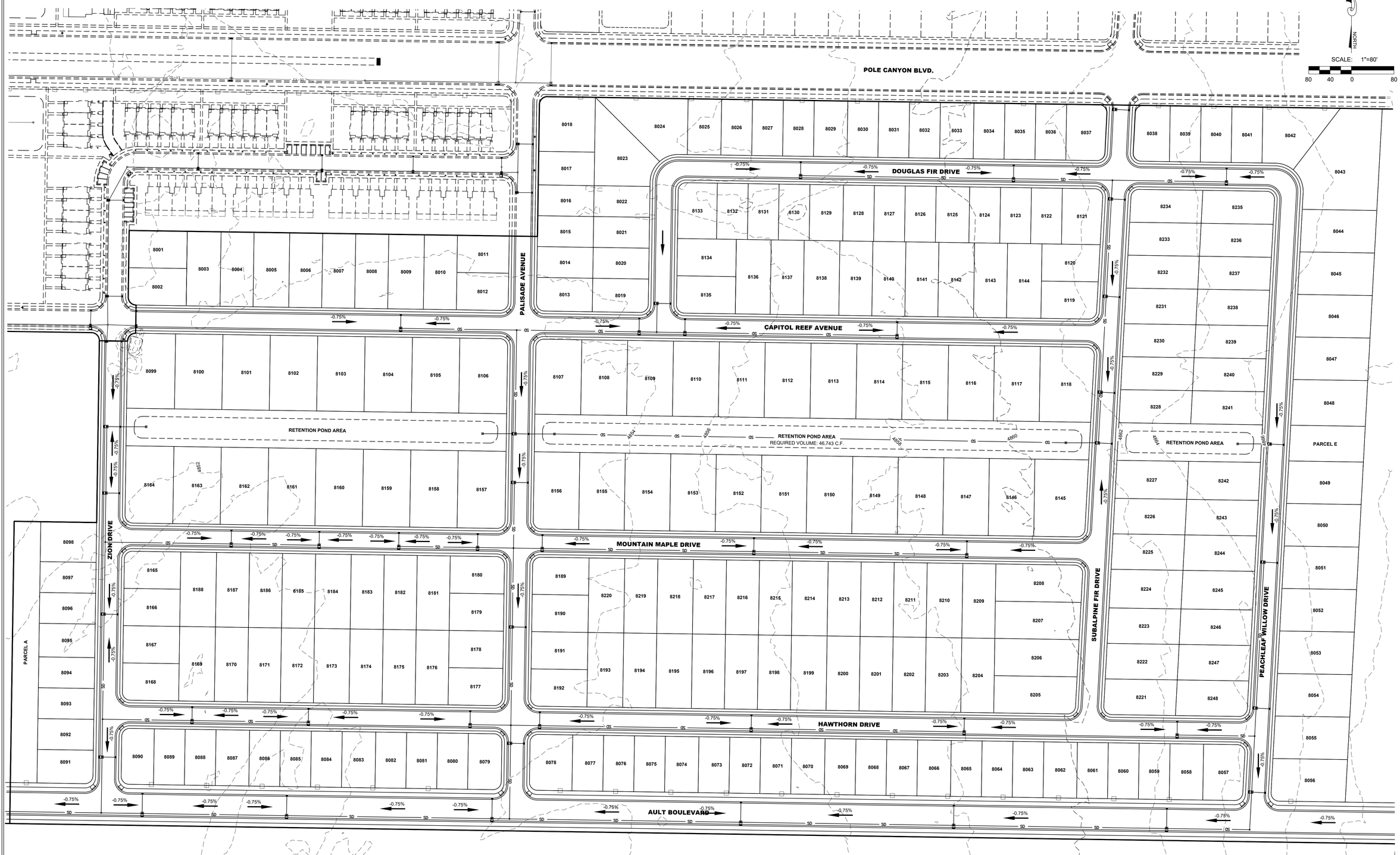
NOTE

1. ROAD GRADES ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.



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PARKWAY FIELDS - PHASE H PRELIMINARY

EAGLE MOUNTAIN, UTAH

GRADING PLAN

REVISIONS
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LEI PROJECT #:	2019-0046
DRAWN BY:	BJP
DESIGNED BY:	BCT
SCALE:	1"=80'
DATE:	01/22/2025
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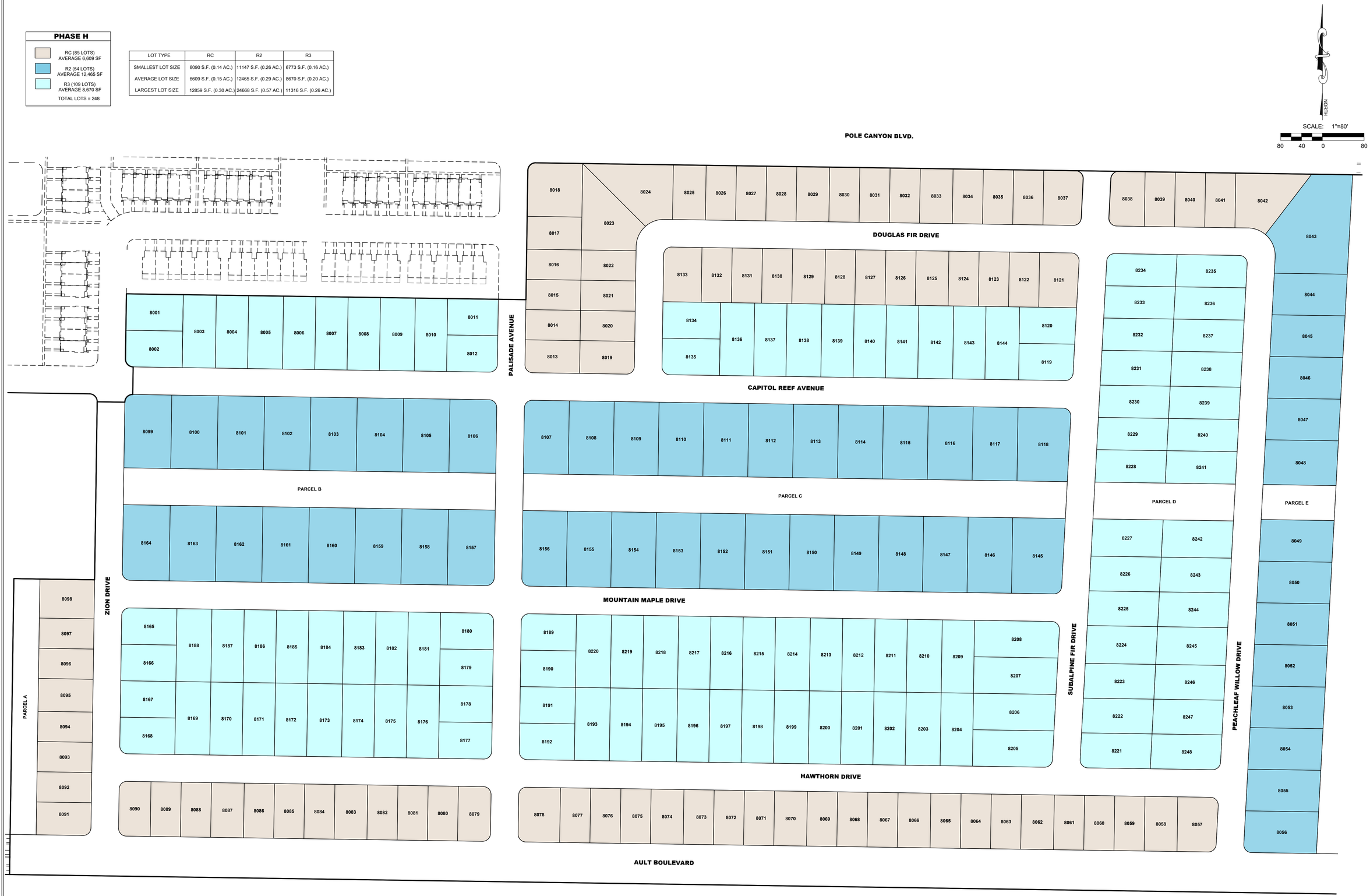
PHASE H

- RC (85 LOTS) AVERAGE 6,609 SF
- R2 (54 LOTS) AVERAGE 12,465 SF
- R3 (109 LOTS) AVERAGE 8,670 SF

TOTAL LOTS = 248

LOT TYPE	RC	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	11147 S.F. (0.26 AC.)	6773 S.F. (0.16 AC.)
AVERAGE LOT SIZE	6609 S.F. (0.15 AC.)	12465 S.F. (0.29 AC.)	8670 S.F. (0.20 AC.)
LARGEST LOT SIZE	12859 S.F. (0.30 AC.)	24668 S.F. (0.57 AC.)	11316 S.F. (0.26 AC.)



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PARKWAY FIELDS - PHASE H PRELIMINARY

EAGLE MOUNTAIN, UTAH

LOT PLAN

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LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 01/22/2025

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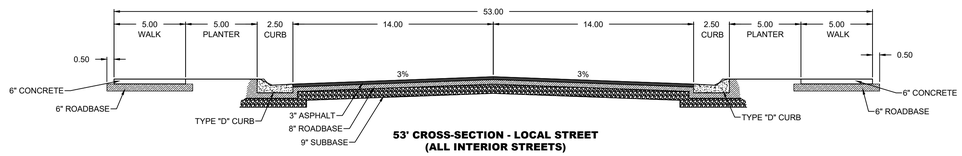
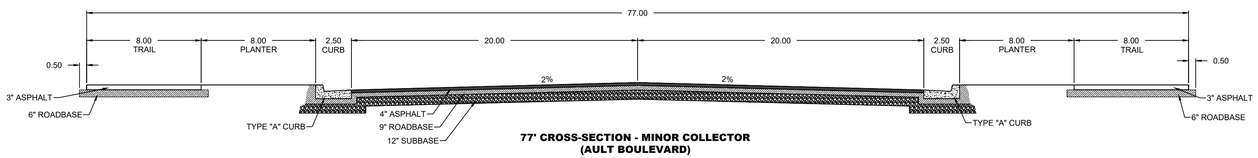
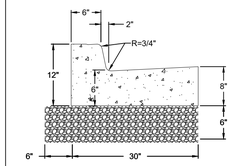


53' CROSS-SECTION - LOCAL STREET
(ALL INTERIOR STREETS)

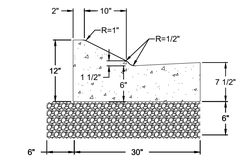


77' CROSS-SECTION - MINOR COLLECTOR
(AULT BOULEVARD)

1 ROADWAY CROSS SECTIONS

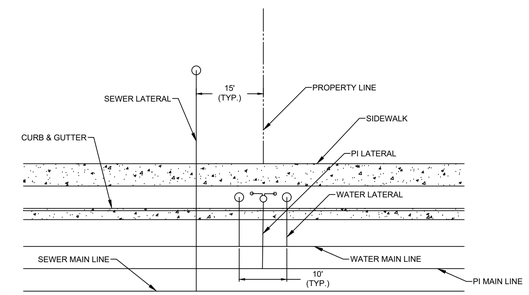


TYPE A



TYPE D

2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL

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PARKWAY FIELDS - PHASE H PRELIMINARY

EAGLE MOUNTAIN, UTAH

DETAILS

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LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=##'
DATE: 01/22/2025

SHEET
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	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **FEBRUARY 11, 2025**
TITLE:	Pinnacles B-3 project - Master Site Plan and Preliminary Plat
ITEM TYPE:	Master Site Plan
FISCAL IMPACT:	n/a
APPLICANT:	Century Communities; Toby Cordova representing

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category(ies)/Setting(s): Neighborhood Residential 2 & 3 [see attached MDA exhibit, page 23 of 25] Zoning: MF-1 & MF2 per Pinnacles Development Agreement	13.2

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Robert Hobbs, Senior Planner	Robert Hobbs

RECOMMENDATION:
Staff recommends as follows:

Regarding the Master Site Plan: That the Planning Commission advance a positive recommendation regarding the master site plan to the City Council, contingent on developer/development compliance with the following condition(s):

1. Inclusion of at least five (5) additional architectural features/elements chosen from the City approved list in EMMC § 17.72.040.E.2. on the project's "Scheme 07" 4-plexes' plans shall be provided; and,
2. Additional 2nd materials-type coverage (e.g., cementitious fiberboard) on the 4-plex building -- stucco-dominated -- ends shall be provided and illustrated on the project's plans; and,
3. An additional three (3) architectural features/elements chosen from the City approved list in EMMC § 17.72.040.E.2. on the project's "Scheme 10" 5-plexes shall be provided on the project's plans; and,
4. An additional two (2) architectural features/elements chosen from the City approved list in EMMC § 17.72.040.E.2. on the project's "Scheme 04" 5-plexes shall be provided on the project's plans; and,
5. An additional four (4) architectural features/elements chosen from the City approved list in EMMC § 17.72.040.E.2. on the project's "Scheme 06" 6-plexes shall be provided on the project's plans; and,
6. An additional four (4) architectural features/elements chosen from the City approved list in EMMC § 17.72.040.E.2. on the project's "Scheme 07" 6-plexes shall be provided on the project's plans; and,
7. Demonstration that at least 594 open space amenity points as per EMMC 16.35.100.B. are achieved by provision of amenities listed in EMMC Table 16.35.130(c). Amenities shall be illustrated and labeled on (the) landscape plan(s) if not already, and a separate document shall be provided to City Staff outlining amenity point compliance.
8. All plan page revisions/corrections listed in Conditions 1-7 above shall be provided on a revised set of plan drawings to be provided to the City prior to the Master Site Plan being presented to the City Council and shall be made part of the requirements of the project's development/build-out.

Also, it should be noted that a letter was supplied with the application vouchsafing that the "developer intends and commits to purchase water from the city". However, it has been made known that the City does not currently have excess water to sell.

Regarding the Preliminary Plat: That the plat be approved as proposed. (As afore-stated, it should be voiced that the City does not currently have excess water to sell.)

***

Alternatively,

Table both items pending resolution of architectural concerns and the water concerns to avoid starting the entitlement clock, which would toll the two-year plan and plat approval timeline. Staff recommends asking the developer for their preference if tabling is considered.

BACKGROUND:
The Pinnacles project was approved in 2021 in the community's southwest area. It contains 161 acres and comprises a combination of single-family detached and attached housing. RC, R2 and R3 zoning have been overlaid in the project to support and regulate the detached housing, MF-1 and MF-2 assigned to the multi-family townhouses. A concept level Master Site Plan and a Master Development Agreement were recorded to finalize the development's entitlement and vestment. This report addresses a current request for approval of a Master Site Plan and Preliminary Plat for 167 townhouse lots and six open space parcels in the multi-family zoned areas on the eastern end of the development.

ITEMS FOR CONSIDERATION:
Master Site Plan and Preliminary Plat Approvals
Approval of Master Site Plans and Preliminary Plats is based upon compliance with City code requirements [Conclusions of Law] and requirements of any applicable Development Agreement(s).

- Approval criteria for a [Master] Site Plan Approval request are stated in EMMC §§ 17.100.050 & 17.100.060.
- Approval criteria for multi-family (e.g., townhouse) housing structures are stated in EMMC §§ 17.72.030 & 040.
- Approval criteria for a Preliminary Plat are stated in EMMC § 16.20.

Both site plans and plat application types and their reviews are administrative in nature. Therefore, site plans and plats are to be approved if all required elements and code compliance are provided in their plan/plat drawings. Some criteria are subjective. EMMC § 17.040.100.D. allows Master Site Plans to serve as Preliminary Plat predicated on adequate information being provided to the City as defined by that code subsection. [Note: The information below does not recite adopted code standards, only findings related thereto.]

Master Site Plan (EMMC §§ 17.100.050 & 17.100.060) Opinion: The Project has been reviewed by the DRC Committee and suggested corrections/revisions incorporated into plan drawings. The Master Site Plan's present configuration appears to be in conformance with site plan standards pertinent to the MF-1 and MF-2 Zones and to the pre-approved Pinnacles Master Development Plan.

Master Site Plan Standards & Findings:
A. Use of Property: No sections of undeveloped land are intended to in B-3

B. Buffering Screening: n/a
C. Access: Provided to development from public row transitioning to private drives
D. Off-Street Truck Loading: n/a
E. Utilities: Intended to be underground
F. Grading and Drainage: City Engineering will enforce; grading/drainage plan exhibit attached
G. Dedication of Water Shares: Water share dedication proposed; see attached exhibit
H. Protection of Steep Slopes and Natural Drainages: n/a given topography at project site and surrounds
***

Multi-Family Project Standards (EMMC §§ 17.72.030 & 040) Compliance Opinion: The Pinnacles project does not include any illustrations or specific language referencing townhouse architecture/styling, simply instead requiring compliance with City code.

Multi-Family Project Standards Compliance Standards & Findings:
Townhouse & Clubhouse Architecture (refer to attached elevations)
Roofs: As required, project proposes sloping roofs, overhanging eaves & multiple roof planes & heights.
Building Articulation: As required, project features vertical & horizontal articulation, including facade modulation, changes in textures/materials, window patterns, offsets, recesses and projections.
Architectural Detailing: Structures, per elevations and features callout appear to be varying cases shy of having a majority (10) in count of any of 18 code select features. And, architectural roofing does not count towards the element count required. A recommended approval condition addresses this issue.
Building Materials: Structures have two external material types, but some ends lack 30% minimum coverage by either on building ends. A recommended approval condition addresses this issue.
Building Colors: Agreeable with code
Garage Doors: Front elevation garage door predominance is n/a -- all units are rear-loaded.
Lighting: All lighting fixtures on buildings (and poles) to be shielded and down-directed. Given the requirements of pole lights in the City, and that townhouse structures are proposed (vs. commercial buildings), it is anticipated that lighting will be made compliant with code.
Mailbox Structure(s): Cluster mailboxes for multi-family townhouse projects should be used and that those should, in materials and color, harmonize with the buildings to which they are associated.

Mechanical Equipment: Mechanical equipment shall be screened from public view. No precise code standard noted. N/A with townhomes, a clubhouse callous alone is inadequate to determine compliance. Expected that any mechanical units associated with clubhouse will have roof screening or more likely be ground mounted and have landscaping and/or screening to hide them from view as the clubhouse will likely be residential in appearance/style.
Storage, Loading Areas & Trash Enclosures: Outdoor storage, loading or trash areas require screening/enclosure. N/A given nature of structures in the development.
Parking Provision: Required and provided at a rate of 2 non-tandem stalls per unit - plus 1 guest stall for every 3 units (167 units = 56 stalls) - 58 provided; min. 1 stall per unit to be enclosed/covered - two-car garages provided.
Access & Streets: Private service drives and "alleys" -- with connection to public right-of-way as allowed by MF-1 & MF-2 Zones.
Screening: N/A
Open Space & Amenities: All open space is intended to be maintained by a future HOA. Required open space area at max.: 3.83 acres. Proposed open space area: 5.94 acres.
Required Amenity Points: 10 pts. per .1 acre or 100 points per acre = 594 required. All units within 1/4 mile of open space and must otherwise have access thereto. Main open space amenities include, as required for MF1 projects, a pool and clubhouse with related parking and landscaping. Per plans,

the open space is to be maintained by the HOA.

***

Preliminary Plat (EMMC § 16.20) Opinion: The Project has been reviewed by the DRC Committee and suggested corrections/revisions incorporated into plat drawings. The Master Preliminary Plat's present configuration appears to be in conformance with preliminary platting standards pertinent to the MF-1 and MF-2 Zones and to the pre-approved Pinnacles Master Development Plan.

Plat Data, Standards & Findings:
Land Use Zone(s): MF1 & MF2
Total Acreage: 13.20 (corrected)
Total Lot Count: 167 (with 6 additional open space parcels)
Total Acreage in Lots: 2.78 (2.81 per plan page - Tabulations table)
Total Acreage in Rights-of-Way: 2.34
Total Acreage in Asphalt Pavement Area: 2.14
Total Acreage in Open Space: 5.94

Reqd. Min. Lot Size: n/a
Proposed Min. Lot Size: n/a
Reqd. Avg. Lot Size: n/a
Min. Lot Size: n/a
Min. Lot Frontage or Width: n/a
Max. Allowable Gross Density: 10 units per acre MF-1; 20 units per acre MF-2
Max. # Units per Bldg.: 2-6 MF-1; ≤ 12 MF-2
Proposed Max. # Units per Bldg.: 6 in MF-1; 6 in MF-2
Overall Density: 12.65 units/acre

ROW: Right-of-way width(s) and alignment and dedication needs have been evaluated and changes made to plat drawings to accommodate DRC comments. Rights-of-way are mapped to match the approved master development plan layout for the Project. Internal roadways are "service drives" not public or private streets. Service drives have a minimum 12' one-way width minimum standard, 20' for two-way and 26'+ for those areas that have parking spaces fronting the same.
Proposed ROW Width(s): 28' wide private service drives, 20' wide private "alleys" and 8' asphalt trail section in some places...
Connectivity Index Required: MF-1 zoned area = 1.75. MF-2 zoned area = 1.75. Proposed 2.63 though "roads" are private.

Utilities/Landscaping: Plans provided. Utilities reviewed by Engineering. Street trees proposed, as required, along Red Rock Road -- a local row that abuts the project's eastern side but is outboard of Plat 3.

PLANNING COMMISSION ACTION/RECOMMENDATION:
n/a

ATTACHMENTS:
1. Pinnacles Phase B Plat 3 - Master Site Plan & Preliminary Plat
2. Pinnacles Townhomes - Elevation Renderings
3. Pinnacles Project MDA - 2021

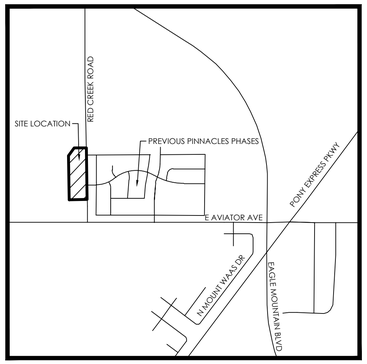
PINNACLES PLAT B PHASE 3

PREPARED FOR:

CENTURY COMMUNITIES

LOCATED IN:

EAGLE MOUNTAIN, UT



VICINITY MAP NTS

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MATT CHRISTENSEN
SURVEY MANAGER: MATT MERRILL

OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(303) 957-6677
CONTACT: CHASE TURNER

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

SEWER NOTES

1. **PIPE BEDDING:** 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM)
2. **DEPTH:** SEWER MAIN/LATERALS TO MAINTAIN 4' COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION
3. **SEPARATION:** SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS
4. **SEWER Y'S:** 3' MINIMUM SEPARATION BETWEEN SEWER Y'S
5. **LATERAL STUBS:**

A. STUBS MUST EXTEND 15' PAST 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

6. **MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

WATER NOTES

1. **VALVES:**

A. VALVES MUST BE FLANGED TO TEE'S (FITTINGS)
B. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES

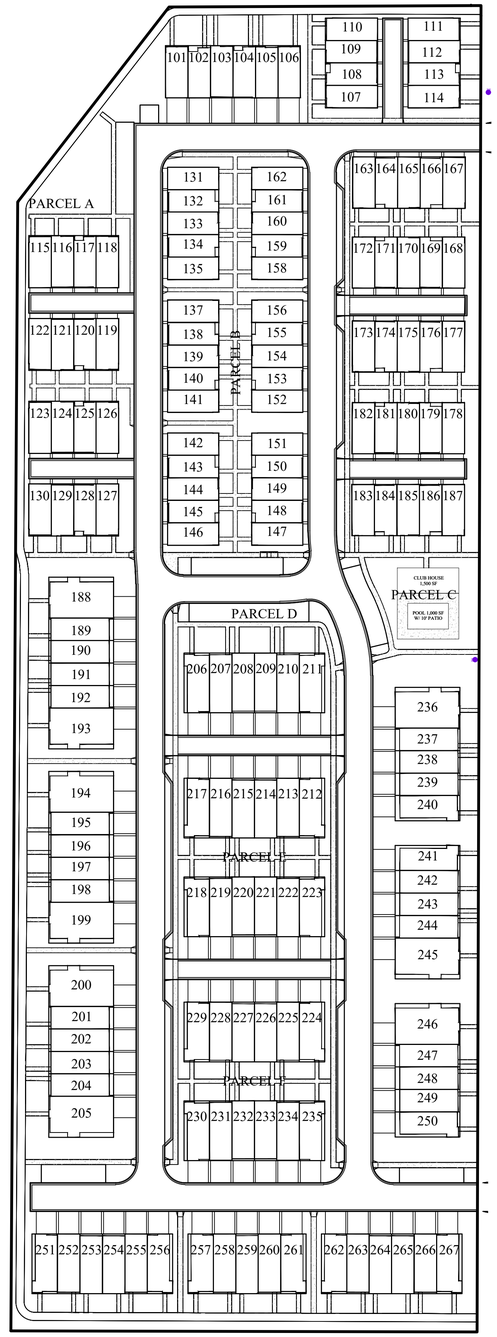
2. **BEDDING:** SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM)
3. **DEPTH:** WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
4. **SERVICES & FITTINGS:** SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS
5. **SETTERS:** ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE AT 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID. 21" INSIDE DIAMETER CAN HDPE.
6. **WATER CAN LID:** ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1"ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. **WATER CAN:** THE WATER CAN FOR 3/4" & 1" SERVICES WILL NEED TO BE A 21" TALL MINIMUM AND INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
8. **HYDRANTS:** HYDRANTS TO BE 5' BURY (MINIMUM)
9. **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.
10. **TRACER WIRE:** RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. **WATER FITTINGS:** ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL
12. **VERTICAL SEPARATION:** WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES
13. **WATER LINE FITTINGS:** ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS
14. **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 NOTES

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

ROAD SECTION NOTES

1. **PROOF ROLLS:** PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, CURB BASE, AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION
2. **UTBC:** STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR SIDEWALKS & TRAILS.
3. **COLLARS:** COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.



SITE MAP

GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

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

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2.0	FINAL PLAT
C2.1	FINAL PLAT
C3	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	PHASING PLAN
C3.4	HARDSCAPE PLAN
C4	OVERALL GRADING AND DRAINAGE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	GRADING AND DRAINAGE PLAN
C4.3	GRADING AND DRAINAGE PLAN
C4.4	GRADING AND DRAINAGE PLAN
C4.5	GRADING AND DRAINAGE PLAN
C4.6	GRADING AND DRAINAGE PLAN
C5.1	SEWER PLAN
C5.2	SEWER PLAN
C6.1	WATER PLAN
C6.2	WATER PLAN
C7	EROSION CONTROL PLAN
PP01	MOCKINGBIRD DRIVE
PP02	LONGHORN LANE
PP03	COWBOY COURT
PP04	TRELAWNY DRIVE
PP05	BRISKET LANE
PP06	PECAN PLACE
PP07	BLUEBONNET LANE
PP08	FAIRVIEW WAY
PP09	FAIRVIEW WAY
PP10	FAIRVIEW WAY
PP11	BIG BEND DRIVE
PP12	BIG BEND DRIVE
PP13	BIG BEND DRIVE
PP14	ARMADILLO AVENUE
PP15	MAVERICK COURT
PP16	BELT BUCKLE WAY
PP17	STORM DRAIN
D1	DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION PLAN
L2.3	IRRIGATION PLAN
L2.4	IRRIGATION DETAILS

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

LICENSED PROFESSIONAL ENGINEER
No. 13536191-2202
BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
COVER

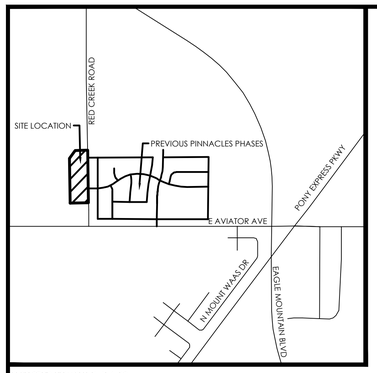
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER

Scale:	1"=70'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C1		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Find\design 24-0230\dwg\sheets\C1 - COVER.dwg



VICINITY MAP

N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- DRIVEWAYS (COMMON AREA)
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINE, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. THE PINNACLES COMMUNITY ASSOCIATION CORP., WITH A REGISTERED ADDRESS OF 10644 S JORDAN GATEWAY, SUITE 300, SOUTH JORDAN, UTAH 84095.
3. PARCELS A, B, C, D, E, AND F ARE HEREBY CONVEYED TO AND MAINTAINED BY THE HOA.
4. ALL PARCELS ARE COMMON AREA AND PUBLIC UTILITY EASEMENTS.

OVERALL SITE TABULATIONS

TOTAL # OF LOTS:	167 LOTS
TOTAL ACREAGE:	13.20 ACRES
TOTAL ACREAGE IN LOTS:	2.81 ACRES
TOTAL AREA IN ROW	2.34 ACRES
TOTAL ASPHALT AREA	X.XX ACRES OR X.XX SQFT.
AVERAGE LOT SIZE:	0.03 ACRES OR 1,296 SQFT.
LARGEST LOT SIZE:	0.06 ACRES OR 2,529 SQFT
SMALLEST LOT SIZE:	0.03 ACRES OR 1,099 SQFT
OVERALL DENSITY:	12.65 LOTS/ACRE
ASPHALT AREA:	2.14 ACRES OR 93,121 SQFT.

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement or right-of-way
   (2) The law applicable to prescriptive rights
   (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
   (4) Any other provision of law

ROCKY MOUNTAIN POWER DATE

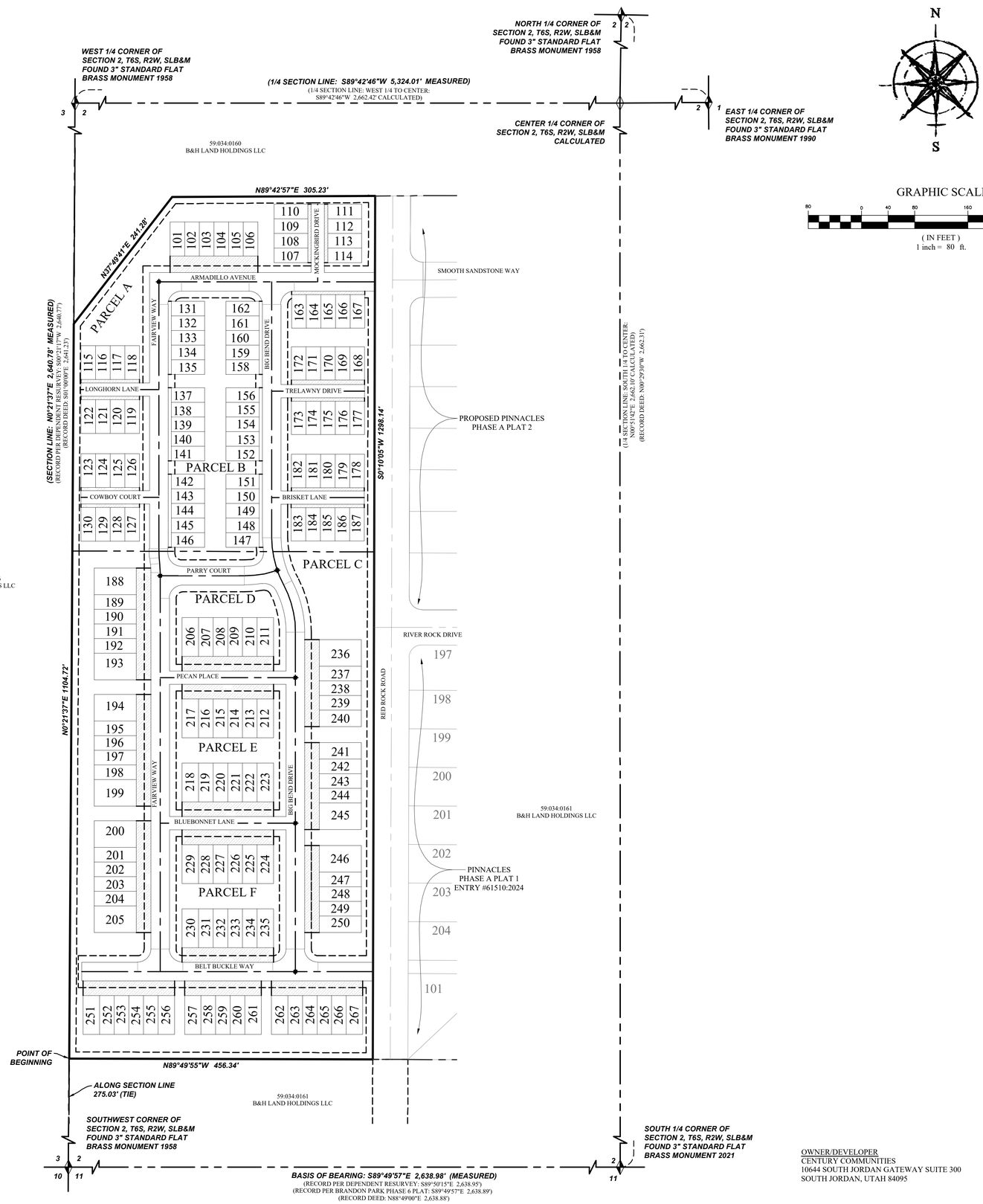
ENBRIDGE GAS UTAH:
Questar Gas Company dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this ____ DAY OF _____ A.D. 20____

By:_____

Title:_____



OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, a parcel, streets, and easements, to be hereafter known as PINNACLES PLAT B, PHASE 3, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 183395

DATE

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, (the Basis of Bearing for this Survey is S89°49'57"E along the Section line between the Southwest Corner and the South Quarter Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian) being more particularly described as follows:

Beginning at a point located on the Section line, said point being located N0°21'37"E 275.03 feet from the Southwest Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base & Meridian; running thence along said Section line N00°21'37"E 1,104.72 feet; thence N37°49'41"E 241.28 feet; thence N89°42'57"E 305.23 feet; thence S00°10'05"W 1,298.14 feet to and along the westerly subdivision line of Pinnacles Phase A Plat 1 recorded as Entry #61510:2024 on September 9, 2024 on file with the Utah County Recorder's Office; thence N89°49'55"W 456.34 feet to the point of beginning.

Contains: 13.20 acres±

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. PURSUANT TO UTAH CODE 10-9A-604(D)(1) THE OWNER HEREBY CONVEYS ALL PRIVATE SERVICE DRIVES AND COMMON AREA AS INDICATED HEREON TO THE PINNACLES COMMUNITY ASSOCIATION CORP., WITH A REGISTERED ADDRESS OF 10644 S JORDAN GATEWAY, SUITE 300, SOUTH JORDAN, UTAH 84095.

OWNER(S):

PRINTED NAME OF OWNER	AUTHORIZED SIGNATURE(S)
CENTURY LAND HOLDINGS OF UTAH LLC	

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ , IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20__.

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

PINNACLES

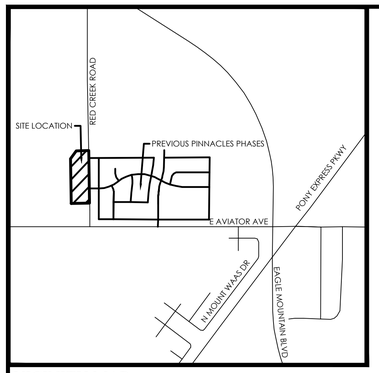
PLAT B, PHASE 3

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

DATE: 10/2/2024
SHEET 2 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
FOR REVIEW ONLY			

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Final\design\sheets\C2 FINAL PLAT.dwg



VICINITY MAP

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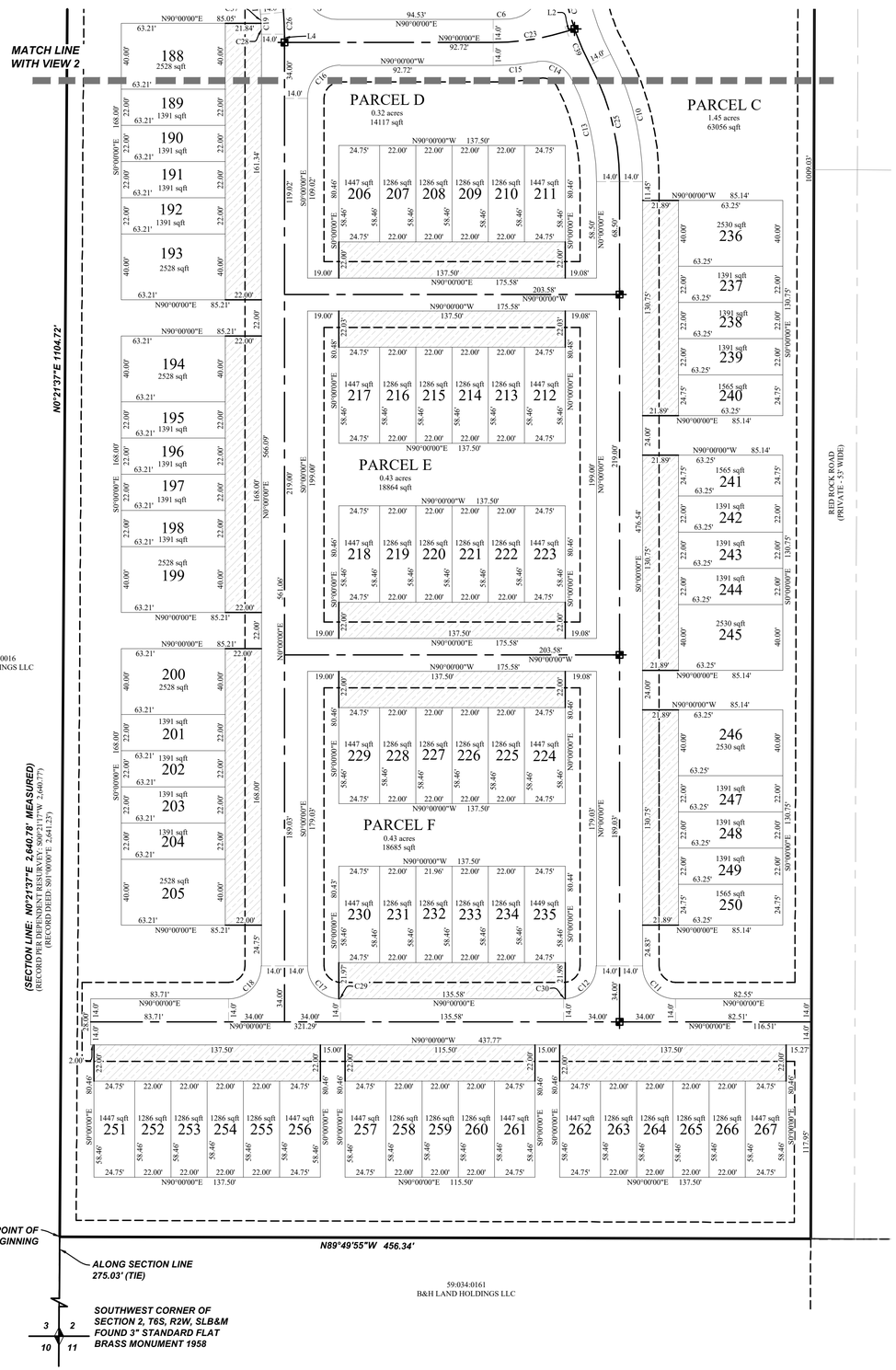
Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C2	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C3	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C4	136.00	3°19'42"	7.90	S01°39'51"E	7.90
C5	20.00	86°40'18"	30.25	S46°39'51"E	27.45
C6	136.00	4°18'12"	10.21	N87°50'54"E	10.21
C7	20.00	92°50'03"	32.41	N39°16'46"E	28.98
C8	164.00	7°08'16"	20.43	N03°34'08"W	20.42
C9	136.00	28°11'18"	66.91	S14°05'39"E	66.24
C10	164.00	28°11'18"	80.68	S14°05'39"E	79.87
C11	20.00	90°00'00"	31.42	S45°00'00"E	28.28
C12	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C13	136.55	27°05'36"	64.57	N13°34'28"W	63.97
C14	20.00	72°03'35"	25.15	N63°22'43"W	23.53
C15	164.00	9°24'31"	26.93	S85°17'45"W	26.90
C16	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C17	20.00	90°00'00"	31.42	S45°00'00"E	28.28
C18	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C19	136.00	5°08'30"	12.20	N02°34'15"W	12.20
C20	164.00	5°08'30"	14.72	N02°34'15"W	14.71
C21	20.00	11°44'01"	4.10	N84°08'00"E	4.09
C22	20.00	78°15'59"	27.32	N39°08'00"E	25.25
C23	150.00	17°24'21"	45.57	N81°17'50"E	45.39
C24	150.00	28°11'18"	73.80	S14°05'39"E	73.05
C25	150.00	28°11'18"	73.80	N14°05'39"W	73.05
C26	150.00	5°08'30"	13.46	N02°34'15"W	13.46
C27	150.00	5°08'30"	13.46	S02°34'15"E	13.46
C28	136.00	2°48'18"	6.66	N01°24'09"W	6.66
C29	20.00	2°51'58"	1.00	N88°34'01"W	1.00
C30	20.00	2°38'12"	0.92	S88°40'54"W	0.92
C31	20.00	75°31'21"	26.36	N52°14'20"E	24.49
C32	20.00	75°31'21"	26.36	N52°14'20"W	24.49
C33	164.00	2°09'47"	6.19	S06°03'22"E	6.19
C34	164.00	4°58'29"	14.24	S02°29'14"E	14.23
C35	20.00	14°28'39"	5.05	N07°14'20"E	5.04
C36	20.00	14°28'39"	5.05	S07°14'20"E	5.04
C37	136.00	2°20'12"	5.55	N03°58'24"W	5.55
C38	150.00	19°01'06"	49.79	S09°30'33"E	49.56
C39	150.00	9°10'12"	24.01	S23°36'12"E	23.98

VIEW 1



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

VIEW 2

Line Table

LINE	DIRECTION	LENGTH
L1	N05°08'30"W	8.85
L2	N72°35'39"E	4.82
L3	N05°08'30"W	8.85
L4	N00°00'00"E	5.04
L5	N00°00'00"E	2.23

OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(303) 957-6677
CONTACT: CHASE TURNER

DATE: 10/2/2024
SHEET 2 OF 2

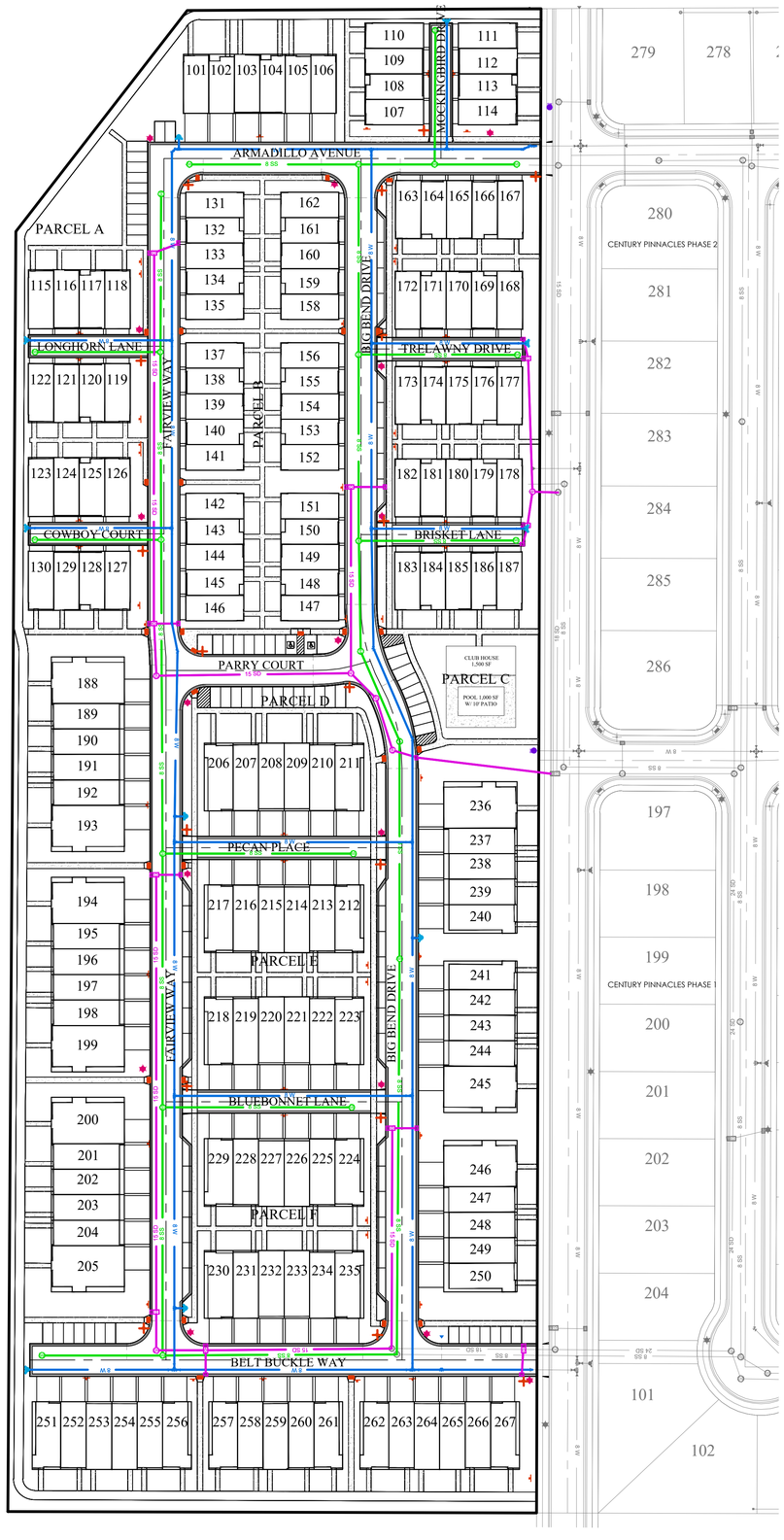
PINNACLES

Phase B PLAT 1

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, T6S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

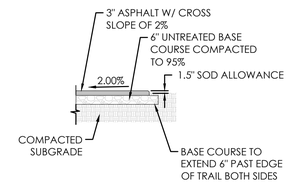
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
FOR REVIEW ONLY			

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Final\design\dwg\sheets\C2 FINAL PLAT.dwg

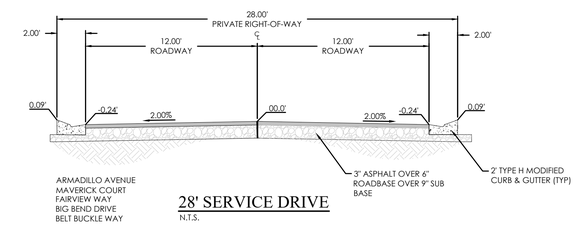


LEGEND

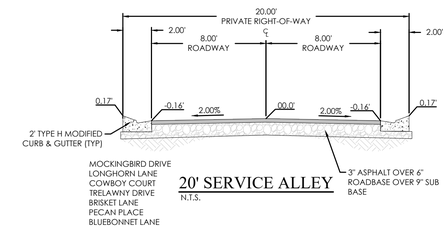
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



8' ASPHALT TRAIL
N.T.S.



28' SERVICE DRIVE
N.T.S.



20' SERVICE ALLEY
N.T.S.

N
S

GRAPHIC SCALE

40 0 30 40 120 240

(IN FEET)
1 inch = 60 ft.

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

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No. 13536191-2202
BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
OVERALL SITE PLAN

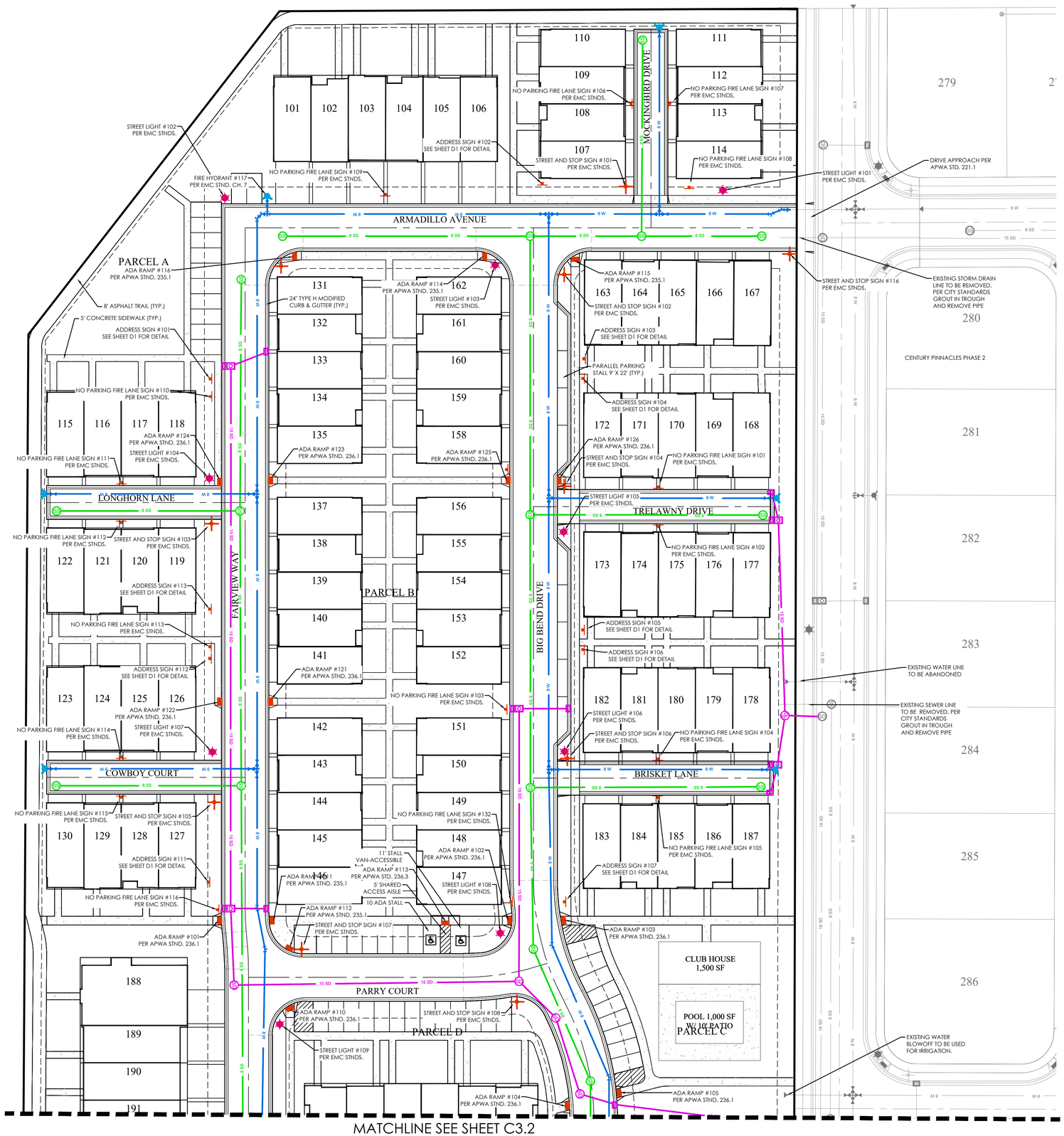
REVISION BLOCK

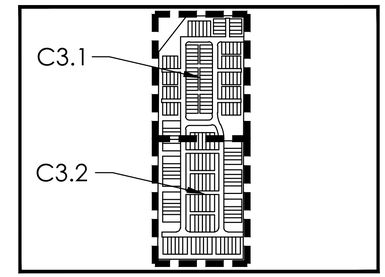
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

OVERALL SITE PLAN

Scale:	1"=60'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C3		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design 24-0230\dwg\sheets\C3 - SITE PLAN.dwg





KEY MAP
N.T.S

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
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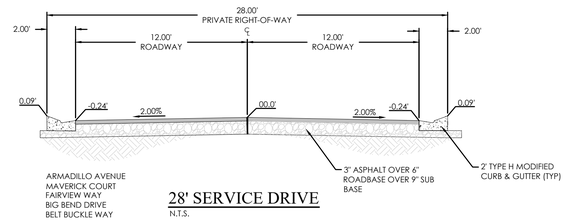
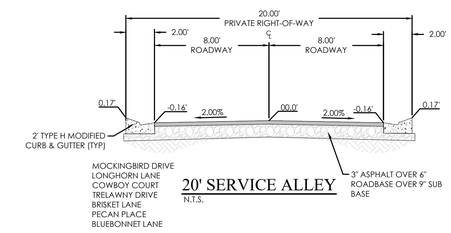
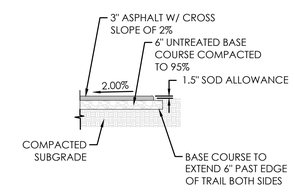
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



28' SERVICE DRIVE
N.T.S.



20' SERVICE ALLEY
N.T.S.



8' ASPHALT TRAIL
N.T.S.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 13536191-2202
BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
SITE PLAN

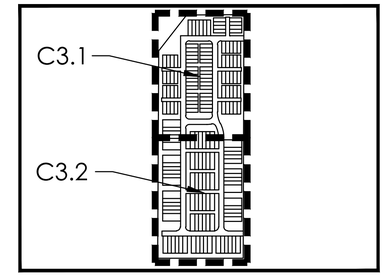
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=30'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C3.1		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Fnsh\design 24-0230\dwg\sheets\C3.1 - SITE PLAN.dwg



KEY MAP
N.T.S

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
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- XX SD — XX" STORM DRAIN
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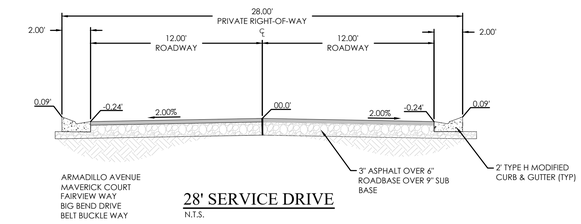
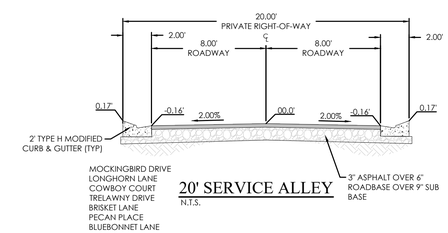
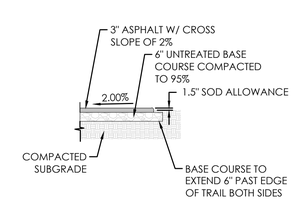
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



28' SERVICE DRIVE
N.T.S.



20' SERVICE ALLEY
N.T.S.



8' ASPHALT TRAIL
N.T.S.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
SITE PLAN

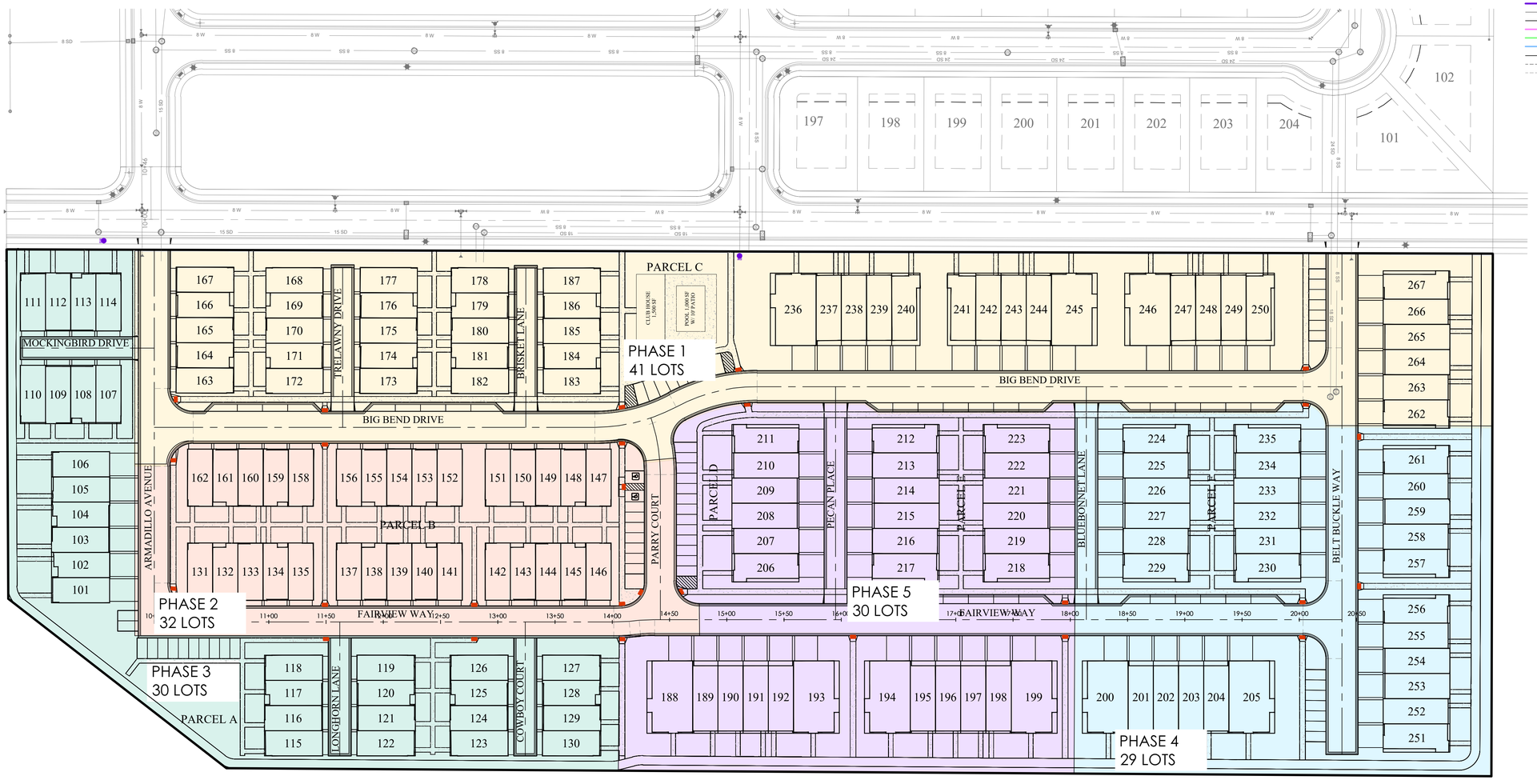
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=30'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C3.2		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Final\design\sheet\C3.2 - SITE PLAN.dwg



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- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

N S

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
PHASING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

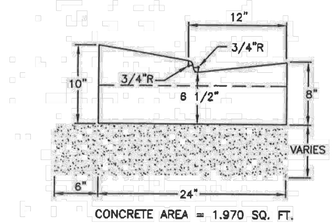
PHASING PLAN

Scale:	1"=50'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C3.3		

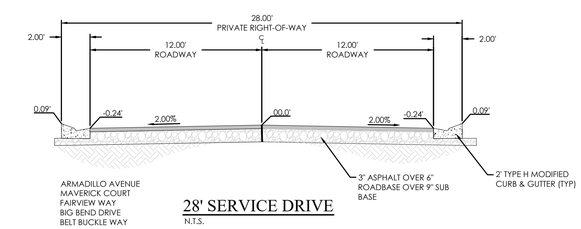
Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Find\design\Sheet1\C3.3 - PHASING PLAN.dwg

HARDSCAPE LEGEND

- ROAD ASPHALT (92,910 SF)
- ASPHALT TRAIL (16,490 SF)
- APWA TYPE H C&G OR CITY EQUIVALENT (7,615 LF)
- C&G TRANSITION
- 4" CONCRETE (SIDEWALK) (32,195 SF)
- 6" CONCRETE (SIDEWALK/DRIVEWAY/PARKING STALL) (48,046 SF)

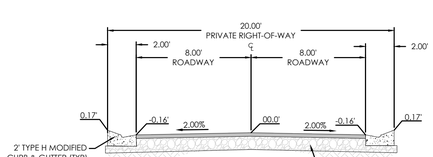


Type H



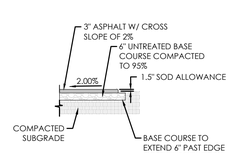
ARMADILLO AVENUE
MAVERICK COURT
FAIRVIEW WAY
BIG BEND DRIVE
BELT BUCKLE WAY

28' SERVICE DRIVE
N.T.S.



MOCKINGBIRD DRIVE
LONGHORN LANE
COWBOY COURT
TRELAWNY DRIVE
BRISKET LANE
PECAN PLACE
BLUEBONNET LANE

20' SERVICE ALLEY
N.T.S.



8' ASPHALT TRAIL
N.T.S.

GRAPHIC SCALE

(IN FEET)
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STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
HARDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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5	----	----
6	----	----

HARDSCAPE PLAN

Scale: 1"=60'	Drawn: MEC
Date: 01/30/25	Job #: 24-0230
Sheet: C3.4	

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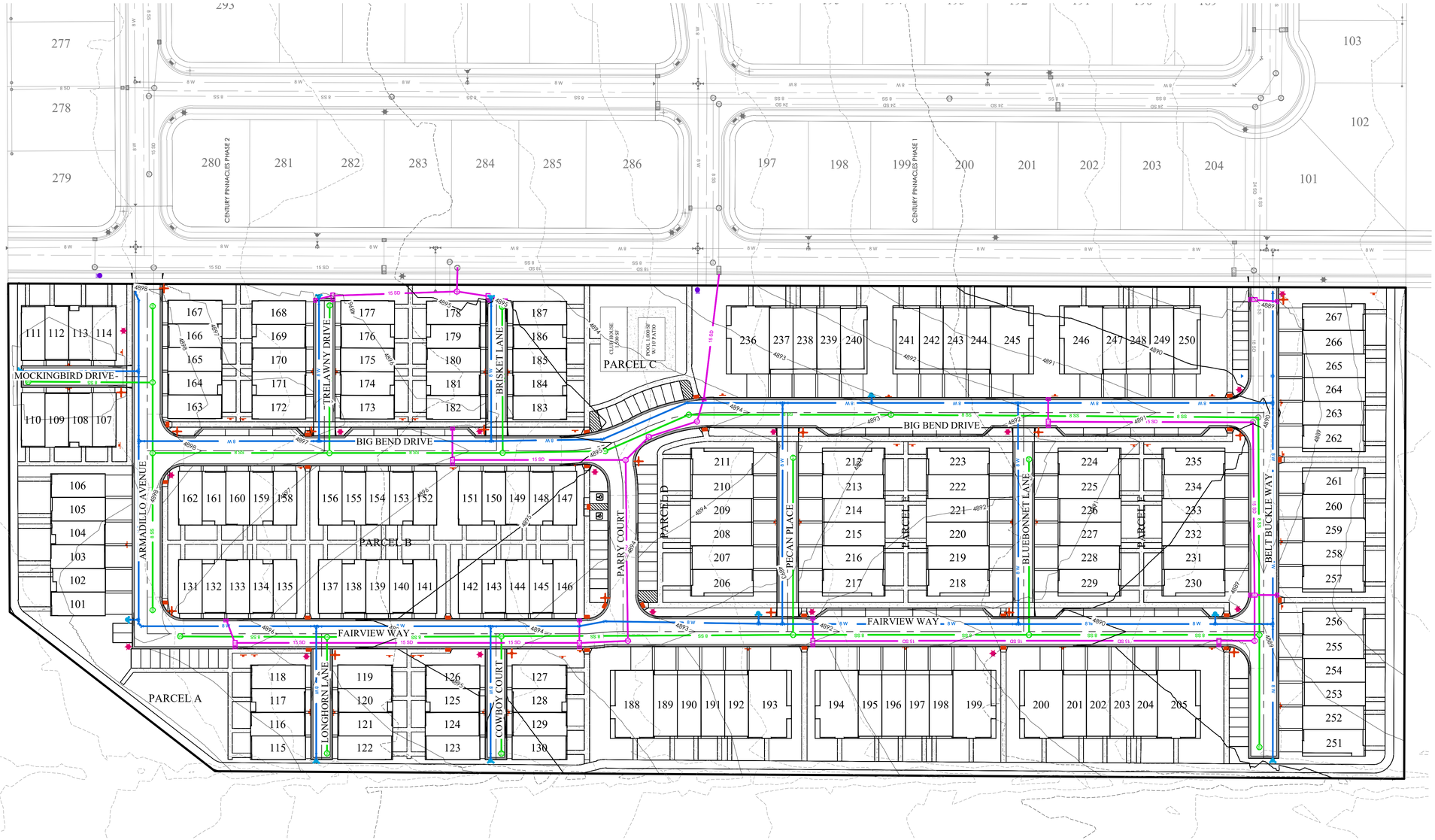

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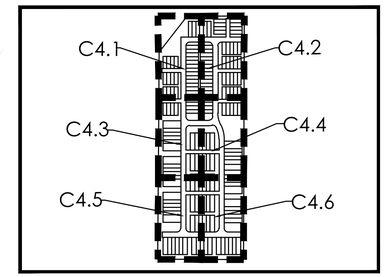

KEY MAP
N.T.S

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N S

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

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PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
OVERALL GRADING AND DRAINAGE PLAN

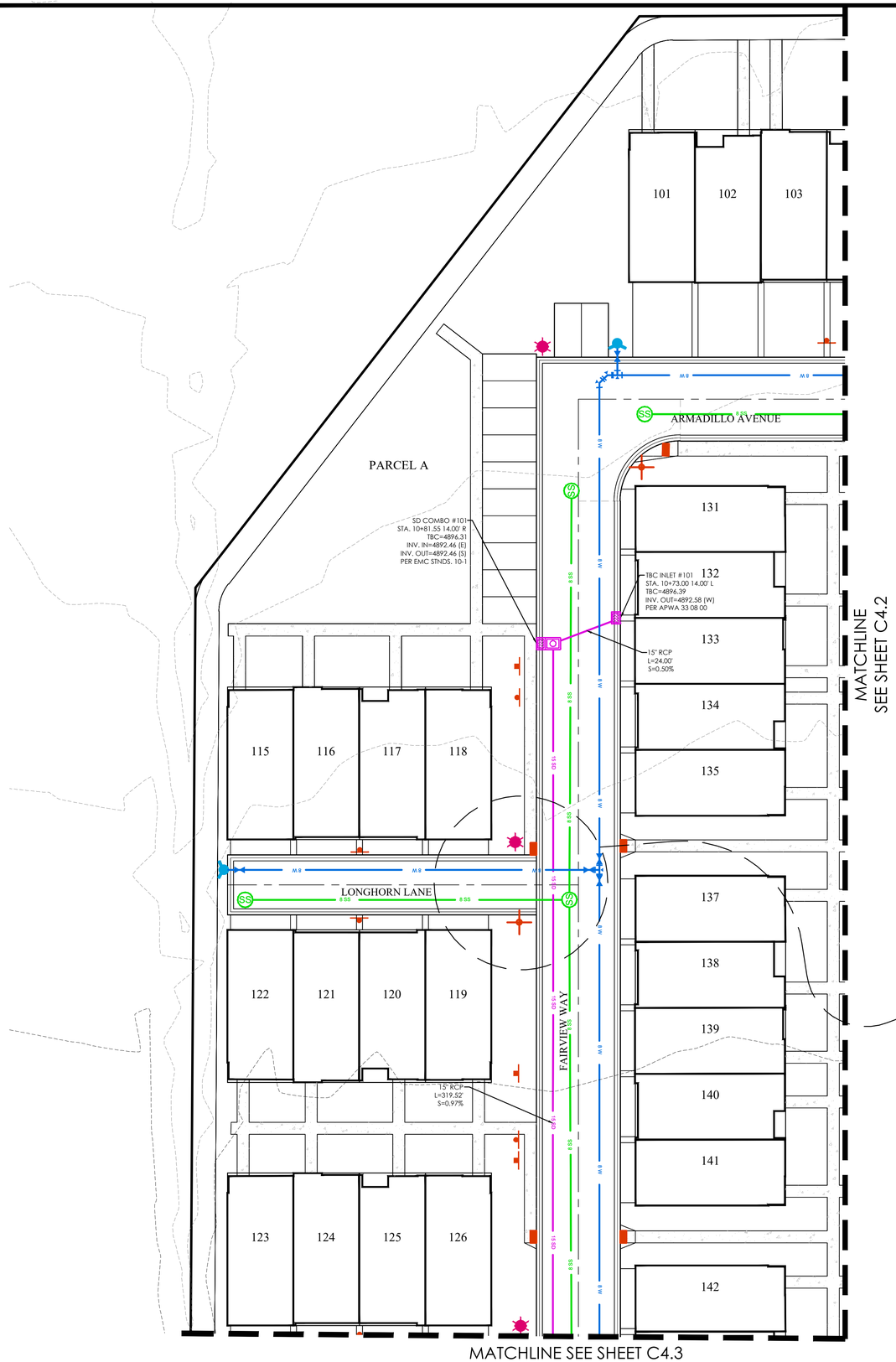
REVISION BLOCK

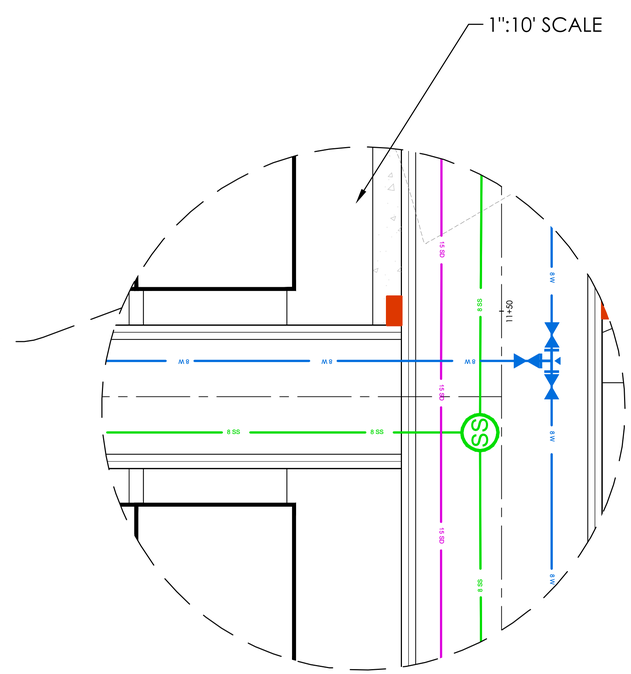
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

OVERALL GRADING AND DRAINAGE PLAN

Scale:	1"=50'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C4		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Final\design 24-0230\dwg\sheet\\C4 - OVERALL GRADING AND DRAINAGE PLAN.dwg





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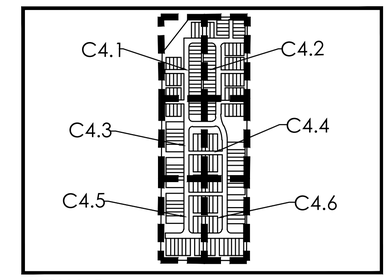

KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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No. 13536191-2202
BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

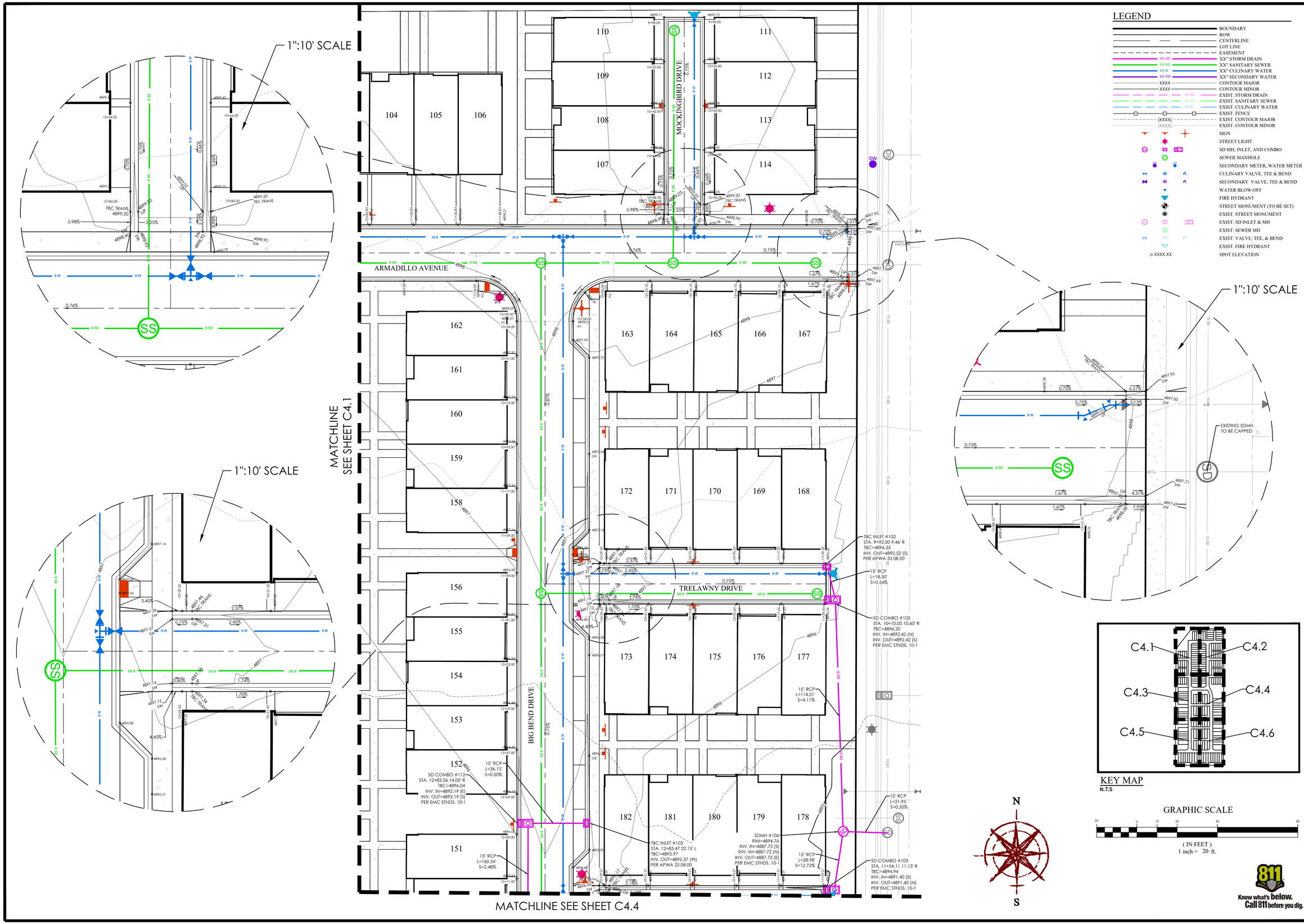
REVISION BLOCK

#	DATE	DESCRIPTION
1	-----	-----
2	-----	-----
3	-----	-----
4	-----	-----
5	-----	-----
6	-----	-----

GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C4.1		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design\24-0230\dwg\sheet\\C4.1 - GRADING AND DRAINAGE PLAN.dwg



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EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C4.2		

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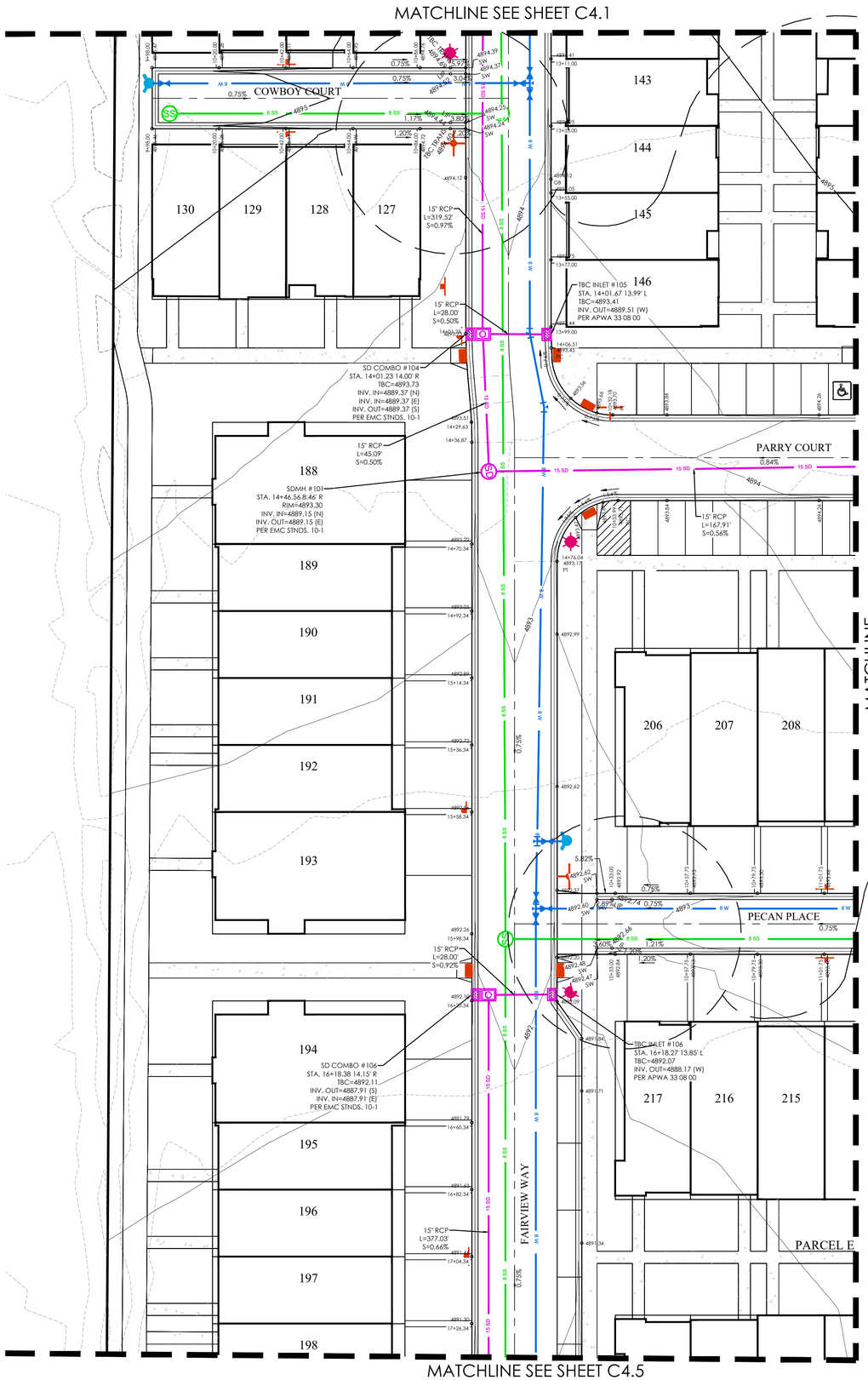
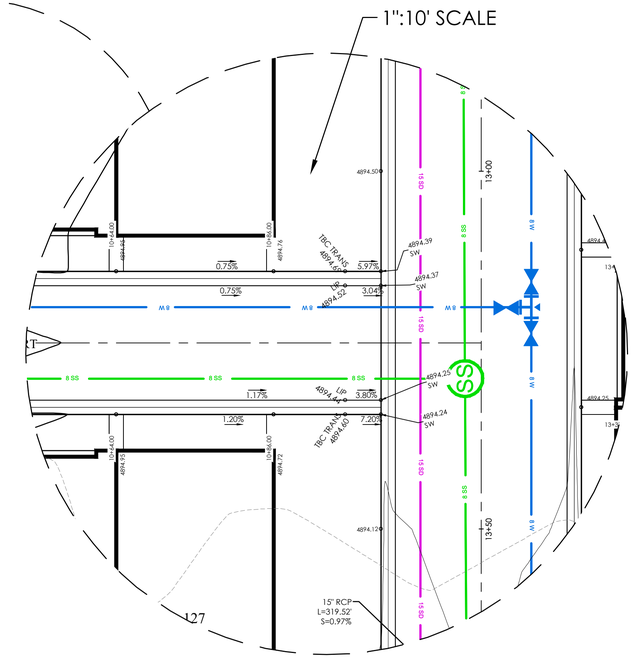
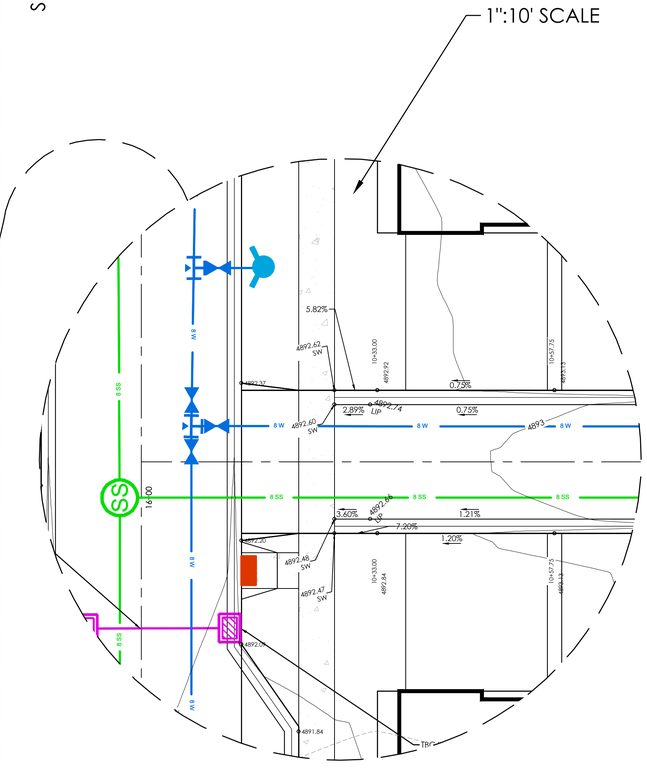
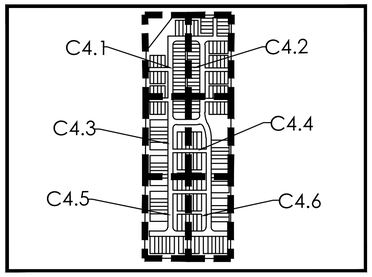






LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 15 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's **below.**
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EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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2	----	----
3	----	----
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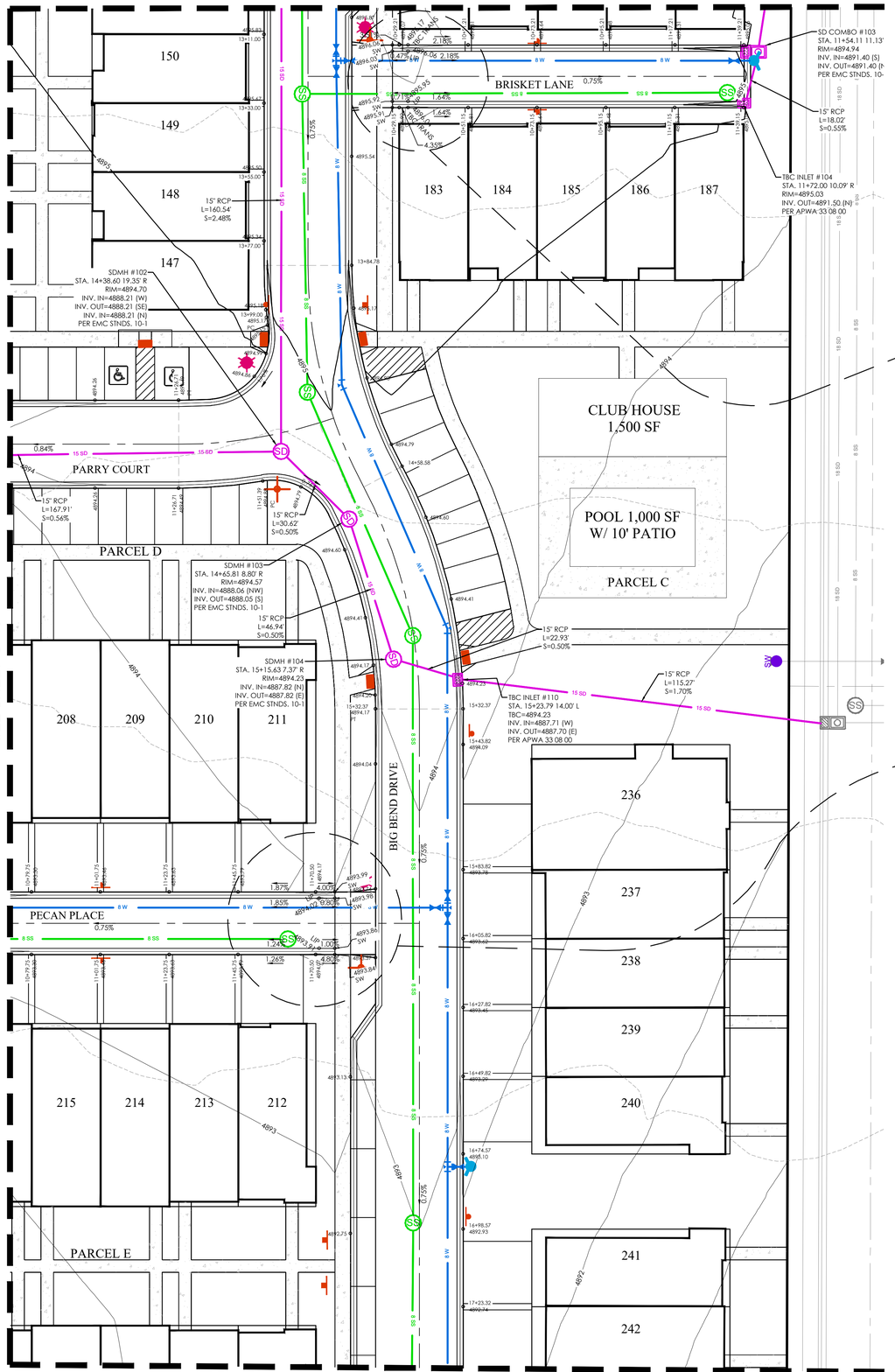
5	----	----
6	----	----

GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C4.3		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design 24-0230\dwg\sheet\C4.3 - GRADING AND DRAINAGE PLAN.dwg

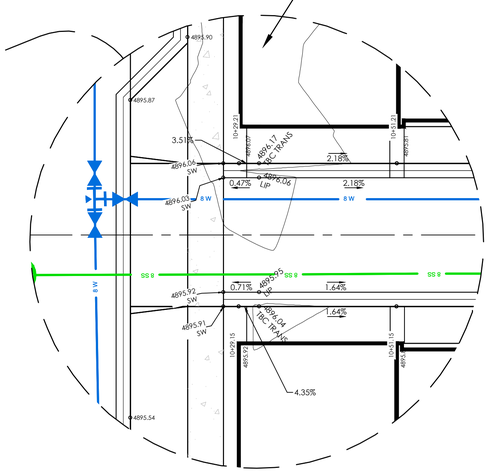
MATCHLINE SEE SHEET C4.2



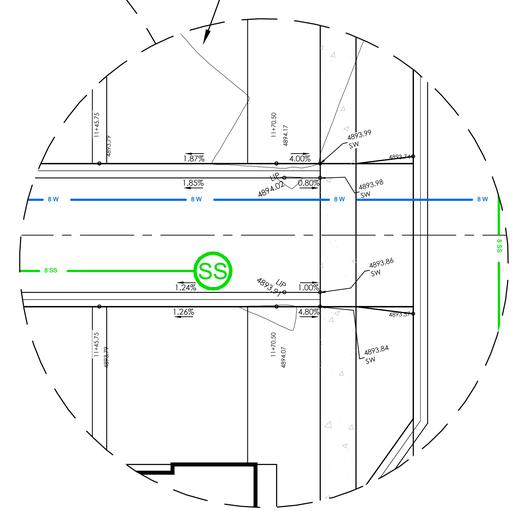
MATCHLINE SEE SHEET C4.3

MATCHLINE SEE SHEET C4.6

1":10' SCALE

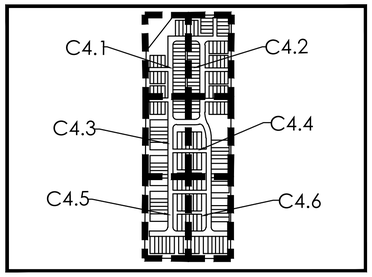


1":10' SCALE



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

N
S

GRAPHIC SCALE

20 0 15 20 40 80

(IN FEET)
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PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C4.4		

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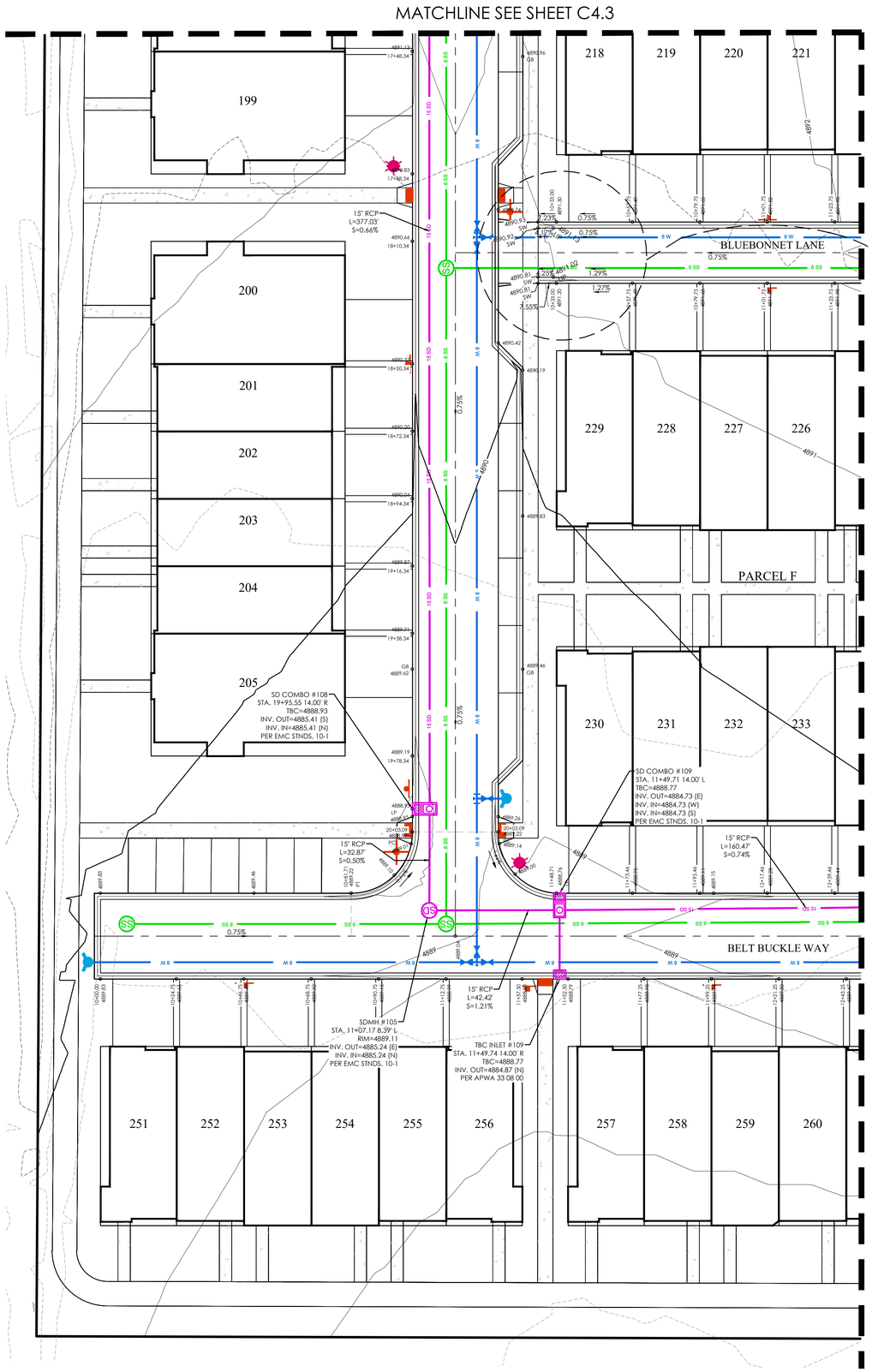

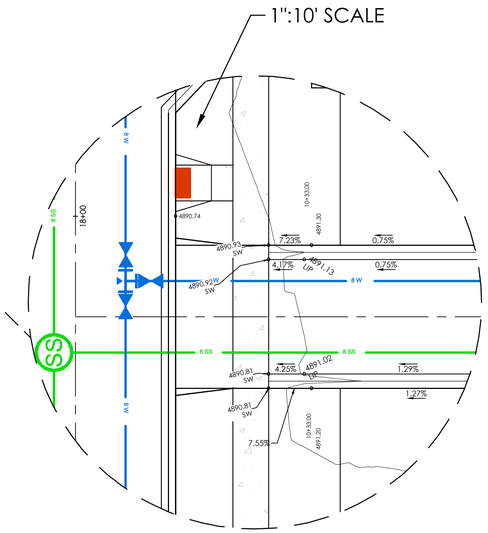

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
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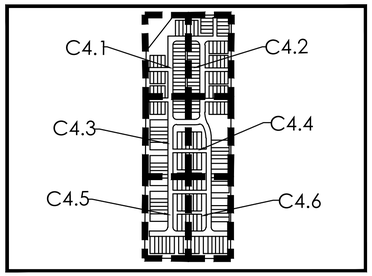
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 15 20 40 80

(IN FEET)
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EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK

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2	----	----
3	----	----
4	----	----
5	----	----
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GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C4.5		

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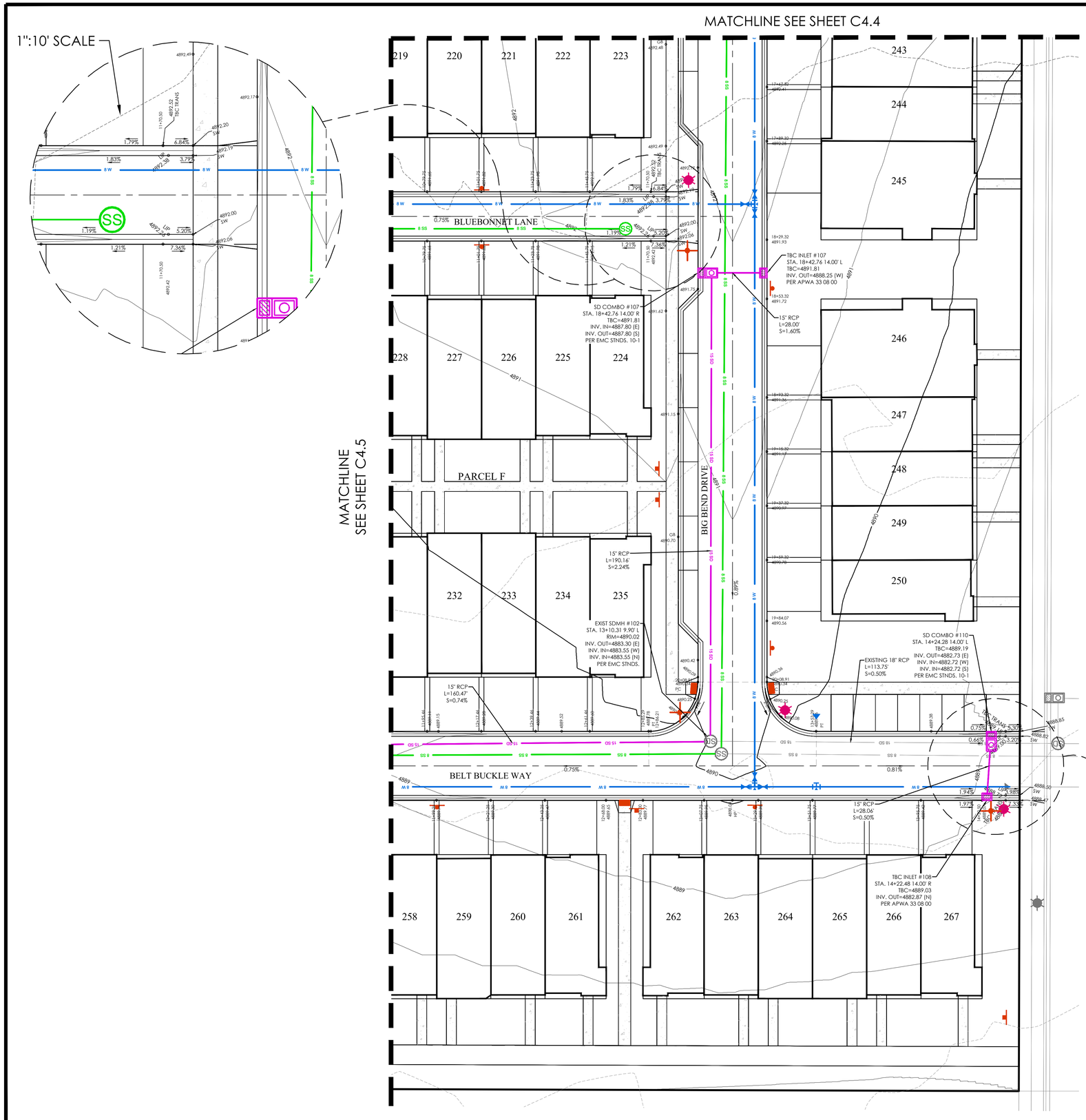

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
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- SEWER MANHOLE
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- EXIST. STREET MONUMENT
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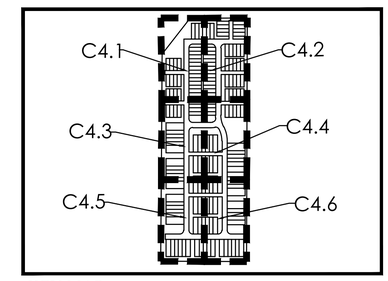
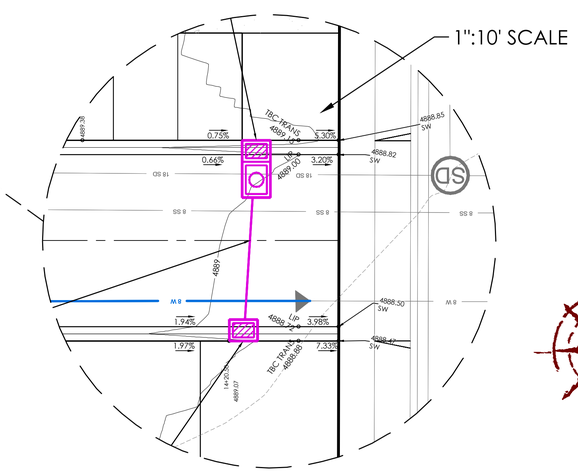
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S



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S

GRAPHIC SCALE

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EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK

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GRADING AND DRAINAGE PLAN

Scale: 1"=20'	Drawn: MEC
Date: 01/30/25	Job #: 24-0230
Sheet: C4.6	

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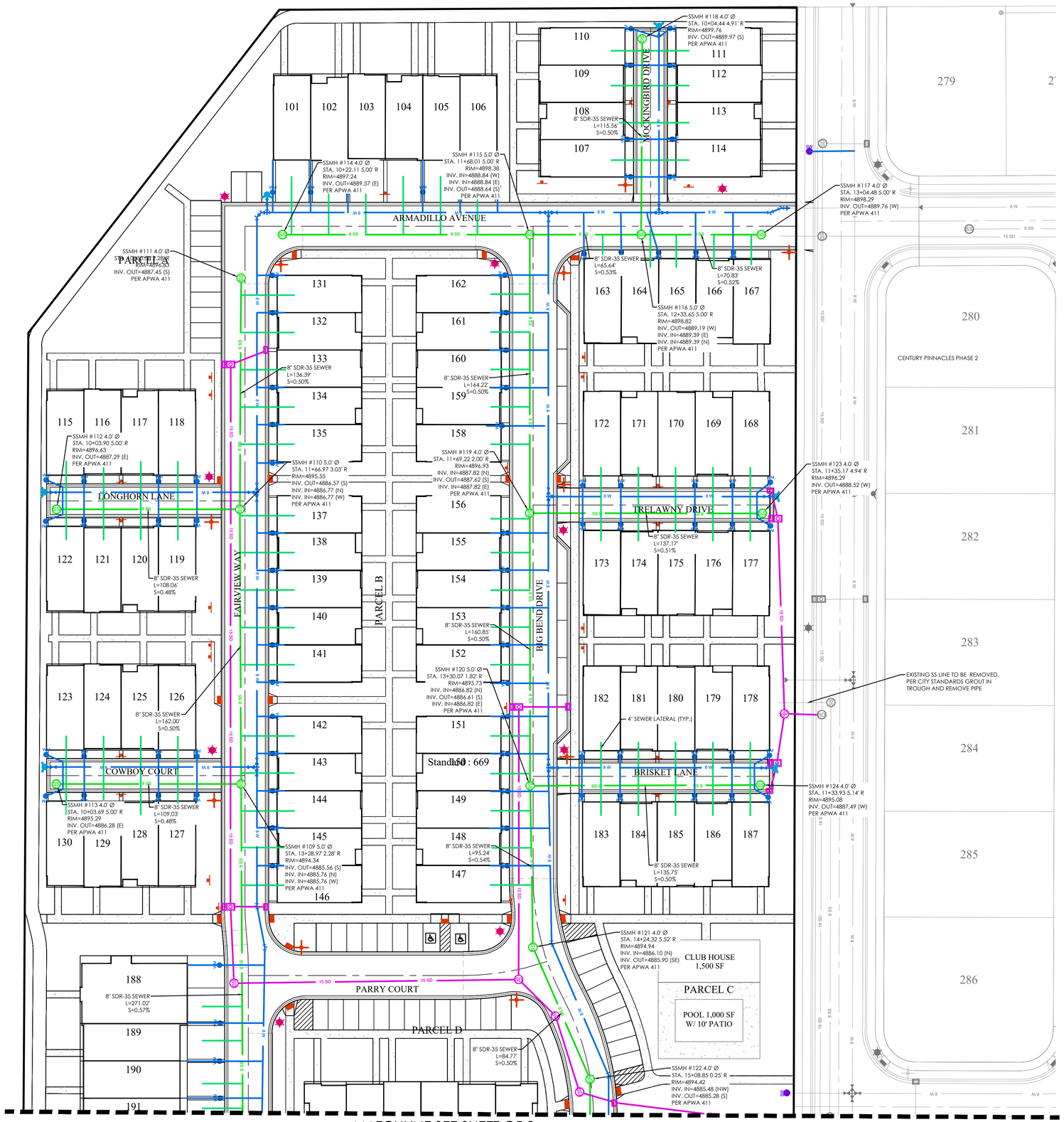
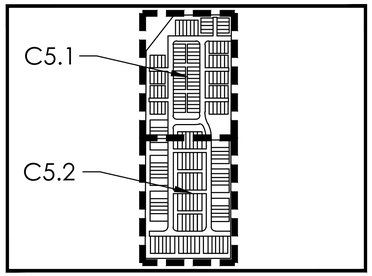


LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



KEY MAP
N.T.S

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

N
S

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STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

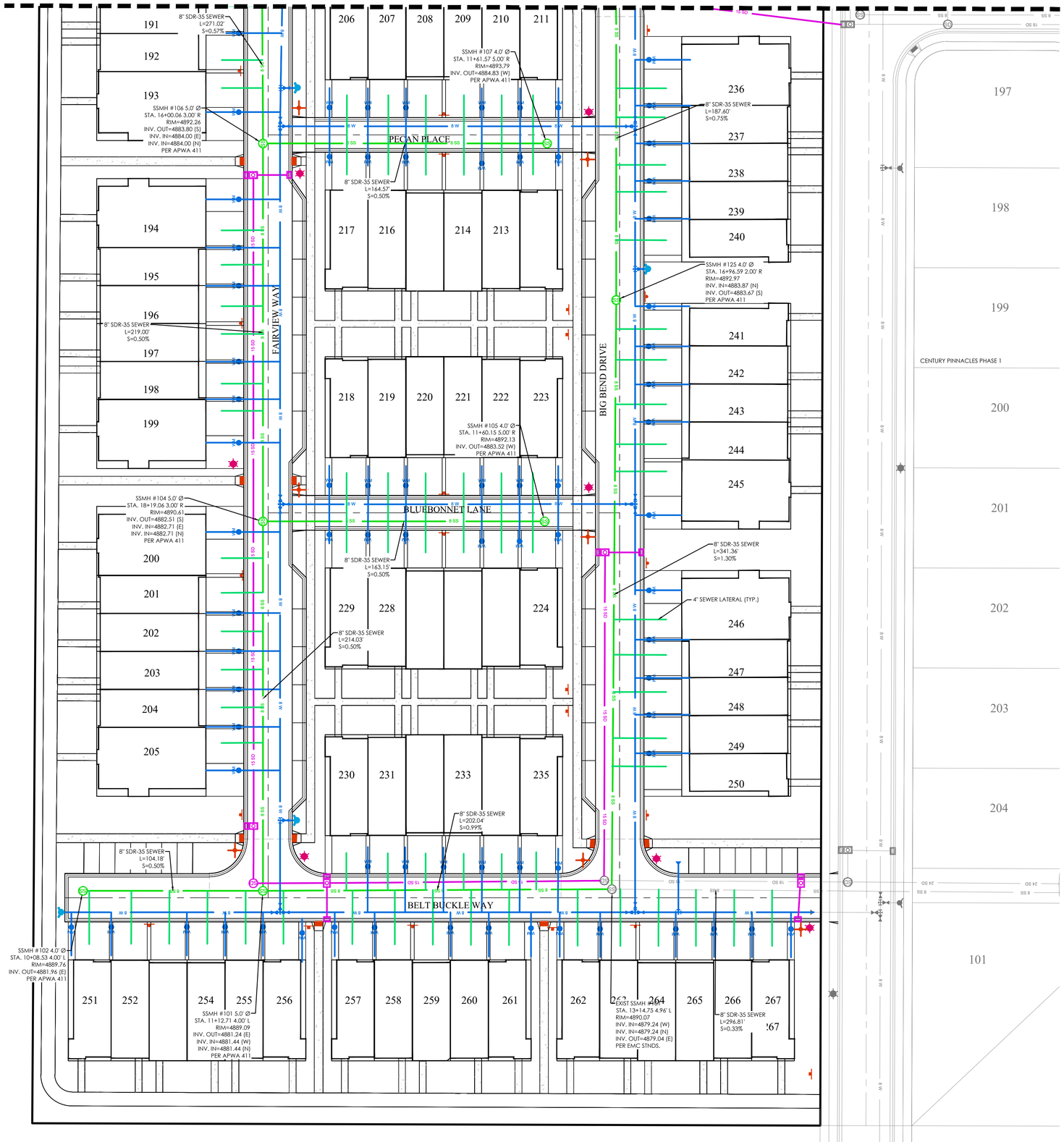
SEWER PLAN

Scale:	1"=30'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C5.1		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design\24-0230\dwg\sheet\C5.1 - SEWER PLAN.dwg

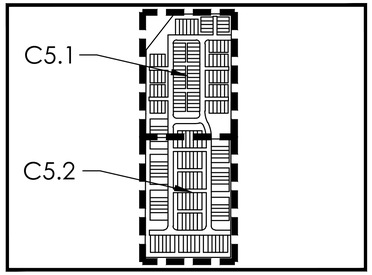
Know what's below. Call 811 before you dig.

MATCHLINE SEE SHEET C5.1



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

N
S

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

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STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
SEWER PLAN

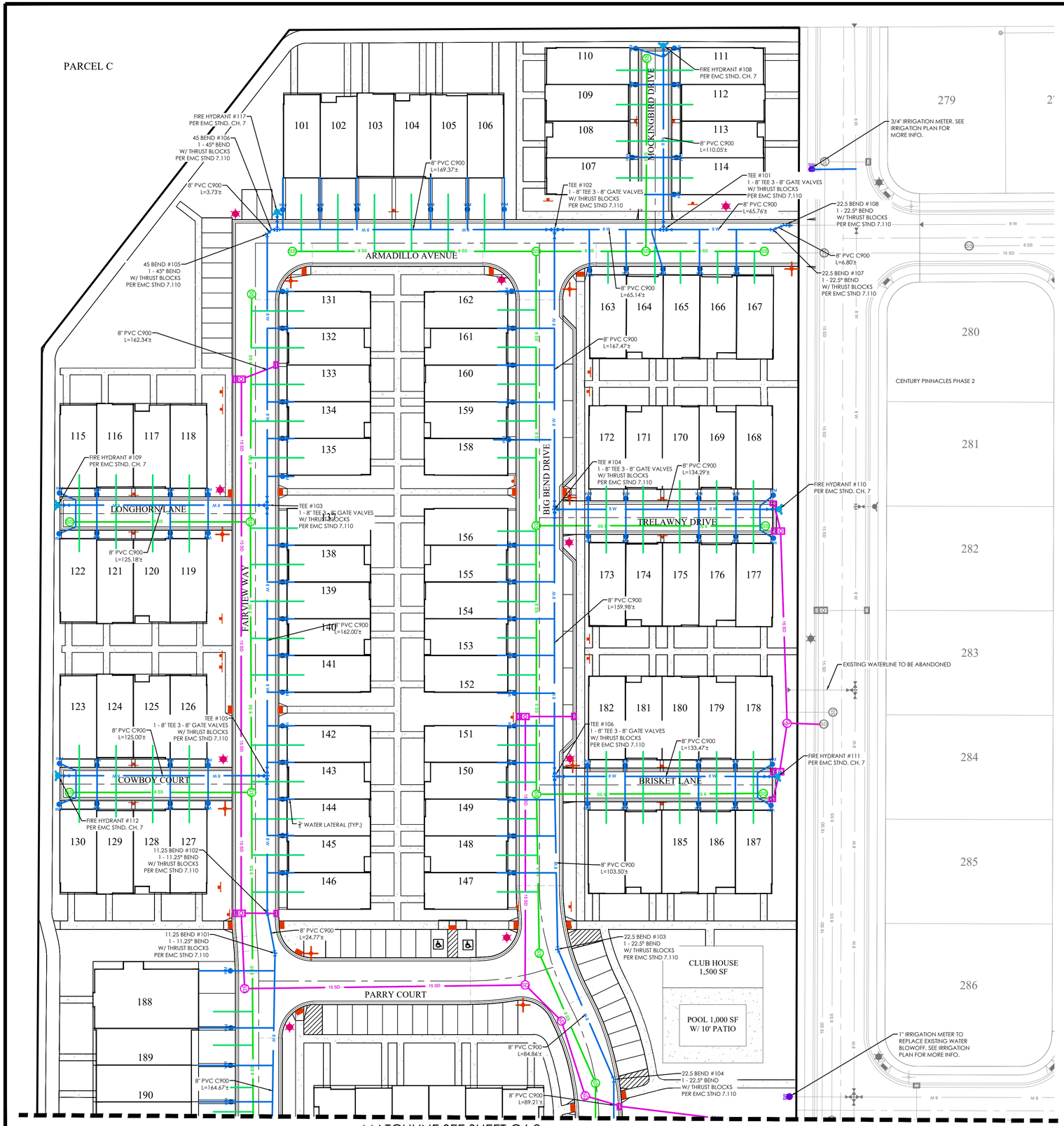
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SEWER PLAN

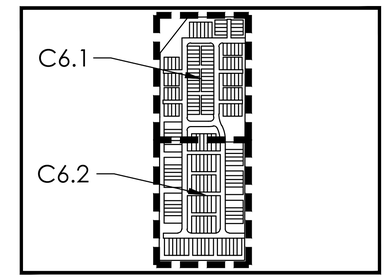
Scale:	1"=30'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C5.2		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Final\design\24-0230\dwg\sheet\C5.2 - SEWER PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

N
S

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LICENSED PROFESSIONAL ENGINEER
No. 13536191-2202
BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
WATER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

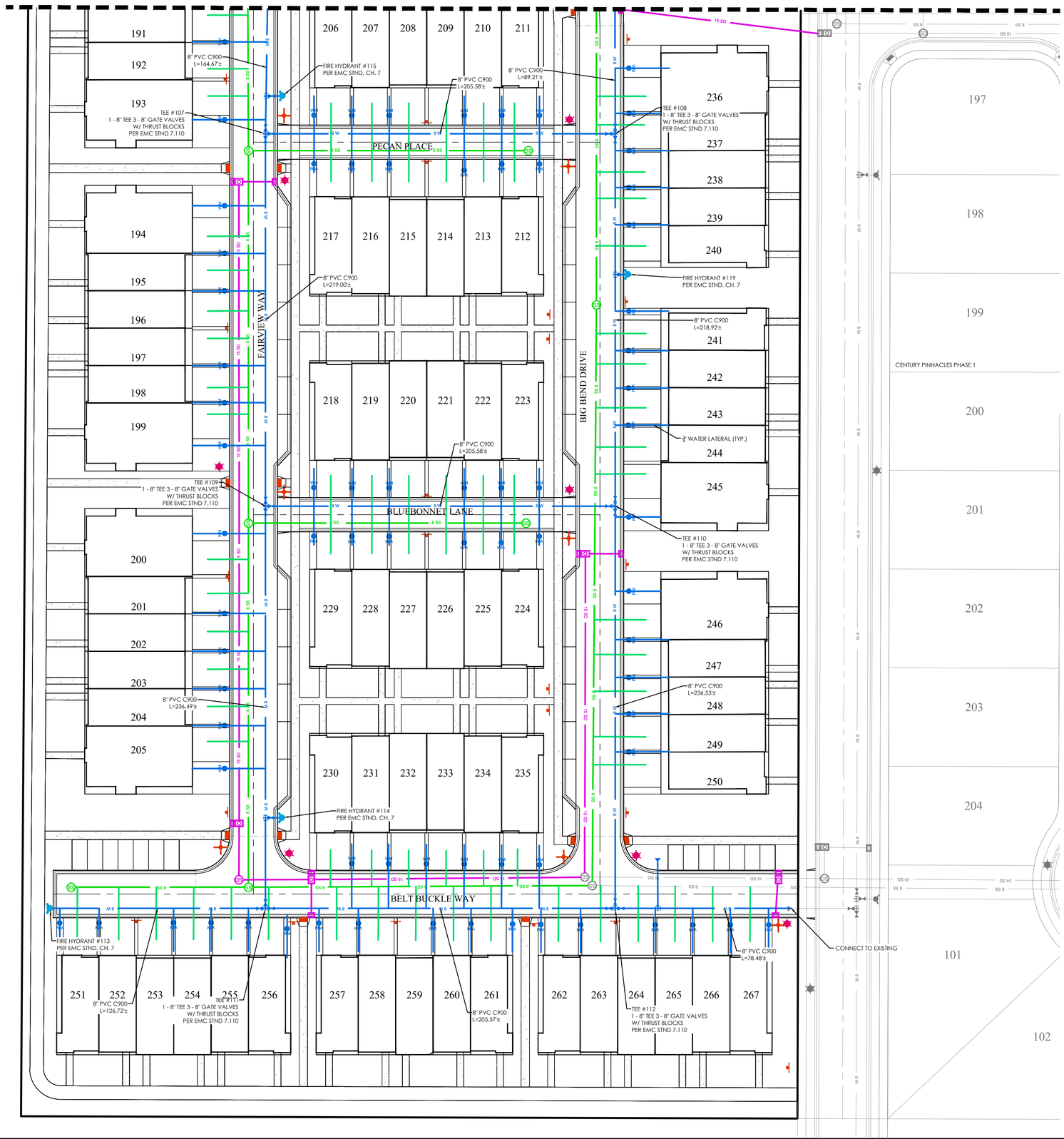
WATER PLAN

Scale:	1"=30'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C6.1		

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

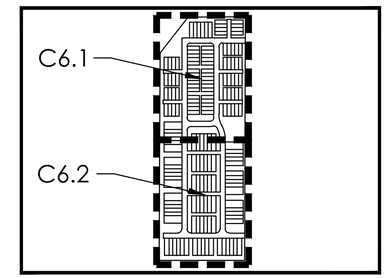
Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Final\design 24-0230\dwg\sheets\C6.1 - WATER PLAN.dwg

MATCHLINE SEE SHEET C6.1



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX SW — XX" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

N
S

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

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PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
WATER PLAN

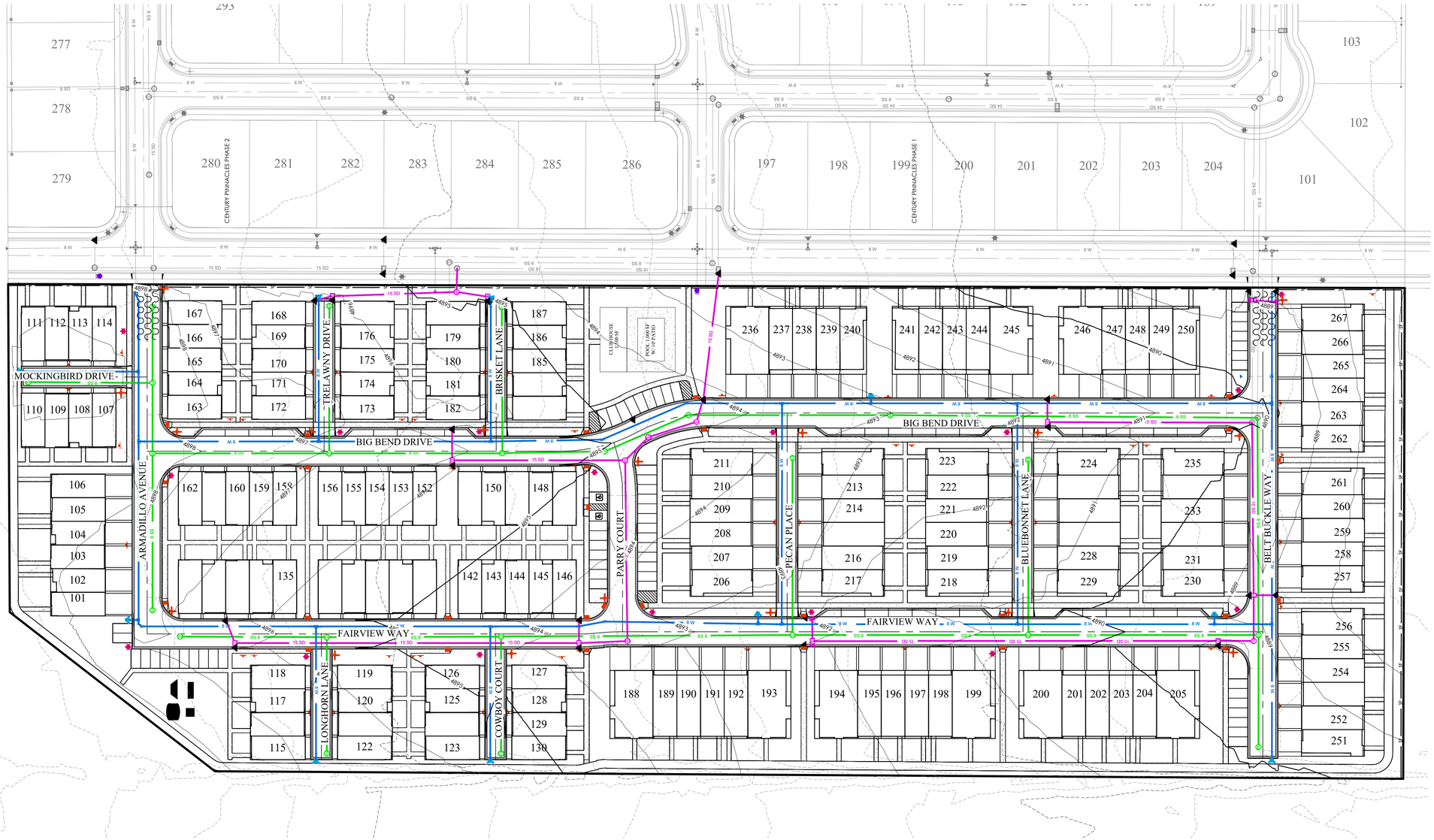
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

WATER PLAN

Scale:	1"=30'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C6.2		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Final\design 24-0230\dwg\sheet1\C6.2 - WATER PLAN.dwg



EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
EROSION CONTROL PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

EROSION CONTROL PLAN

Scale:	1"=50'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	C7		

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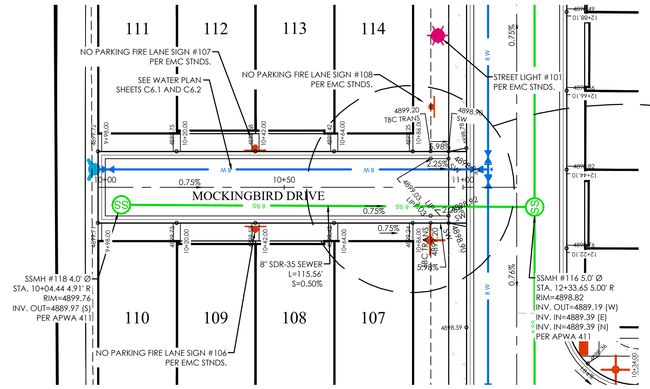
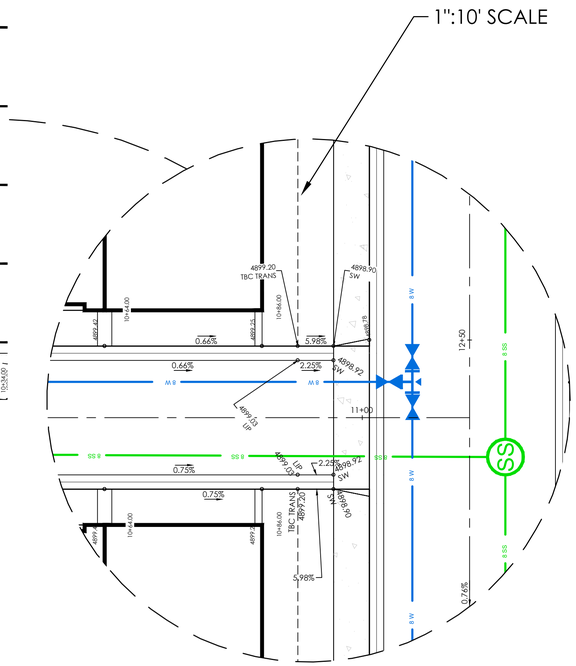
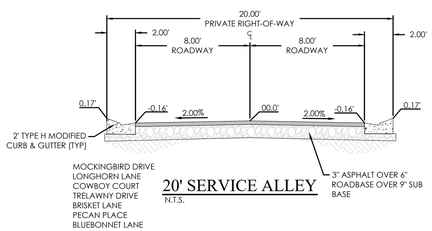


MOCKINGBIRD DRIVE PLAN



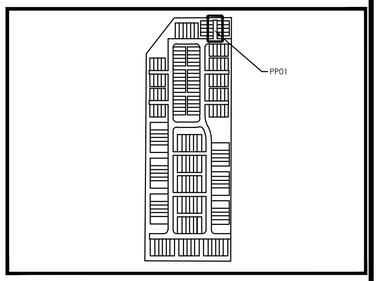
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



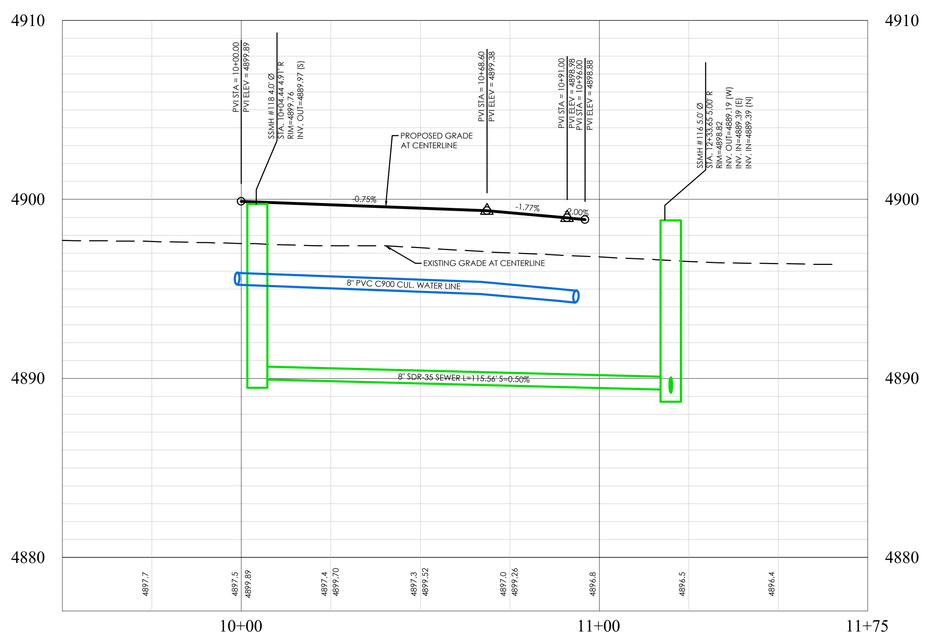
20' SERVICE ALLEY

N.T.S.



KEY MAP

N.T.S



MOCKINGBIRD DRIVE PROFILE

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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

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1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3

EAGLE MOUNTAIN, UT

MOCKINGBIRD DRIVE

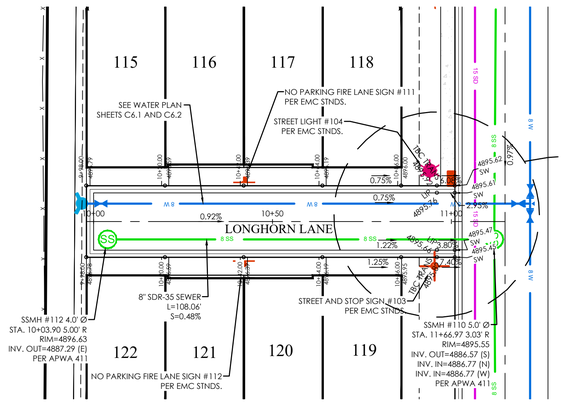
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

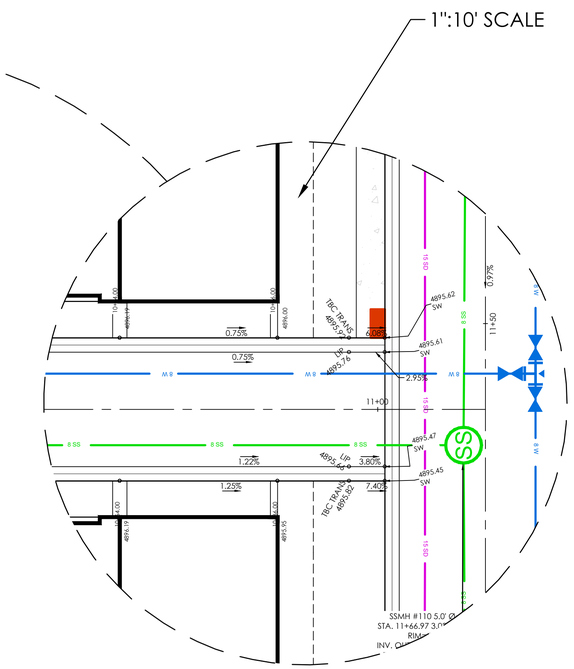
MOCKINGBIRD DRIVE

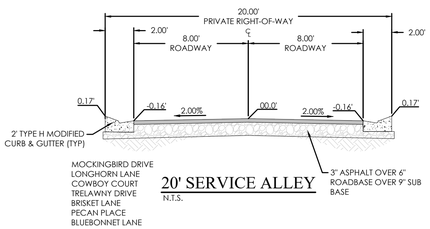
Scale: 1"=20'	Drawn: MEC
Date: 01/30/25	Job #: 24-0230
Sheet: PP01	

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design\24-0230\dwg\sheet1\PP01 - MOCKINGBIRD DRIVE.dwg



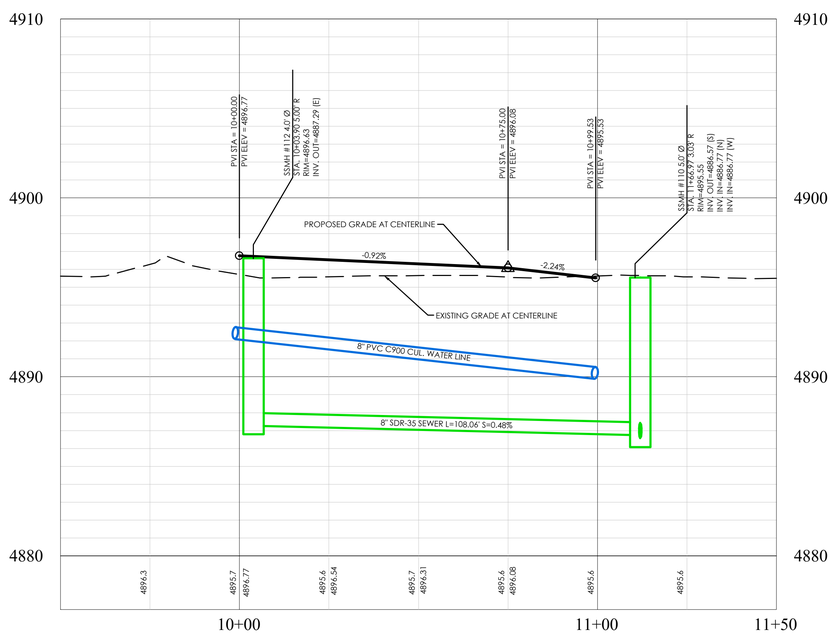
LONGHORN LANE PLAN





MOCKINGBIRD DRIVE
LONGHORN LANE
COWBOY COURT
TRELAWNY DRIVE
BRISKET LANE
PECAN PLACE
BLUEBONNET LANE

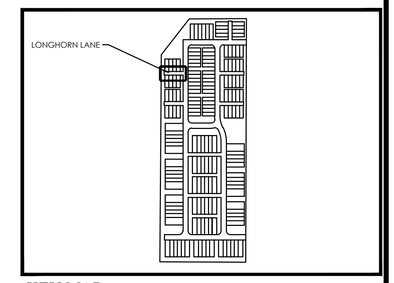
20' SERVICE ALLEY
N.T.S.



LONGHORN LANE PROFILE

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
LONGHORN LANE

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

LONGHORN LANE

Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	PP02		

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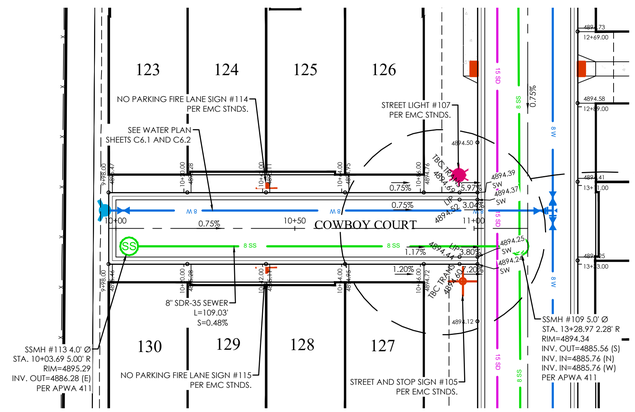
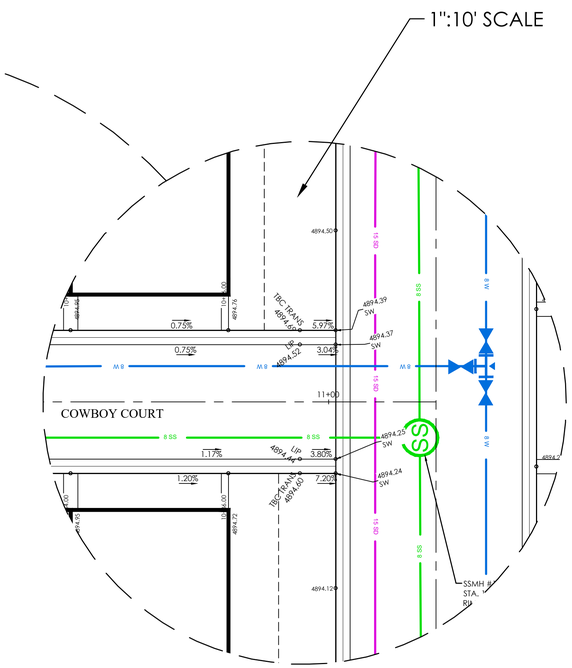
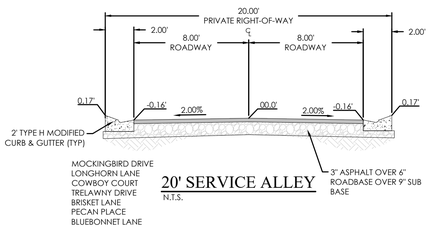


COWBOY COURT PLAN

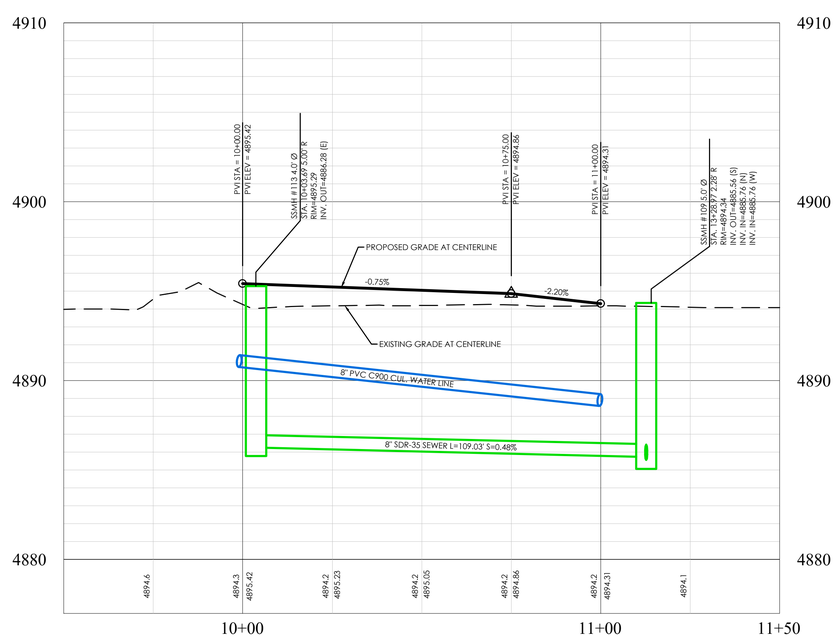




MOCKINGBIRD DRIVE
LONGHORN LANE
COWBOY COURT
TRELAWNY DRIVE
BRISKET LANE
PECAN PLACE
BLUEBONNET LANE

20' SERVICE ALLEY

N.T.S.



COWBOY COURT PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
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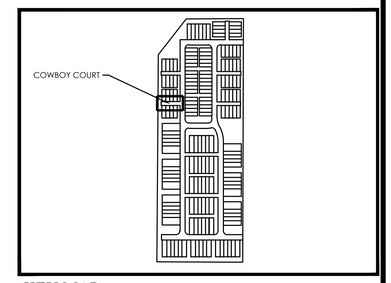
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP

N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

N
S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
COWBOY COURT

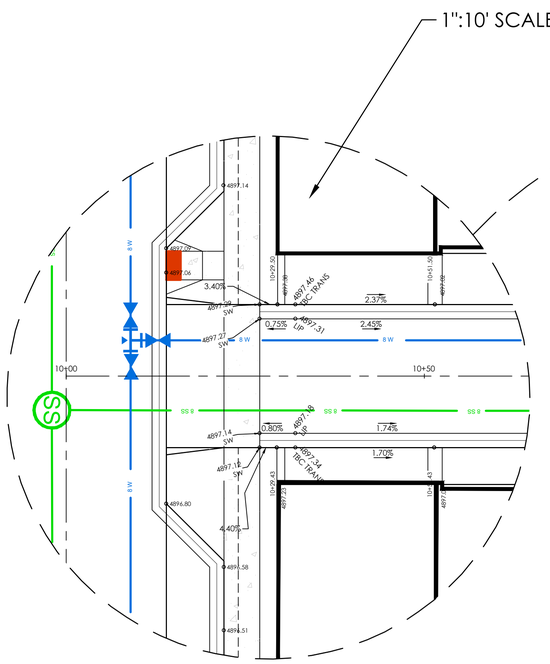
REVISION BLOCK

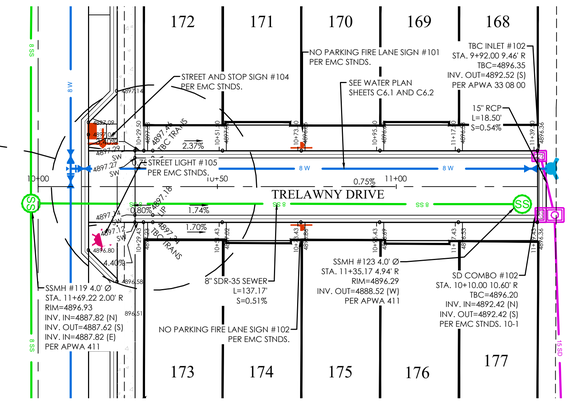
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COWBOY COURT

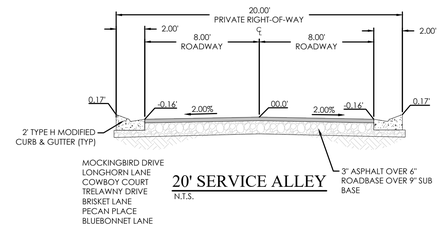
Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	PP03		

Z:_202A\24-0230 Pinnacles Phase 3 Multifamily Finch\design\24-0230\dwg\sheet1\PP03 - COWBOY COURT.dwg

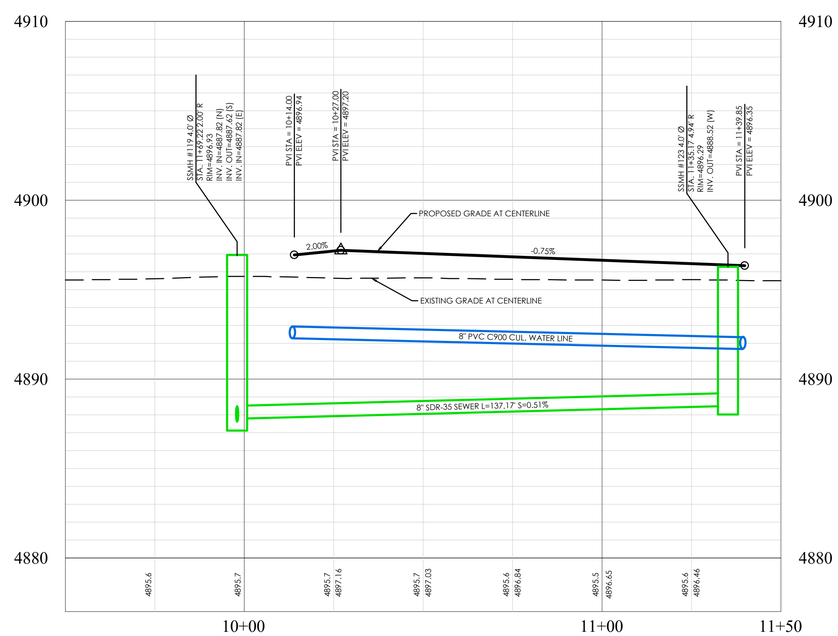




TRELAWNY DRIVE PLAN



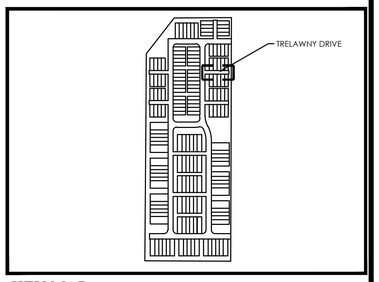
20' SERVICE ALLEY
N.T.S.



TRELAWNY DRIVE PROFILE

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 13536181-2202
BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
TRELAWNY DRIVE

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

TRELAWNY DRIVE

Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	PP04		

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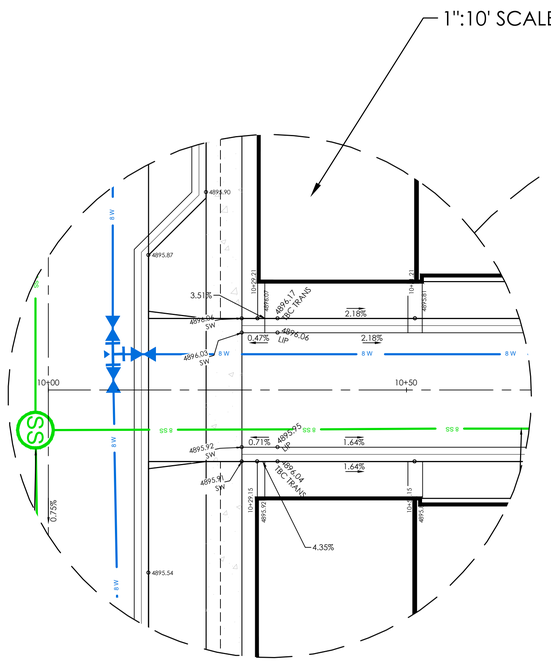
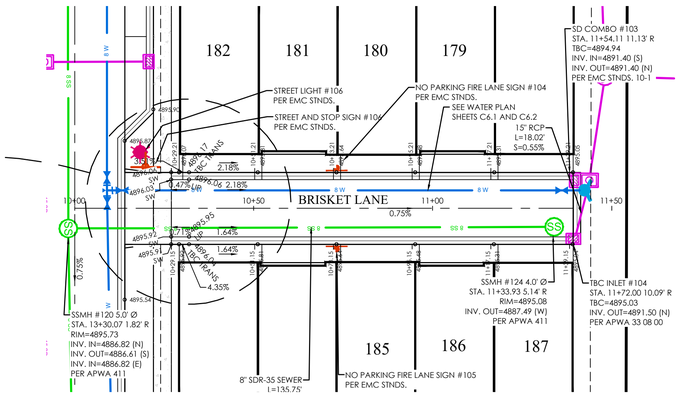
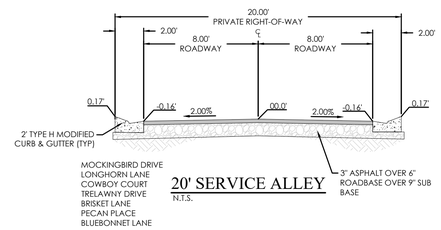


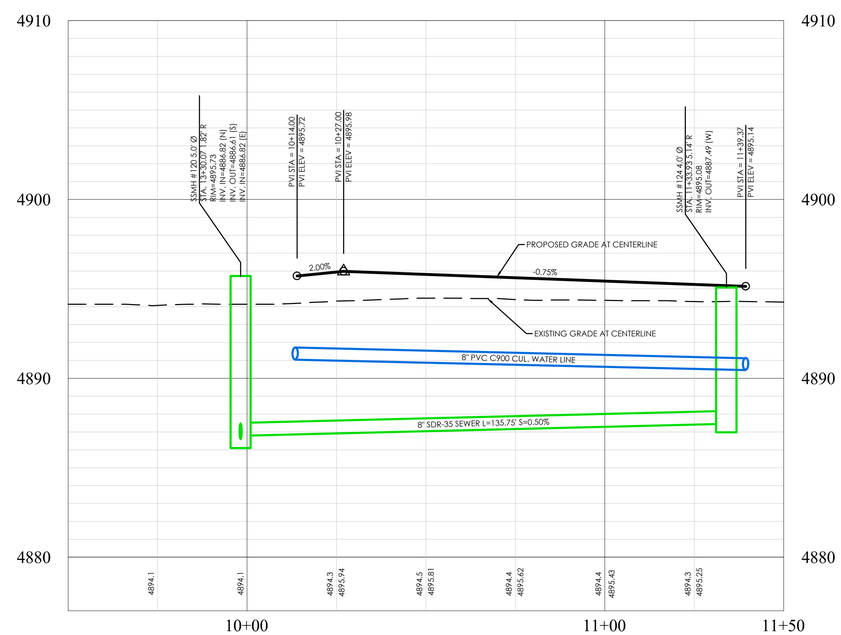


BRISKET LANE PLAN



20' SERVICE ALLEY

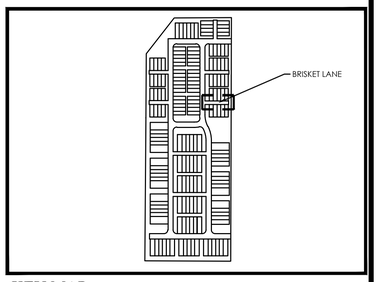
N.T.S.



BRISKET LANE PROFILE

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



KEY MAP

N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
BRISKET LANE

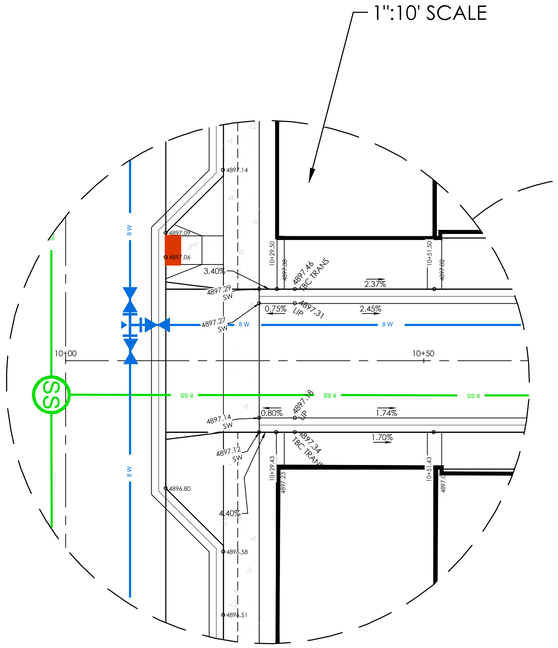
REVISION BLOCK

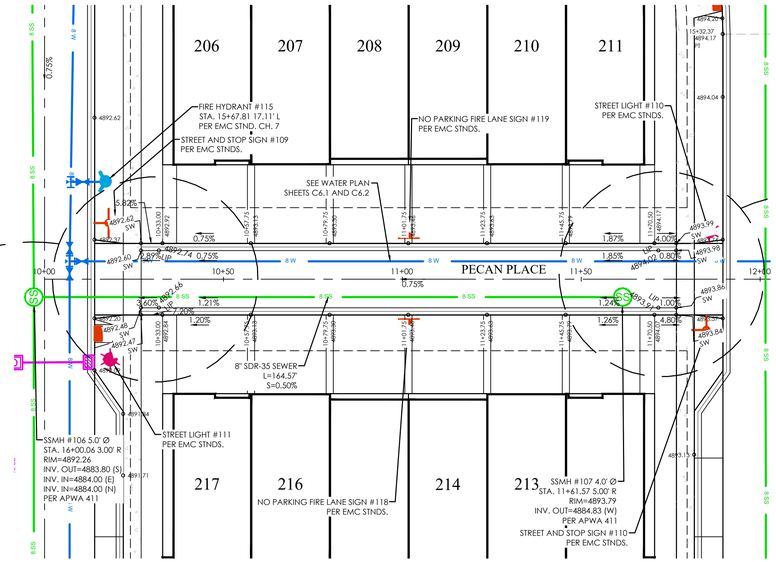
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

BRISKET LANE

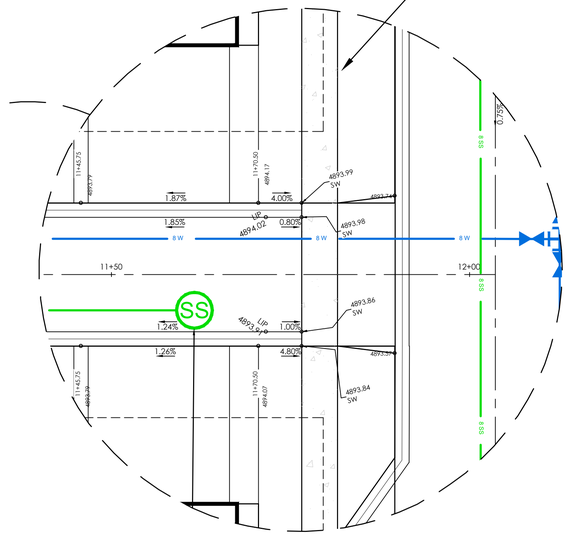
Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	PP05		

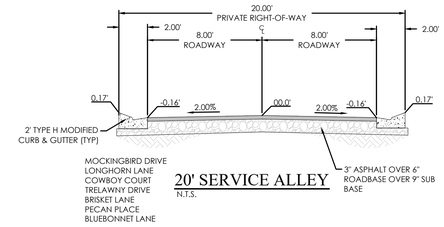
Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design 24-0230\dwg\sheet\PP05 - BRISKET LANE.dwg





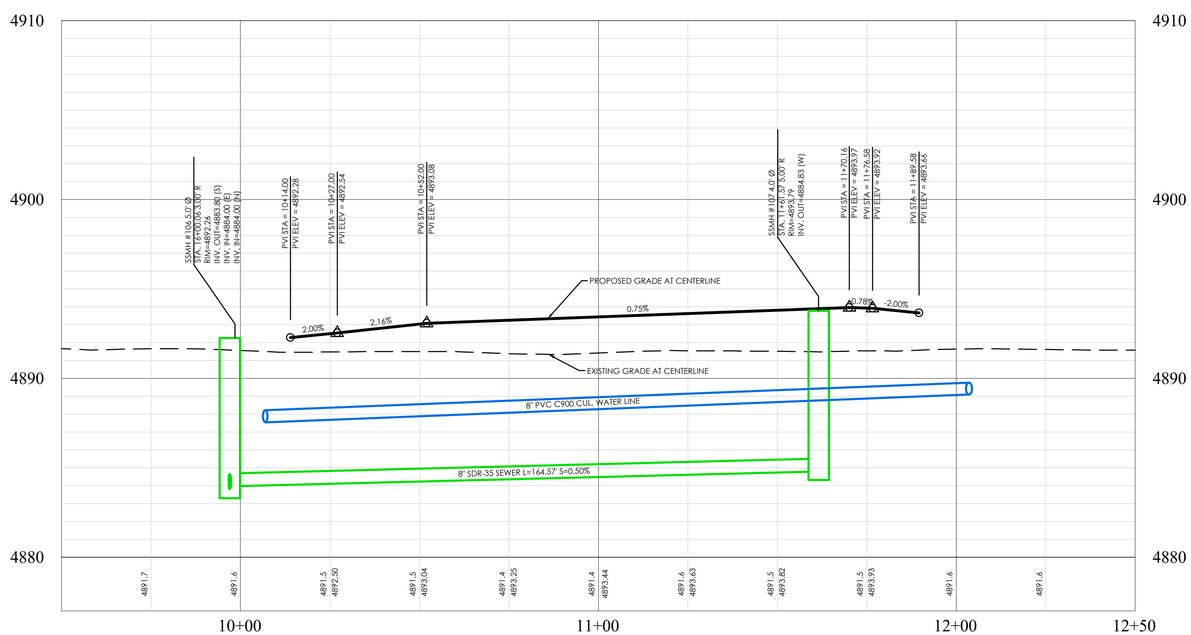
PECAN PLACE PLAN





20' SERVICE ALLEY

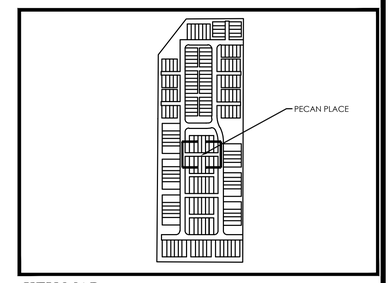
N.T.S.



PECAN PLACE PROFILE

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
PECAN PLACE

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PECAN PLACE

Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	PP06		

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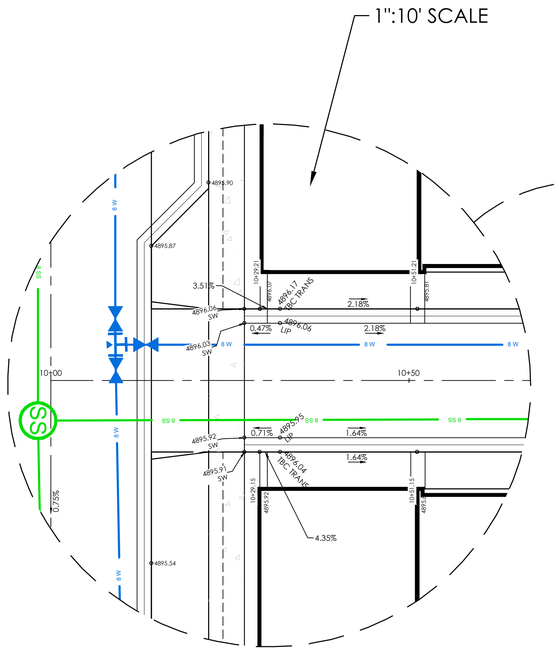
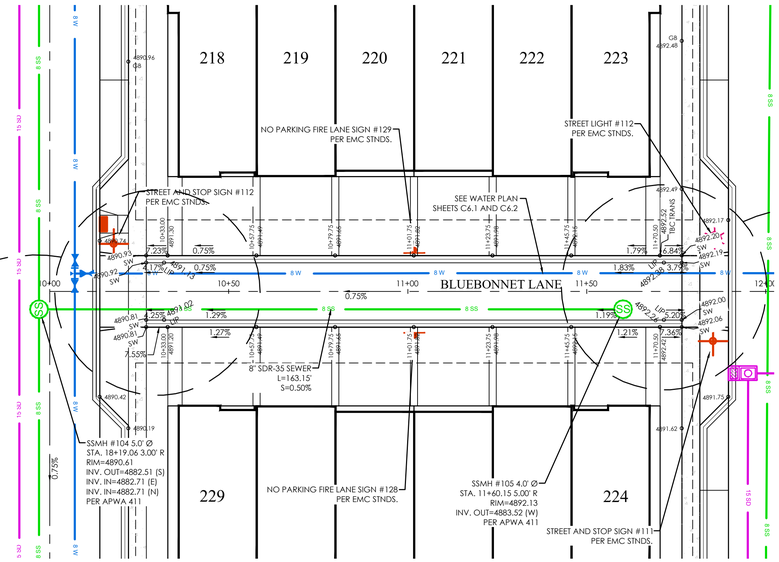
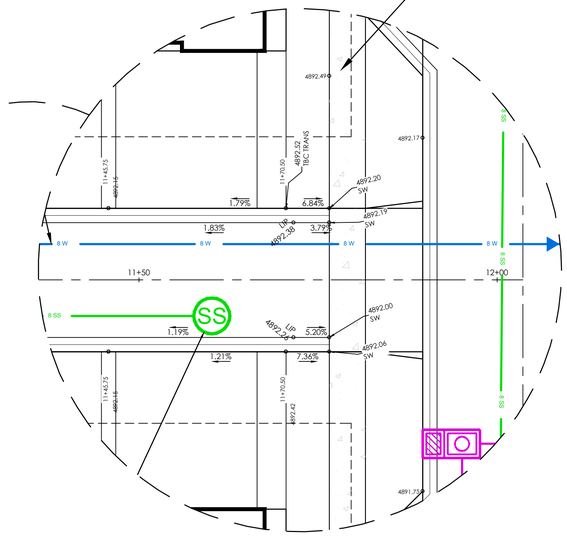
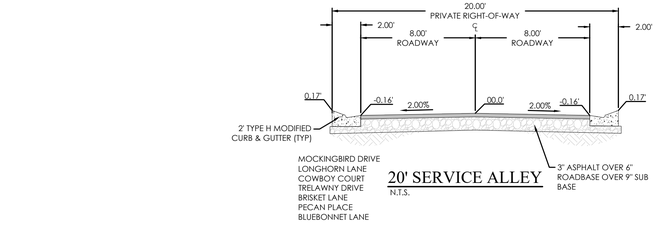




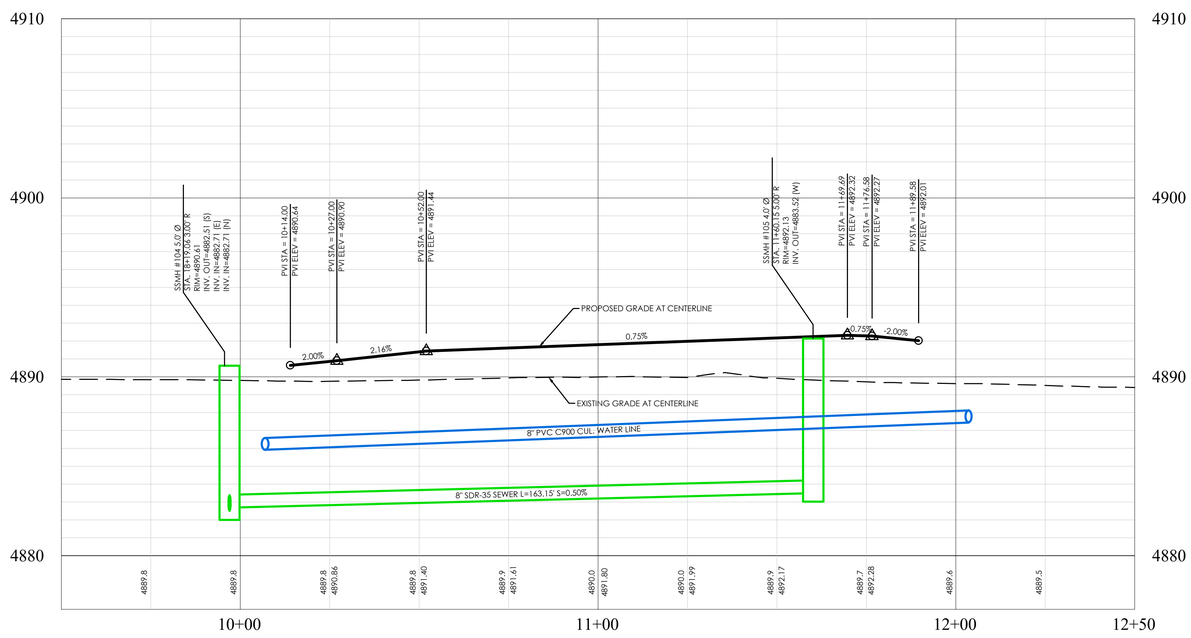
BLUEBONNET LANE PLAN





20' SERVICE ALLEY

N.T.S.



BLUEBONNET LANE PROFILE

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
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	SD MH, INLET, AND COMBO
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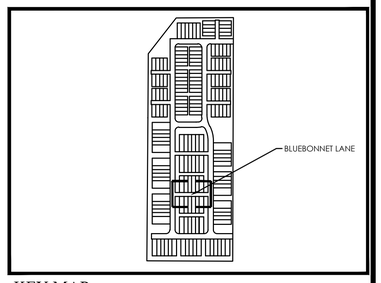
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



KEY MAP

N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
BLUEBONNET LANE

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

BLUEBONNET LANE

Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	PP07		

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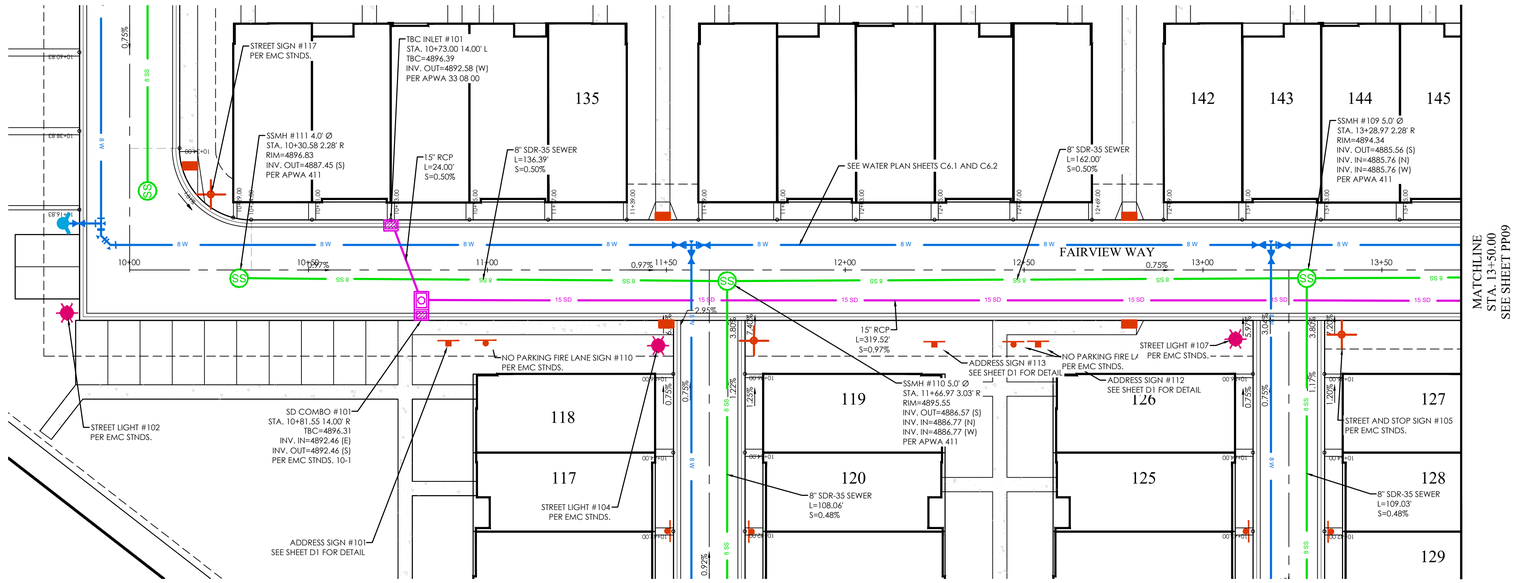
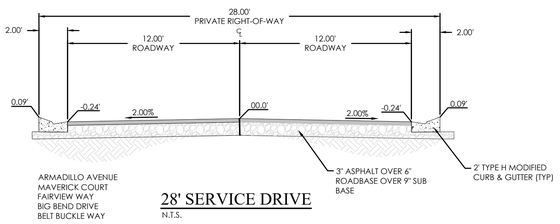
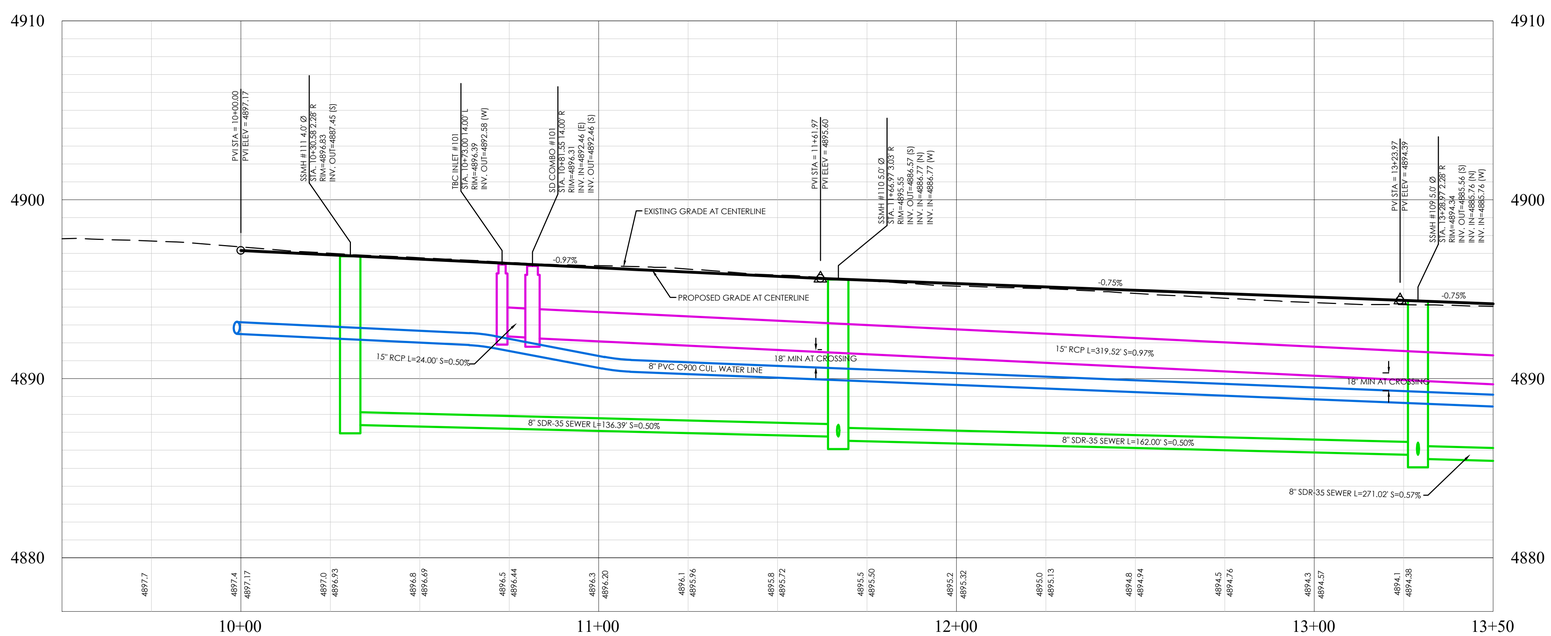


FAIRVIEW WAY PLAN



28' SERVICE DRIVE

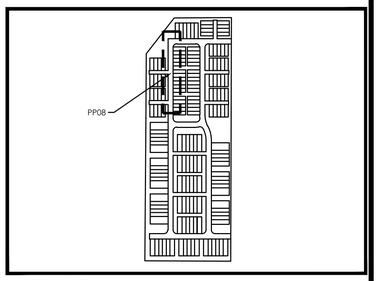
N.T.S.



FAIRVIEW WAY PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP

N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

N S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3

EAGLE MOUNTAIN, UT

FAIRVIEW WAY

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

FAIRVIEW WAY

Scale: 1"=20'	Drawn: MEC
Date: 01/30/25	Job #: 24-0230
Sheet: PP08	

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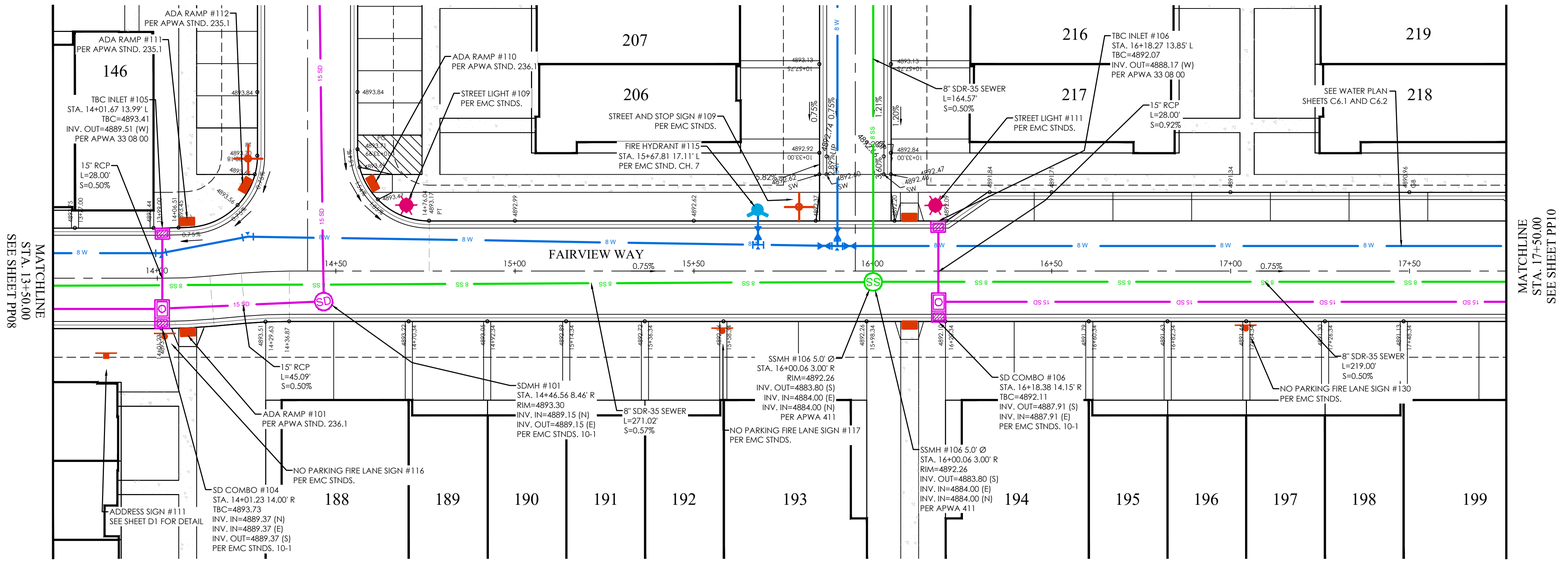
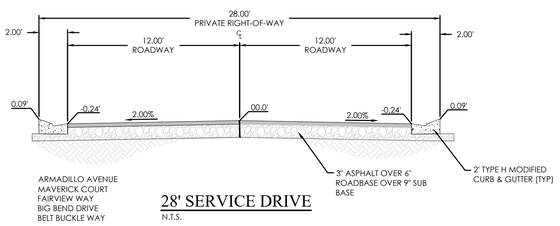
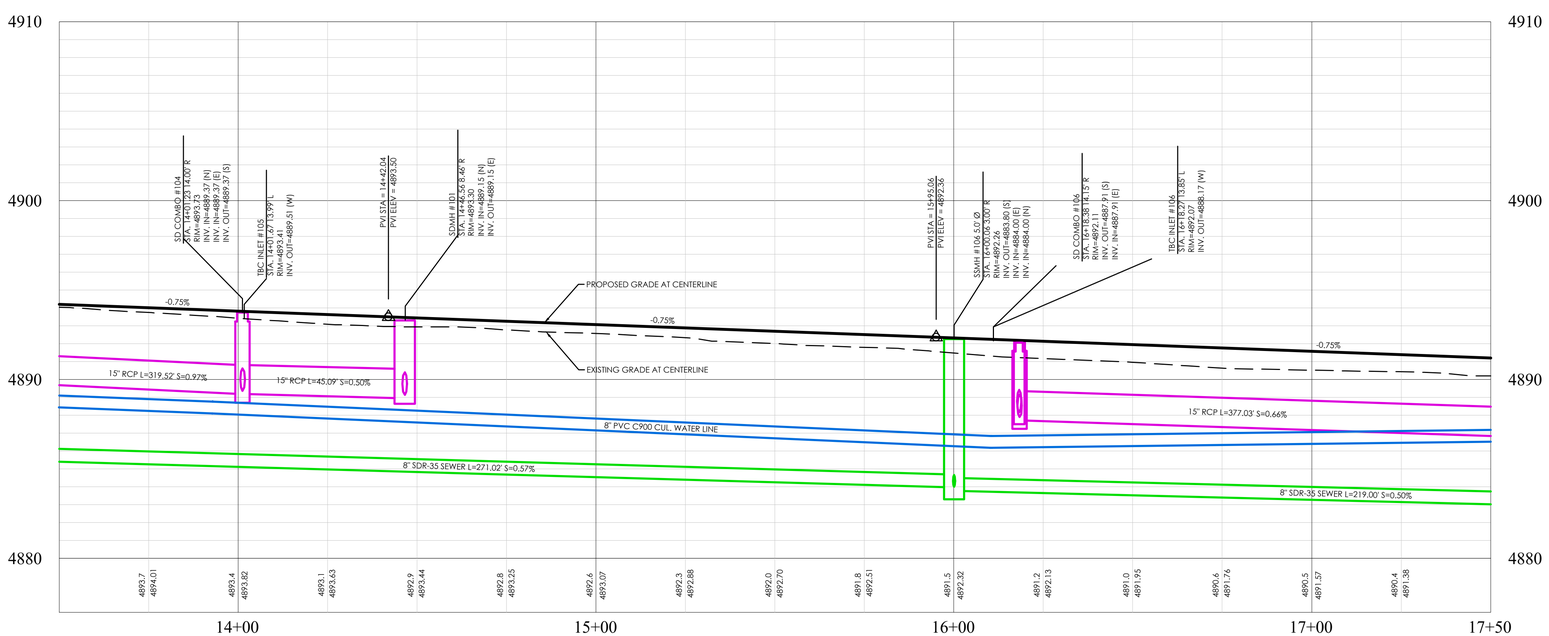


FAIRVIEW WAY PLAN



28' SERVICE DRIVE

N.T.S.



FAIRVIEW WAY PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
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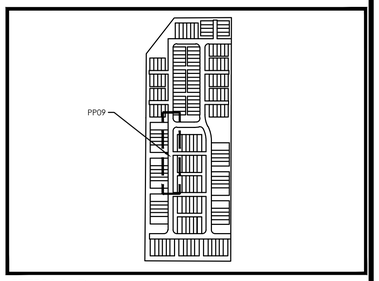
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

N S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
FAIRVIEW WAY

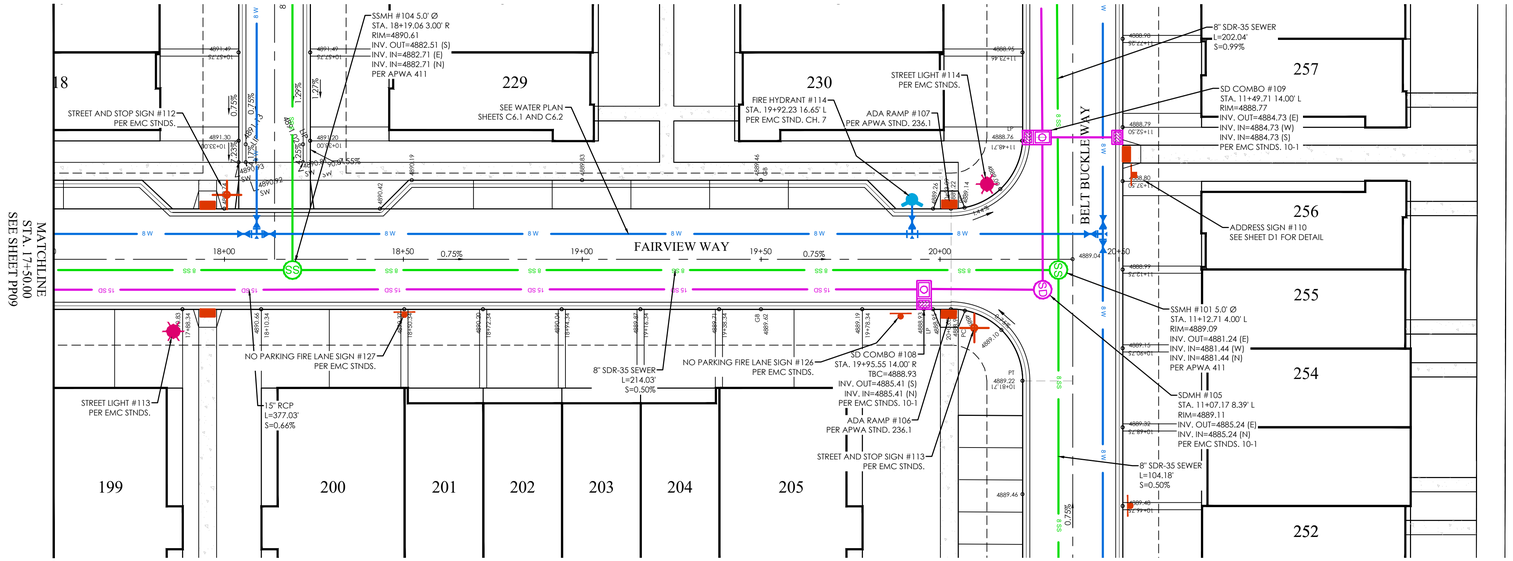
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

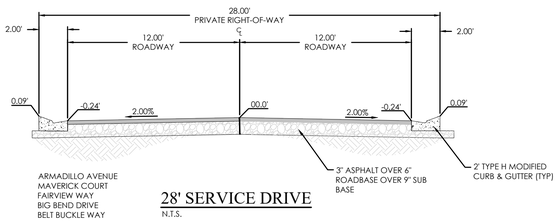
FAIRVIEW WAY

Scale: 1"=20'	Drawn: MEC
Date: 01/30/25	Job #: 24-0230
Sheet: PP09	

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Final\design\24-0230\dwg\sheet\PP09 - FAIRVIEW WAY.dwg

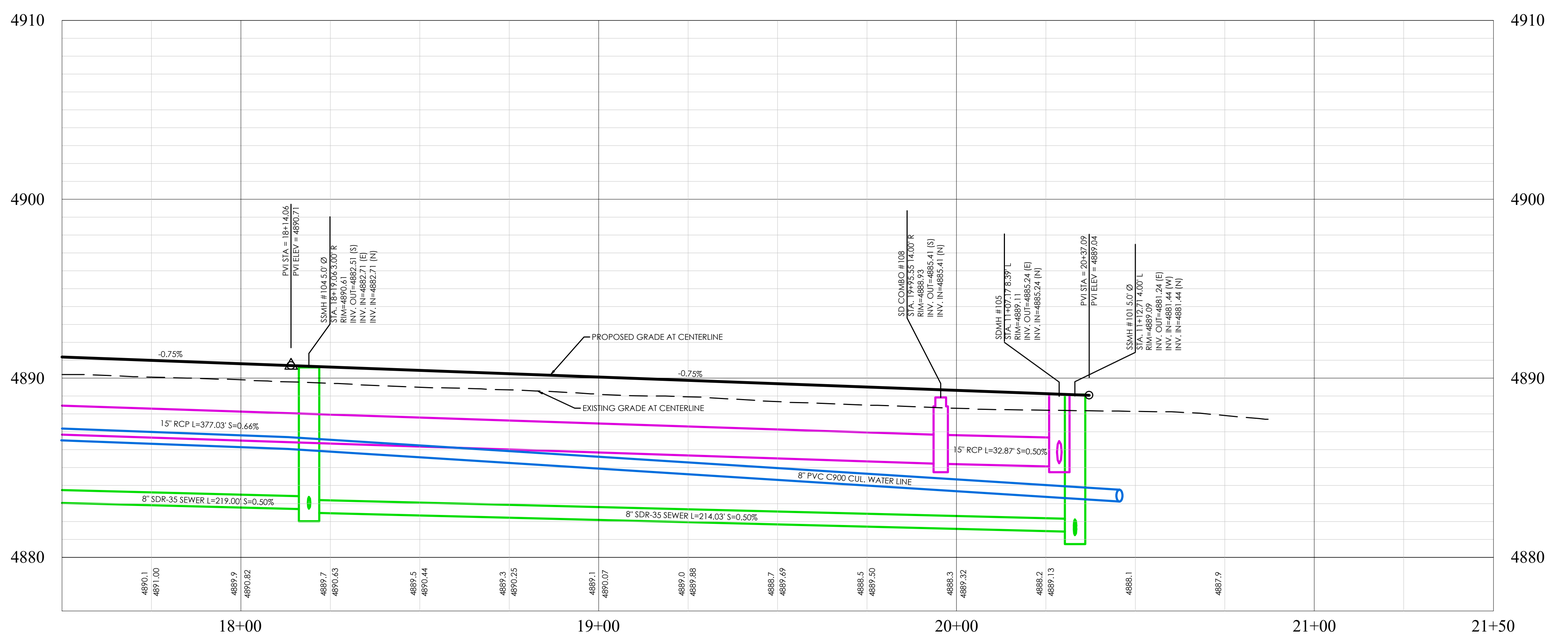


FAIRVIEW WAY PLAN



28' SERVICE DRIVE

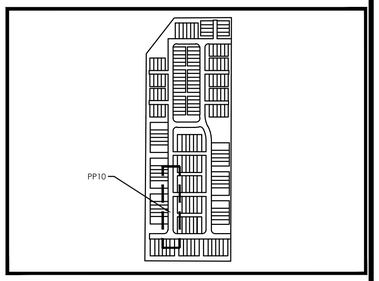
N.T.S.



FAIRVIEW WAY PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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

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No. 13536191-2202
BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
FAIRVIEW WAY

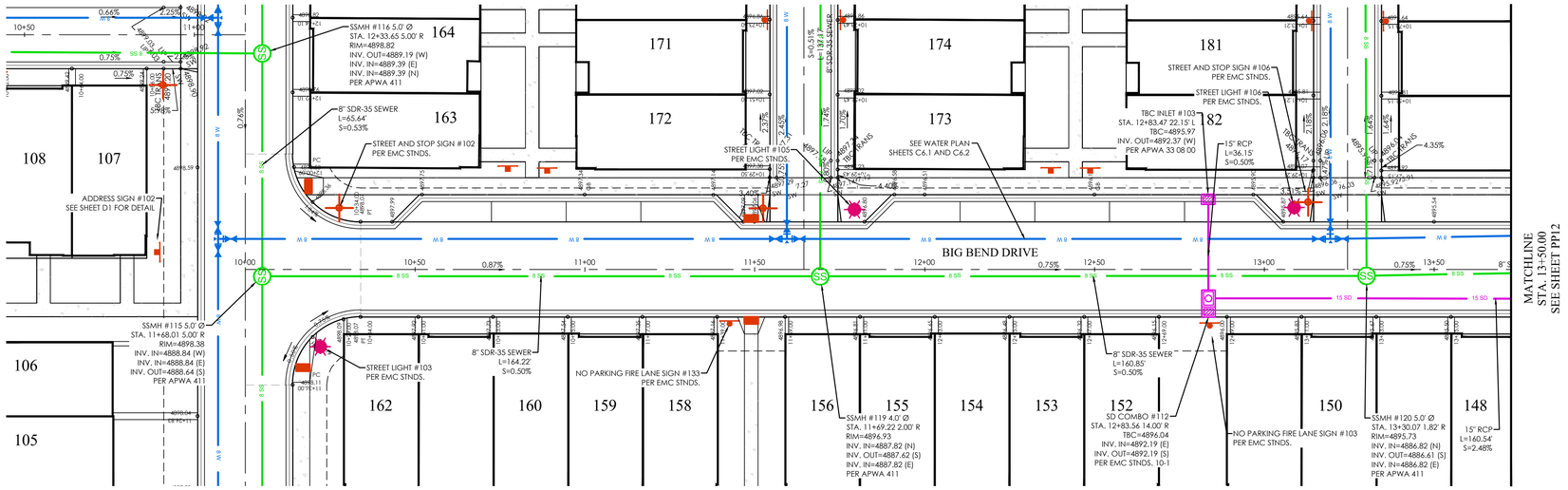
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

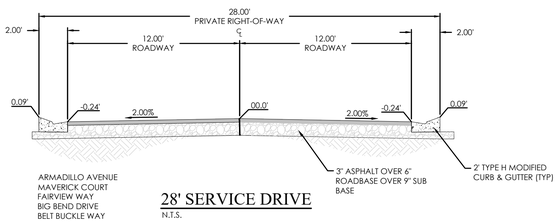
FAIRVIEW WAY

Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	PP10		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Final\design\sheets\PP10 - FAIRVIEW WAY.dwg

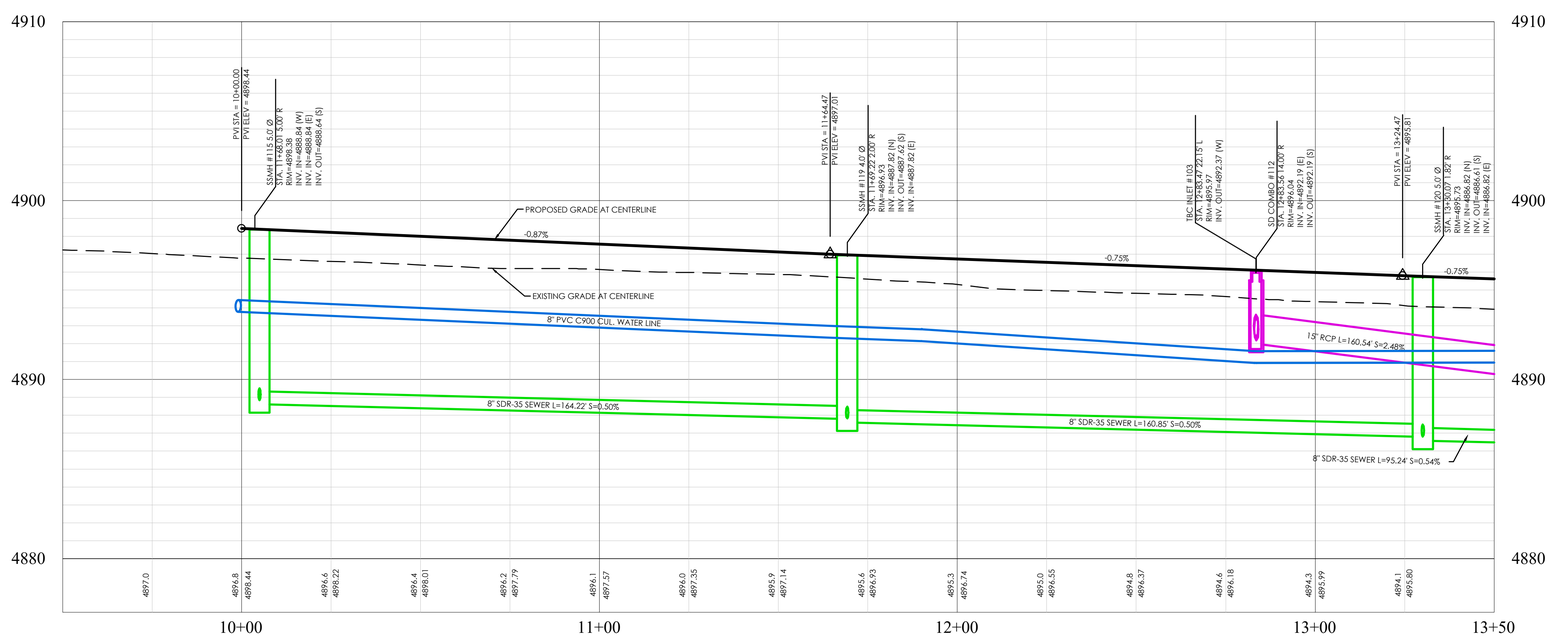


BIG BEND DRIVE PLAN



28' SERVICE DRIVE

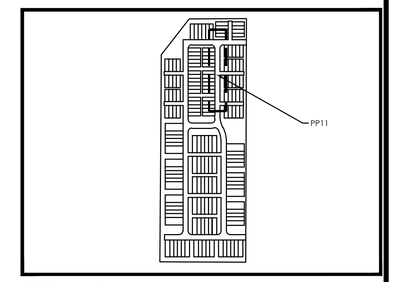
N.T.S.



BIG BEND DRIVE PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX SW — XX" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP

N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

N S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 13536191-2202
BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3

EAGLE MOUNTAIN, UT

BIG BEND DRIVE

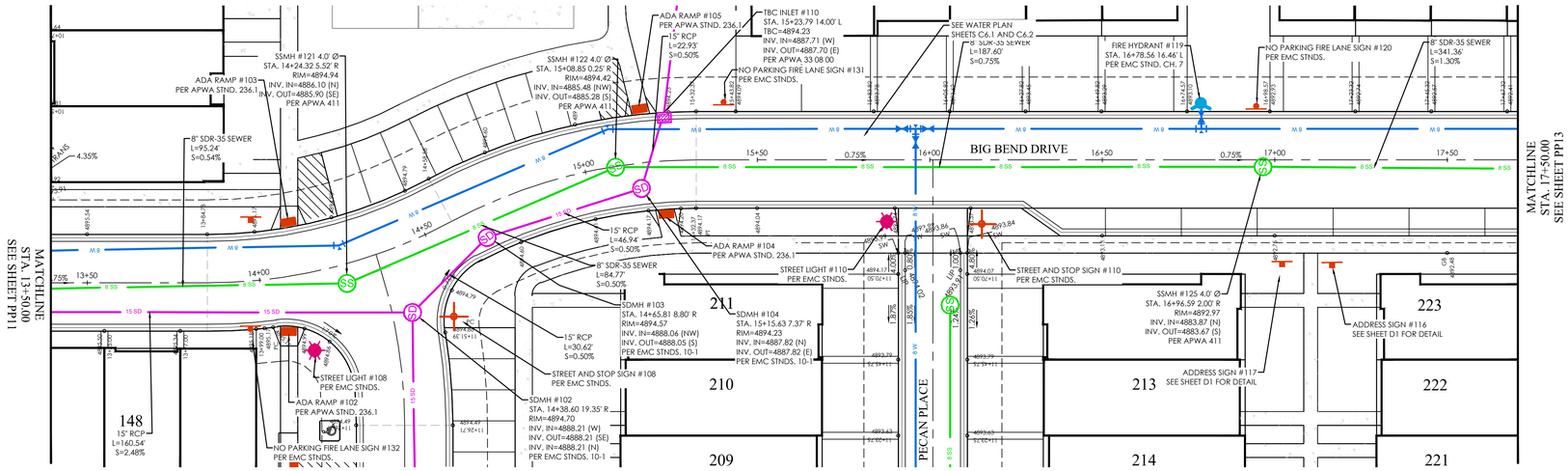
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

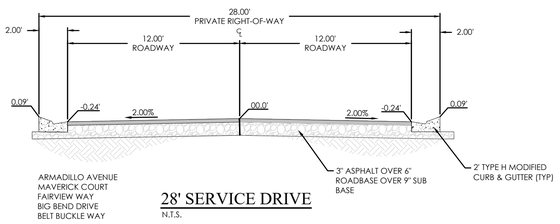
BIG BEND DRIVE

Scale: 1"=20'	Drawn: MEC
Date: 01/30/25	Job #: 24-0230
Sheet: PP11	

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design 24-0230\dwg\sheet\PP11 - BIG BEND DRIVE.dwg

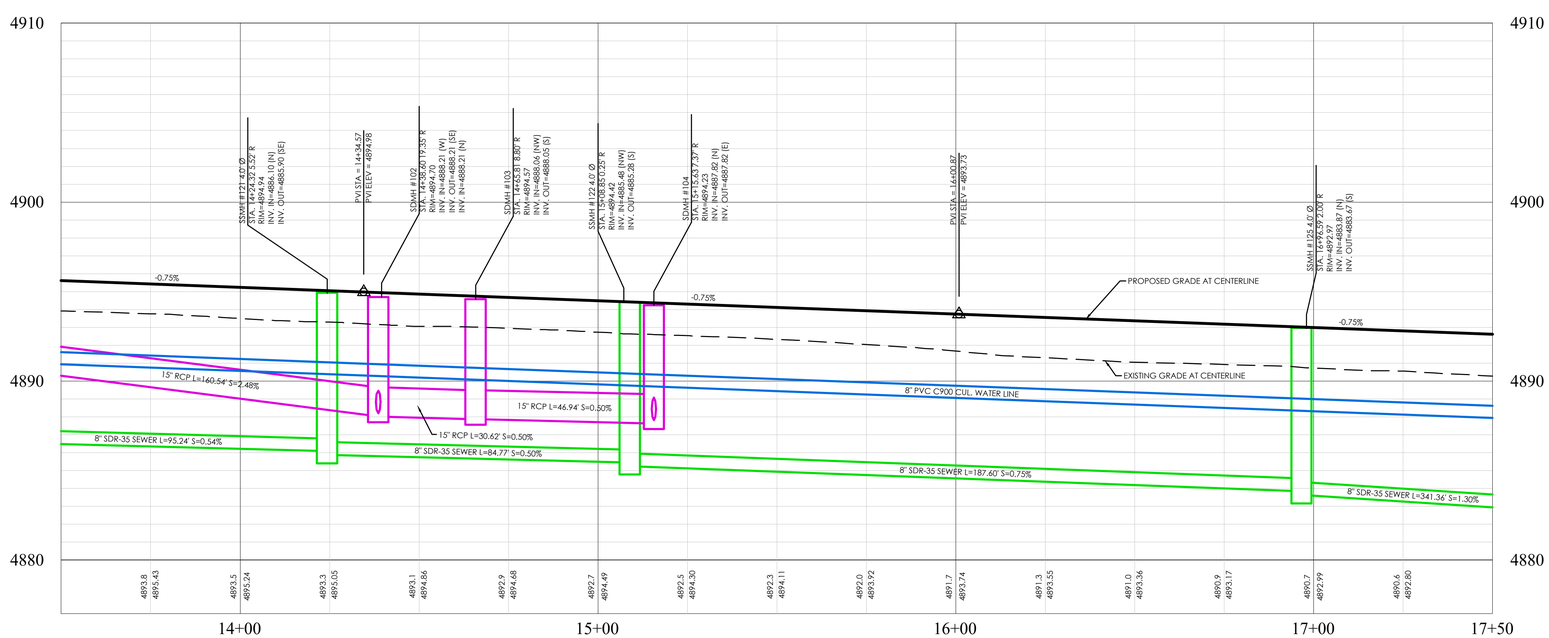


BIG BEND DRIVE PLAN



28' SERVICE DRIVE

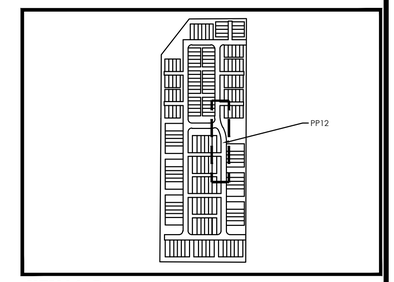
N.T.S.



BIG BEND DRIVE PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
BIG BEND DRIVE

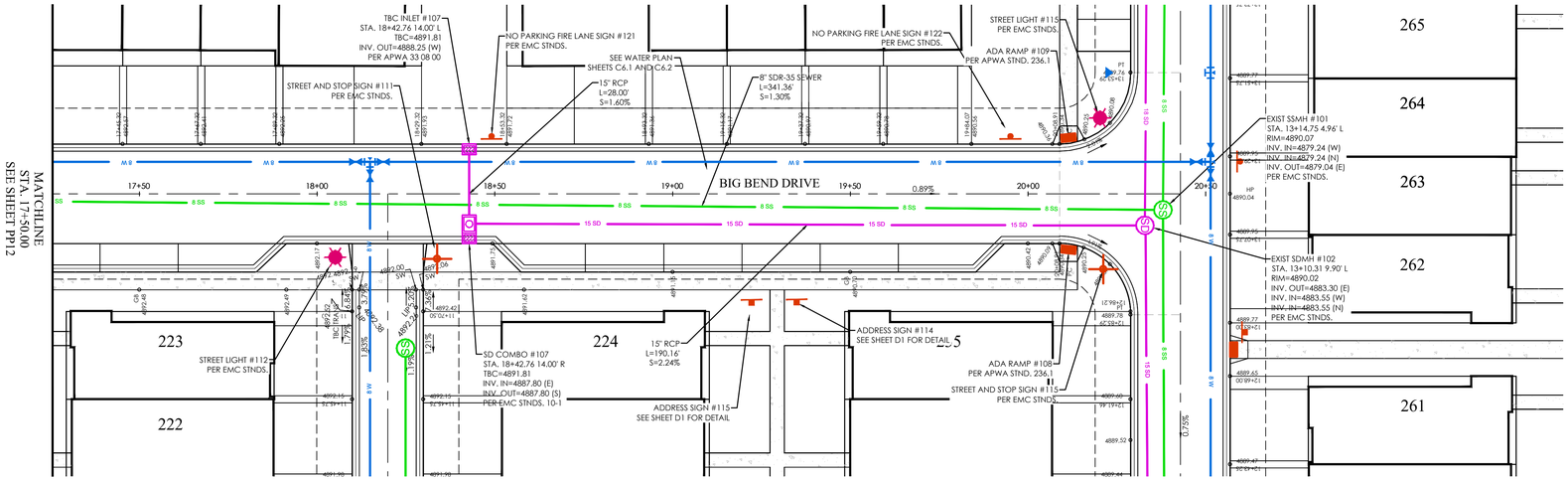
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

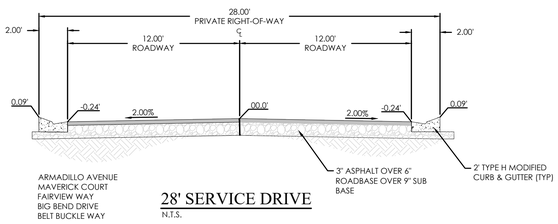
BIG BEND DRIVE

Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	PP12		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design 24-0230\dwg\sheet\PP12 - BIG BEND DRIVE.dwg

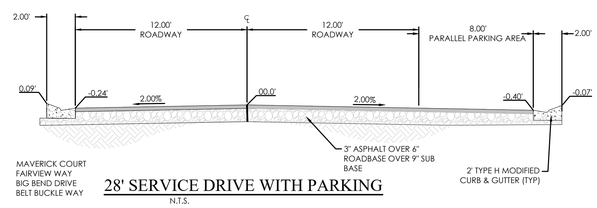


BIG BEND DRIVE PLAN



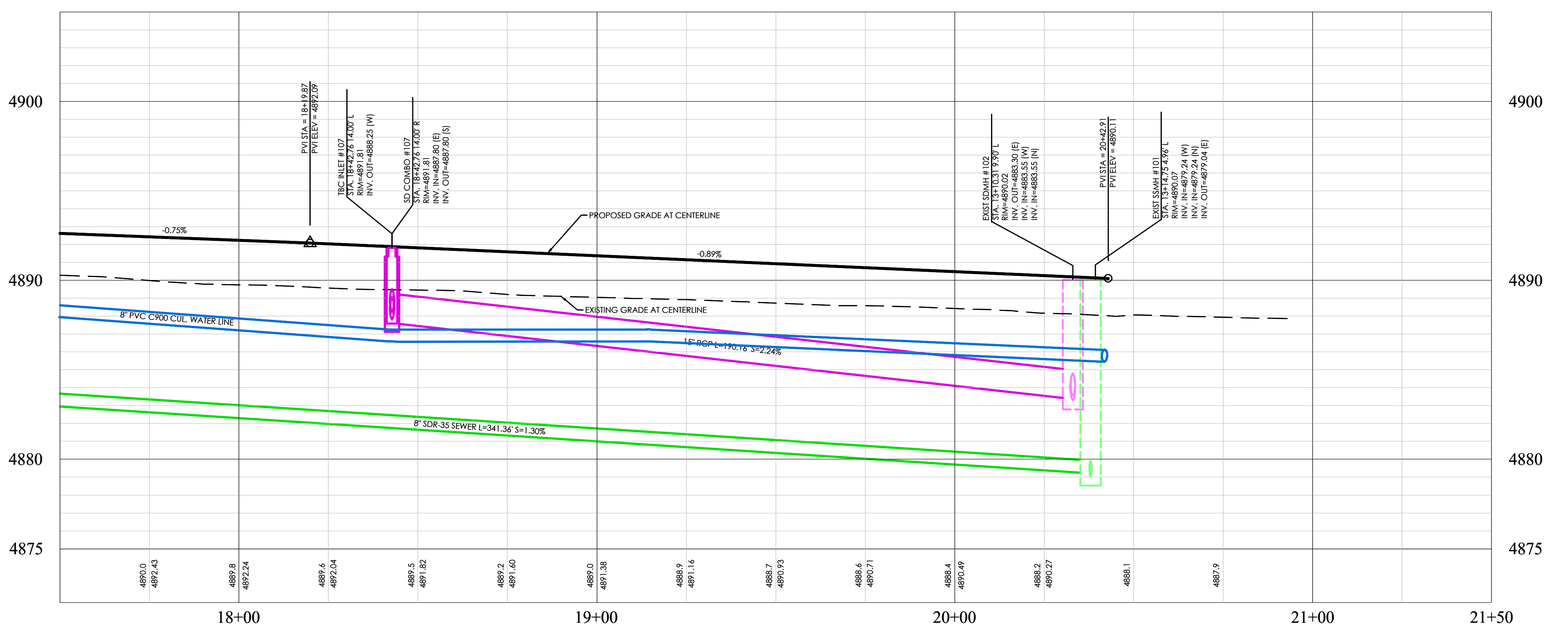
28' SERVICE DRIVE

N.T.S.



28' SERVICE DRIVE WITH PARKING

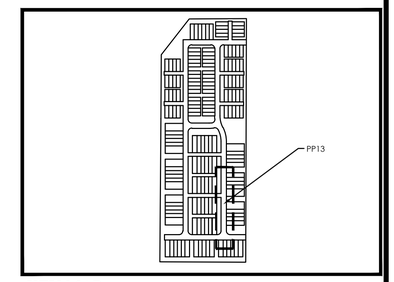
N.T.S.



BIG BEND DRIVE PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

N S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
BIG BEND DRIVE

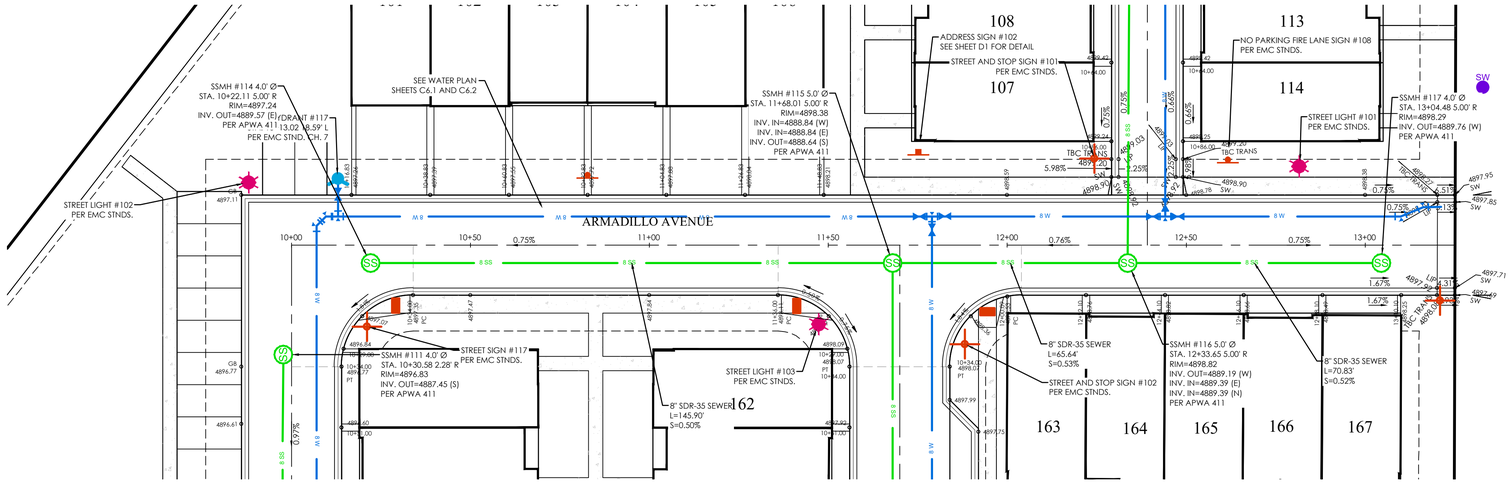
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

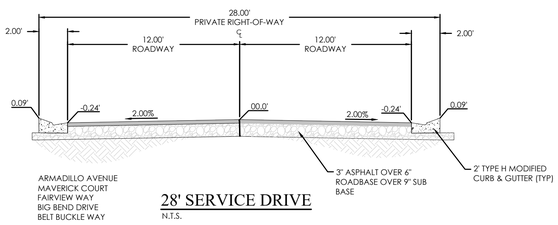
BIG BEND DRIVE

Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	PP13		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design 24-0230\dwg\sheet\PP13 - BIG BEND DRIVE.dwg

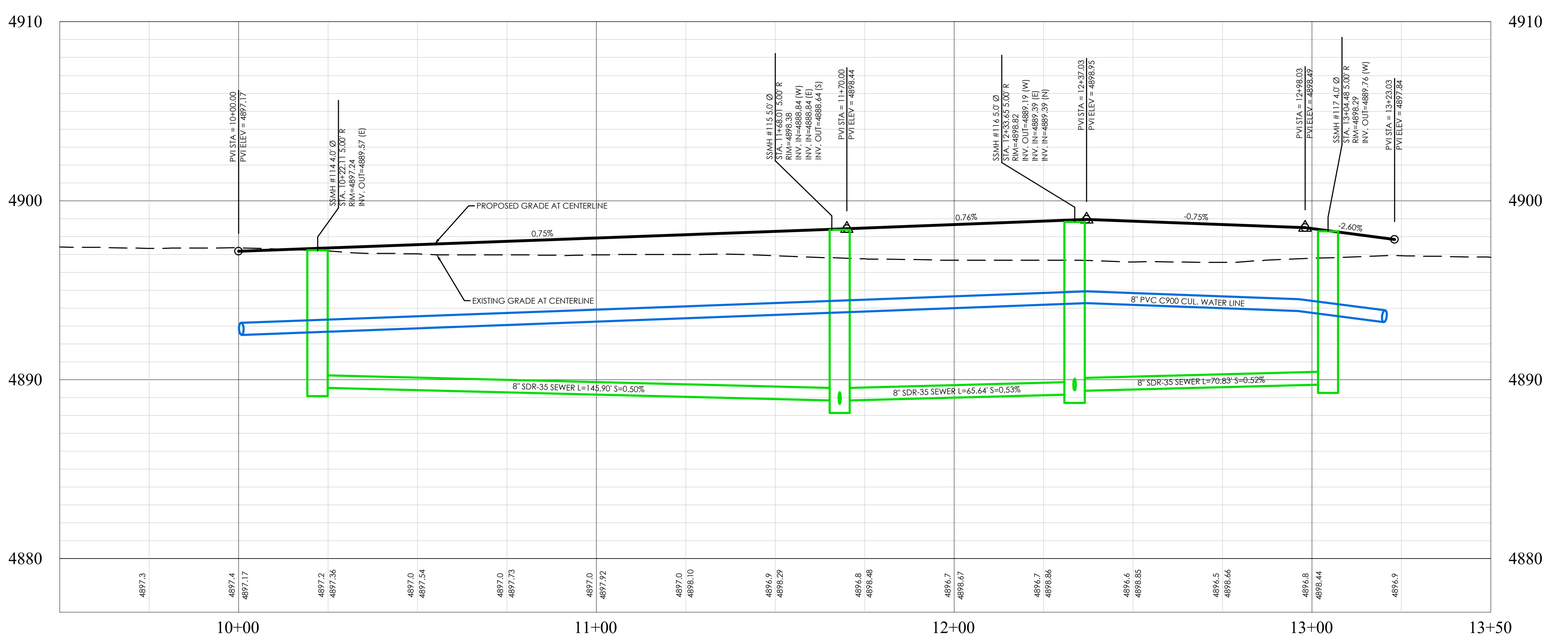


ARMADILLO AVENUE PLAN



28' SERVICE DRIVE

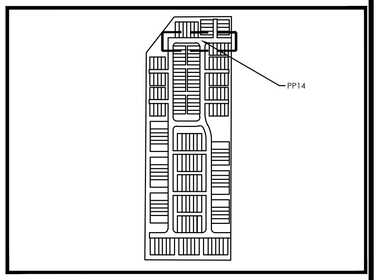
N.T.S.



ARMADILLO AVENUE PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP

N.T.S

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PINNACLES PLAT B PHASE 3

EAGLE MOUNTAIN, UT

ARMADILLO AVENUE

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

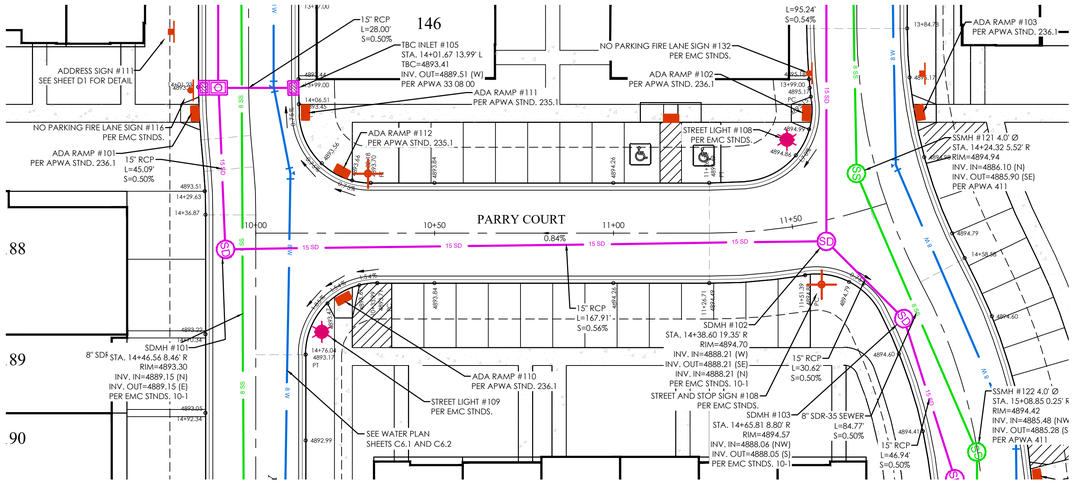
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

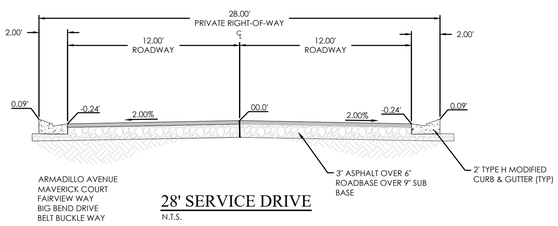
ARMADILLO AVENUE

Scale: 1"=20'	Drawn: MEC
Date: 01/30/25	Job #: 24-0230
Sheet: PP14	

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design\24-0230\dwg\sheet1\PP14 - ARMADILLO AVENUE.dwg

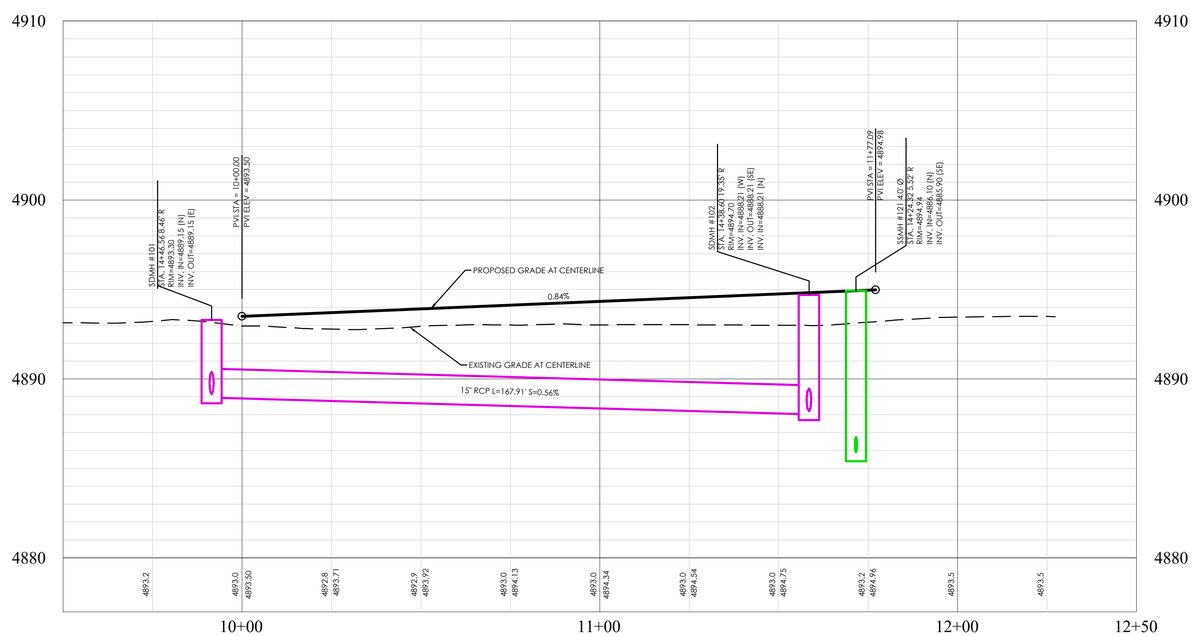


MAVERICK COURT PLAN



28' SERVICE DRIVE

N.T.S.



PARRY COURT PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN (XX SD)
- XX" SANITARY SEWER (XX SS)
- XX" CULINARY WATER (XX W)
- XX" SECONDARY WATER (XX SW)
- CONTOUR MAJOR (XXXX)
- CONTOUR MINOR (XXXX)
- EXIST. STORM DRAIN (Ex SD)
- EXIST. SANITARY SEWER (Ex SS)
- EXIST. CULINARY WATER (Ex W)
- EXIST. FENCE
- EXIST. CONTOUR MAJOR (XXXX)
- EXIST. CONTOUR MINOR (XXXX)
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
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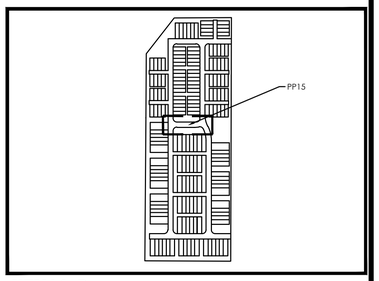
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP

N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 13536191-2202
BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
MAVERICK COURT

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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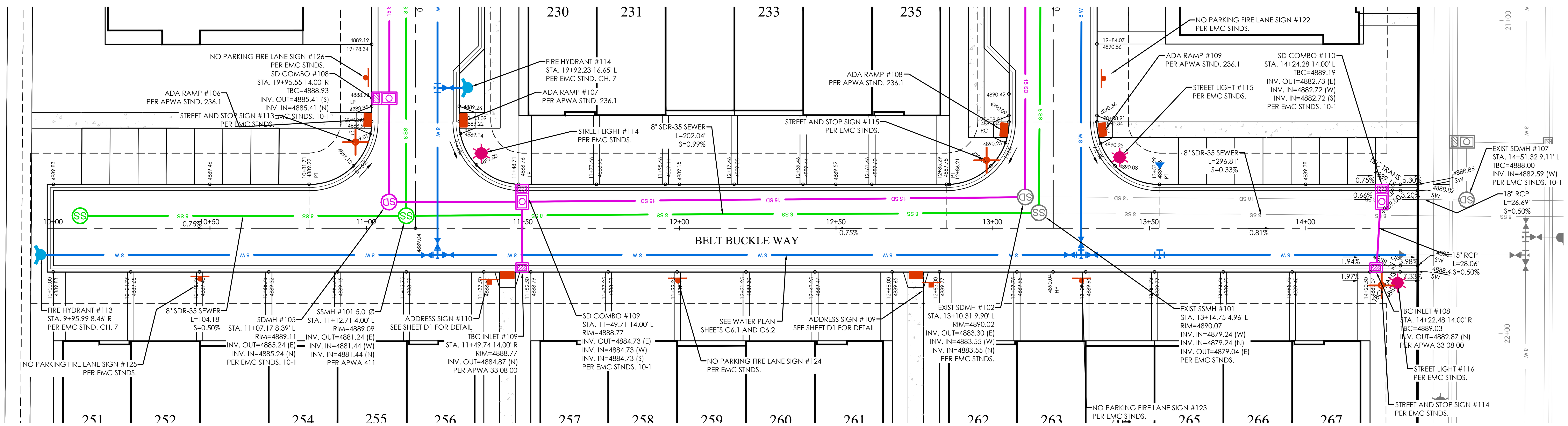
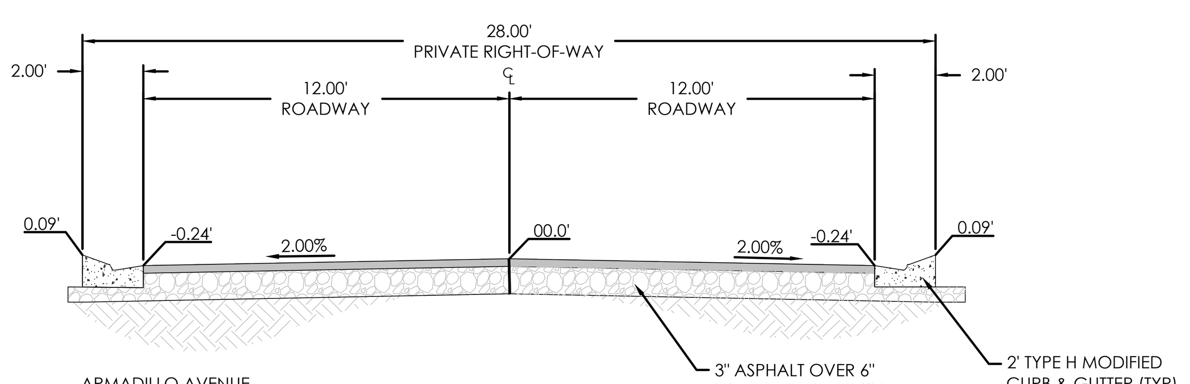
MAVERICK COURT

Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	PP15		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design 24-0230\dwg\sheets\PP15 - MAVERICK COURT.dwg



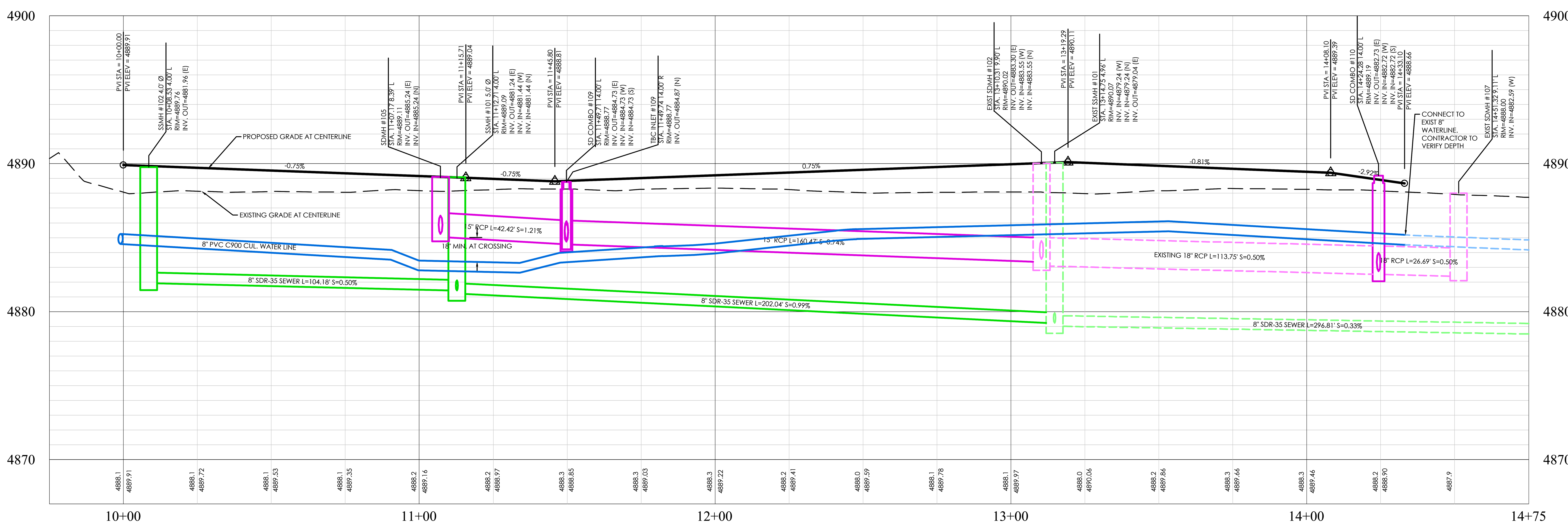
BELT BUCKLE WAY PLAN



ARMADILLO AVENUE
MAVERICK COURT
FAIRVIEW WAY
BIG BEND DRIVE
BELT BUCKLE WAY

28' SERVICE DRIVE

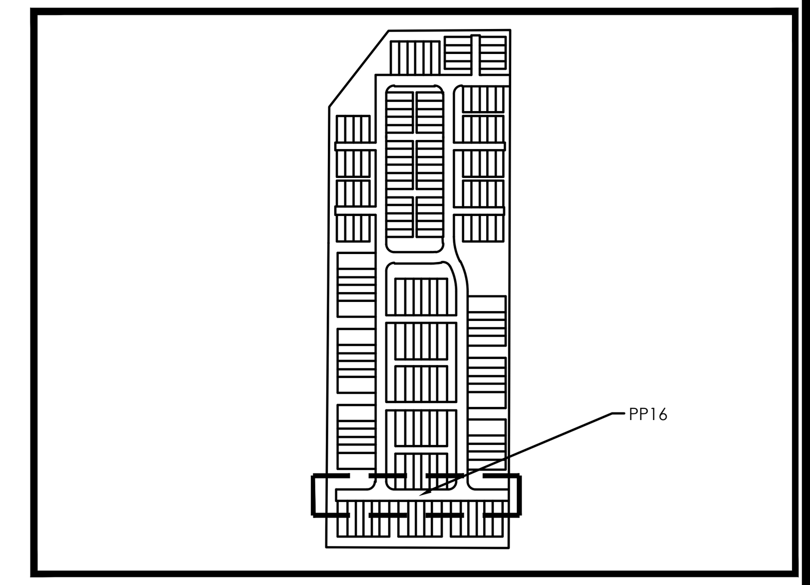
N.T.S.



BELT BUCKLE WAY PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN (XX SD)
- XX" SANITARY SEWER (XX SS)
- XX" CULINARY WATER (XX W)
- XX" SECONDARY WATER (XX SW)
- CONTOUR MAJOR (XXXX)
- CONTOUR MINOR (XXXX)
- EXIST. STORM DRAIN (Ex SD)
- EXIST. SANITARY SEWER (Ex SS)
- EXIST. CULINARY WATER (Ex W)
- EXIST. FENCE
- EXIST. CONTOUR MAJOR ((XXXX))
- EXIST. CONTOUR MINOR ((XXXX))
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

N
S

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER No. 13530191-2202 BENJAMIN B. DUZETT 1/31/25 STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
BELT BUCKLE WAY

REVISION BLOCK

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BELT BUCKLE WAY

Scale: 1"=20'		Drawn: MEC	
Date: 01/30/25		Job #: 24-0230	
Sheet: PP16			

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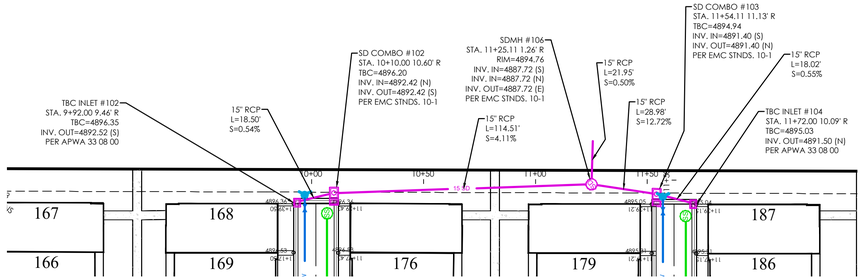
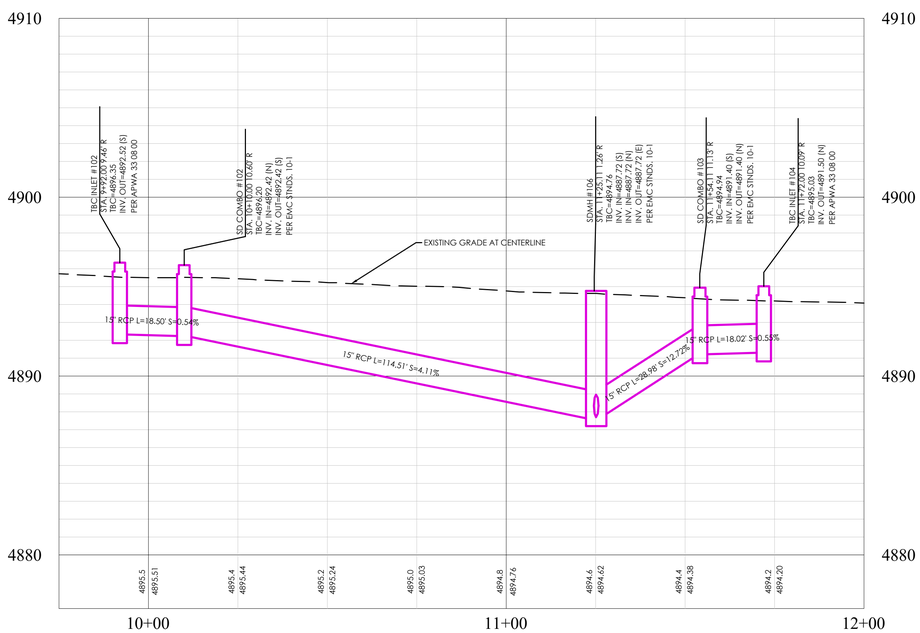


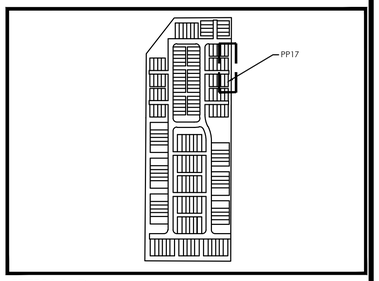
STORM DRAIN PLAN



STORM DRAIN PROFILE

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

N S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
STORM DRAIN

REVISION BLOCK

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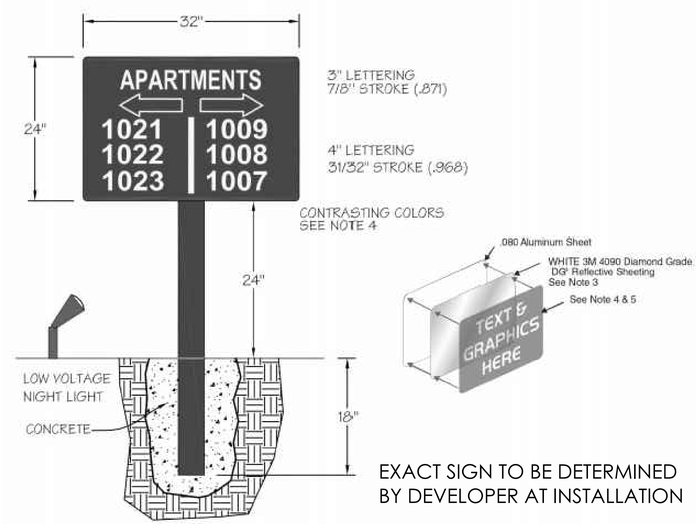
STORM DRAIN

Scale:	1"=20'	Drawn:	MEC
Date:	01/30/25	Job #:	24-0230
Sheet:	PP17		

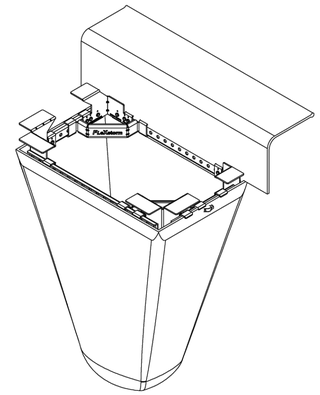
Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Find\design\24-0230\dwg\sheet\\PP17 - STORM DRAIN.dwg

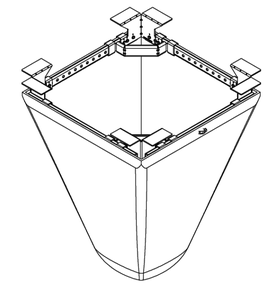
APARTMENT DIRECTIONAL SIGN

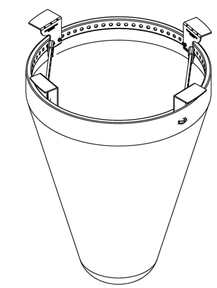


EXACT SIGN TO BE DETERMINED
BY DEVELOPER AT INSTALLATION

ADS FLEXSTORM CATCH-IT INLET FILTERS







SQUARE/RECTANGULAR CURB INLET FILTER		
Clear Opening Size	Style P/N	Minimum Bypass Flow Rate (CFS)
Small: Up to 64" Perimeter	62SCBFX	2.4
Medium: 65" - 96" Perimeter	62MCBFX	3.5
Large: 97" - 120" Perimeter	62LCBFX	5.0
Extra-Large: 121" or Greater Perimeter	62XLCBFX	7.2

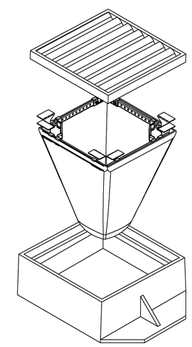
SQUARE/RECTANGULAR INLET FILTER		
Clear Opening Size	Style P/N	Minimum Bypass Flow Rate (CFS)
Small: Up to 64" Perimeter	62SSQFX	2.4
Medium: 65" - 96" Perimeter	62MSQFX	3.5
Large: 97" - 120" Perimeter	62LSQFX	5.0
Extra-Large: 121" or Greater Perimeter	62XLSQFX	7.2

ROUND INLET FILTER		
Clear Opening Size	Style P/N	Minimum Bypass Flow Rate (CFS)
Small: 10" - 16" Dia.	62SRDFX	1.6
Medium: 17" - 24" Dia.	62MRDFX	2.7
Large: 25" - 36" Dia.	62LRDFX	3.8

SPECIFICATIONS BY NOMINAL SIZE RANGE (MIN. VALUES)			
Nominal Bag Size	Solids Storage (CuFt)	Flow Rate (CFS)*	TSS Removal Rate
Small	1.6	1.2	82%; Large scale 3rd party testing per ASTM D 7351 using 7% concentration USDA Sandy Loam
Medium	2.1	1.7	
Large	3.8	2.7	
Extra Large	4.2	3.6	
*Filter bag at 50% max solids storage capacity			

INSTALLATION INSTRUCTIONS:

1. REMOVE GRATE
2. CLEAN GRATE LEDGE
3. SET INLET FILTER ON LOAD BEARING LEDGE OF STRUCTURE
4. REPLACE GRATE



NOTES:

1. ALL FRAMING IS CONSTRUCTED OF G90 GALVANIZED STEEL.

2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZE DRAINAGE STRUCTURE. ADS DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.

3. UPON ORDERING, CONFIRMATION OF THE INLET SPECIFICATION, PRECAST/FOUNDRY CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE AN INLET FILTER.

4. ALL FILTERS MEET ASTM D8057 SPECIFICATIONS.

5. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.ADSPIPE.COM.

ALL PRODUCTS MANUFACTURED
BY ADVANCED DRAINAGE SYSTEMS
WWW.ADSPIPE.COM
PH. 1-800-821-6710

ADS Our reason is water.™

SIZE	DATE	DWG NO	REV
C	02/06/2023	ADS FLEXSTORM CATCH-IT	A
SCALE N/A		SHEET 1 OF 1	

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1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
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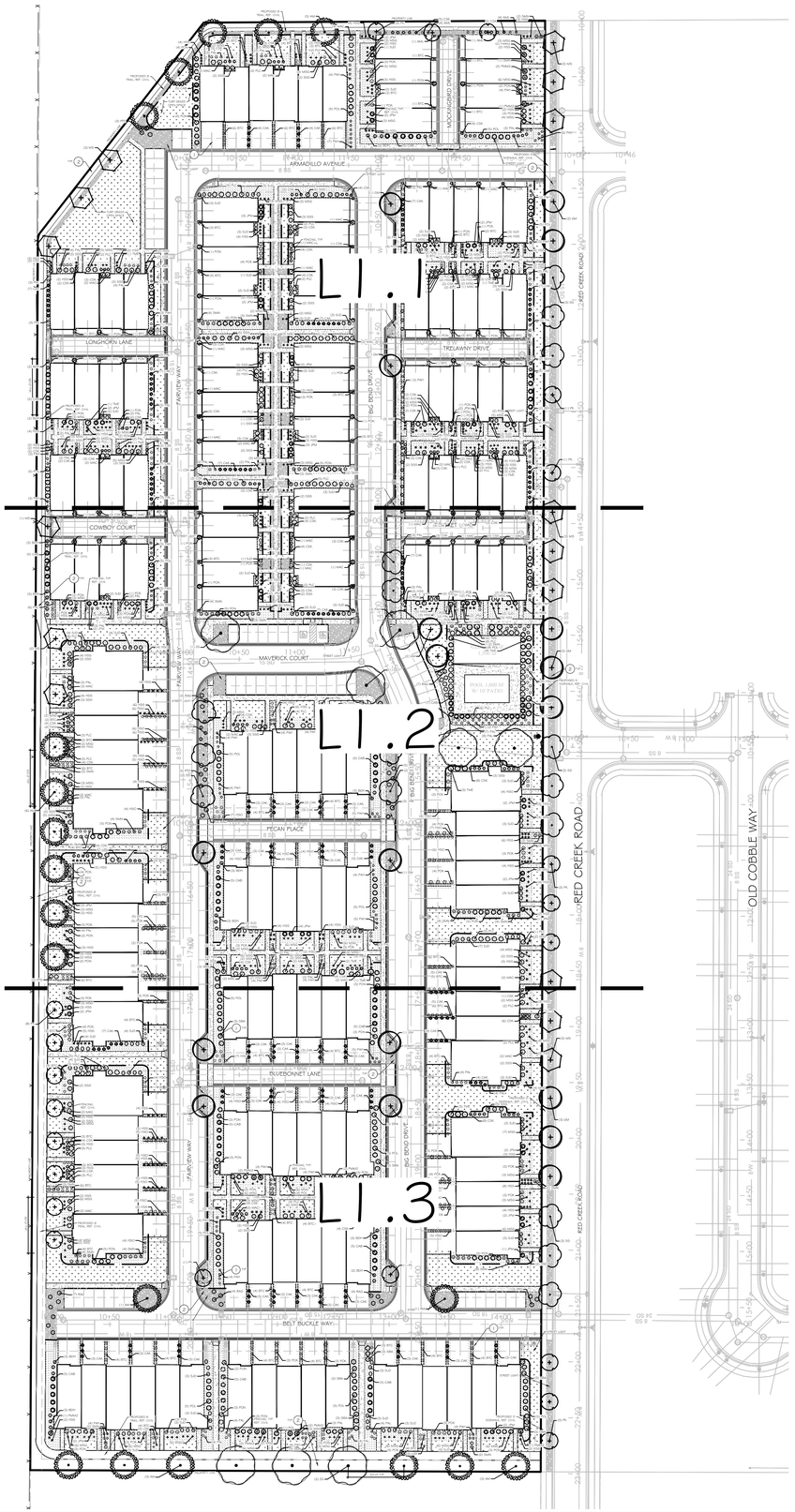
DETAILS

Scale: 1"=60'	Drawn: MEC
Date: 01/30/25	Job #: 24-0230
Sheet: D1	

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design\24-0230\dwg\sheet\D1 - DETAILS.dwg

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



PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	WATER WISE
TREES							
	GM	Acer campestre	Hedge Maple	2" Cal.	18	30'x30'	YES
	AM	Acer x 'Pacific Sunset	Pacific Sunset Maple	2" Cal.	19	25'x30'	NO
	MS	Malus x 'Spring Snow'	Spring Snow Crabapple	2" Cal.	15	20'x25'	YES
	PK	Prunus serrulata 'Kwanzan'	Kwanzan Japanese Flowenng Cherry	2" Cal.	21	15'x20'	NO
	SS	Syrnnga reticulata	Japanese Tree Lilac	2" Cal.	17	20'x30'	YES
	ZG	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	2" Cal.	9	35'x45'	YES
SHRUBS							
	AML	Aronia melanocarpa `Low Scape Hedger`	Dwarf Chokeberry	2 gal.	10	2'x2'	NO
	BTC	Berbens thunbergii `Concorde`	Concorde Japanese Barberry	5 gal.	226	2'x2'	YES
	BDH	Buddleja davidii `Buzz Hot Raspberry`	Hot Raspberry Butterfly Bush	2 gal.	67	3'x4'	YES
	CAB	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal.	79	5'x5'	NO
	CSK	Cornus sencea `Kelseyi`	Kelsey`s Dwarf Red Twig Dogwood	2 gal.	232	2'x2'	NO
	JHB	Juniperus honzontalis `Blue Chip`	Blue Chip Juniper	5 gal.	8	6'x1'	YES
	JPM	Juniperus x pfitzenana 'Monsan' TM	Sea of Gold Pfitzer Juniper	5 gal.	50	4'x3'	YES
	MAC	Mahonia aquifolium `Compacta`	Compact Oregon Grape	5 gal.	77	4'x3'	YES
	POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	89	4'x4'	YES
	PON	Physocarpus opulifolius `Nugget`	Nugget Ninebark	5 gal.	128	4'x5'	YES
	PMM2	Pinus mugo `Mops`	Mugo Pine	5 gal.	15	4'x4'	YES
	PFD	Potentilla fruticosa `Dakota Sunspot`	Dakota Sunspot Bush Cinquefoil	2 gal.	19	4'x3'	NO
	PLC	Prunus laurocerasus `Chestnut Hill`	Chestnut Hill English Laurel	5 gal.	114	4'x4'	YES
	RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	28	6'x3'	YES
	SMN	Salvia nemorosa 'May Night'	May Night Sage	5 gal.	87	2'x2'	NO
	SSS	Sorbana sorbifolia `Sem`	Sem Ash Leaf Spirea	5 gal.	103	4'x4'	YES
	SJD	Spiraea japonica `Double Play Doozie`	Doozie Spirea	2 gal.	143	3'x3'	YES
	SBA	Spiraea x bumalda `Anthony Waterer`	Anthony Waterer Bumald Spiraea	2 gal.	26	4'x4'	YES
	TME	Taxus x media `Everlow`	Everlow Yew	5 gal.	27	5'x2'	YES
ORNAMENTAL GRASSES							
	CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	191	3'x5'	YES
	HSS	Helictotnchon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	381	2'x2'	NO
	MSG	Miscanthus sinensis `Gold Bar`	Gold Bar Eulalia Grass	1 gal.	361		YES
	PAH	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	1 gal.	147	3'x2'	YES
	POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	114	3'x3'	YES
PERENNIALS							
	HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	166	1.5'x1'	YES
	LSS	Leucanthemum x superbum `Snowcap`	Snowcap Shasta Daisy	1 gal.	12	1.5'x1.5'	YES
	PAL	Perovskia atnplicifolia `Little Spire`	Little Spire Russian Sage	1 gal.	154	2'x3'	YES

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	WATER WISE
GROUND COVERS							
	PP	Poa pratensis	Kentucky Bluegrass	sod	54,882 sf		NO

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	CRUSHED DECORATIVE GRAVEL, ROYAL GRAY: SIZE 1".	84,951 sf
2	SOUTH TOWN RIVER COBBLE, SIZE: 2"-4".	27,987 sf
3	STEEL EDGING, TBD.	3,465 lf

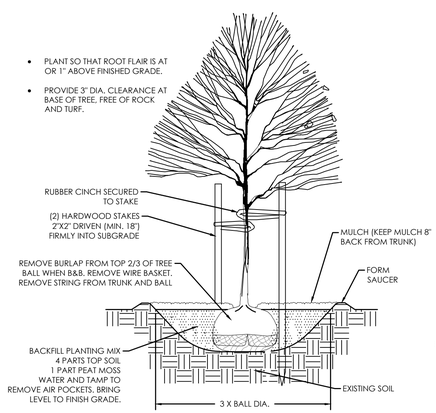
LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK MULCH AS SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

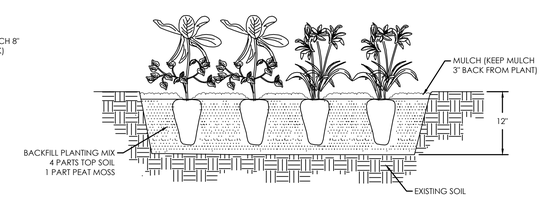
LIVE VEGETATION BREAKDOWN

THE TOTAL LIVE VEGETATION AREA IS CALCULATED BY THE AVERAGE SQUARE FOOTAGE OF PLANTINGS IN ADDITION TO THE TOTAL SQUARE FOOTAGE OF TURF SOD. THE AVERAGE SQUARE FOOTAGE OF PLANTINGS IS CALCULATED BY THE NUMBER OF SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS MULTIPLIED BY 9, THE AVERAGE SQUARE FOOTAGE OF ALL PLANTS.

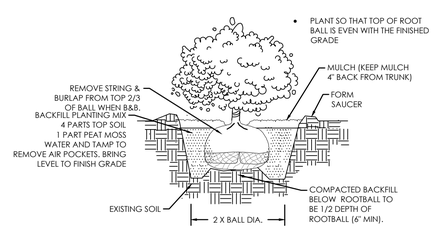
ITEM	AMOUNT	PERCENTAGE %
TOTAL LANDSCAPE AREA	168,130 SF	100%
TOTAL LIVE VEGETATION AREA	82,745 SF	50%



A TREE PLANTING & STAKING
NOT TO SCALE



C PERENNIAL PLANTING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN CITY, UTAH
OVERALL LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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2	----	----
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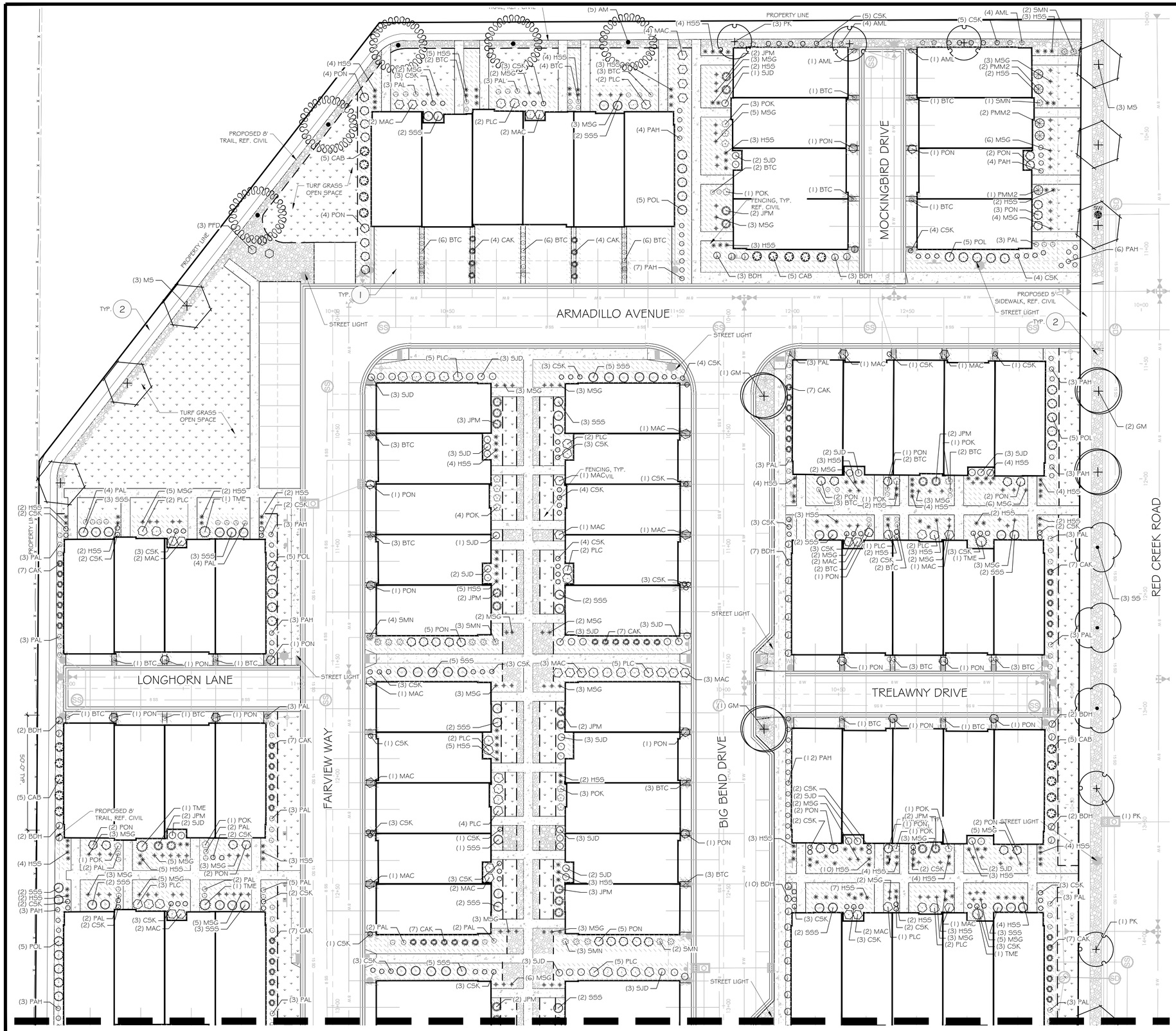
OVERALL LANDSCAPE PLAN

Scale:	1"=60'	Drawn:	BW
Date:	07/03/2024	Job #:	24-0230
Sheet:	L1.0		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design 24-0230\dwg\sheets\L1.0- L1.XX LANDSCAPE PLAN.dwg



PLANT SCHEDULE

	CODE	BOTANICAL / COMMON NAME
TREES		
	GM	Acer campestre Hedge Maple
	AM	Acer x 'Pacific Sunset Pacific Sunset Maple
	MS	Malus x 'Spring Snow' Spnng Snow Crabapple
	PK	Prunus serrulata 'Kwanzan' Kwanzan Japanese Flowering Cherry
	SS	Syringa reticulata Japanese Tree Lilac
	ZG	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova
SHRUBS		
	AML	Aronia melanocarpa `Low Scape Hedger` Dwarf Chokeberry
	BTC	Berberis thunbergii `Concorde` Concorde Japanese Barberry
	BDH	Buddleja davidii `Buzz Hot Raspberry` Hot Raspberry Butterfly Bush
	CAB	Cornus alba `Bailhalo` TM Ivory Halo Dogwood
	CSK	Cornus sericea `Kelseyi` Kelsey`s Dwarf Red Twig Dogwood
	JHB	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	JPM	Juniperus x pfitzerana 'Monsan' TM Sea of Gold Pfitzer Juniper
	MAC	Mahonia aquifolium `Compacta` Compact Oregon Grape
	POL	Physocarpus opulifolius `Donna May` TM Little Devil Ninebark
	PON	Physocarpus opulifolius `Nugget` Nugget Ninebark
	PMM2	Pinus mugo `Mops` Mugo Pine
	PFD	Potentilla fruticosa `Dakota Sunspot` Dakota Sunspot Bush Cinquefoil
	PLC	Prunus laurocerasus `Chestnut Hill` Chestnut Hill English Laurel
	RAG	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
	SMN	Salvia nemorosa 'May Night' May Night Sage
	SSS	Sorbaria sorbifolia `Sem` Sem Ash Leaf Spirea
	SJD	Spiraea japonica `Double Play Doozie` Doozie Spirea
	SBA	Spiraea x bumalda `Anthony Waterer` Anthony Waterer Bumald Spiraea
	TME	Taxus x media `Everlow` Everlow Yew
ORNAMENTAL GRASSES		
	CAK	Calamagrostis x acutiflora `Karl Foerster` Karl Foerster Feather Reed Grass
	HSS	Helictotrichon sempervirens `Sapphire` Sapphire Blue Oat Grass
	MSG	Miscanthus sinensis `Gold Bar` Gold Bar Eulalia Grass
	PAH	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass
	POK	Pennisetum alopecuroides `Karley Rose` Karley Rose Fountain Grass
PERENNIALS		
	HSO	Hemerocallis x `Stella de Oro` Stella de Oro Daylily
	LSS	Leucanthemum x superbum `Snowcap` Snowcap Shasta Daisy
	PAL	Perovskia atriplicifolia `Little Spire` Little Spire Russian Sage

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	PP	Poa pratensis Kentucky Bluegrass

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CRUSHED DECORATIVE GRAVEL, ROYAL GRAY: SIZE 1".
2	SOUTH TOWN RIVER COBBLE, SIZE: 2"-4".
3	STEEL EDGING, TBD.

NOTE:
REFERENCE SHEET L1.0 FOR OVERALL PLANT AND MATERIAL QUANTITIES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 13536191-2202
BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	BW
Date:	07/03/2024	Job #:	24-0230
Sheet:	L1.1		

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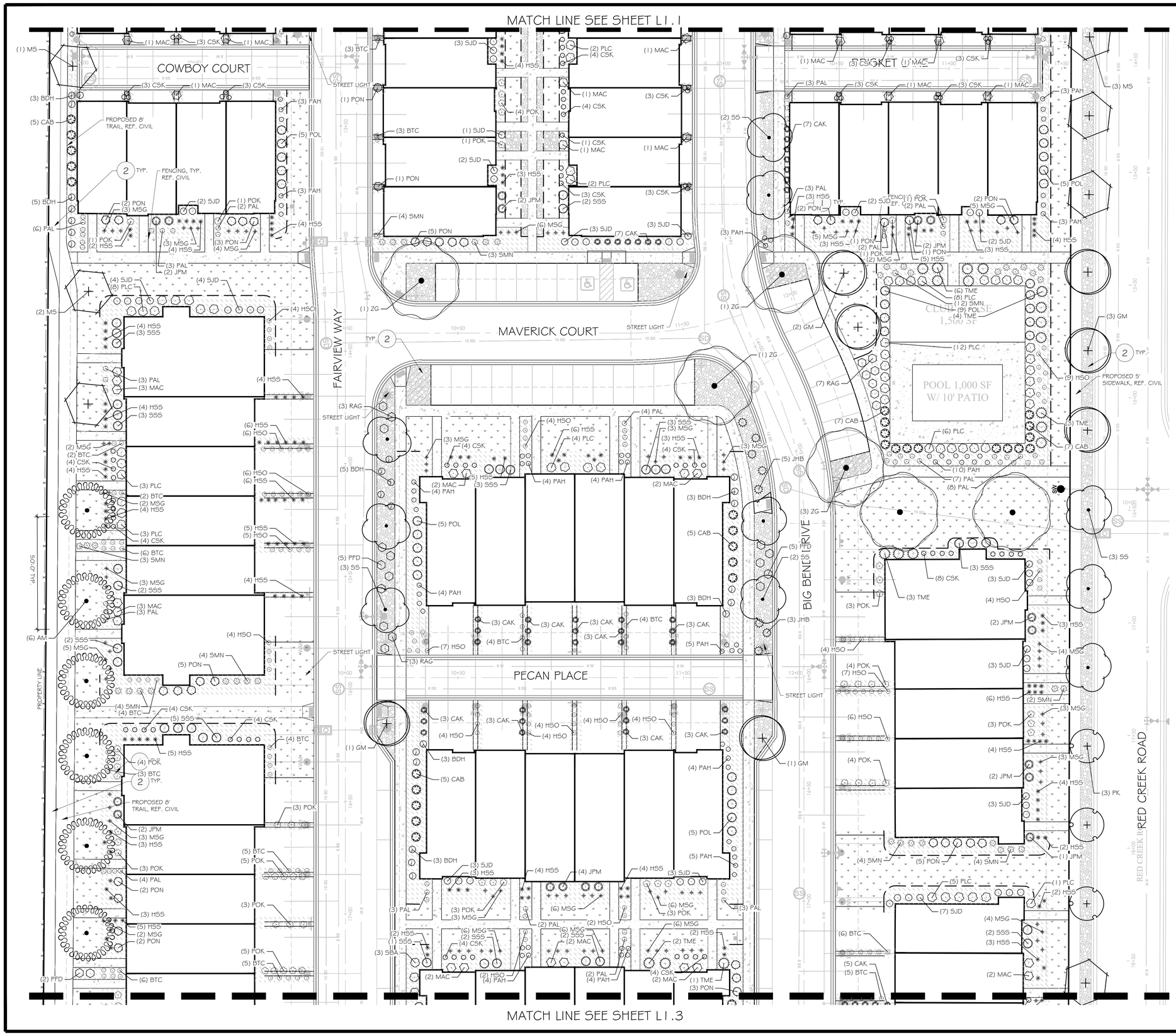

PLANT SCHEDULE

	CODE	BOTANICAL / COMMON NAME
TREES		
	GM	Acer campestre Hedge Maple
	AM	Acer x Pacific Sunset Pacific Sunset Maple
	MS	Malus x 'Spring Snow' Spring Snow Crabapple
	PK	Prunus serrulata 'Kwanzan' Kwanzan Japanese Flowering Cherry
	SS	Syringa reticulata Japanese Tree Lilac
	ZG	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova
SHRUBS		
	AML	Aronia melanocarpa `Low Scape Hedger` Dwarf Chokeberry
	BTC	Berberis thunbergii `Concorde` Concorde Japanese Barberry
	BDH	Buddleja davidii `Buzz Hot Raspberry` Hot Raspberry Butterfly Bush
	CAB	Cornus alba `Bailhalo` TM Ivory Halo Dogwood
	CSK	Cornus sencea `Kelseyi` Kelsey's Dwarf Red Twig Dogwood
	JHB	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	JPM	Juniperus x pfitzerana 'Monsan' TM Sea of Gold Pfitzer Juniper
	MAC	Mahonia aquifolium `Compacta` Compact Oregon Grape
	POL	Physocarpus opulifolius `Donna May` TM Little Devil Ninebark
	PON	Physocarpus opulifolius `Nugget` Nugget Ninebark
	PMM2	Pinus mugo `Mops` Mugo Pine
	PFD	Potentilla fruticosa `Dakota Sunspot` Dakota Sunspot Bush Cinquefoil
	PLC	Prunus laurocerasus `Chestnut Hill` Chestnut Hill English Laurel
	RAG	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
	SMN	Salvia nemorosa 'May Night' May Night Sage
	SSS	Sorbaria sorbifolia `Sem` Sem Ash Leaf Spirea
	SJD	Spiraea japonica `Double Play Doozie` Doozie Spirea
	SBA	Spiraea x bumalda `Anthony Waterer` Anthony Waterer Bumald Spiraea
	TME	Taxus x media `Everlow` Everlow Yew
ORNAMENTAL GRASSES		
	CAK	Calamagrostis x acutiflora `Karl Foerster` Karl Foerster Feather Reed Grass
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PERENNIALS		
	HSO	Hemerocallis x `Stella de Oro` Stella de Oro Daylily
	LSS	Leucanthemum x superbum `Snowcap` Snowcap Shasta Daisy
	PAL	Perovskia atriplicifolia `Little Spire` Little Spire Russian Sage

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	PP	Poa pratensis Kentucky Bluegrass

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CRUSHED DECORATIVE GRAVEL, ROYAL GRAY: SIZE 1".
2	SOUTH TOWN RIVER COBBLE, SIZE: 2"-4".
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NOTE:
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GRAPHIC SCALE

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(IN FEET)
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PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK

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LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	BW
Date:	07/03/2024	Job #:	24-0230
Sheet:	L1.2		

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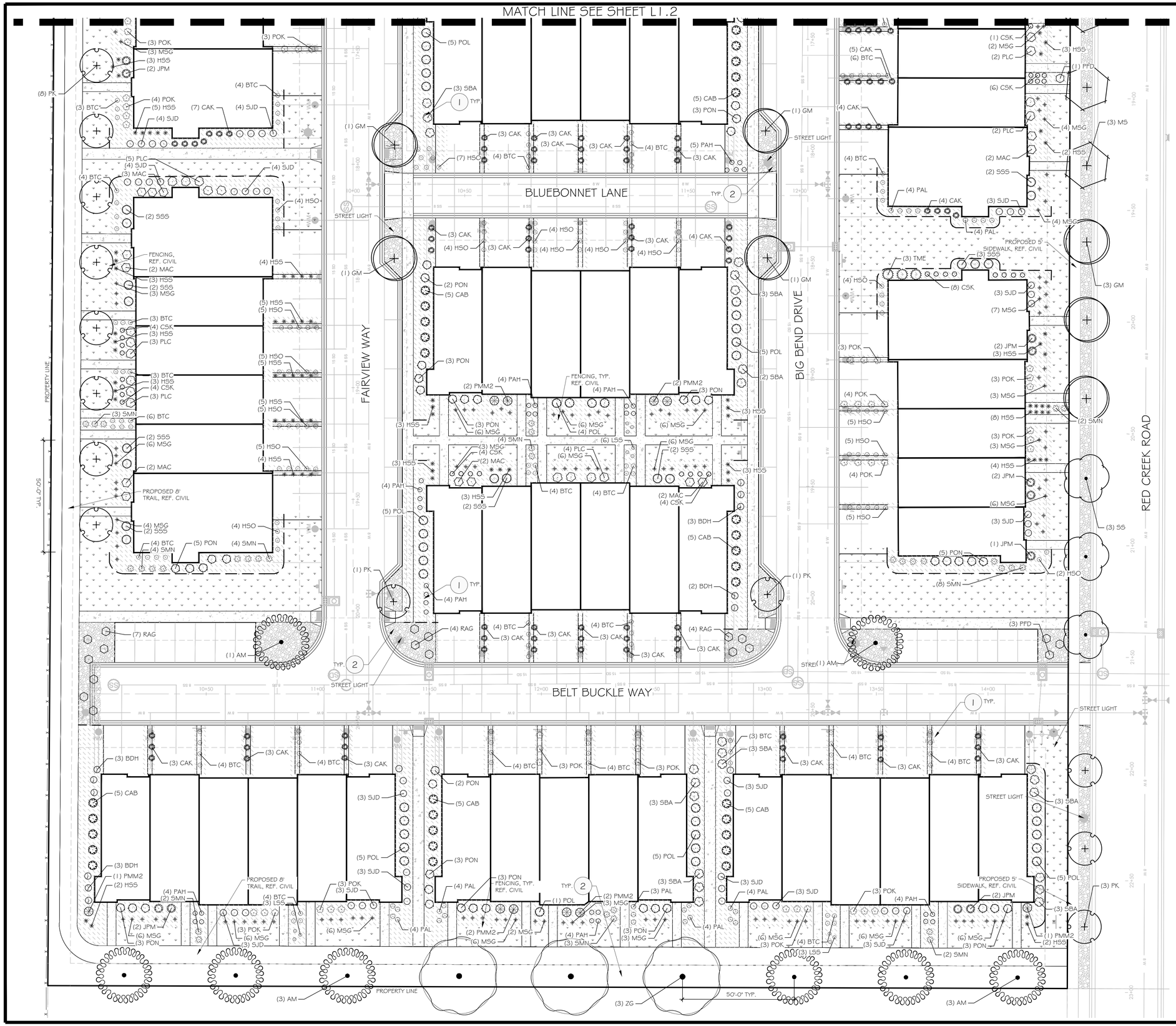

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(IN FEET)
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LANDSCAPE PLAN

REVISION BLOCK

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LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	BW
Date:	07/03/2024	Job #:	24-0230
Sheet:	L1.3		

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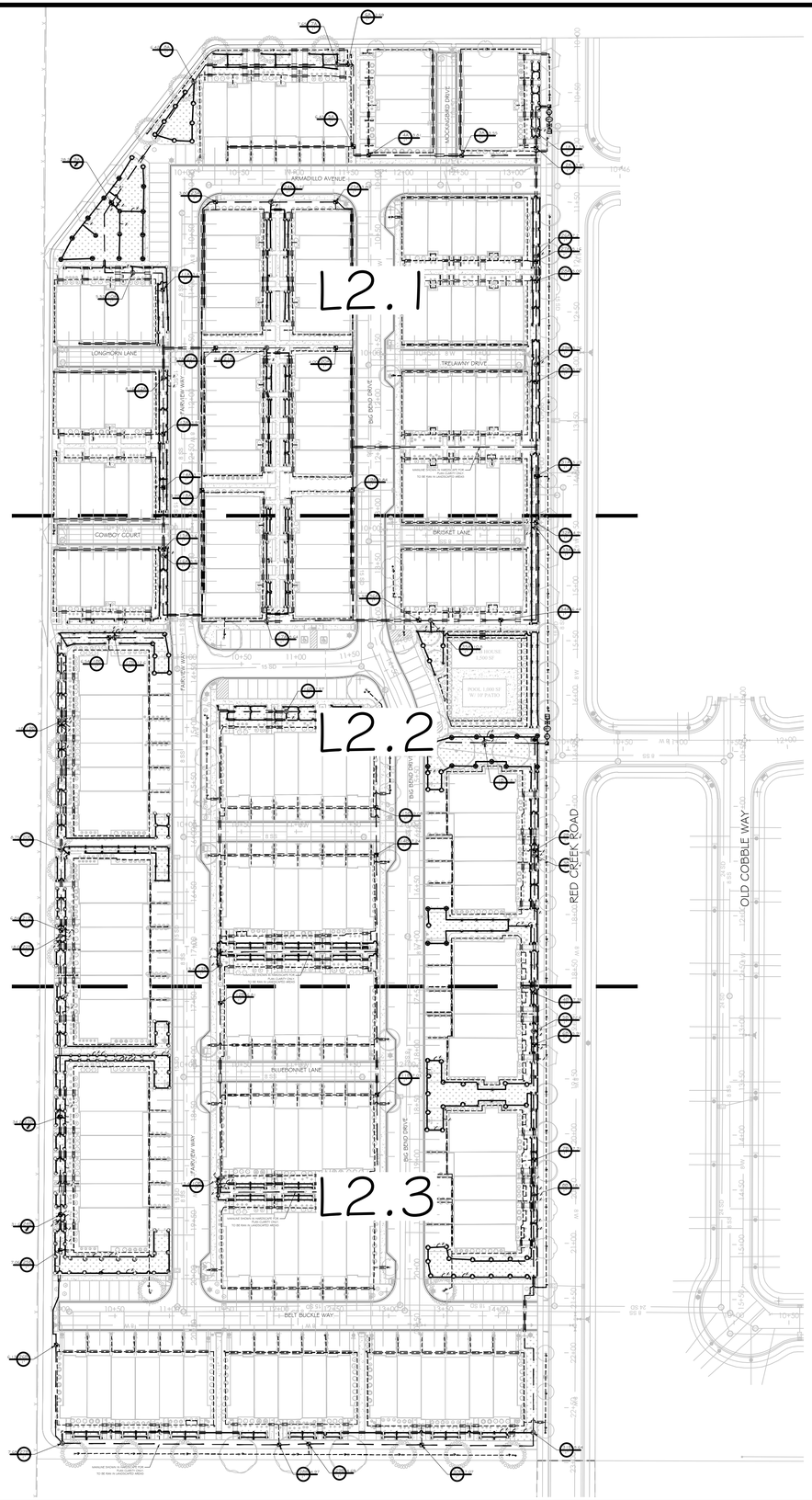

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Q T H F	Rain Bird 1804-U U8 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	72
Q T H F	Rain Bird 1804-U U10 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	52
Q T H F 10 F	Rain Bird 1804-U U12 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	23
Q T H F 10 F	Rain Bird 1804-U U15 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	23
LST SST RST	Rain Bird R-VAN-STRIP 1804-SAM-P45 Shrub Rotary, 5ft.x15ft. (LCS and RCS), 5ft.x30ft. (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	434
14 ADJ 14 F	Rain Bird R-VAN14 1804-SAM-P45 Turf Rotary, 8ft.-14ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	74
18 ADJ 18 F	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	53
24 ADJ 24 F	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRF 1" Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3 GPM-15 GPM.	38
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	74

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB (Zone Valve) 1-1/2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration.	3
	Rain Bird PEB (Zone Valve) 1" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration.	26
	Rain Bird 44-LRC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	2
	STOP AND WASTE VALVE MUELLER MARK II ORISEAL S&W VALVE MODEL H, SIZE TO MATCH METER SIZE	2
MV1	Rain Bird PEB (Master Valve) 2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.	1
MV2	Rain Bird PEB (Master Valve) 2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.	1
BF2	Zurn 375 1-1/2" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1
BF1	Zurn 375 2" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1
M2	Water Meter 1-1/2"	1
M1	Water Meter 2"	1
	Irrigation Lateral Line: PVC Schedule 40	427.9 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	8,576 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	782.0 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	538.4 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	129.7 l.f.
	Irrigation Lateral Line: PVC Schedule 40 2"	23.3 l.f.
	Irrigation Mainline: PVC Schedule 40	6,454 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	5,107 l.f.

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

IRRIGATION NOTES

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 60 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
5. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
6. INSTALL VARIABLE ARC NOZZLES ON SPRINKLER HEADS WHERE ANGLE IS DIFFERENT THAN STANDARD NOZZLES.
7. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
8. XBS TUBING SHALL BE INSTALLED UNDER BARK OR ROCK MULCH.
9. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
10. DRIP EMITTERS SHALL BE RAINBIRD XB-20PC (2 GPH)XERI-BUG EMITTER, 1 EMITTER PER PLANT FOR PERENNIALS AND ORNAMENTAL GRASSES AND 2 EMITTERS PER PLANT FOR SHRUBS.
11. RAINBIRD MULTI-OUTLET XERI-BUG EMITTER XB-20-6 (12 GPH) SHALL BE USED ON TREES IN PLANTING BEDS WITH DIFFUSER BUG CAP AT ENDS OF TUBING. DISTRIBUTE EMITTERS AROUND ROOTBALL OF TREE.

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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN CITY, UTAH
OVERALL IRRIGATION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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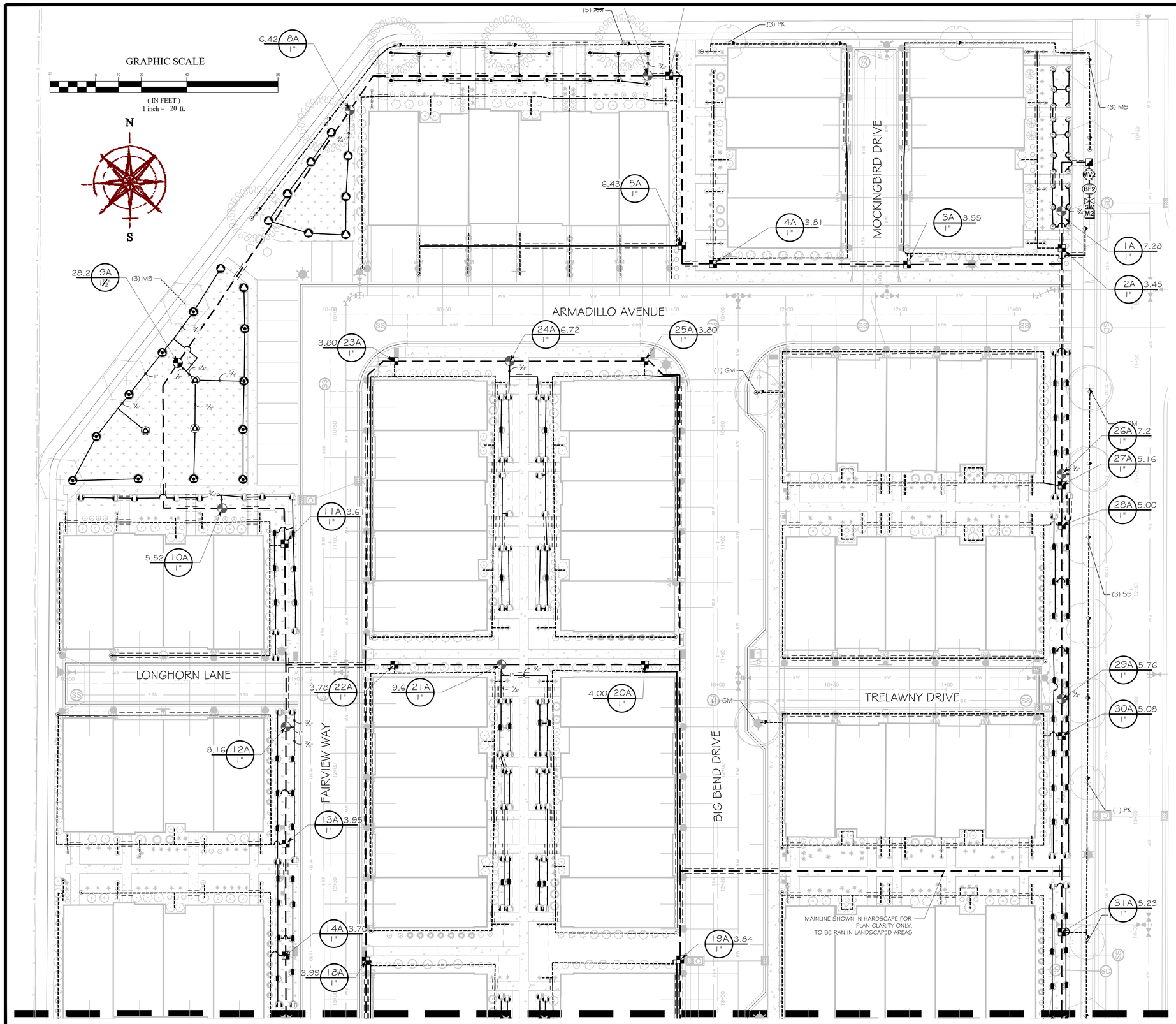
OVERALL IRRIGATION PLAN

Scale: 1"=60'	Drawn: MH
Date: 07/03/2024	Job #: 24-0230
Sheet: L2.0	

Z:_202A\24-0230 Pinnacles Phase 3 Multifamily Finch\design\24-0230.dwg\Sheet1\L2.0- L2.XX IRRIGATION PLAN.dwg



IRRIGATION SCHEDULE

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Q T H F TQ T	Rain Bird 1804-U U12 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
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M2	Water Meter 1-1/2"
M1	Water Meter 2"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Lateral Line: PVC Schedule 40 3/4"
	Irrigation Lateral Line: PVC Schedule 40 1"
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"
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	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within

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- Valve Size

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No. 13536191-2202
BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN CITY, UTAH
IRRIGATION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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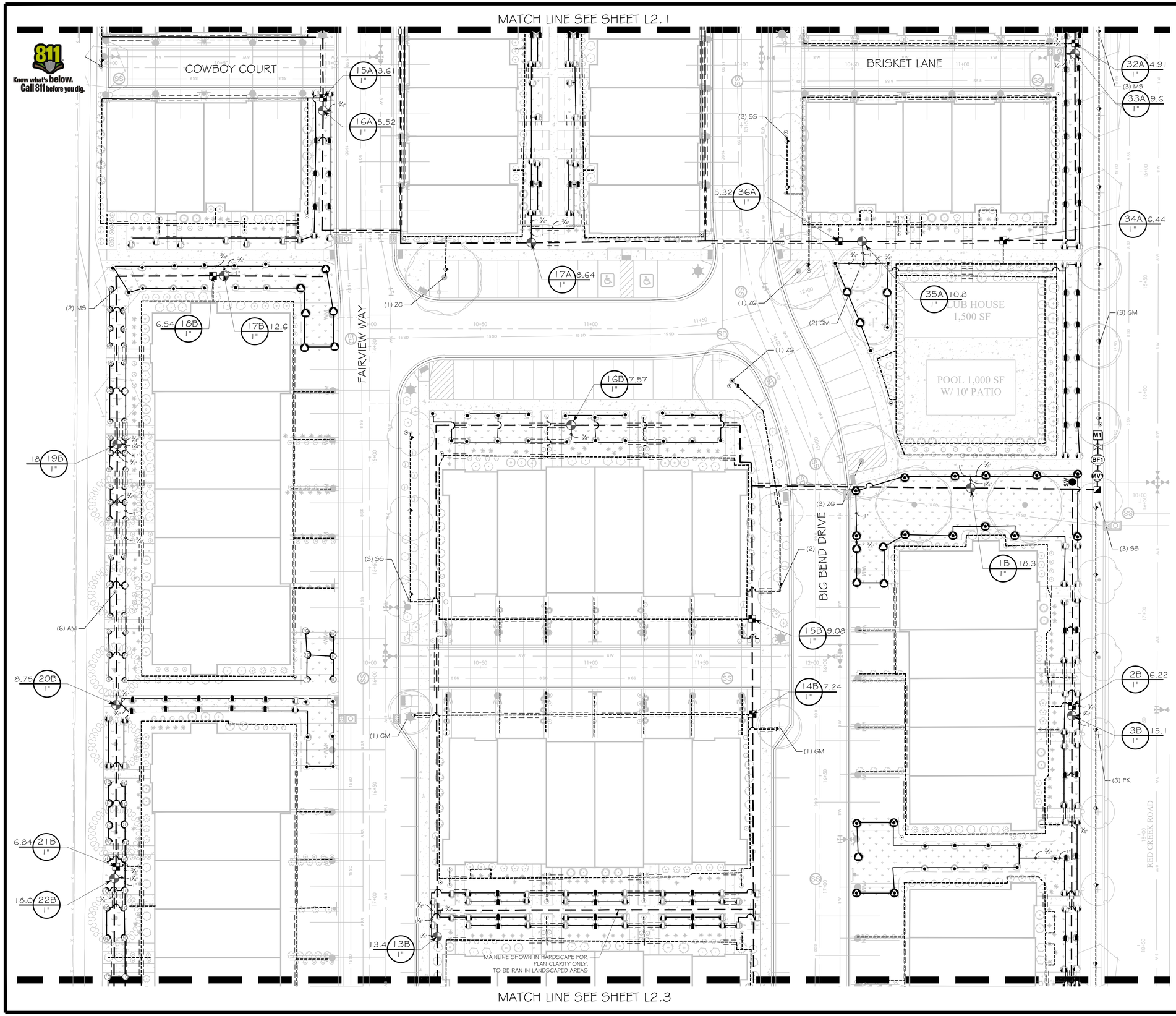
IRRIGATION PLAN

Scale:	1"=20'	Drawn:	MH
Date:	07/03/2024	Job #:	24-0230
Sheet:	L2.1		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design 24-0230\dwg\sheets\L2.0- L2.XX IRRIGATION PLAN.dwg



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
Q T H F	Rain Bird 1804-U U8 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
Q T H F	Rain Bird 1804-U U10 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
Q T H TQ F	Rain Bird 1804-U U12 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
Q T H TQ F	Rain Bird 1804-U U15 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
LST SST RST	Rain Bird R-VAN-STRIP 1804-SAM-P45 Shrub Rotary, 5ft.x15ft. (LCS and RCS), 5ft.x30ft. (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.
14 ADJ 14-7	Rain Bird R-VAN14 1804-SAM-P45 Turf Rotary, 8ft.-14ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.
18 ADJ 18-7	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.
24 ADJ 24-7	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-PRF 1" Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3 GPM-15 GPM.
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Drip Emitter, Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB (Zone Valve) 1-1/2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration.
	Rain Bird PEB (Zone Valve) 1" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration.
	Rain Bird 44-LRC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.
	STOP AND WASTE VALVE MUELLER MARK II ORISEAL S4W VALVE MODEL H, SIZE TO MATCH METER SIZE
MV	Rain Bird PEB (Master Valve) 2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.
MV2	Rain Bird PEB (Master Valve) 2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.
BF2	Zurn 375 1-1/2" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..
BF1	Zurn 375 2" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..
M2	Water Meter 1-1/2"
M1	Water Meter 2"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Lateral Line: PVC Schedule 40 3/4"
	Irrigation Lateral Line: PVC Schedule 40 1"
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"
	Irrigation Lateral Line: PVC Schedule 40 2"
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

NOTE:
REFERENCE SHEET L2.0 FOR
OVERALL IRRIGATION QUANTITIES

N
S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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EAGLE MOUNTAIN CITY, UTAH
IRRIGATION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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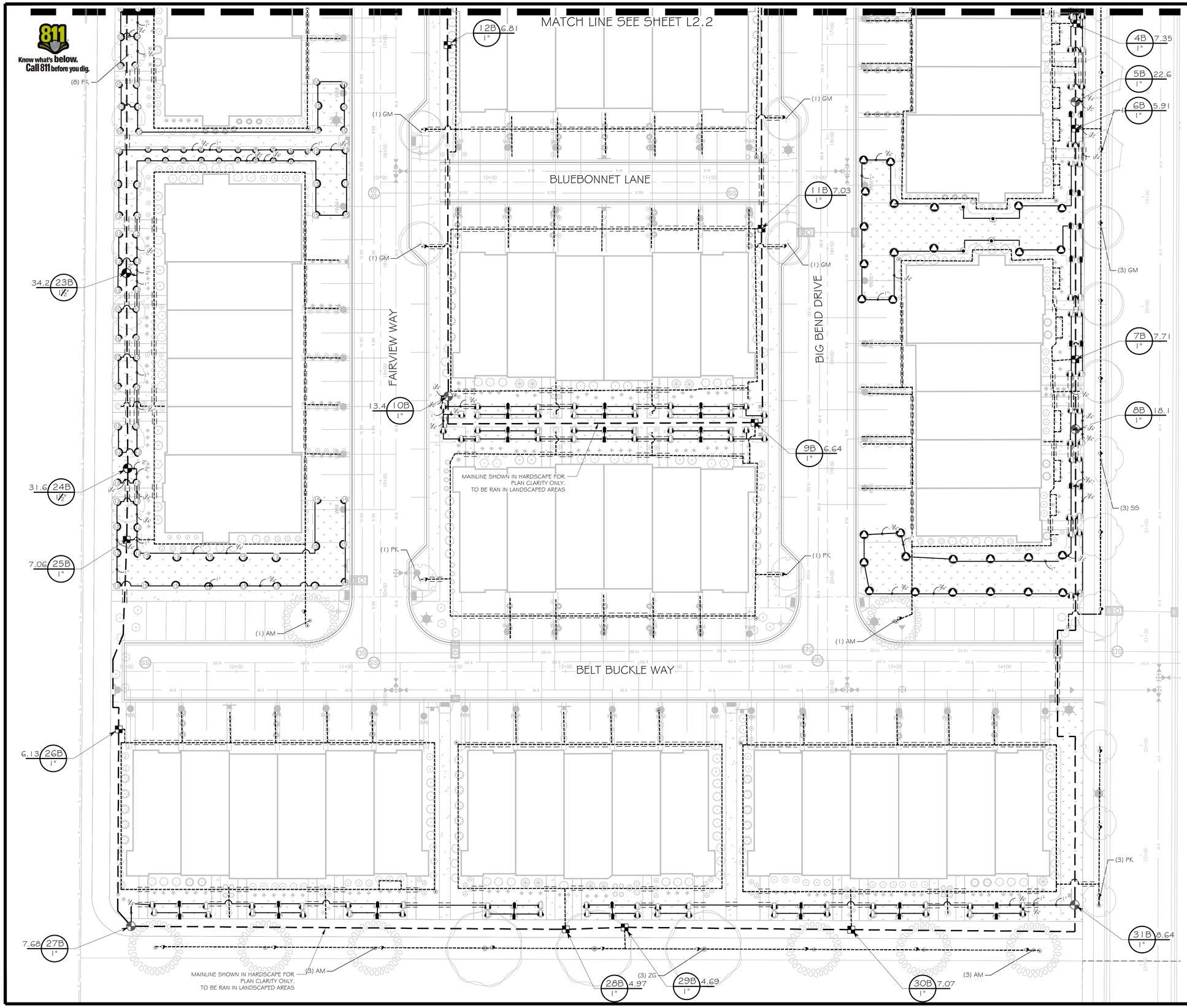
6	----	----

IRRIGATION PLAN

Scale: 1"=20'
Drawn: MH
Date: 07/03/2024
Job #: 24-0230
Sheet: L2.2

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finch\design 24-0230\dwg\sheets\L2.0- L2.XX IRRIGATION PLAN.dwg



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Q T H F 12	Rain Bird 1804-U U12 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
Q T H F 12	Rain Bird 1804-U U15 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
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24 AD. 23'	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.

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	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within

Valve Callout

Valve Number
Valve Flow
Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

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(IN FEET)
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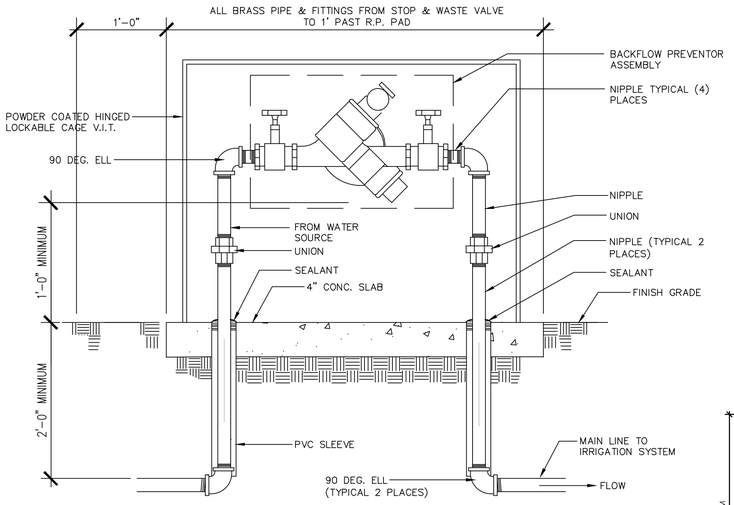
IRRIGATION PLAN

Scale:	1"=20'	Drawn:	MH
Date:	07/03/2024	Job #:	24-0230
Sheet:	L2.3		

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Final\design 24-0230\dwg\sheet\L2.0-L2.XX IRRIGATION PLAN.dwg



A REDUCED PRESSURE BACK FLOW PRESSURE
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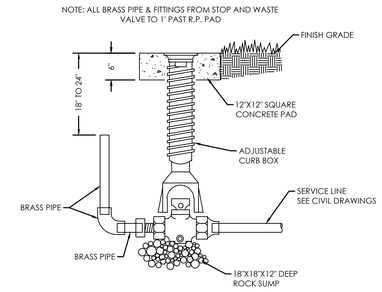

B STOP & WASTE VALVE DETAIL
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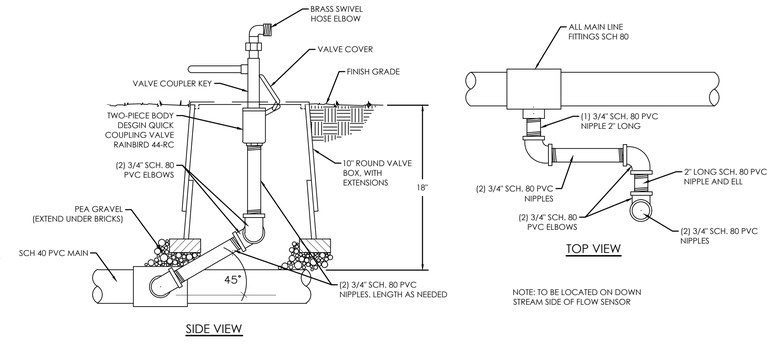

C QUICK COUPLING VALVE
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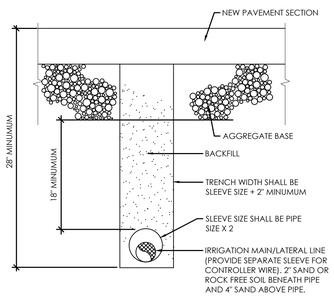
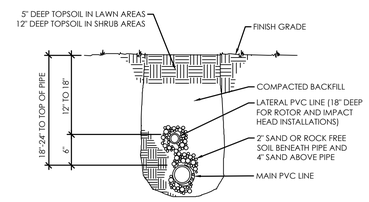


D PIPE TRENCH DETAIL (NEW PAVEMENT AREAS)
NOT TO SCALE



E TRENCH SECTION
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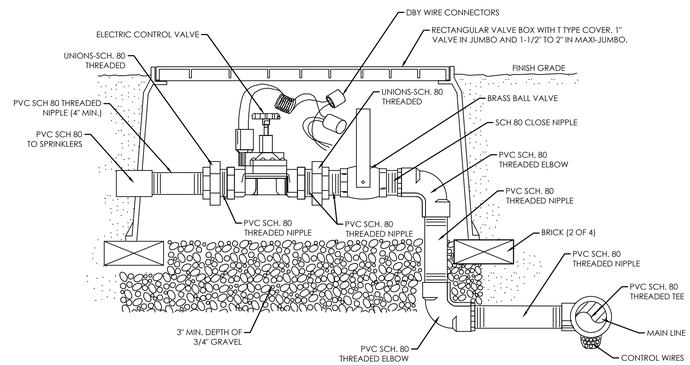

F ELECTRONIC CONTROL VALVE
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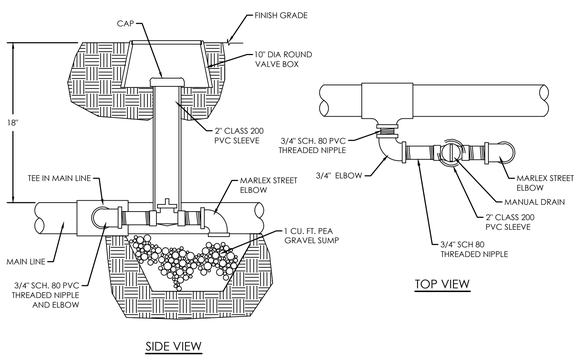

G MANUAL DRAIN VALVE
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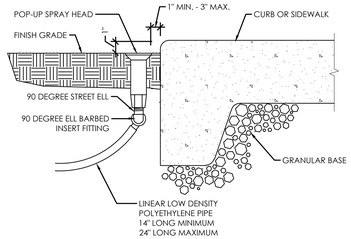

H SPRAY HEAD NEXT TO CURB OR WALK
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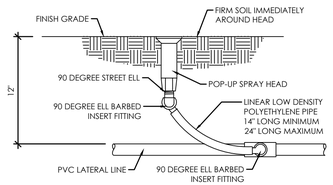

I SPRAY HEAD ASSEMBLY
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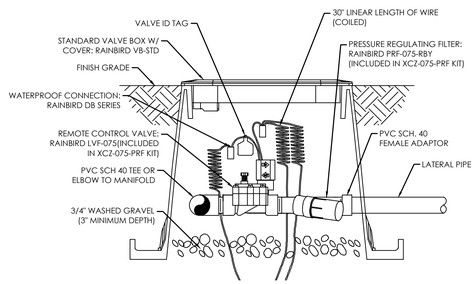

J CONTROL ZONE KIT
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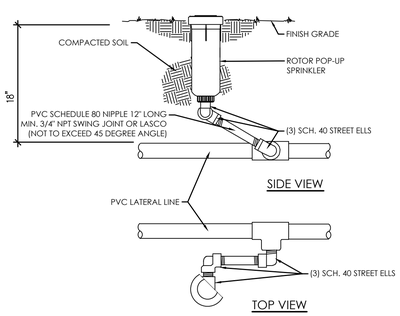

K ROTOR POP-UP HEAD
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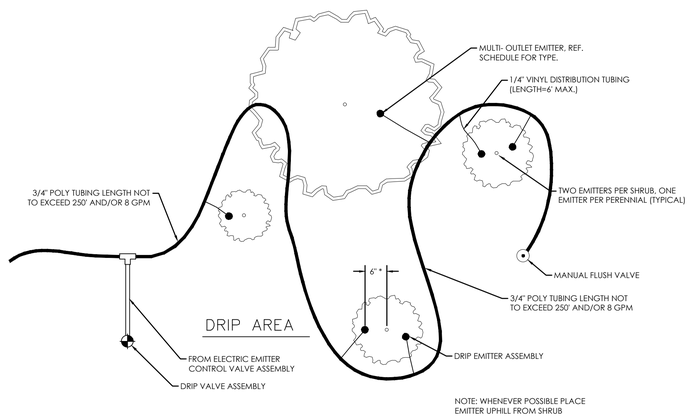

L TYPICAL DRIP EMITTER LAYOUT
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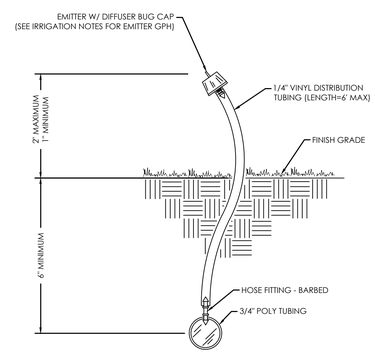
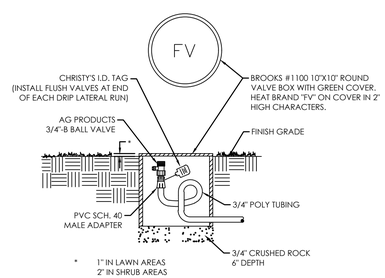


M DRIP EMITTER ON VINYL TUBING RISER
NOT TO SCALE



N MANUAL FLUSH VALVE
NOT TO SCALE

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

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IRRIGATION DETAILS

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IRRIGATION DETAILS

Scale:	Drawn: BW
Date: 07/03/2024	Job #: 24-0230
Sheet: L2.4	

Z:_2024\24-0230 Pinnacles Phase 3 Multifamily Finish\design 24-0230\dwg\sheet\L2.0-L2.XX IRRIGATION PLAN.dwg

see
WHAT
COULD
BE
...

CENTURY COMMUNITIES - MODERN -
COLOR PALLETTE 07

SW 7005
Pure White

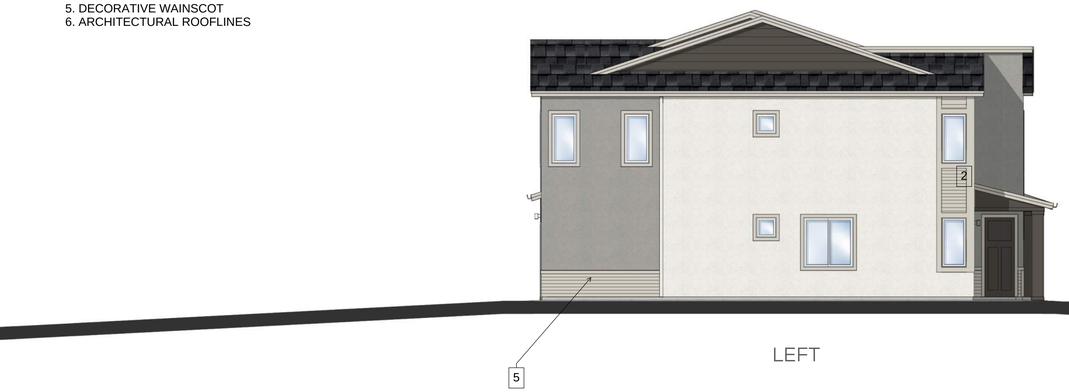
SW 7048
Urbane Bronze

SW 7655
Stamped Concrete

SW 9165
Gossamer Veil

ARCHITECTURAL FEATURES:
1. PORCHES
2. DECORATIVE TRIM
3. ARCHITECTURAL LIGHTING
4. DECORATIVE DOORS
5. DECORATIVE WAINSCOT
6. ARCHITECTURAL ROOFLINES

REAR



LEFT

RIGHT

FRONT

Godden|Sudik
ARCHITECTS

CONCEPTUAL ELEVATION
SCALE: NTS 2025.01.02

CENTURY HOMES
PINNACLES - PHASE 3 - 200 SERIES - 4-PLEX - SCHEEME 07

see
WHAT
COULD
BE
...

CENTURY COMMUNITIES -
MODERN - COLOR PALLETTE 06

SW 7043
Worldly Gray

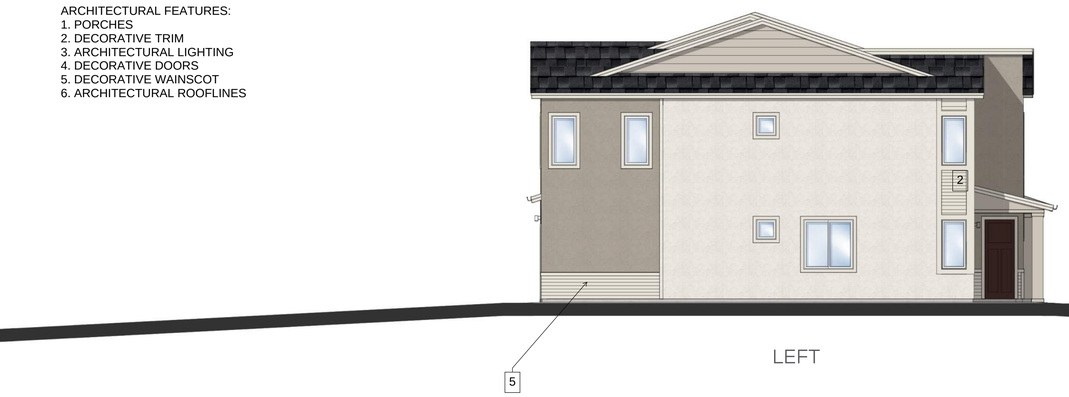
SW 7045
Intellectual Gray

SW 7009
Pearly White

SW 9182
Rojo Marrón

ARCHITECTURAL FEATURES:
1. PORCHES
2. DECORATIVE TRIM
3. ARCHITECTURAL LIGHTING
4. DECORATIVE DOORS
5. DECORATIVE WAINSCOT
6. ARCHITECTURAL ROOFLINES

REAR



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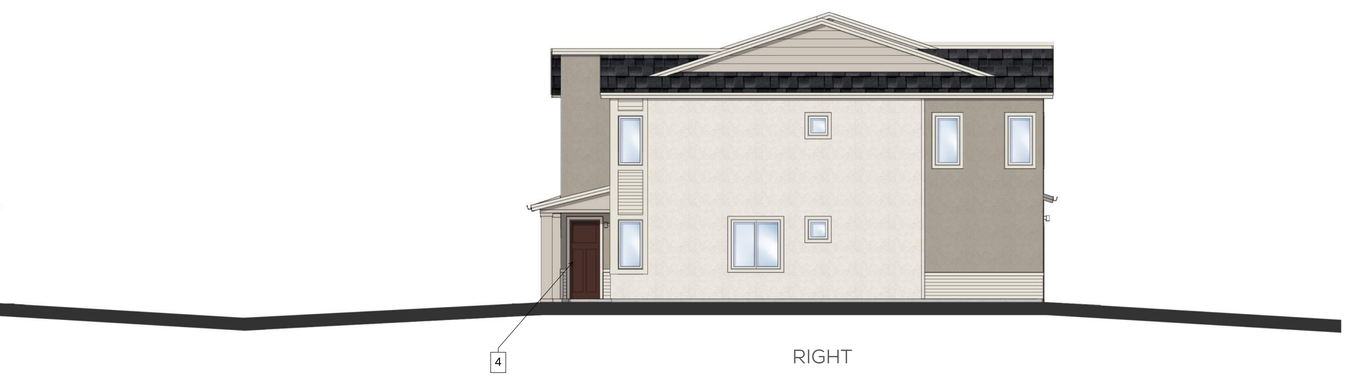

RIGHT

FRONT

Godden|Sudik
ARCHITECTS

CONCEPTUAL ELEVATION
SCALE: NTS 2025.01.02

CENTURY HOMES
PINNACLES - PHASE 3 - 200 SERIES - 4-PLEX - SCHEEME 06

see
WHAT
COULD
BE

...

CENTURY COMMUNITIES -
MODERN PRAIRIE -
COLOR PALLETTE 02

SW 7653
Silverpointe

SW 7650
Ellie Gray

SW 7006
Extra White

SW 9132
Acacia Haze

ARCHITECTURAL FEATURES:
1. PORCHES
2. DECORATIVE TRIM
3. ARCHITECTURAL LIGHTING
4. DECORATIVE DOORS
5. DECORATIVE WAINSCOT
6. ARCHITECTURAL ROOFLINES
7. GABLE DETAILING
8. WINDOW GRIDS

REAR

RIGHT

RIGHT

FRONT

Godden|Sudik
ARCHITECTS

CONCEPTUAL ELEVATION
SCALE: NTS 2025.01.02

CENTURY HOMES
PINNACLES - PHASE 3 - 200 SERIES - 5 PLEX - SCHEME 02

see
WHAT
COULD
BE
...

CENTURY COMMUNITIES - FARMHOUSE -
COLOR PALLETTE 10

SW 7006
Extra White

SW 767
Knitting Needles

SW 7075
Web Gray

ARCHITECTURAL FEATURES:
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3. ARCHITECTURAL LIGHTING
4. DECORATIVE DOORS
5. DECORATIVE WAINSCOT
6. ARCHITECTURAL ROOFLINES
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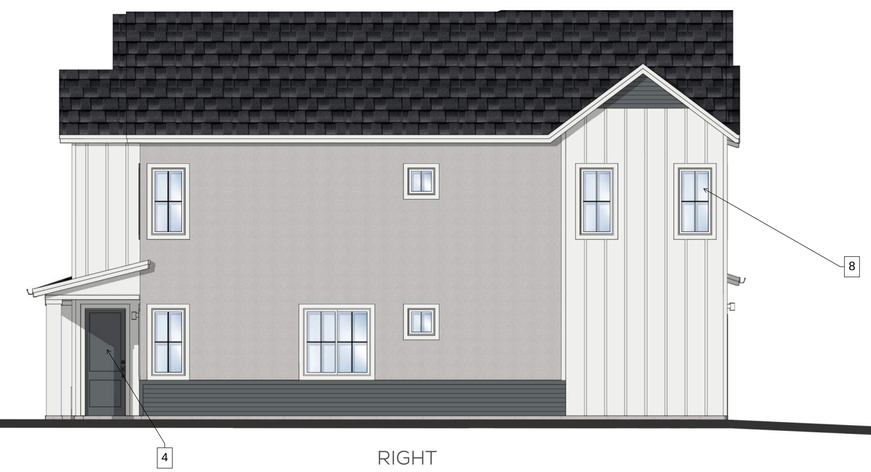
REAR

RIGHT



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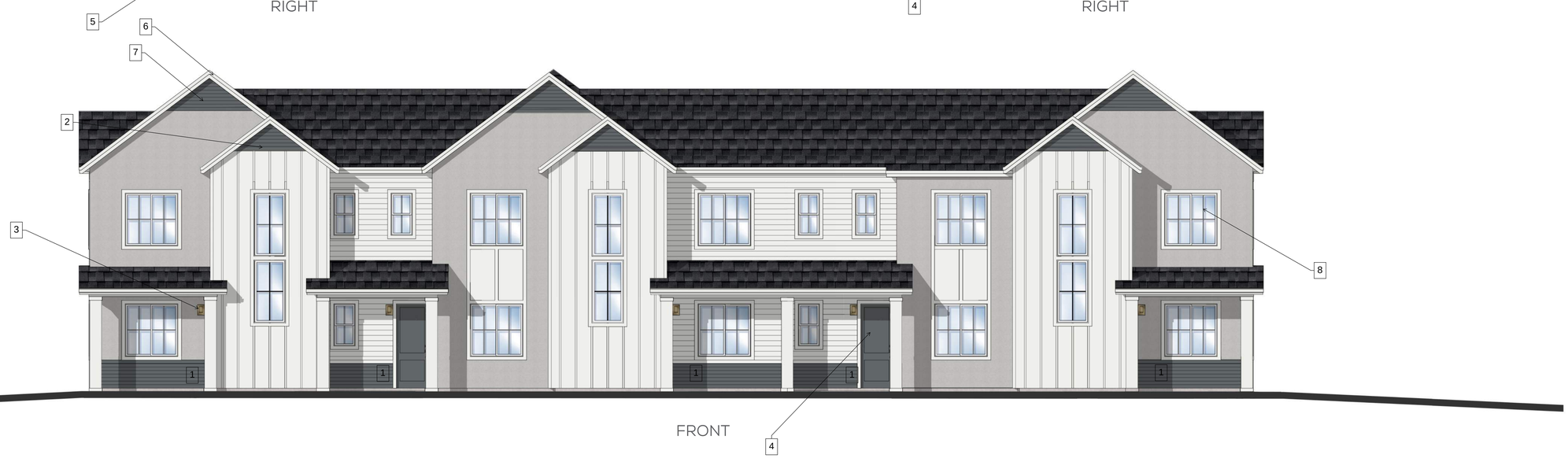


FRONT

Godden|Sudik
ARCHITECTS

CONCEPTUAL ELEVATION
SCALE: NTS 2025.01.02

CENTURY HOMES
PINNACLES - PHASE 3 - 200 SERIES - 5 PLEX - SCHEME 10

see
WHAT
COULD
BE

...

CENTURY COMMUNITIES -
MODERN FARMHOUSE -
COLOR PALLETTE 04

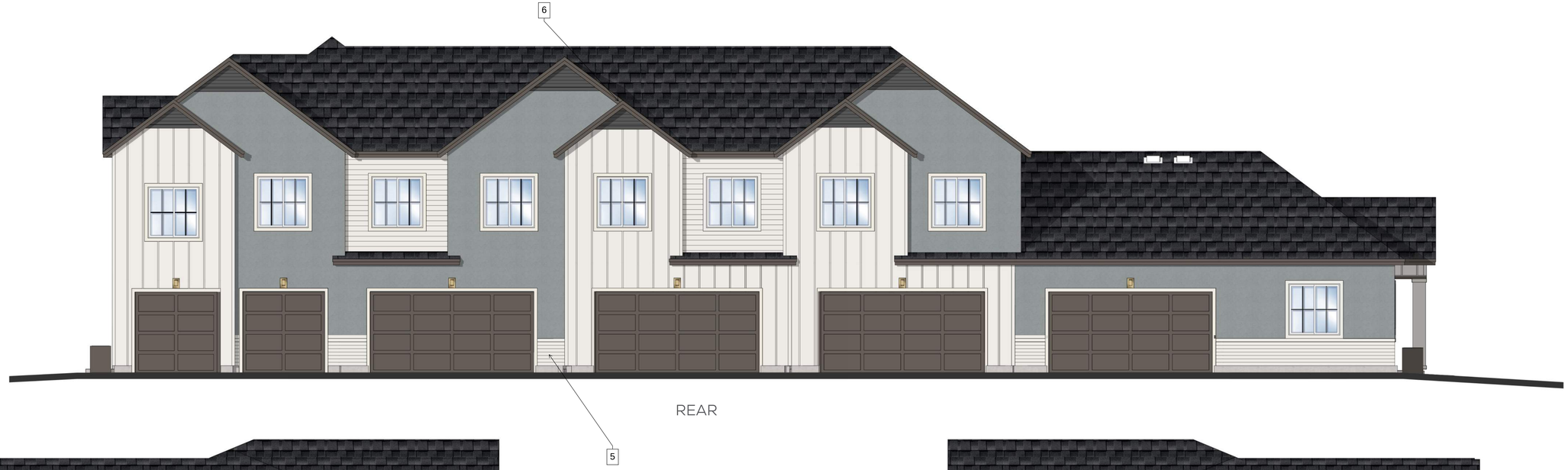
SW 7004
Snowbound

SW 7076
Cyberspace

SW 9162
African Gray

SW 7505
Manor House

ARCHITECTURAL FEATURES:
1. PORCHES
2. DECORATIVE TRIM
3. ARCHITECTURAL LIGHTING
4. DECORATIVE DOORS
5. DECORATIVE WAINSCOT
6. ARCHITECTURAL ROOFLINES
7. GABLE DETAILING
8. WINDOW GRIDS
9. BALCONIES WITH RAILINGS



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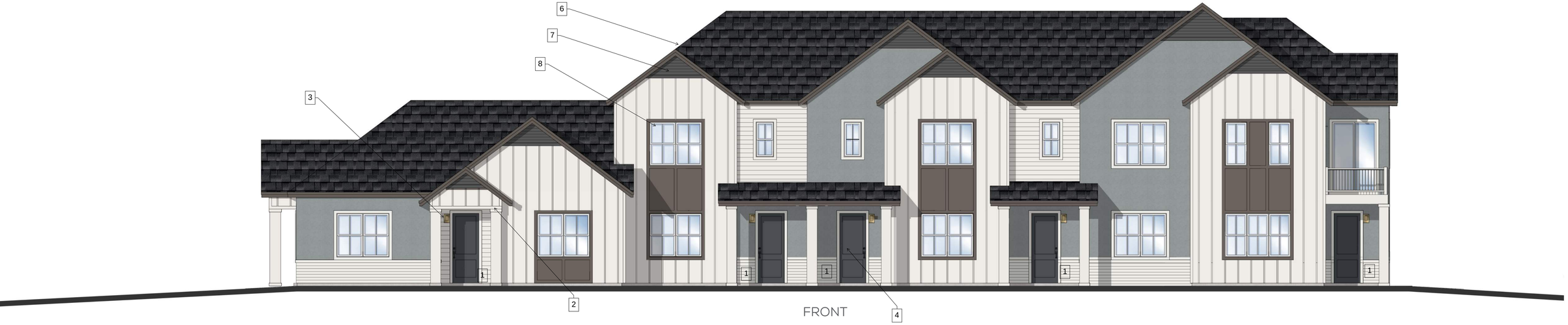


FRONT

Godden|Sudik
ARCHITECTS

CONCEPTUAL ELEVATION
SCALE: NTS 2025.01.02

CENTURY HOMES
PINNACLES - PHASE 3 - 600 SERIES - 5 PLEX - SCHEME 04

see
WHAT
COULD
BE
...

CENTURY COMMUNITIES -
TRADITIONAL - COLOR PALLETTE 05

SW 9170
Acier

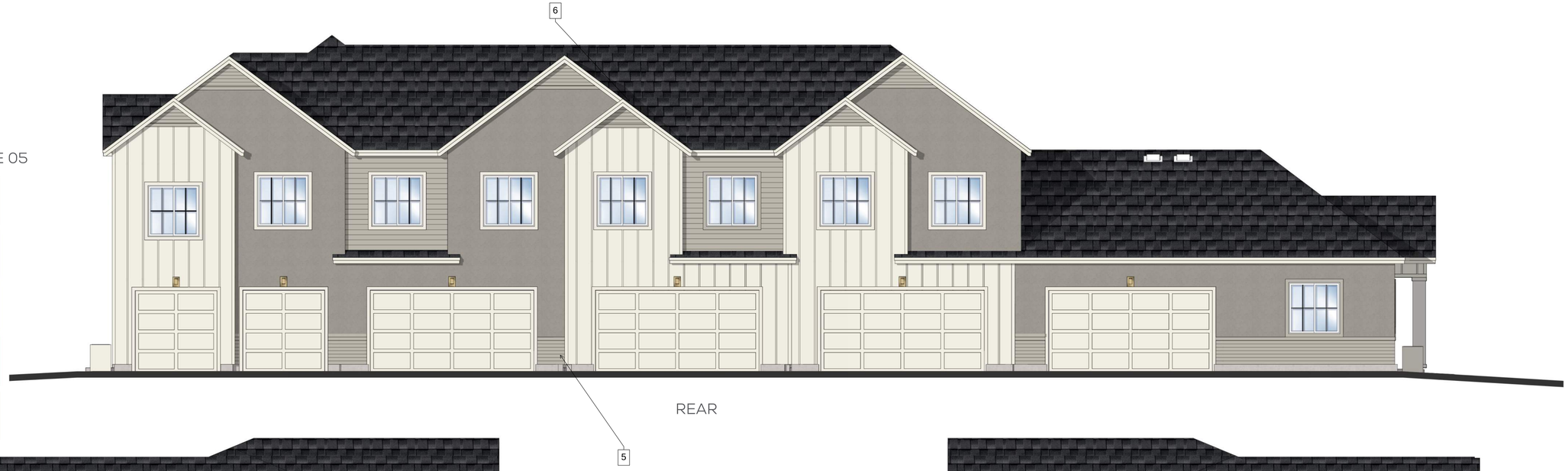
SW 7016
Mindful Gray

SW 7551
Greek Villa

SW 7591
Red Barn

SW 7020
Black Fox

ARCHITECTURAL FEATURES:
1. PORCHES
2. DECORATIVE TRIM
3. ARCHITECTURAL LIGHTING
4. DECORATIVE DOORS
5. DECORATIVE WAINSCOT
6. ARCHITECTURAL ROOFLINES
7. GABLE DETAILING
8. WINDOW GRIDS
9. BALCONIES WITH RAILINGS



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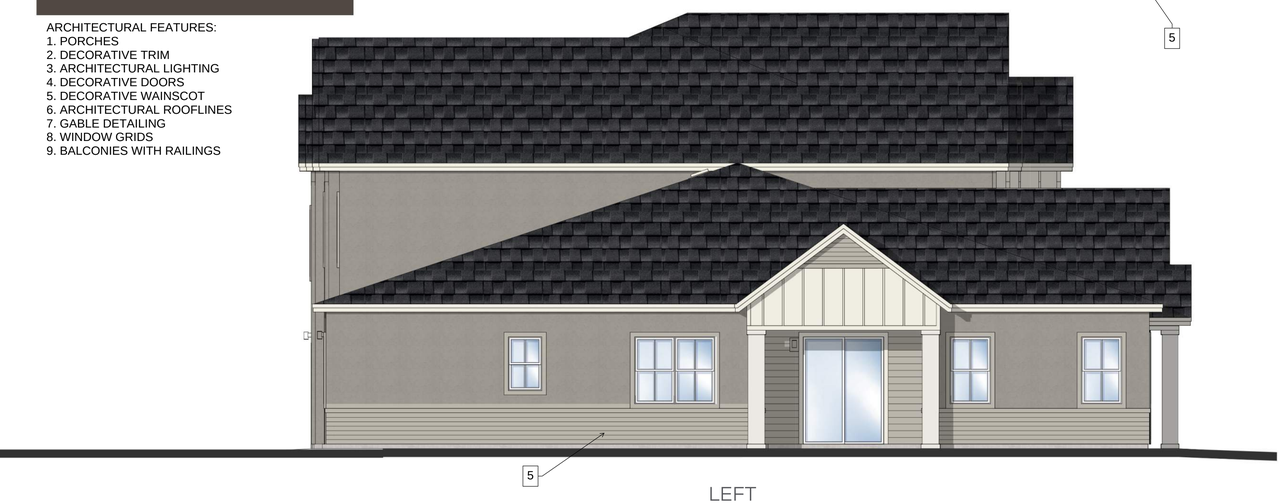

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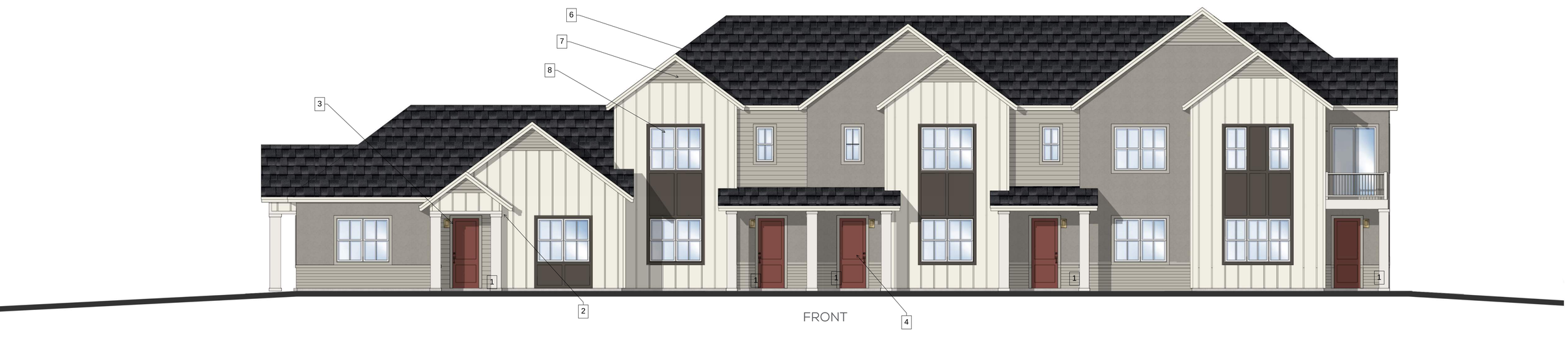


FRONT

Godden|Sudik
ARCHITECTS

CONCEPTUAL ELEVATION
SCALE: NTS 2025.01.02

CENTURY HOMES
PINNACLES - PHASE 3 - 600 SERIES - 5 PLEX - SCHEME 05

see
WHAT
COULD
BE
...

CENTURY COMMUNITIES -
MODERN - COLOR PALLETTE 06

SW 7641
Colonnade Gray

SW 9168
Elephant Ear

SW 2801
Rookwood Dark Red

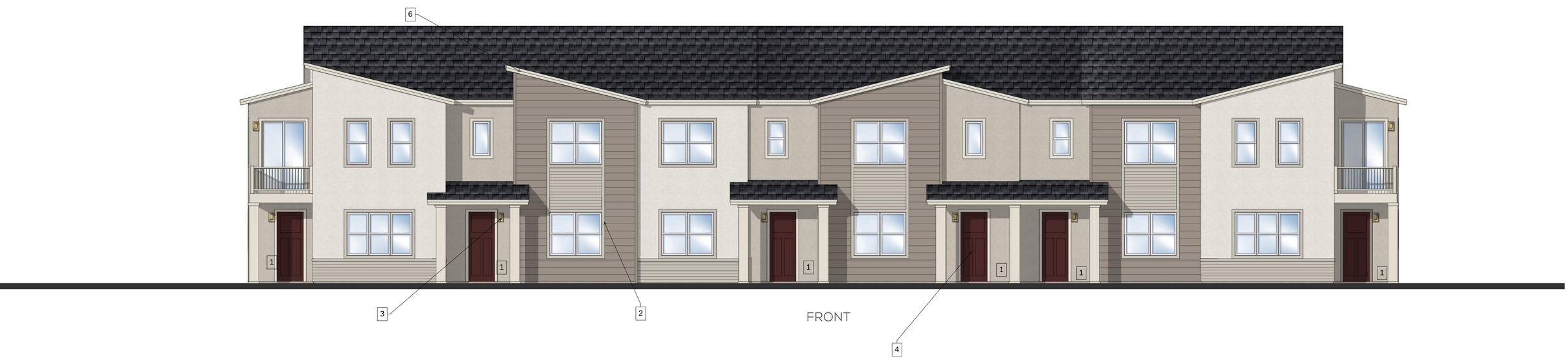
SW 7035
Aesthetic White

ARCHITECTURAL FEATURES:
1. PORCHES
2. DECORATIVE TRIM
3. ARCHITECTURAL LIGHTING
4. DECORATIVE DOORS
5. DECORATIVE WAINSCOT
6. ARCHITECTURAL ROOFLINES
7. BALCONIES WITH RAILINGS

REAR

LEFT

RIGHT



FRONT

Godden|Sudik
ARCHITECTS

CONCEPTUAL ELEVATION
SCALE: NTS 2025.01.02

CENTURY HOMES
PINNACLES - PHASE 3 - 600 SERIES - 6-PLEX-C - SCHEME 06

see
WHAT
COULD
BE
...

CENTURY COMMUNITIES -
MODERN - COLOR PALLETTE 07

SW 9165
Gossamer Veil

SW 7655
Stamped Concrete

SW 7048
Urbane Bronze

SW 7005
Pure White

ARCHITECTURAL FEATURES:
1. PORCHES
2. DECORATIVE TRIM
3. ARCHITECTURAL LIGHTING
4. DECORATIVE DOORS
5. DECORATIVE WAINSCOT
6. ARCHITECTURAL ROOFLINES
7. BALCONIES WITH RAILINGS

REAR

LEFT

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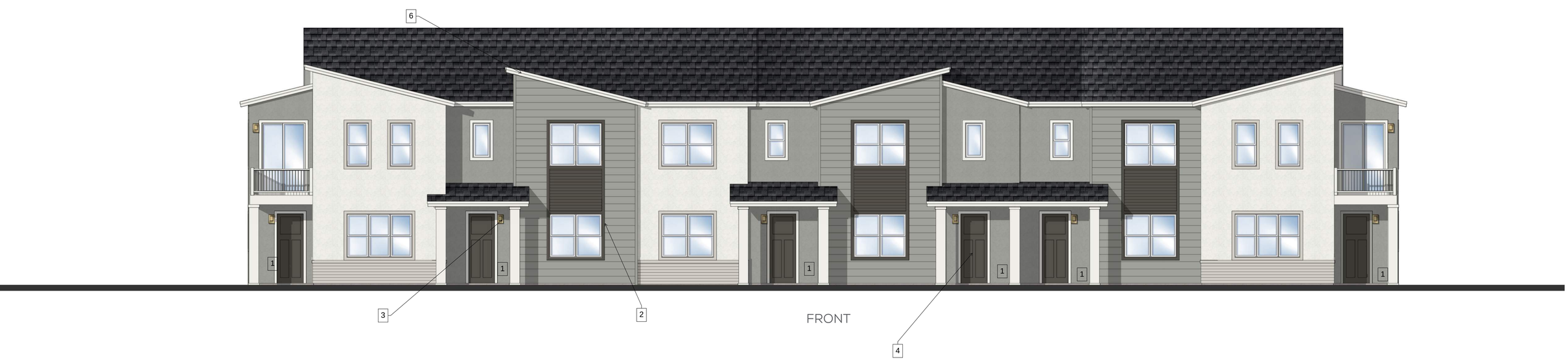


FRONT

Godden|Sudik
ARCHITECTS

CONCEPTUAL ELEVATION
SCALE: NTS 2025.01.02

CENTURY HOMES
PINNACLES - PHASE 3 - 600 SERIES - 6-PLEX-C - SCHEME 07

ENT 196262:2021 PG 1 of 25
Andrea Allen
Utah County Recorder
2021 Nov 22 04:29 PM FEE 40.00 BY SW
RECORDED FOR Eagle Mountain City
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO:

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

MASTER DEVELOPMENT AGREEMENT FOR THE PINNACLES

THIS MASTER DEVELOPMENT AGREEMENT (this "**Agreement**" or "**MDA**") is made and entered as of the last date executed by the parties below (the "**Effective Date**"), by and between **Eagle Mountain City**, a Utah municipal corporation ("**Eagle Mountain**" or "**City**") and **B&H Land Holding, LLC**, a Utah limited liability company ("**Developer**").

RECITALS

A. Developer is the owner of approximately 161 acres of real property as described in Exhibit A (the "**Property**").

B. On April 6, 2021, the Eagle Mountain City Council approved the rezone of portions of the Property (Exhibit B, the "**Rezone Exhibit**") and a general plan amendment, which included review of the Concept Plan which is attached hereto as Exhibit C (the "**Concept Plan**").

C. Developer and Eagle Mountain desire that the Property be developed in a unified and consistent fashion pursuant to the approved exhibits.

D. The Parties desire to enter into this MDA to specify the rights and responsibilities of the Developer to develop the Property as expressed in this MDA and the rights and responsibilities of Eagle Mountain to allow and regulate such development pursuant to the requirements of this MDA.

E. The Parties understand and intend that this MDA is a "development agreement" within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 (2021) *et seq.*

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Eagle Mountain and Developer hereby agree to the following:

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 in accordance with the Site Plan.

1.4. **Business Campus Parcel** means that portion of the Property consisting of approximately 65.34 acres as shown on Concept Plan as the "Business Campus."

1.5. **City** means Eagle Mountain City, a political subdivision of the State of Utah.

1.6. **City'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.

1.7. **City's Vested Laws** means the ordinances, policies, standards and procedures of Eagle Mountain in effect as of the date of this MDA.

1.8. **Commercial Parcel means** that portion of the Property consisting of approximately 16.7 acres shown on the Concept Plan as "Commercial."

1.9. **Concept Plan** means the Concept Plan for the Project reviewed by the Eagle Mountain City Council, and attached hereto as Exhibit C.

1.10. **Conditions of Approval** means those conditions and stipulations imposed by the Council (defined below) in connection with the approval of the Rezone and General Plan Amendment, as specifically set forth in the Notice of Decision (defined below).

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

1.12. **Default** means a breach of this MDA as specified herein.

1.13. **Developer** means B&H Land Holding, LLC, and its successors in interest or assignees as permitted by this MDA.

1.14. **Development** means the development of a portion of the Property pursuant to an approved Development Application.

1.15. **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 the Eagle Mountain required for development of the Project.

1.16. **Eagle Mountain** means Eagle Mountain City, a political subdivision of the State of Utah.

1.17. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2021), or any successor provision, and approved by the Eagle Mountain, effectuating a subdivision of any portion of the Project.

1.18. **Multi-Family Parcels** means that portion of the Property consisting of approximately 13.98 acres as shown on Concept Plan as the "MF1 Zone" and the "MF2 Zone."

1.19. **Multi-Family Unit** means a unit that is one of the Residential Units in the Multi-Family Parcel.

1.20. **MDA** means this Master Development Agreement including all of its Exhibits.

1.21. **Notice** means any notice to or from any Party to this MDA that is either required or permitted to be given to another party.

1.22. **Notice of Decision** means the Rezone and General Plan Amendment Notice of Decision, which include certain terms and conditions for development of the Project. A copy of the Notice of Decision is attached hereto as Exhibit D.

1.23. **Parcel** means an area within the Property that has been conveyed by or is proposed to be conveyed by metes and bounds prior to recordation of a plat of subdivision, which conveyance has occurred or is proposed to occur with the approval of the City pursuant to the provisions of Utah Code Ann. §10-9a-103(69)(c)(vi)(2021).

1.24. **Party/Parties** means, in the singular, Developer or the Eagle Mountain; in the plural Developer and Eagle Mountain.

1.25. **Project** means the Pinnacles 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.

1.26. **Property** means the approximately 161 acres of real property owned by and to be developed by Developer more fully described in Exhibit A.

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

1.28. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as residence as illustrated on the Concept Plan.

1.29. **Residential Parcel** means that portion of the Property consisting of approximately 65 acres as shown on Concept Plan and designated as R2 Lots, R3 Lots or RC Lots.

2. GENERAL DEVELOPMENT OF THE PROJECT.

2.1. **Compliance with the Concept Plan and this MDA.** Development of the Project shall be in accordance with the City's Vested Laws, the Eagle Mountain's Future Laws (to the extent they are applicable as specified in this MDA), the Concept Plan, the Notice of Decision, and this MDA.

2.2. **Development Requirements.** Eagle Mountain has approved the Concept Plan for the Project which shall serve as the Master Development Plan map. Developer shall construct the Project in accordance with the Concept Plan and the Conditions of Approval as set out in the Notice of Decision.

3. PROPERTY ZONING AND DEVELOPMENT.

3.1. **Business Campus.** The Business Campus Parcel is currently zoned Agriculture. The parties acknowledge that "business campus" is based on a designation within the General Plan and not a zoning designation. Subject to a future rezoning approval, the Business Campus Parcel shall be developed with commercial uses consistent with the Employment Center Campus designation in the General Plan. Developer acknowledges that the City's Future Land Use and Transportation Corridors Map (and Transportation Master Plan) includes a future freeway that traverses a portion of the Business Campus parcel. Without waiving the right to seek compensation for dedication of the land for the future freeway, Developer acknowledges and agrees to work with the City and/or UDOT to preserve the freeway right-of-way for future freeway development.

3.2. **Commercial Neighborhood.** The Commercial Parcel is zoned Commercial Neighborhood (CN). The Commercial Parcel shall be developed in accordance with Chapter 17.35 of the City's Vested Laws.

3.3. **Multi-Family Parcels.** The Multi Family Parcel is zoned as follows:

Zoning	Area (acres)
MF2	Approx. 5.6
MF1	Approx. 8.4

The Multi-Family Parcels shall be developed in accordance with Chapter 17.25 of the City's Vested Laws. Prior to development in the MF1 and MF2 zones, Developer shall submit to the City and receive approval of a Site Plan that meets the zoning and development requirements of the City's Vested Laws for the MF1 and MF2 zones.

Developer acknowledges that the future freeway traverses the northwest corner of the MF2 parcel. Without waiving the right to seek compensation for dedication of the land for the future freeway, Developer acknowledges and agrees to work with the City and/or UDOT to preserve the freeway right-of-way for future freeway development.

3.4 **Single Family Residential Parcel.** The Residential Parcel is zoned as follows:

Zoning	Acres
RC	Approx. 18.25
R3	Approx. 23.17
R2	Approx. 17.03

The Residential Parcel shall be developed in accordance with Chapter 17.25 of the City's Vested Laws. The lot configuration and road location within the RC, R3, and R2 areas shall be consistent with the configuration on the Concept Plan.

4. ROADS AND TRAFFIC.

4.1 **Internal Roadways.** The Land Use Plan depicts the major proposed roadways and access for the Project. Developer shall be responsible for constructing all roads within the Project at Developer's expense.

4.2 **Aviator Avenue.** Developer shall dedicate to the City by plat map 38.5 feet along the south edge of the Project in conjunction with the recording of the first plat for the Project, and Developer shall construct improvements to complete Aviator Avenue to the City's standard 77' right-of-way as follows: 1) Aviator Avenue east of the eastern access road shall be

completed prior to the first plat in the Residential Parcel or Developer shall provide completion assurance in accordance with Chapter 16.30 of the City's Vested Laws; 2) Aviator Avenue between the eastern access road and the western property line shall be completed prior to the western access road, but not later than the first plat in the RC, MF1, or MF2 zones, or Developer shall provide completion assurance in accordance with Chapter 16.30 of the City's Vested Laws.

5. PARKS AND OPEN SPACE.

5.1. **Park Plan**. The Concept Plan shows the location of an approximately 6.5-acre park within the Residential Parcel ("**City Park**"). A concept plan for the City Park is included in the Utility Plan attached as Exhibit E. Developer shall improve the City Park in accordance with Sections 16.35.105 and 17.25.040 of the City's Vested Laws to meet the parks and open space requirements for the Project. The City may approve Developer constructing improved open space within the Multi-Family Parcels to meet a portion of the park and improved open space requirements for the Project. Prior to recording the first preliminary plat for the Project, Developer shall submit a detailed plan for the City Park and receive approval for the park plan from the City Parks and Recreation Director and the Planning Director. Developer acknowledges and agrees that the City Park does not fulfill the clubhouse and swimming pool requirement for the Multi-Family Parcels set forth in Section 17.25.050(L) of the City's Vested Laws.

5.2 **Dedication of Park Improvements**. The City may require Developer to dedicate all Improved Open Space areas to either the City or an HOA for the Project based on the final configuration of the Improved Open Space. The City may require that Improved Open Space areas be dedicated to the City in conjunction with the subdivision plats that utilize the areas for Improved Open Space credit or with the recording of adjacent plats. The parties anticipate that all large Improved Open Space areas (larger than 2 acres and specifically including the City Park) with play field or other amenities will be dedicated to and maintained by the City and small open space areas will be dedicated to and maintained by the HOA.

6. VESTED RIGHTS.

6.1. **Vested Rights Granted by Approval of this MDA.** The Parties intend that this MDA grants to Developer all rights to develop the Project in fulfillment of this MDA,City's Vested Laws, and the Site Plan except as specifically provided herein. The Parties specifically intend that this MDA grant 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 (2021).

6.2. **Exceptions.** The vested rights and the restrictions on the applicability of Eagle Mountain's Future Laws to the Project as specified in Section 9 are subject to the following exceptions:

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

6.2.2. 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;

6.2.3. Codes. Any 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;

6.2.4. 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;

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

6.2.6. 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 (2021) *et seq*; or,

6.2.7. 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) (2021).

7. TERM OF AGREEMENT. In accordance with Section 16.10.080 of the City's Vested Laws, this MDA shall expire and terminate six (6) years from the Effective Date. 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.

8. BENCHMARKS. As required by Section 16.10.080(B) of the City's Vested Laws, the following development benchmarks shall occur. The parties acknowledge that Developer may plat and/or develop the project in multiple separate phases.

8.1. **First Preliminary Plat or Site Plan.** 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 commence within two (2) years 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.

8.2. **City Park**. In accordance with 16.35.105(A)(10) of the City's Vested Laws, the approximately 6.5-acre park shall be fully completed prior to recording of the first plat, or a separate cash escrow of $3,750 per lot/unit must be put in place with the City with each plat to cover the anticipated cost of park improvements. For example: final plat = 20 lots; cash escrow for final plat = $75,000 ($3,750 x 20). In addition, the City Park must be completed prior to the City recording a final plat that includes more than 50% of the area within the RC, R3, and R2 zones. In the case of inclement weather the applicant may request an extension to this timeline, to be considered at the discretion of the City.

9. PROCESSING OF DEVELOPMENT APPLICATIONS. The procedure for processing Development Applications shall be in accordance with the procedural provisions of City's Future Laws. If Eagle Mountain denies a Development Application Eagle Mountain shall provide a written determination advising the Applicant of the reasons for denial including specifying the reasons Eagle Mountain believes that the Development Application is not consistent with this MDA, the Zoning and/or City's Vested Laws (or, if applicable, City's Future Laws).

10. PUBLIC INFRASTRUCTURE.

10.1. **Construction by Developer**. Developer, at Developer's cost and expense, shall have the right and the obligation to construct or cause to be constructed and install all Public Infrastructure reasonably and lawfully required as a condition of approval of a Development Application pursuant to City's Vested Laws. Such construction must meet all applicable standards and requirements and must be approved by Eagle Mountain's engineer, or his designee.

10.2. **Utility Plan.** Attached hereto as Exhibit E is the Utility Plan for the Residential Parcel. Developer will construct the public utilities in accordance with the provided Utility Plan. Developer may utilize a private sewer lift station located in the southwest corner of the City Park, provided that the lift station is owned and maintained by the HOA.

10.3. **Bonding.** In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by City's Vested Laws, unless otherwise provided by Utah Code § 10-9a-101, *et seq.*, as amended. The Applicant shall provide such bonds or security in a form acceptable to Eagle Mountain or as specified in Eagle Mountain's Vested Laws. Partial releases of any such required security shall be made as work progresses based on City's Vested Laws.

11. UPSIZING/REIMBURSEMENTS TO DEVELOPER. Eagle Mountain may require Developer to reasonably "upsize" Public Infrastructure (i.e., to construct the infrastructure to a size larger than is reasonably required to service the Project) to accommodate future growth

around the Project. If City requires upsizing, City and Developer shall first enter into an Impact Fee Reimbursement Agreement or similar payment reimbursement agreement to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law. For example, if an upsizing to a water pipe size increases costs by 10% but adds 50% more capacity, Eagle Mountain shall only be responsible to compensate Developer for the 10% cost increase. Notwithstanding the foregoing or anything else to the contrary contained herein, in no event shall Developer be required to upsize any improvements (or incur any costs for upsizing any improvements) if the Impact Fee Reimbursements available to Developer are not sufficient to cover the increased costs of such upsizing.

12. DEFAULT.

12.1. **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.

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

12.2.1. Specific Claim. Specify the claimed event of Default;

12.2.2. 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

12.2.3. 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.

12.3. **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.

12.4. **Public Meeting.** Before any remedy in Section 10.4.3 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.

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

13. DEVELOPER'S EXCLUSIVE REMEDY. Developer's sole and exclusive remedy under this MDA shall be specific performance of the rights granted in this MDA and Eagle Mountain's obligations under this MDA. IN NO EVENT SHALL EAGLE MOUNTAIN 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.

14. 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.

15. NOTICES. All notices required or permitted under this MDA shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Developer:

B&H Land Holdings, LLC
Attn: Brandon Harrison
10769 S Rippling Bay
South Jordan, UT 84009

To Eagle Mountain:

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

16. HEADINGS. The captions used in this MDA are for convenience only and are not intended to be substantive provisions or evidences of intent.

17. NO THIRD-PARTY RIGHTS/NO JOINT VENTURE. This MDA does not create a joint venture relationship, partnership or agency relationship between Eagle Mountain, or Developer. Further, except as specifically set forth herein, the parties do not intend this MDA to create any third-party beneficiary rights.

18. ASSIGNABILITY. The rights and responsibilities of Developer under this MDA shall run with the land and be binding on Developer and Developer's successors in interest. Developer may assign its obligations hereunder, in whole or in part, to other parties with the consent of Eagle Mountain as provided herein. The City's consent shall not be unreasonably withheld, conditioned or delayed. A denial of consent shall only be allowed if the proposed assignee does not have the financial capability of fulfilling the assigned rights and responsibilities.

18.1. **Sale of Lots.** Developer's selling or conveying lots to residential purchasers shall not be deemed to be an "assignment" subject to the above-referenced approval by Eagle Mountain unless specifically designated as such an assignment by Developer and approved by Eagle Mountain.

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

18.3. **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.

18.4. **Sale of a Parcel.** The City acknowledges that the precise location and details of the public improvements, lot layout and design and any other similar item regarding the development of a particular Parcel may not be known at the time of the creation of or sale of a Parcel. Developer may sell a Parcel as provided in Utah Code Ann. § 10-a-103(62)(c)(vi) (2019) that does not create any individually developable lots in the Parcel without being subject to any requirement in the City's Vested Laws to complete or provide security for any Public Infrastructure at the time of such subdivision. The responsibility for completing and providing security for completion of any Public Infrastructure in the Parcel shall be that of the Developer or a Subdeveloper upon a subsequent subdivision of the Parcel that creates individually developable lots.

18.5. **Assignees and Successors in Interest Bound by MDA.** Developer's successors in interest as holders of title to the Property (except purchasers of completed Residential Dwelling Units) and assignees shall be bound by the terms of this MDA.

19. NO WAIVER. Failure of any 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 date any such right or any other right it may have.

20. SEVERABILITY. If any provision of this MDA is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this MDA shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this MDA shall remain in full force and affect.

21. FORCE MAJEURE. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party

obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

22. TIME IS OF THE ESSENCE. Time is of the essence to this MDA and every right or responsibility shall be performed within the times specified.

23. APPLICABLE LAW. This MDA is entered into in Utah County in the State of Utah and shall be construed in accordance with the laws of the State of Utah.

24. VENUE. Any action to enforce this MDA shall be brought only in the Fourth District Court for the State of Utah.

25. ENTIRE AGREEMENT. This MDA, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

26. MUTUAL DRAFTING. Each Party has participated in negotiating and drafting this MDA and therefore no provision of this MDA shall be construed for or against any Party based on which Party drafted any particular portion of this MDA.

27. RECORDATION AND RUNNING WITH THE LAND. This MDA or notice of this MDA shall be recorded in the chain of title for the Project. This MDA shall be deemed to run with the land. Upon the sale of a completed Residential Dwelling Unit to a retail purchaser, this Agreement shall automatically terminate and be deemed released as an encumbrance against such Residential Dwelling Unit. An electronic copy of City's Vested Laws may be included as part of the original copy of this MDA with the Eagle Mountain Recorder.

28. AUTHORITY. The Parties to this MDA each warrant that they have all of the necessary authority to execute this MDA.

IN WITNESS WHEREOF, the parties hereto have executed this MDA by and through their respective, duly authorized representatives as of the day and year first herein above written.

DATED this 18 day of NOVEMBER, 2021.

B&H LAND HOLDING, LLC

By: _____

Print Name: BRANDON HARRISON

Title: MEMBER

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the 18 day of NOVEMBER, 2021, personally appeared before me BRANDON V. HARRISON, who being by me duly sworn, did say that (s)he is the MEMBER of **B&H Land Holding, 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

ZACHARY FORD
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 718409
COMM. EXP. 05/25/2025

DATED this 18 day of NOVEMBER, 2021.

EAGLE MOUNTAIN CITY

_____
Tom Westmoreland, Mayor

ATTEST:

ATTEST:

BY: Lianne Pengra

Fionnuala Kofoed, City Recorder

Approved as to form:

City Attorney

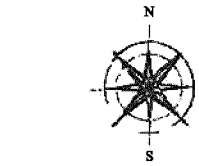
TABLE OF EXHIBITS

Exhibit "A"	Legal Description of Property
Exhibit "B"	Rezone Exhibit
Exhibit "C"	Concept Plan
Exhibit "D"	Notice of Decision
Exhibit "E"	Utility Plan

Exhibit "A"
Legal Description of Property

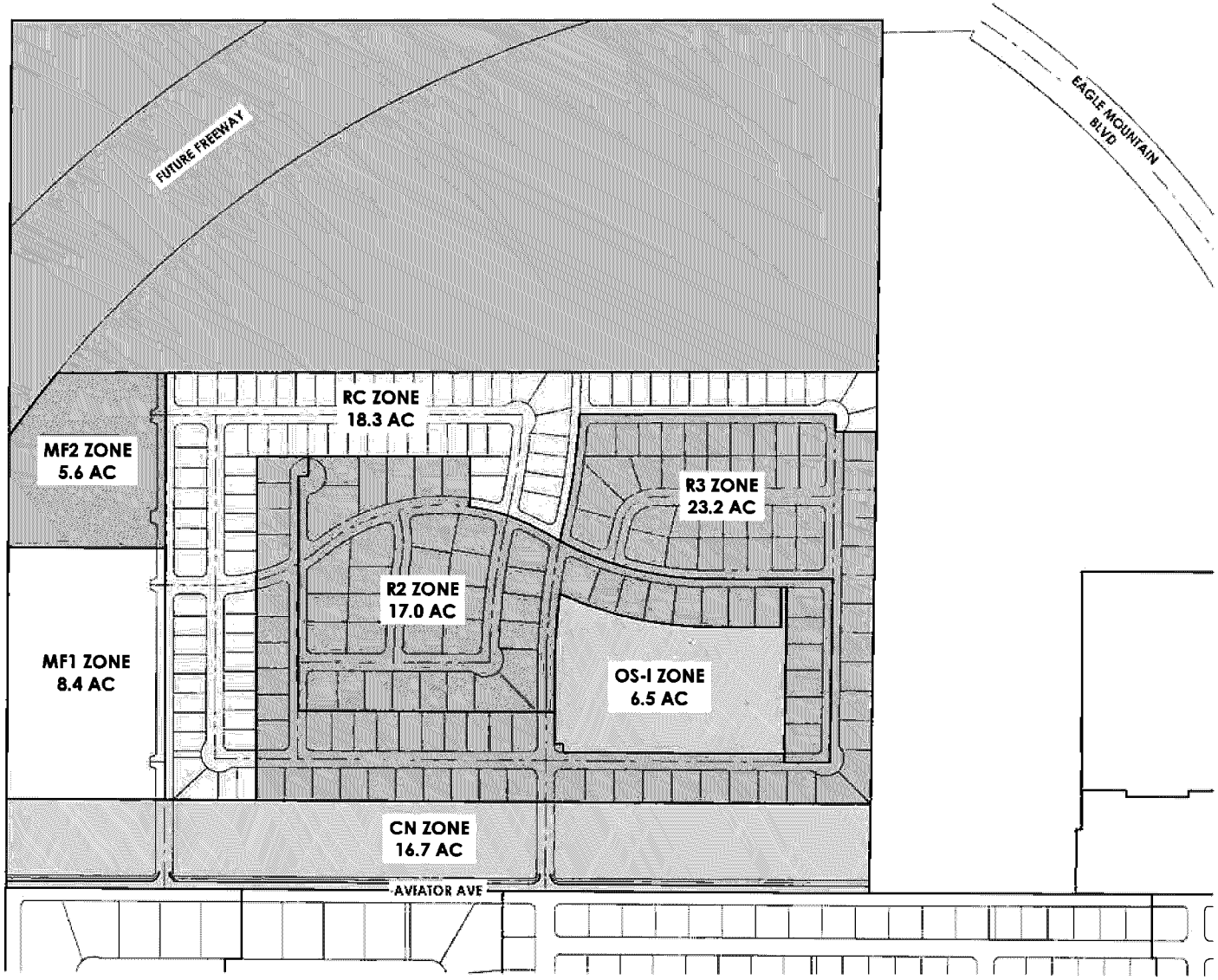
The Southwest Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; also being described as follows:
Beginning at the West quarter corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°42'28" East along quarter section line 2662.37 feet; thence South 0°51'19" West along quarter section line 2662.08 feet to the South Quarter Corner of said Section 2; thence North 89°50'15" West along section line 2638.96 feet to the Southwest Corner of said Section 2; thence North 0°21'17" East along section line 2640.78 feet to the point of beginning.

Area = 161.33 Acres



ZONING DESIGNATIONS

CN	16 7 ACRES
R2	17 0 ACRES
R3	23.2 ACRES
RC	18 3 ACRES
MF1	8.4 ACRES
MF2	5 6 ACRES
OS-I	6 5 ACRES
TOTAL ACREAGE	**±95.7 ACRES**



THE PINNACLES zoning exhibit

EAGLE MOUNTAIN CITY, UTAH COUNTY
11/5/2021
21-0316

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS ENGINEERING AND SURVEYING LLC

Exhibit "C"
Concept Plan

GRAPHIC SCALE

PROPERTY OVERVIEW

SINGLE FAMILY ACREAGE	65.0 ACRES
MULTI FAMILY ACREAGE	14.0 ACRES
COMMERCIAL ACREAGE	16.7 ACRES
BUSINESS CAMPUS ACREAGE	65.7 ACRES
TOTAL ACREAGE	**161.3 ACRES**

CONCEPT DESIGN

R2 LOTS	47
R3 LOTS	87
RC LOTS	88
TOTAL UNITS	**222**
TOTAL RESIDENTIAL DENSITY	**3.4 UNITS/ACRE**

OPEN SPACE

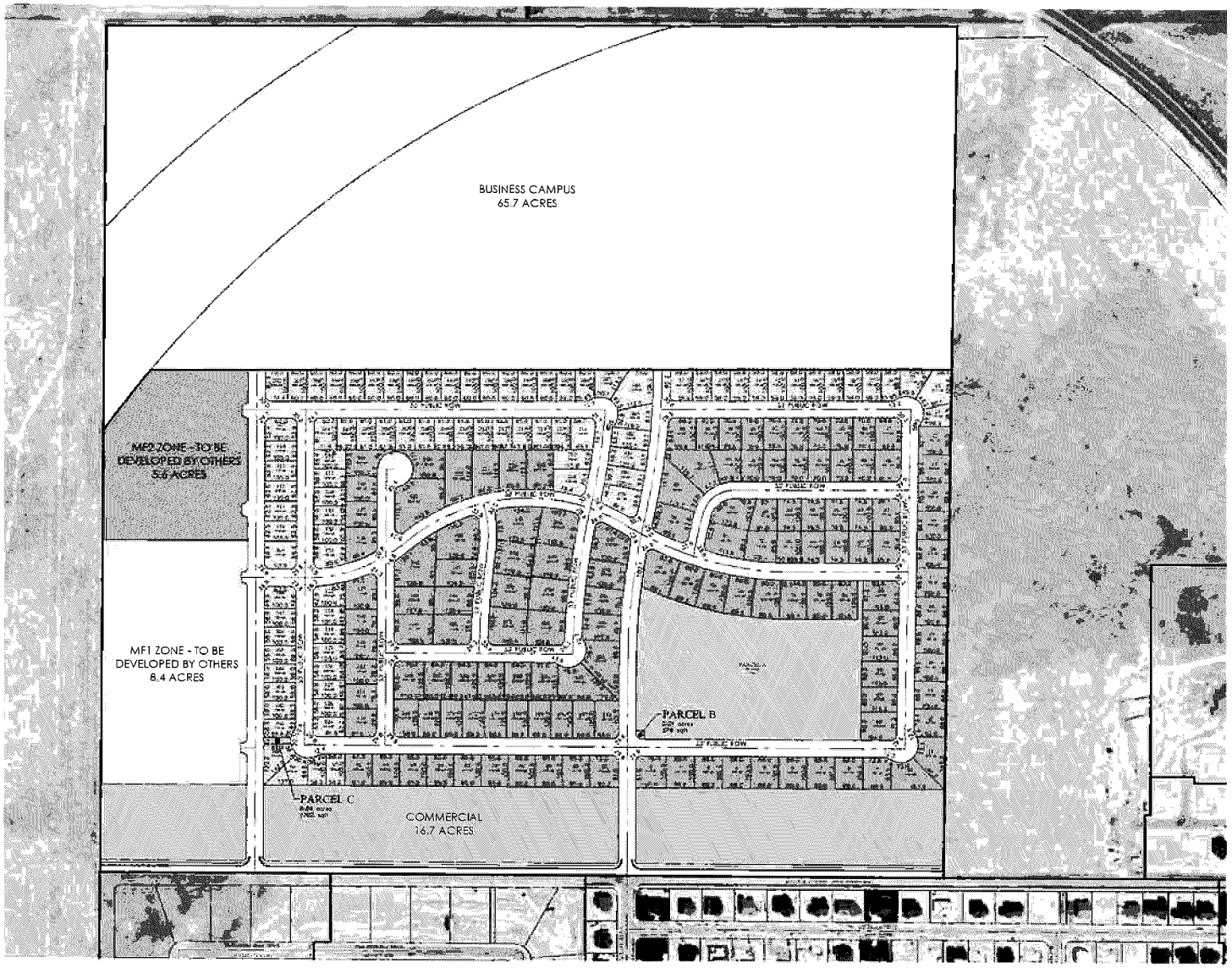
REQUIRED	5.0 ACRES (217,300 SQFT)
PROVIDED	6.6 ACRES (286,224 SQFT)

AVERAGE LOT SIZE

R2 LOTS	11,430 SQFT
R3 LOTS	8,504 SQFT
RC LOTS	6,406 SQFT

ZONING REQUIREMENTS

	R2	R3	RC
MAX GROSS DENSITY			
MIN LOT SIZE	6,000 SQFT	5,500 SQFT	4,500 SQFT
MIN AVERAGE LOT SIZE	10,890 SQFT	8,500 SQFT	6,000 SQFT
REQUIRED IMPROVED OPEN SPACE	900 SQFT/LOT	1,000 SQFT/LOT	1,000 SQFT/LOT
MIN LOT FRONTAGE	60'	50'	50'
MIN LOT FRONTAGE (CUL-DE-SAC)	40'	25'	20'
FRONT SETBACK	25'	15'	15'
FRONT GARAGE SETBACK	25'	22'	22'
AAAR SETBACK	20'	20'	20'
SIDE SETBACK (HOUSE SIDE)	6'	6'	6'
SIDE SETBACK (GARAGE SIDE)	10'	10'	10'
SIDE SETBACK (STREET SIDE)	15'	15'	15'
PARKING REQUIREMENTS	2 STALLS/UNIT ENCLOSED IN GARAGES		



THE PINNACLES concept plan

EAGLE MOUNTAIN CITY, UTAH COUNTY
11/5/2021

Note: This plan is for illustrative purposes only. Dimensions may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary locations and dimensions as well as other jurisdictional boundary details.

FOCUS

Exhibit "D"
Notice of Decision

EAGLE MOUNTAIN

REZONE & GENERAL PLAN AMENDMENT NOTICE OF DECISION

The Pinnacles

On April 6, 2021, the Eagle Mountain City Council approved the Pinnacles rezone and general plan amendment applications for parcel 59:034:0003 (about 161 acres – see attachment) with the following condition:

1. That the two rows of lots facing the road south of the park be changed from the R3 to the R2 zoning district.

The City may require specific performance of Developer's obligations and City may withhold issuance of any further approvals or permits with the Project until the Developer has fully complied with these conditions of approval.

In no event shall the City be liable to the 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.

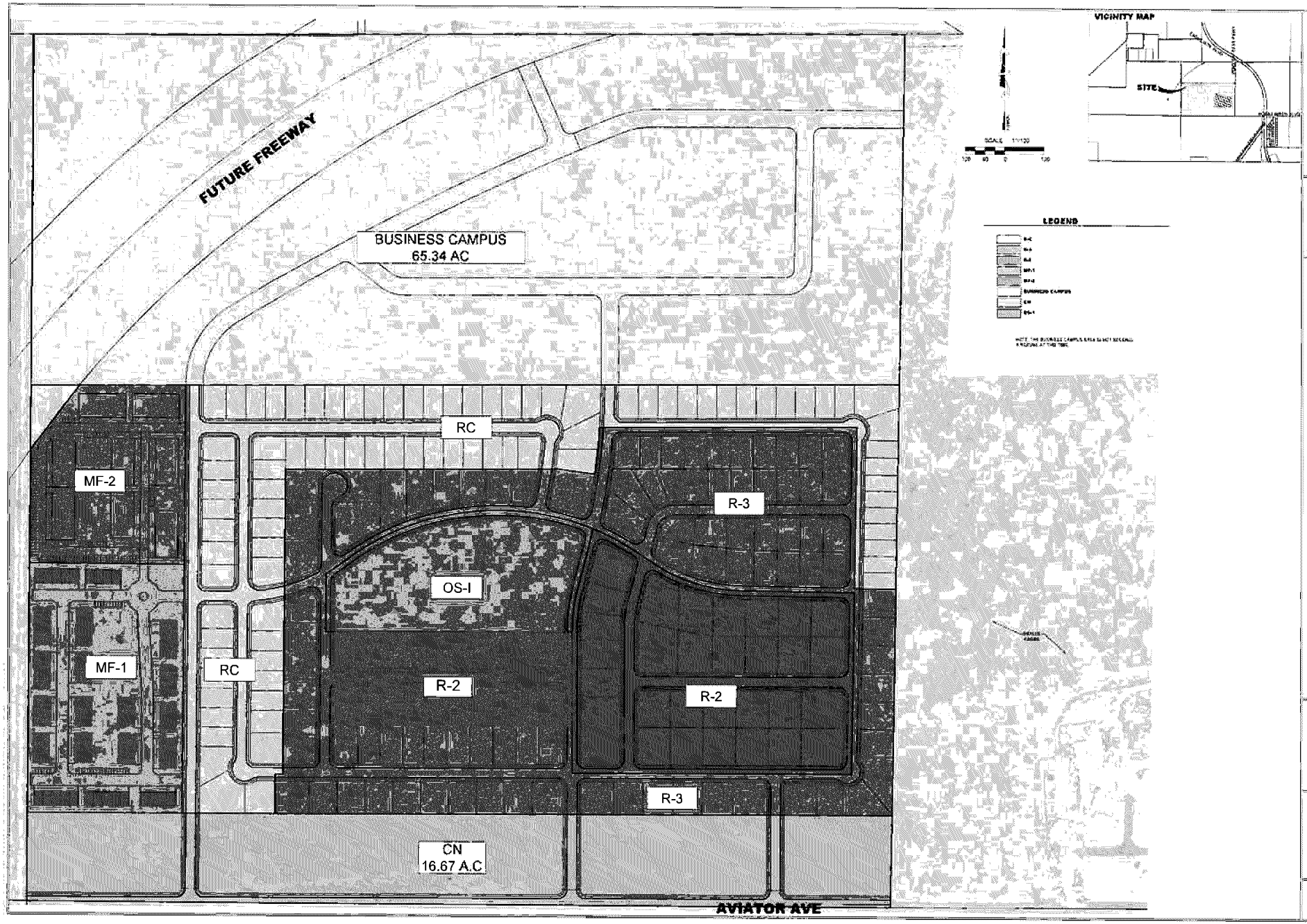
EAGLE MOUNTAIN CITY

By: _____
Steve Mumford, AICP
Community Development Director

Date: 4/12/21

ATTACHMENTS

Exhibit A : Rezone Exhibit
Exhibit B : General Plan Amendment



LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.0383
slinq@lei-eng.com
www.lei-eng.com

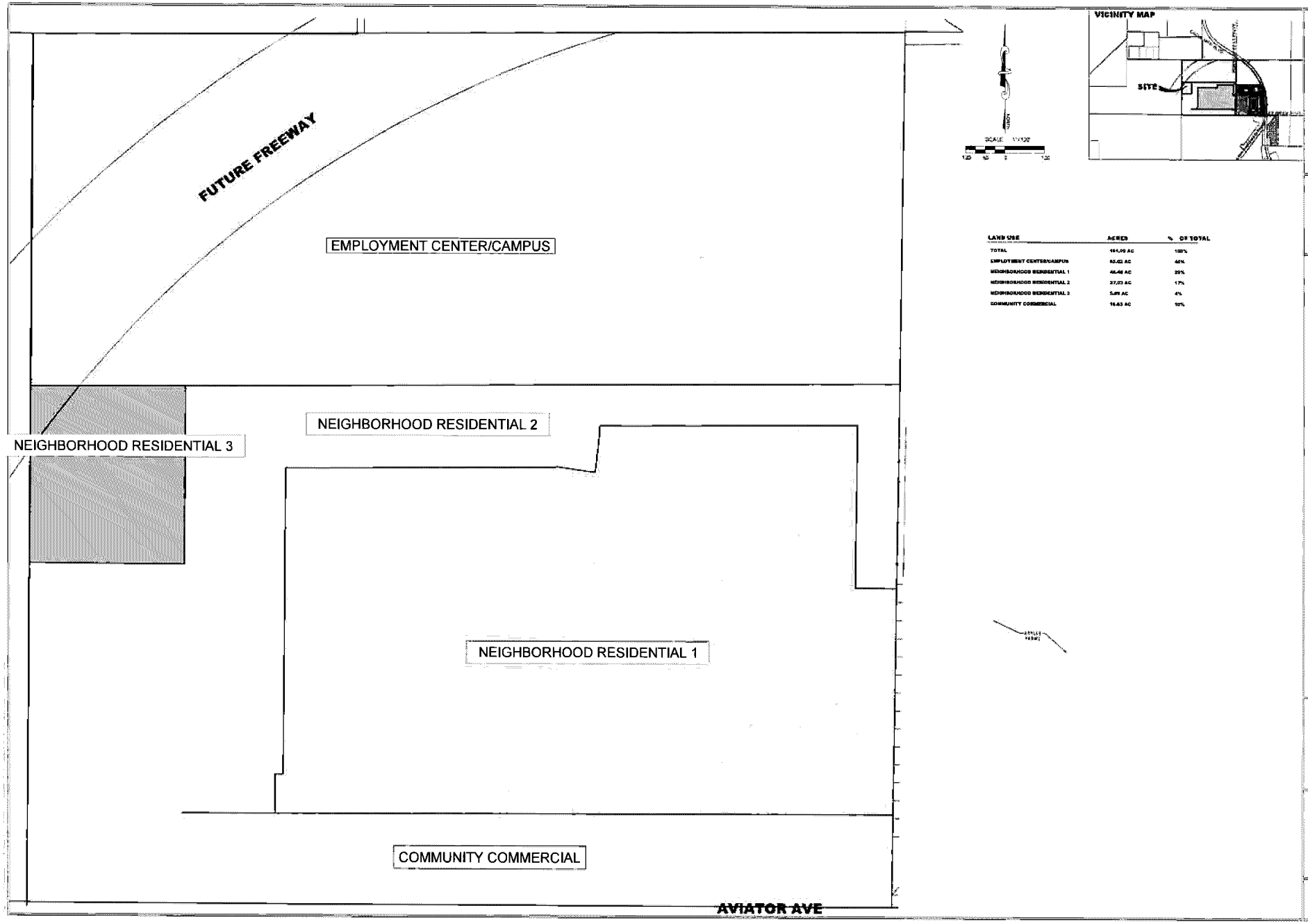
DO NOT SCALE
ENGINEER PRESERVATION

B&H HOLDINGS
EAGLE MOUNTAIN, UTAH

REZONE EXHIBIT

REVISIONS
1 -
2 -
3 -
4 -
5 -
6 -

LEI PROJECT #
2020-0059
DRAWN BY:
DSE/BJA
DESIGNED BY:
BTG
SCALE
1"=120'
DATE:
4/6/2021
SHEET
1



LAND USE	ACRES	% OF TOTAL
TOTAL	161.00 AC	100%
EMPLOYMENT CENTER/CAMPUS	65.63 AC	40%
NEIGHBORHOOD RESIDENTIAL 1	46.48 AC	29%
NEIGHBORHOOD RESIDENTIAL 2	27.03 AC	17%
NEIGHBORHOOD RESIDENTIAL 3	5.49 AC	4%
COMMUNITY COMMERCIAL	16.43 AC	10%

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office@lei-eng.com
www.lei-eng.com

DRAFT FOR PLANNING COMMISSION REVIEW

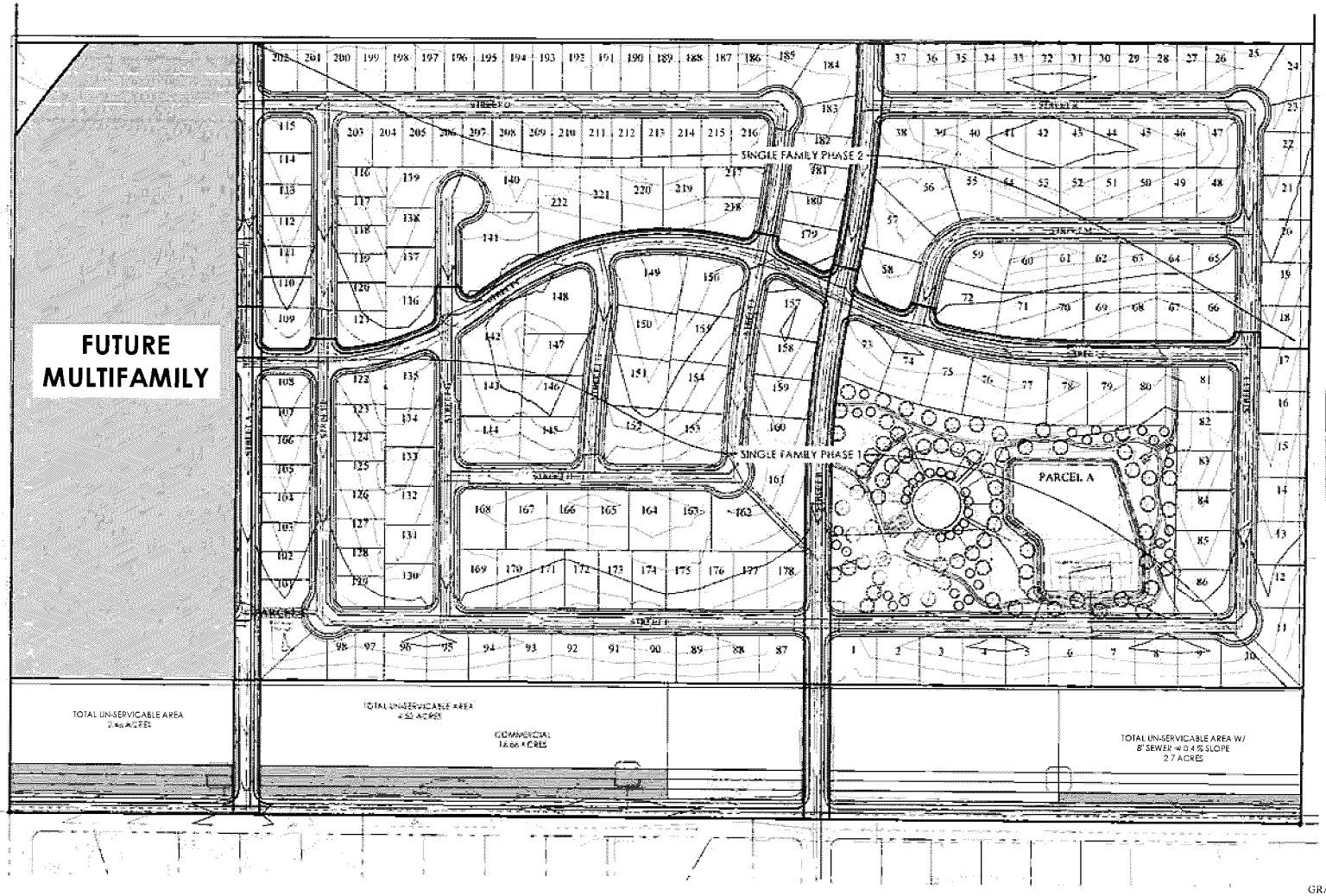
B&H HOLDINGS
EAGLE MOUNTAIN ,UTAH

GENERAL PLAN AMENDMENT

REVISIONS

LEI PROJECT #: 2020-0059
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=120'
DATE: 4/2/2021
SHEET 1

Exhibit "E"
Utility Plan



LEGEND

HATCHED AREAS REPRESENT LESS THAN 5' OF COVER AND POTENTIAL CONFLICTS WITH WATER AND STORM DRAIN

8" SEWER @ 0.4% SLOPE

8" SEWER @ 0.33% SLOPE

10" SEWER @ 0.25% SLOPE

GRAPHIC SCALE

1 IN FEET)
1 inch = 100ft

THIS PLAN SET IS FOR ESTIMATED EARTHWORKS QUANTITIES AND ARE NOT TO BE USED FOR CONSTRUCTION

FOCUS ENGINEERING AND SURVEYING, LLC
2595 E. 3300 S. SALT LAKE CITY, UT 84109
MIDVALE: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

THE PINNACLES

EAGLE MOUNTAIN, UTAH

SEWER DEPTH EXHIBIT

SEWER DEPTH EXHIBIT

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