



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

MARCH 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 - Cedar Glen Concept Plan
- 1.B. DISCUSSION - General Plan Part 1 Review

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. February 25, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

- 7.A. PRELIMINARY PLAT - Overland Village 2 Phase B

BACKGROUND: (Presented by Senior Planner, David Stroud). A request to approve the second preliminary plat of Overland Village 2, and complete development of this Village with single-family lots, townhomes, and open space.

BACKGROUND: Neighborhood Residential One / Residential

- 7.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17 Amendments.

BACKGROUND: (Presented by Senior Planner, Robert Hobbs). A Proposal to enact an ordinance amending Title 17, Chapters 25.030 Land Use Table, 31.030 and 040 Allowed and Special Uses, 48.030 Allowed Uses, 52.060 Conditional Uses, 53.040 Land Uses, by replacing references to conditional uses with special uses, adding land use tables in lieu of lists of uses in each chapter, and re-labeling subsection paragraphs to accommodate changes.

- 7.C. PRELIMINARY PLAT - Meadow Ranches (tabled from January 28, 2025)

- 7.D. MASTER SITE PLAN - Pinnacles B3 (tabled from February 11, then February 25th)

7.E. SITE PLAN - UTA Park and Ride

BACKGROUND: (Presented by Planner, Steven Lehmitz). A proposed Site Plan for Parcel No. 58:034:0424, which is along Pony Express Parkway and west of Unified Fire Authority – Eagle Mountain Station 252.

7.F. ACTION/PUBLIC HEARING - Atkinson Accessory Dwelling Unit Exception

BACKGROUND: (Presented by Planner, Steven Lehmitz). A proposed ADU exception for a property located at 1998 E. Horizon Cove, Parcel No. 54:223:0034. Property owners are petitioning the Planning Commission for an exception to the accessory dwelling unit standards found in EMMC 17.70.030.

7.G. DEVELOPMENT AGREEMENT - Saddle Junction Development Agreement

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
MARCH 11, 2025**

TITLE:	Cedar Glen Concept Plan
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	n/a
APPLICANT:	Flagship Homes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Business Park/Light Industry and Agriculture	208

PUBLIC HEARING

No

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Discussion item only

BACKGROUND:

A previous concept plan was reviewed by the Planning Commission. Concerns about residential areas too close to the wastewater treatment plant were discussed. Residential has been moved away from the plant and non-residential has replaced those areas. Residential density is 6.1 units per acre. The applicant is considering lots measuring 40x80 but EMMC does not have a zone with that criterion. The smallest single-family lot applicable regarding the current code is 4,500 square feet. If the applicant desires a smaller lot, then a code amendment to create a new zone would have to be approved.

ITEMS FOR CONSIDERATION:

n/a

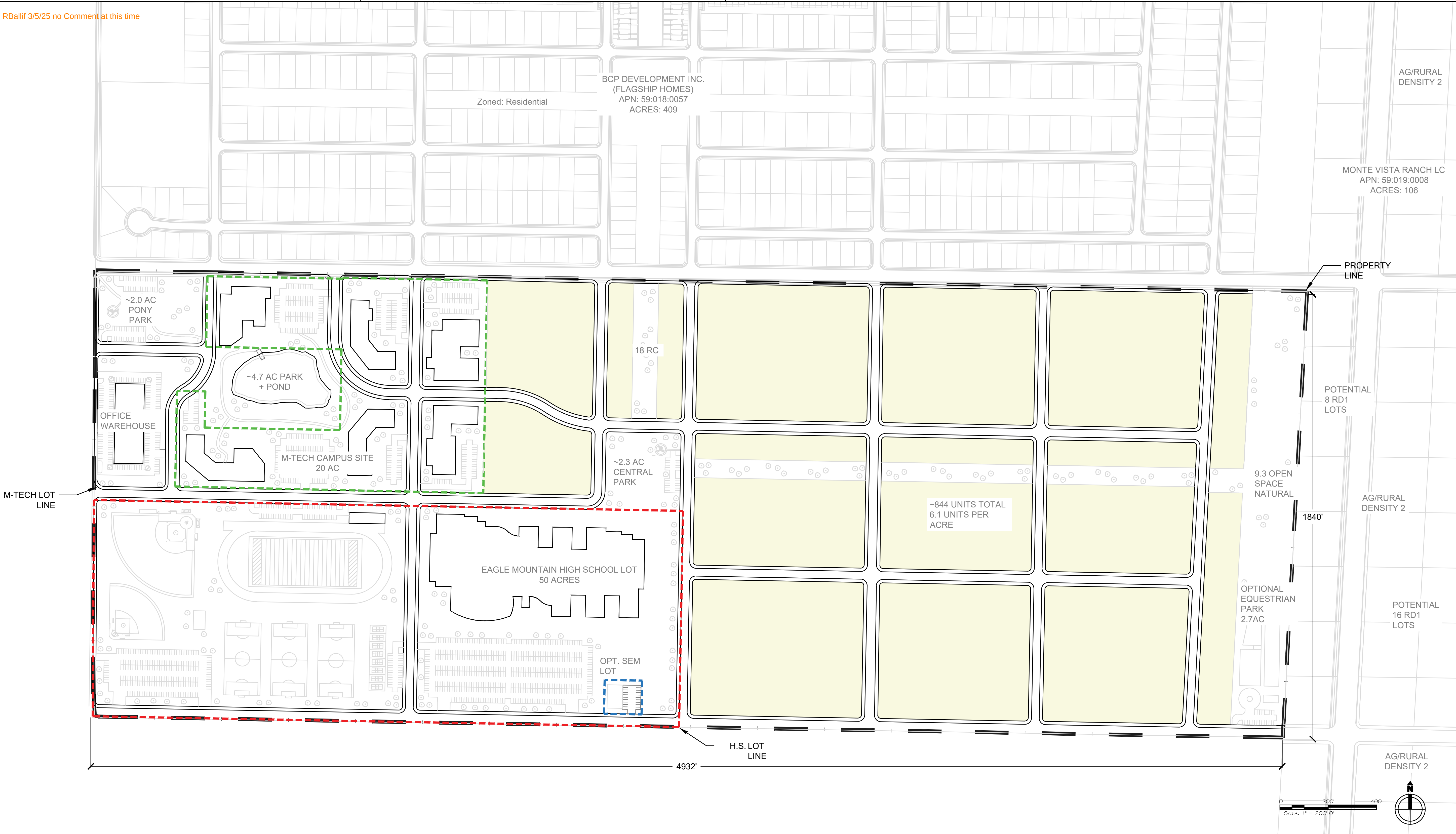
PLANNING COMMISSION ACTION/RECOMMENDATION:

No formal recommendation. Item is provided to the Planning Commission to give the applicant feedback on the concept plan proposal.

ATTACHMENTS:

1. Cedar Glen Concept 3.5.25

RBallif 3/5/25 no Comment at this time



300 S 1350 E, FLR 2 LEHI, UT 84043

CONSULTANT

PROJECT

CEDAR GLEN

PONY EXPRESS PKWY,
EAGLE MOUNTAIN, UT

SEAL



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

CLIENT

ISSUE

MARK	DATE	DESCRIPTION

PROJECT INFO

DATE: 02/11/2025
DRAWN BY: LUKE
JOB NO:
SET TITLE

CONCEPTUAL DESIGN SET

SHEET TITLE

CONCEPTUAL
SITE PLAN

SHEET NO.

CD-101

NOTE

* ROAD LAYOUT SUBJECT TO CHANGE PENDING PUBLIC WORKS AND
ENGINEERING REVIEW

TABULATION

TOTAL UNITS: 844 (6.1 UNITS PER AC/ (138 AC RESIDENTIAL LAND AREA))

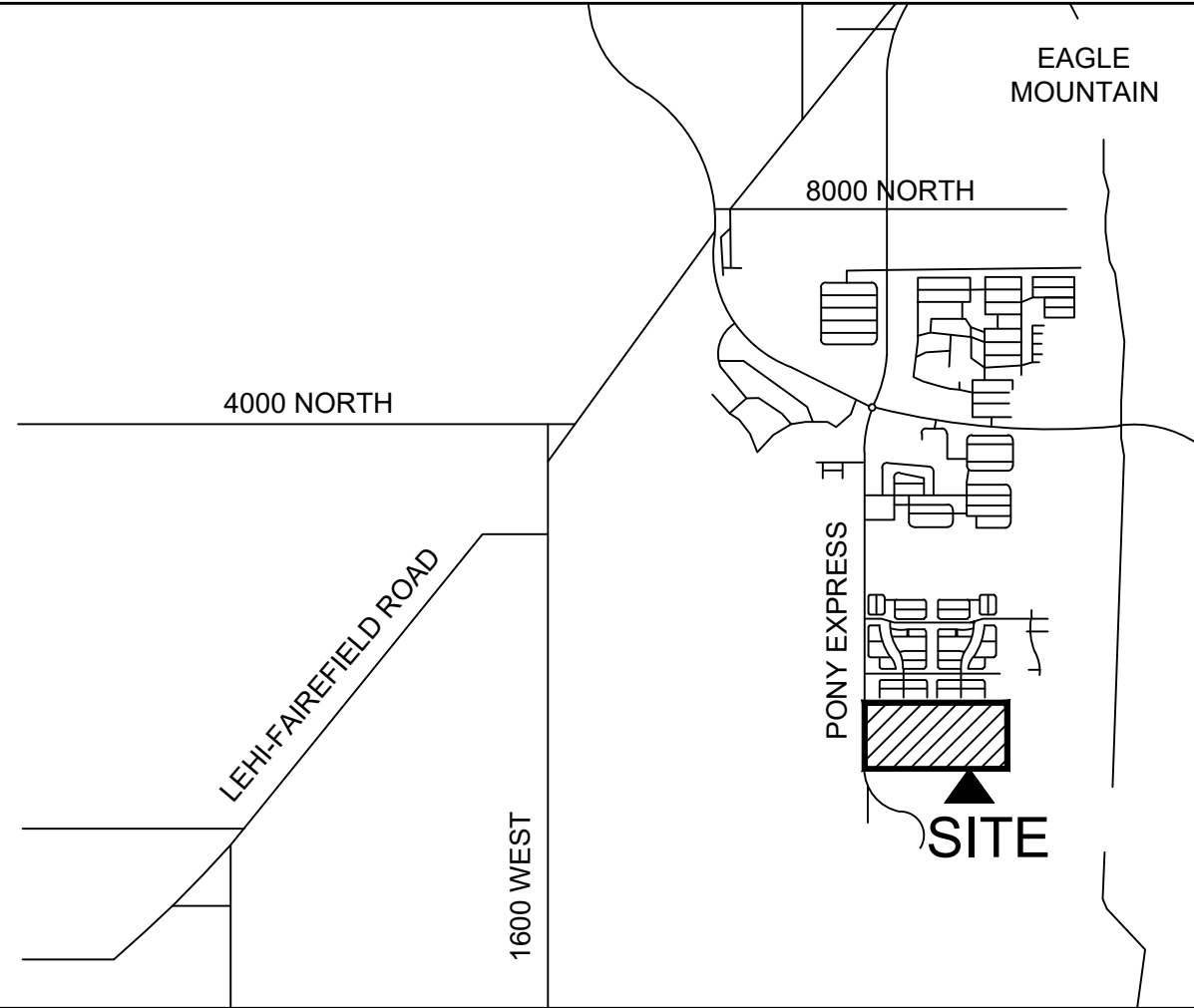
- M-TECH SITE: 20 AC
- EAGLE MOUNTAIN HIGH SCHOOL SITE: 50 AC
- INSTITUTE LOT: 0.5 AC (within H.S. Site)

GREEN SPACE ALLOCATION AREA:

- OPEN SPACE NATURAL: 9.3 (2.7 POTENTIAL EQUESTRIAN PARK)
 - CENTRAL PARK ~2.3 AC
 - POND PARK: ~4.7 AC
 - PONY PARK: ~2.0 AC
 - GREEN PATHS: ~4.3 AC +
- 22.6 ACRES PROVIDED | (844 UNITS X 1,000 = SF / 43,560 = 19.3 REQ.)

TOTAL ACRES OF PROPERTY: 208 ACRES

VICINITY MAP





OVERALL SITE PLAN VIEW FROM PONY EXPRESS



VIEW OF M-TECH CAMPUS PARK



VIEW OF OFFICE-WAREHOUSE SPACE FOR TRADES



HIGH SCHOOL



300 S 1350 E, FLR 2 LEHI, UT 84043

CONSULTANT

PROJECT

CEDAR GLEN
PONY EXPRESS PKWY,
EAGLE MOUNTAIN, UT

SEAL



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

CLIENT

ISSUE

MARK	DATE	DESCRIPTION

PROJECT INFO

DATE: 02/25/2025
DRAWN BY: LUKE
JOB NO:
SET TITLE
CONCEPTUAL DESIGN SET

SHEET TITLE

**CONCEPTUAL
SITE RENDERINGS**

SHEET NO.

CD-102



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 11, 2025**

TITLE:	General Plan Part 1 Review
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	n/a
APPLICANT:	City initiated

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

PUBLIC HEARING

No

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Brandon Larsen

RECOMMENDATION:

n/a

BACKGROUND:

Staff seeks Planning Commission feedback on the first three chapters of the Eagle Mountain City General Plan update, including input on key ideas, overall direction, priorities, and themes to ensure that the working draft is in alignment with the City's vision and community values. This is an early draft, and photos, graphics, detailed source citations, and copy edits will be incorporated in later stages.

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. 1-Introduction to the General Plan Process 03.11.25
2. 2-Community Identity Element 03.11.25
3. 3-Framework for the Future 03.11.2025

1 – Introduction to the General Plan Process

Introduction

In a short time, Eagle Mountain has ascended from a few scattered homes in the Cedar Valley to one of the fastest-growing cities in America. Inspired by its Western heritage, this modern-day frontier community is uniquely positioned to capitalize on its natural and rustic beauty, location near the center of the Wasatch Front, large and rapidly growing population, and existing and ongoing partnerships with major players in the technology sector. At this critical juncture in the City's young history, it is important that the City ensures it has a proper foundation (vision, goals, objectives, and policies) to ensure sustained and appropriate growth and success while staying true to its western roots and preserving its wide-open way of life. This General Plan articulates how Eagle Mountain City will accomplish all of this and so much more.

What Is the General Plan

The Eagle Mountain General Plan articulates the community's vision and values and provides guidance on how the City will look, feel, and function, as well as how it will provide services and manage resources.

The ideas in this General Plan provide a means to diversify economic growth, plan for robust infrastructure networks, maintain a unique reputational evolution, promote proactive generational planning, ensure environmental stewardship, and enhance services to the community (Eagle Mountain Strategic Goals).

The plan is long-range in nature, but includes short to mid-term planning as well, which function as a crucial foundation for working toward the long-range vision.

The General Plan is a comprehensive policy document used to guide the City in decisions related to its future growth and change. In broad terms, the General Plan aims to map out and communicate Eagle Mountain's future based on an actionable, shared vision of the community. The plan guides future growth and establishes the framework for the physical, social, and economic development of the City.

Why Do We Have a General Plan

The General Plan serves as an advisory document guiding the City's growth and development. While not regulatory, it sets the framework for decision-making and must align with enforceable tools such as Master Development Plans, zoning ordinances, and subdivision regulations. To be effective, the City's ordinances should be updated to reflect the General Plan.

As required by Utah Code (Title 10-9a Part 4), this General Plan includes the following mandatory elements: land use, transportation, moderate-income housing, and water use and preservation. Beyond these required elements, the plan incorporates additional components commonly included in municipal general plans.

From both a visionary and practical perspective, the General Plan establishes a decision-making framework, promoting transparency and ensuring consistency in managing growth and change. It educates residents and stakeholders on the City's long-term goals, offering insight into how decisions support the community's vision. A clear, well-structured plan enables landowners, businesses, and residents to make informed decisions regarding their

properties while understanding the rationale behind planning policies.

The General Plan Process

Eagle Mountain planning staff worked with many residents and local groups to draft an accessible, comprehensive, and community-driven General Plan. The process began with an extensive survey, with by almost 1,400 responses, to develop an extensive understanding of the community's needs and desires, providing a foundation for a successful process and final document.

Over several months, staff conducted numerous focus groups, each one informing the various aspects and details of the General Plan. Public outreach efforts resulted in staff receiving honest and illuminating feedback about what the City should work towards in the future. The Working Group then helped staff shape the insights from the public outreach and focus groups into a draft of the General Plan outline. This draft, along with the City's many current plans for parks, transportation, etc., informed the goal and strategies for the new General Plan.

Throughout 2025, plan drafts have undergone extensive revisions, which have helped bridge ideological gaps, refine current policies, and create a General Plan that Eagle Mountain and its residents can be proud of for years to come.

The Big Picture

The Plan is designed and structured for use by all community members as a decision-making framework for public and private development projects and programs. The 2025 General Plan will guide Eagle Mountain forward with a community-based plan that reflects a long-term, strategic view of growth and change while maintaining the values and small-town charm that make Eagle Mountain an attractive community.

The plan includes individual elements such as housing, transportation, economy, parks and recreation, and land use, but these must share a collective vision for Eagle Mountain's future. The elements do not function independently; in actuality they are interconnected and what occurs with one will usually affect another.

Who Will Use the Plan and How

The General Plan will be a valuable resource for City residents, professionals, City staff, advisory boards, and the City Council. The general public and City will use the Plan as a user-friendly citizen's guide of the big picture – the vision and principles that are the foundation of the Plan and the main initiatives and priorities that are the means for achieving the vision. City staff and officials will use it to evaluate proposals, policy changes, and implementation of projects.

The General Plan provides a means for aligning the efforts of different City departments, boards, commissions, and the council toward achieving the City's overall vision.

2 – Community Identity

Overview

Eagle Mountain City is a unique and thriving community defined by its strong sense of identity, connection to nature, and commitment to preserving small-town values while accommodating responsible growth. This chapter provides a panoramic exploration of the elements that make Eagle Mountain special—its rustic history, picturesque open spaces, family-centered culture, engaged residents, and strong community. By documenting and elevating the voices of residents and the values they cherish, this chapter establishes a foundation that will guide future planning efforts to ensure that growth enhances rather than diminishes what makes the City exceptional.

Community Priorities

Analysis of the feedback from community engagement efforts identified key themes and priorities that define Eagle Mountain’s identity. Residents place high importance on fostering strong connections and ensuring the thoughtful cultivation of the following:

- **Community:** Strengthening relationships and maintaining City standards for safety and cleanliness.
- **Nature:** Expanding access to parks and trails while preserving natural areas to reduce fire and environmental risks.
- **Travel:** Improving vehicular transportation and other infrastructure to support convenient and efficient commuting to and from the City.
- **Commerce:** Encouraging local economic business growth while enhancing crime prevention in commercial areas.
- **Growth:** Managing development to preserve small-town values while addressing traffic and safety concerns.
- **Elected Officials and Staff:** Building trust through responsive leadership and a commitment to community safety.

Historic Preservation

Eagle Mountain honors its heritage through preservation efforts and community celebrations. Key historic sites, including petroglyph areas, Joe’s Dugout, and the Pony Express Trail, serve as reminders of the City’s past. The annual Pony Express Days festival strengthens the City’s historical connection while providing opportunities for residents to come together in celebration.

Demographic & Economic Context¹

Eagle Mountain has a young and rapidly growing population, with families making up a significant portion of residents. While the City continues to expand, traffic congestion leading to longer commute times is a growing concern and frustration for residents.

¹ Source: U.S. Census ACS

<https://www.census.gov/quickfacts/fact/table/eaglemountainCityutah/AGE135223#AGE135223>

https://data.census.gov/profile/Eagle_Mountain_City,_Utah?g=160XX00US4920810

Age

AGE GROUP	MALE POPULATION	FEMALE POPULATION
85 years and older	20	28
80 to 84 years	50	151
75 to 79 years	105	88
70 to 74 years	206	108
65 to 69 years	216	377
60 to 64 years	450	328
55 to 59 years	429	417
50 to 54 years	944	712
45 to 49 years	1618	1137
40 to 44 years	1731	1435
35 to 39 years	2118	2406
30 to 34 years	1904	2104
25 to 29 years	1712	2141
20 to 24 years	1591	1372
15 to 19 years	1989	2260
10 to 14 years	2643	2573
5 to 9 years	3264	3512
Under 5 years	3422	3953

Household Size

Average Household Size	4.8
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Income

	Eagle Mountain	Utah
Median Household Income	\$105,576	\$93,421
Persons in Poverty	3.9%	9.0%

Commute

Average Travel Time to Work:	
Eagle Mountain	31.5 Minutes
Utah	22.6 Minutes

Means of Transportation

Means of Transportation to Work (Workers 16 Years and Over)	
Mode of Transportation:	Percentage:
Drove Alone	68.9%
Carpool	10.1%
Public Transportation	0.4%
Walked	0.4%
Bicycle	0.1%
Taxicab, Motorcycle, or Other Means	0.5%
Worked from Home	19.6%

Education

High School Graduate or Higher	95.6%
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Bachelor's Degree or Higher	38.3%
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City Activities

Eagle Mountain fosters a vibrant community through annual events that strengthen connections among residents. These award-winning, inclusive activities provide opportunities for all residents to gather and make memories together.

City Annual Events			
Easter Egg Hunt	Teen Techna Blast & Drone Show	Ties & Tiaras	Silent Santa
Spring/Fall Cleanups	Independence Day Celebration	Halloween Town	Farmers Market
Pony Express Days Celebration	Movies in the Park	Adaptive Trick-or-Treat	Shop Fest
Pony Express Days Rodeo	Summer Bash & Laser Show	Turkey Trot	
Food Truck Rally	Back-to-School Social	Christmas Village	

Dedication to Excellence

Eagle Mountain City staff and leadership strive for excellence through innovative programs and a commitment to service.

CC Meeting	Award	Recipient(s)
01-21-2020	Volunteer Awards from the Lt. Governor's Office in Partnership with the Utah Commission on Service and Volunteerism	Dave Becar Anjanel Larsen Bill Lindsay Joye Roberts
09-21-2021	2020 Outstanding Special Event for Silent Santa - Presented by LeAnn Powell, URPA Executive Director	Events Department
09-21-2021	2020 Outstanding Department - Presented by LeAnn Powell, URPA Executive Director	Parks & Recreation
03-15-2022	Rural Water Association of Utah Wastewater Operator of the Year	Brody Kinder
04-19-2022	Outstanding Adaptive Program for Adaptive Trick-or-Treating - Presented by Bronco Hunter of UPRA	Events Department
02-07-2023	PRCA Wilderness Circuit Best Small Rodeo of the Year – 2022, 2023, & 2024	Pony Express Events
09-09-2024 (web)	First Place – City-County Communications & Marketing Association Savvy Awards – Best Brand/Logo	Eagle Mountain City
09-09-2024 (web)	Second Place – City-County Communications & Marketing Association Savvy Awards – Best Educational Video Content	“Living with Wildlife” video
02-18-2025	APWA Outstanding Public Works Inspector of the Year	Marty Bahr

Spirit of Service

Community Organizations

Eagle Mountain City recognizes the impact and importance of citizen service in the community through promoting and partnering with local nonprofit and community organizations.

Organizations	
American Legion Post 111	Eagle Mountain Nature and Wildlife Alliance
Benjamin Lyne's "I Believe in You" Running Events	Friends in Need Animal Sanctuary
Cheer Rider Tiffany Ulmer	Mountain Bike Team
Eagle Mountain Arts Alliance	Pony Express Events
Eagle Mountain Chamber of Commerce	Pony Express Pageant
Eagle Mountain Community Theater	Red Cross Blood Drives
Eagle Mountain Kestrel Project	Wyatt's Comfort Bundles Foundation

Advisory Boards

Residents assist elected and appointed officials and staff with activities and programs through volunteering on advisory boards.

Advisory Boards	
Cemetery Advisory Board	Parks and Recreation
Library Advisory Board	Senior Citizen Advisory Board
Military and Veterans	Youth Council

Harmony with Nature

As an emerging outdoor recreation destination, Eagle Mountain City implements strategies and regulations to preserve open space. Residents actively enjoy high-quality parks, amenities, and an expanding trail network that will connect throughout the City and to neighboring areas. They embark on outdoor adventures a few minutes from their doorstep on foot, bike, motorcycle, ATV, and horseback. To protect these natural assets, the City maintains wildlife corridors, enforces dark sky policies, and safeguards ridgelines. Additionally, it upholds state and local regulations to preserve agricultural land and support animal rights.

Education

Library

As a vital community resource, the Eagle Mountain Library provides highly valued and utilized programs and materials.

Library Usage Data for 2024			
Total Card Holders	18,975	Digital Item Circulation	123,514
New Card Registration	3,046	Programs Offered	359
Physical Item Circulation	207,685	Attendance at All Programs	14,481

Popular Library Programs		
Story Time	Lap Time	Summer Reading
Play & Learn	STEAM Club	Adult/Teen Programs (book club, thread & yarn club)

Diversity in Education

Eagle Mountain supports a diverse educational landscape, offering public schools, charter schools, and a strong homeschooling network. The City has partnered with Cedar Fort, Fairfield, and Saratoga Springs to establish a new school district to ensure that educational infrastructure and funding allocations align with the unique educational challenges and needs associated with the rapid growth of the Cedar Valley and its high youth population.

Land Designation

The Future Land Use Map designates and preserves areas within the City for the establishment of future college campuses and other educational opportunities, such as teaching medical facilities.

Arts and Culture

Art plays a defining role in a city's identity. Artists have contributed public art installations to the community, including the Angel Garden statue in the Pony Express Memorial Cemetery, the artwork on the recycling receptacle at Cory Wride Memorial Park, and the recently retired eagle monument previously located at the Eagle Mountain Boulevard gateway to the City. In addition to supporting local art community groups, on September 17, 2024, the City Council adopted a municipal code change that will allocate 0.25% of capital improvement and large construction project budgets to public art beginning in July 2025. This decision reflects a commitment to City beautification and cultural enrichment.

Conclusion

This chapter highlights the core attributes that make Eagle Mountain City unique and desirable. These themes will be explored throughout the General Plan in greater detail and preserved and enhanced through specific goals centered around the qualities residents value most. By prioritizing connectivity, sustainability, and responsible growth, Eagle Mountain will continue to be a place where community and nature thrive together.

3 - Framework for the Future

Strategic Planning Overview

Strategic planning is essential for shaping a city's future, guiding decision-making, and optimizing resource allocation. Effective planning anticipates challenges, leverages opportunities, and enhances residents' quality of life while fostering economic growth and sustainability.

The process involves key steps:

1. **City Council** establishes the vision and mission, defining the organization's long-term aspirations and fundamental purpose.
2. **City Manager** identifies core values that shape organizational culture.
3. **Strategic Goals**, crafted by the City Council every three to five years, serve as a roadmap for advancing the City's vision while upholding its mission.
4. **Department Heads** create one—to two-year objectives that serve as milestones for these goals, with annual actions in place to track progress.
5. **Performance Measures** track and assess the effectiveness of goals, objectives, and actions, ensuring alignment with the strategic plan and allowing for adjustments.

This structured approach ensures efficient resource allocation and consistent progress monitoring.

In 2022, the Eagle Mountain City Council initiated the development of a new vision statement and strategic goals, engaging in a vision conference, strategic planning training, a SWOT¹ analysis, staff meetings with Council members, and a strategic planning conference. The City Council approved the current vision statement and six strategic goals in November 2022.

In 2023, the City Council provided staff with direction concerning strategic objectives and actions to advance these goals. Staff developed 37 objectives, which were integrated into the City's FY 2024-25 Budget in 2024. These objectives and actions, expected to be completed within 1 to 3 years, are detailed in the Strategic Planning Appendix.

During City Council meetings, the Director of Legislative Affairs reviews progress on implementing the strategic goals. Councilmembers add items to their Legislative Priorities list as merited as a furtherance of their efforts to complete the objectives necessary to achieve their vision for the City.

Strategic Vision

Eagle Mountain is a safe, growing city with a small town feel that serves families and individuals by creating reliable services and infrastructure, cultivating economic and recreational opportunities, and harmonizing protected space with the flourishing of all life.

¹ A SWOT analysis evaluates a city's Strengths, Weaknesses, Opportunities, and Threats. It helps leaders build on strengths, address weaknesses, seize opportunities, and mitigate threats, ensuring sustainable growth and an improved quality of life.

Mission

The mission of Eagle Mountain City is to provide quality services, facilities, and opportunities that relate, sustain, and enhance a safe, livable, and dynamic community for its residents, businesses, and visitors.

Core Values

Health and Safety

- We treat the health and safety of Eagle Mountain City employees, business owners, and residents as our top priority.
- Prevention and education are the keys to maintaining a safe workplace.

Service

- We serve the residents of Eagle Mountain to the best of our ability with positive professionalism and aim to be reliably responsive.

Innovation

- We innovate as individuals and teams to creatively solve problems, enhance our capabilities, and maximize the impact of our efforts on addressing the needs of the residents.

Efficiency

- We maximize the use of public funds through constant communication and coordination between teams, managing our time well, and dependably doing the most with what we have in the best way we can do it.

Sustainability

- We seek out, develop, and employ sustainable resources and practices to maintain the long-term well-being of our environment and the cultural and economic vitality of the city.

Accountability and Trust

- We are fully accountable to the residents of Eagle Mountain and seek to earn their trust through frequent communication and dissemination of easily consumable information.

Strategic Goals

Diverse Economic Growth

Eagle Mountain is home to businesses of all sizes spanning several industries resulting in an expanded tax base, convenient access for all residents to essential goods and services, and growth of employment opportunities for workers at any stage of their careers.

Robust Infrastructure Networks

Eagle Mountain has expanded its infrastructure capacities to comfortably accommodate the demands of a larger population by improving transportation connections and infrastructure standards alongside state and regional partners, augmenting network capabilities, and implementing maintenance and replacement programs for all infrastructure.

Unique Reputational Evolution

Eagle Mountain is known and respected for its commitments toward, and achievements in, meeting the expectations of residents through efforts to embrace its family-centric and rural heritage, engaging in creative solutions to address resident needs, and its contributions to the prosperity of the state.

Proactive Generational Planning

Eagle Mountain is a balanced, intergenerational city that has proactively managed its growth, resulting in quality home-ownership opportunities for residents; a redundant and reliable water supply; and gathering places and amenities that provide for the social, educational, recreational, and health care needs of its residents.

Interactive Environmental Stewardship

Eagle Mountain has interlaced the preservation of the natural environment; the protection of native wildlife; and the promotion of outdoor recreation through the expansion of permanent, convenient, and interconnected trail networks; conservation of open spaces and natural features; and protection of historic sites significant to our heritage.

Dynamic Service Enhancement

Eagle Mountain is a full-service community that delivers extraordinary services and amenities to residents by attracting and retaining passionate employees, innovating throughout the organization to increase efficiency and remain fiscally conservative, and developing highly responsive communication channels to improve resident experiences.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 11, 2025**

TITLE:	February 25, 2025, Planning Commission Meeting 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. 2.25.2025 Meeting DRAFT Minutes (1)



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

February 25, 2025, 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, Brent Strong, and Craig Whiting; and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Heather Lamb, Planning Secretary; Elizabeth Fewkes, Planner; Ben Reeves; City Manager, Vince Hogge, City Engineer and Evan Berrett, Economic Development Director.

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

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

1. Discussion Items

1.A. DISCUSSION ITEM – FLUM

- Presentation and discussion on the Future Land Use Map, the Future Land Use Map is a decision-making map/visual tool, and estimated to be completed June 2025.

Commissioner Allen adjourned the work session at 6:30 p.m.

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

Commissioner Allen called the policy session to order at 6:37 p.m.

2. Call to Order

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4. A.

MOTION: *Commissioner Hess moved to approve the minutes with the correction of inserting the vote count into the Motion of Item 7.C. of the February 11, 2025 Planning Commission meeting minutes. Commissioner Strong seconded the motion.*

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

The motion passed with a unanimous vote.

5. 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. Downtown Master Plan

This item was presented and discussed following item 7. G.

Presentation by Economic Development Director, Evan Berrett. Eagle Mountain City has contracted with MHTN Architects to create a Downtown Master Plan for ~25 acres (about the area of Chicago's Millennium Park) of City property east of Cory Wride Park. Following months of public engagement, feedback sessions with elected officials and stakeholders, and developing multiple concepts, the draft Downtown Master Plan is being brought forward for consideration of approval and adoption

Commissioner Allen opened the public hearing at 8:32 p.m. and closed it at 8:32 p.m., as there were no comments.

Discussion Summary Points: There was no discussion on Agenda item 7. A.

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

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

The motion passed with a unanimous vote.

7.B. Enyo Development Agreement

This item was presented and discussed following item 7. A.

Presentation by City Attorney, Marcus Draper. Enyo Energy is an independent power company that specializes in developing utility-scale energy projects in the Intermountain West. It is looking to develop a power project in Eagle Mountain City and partner with local data centers and Rocky Mountain Power. Enyo is looking to construct Battery Energy Storage Systems, solar power, and potentially a natural gas power plant in Eagle Mountain City. This Development Agreement would govern Enyo's project. Parcel No. are 59:068:0005, 59:068:0002, 59:068:0004, 59:084:0010, 59:084:0009, 59:084:0007.

Applicant's Statements Summary: Andrian Bell, Enyo Energy – development agreement incorporated concepts and energy code amendments, while the city considered larger code amendments. The proposed Agreement is, like other agreements, such as Track, except for the energy aspect. Enyo is looking at all energy sources because energy is in high demand.

Commissioner Allen opened the public hearing at 9:03 p.m. As there were no comments, he closed the hearing at 9:03 p.m.

Discussion Summary Points:

- Planning Commission concerns are the oversight/control, the power would not be for themselves/the Applicant, but to send to others, what emissions are produced based on the types of energy source, the size, and the location of the facilities.

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

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	No
Craig Whiting	No
Bryan Free	Not Voting - Alternate

The motion passed with a 3-2 vote.

7.C. PRELIMINARY PLAT - Harmony A13

Item 7.C. was presented first under Action and Advisory Items.

Presentation by Senior Planner, David Stroud; a Preliminary Plat approval of Harmony A13 with 34 single-family lots on Parcel No. 59:045:0153, at Annabell St. and Caitlyn St., Flagship Homes. This proposal is governed by the 2018 Harmony Development Agreement.

Applicants' statements summary: Bronson Tatton, Developer, stated there are three (3) floor plans, each with three (3) elevations, and nine (9) options in total.

Commissioner Allen opened the public hearing at 6:52 p.m. and closed it at 6:53 p.m., as there were no comments.

Discussion Summary Points:

- Clarification that the alleyway is 26 ft wide,
- The architectural features presented for garage upgrades, as well as a firepit in the open space, are more aligned with the approved plan.

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

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

The motion passed with a unanimous vote.

7.D. PRELIMINARY PLAT - Harmony A14

This item was presented and discussed following item 7. C.

Presentation by Senior Planner, David Stroud: a Preliminary Plat approval of Harmony A14 with 38 single-family lots on Parcel No. 59:045:0155 at Annabell St. and Rachel Way, Flagship Homes. Governed by the 2018 Harmony Development Agreement.

Commissioner Allen opened the public hearing at 6:55 p.m. and closed it at 6:56 p.m., as there were no comments.

Discussion Summary Points: There was no discussion on Agenda item 7.D.

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

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

The motion passed with a unanimous vote.

7.E. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Eagle Quest East Master Development Agreement Amendment.

This item was presented and discussed following item 7.D.

Presentation by Planner Steven Lehmitz: A proposed amendment to the Eagle Quest East Master Development Agreement would extend the initial development benchmarks. The project is located on Parcel No. 59:006:0053, which is just north of the Sunset Flats development.

Applicant's Statements Summary, David Crocket: Previous landowners went into foreclosure, which created a two (2) year delay where the right of way could not be pulled from the project for a variety of reasons. Marcus Draper, City Attorney, helped create a legal means to ensure that the right of ways could be dedicated to the City. The applicant then created a strategy to get the project up and running so that Eagle Quest could abide by the obligations outlined in the MDA to build a road from Pony Express to Aviator Avenue. The Applicant estimated it would be a 9-month process to take the project from a Preliminary Plat to a Final Plat.

Discussion Summary Points:

- Lots are a good size,
- The Planning Commission would prefer to keep the 9-month MDA Sunset clause, Preliminary Plat to Final Plat.

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

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

7.F. SITE PLAN - UTA Park and Ride

This item was presented and discussed following item 7. E.

Presentation by Planner, Steven Lehmitz; a proposed Site Plan for Parcel No. 58:034:0424, which is along Pony Express Parkway and west of Unified Fire Authority – Eagle Mountain Station 252.

Commissioner Allen opened the public hearing at 7:13 p.m.

The following individuals spoke during the public comment period: Taylor King, Bryana Lowell (email comment read out loud), Jayden & Abby Epperson (email comment read out loud), and Asenath Rallison (email comment read out loud).

Commissioner Allen closed the public hearing at 7:21 p.m.

Discussion Summary Points:

- Review of design and access, the land is a good spot for this project,
- Planning Commission would like staff to reach out to UTA for more clarification on access points, design, and safety questions/concerns,
- Transportation Master Plan – no streetlights or lights in the Plan for this area.

MOTION: *Commissioner Strong moved to table Motion of Item 7.F. until March 11, 2025 Planning Commission Meeting. Commissioner Fox seconded the motion.*

AMENDED MOTION: *Commissioner Strong moved to table Motion of Item 7.F. until the March 25, 2025 Planning Commission Meeting, with the condition that Staff reach out to UTA for clarification on the proposed site plan. Commissioner Fox seconded the motion.*

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

The motion passed with a unanimous vote.

7. G. Master Site Plan for Pinnacles B-3

This item was presented and discussed following item 7. F.

MOTION: ***Commissioner Allen moved to table Item 7.G. until the March 11, 2025 Planning Commission meeting. Commissioner Hess seconded the motion.***

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

The motion passed with a unanimous vote.

8. Discussion Items

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for March 11, 2025.

10. Adjournment

MOTION: ***Commissioner Hess moved to adjourn the meeting at 9:21 p.m. Commissioner Whiting seconded the motion.***

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

The motion passed with a unanimous vote.

The meeting was adjourned at 9:21 p.m.

Approved by the Planning Commission on

Brandon Larsen
Planning Director

DRAFT



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 11, 2025**

TITLE:	Overland Village 2 Phase B Preliminary Plat
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	N/A
APPLICANT:	Brad Mackay, Ivory Homes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Neighborhood Residential One / Residential	75.73

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission approve the Preliminary Plat of Overland Village 2 Phase B.

BACKGROUND:

Ivory Homes received approval of the Overland Village ARMDA which was recorded in 2018. Subsequent amendments have been approved, primarily dealing with park and open space timing. The proposed preliminary plat will guide the buildout of Phase 2 and includes townhomes, single-family, and open space.

ITEMS FOR CONSIDERATION:

The agreement requires Ivory Homes to construct a medium park or Club Ivory prior to recording of a plat that contains the 400th dwelling unit. Village 2 is to have between 540 dwellings and 742 dwellings, with a base of 675 dwellings.

State code (10.9a.604.1) now prohibits the City Council as the land use authority of all preliminary plats that contain one family, two family, or townhome units.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission shall approve, deny, or continue the request for Preliminary Plat Approval of Overland Village 2 Phase B.

ATTACHMENTS:

1. Overland 2B Prelim Plat 3.5.25

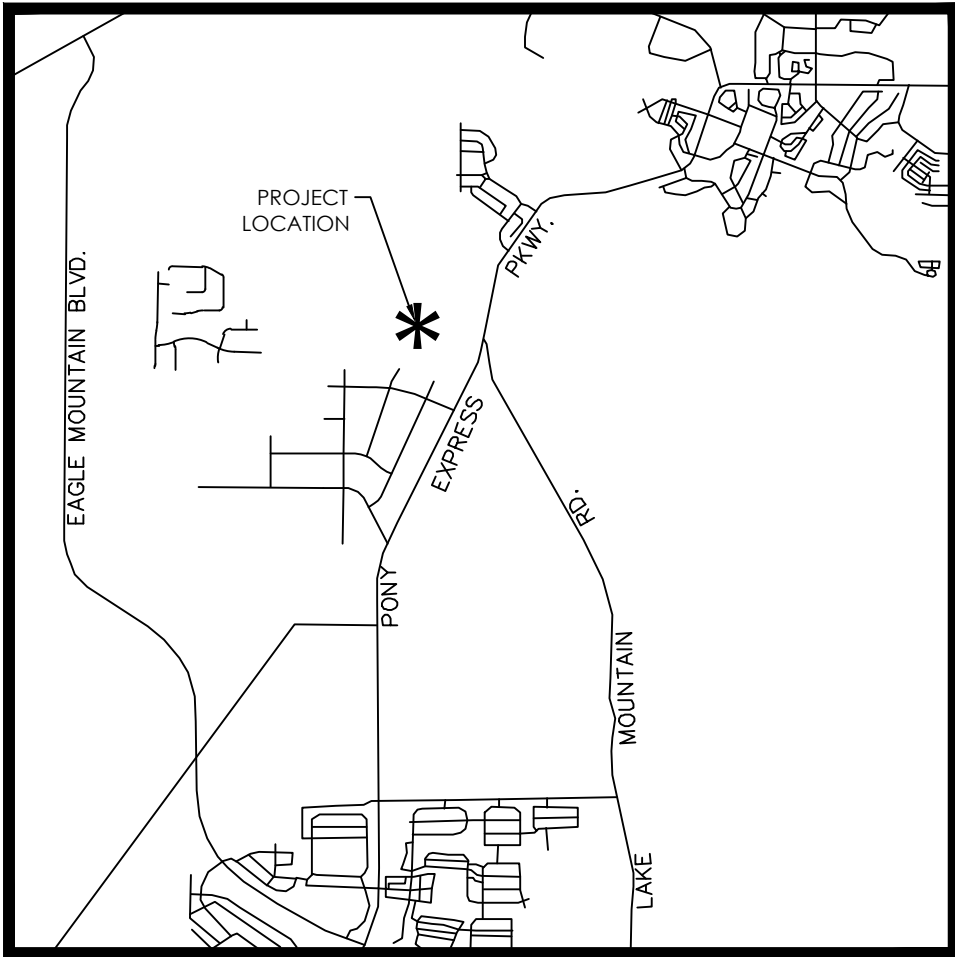
OVERLAND VILLAGE 2 PHASE B PRELIMINARY

PREPARED FOR:

IVORY HOMES

LOCATED IN:

EAGLE MOUNTAIN,UTAH COUNTY,UTAH



VICINITY MAP

NTS

ROAD SECTION NOTES

- 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
- UTBC:** STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR SIDEWALKS & TRAILS.
- 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.

WATER NOTES

- VALVES:**
 - VALVES MUST BE FLANGED TO TEE'S (FITTINGS)
 - VALVES 12" AND LARGER TO BE BUTTERFLY VALVES
- BEDDING:** SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM)
- DEPTH:** WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
- SERVICES & FITTINGS:** SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS
- SETTERS:** ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE AT 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
- WATER CAN LID:** ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED IN A HOLE FOR THE RT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK
- WATER CAN:** THE WATER CAN FOR 3/4" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND 21" INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
- HYDRANTS:** HYDRANTS TO BE 5" BURY (MINIMUM)
- LATERALS:** ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE:** RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS. DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS:** ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL
- VERTICAL SEPARATION:** WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES
- WATER LINE FITTINGS:** ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS
- WATER MAIN LINE:** NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

SEWER NOTES

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

STORM DRAIN NOTES

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



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN STANDARD PLANS AND SPECIFICATIONS.
- 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.
- 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.

ENGINEER'S NOTES TO CONTRACTOR

- 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.
- 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.
- 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.
- 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.

CONTACTS

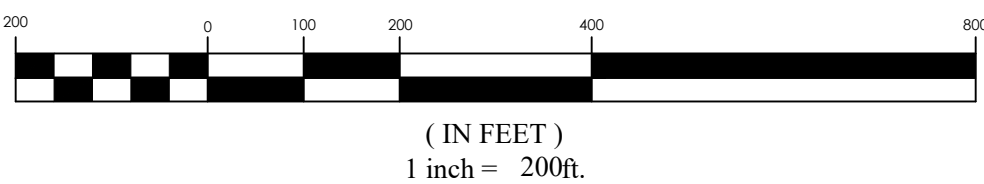
ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT, PE
SURVEY MANAGER: JUSTIN LUNDBERG, PLS

OWNER/DEVELOPER
IVORY HOMES
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 747-7440
CONTACT: BRAD MACKAY

BENCHMARK
NORTHEAST CORNER OF SECTION 36
TOWNSHIP 05 SOUTH, RANGE 02 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 5447.71
DATUM: NAD83



GRAPHIC SCALE



Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2.0	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C2.3	PRELIMINARY PLAT
C3	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	SITE PLAN
C3.5	ADDRESS SIGNAGE
C3.6	TRAIL PLAN
C3.7	PARCEL PLAN
C3.8	PHASING PLAN
C4	OVERALL GRADING & DRAINAGE PLAN
C4.1	GRADING & DRAINAGE PLAN
C4.2	GRADING & DRAINAGE PLAN
C4.3	GRADING & DRAINAGE PLAN
C4.4	GRADING & DRAINAGE PLAN
C4.5	GRADING & DRAINAGE PLAN
C4.6	POND CALCULATIONS
C4.7	SLOPE ANALYSIS
C5	SEWER PLAN
C5.1	SEWER PLAN
C6	WATER PLAN
C6.1	WATER PLAN
C7	EROSION CONTROL PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L2.0	OVERALL STREET TREE PLAN
L2.1	STREET TREE PLAN
L2.2	STREET TREE PLAN
L2.3	STREET TREE PLAN
L2.4	STREET TREE PLAN
D1	BMP DETAILS
D2	BMP DETAILS
D3	BMP DETAILS
D4	BMP DETAILS

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN
COVER SHEET

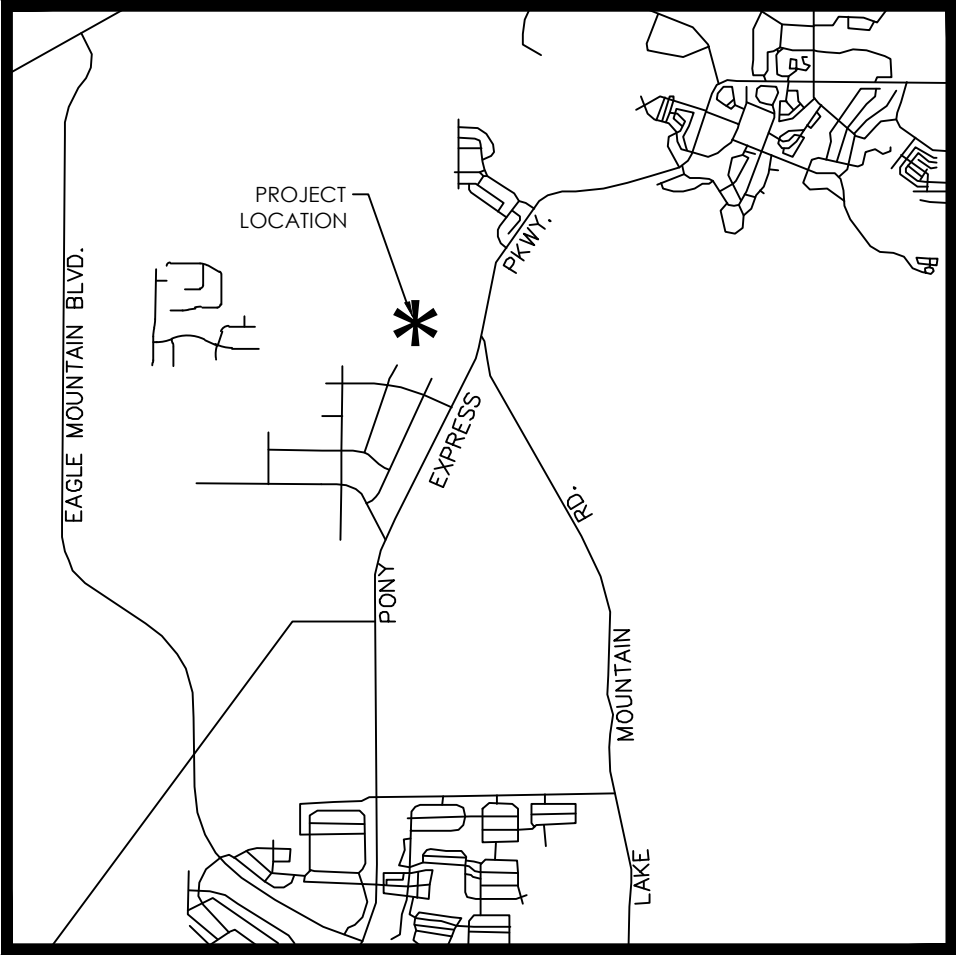
REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

COVER SHEET

Scale: 1"=200'
Date: 3/3/25
Sheet: C1

C1

FOR
REVIEW
ONLY



VICINITY MAP

NOTES:

- 1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- 2) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY HOA (PARCELS A THROUGH M).
- 3) TOWNHOMES MUST BE 10' FROM ROADS AND 10' FROM BUILDING TO BUILDING.
- 4) TOWNHOMES OWNERS ARE TO OWN THE GROUND THEY ARE BUILT ON.
- 5) SEE SHEET C2.2 FOR TOWNHOME LOT DETAIL.
- 6) PARK WITHIN PARCEL A IS TO BE BUILT AT THE LATEST PRIOR TO VLG 2 PHASE B PLAT 9.
- 7) COMMUNITY MAILBOXES ARE TO BE INSTALLED AND WILL BE SHOWN SPECIFICALLY ON EACH FINAL PLAT UNDER THE FOLLOWING CONDITIONS:
 - 7)1) ADJACENT TO A LOCAL STREET MODIFIED WITH A MAILBOX PULLOUT
 - 7)2) ADJACENT TO A PRIVATE STREET WITH SPECIAL MAILBOX PULLOUT IN COMPLIANCE WITH THIS TITLE; OR
 - 7)3) IN A COMMUNITY OPEN SPACE.
 - 7)3)1) COMMUNITY OPEN SPACE MAILBOXES SHALL PROVIDE AT LEAST FOUR OFF-STREET PARKING STALLS ADJACENT TO THE MAILBOX.
 - 7)3)2) COMMUNITY OPEN SPACE MAILBOXES SHALL BE LOCATED ADJACENT TO A PUBLIC OR PRIVATE ROW.

LEGAL DESCRIPTION
PREPARED FOR
OVERLAND VILLAGE 2, PHASE B Preliminary
EAGLE MOUNTAIN CITY, UTAH
24-0097

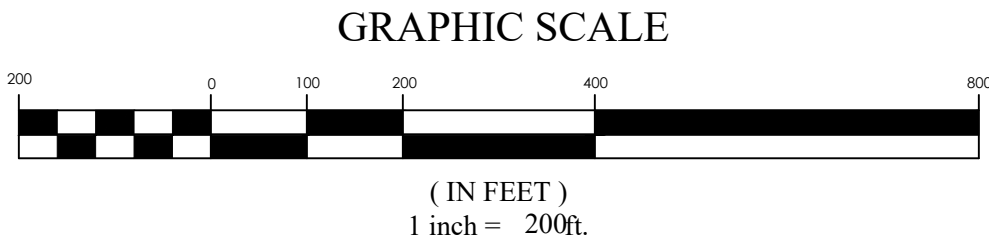
PRELIMINARY PLAT BOUNDARY

A portion of the NE1/4 and NW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located S89°36'58"E along the Section line 371.92 feet from the North 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence S13°12'19"W 168.63 feet; thence N76°47'41"W 25.16 feet; thence S13°12'19"W 63.00 feet; thence S08°47'59"W 114.62 feet; thence S81°12'01"E 63.00 feet; thence S08°49'58"W 286.00 feet; thence S81°12'01"E 4.16 feet; thence S08°47'59"W 156.00 feet; thence N81°12'01"W 314.56 feet; thence S08°47'59"W 27.11 feet; thence N81°12'01"W 29.85 feet; thence S08°48'00"W 87.56 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 103.00 feet (radius bears: S20°58'11"W) a distance of 106.54 feet through a central angle of 59°15'54" Chord: S81°20'14"W 101.85 feet; thence along a line non-tangent to said curve, N61°32'46"W, a distance of 205.66 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 850.00 feet (radius bears: N76°23'23"W) a distance of 220.21 feet through a central angle of 14°50'37" Chord: S21°01'56"W 219.59 feet; thence S28°27'14"W 348.93 feet; thence N61°32'46"W 80.00 feet; thence S28°27'14"W 381.50 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°59'59" Chord: S73°27'14"W 21.21 feet; thence along a line non-tangent to said curve, S28°27'15"W, a distance of 53.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S28°27'13"W) a distance of 23.56 feet through a central angle of 90°00'01" Chord: S16°32'46"E 21.21 feet; thence S28°27'14"W 113.50 feet; thence N61°32'47"W 964.82 feet; thence along the arc of a curve to the right with a radius of 1,469.07 feet a distance of 1593.68 feet through a central angle of 62°09'21" Chord: N30°28'07"W 1516.68 feet; thence along a line non-tangent to said curve, S89°27'10"E, a distance of 2,572.06 feet; thence S89°27'10"E 335.63 feet; thence S89°36'58"E 371.92 feet to the point of beginning.

Contains: 3,299,026 square feet or 75.73 acres+/-

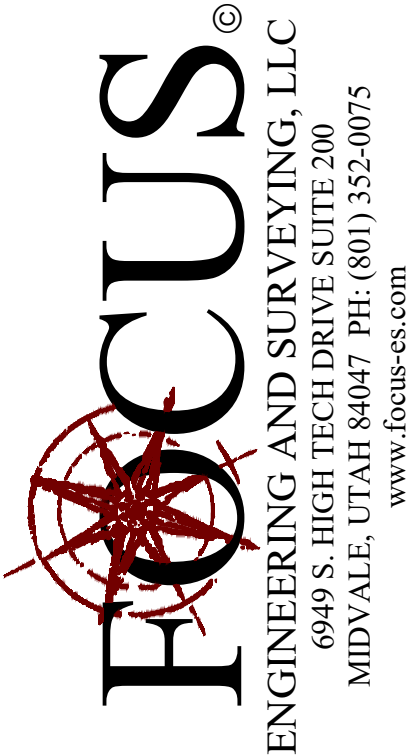
PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE B PRELIMINARY
LOCATED IN THE NE1/4 AND NW1/4 OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



Line Table					
LINE	DIRECTION	CURVE	RADIUS	DELTA	
L1	N38°27'13"E	C1939	15.00	90°00'	
L2	S03°00'15"E	C1200	15.00	90°00'	
L3	N73°27'13"E	C1314	100.00	27°52'	
L4	S30°05'19"E	C1900	14.00	90°00'	
L5	N38°27'14"E	C1845	14.00	90°00'	
		C6	329.00	12°2'	
		C7	51.00	65°4'	
		C9	51.50	94°1'	
		C9	426.50	19°2'	
		C10	14.00	81°1'	
		C11	426.50	7°1'	
		C12	426.50	7°1'	
		C13	426.50	4°1'	
		C14	373.50	17°1'	
		C15	14.00		
		C16	377		
		C17			
		C18			
		C19			

Overland Village 2 Phase Tabulations			
Phase Name:	# Lots	# Townhome Units	
Vlg 2 Phase A Plat 1	30	0	
Vlg 2 Phase A Plat 2	99	0	
Vlg 2 Phase A Plat 3	9	0	
Vlg 2 Phase A Plat 4	0	30	
Vlg 2 Phase A Plat 5	6	0	
Vlg 2 Phase A Plat 6	5	0	
Vlg 2 Phase A Plat 7	0	39	
Vlg 2 Phase A Plat 8	10	0	
Vlg 2 Phase A Plat 9	0	36	
Vlg 2 Phase A Plat 10	0	18	
Vlg 2 Phase A Future Phases	59	47	
Vlg 2 Phase B Plat 1	13	0	
Vlg 2 Phase B Plat 2	19	11	
Vlg 2 Phase B Plat 3	33	10	
Vlg 2 Phase B Plat 4	46	0	
Vlg 2 Phase B Plat 5	23	0	
Vlg 2 Phase B Plat 6	17	0	
Vlg 2 Phase B Plat 7	9	0	
Vlg 2 Phase B Plat 8	6	0	
Vlg 2 Phase B Plat 9	39	0	
Vlg 2 Phase B Plat 10	0	9	
Vlg 2 Phase B Plat 11	14	0	
Vlg 2 Phase B Plat 12	26	24	
Total	463	224	
Total Units		687	

PLAT CALCULATIONS			
TOTAL ACREAGE:	74.74± ACRES		
TOTAL ACREAGE IN LOTS:	45.48± ACRES		
TOTAL ACREAGE IN PUBLIC ROW:	19.00± ACRES		
TOTAL ACREAGE IN PRIVATE ROW:	0.72± ACRES		
TOTAL OPEN SPACE:	9.54± ACRES		
AVERAGE LOT SIZE:	0.15± ACRES		
LARGEST LOT SIZE:	0.48± ACRES		
SMALLEST LOT SIZE:	0.03± ACRES		
OVERALL DENSITY:	4.00 LOTS/ACRE		
TOTAL # OF LOTS:	299 LOTS		



FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
PRELIMINARY PLAT

REVISION BLOCK		DESCRIPTION	
#	DATE		
1	----		
2	----		
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5	----		
6	----		

PRELIMINARY
PLAT

Scale: 1"=200'	Drawn: MPM
Date: 06/18/2024	Job #: 24-0097
Sheet:	

C2.0

PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE B PRELIMINARY

LOCATED IN THE NE 1/4 AND NW 1/4 OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focus-es.com

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REVIEW
ONLY

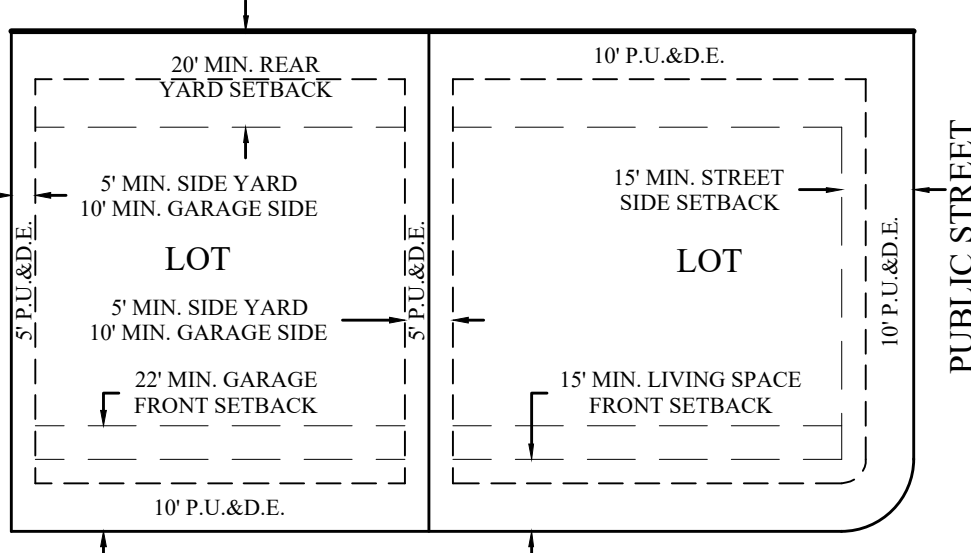
OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
PRELIMINARY PLAT

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

PRELIMINARY
PLAT

Scale: 1"=100' Drawn: MPM
Date: 06/21/24 Job #: 24-0097
Sheet:

C2.1



TYPICAL BUILDING SETBACKS
N.T.S.

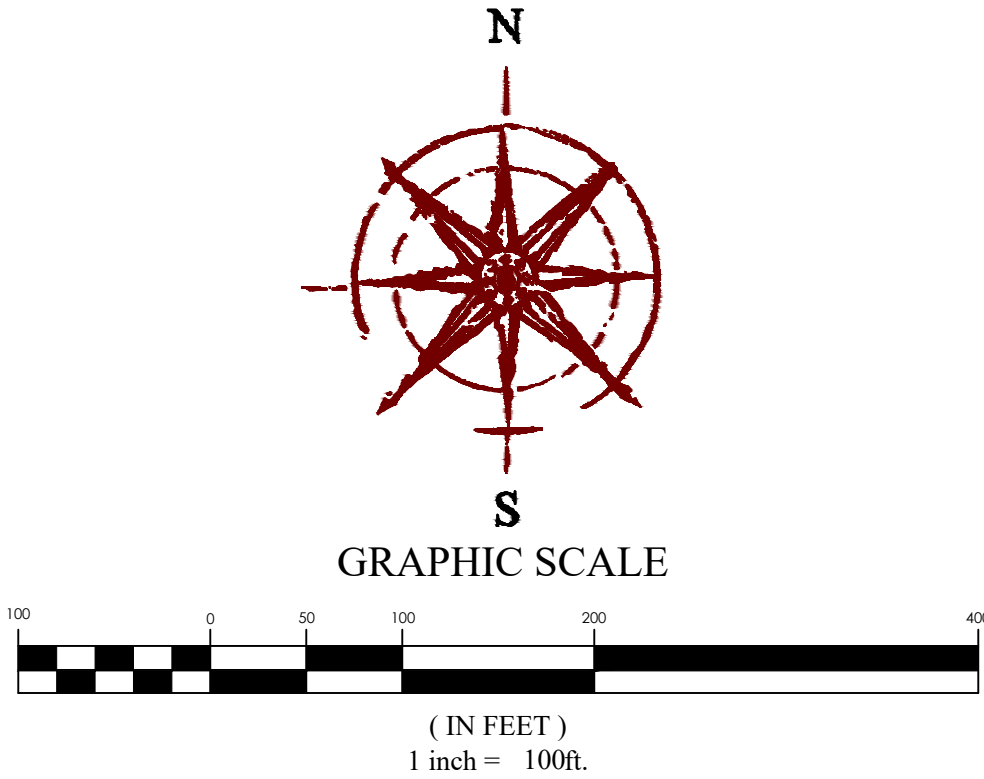
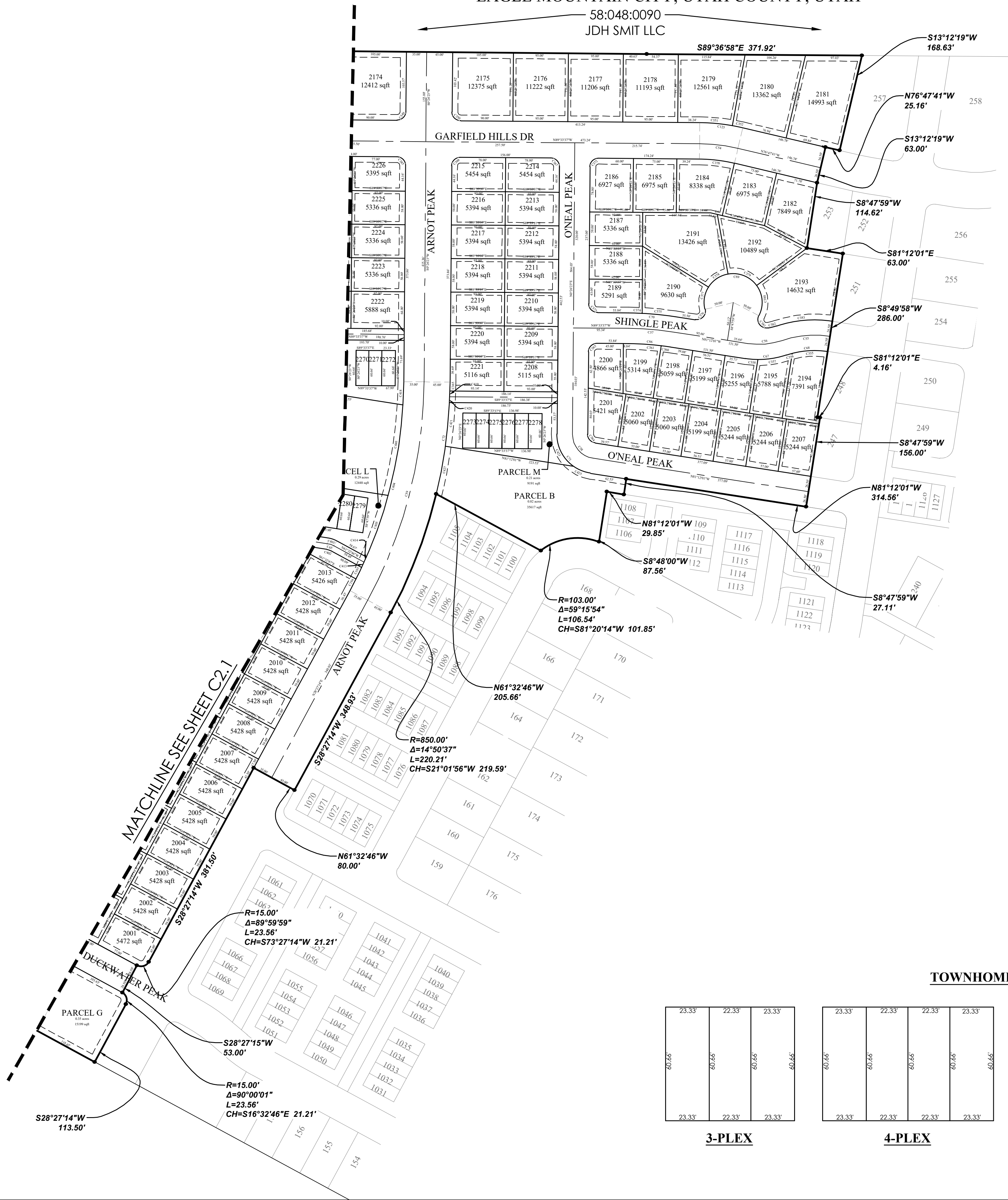
- NOTES:
- 1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
 - 2) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY HOA(PARCELS A THROUGH M).
 - 3) TOWNHOMES MUST BE 10' FROM ROADS AND 10' FROM BUILDING TO BUILDING.
 - 4) TOWNHOMES OWNERS ARE TO OWN THE GROUND THEY ARE BUILT ON.
 - 5) SEE SHEET C2.2 FOR TOWNHOME LOT DETAIL.



Z:\2024\240097 Overland Village 2 Phase B Preliminary Design 24-0097.dwg Sheets\C2.1 - PRELIMINARY PLAT.dwg

PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE B PRELIMINARY

LOCATED IN THE SE¹/₄ OF SECTION 18, T5S, R1W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



- NOTES:
- 1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
 - 2) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY HOA (PARCELS A THROUGH M).
 - 3) TOWNHOMES MUST BE 10' FROM ROADS AND 10' FROM BUILDING TO BUILDING.
 - 4) TOWNHOMES OWNERS ARE TO OWN THE GROUND THEY ARE BUILT ON.
 - 5) SEE SHEET C2.2 FOR TOWNHOME LOT DETAIL.

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
PRELIMINARY PLAT

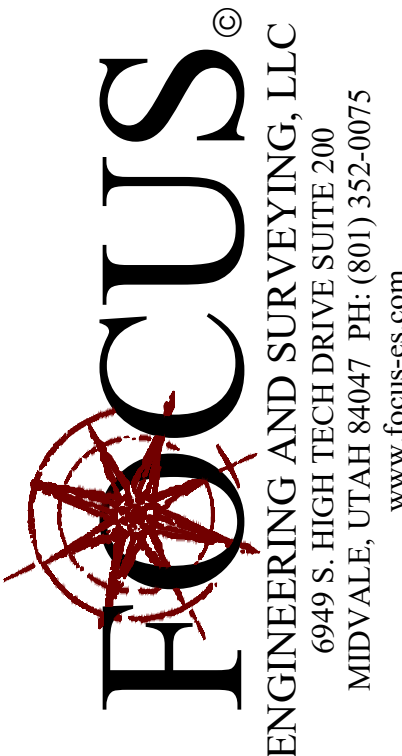
REVISION BLOCK		DESCRIPTION
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PRELIMINARY
PLAT

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Date: 1/23/2025
Sheet:

Drawn: MPM
Job #: 24-0097

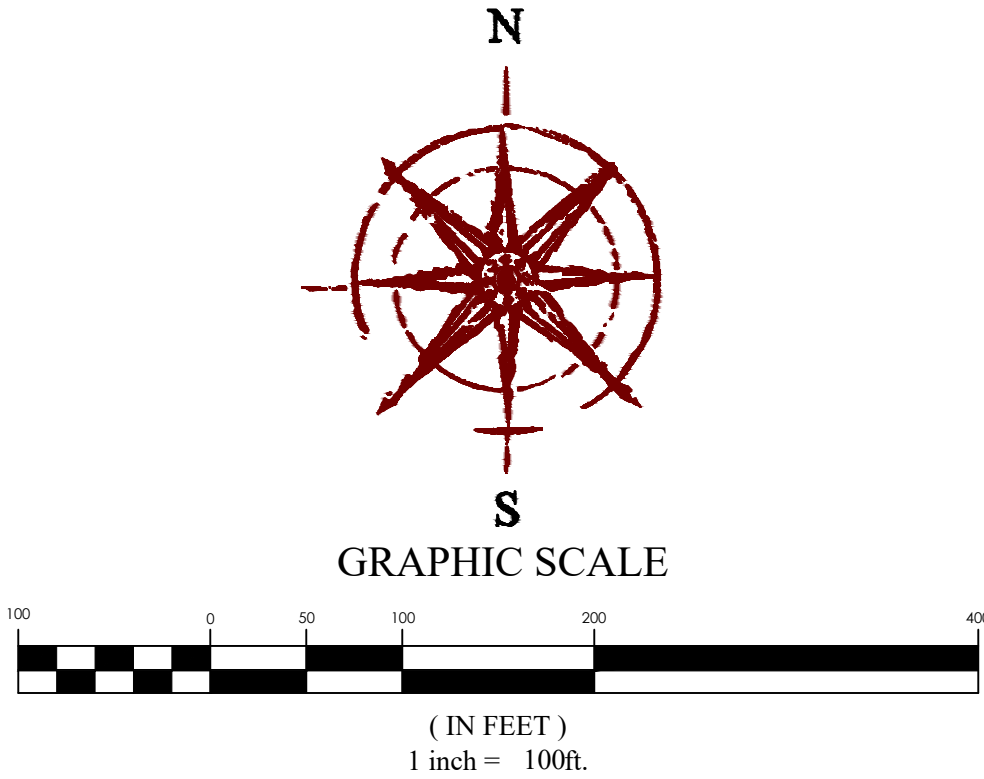
C2.2



FOR
REVIEW
ONLY

PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE B PRELIMINARY

LOCATED IN THE SE¹/₄ OF SECTION 18, T5S, R1W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



NOTES:

- 1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- 2) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY HOA (PARCELS A THROUGH M).
- 3) TOWNHOMES MUST BE 10' FROM ROADS AND 10' FROM BUILDING TO BUILDING.
- 4) TOWNHOMES OWNERS ARE TO OWN THE GROUND THEY ARE BUILT ON.
- 5) SEE SHEET C2.2 FOR TOWNHOME LOT DETAIL

Line Table		
LINE	DIRECTION	LENGTH
L1	S24°34'33"W	6.87
L2	S28°27'13"W	6.56
L3	N28°27'13"E	26.24
L4	N24°27'13"E	32.64
L5	N28°27'13"E	35.36
L6	N24°27'13"E	23.50
L7	S48°46'03"E	1.18
L8	S48°46'03"E	7.51
L9	S76°47'41"E	20.19

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

PRELIMINARY PLAT



FOR
REVIEW
ONLY

REVISION BLOCK

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

PRELIMINARY
PLAT

Scale: 1"=100'
Date: 6/27/2024
Sheet:

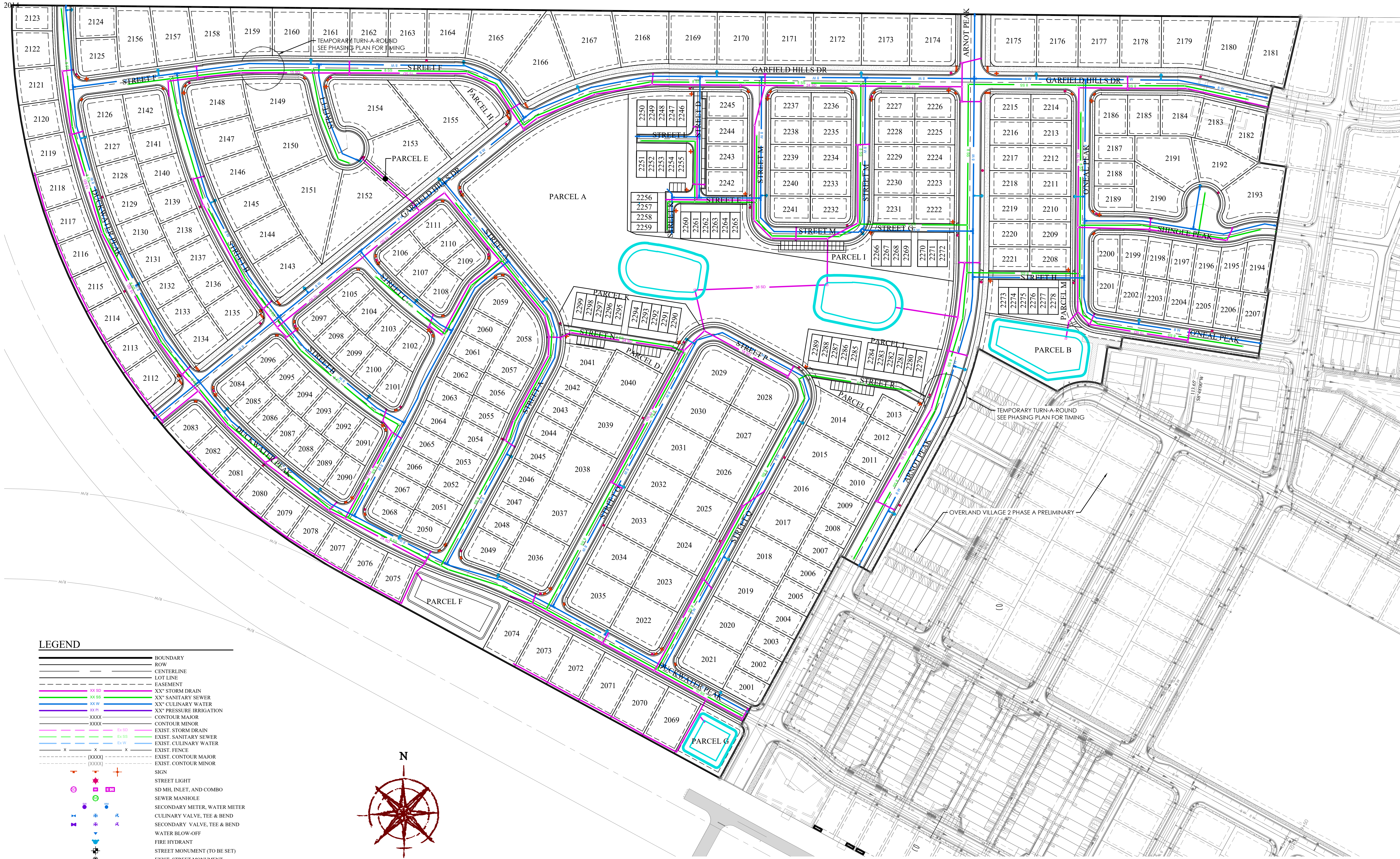
Drawn: MPM
Job #: 24-0097

C2.3

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	978.05	7°04'14"	120.70	S13°00'11"E
C2	947.31	7°04'56"	117.10	S20°04'46"E
C3	955.07	13°33'04"	225.88	S30°23'46"E
C4	955.07	5°03'36"	84.35	N34°38'30"W
C5	955.07	4°27'35"	74.34	N29°52'54"W
C6	955.07	4°27'35"	74.34	N25°25'20"W
C7	955.07	4°27'35"	74.34	N20°57'45"W
C8	955.07	4°27'35"	74.34	N16°30'11"W
C9	955.07	4°55'07"	81.99	N11°48'50"W
C10	1231.07	3°38'58"	78.41	N35°46'15"W
C11	1231.07	3°04'48"	66.18	N32°24'23"W
C12	1231.07	3°04'48"	66.18	N29°19'35"W
C13	1231.07	3°04'48"	66.18	N26°14'47"W
C14	1231.07	3°04'48"	66.18	N23°10'00"W
C15	1231.07	3°04'48"	66.18	N20°05'12"W
C16	1231.07	3°04'48"	66.18	N17°00'25"W
C17	1231.07	3°04'48"	66.18	N13°53'37"W
C18	1231.07	3°34'25"	76.78	N10°36'01"W
C19	1231.07	4°13'11"	90.67	S10°55'24"E
C20	1231.07	3°23'18"	72.80	S14°43'38"E
C21	1231.07	3°23'18"	72.80	S18°06'56"E
C22	1231.07	3°23'18"	72.80	S21°30'13"E
C23	1231.07	3°23'18"	72.80	S24°53'31"E
C24	1231.07	3°23'18"	72.80	S28°16'48"E
C25	1231.07	3°23'18"	72.80	S31°40'06"E
C26	1231.07	4°13'59"	90.96	S35°28'44"E
C27	1231.07	3°42'34"	79.70	N04°29'30"W
C28	1231.07	3°15'02"	69.84	N01°00'42"W
C29	1231.07	6°57'36"	149.54	S02°51'39"E
C30	1026.78	1°01'36"	18.40	N62°03'36"W
C31	1026.47	9°01'37"	161.72	N67°05'12"W
C32	1350.42	2°28'00"	58.14	N70°22'00"W
C33	1350.61	10°09'43"	239.54	N64°03'09"W
C34	1350.55	19°41'52"	464.31	N49°07'21"W
C35	1350.58	31°41'37"	747.09	N23°25'37"W
C36	1350.52	8°11'42"	193.17	N03°28'57"W
C37	1111.57	19°05'52"	370.51	N48°52'06"W
C38	1111.57	31°44'22"	615.77	N23°26'59"W
C39	595.00	5°50'22"	60.64	N53°51'29"E
C40	595.00	33°39'43"	349.57	N73°36'32"E
C41	1350.57	39°53'19"	940.25	S19°19'46"E
C42	1350.57	32°19'34"	761.99	S55°26'13"E
C43	1026.50	10°03'13"	180.12	N66°34'23"W
C44	60.00	90°00'01"	94.25	S16°32'46"E
C45	60.00	89°59'59"	94.25	S73°27'14"W
C46	473.50	7°15'08"	59.93	N24°49'39"E
C47	526.50	7°15'08"	66.64	S24°49'39"W
C48	126.50	67°30'55"	149.06	N05°18'15"W
C49	123.50	22°29'05"	48.47	S39°41'45"W
C50	526.50	7°15'08"	66.64	N24°49'39"W
C51	473.50	7°15'08"	59.93	S24°49'39"E
C52	872.57	17°38'31"	268.67	S48°12'40"E
C53	595.00	39°30'06"	410.21	S70°41'21"W
C54	300.00	12°45'56"	66.84	N83°10'39"W
C55	176.50	27°30'56"	84.76	S85°00'54"W
C56	123.50	27°32'34"	59.37	N85°01'42"E
C57	526.50	8°21'36"	76.82	N85°22'49"W
C58	41.50	81°38'24"	59.13	S40°22'49"E
C59	805.00	28°00'51"	393.60	N14°26'49"E
C60	747.00	15°39'29"	204.15	S16°17'13"E
C61	150.00	56°13'50"	147.21	N61°20'15"W
C62	1200.00	8°07'38"	170.22	S86°29'01"W
C63	100.00	11°43'20"	20.46	N75°20'21"W
C64	85.00	4°21'05"	6.46	S83°22'33"E
C65	35.00	19°39'15"	12.01	N71°22'23"W
C66	500.00	8°21'36"	72.95	N85°22'49"W
C67	150.00	27°32'34"	72.11	N85°01'42"E
C68	150.00	27°30'18"	72.01	S85°00'35"W
C69	50.00	22°03'109"	192.44	N83°12'05"W
C70	553.00	8°21'36"	80.69	N85°22'49"W
C71	68.00	81°38'24"	96.89	S40°22'49"E
C72	850.00	13°10'14"	195.39	N07°01'30"E
C73	68.00	90°00'00"	106.81	N45°26'23"E
C74	68.00	90°00'00"	106.81	S44°33'37"E
C75	568.50	39°30'06"	391.94	S70°41'21"W
C76	631.50	29°58'54"	330.45	S75°26'57"W
C77	176.50	56°13'50"	173.22	S61°20'15"E
C78	50.00	245°37'27"	214.35	N27°37'53"E
C79	773.50	13°16'04"	179.12	S17°40'38"E
C80	1173.50	8°07'38"	166.46	S86°29'01"W

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C81	1085.07	26°46'07"	506.95	S23°11'13"E
C82	1138.07	27°06'29"	538.45	S23°11'47"E
C83	1226.50	8°07'38"	173.97	S86°29'01"W
C84	1324.07	6°22'36"	147.36	S02°34'29"E
C85	1324.07	27°37'46"	638.50	S23°12'41"E
C86	1377.07	37°45'40"	907.56	S18°16'01"E
C87	1231.07	2°52'55"	61.92	S41°58'08"E
C88	1231.07	2°46'00"	59.45	S44°47'36"E
C89	1231.07	2°46'00"	59.45	S47°33'36"E
C90	1231.07	2°46'00"	59.45	S50°19'37"E
C91	1231.07	2°46'00"	59.45	S53°05'37"E
C92	1231.07	3°00'31"	64.64	S55°58'53"E
C93	1231.07	2°28'25"	53.15	N56°14'55"W
C94	1231.07	2°25'15"	52.02	N53°48'05"W
C95	1231.07	2°25'31"	52.11	N51°22'42"W
C96	1231.07	2°25'15"	52.02	N48°57'19"W
C97	1231.07	2°25'15"	52.02	N46°32'03"W
C98	1231.07	2°25'15"	52.02	N44°06'48"W
C99	1231.07	2°22'30"	51.03	N41°42'56"W
C100	41.50	90°00'00"	65.19	N45°26'23"E
C101	41.50	90°00'00"	65.19	S44°33'37"E
C102	86.50	89°59'59"	135.87	S73°27'14"W
C103	86.50	90°00'01"	135.87	N16°32'46"W
C104	1053.00	9°01'36"	165.89	N67°05'12"W
C105	447.00	7°15'08"	56.58	N24°49'39"E
C106	500.00	7°15'08"	63.29	N24°49'39"E
C107	500.00	7°15'08"	63.29	S24°49'39"W
C108	553.00	7°15'08"	70.00	N01°00'42"W
C109	153.00	67°30'55"	180.29	N05°18'15"W
C110	846.07	11°39'32"	172.16	S48°05'55"E
C111	899.07	12°38'44"	198.43	S48°18'02"E
C112	150.00	22°29'05"	58.86	S39°41'45"W
C113	97.00	22°29'05"	38.07	S39°41'45"W
C114	553.00	7°15'08"	70.00	S24°49'39"W
C115	1085.07	14°30'20"	274.71	S48°48'18"E
C116	1138.07	15°05'22"	299.72	S48°55'04"E
C117	1377.07	30°37'26"	736.03	S56°17'17"E
C118	1324.07	15°58'20"	369.11	S49°05'01"E
C119	1324.07	6°50'20"	158.04	S46°07'35"E
C120	1000.00	10°03'13"	175.47	N66°34'23"W
C121	1469.07	1°02'01"	26.50	N39°46'25"W
C122	1469.07	1°25'25"	36.50	N38°32'42"W
C123	336.50	12°45'56"	74.97	N83°10'39"W
C124	15.00	90°00'00"	23.56	S44°33'37"E
C125	15.00	90°00'00"	23.56	N45°26'23"E
C126	15.00	90°00'00"	23.56	N44°33'37"W
C127	15.00	90°00'00"	23.56	N45°26'23"E
C128	15.00	90°00'00"	23.56	N05°18'15"W
C129	992.07	2°40'38"	46.36	N54°46'21"W
C130	992.07	3°12'23"	55.52	N51°49'51"W
C131	992.07	3°13'18"	55.78	N48°37'00"W
C132	992.07	3°03'29"	52.95	N45°28'31"W
C133	992.07	3°04'00"	53.10	N42°24'52"W
C134	992.07	3°41'53"	64.03	S42°43'49"E
C135	992.07	3°34'16"	61.83	S46°21'53"E
C136	992.07	3°34'16"	61.83	S49°56'09"E
C137	992.07	4°23'23"	76.01	S53°54'59"E
C138	812.77	4°05'25"	58.02	S00°28'14"E
C139	811.97	4°05'40"	58.02	N00°32'59"W
C140	1441.39	3°07'19"	78.54	S03°27'59"E
C141	1606.88	3°07'19"	87.56	N03°23'41"W
C142	1400.75	3°26'57"	84.33	S06°42'45"E
C143	1313.03	3°26'57"	79.04	N06°42'45"W
C144	1379.11	3°07'03"	75.04	N09°55'04"W
C145	1471.25	3°07'03"	80.05	S09°55'04"E
C146	1471.49	3°17'00"	84.32	S13°07'24"E
C147	1379.34	3°17'00"	79.04	N13°07'24"W
C148	1313.03	3°26'57"	79.04	N16°24'43"W
C149	1400.75	3°26'57"	84.33	S16°24'43"E
C150	1467.12	3°10'05"	81.12	S19°38'19"E
C151	1375.16	3°10'05"	76.04	N19°38'18"W
C152	1313.03	3°26'57"	79.04	N22°51'53"W
C153	1400.67	3°26'57"	84.32	N45°26'23"E
C154	1473.91	3°17'00"	84.46	S26°09'37"E
C155	1379.40	3°17'00"	79.05	N26°09'12"W
C156	1377.01	3°17'20"	79.04	S29°26'32"W
C157	1469.70	3°17'00"	84.22	S29°26'32"E
C158	1411.96	3°14'50"	80.02	S32°38'50"E
C159	1307.25	3°17'20"	75.04	S32°38'52"W
C160	1377.07	2°56'20"	70.63	N35°40'01"W

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C161	1469.07	3°37'28"	92.93	S36°01'15"E	92.91
C162	15.00	88°05'09"	23.06	N06°53'43"E	20.86
C165	15.00	88°05'09"	23.06	N85°01'08"W	20.86
C166	1377.07	2°23'49"	57.61	N42°10'28"W	57.60
C167	1469.07	3°04'57"	79.04	S41°49'54"E	79.03
C168	1377.07	2°54'36"	69.94	N44°49'40"W	69.93
C169	1469.07	2°54'36"	74.61	S44°49'40"E	74.60
C170	1469.07	2°54'36"	74.61	S47°44'16"E	74.60
C171	1377.07	2°54'36"	69.94	N47°44'16"W	69.93
C172	1377.07	2°54'36"	69.94	N50°38'52"W	69.93
C173	1469.07	2°54'36"	74.61	S50°38'52"E	74.60
C174	1469.07	2°54'36"	74.61	S53°33'28"E	74.60
C175	1377.07	2°54'36"	69.94	N53°33'28"W	69.93
C176	1377.07	2°54'38"	69.95	N56°28'05"W	69.94
C177	1469.07	2°54'38"	74.63	S56°28'05"E	74.62
C178	1469.07	2°54'36"	74.61	N59°22'42"E	74.60
C179	1377.07	2°54'36"	69.94	N59°22'42"W	69.93
C180	1377.07	2°54'36"	69.94	N62°17'18"E	69.93
C181	1469.07	0°42'47"	18.28	S61°11'23"E	18.28
C182	1377.07	2°54'36"	69.94	N65°11'34"W	69.93
C183	1377.07	4°56'48"	118.89	N69°07'36"W	118.85
C184	1000.00	6°12'34"	108.62	N68°29'18"W	108.57
C190	1000.00	3°52'45"	67.71	N63°26'13"W	67.69
C194	770.00	1°40'47"	22.57	N27°36'51"E	22.57
C195	770.00	1°38'49"	22.16	N25°57'03"E	22.13
C196	86.50	11°57'50"	12.04	S22°22'28"E	18.03
C197	86.50	44°50'47"	67.71	S06°05'11"W	65.99
C198	15.00	90°00'01"	23.56	S16°32'46"E	21.21
C199	15.00	89°59'59"	23.56	N17°27'14"E	21.21
C200	33.50	90°00'01"	52.62	N13°26'46"W	47.38
C201	33.50	89°53'45"	52.56	S73°24'07"W	47.33
C202	15.00	90°00'01"	23.56	S16°32'46"E	21.21
C203	15.00	88°58'21"	23.29	N72°56'25"E	21.02
C205	153.00	7°36'43"	20.33	S01°38'26"E	20.31
C206	153.00	20°35'47"	55.00	S12°27'58"W	54.70
C207	153.00	5°41'24"	15.19	S25°36'31"W	15.19
C208	500.00	0°24'50"	3.61	S28°14'48"W	3.61
C209	500.00	6°43'19"	58.66	S44°40'44"W	58.63
C210	500.00	0°06'59"	1.02	S21°15'55"W	1.02
C211	500.00	0°35'51"	5.13	S28°09'35"W	5.13
C212	15.00	59°40'01"	26.09	S12°22'48"E	22.93
C213	1324.07	0°23'12"	8.93	S71°24'24"E	8.93
C214	1053.00	3°39'59"	63.69	S69°46'00"E	67.37
C215	1053.00	5°21'36"	98.51	S65°15'12"E	98.47
C216	1324.07	3°23'08"	78.24	S62°23'59"E	78.23
C217	1324.07	3°27'12"	79.80	S65°49'09"E	79.79
C218	15.00	84°00'02"	21.99	N70°27'14"E	20.07
C219	447.00	3°53'42"	36.39	N26°30'22"E	36.38
C220	389.31	3°51'18"	20.19	N22°52'48"E	20.19
C221	553.00	3°22'37"	32.59	N22°53'34"E	32.59
C222	499.78	4°17'17"	37.40	N26°30'58"E	37.40
C223	100.00	67°30'55"	117.84	N05°18'15"W	111.14
C224	15.00	90°00'00"	23.56	N84°03'42"W	21.21
C225	500.00	2°11'13"	19.08	S27°21'37"W	19.08
C226	500.00	5°03'55"	44.20	S23°44'02"W	44.19
C227	500.00	1°39'22"	14.45	S22°01'46"W	14.45
C228	500.00	5°35'46"	48.84	S25°39'20"W	48.82
C229	15.00	89°09'38"	23.34	S16°07'36"E	21.06
C230	500.00	7°15'08"	63.29	N24°49'39"E	63.25
C231	500.00	7°15'08"	63.29	S24°49'39"W	63.25
C232	15.00	94°28'36"	24.73	N75°41'31"E	22.03
C233	1324.07	2°03'28"	47.55	S56°02'27"E	47.55
C234	1324.07	2°25'15"	55.95	S53°48'05"E	55.94
C235	1324.07	2°25'31"	56.05	S51°22'42"E	56.04
C236	1324.07	2°25'15"	55.95	S48°57'19"E	55.94
C237	1324.07	2°25'15"	55.95	S46°32'00"E	55.94
C238	1324.07	2°25'15"	55.95	S44°06'48"E	55.94
C239	1324.07	1°48'20"	41.72	S42°00'01"E	41.72
C240	15.00	92°02'08"	24.79	S04°55'14"W	21.59
C243	15.00	87°41'20"	22.96	N85°13'02"W	20.78
C244	1138.07	2°02'31"	40.46	N42°33'29"W	40.46
C245	1138.07	2°46'00"	54.96	N44°47'36"W	54.95
C246	1138.07	2°46'00"	54.96	N47°33'36"W	54.95
C247	1138.07	2°46'00"	54.96	N50°19'37"W	54.95
C248	1138.07	2°46'00"	54.96	N53°05'37"W	54.95
C249	1138.07	1°59'07"	39.43	N55°28'11"W	39.43
C250	15.00	84°54'58"	22.23	N14°00'16"W	20.25
C253	15.00	97°05'47"	25.42	N75°23'38"E	22.49
C254	447.00	5°38'40"	44.04	N24°01'25"E	44.02
C255	553.00	3°27'41"	33.41	N22°55'55"E	33.40



- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - XX" STORM DRAIN
 - XX" SANITARY SEWER
 - XX" CULINARY WATER
 - XX" PRESSURE IRRIGATION
 - 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



GRAPHIC SCALE



(IN FEET)
1 inch = 100ft.

FOR
REVIEW
ONLY

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
OVERALL SITE PLAN

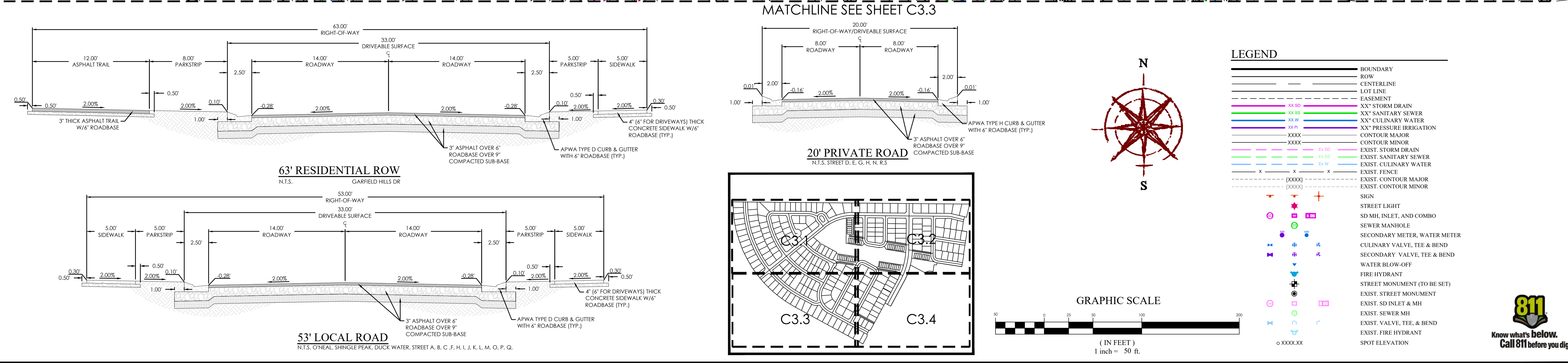
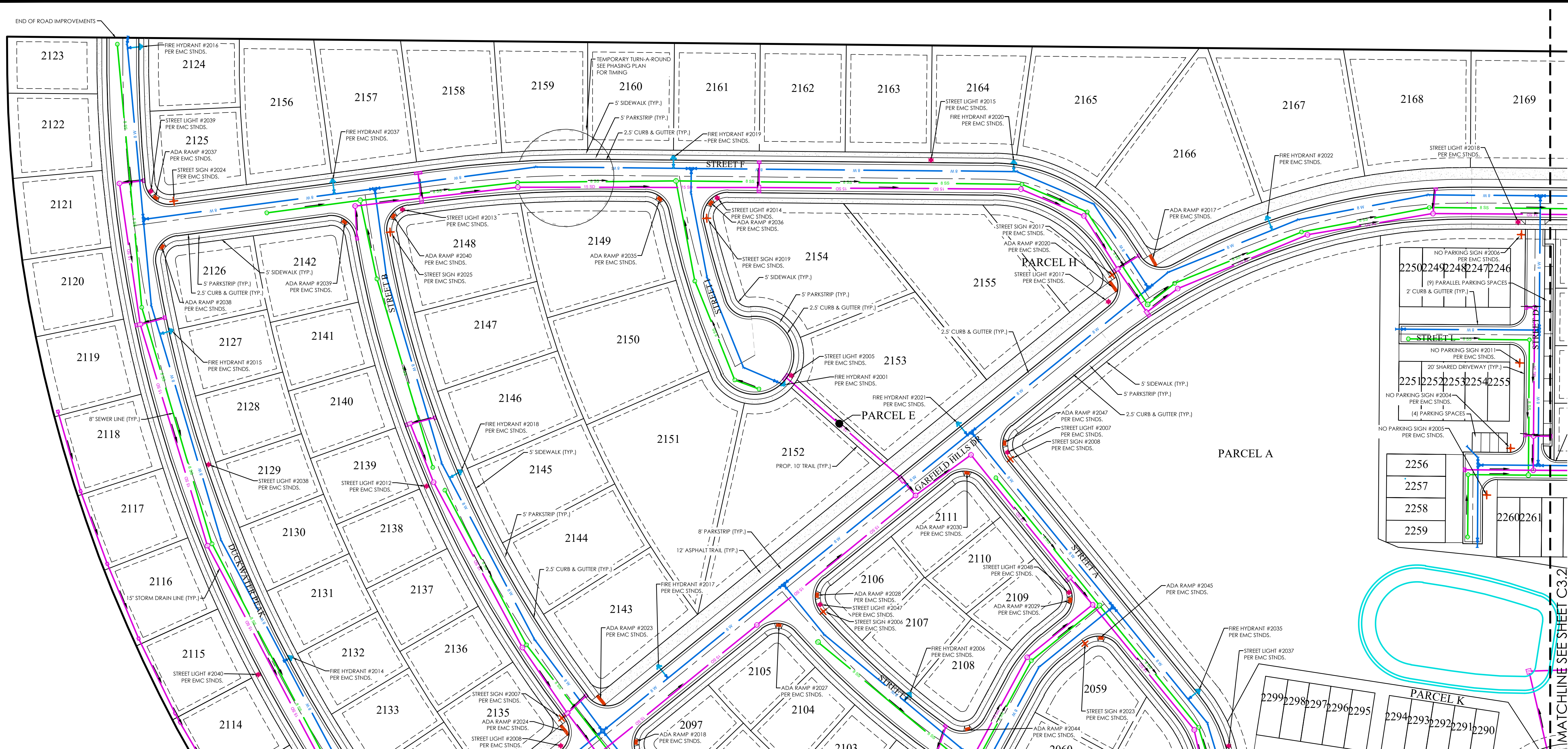
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OVERALL SITE
PLAN

Scale: 1"=100' Drawn: TM
Date: 3/3/25 Job #: 24-0097
Sheet:

C3





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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SITE PLAN

REVISION BLOCK	
#	DATE
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SITE PLAN

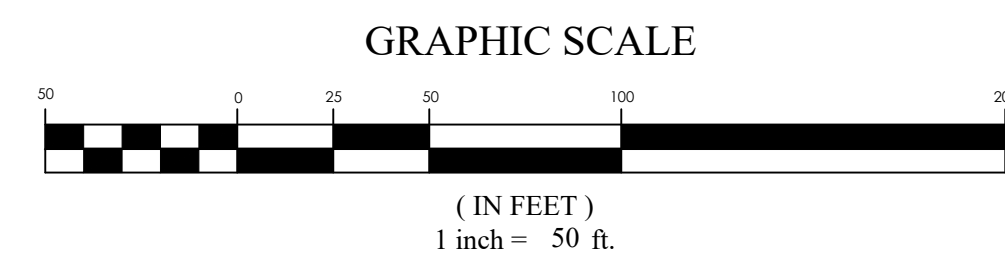
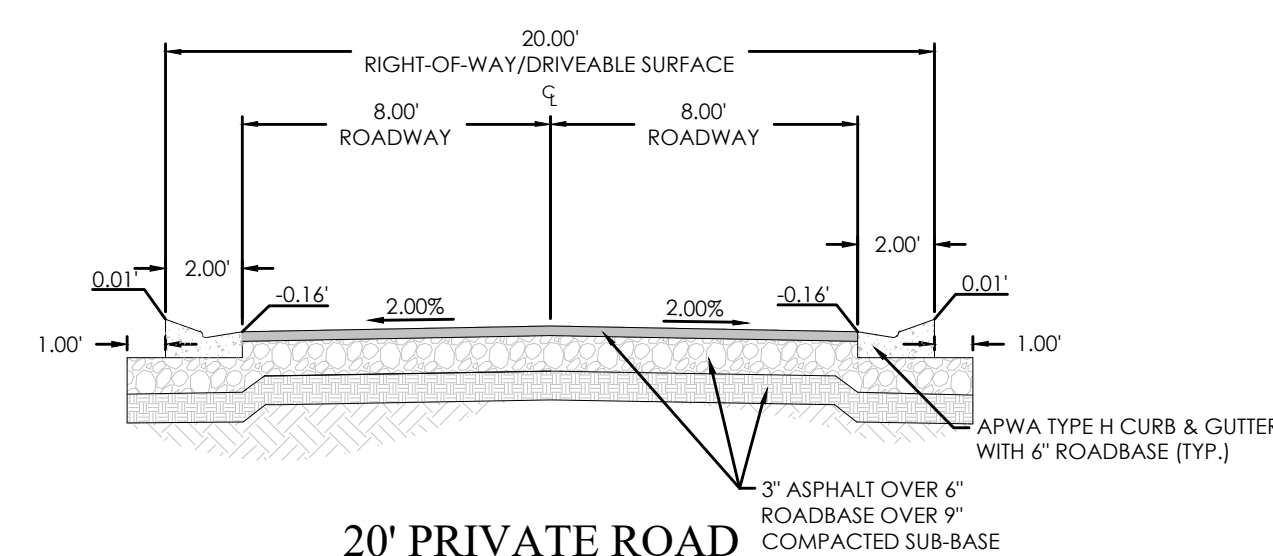
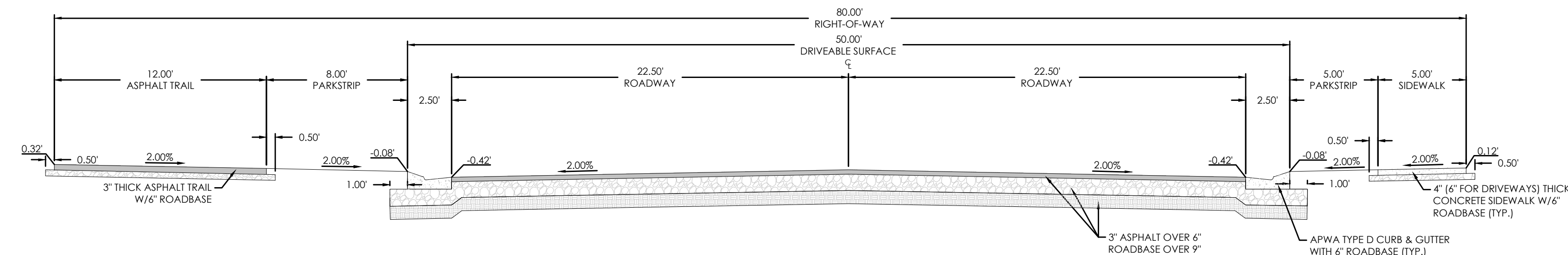
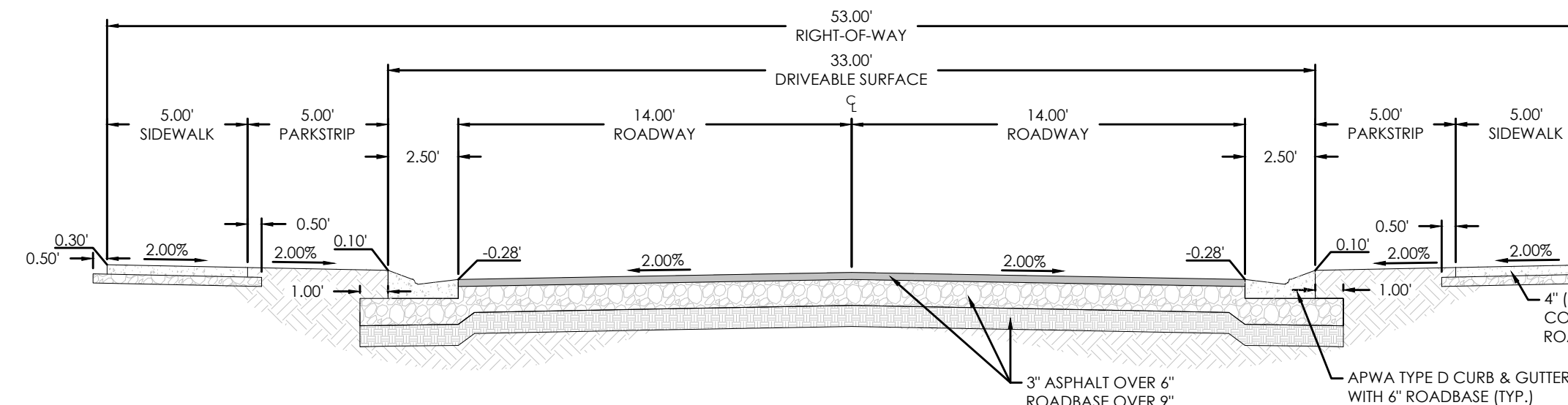
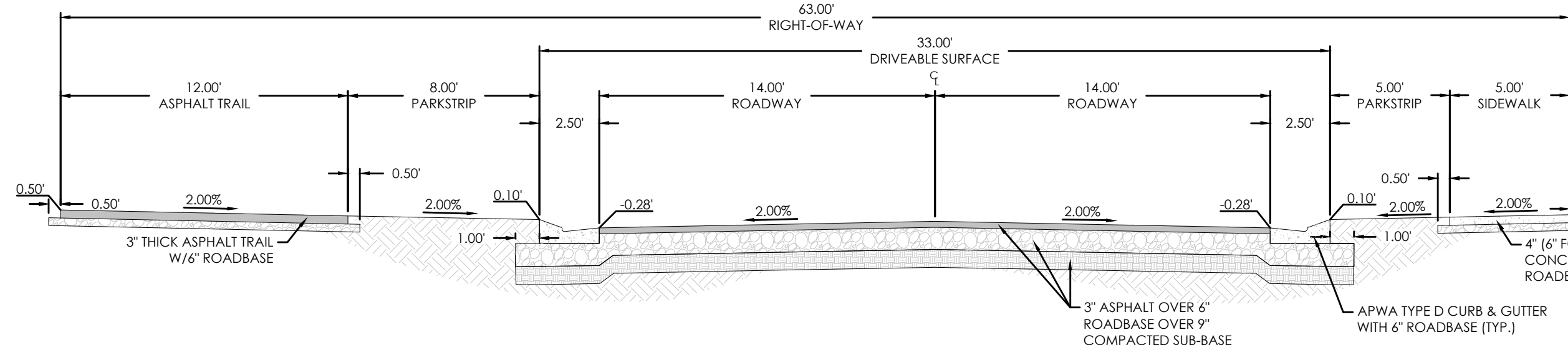
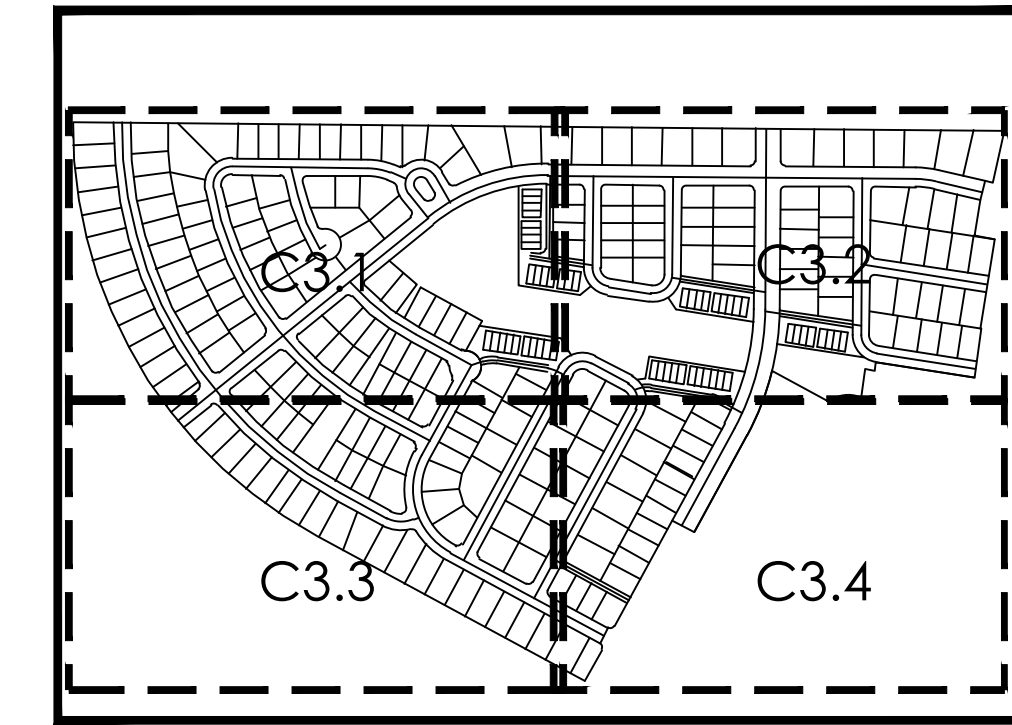
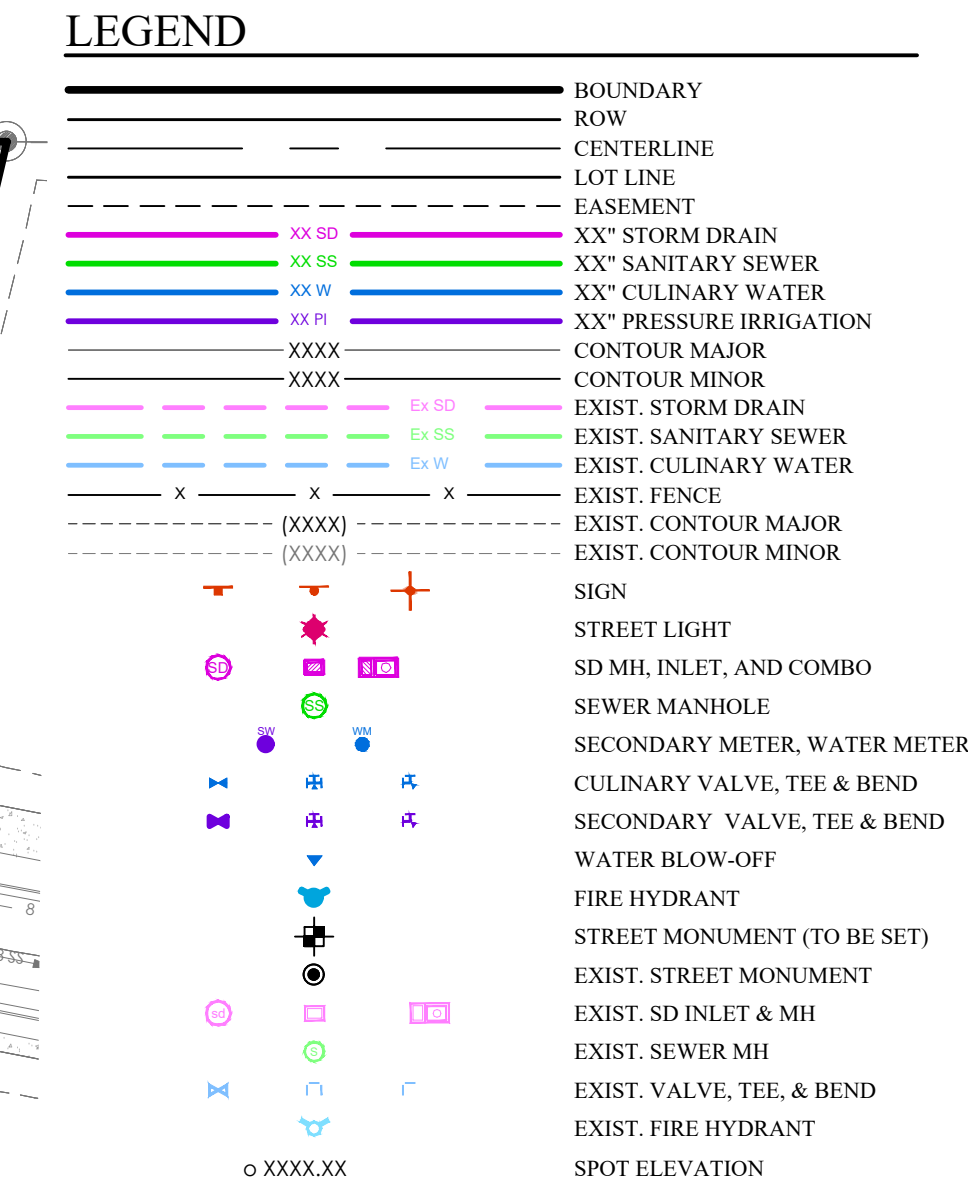
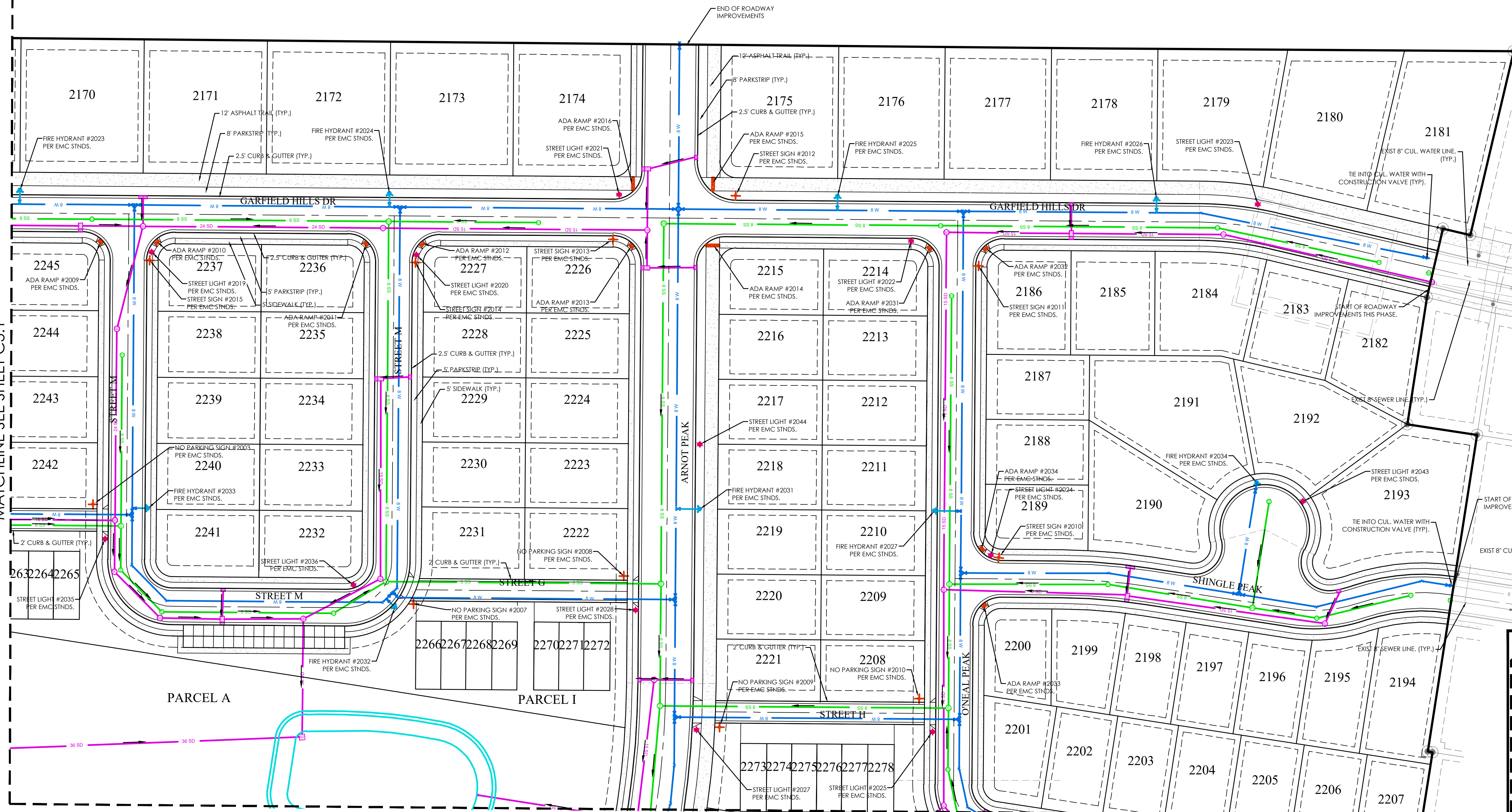
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Date: 3/3/25
Sheet: C3.1

Drawn: TM
Job #: 24-0097

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

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MATCHLINE SEE SHEET C3.1



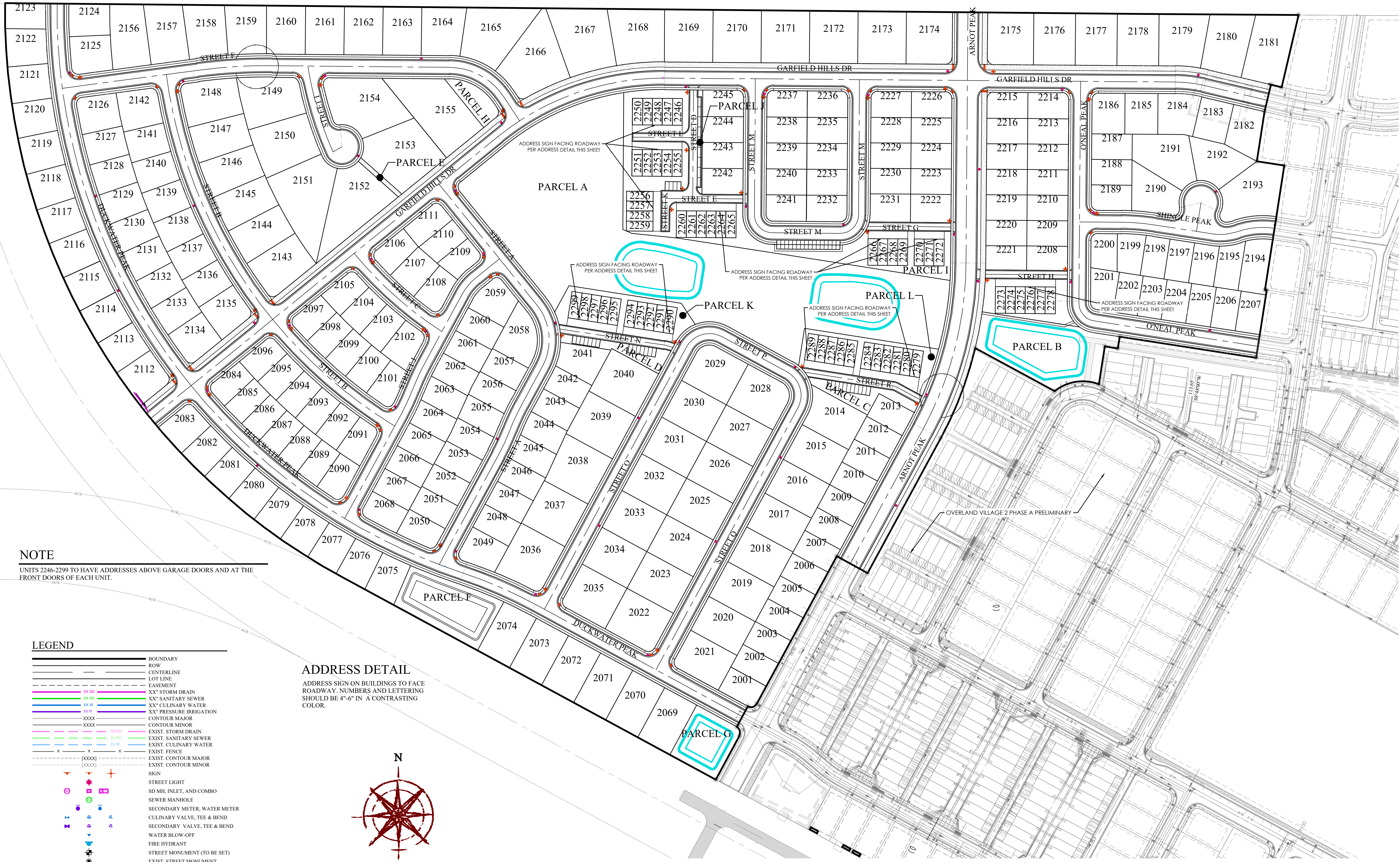
OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION
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SITE PLAN	
Scale: 1"=50'	Drawn: TM
Date: 3/3/25	Job #: 24-0097
Sheet:	C3.2

FOR
REVIEW
ONLY

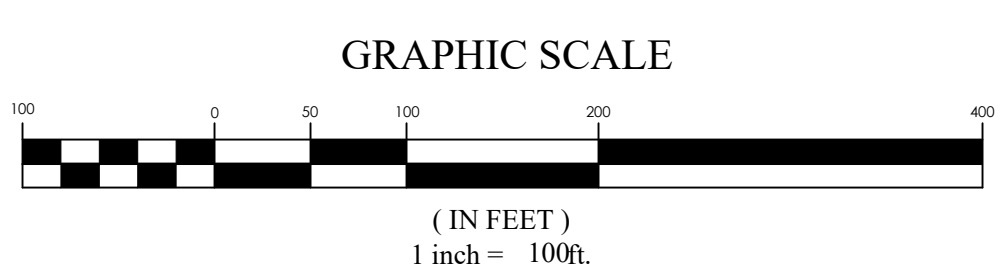
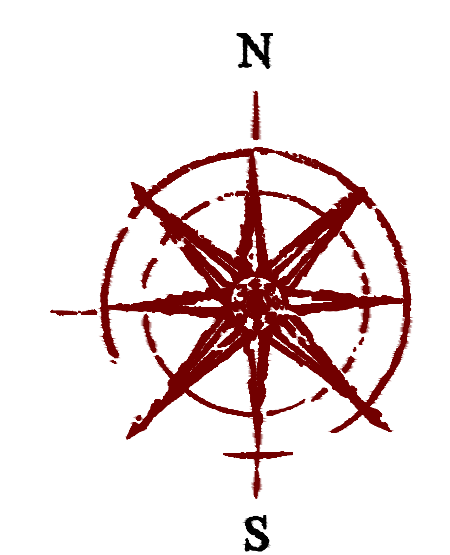




NOTE
UNITS 2246-2299 TO HAVE ADDRESSES ABOVE GARAGE DOORS AND AT THE FRONT DOORS OF EACH UNIT.

- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - XX" STORM DRAIN
 - XX" SANITARY SEWER
 - XX" CULINARY WATER
 - XX" PRESSURE IRRIGATION
 - 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

ADDRESS DETAIL
ADDRESS SIGN ON BUILDINGS TO FACE ROADWAY. NUMBERS AND LETTERING SHOULD BE 4"-6" IN A CONTRASTING COLOR.



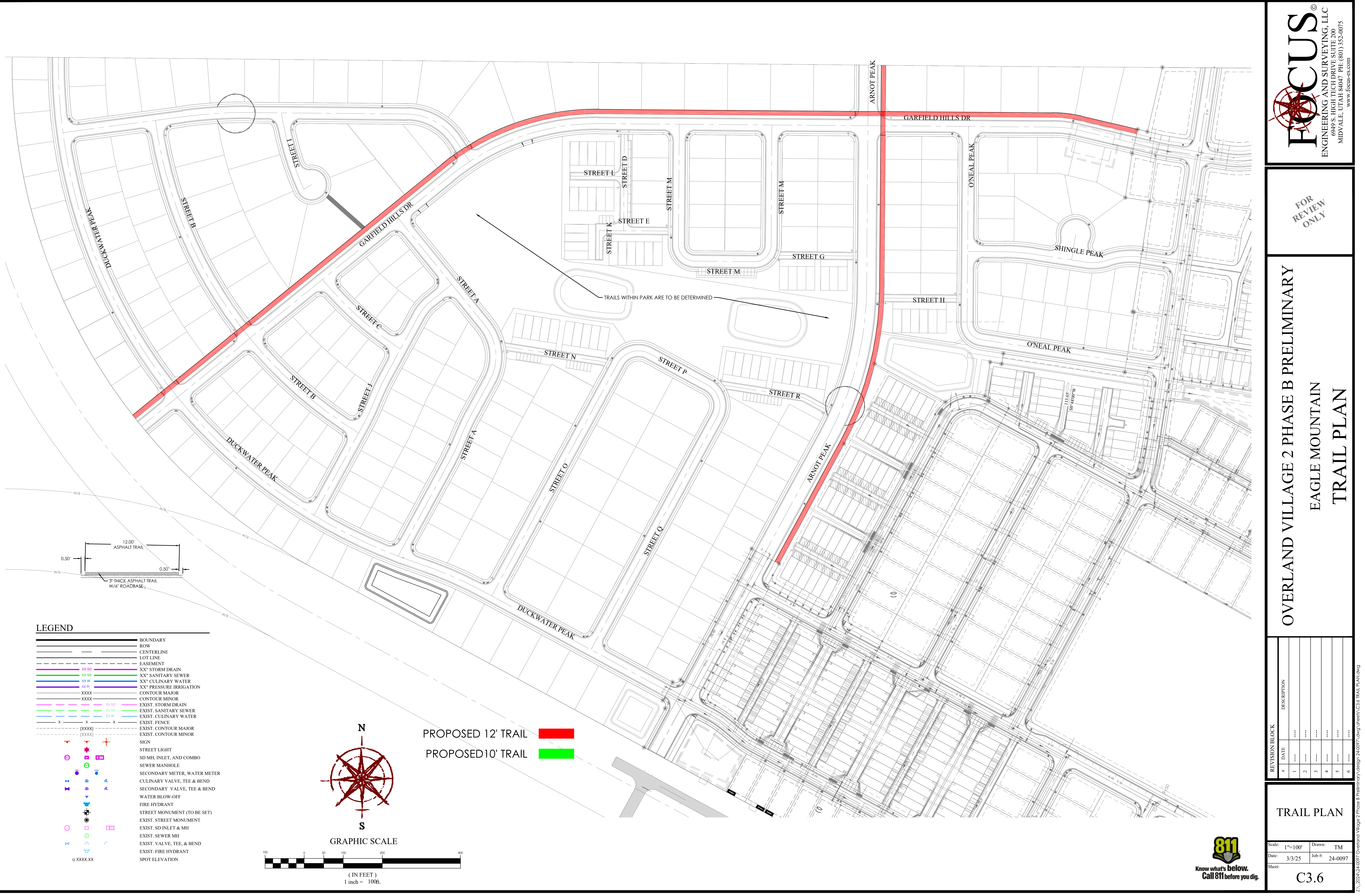
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REVIEW
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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
ADDRESS SIGNAGE

REVISION BLOCK		DESCRIPTION
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ADDRESS SIGNAGE	
Scale: 1"=100'	Drawn: TM
Date: 3/3/25	Job #: 24-0097
Sheet:	C3.5





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REVIEW
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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
TRAIL PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	3/3/25	Initial Design
2	3/3/25	Final Design
3	3/3/25	Final Design
4	3/3/25	Final Design
5	3/3/25	Final Design
6	3/3/25	Final Design

TRAIL PLAN	
Scale: 1"=100'	Drawn: TM
Date: 3/3/25	Job #: 24-0097
Sheet:	C3.6





NOTE: IF TWO PARCELS ARE NEAR EACH OTHER THE COLOR HAS BEEN CHANGED TO DENOTE WHERE THE PARCEL ENDS. EACH PARCEL HAS A LEADER LABEL OR THE LABEL IS INSIDE THE COLOR OF THE AREA FOR THAT PARCEL.

LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	XX" STORM DRAIN
	XX" SANITARY SEWER
	XX" CULINARY WATER
	XX" PRESSURE IRRIGATION
	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



GRAPHIC SCALE



(IN FEET)
1 inch = 100ft.

FOR
REVIEW
ONLY

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
PARCEL PLAN

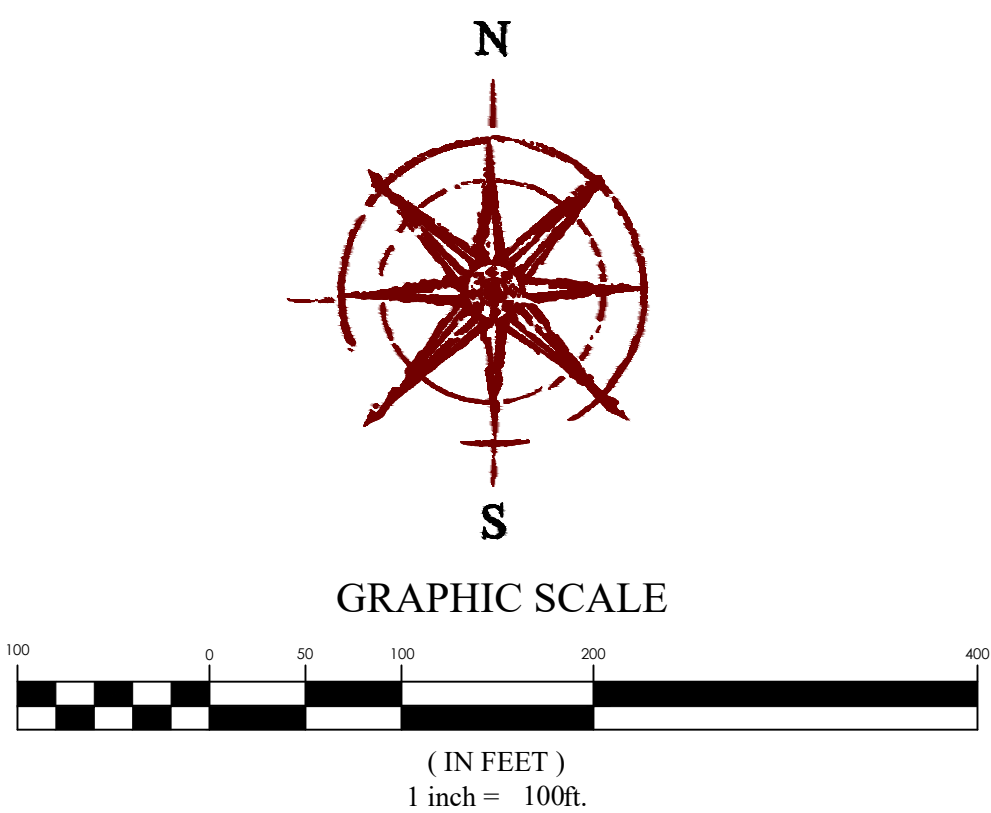
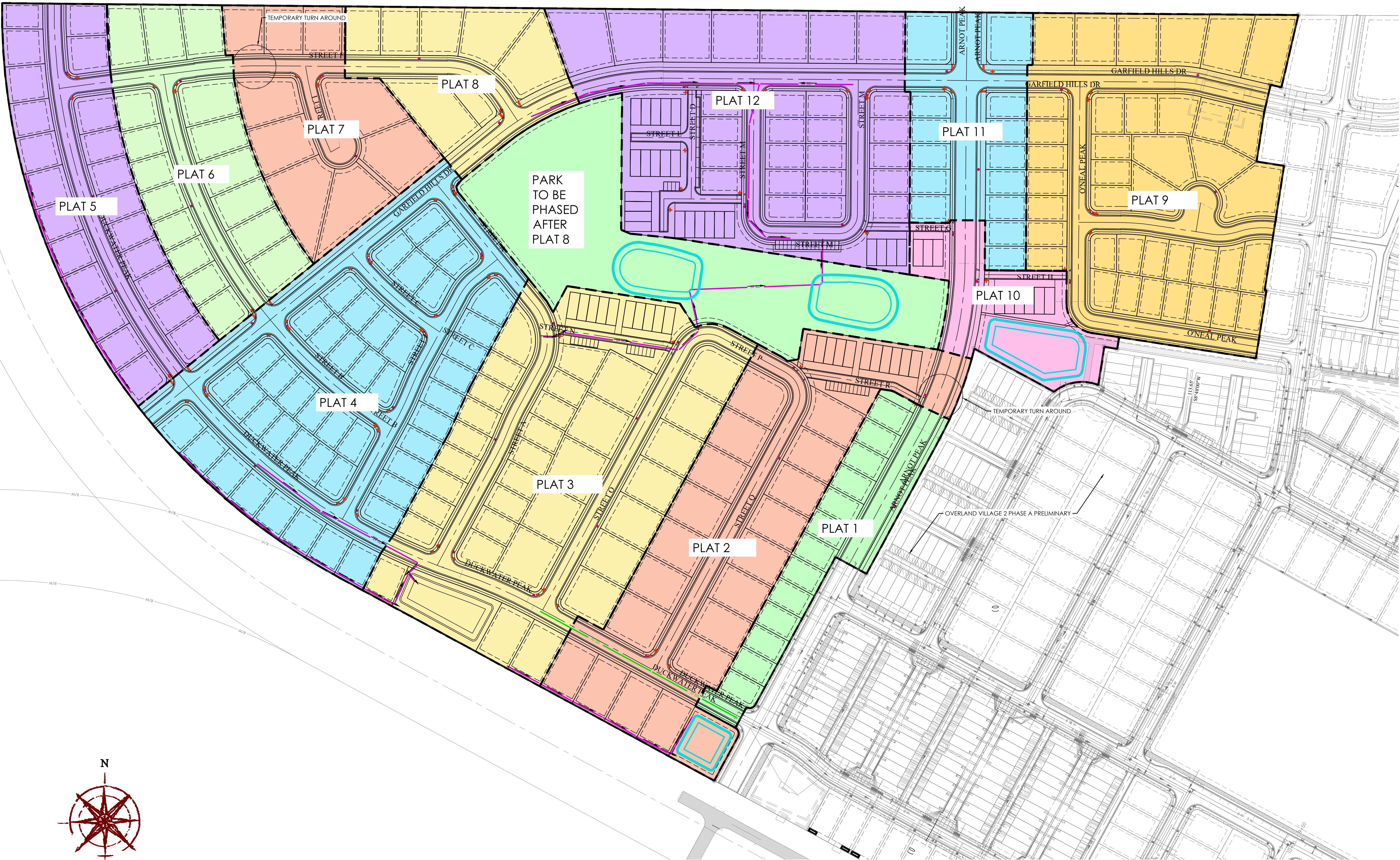
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PARCEL PLAN

Scale: 1"=100'	Drawn: TM
Date: 3/3/25	Job #: 24-0097
Sheet:	

C3.7





NOTE:
PHASES ARE PLANNED TO BE SUBMITTED AND APPROVED SEPARATELY. FINAL PLATS WILL TAKE INTO ACCOUNT ANY INFRASTRUCTURE REQUIRED AT PHASE BOUNDARIES.



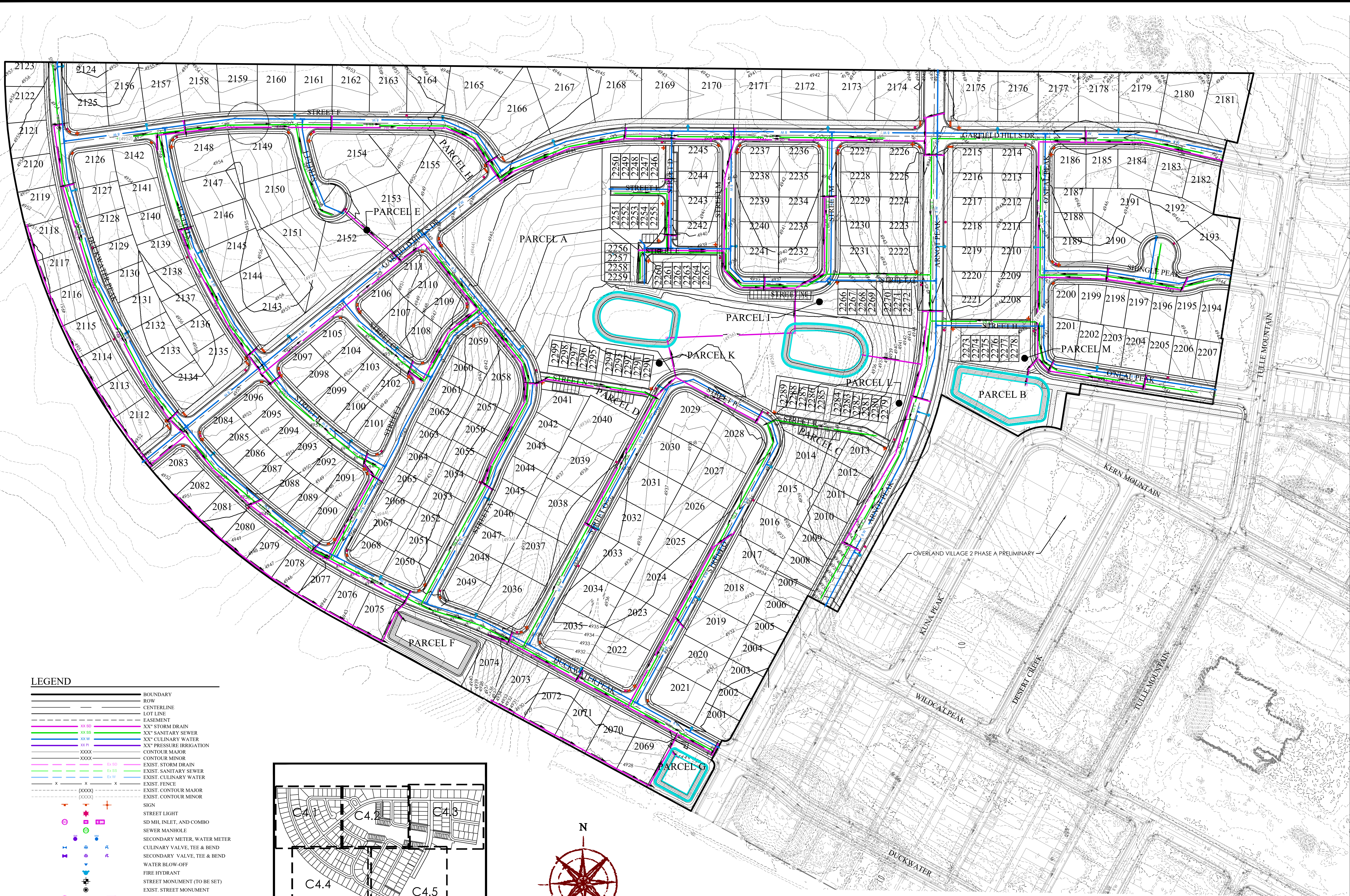
FOR
REVIEW
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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
PHASING PLAN

REVISION BLOCK		DESCRIPTION
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PHASING PLAN

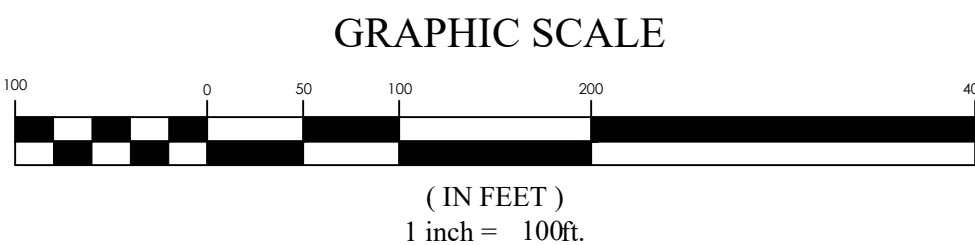
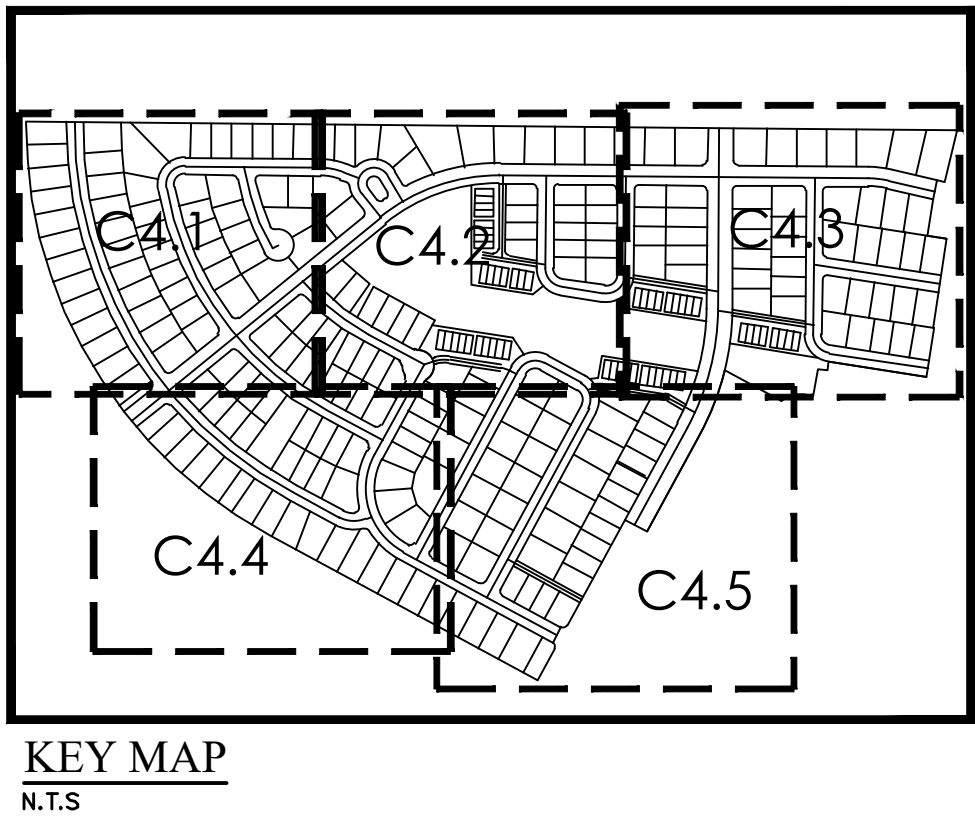
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Date: 3/3/25	Job #: 24-0097
Sheet:	C3.8



LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	XX" STORM DRAIN
---	XX" SANITARY SEWER
---	XX" CULINARY WATER
---	XX" PRESSURE IRRIGATION
XXXX	CONTOUR MAJOR
XXXX	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

o XXXX.XX



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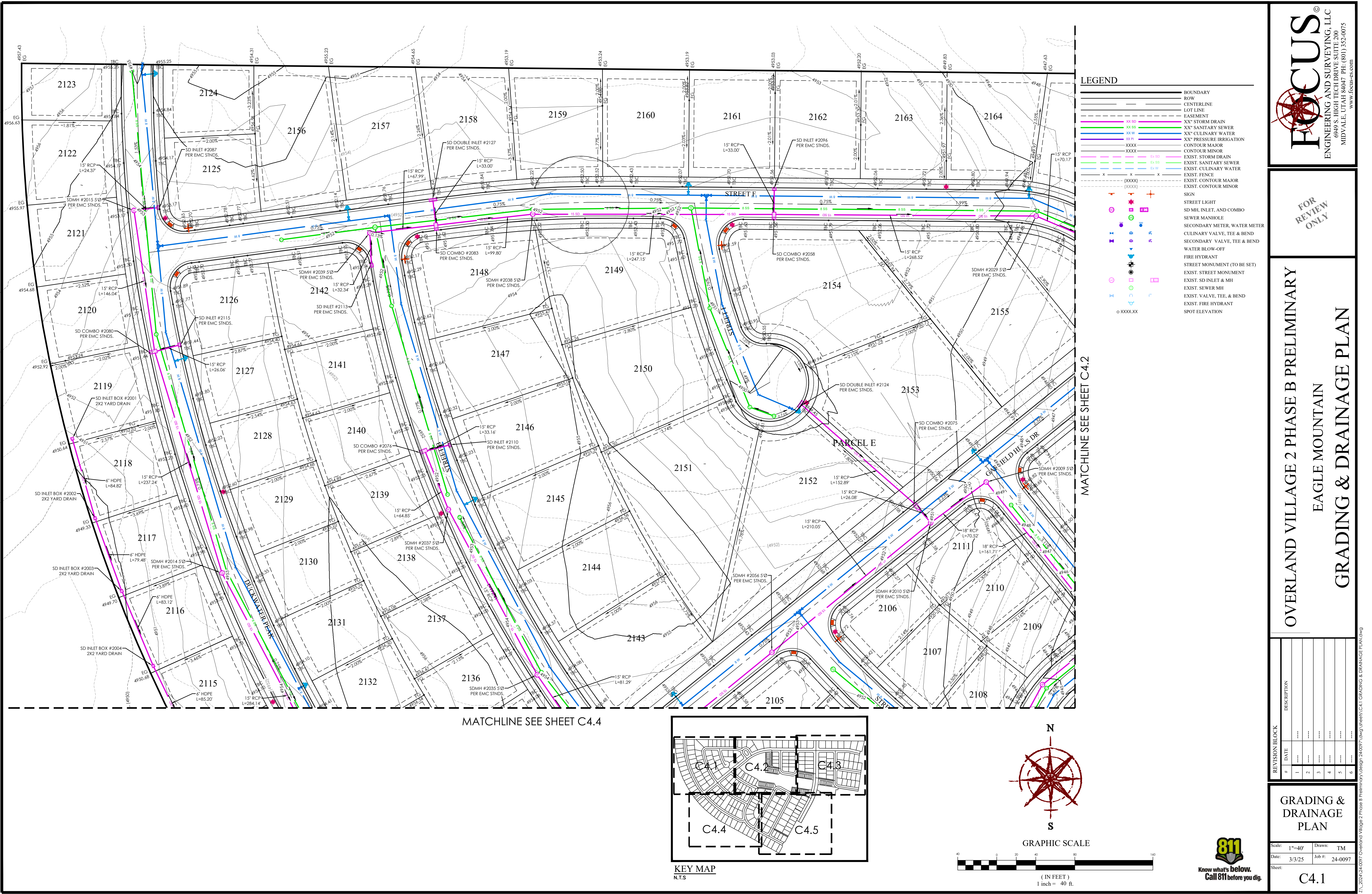
OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
OVERALL GRADING & DRAINAGE PLAN

REVISION BLOCK		DESCRIPTION
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**OVERALL
GRADING &
DRAINAGE
PLAN**

Scale: 1"=100'	Drawn: TM
Date: 3/3/25	Job #: 24-0097
Sheet:	C4

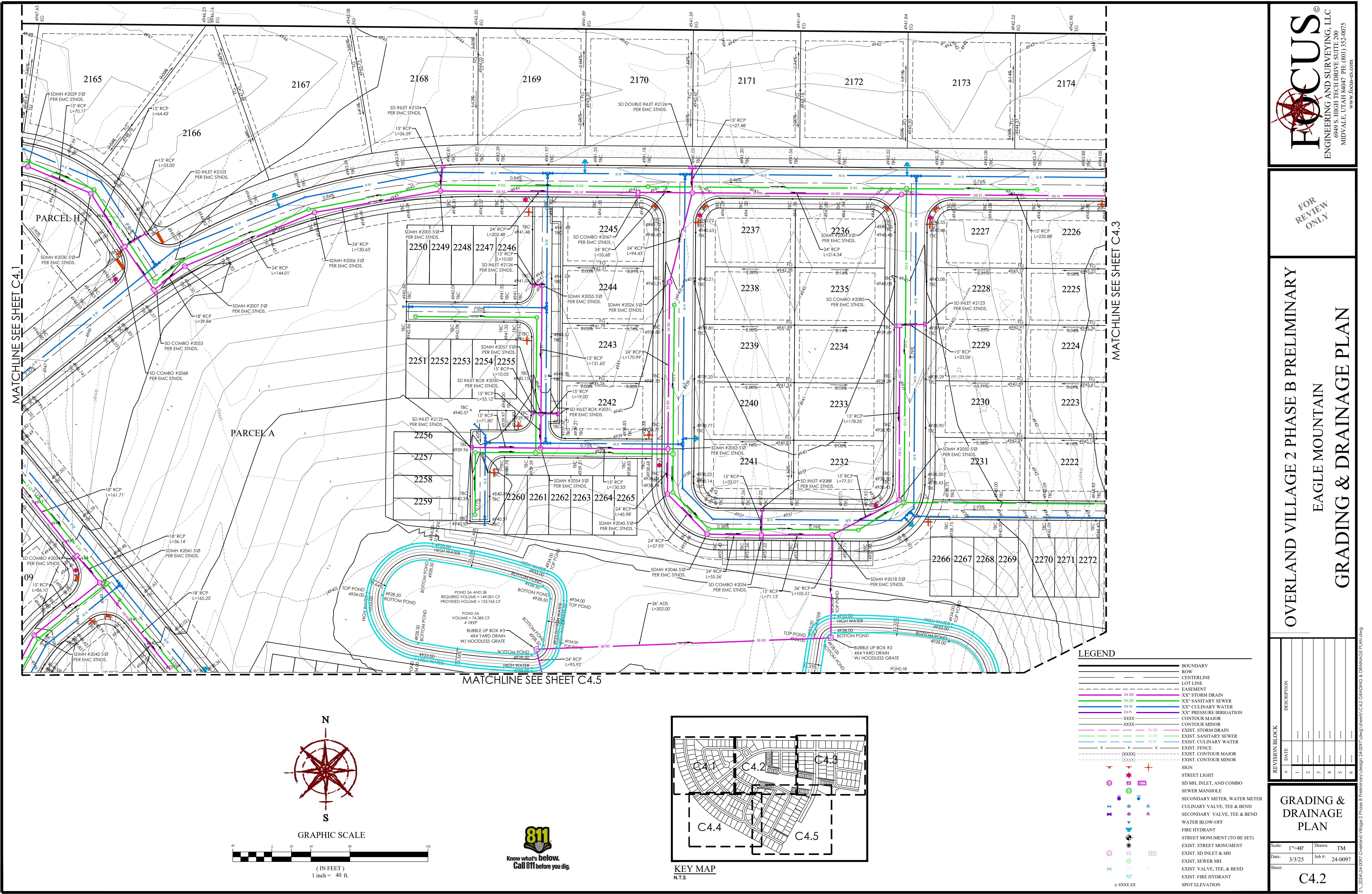




OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
GRADING & DRAINAGE PLAN

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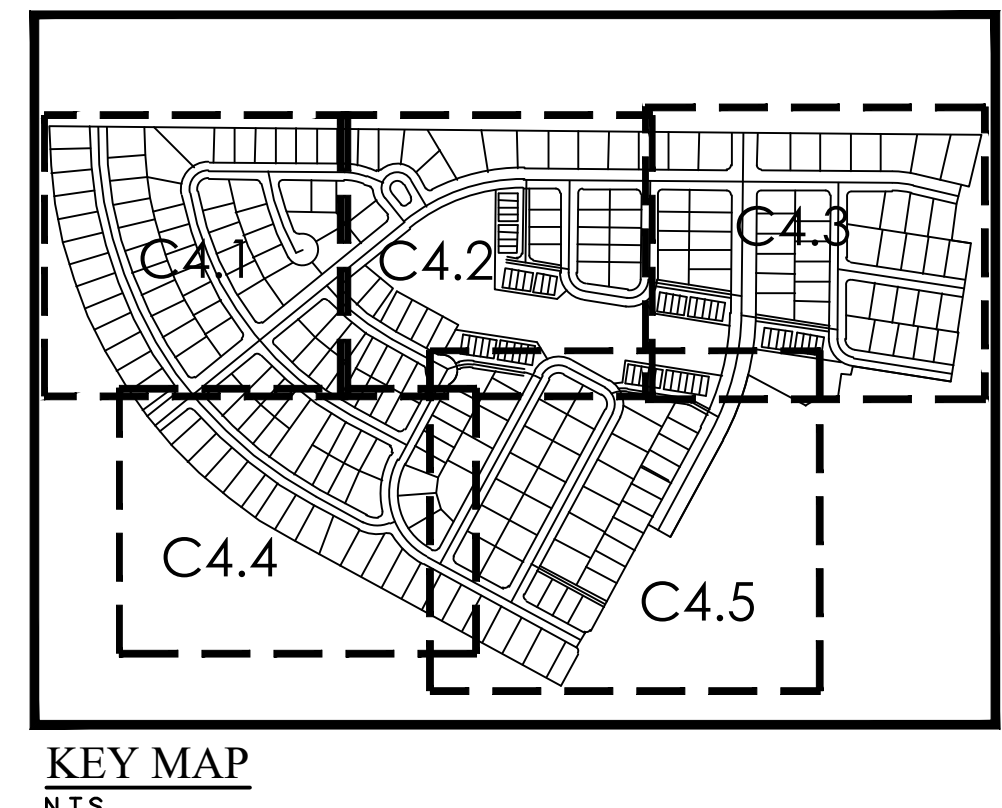
OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
GRADING & DRAINAGE PLAN

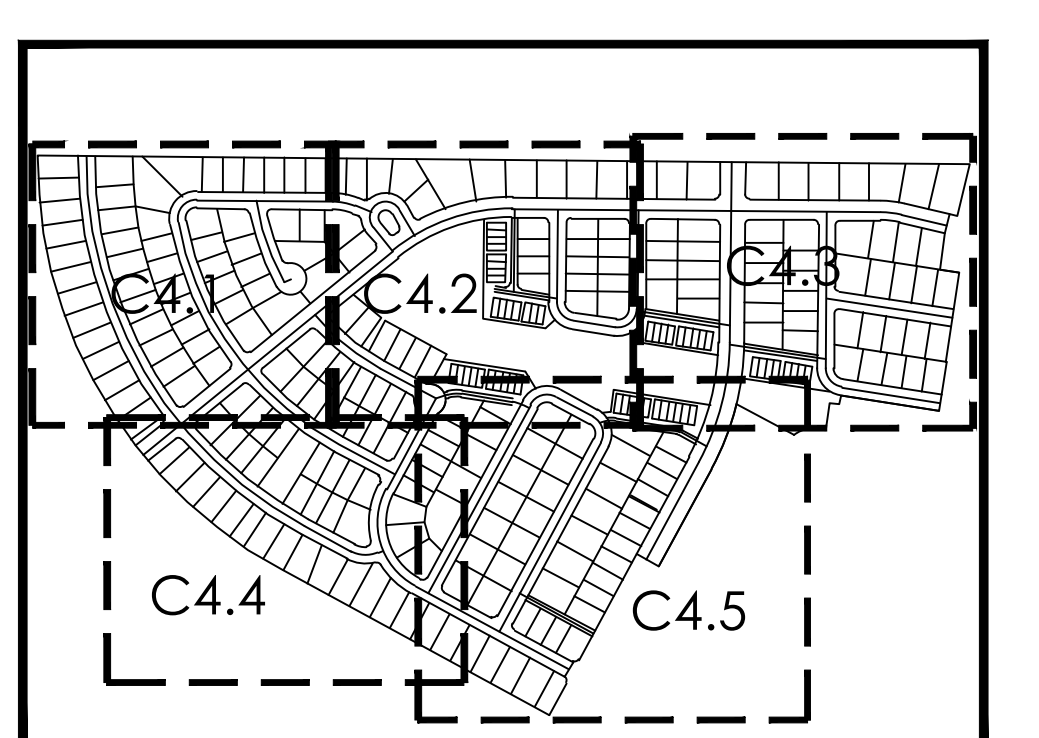
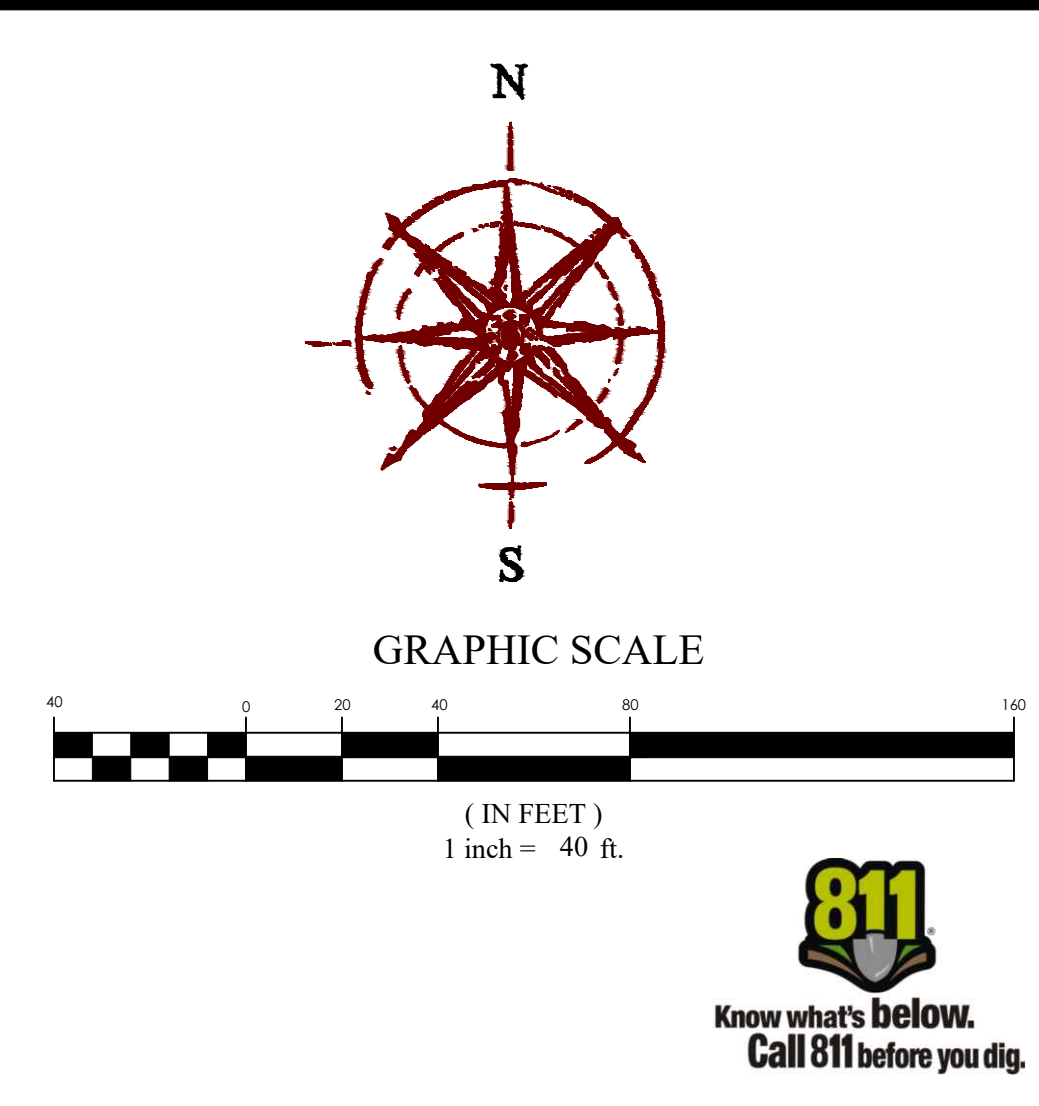
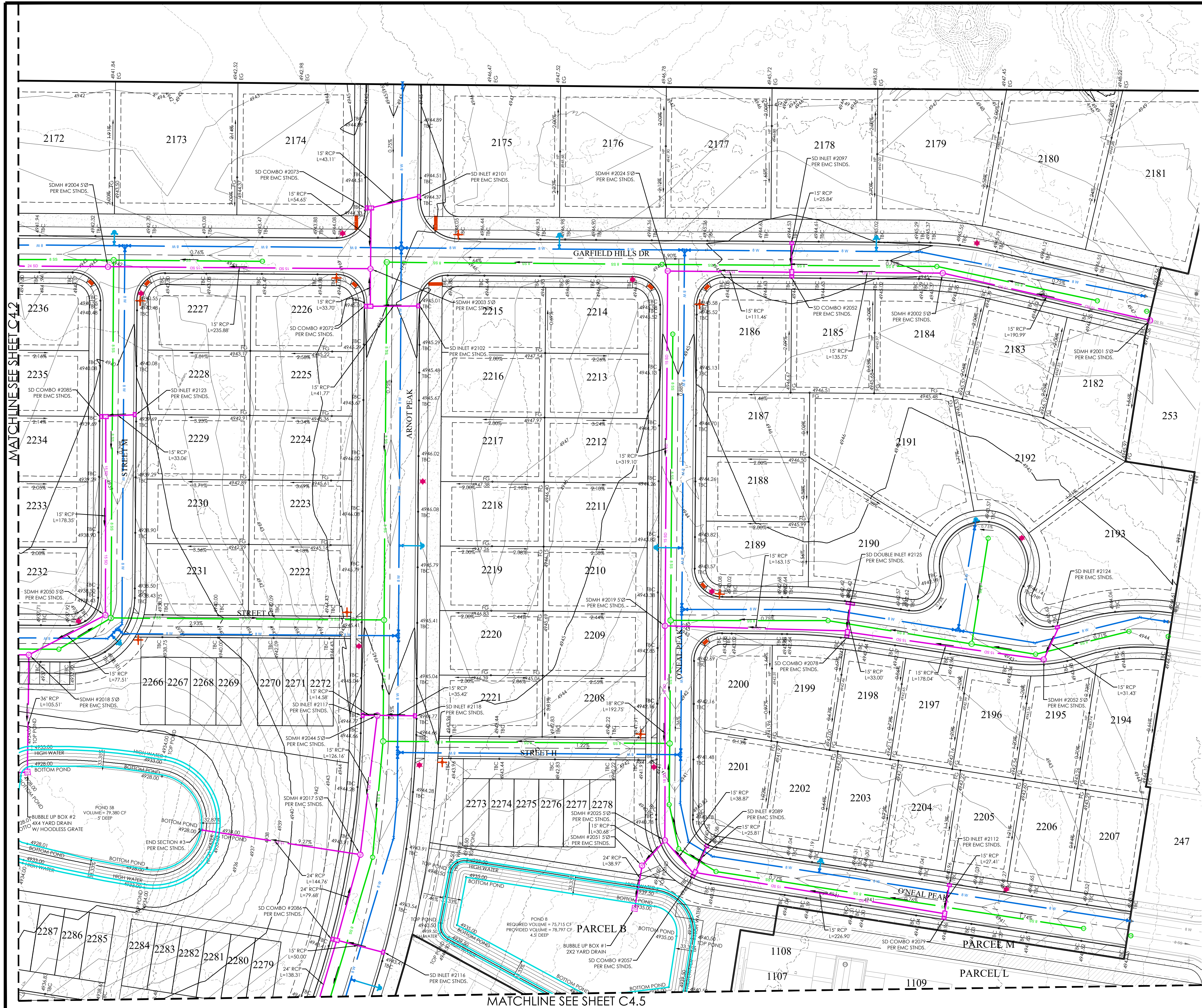
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GRADING & DRAINAGE PLAN

Scale: 1"=40' Drawn: TM
Date: 3/3/25 Job #: 24-0097
Sheet: C4.2

- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - XX" STORM DRAIN
 - XX" SANITARY SEWER
 - XX" CULINARY WATER
 - XX" PRESSURE IRRIGATION
 - 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





LEGEND

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

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
GRADING & DRAINAGE PLAN

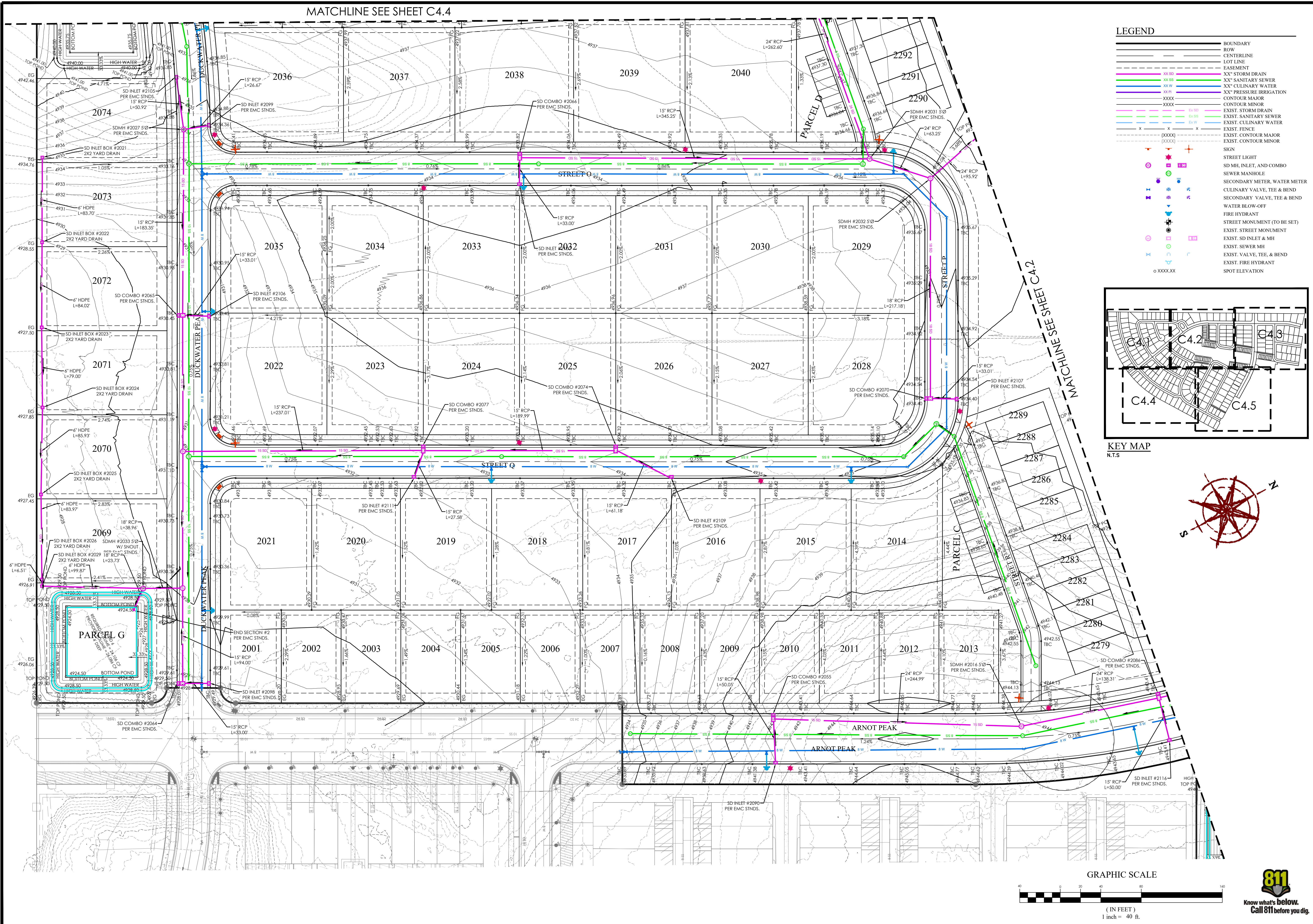
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GRADING & DRAINAGE PLAN

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Date: 3/3/25 Job #: 24-0097
Sheet: C4.3

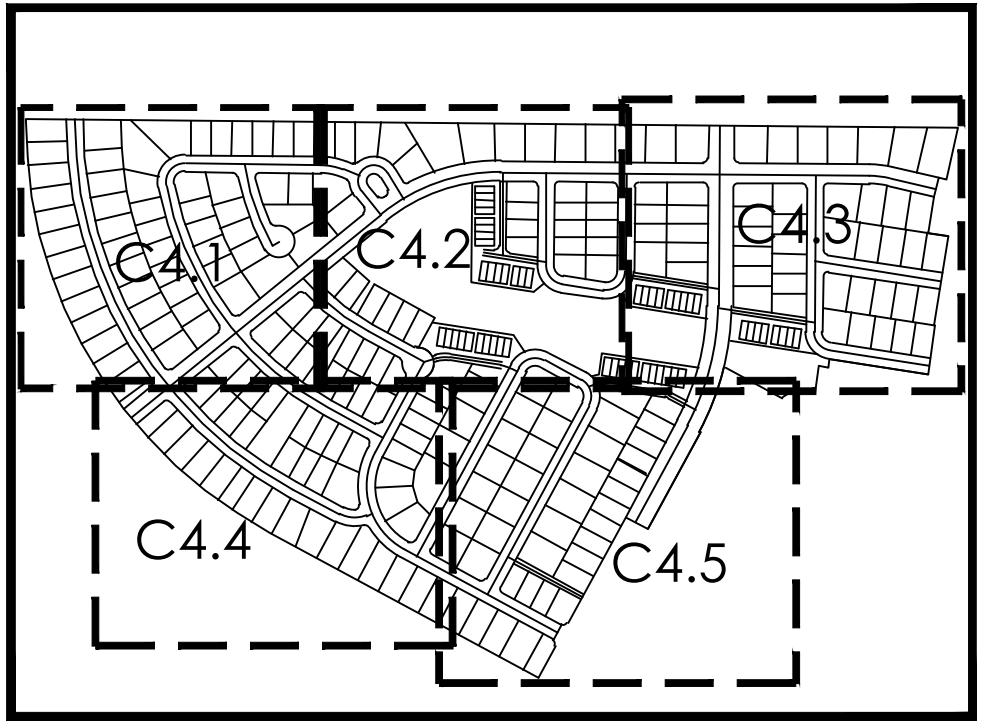
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LEGEND

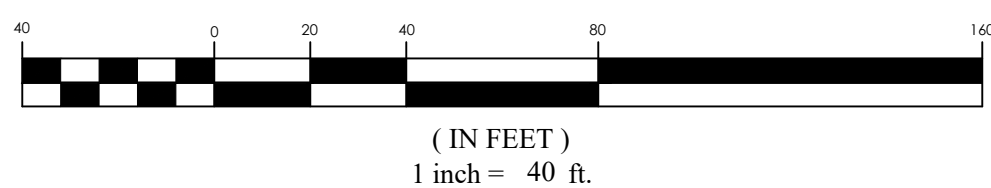
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD XX" STORM DRAIN
- XX SS XX" SANITARY SEWER
- XX CW XX" CULINARY WATER
- XX PI XX" PRESSURE IRRIGATION
- XXXXX CONTOUR MAJOR
- XXXXX CONTOUR MINOR
- XXXXX EXIST. STORM DRAIN
- XXXXX EXIST. SANITARY SEWER
- XXXXX EXIST. CULINARY WATER
- XXXXX EXIST. FENCE
- XXXXX EXIST. CONTOUR MAJOR
- XXXXX 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



OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN
GRADING & DRAINAGE PLAN

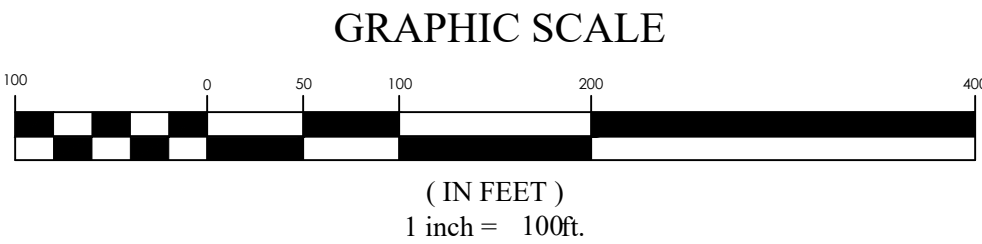
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GRADING & DRAINAGE PLAN

Scale: 1"=40'	Drawn: TM
Date: 3/3/25	Job #: 24-0097
Sheet:	C4.5

FOR
REVIEW
ONLY

ID	Minimum Slope	Maximum Slope	Scheme: Reds
1	15.0000%	25.0000%	
2	25.0000%	99.0000%	



REVISION BLOCK	
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SLOPE ANALYSIS	
Scale: 1"=100'	Drawn: TM
Date: 3/3/25	Job #: 24-0097
Sheet:	C4.7

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SLOPE ANALYSIS

FOR
REVIEW
ONLY

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REVIEW
ONLY

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SEWER PLAN

REVISION BLOCK		DESCRIPTION
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SEWER PLAN

Scale: 1"=70'
Date: 3/3/25
Job #: 24-0097
Sheet: C5

C5

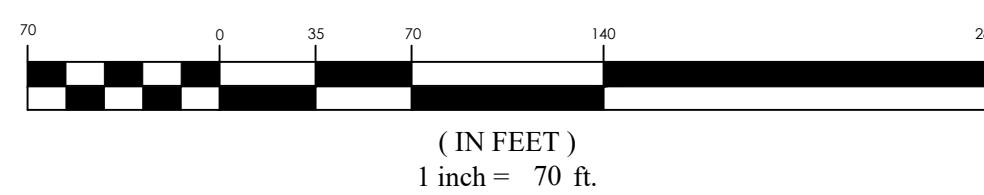


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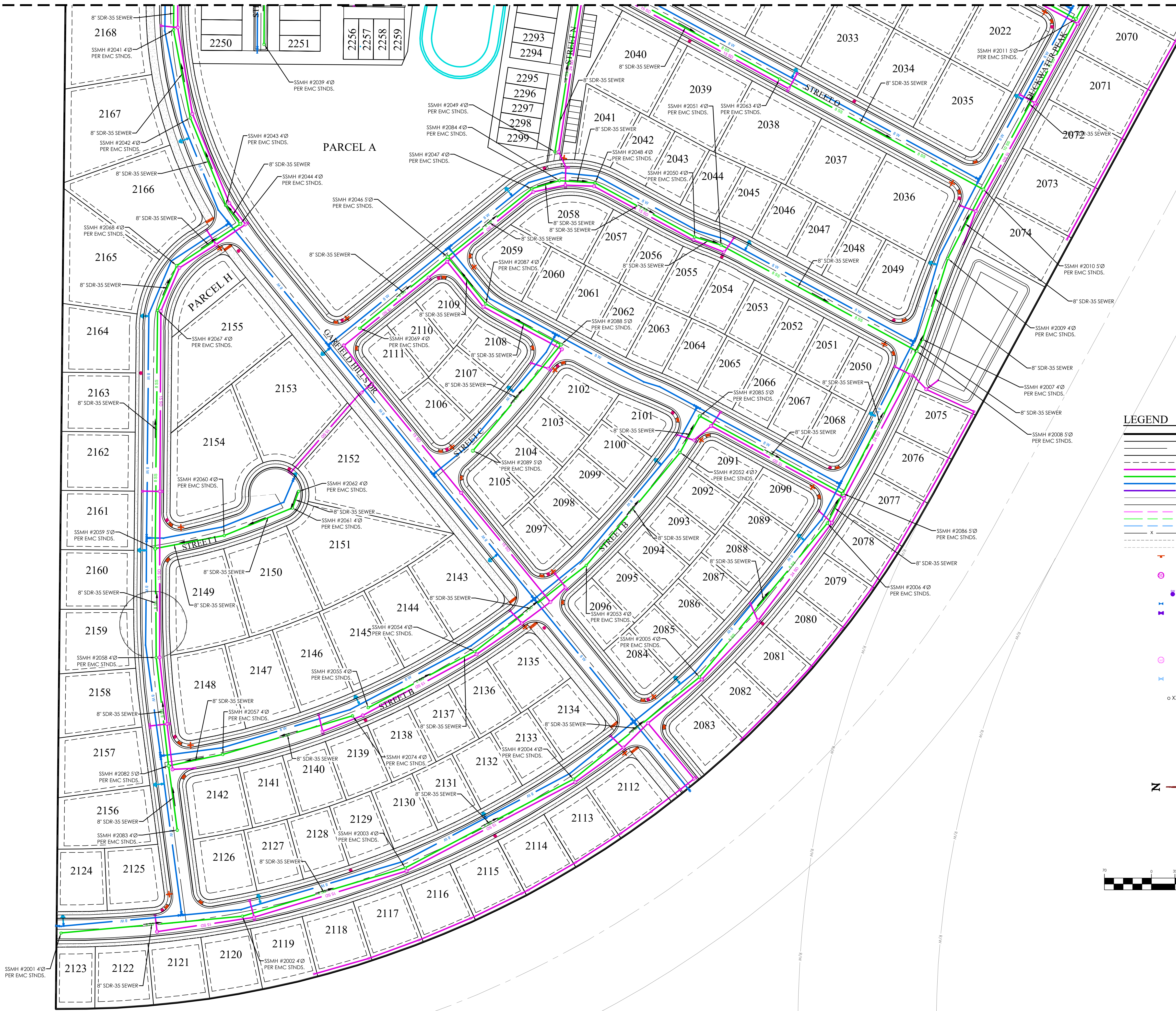
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---	LOT LINE
---	EASEMENT
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---	XX SS SANITARY SEWER
---	XX W CULINARY WATER
---	XX FI PRESSURE IRRIGATION
---	XXXXX CONTOUR MAJOR
---	XXXXX CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY 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

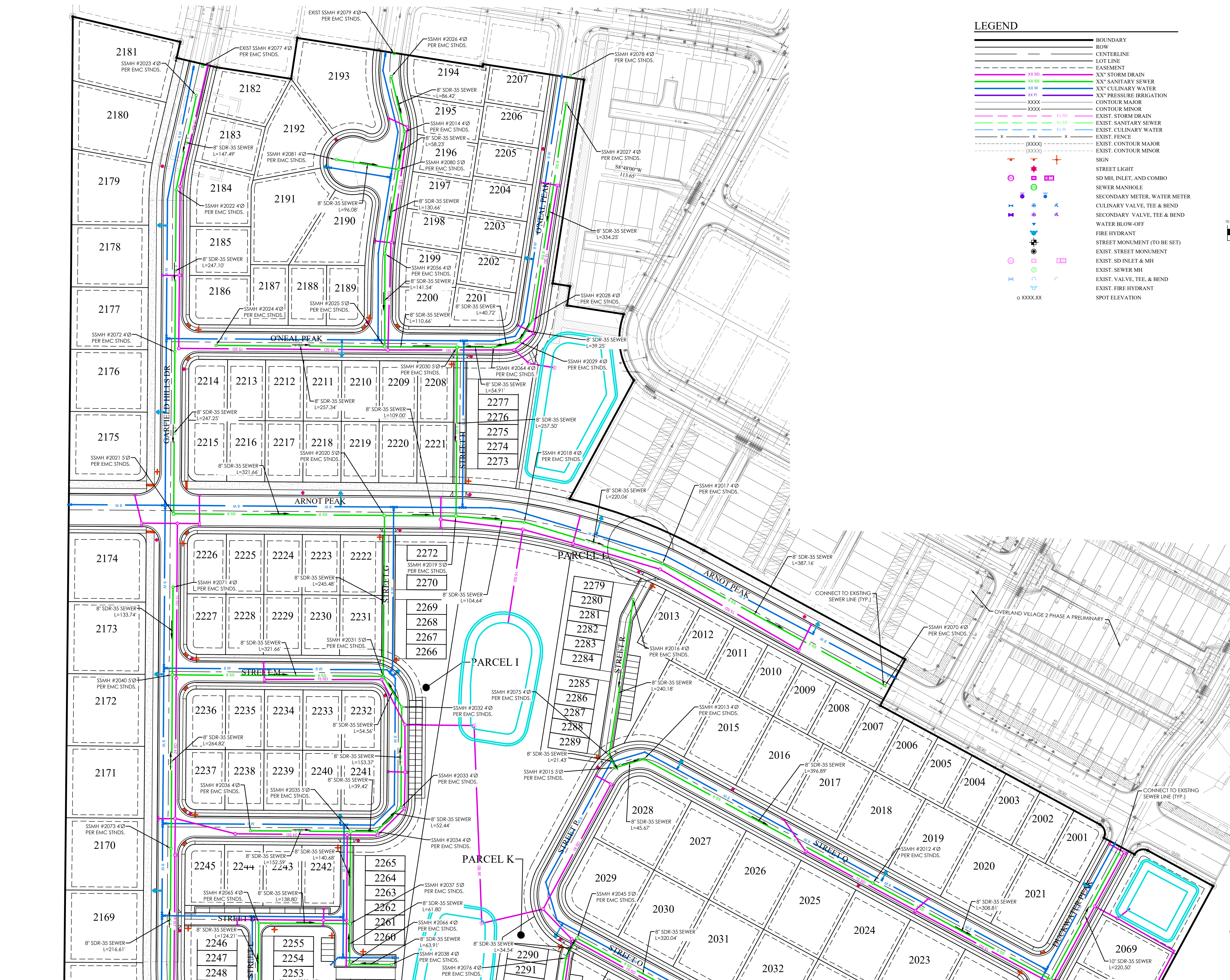


GRAPHIC SCALE



MATCHLINE SEE SHEET C5.1





LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	XX" STORM DRAIN
---	XX" SANITARY SEWER
---	XX" CULINARY WATER
---	XX" PRESSURE IRRIGATION
---	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
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---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SEWER PLAN

REVISION BLOCK		DESCRIPTION
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SEWER PLAN

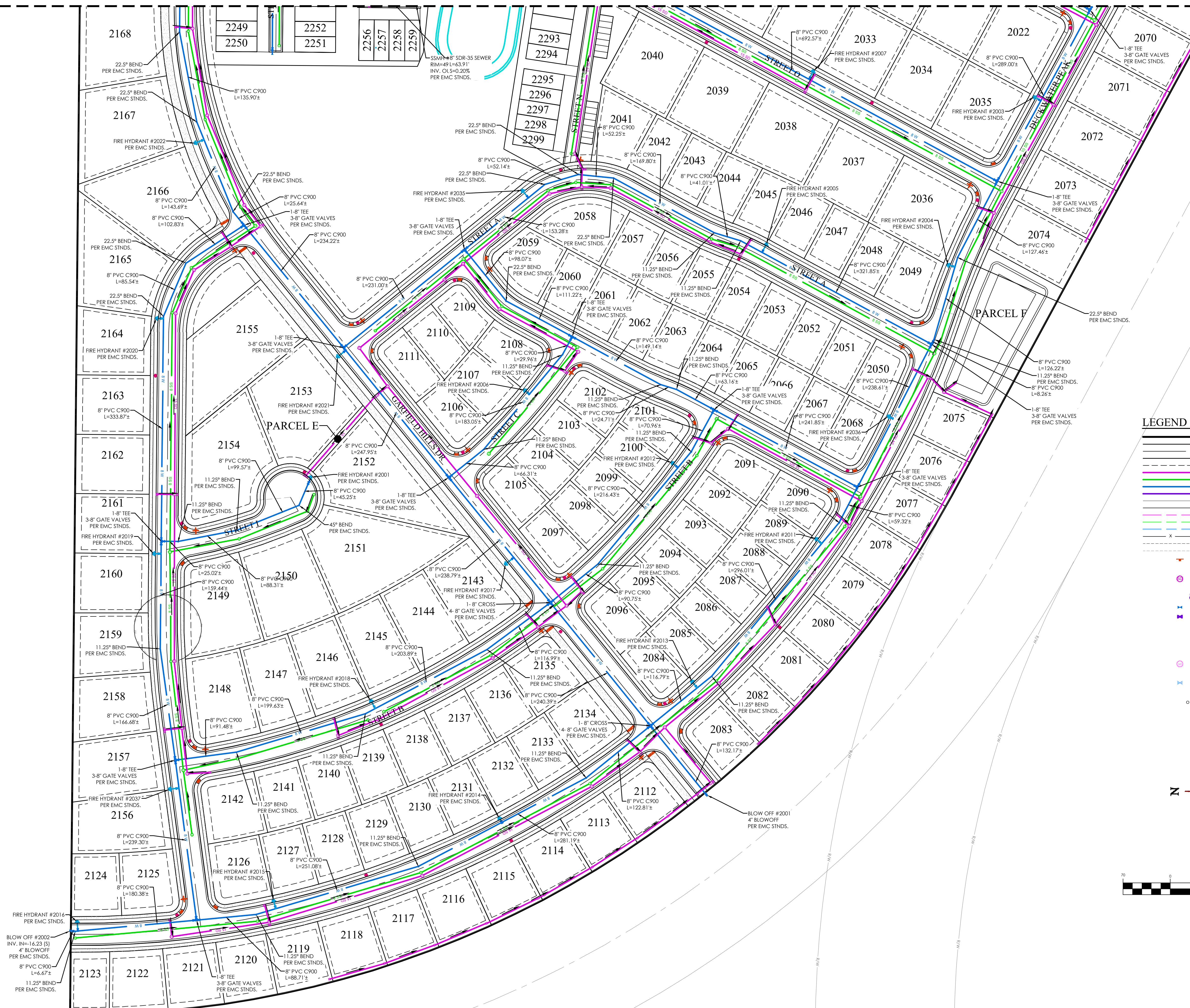
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MATCHLINE SEE SHEET C5

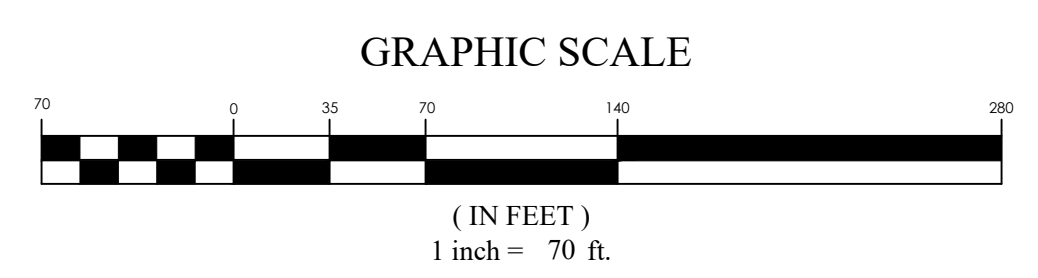
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MATCHLINE SEE SHEET C6.1



LEGEND

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---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	XX" STORM DRAIN
---	XX" SANITARY SEWER
---	XX" CULINARY WATER
---	XX" PRESSURE IRRIGATION
---	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
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---	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



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REVIEW
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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
WATER PLAN

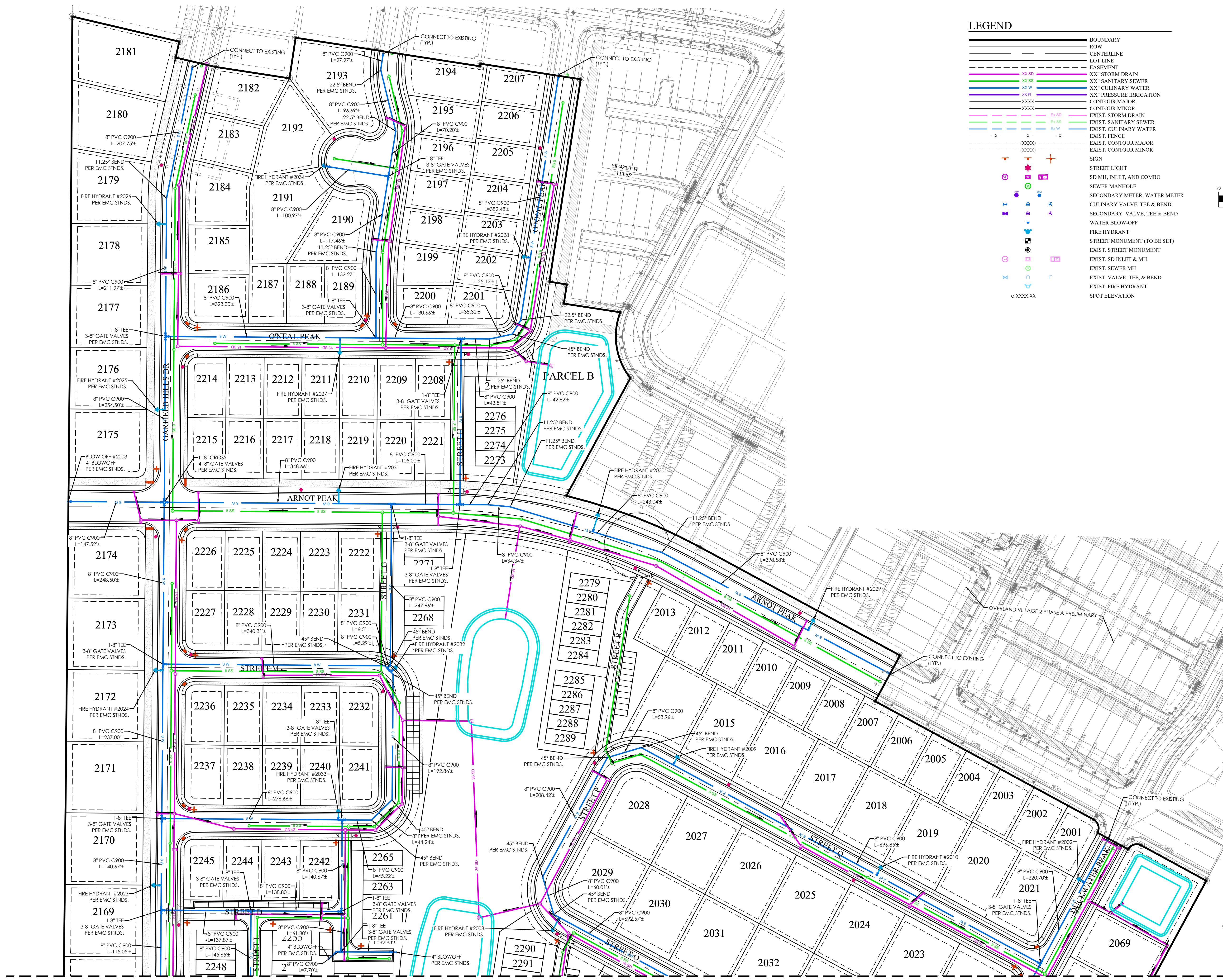
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WATER PLAN

Scale: 1"=70' Drawn: TM
Date: 3/3/25 Job #: 24-0097
Sheet: C6



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LEGEND

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

GRAPHIC SCALE

(IN FEET)
1 inch = 70 ft.

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
WATER PLAN

REVISION BLOCK		DESCRIPTION
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WATER PLAN

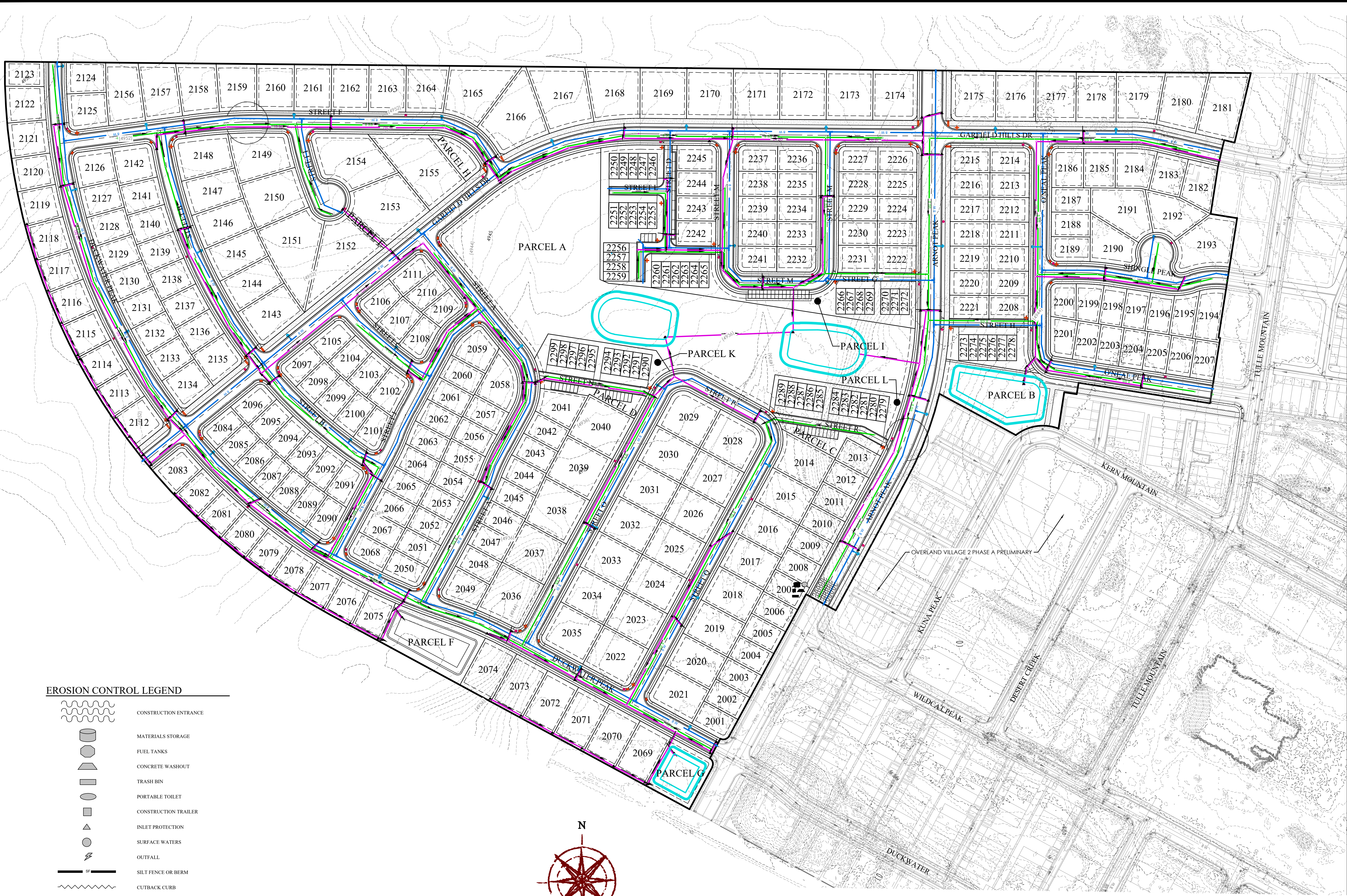
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Call 811 before you dig.

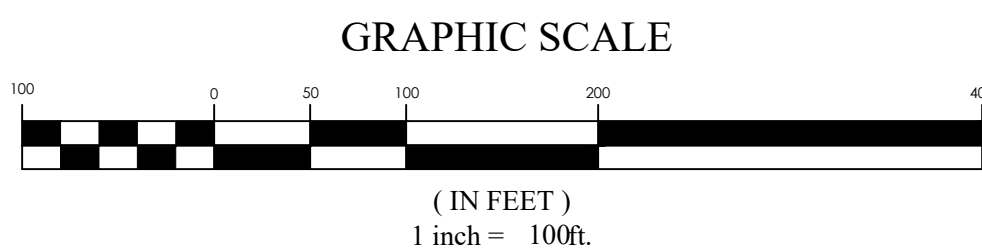
MATCHLINE SEE SHEET C6

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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



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ONLY

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
EROSION CONTROL PLAN

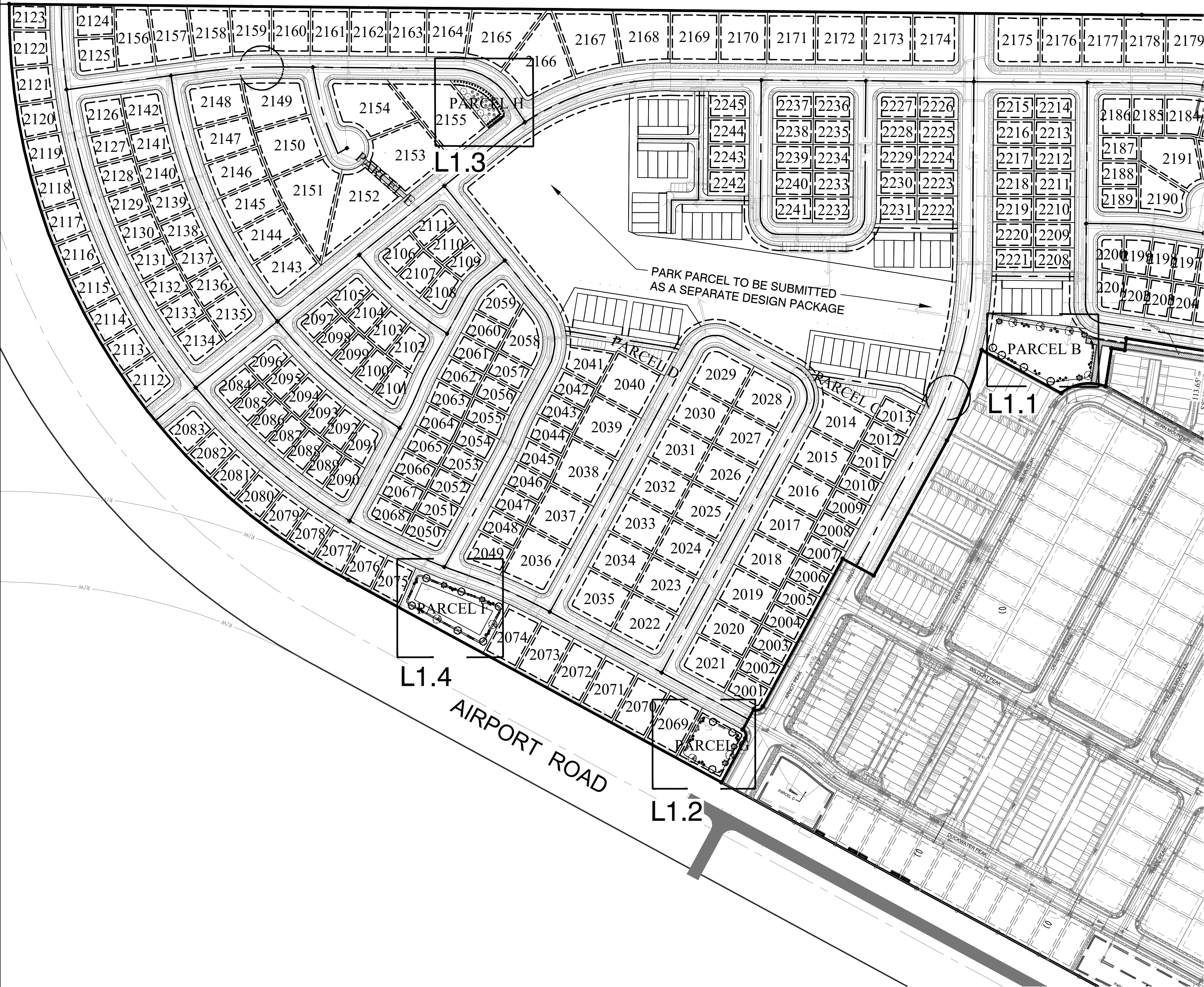
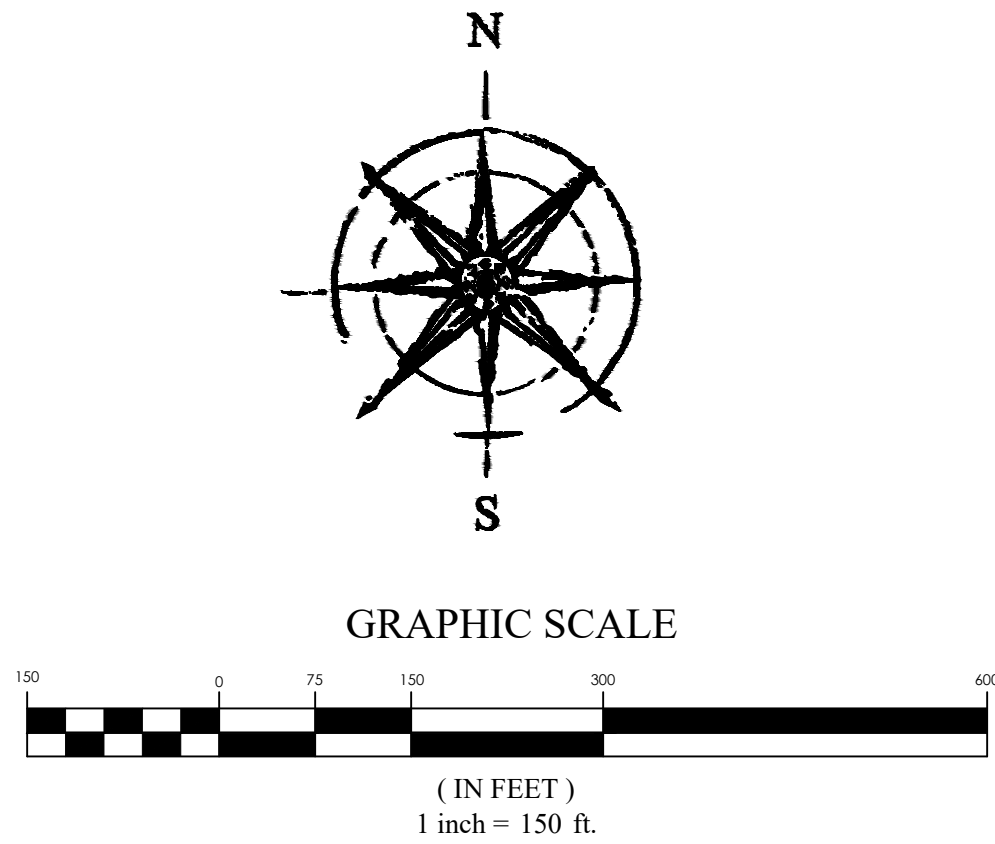
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EROSION
CONTROL
PLAN

Scale: 1"=100' Drawn: TM
Date: 3/3/25 Job #: 24-0097
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C7





TREE LEGEND

- Malus 'Royal Raindrops'
Royal Raindrops Crab 1 1/2" cal.
- Spring Snow Flowering Crab 1 1/2" cal.
- Zelkova serrata 'Village Green'
Village Green Zelkova 1 1/2" cal.
- Bur Oak 1 1/2" cal.
- Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

- Juniperus osteosperma
Utah Juniper 6' height

NOTE:
REFERENCE STREET TREE PLAN
STARTING SHEET L2.0

PLANT SCHEDULE FOR TOWNHOMES

Symbol	Scientific Name	Common Name	Size	Waterwise
SHRUBS				
AMG	Aronia melanocarpa 'Ground Hog'	Ground Hog Aronia	2 Gal	No
BTC	Berberis thunbergii atro 'Concorde'	Dark Red-Purple Barberry	2 Gal	No
BDH	Buddleia davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	2 Gal	Yes
BGV	Buxus 'Green Velvet'	Green Velvet Boxwood	2 Gal	No
CCF	Caryopteris clandonensis 'First Choice'	First Choice Bluebeard	2 Gal	Yes
HSL	Hibiscus syriacus 'Lil Kim'	Dwarf Rose of Sharon	5 Gal	Yes
HPL	Hydrangea paniculata Lavalamp Flare	Lavalamp Flare Hydrangea	5 Gal	No
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal	Yes
POL	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	5 Gal	Yes
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	5 Gal	Yes
PMM	Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 Gal	Yes
PFD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Potentilla	2 Gal	Yes
RMC	Rosa 'Meidiland Crimson'	Crimson Meidiland Rose	5 Gal	Yes
RMW	Rosa 'Meidiland White'	White Meidiland Rose	5 Gal	Yes
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	2 Gal	No
SBG	Spiraea bumalda 'Goldmound'	Gold Spiraea	2 Gal	No
SJD	Spiraea japonica 'Doozie'	Doozie Spiraea	2 Gal	No
SBL	Syringa x 'Bloomerang'	Dark Purple Reblooming Lilac	5 Gal	No
TME	Taxus media 'Everlow'	Everlow Yew	5 Gal	Yes
PERENNIALS & ORNAMENTAL GRASSES				
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	Yes
HSS	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 Gal	Yes
HSO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gal	Yes
PVS	Panicum virgatum 'Shenandoah'	Switch Grass	1 Gal	Yes
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal	Yes
RFC	Rudbeckia fulgida 'City Garden'	Black Eyed Susan	1 Gal	No
SNE	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal	Yes

- LANDSCAPE NOTES:
- LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
 - ALL PLANTING BEDS WILL HAVE 4" DEPTH DECORATIVE RIVER COBBLE.
 - INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

NATIVE PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size
SHRUBS			
ATS	Artemisia tridentata	Big Sagebrush	2 Gal
CLM	Cercocarpus ledifolius	Curleaf Mountain Mahogany	2 Gal
ENR	Ericameria nauseosus	Rubber Rabbit Brush	2 Gal
FPF	Fallugia paradoxa	Apache Flume	1 Gal
JCC	Juniperus communis	Common Juniper	1 Gal
PMN	Physocarpus malvaceus	Mallow Ninebark	2 Gal
PTB	Purshia tridentata	Antelope Bitterbrush	2 Gal
RTS	Rhus trilobata	Three Leaf Sumac	2 Gal
RAC	Ribes aureum	Golden Current	1 Gal
RWW	Rosa woodsii	Woods Rose	1 Gal

- NOTES:
- ALL PLANTING BEDS WILL HAVE 4" DEPTH OF RIVER ROCK OR CRUSHED GRAVEL.

LEGEND

- NATIVE GRASS/WILDFLOWERS (45,944 SF)

IRRIGATION PLANS, DETAILS AND SPECIFICATIONS TO BE PROVIDED WITH FINAL PLATS.

NATIVE GRASS/WILDFLOWER SEED MIX

SLENDER WHEATGRASS	18%
WESTERN WHEATGRASS	20%
BLUEBUNCH WHEATGRASS	20%
SHEEP FESCUE	4%
SANDBERG BLUEGRASS	3%
INDIAN RICEGRASS	10%
BLANKET FLOWER	5%
BLUE FLAX	10%
CALIFORNIA POPPY	10%

- APPLICATION:
- APPLY 4 TO 6 INCHES OF NATIVE TOP SOIL TO DISTURBED AREAS. TOPSOIL SHALL COME FROM THE LOCAL AREA OR STOCKPILED TOPSOIL FROM AREAS BEING DISTURBED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
 - APPLY SEED MIX AT A RATE OF TWENTY POUNDS PER ACRE (20 LBS./AC.). APPLY SEED MIX BY DRILLING OR LIGHTLY RAKE INTO 1/4" OF SOIL.
 - AFTERWARDS, APPLY HYDROMULCH OVER DRILL SEEDED AREAS USING SILVA FIBRE MULCH AT 1400 LBS. PER ACRE.
 - SEED MIX APPLICATION TO BE FROM OCTOBER 15 TO DECEMBER 15 AND WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 50 DEGREES F. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

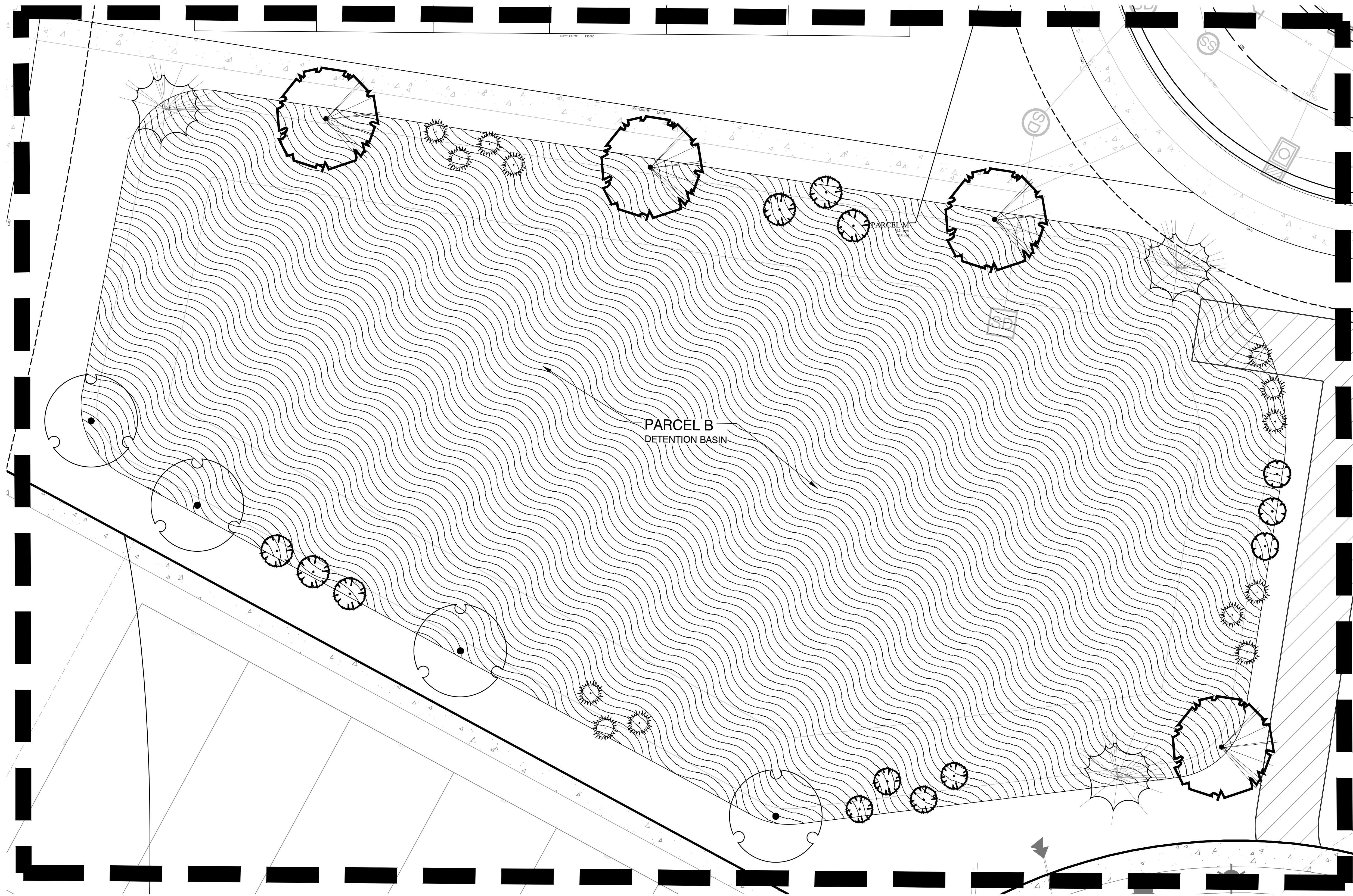
OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

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LANDSCAPE
PLAN

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Date: 01/22/2025	Job #: 24-0097
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L1.0



TREE LEGEND

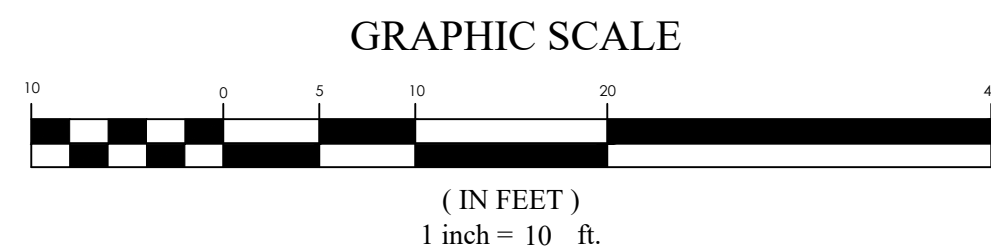
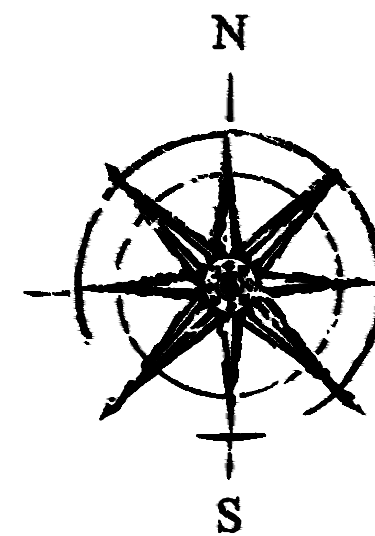
- Malus 'Royal Raindrops'
Royal Raindrops Crab 1 1/2" cal.
- Spring Snow Flowering Crab 1 1/2" cal.
- Zelkova serrata 'Village Green'
Village Green Zelkova 1 1/2" cal.
- Bur Oak 1 1/2" cal.
- Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

- Juniperus osteosperma
Utah Juniper 6' height

LEGEND

- NATIVE GRASS/WILDFLOWERS



OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

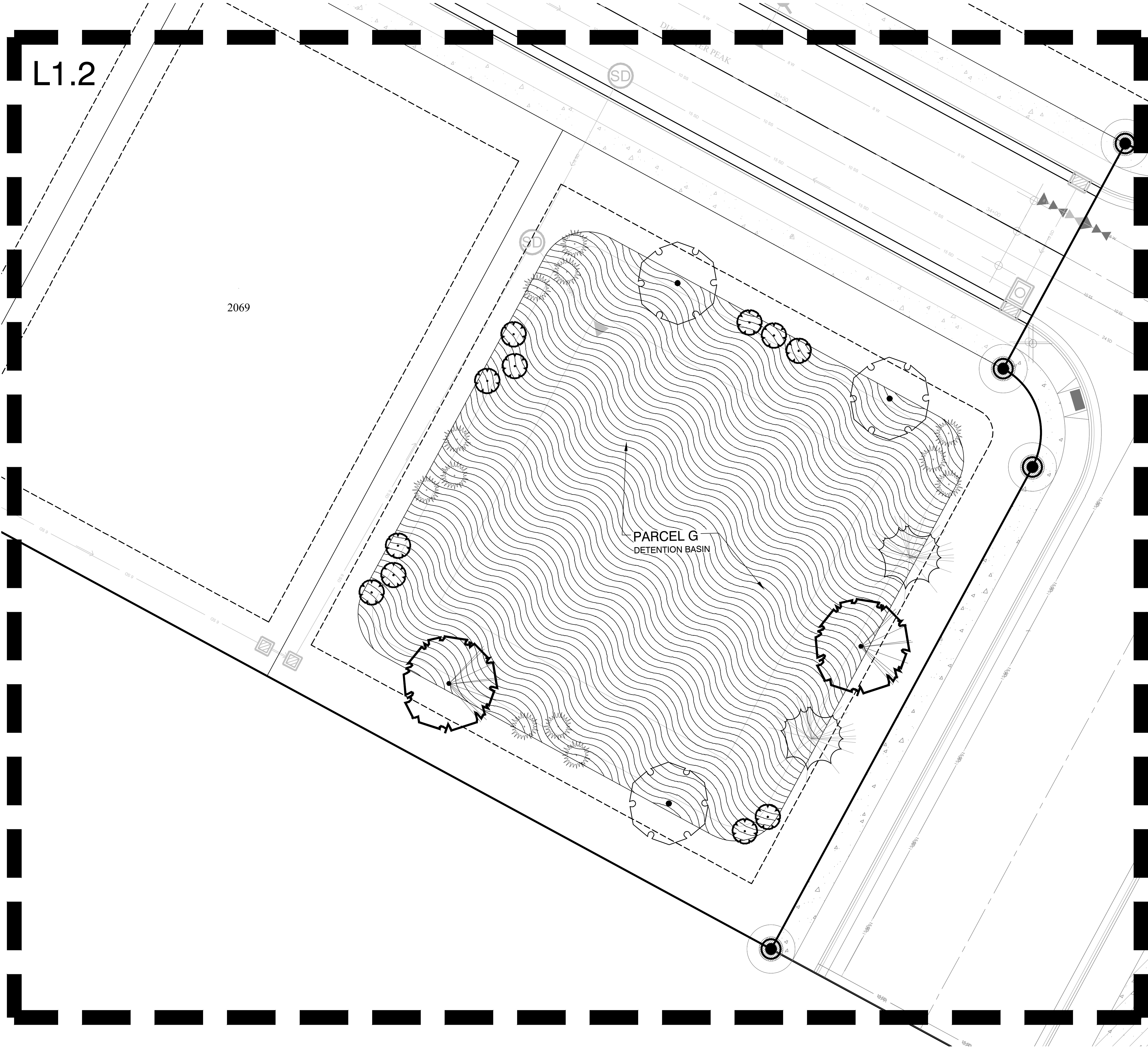
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	3	01/22/2025	Final Design
	4	01/22/2025	Final Design
	5	01/22/2025	Final Design
	6	01/22/2025	Final Design

LANDSCAPE PLAN

Scale: 1"=10'
Date: 01/22/2025
Sheet:

Drawn: MH
Job #: 24-0097

L1.1



L1.2

2069

PARCEL G
DETENTION BASIN

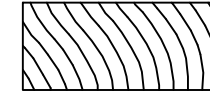
TREE LEGEND

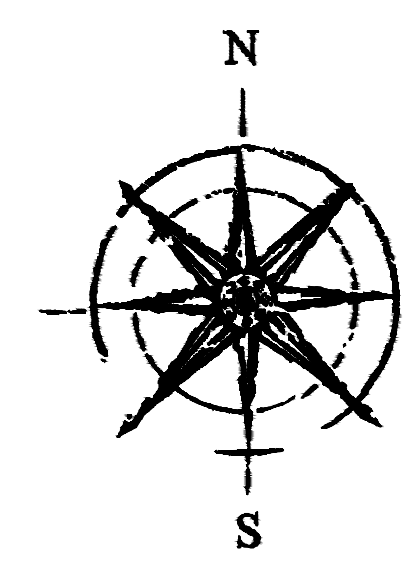
-  Malus 'Royal Raindrops'
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Village Green Zelkova 1 1/2" cal.
-  Bur Oak 1 1/2" cal.
-  Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

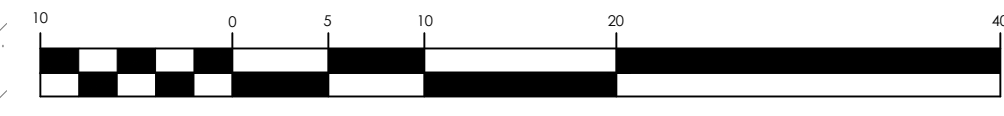
-  Juniperus osteosperma
Utah Juniper 6' height

LEGEND

-  NATIVE GRASS/WILDFLOWERS



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK	
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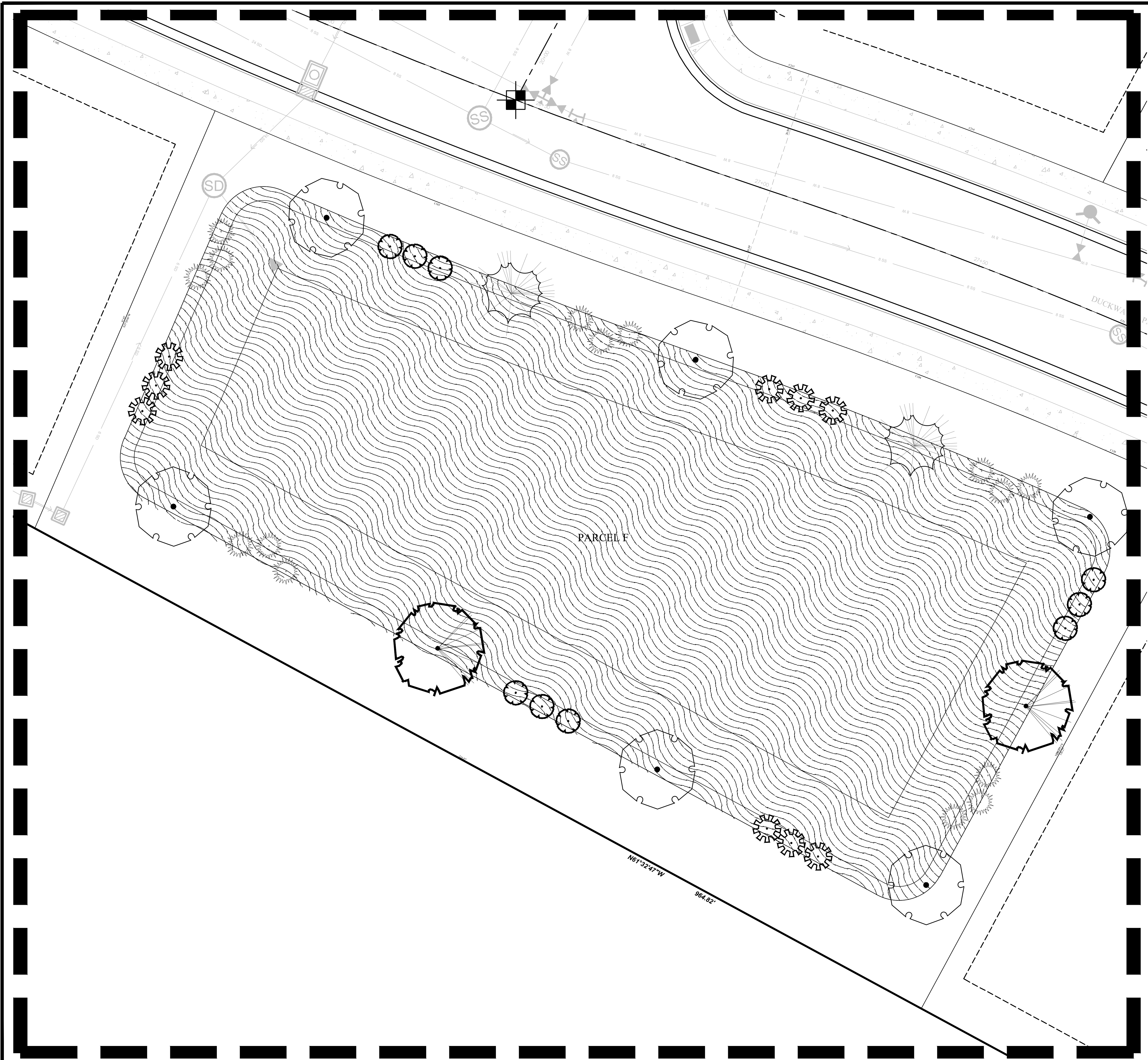
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TREE LEGEND

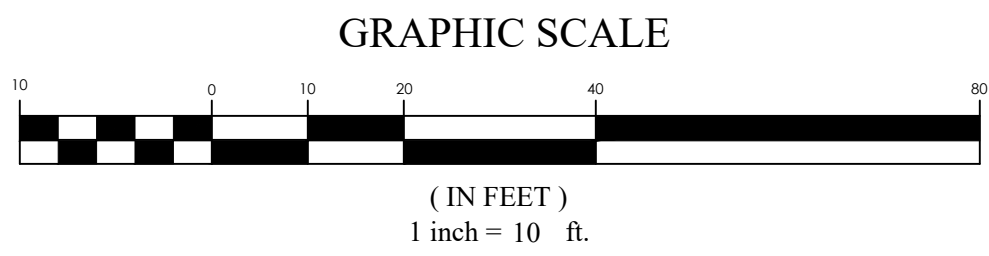
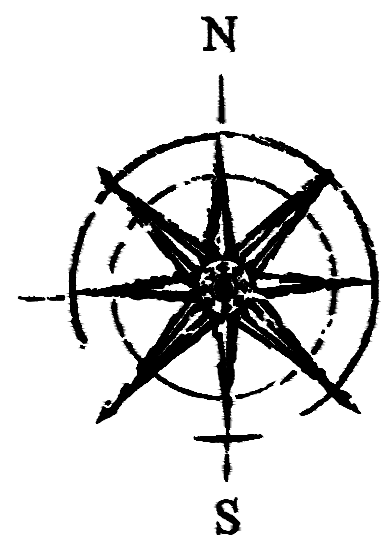
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Village Green Zelkova 1 1/2" cal.
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NATIVE TREE LEGEND

- Juniperus osteosperma
Utah Juniper 6' height

LEGEND

- NATIVE GRASS/WILDFLOWERS



OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1	01/22/2025	Initial Design
2	01/22/2025	Revised Design
3	01/22/2025	Final Design
4	01/22/2025	Final Design
5	01/22/2025	Final Design
6	01/22/2025	Final Design

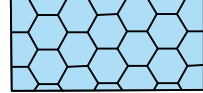
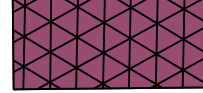
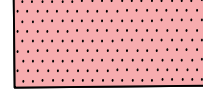
LANDSCAPE PLAN

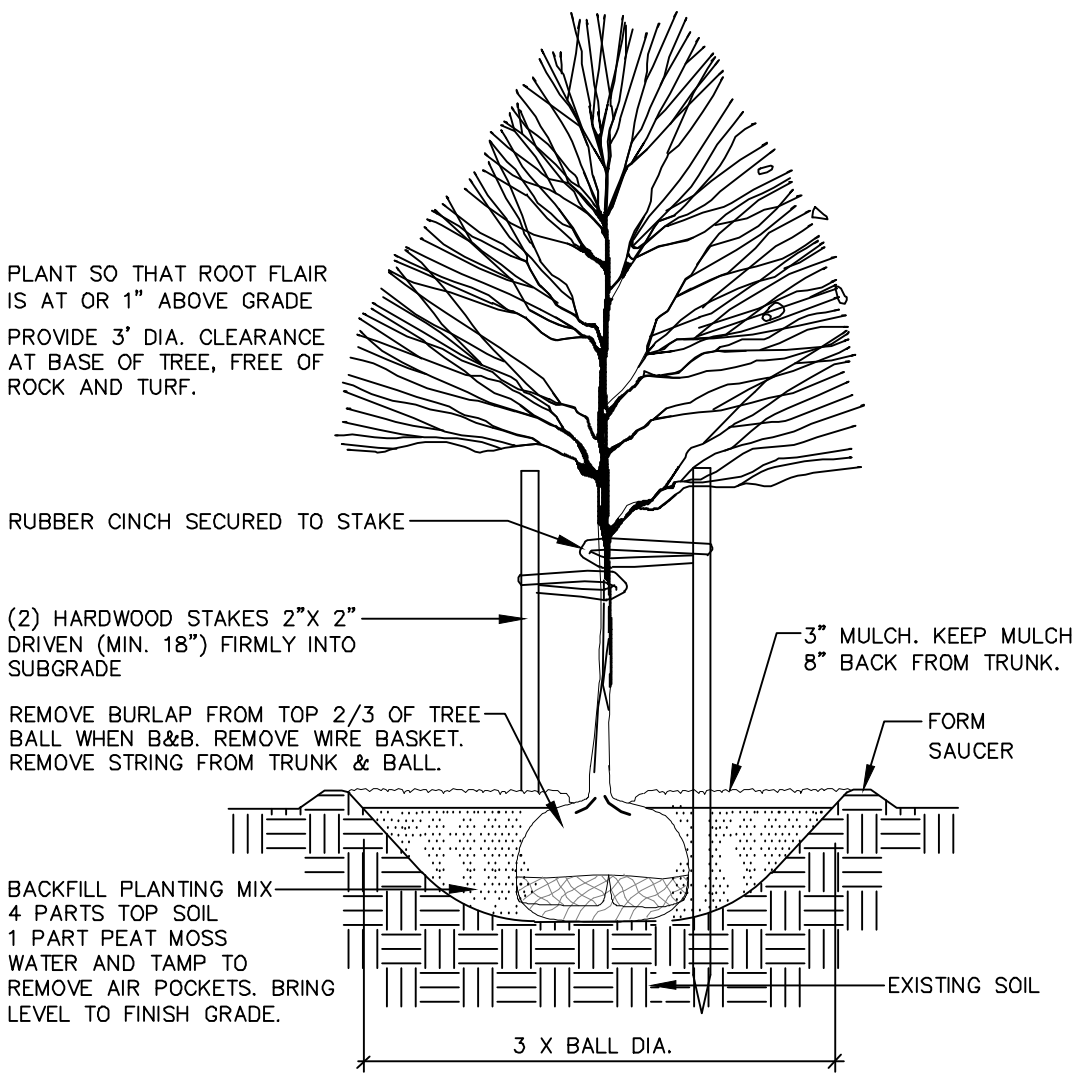
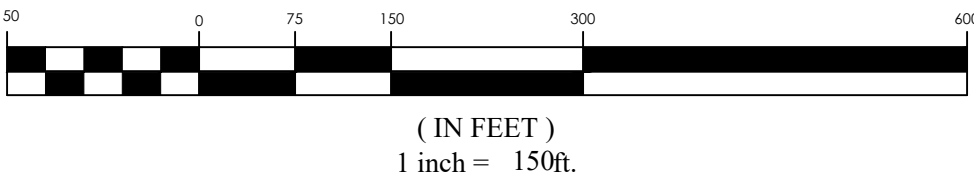
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Job #: 24-0097



TREE LEGEND

-  Prunus virginiana 'Canada Red' Canada Red Choke Cherry 2" cal.
-  Acer griseum Paperbark Maple 2" cal.
-  Syringa reticulata Japanese Tree Lilac 2" cal.
-  Geditsia triacanthos 'Inermis' Shademaster Honeylocust 2" cal.
-  Acer grandidentatum 'Bigtooth Maple' 2" cal.
-  Malus 'Spring Snow' Spring Snow Crab 2" cal.
-  Acer tataricum Tatarian Maple 2" cal.



A TREE PLANTING & STAKING
NOT TO SCALE

FOR
REVIEW
ONLY

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
OVERALL STREET TREE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	03/03/2025	1. INITIAL DESIGN
2	03/03/2025	2. REVISED DESIGN
3	03/03/2025	3. REVISED DESIGN
4	03/03/2025	4. REVISED DESIGN
5	03/03/2025	5. REVISED DESIGN
6	03/03/2025	6. REVISED DESIGN

OVERALL
LANDSCAPE
PLAN

Scale: 1"=150'
Date: 03/03/2025
Sheet:

Drawn: AH
Job #: 24-0097

L2.0



Acer griseum
Paperbark Maple 2" cal.



Malus 'Spring Snow'
Spring Snow Crab 2" cal.



Prunus virginiana 'Canada Red'
Canada Red Choke Cherry 2" cal.



Syringa reticulata
Japanese Tree Lilac 2" cal.



Acer grandidentatum
'Bigtooth Maple' 2" cal.



Geditsia triacanthos 'Inermis'
Shademaster Honeylocust 2" cal.



Acer tataricum
Tatarian Maple 2" cal.



MATCH LINE SEE SHEET L2.3

MATCH LINE SEE SHEET L2.2

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
STREET TREE PLAN

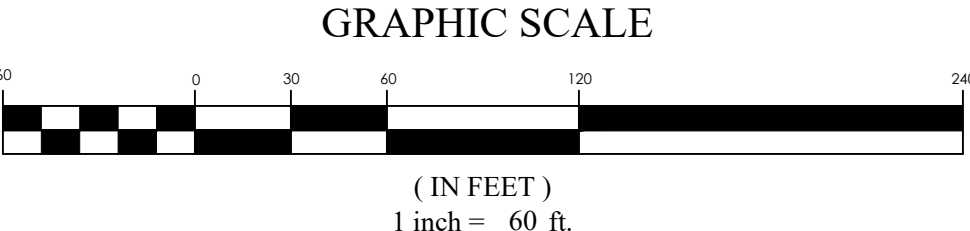
FOR
REVIEW
ONLY

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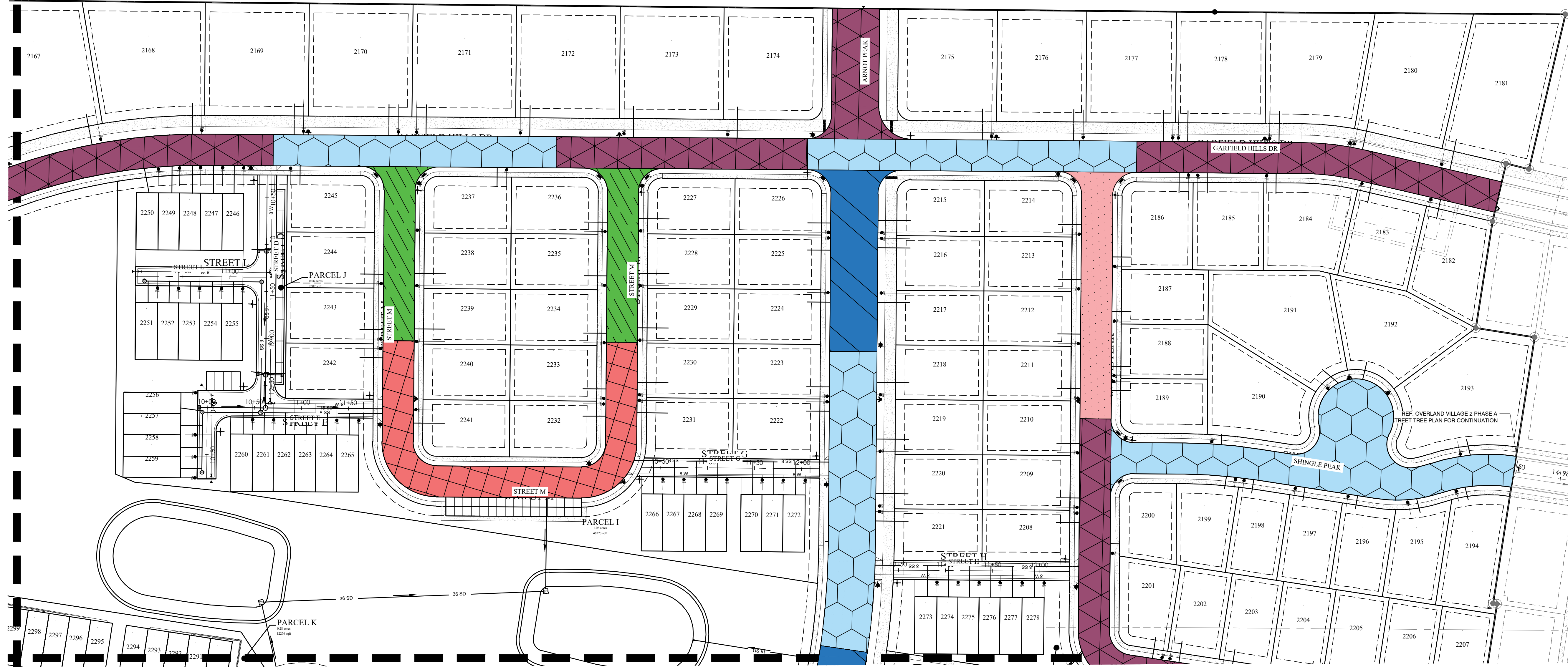
STREET TREE
PLAN

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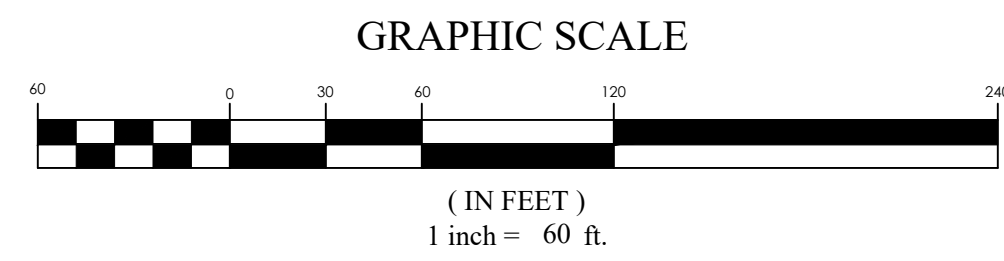
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Job #: 24-0097

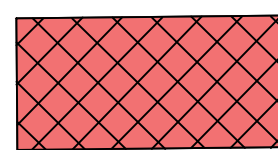


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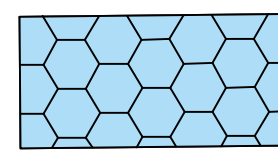


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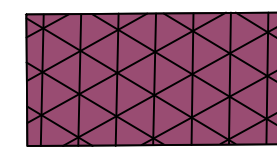


 Syringa reticulata
Japanese Tree Lilac 2" cal.

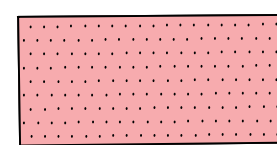


 Geditsia triacanthos 'Inermis'
Shademaster Honeylocust 2" cal.

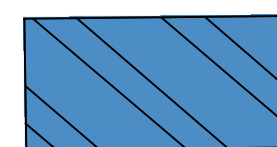


 Malus 'Spring Snow'
Spring Snow Crab 2" cal.



 Acer tataricum
Tatarian Maple 2" cal.



 Prunus virginiana 'Canada Red'
Canada Red Choke Cherry 2" cal.



 Acer grandidentatum
'Bigtooth Maple' 2" cal.



OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
STREET TREE PLAN

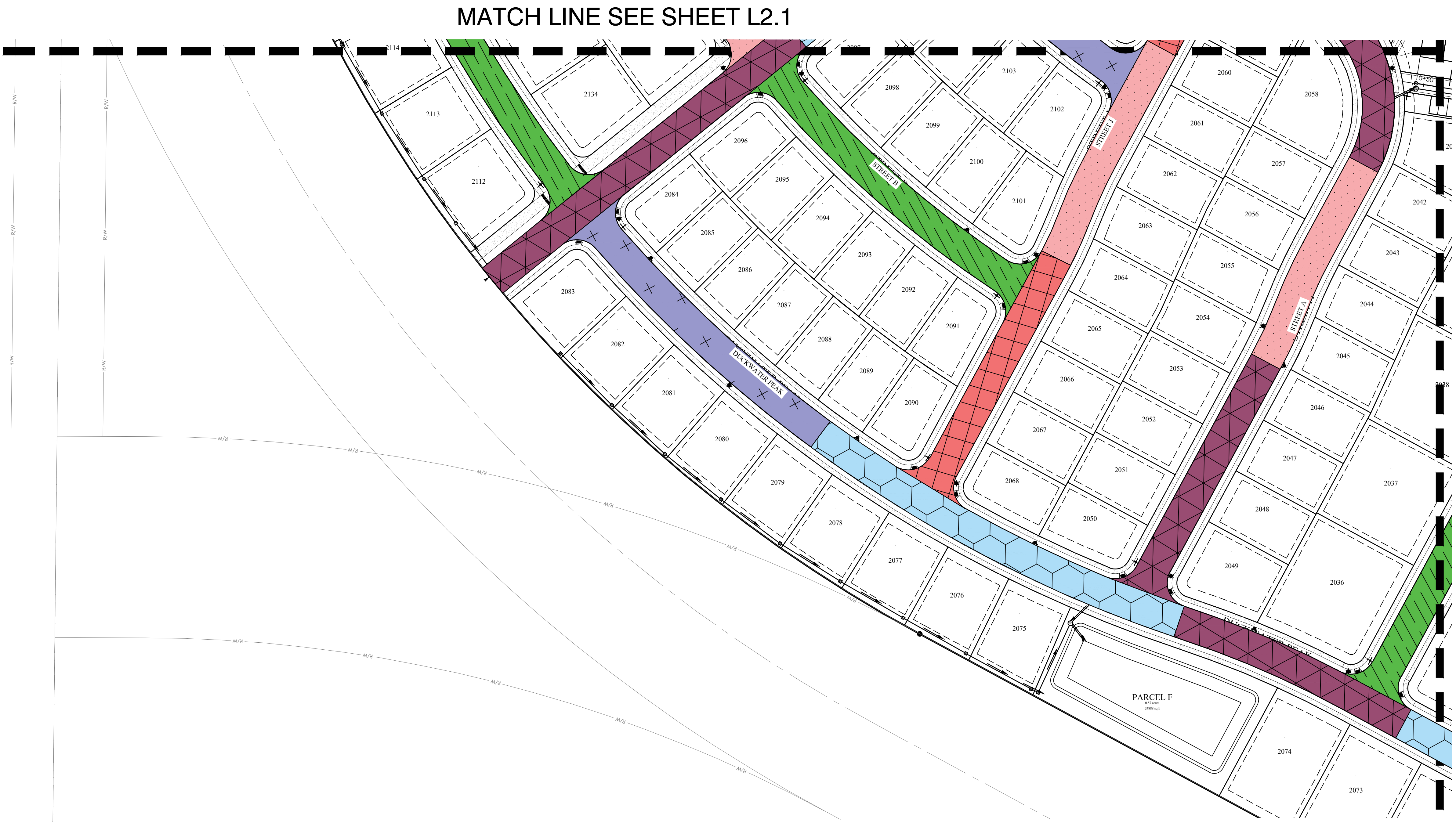
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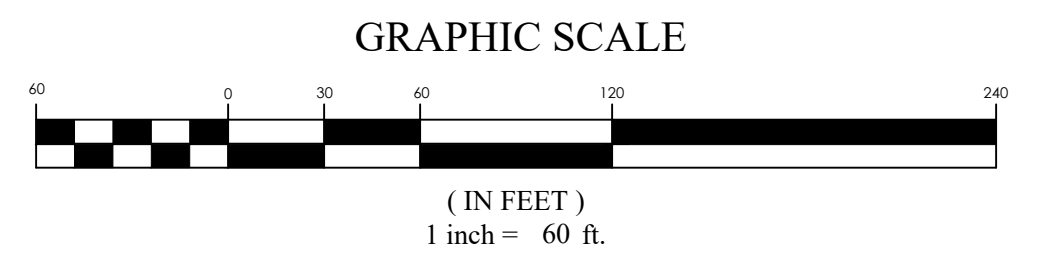
STREET TREE
PLAN

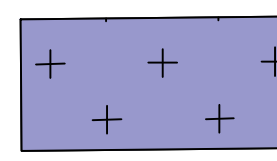
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Date: 03/03/2025
Sheet: L2.2

Drawn: AH
Job #: 24-0097



MATCH LINE SEE SHEET L2.4



 Acer griseum
Paperbark Maple 2" cal.

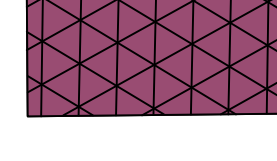


 Acer grandidentatum
'Bigtooth Maple' 2" cal.

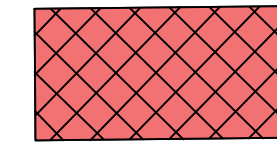


 Prunus virginiana 'Canada Red'
Canada Red Choke Cherry 2" cal.

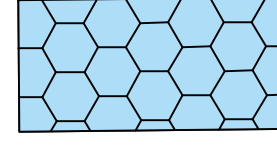


 Malus 'Spring Snow'
Spring Snow Crabapple 2" cal.



 Syringa reticulata
Japanese Tree Lilac 2" cal.



 Geditsia triacanthos 'Inermis'
Shademaster Honeylocust 2" cal.

FOR
REVIEW
ONLY

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
STREET TREE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	***	
2	***	
3	***	
4	***	
5	***	
6	***	

STREET TREE
PLAN

Scale: 1"=60'
Date: 03/03/2025
Sheet:
Drawn: AH
Job #: 24-0097

L2.3



MATCH LINE SEE SHEET L2.3

MATCH LINE SEE SHEET L2.2



Malus 'Spring Snow'
Spring Snow Crabapple 2" cal.



Geditsia triacanthos 'Inermis'
Shademaster Honeylocust 2" cal.



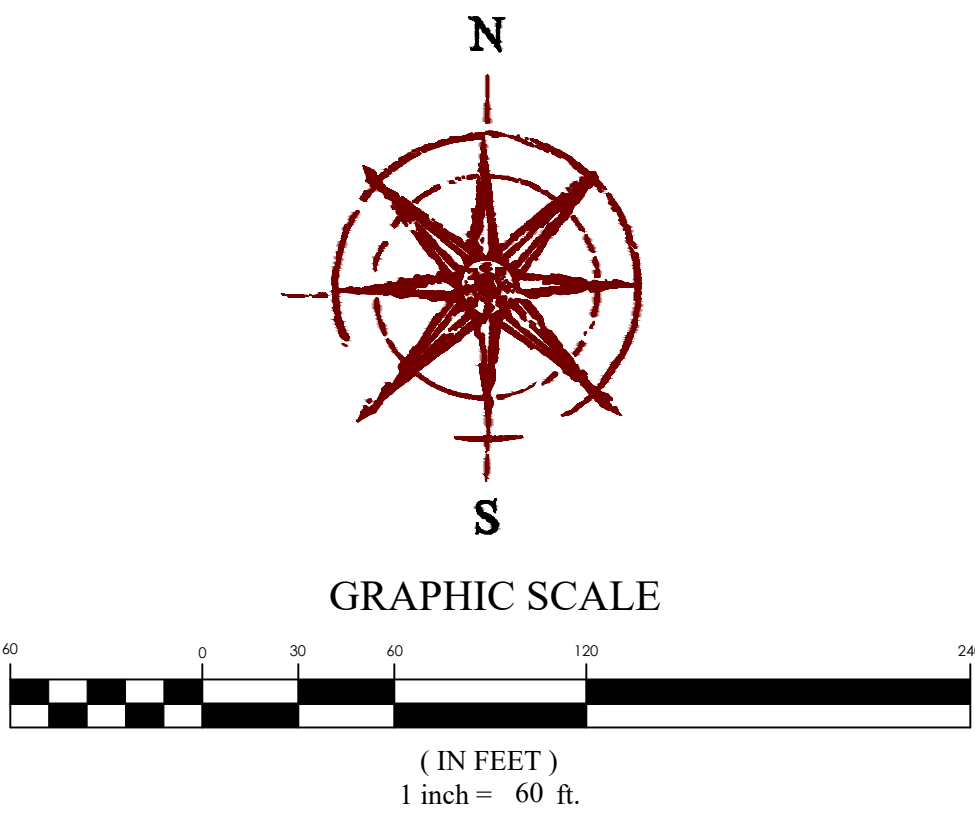
Acer grandidentatum
'Bigtooth Maple' 2" cal.



Prunus virginiana 'Canada Red'
Canada Red Choke Cherry 2" cal.



Syringa reticulata
Japanese Tree Lilac 2" cal.



FOR
REVIEW
ONLY

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
STREET TREE PLAN

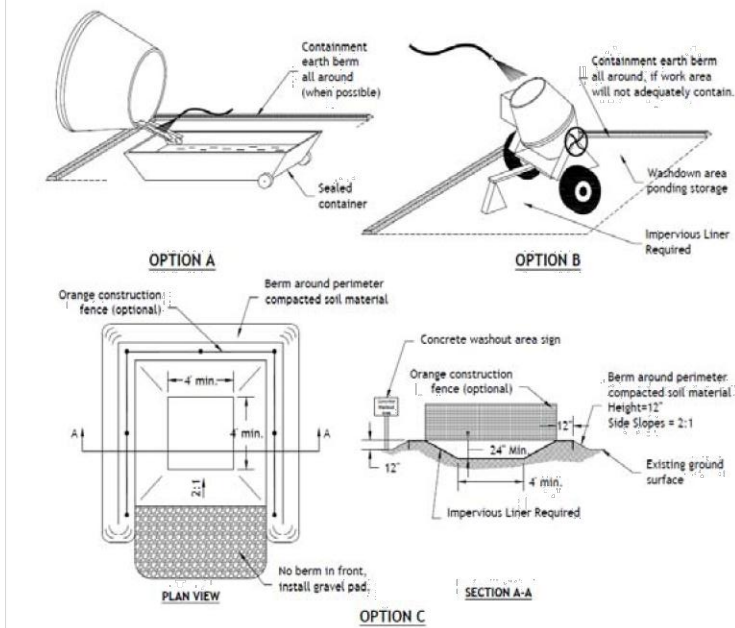
REVISION BLOCK		DESCRIPTION
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STREET TREE
PLAN

Scale: 1"=60'
Date: 03/03/2025
Sheet: L2.4

Drawn: AH
Job #: 24-0097

BMP: Concrete Waste Management



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

APPLICATION
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA

- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (6' tall by 6' wide)
- Concrete washout should not be placed within 50 feet of storm drains, open ditches, or waterbodies.

LIMITATIONS:

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

MAINTENANCE:

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

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

IVORYCOMPANIES
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(801) 747-7000

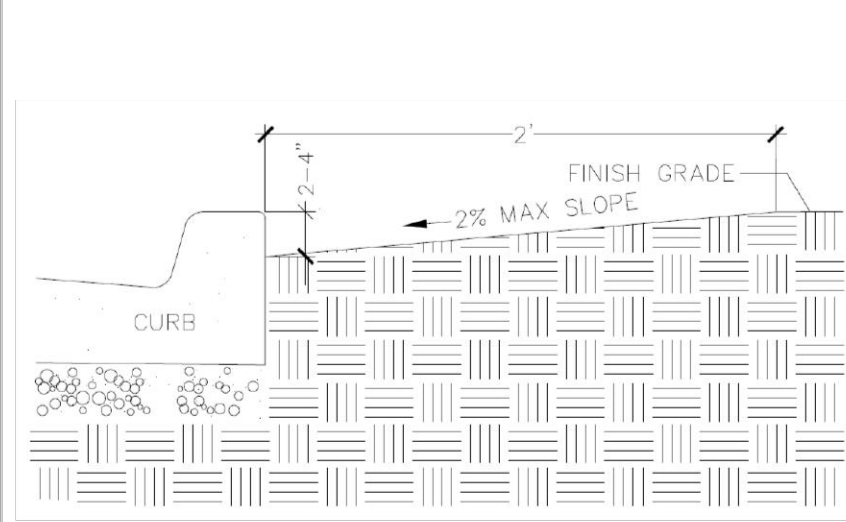
- TARGETED POLLUTANTS**
- ☐ Sediment
 - ☐ Nutrients
 - ☐ Toxic Materials
 - ☐ Oil & Grease
 - ☐ Floatable Materials
 - ☒ Other Wastes
- POLLUTANT IMPACT**
- ☒ High Impact
 - ☒ Medium Impact
 - ☐ Low or Unknown Impact

- IMPLEMENTATION REQUIREMENTS**
- \$** Capital Costs
 - \$** O & M Costs
 - \$\$** Maintenance
 - \$** Training
- Relative Costs**
- \$\$\$** High
 - \$\$** Medium
 - \$** Low

Adapted from Salt Lake County BMP Manual

2015

BMP: Cutback Curb Sediment Trap



DESCRIPTION
A temporary sediment trap formed by excavation behind the curb.

APPLICATION

- Interception of runoff containing sediment from the lot during construction.
- Retain sediment on the lot during construction.

INSTALLATION/APPLICATION CRITERIA

- Excavate soil behind curb to a depth of 2-4 inches
- Slope from 0-2% from the construction grade to curb for a distance of approximately 2 feet.
- Usually installed in the park strip between curb and sidewalk.

LIMITATIONS:

- No limitations.

MAINTENANCE:

- Inspect after each rain event.
- Remove accumulated sediment as it reaches 1" remaining height of available storage.

Adapted from Salt Lake County BMP Manual

2014

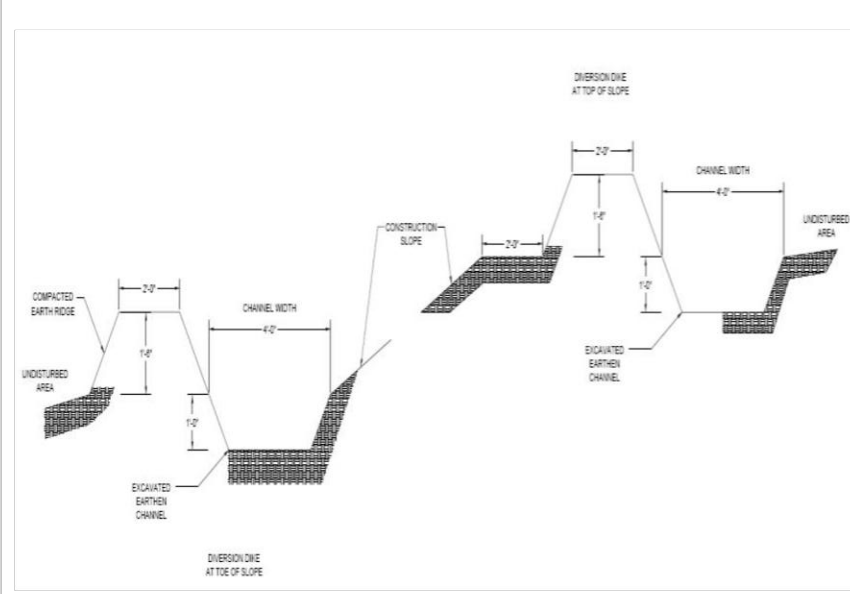
- OBJECTIVES**
- ☐ Housekeeping Practices
 - ☐ Contain Waste
 - ☐ Minimize Disturbed Areas
 - ☐ Stabilize Disturbed Areas
 - ☐ Protect Slopes/Channels
 - ☐ Control Site Perimeter
 - ☒ Control Internal Erosion

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- TARGETED POLLUTANTS**
- ☒ Sediment
 - ☐ Nutrients
 - ☒ Toxic Materials
 - ☐ Oil & Grease
 - ☒ Floatable Materials
 - ☐ Other Wastes
- POLLUTANT IMPACT**
- ☒ High Impact
 - ☒ Medium Impact
 - ☐ Low or Unknown Impact

- IMPLEMENTATION REQUIREMENTS**
- \$\$** Capital Costs
 - \$** O & M Costs
 - \$\$** Maintenance
 - \$** Training
- Relative Costs**
- \$\$\$** High
 - \$\$** Medium
 - \$** Low

BMP: Diversion Dike



DESCRIPTION
A temporary sediment barrier and storm runoff conveyance consisting of an excavation channel and compacted earth ridge.

APPLICATION

- Construct along top of construction slope to intercept up-gradient runoff and convey around construction site.
- Construct along toe of construction to divert sediment laden runoff.
- Construct along midpoint of construction slope to intercept runoff and channel to controlled discharge point.
- Construct around base of soil stockpiles to capture sediment.
- Construct around perimeter of disturbed areas to capture sediment.

INSTALLATION/APPLICATION CRITERIA

- Clear and grub area for dike construction.
- Excavate channel and place soil on down-gradient side.
- Shape and machine compact excavated soil to form ridge.
- Place erosion protection (rip-rap, mulch) at outlet.
- Stabilized channel and ridge as required with mulch, gravel, or vegetative cover.

LIMITATIONS:

- Recommended maximum drainage area of 5 acres.
- Recommended maximum sideslopes of 2h:1v (50%)
- Recommended maximum slope on channel of 1%

MAINTENANCE:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff breaching dike or eroding channel or sideslopes.
- Check discharge point for erosion or bypassing of flows.
- Repair and stabilize as necessary.
- Inspect daily during vehicular activity on slope, check for and repair any traffic damage.

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

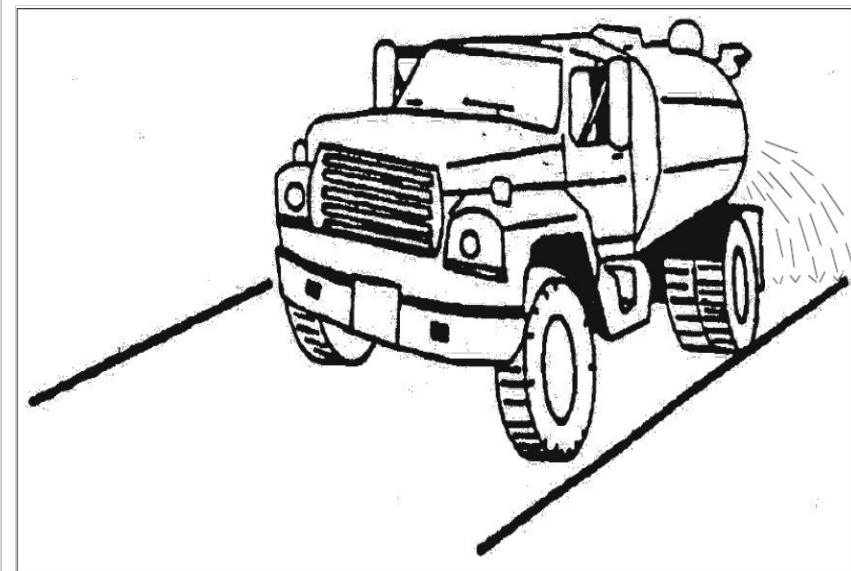
IVORYCOMPANIES
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- TARGETED POLLUTANTS**
- ☒ Sediment
 - ☐ Nutrients
 - ☐ Toxic Materials
 - ☐ Oil & Grease
 - ☐ Floatable Materials
 - ☐ Other Wastes
- POLLUTANT IMPACT**
- ☒ High Impact
 - ☒ Medium Impact
 - ☐ Low or Unknown Impact

- IMPLEMENTATION REQUIREMENTS**
- \$\$\$** Capital Costs
 - \$** O & M Costs
 - \$\$\$** Maintenance
 - \$** Training
- Relative Costs**
- \$\$\$** High
 - \$\$** Medium
 - \$** Low

2014

BMP: Dust Controls



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

APPLICATION
Dust control is useful in any construction area where dust is generated. Street sweeping is limited to areas that are paved.

INSTALLATION/APPLICATION CRITERIA

- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are the more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers recommendations and should be inspected regularly.

LIMITATIONS:

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

MAINTENANCE:

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

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

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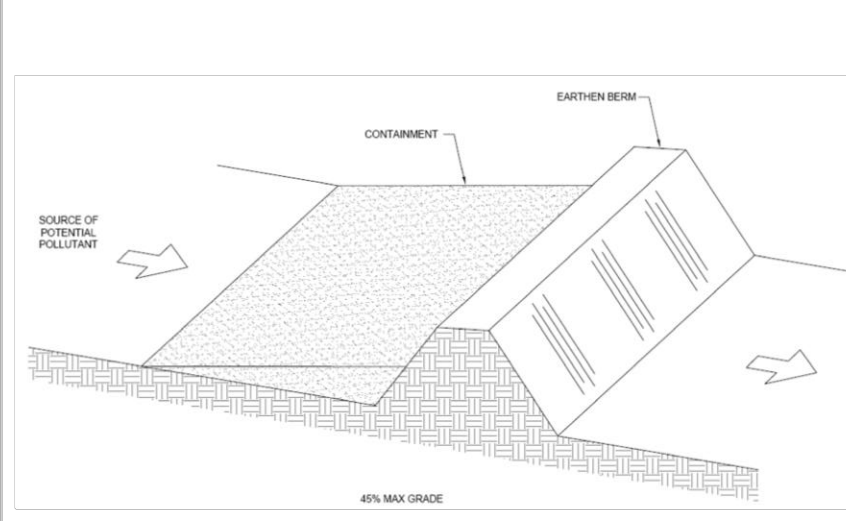
- TARGETED POLLUTANTS**
- ☒ Sediment
 - ☐ Nutrients
 - ☐ Toxic Materials
 - ☐ Oil & Grease
 - ☐ Floatable Materials
 - ☐ Other Wastes
- POLLUTANT IMPACT**
- ☒ High Impact
 - ☒ Medium Impact
 - ☐ Low or Unknown Impact

- IMPLEMENTATION REQUIREMENTS**
- \$\$** Capital Costs
 - \$** O & M Costs
 - \$\$** Maintenance
 - \$** Training
- Relative Costs**
- \$\$\$** High
 - \$\$** Medium
 - \$** Low

Adapted from Salt Lake County BMP Manual

2014

BMP: Earth Berm Barrier



DESCRIPTION
A temporary containment control constructed of compacted soil.

APPLICATION

- Construct around waste and materials storage area.
- Construct around staging and maintenance areas.
- Construct around vehicle parking and servicing areas.
- Could be used in place of silt fence around construction areas.

INSTALLATION/APPLICATION CRITERIA

- Construct an earthen berm downhill of the area to be controlled. The berm should surround fueling facilities and maintenance areas on three sides to provide containment.
- Berm needs to be a minimum of 1 foot tall by 1 foot wide and be compacted.

LIMITATIONS:

- Not effective on steep slopes.
- Limits access to controlled area.
- Personnel need to quickly respond to spills with remedial actions.

MAINTENANCE:

- Observe daily for any non-stormwater discharge.
- Look for runoff bypassing ends of berms or undercutting berms.
- Repair or replace damaged areas of the berm and remove accumulated sediment.
- Recompact soil around berm as necessary to prevent piping.

Adapted from Salt Lake County BMP Manual

2014

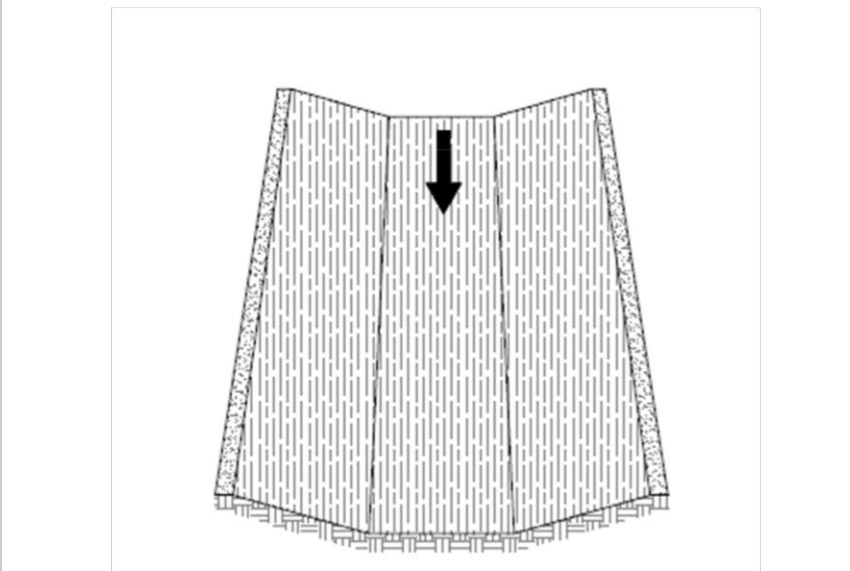
- OBJECTIVES**
- ☐ Housekeeping Practices
 - ☒ Contain Waste
 - ☐ Minimize Disturbed Areas
 - ☐ Stabilize Disturbed Areas
 - ☐ Protect Slopes/Channels
 - ☒ Control Site Perimeter
 - ☐ Control Internal Erosion

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- TARGETED POLLUTANTS**
- ☐ Sediment
 - ☐ Nutrients
 - ☒ Toxic Materials
 - ☐ Oil & Grease
 - ☐ Floatable Materials
 - ☒ Other Wastes
- POLLUTANT IMPACT**
- ☒ High Impact
 - ☒ Medium Impact
 - ☐ Low or Unknown Impact

- IMPLEMENTATION REQUIREMENTS**
- \$\$** Capital Costs
 - \$** O & M Costs
 - \$\$** Maintenance
 - \$** Training
- Relative Costs**
- \$\$\$** High
 - \$\$** Medium
 - \$** Low

BMP: Erosion Control Blankets



DESCRIPTION
Erosion control blankets are used in place of mulch on areas of high velocity runoff and/or steep grade, to aid in controlling erosion on critical areas by protecting young vegetation.

APPLICATION
Where vegetation is likely to grow too slowly to provide adequate cover. In areas subject to high winds where mulch would not be effective.

INSTALLATION/APPLICATION CRITERIA

- Install erosion control blankets parallel to the direction of the slope.
- In ditches, apply in direction of the flow.
- Place erosion control blankets loosely on soil – do not stretch.
- Ends of blankets should be buried no less than six inches deep.
- Staple the edges of the blanket at least every three feet.

LIMITATIONS:

- Not recommended in areas which are still under construction.

MAINTENANCE:

- Check for erosion and undermining periodically, particularly after rainstorms.
- Repair dislocations or failures immediately.
- I washouts occur, reinstall after repairing slope damage.
- Monitor until permanently stabilized.

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

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- TARGETED POLLUTANTS**
- ☒ Sediment
 - ☐ Nutrients
 - ☐ Toxic Materials
 - ☐ Oil & Grease
 - ☐ Floatable Materials
 - ☐ Other Wastes
- POLLUTANT IMPACT**
- ☒ High Impact
 - ☒ Medium Impact
 - ☐ Low or Unknown Impact

- IMPLEMENTATION REQUIREMENTS**
- \$\$\$** Capital Costs
 - \$\$** O & M Costs
 - \$\$** Maintenance
 - \$** Training
- Relative Costs**
- \$\$\$** High
 - \$\$** Medium
 - \$** Low

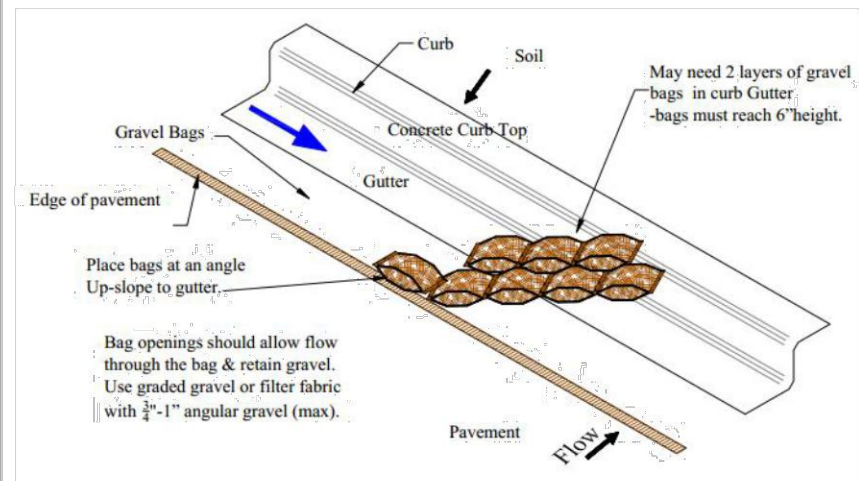
2014

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6		11/11/2014	11/11/2014

BMP DETAILS

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Date:	3/3/25	Job #:	24-0097
Sheet:			

BMP: Gravel Bag Gutter Check



DESCRIPTION

A filter and velocity dissipater constructed of gravel placed in a bag of geotextile fabric or other durable porous fabric. Check dam in curb designed to attenuate flows, allowing sediment and pollutants to settle out in the gutter for cleaning.

APPLICATION

Gravel bags are used to reduce runoff velocities to trap and filter sediment in storm water runoff.

INSTALLATION/APPLICATION CRITERIA

- Curb checks shall be used when it is not possible to temporarily divert the storm drain outfall into a sediment trapping device on the lot or commercial pad.

LIMITATIONS:

- Drainage area is less than .25 acres for the gutter check bag.
- Potential for heavy loads of sediment in the gutter exist.

MAINTENANCE:

- Check bags regularly, before and after storm events to ensure that they are not torn or clogged.
- Remove any trash, sediment, or debris that has accumulated in front of the bag and dispose of in a proper location.

OBJECTIVES

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



TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

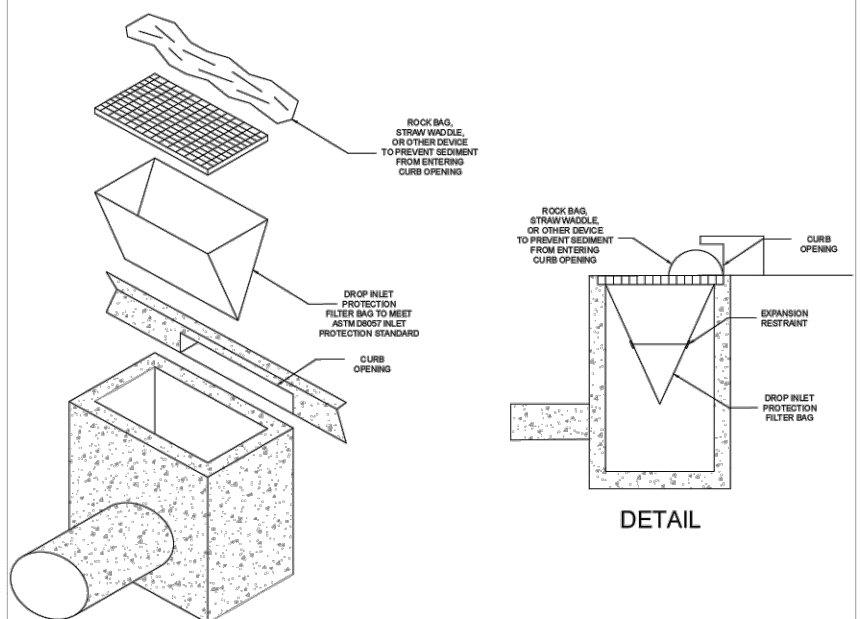
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- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- ☒ Capital Costs
- ☒ O & M Costs
- ☒ Maintenance
- ☒ Training
- Relative Costs**
- ☒ High
- ☒ Medium
- ☐ Low

2014

BMP: Inlet Protection – At Grade (Drop)



DESCRIPTION

Sediment barrier located inside storm drain inlet.

APPLICATION

Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction

INSTALLATION/APPLICATION CRITERIA

- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install drop inlet protection at grade.
- Install a rock bag, straw waddle, or other device to prevent sediment and debris from entering storm drain if there is a curb opening above the grate.

LIMITATIONS:

- Recommended maximum contributing drainage area of on acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:

- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Remove accumulated sediment when it reaches 4 inches in depth
- Look for bypassing or undercutting and repair or realign as needed

OBJECTIVES

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



TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

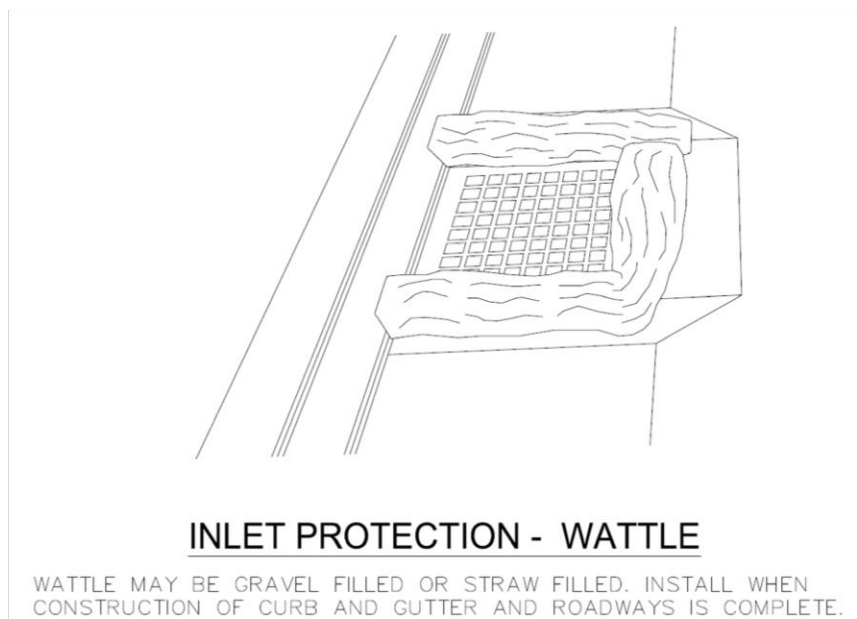
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- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- ☒ Capital Costs
- ☒ O & M Costs
- ☒ Maintenance
- ☒ Training
- Relative Costs**
- ☒ High
- ☒ Medium
- ☐ Low

2014

BMP: Inlet Protection - Wattle



DESCRIPTION

Sediment barrier erected around storm drain inlet.

APPLICATION

Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction

INSTALLATION/APPLICATION CRITERIA

- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled or straw wattles around perimeter of inlet

LIMITATIONS:

- Recommended maximum contributing drainage area of on acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:

- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Remove accumulated sediment when it reaches 4 inches in depth
- Look for bypassing or undercutting and repair or realign as needed

OBJECTIVES

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



TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

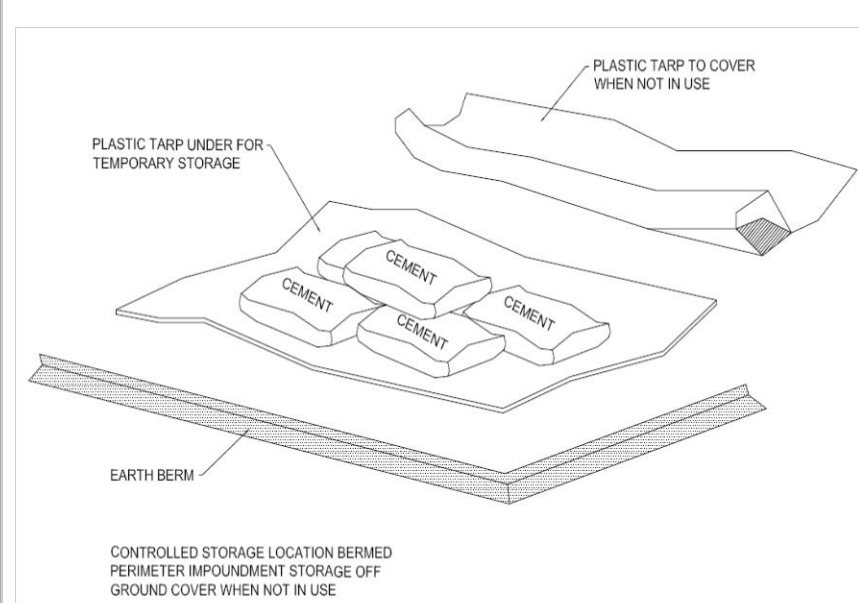
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- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- ☒ Capital Costs
- ☒ O & M Costs
- ☒ Maintenance
- ☒ Training
- Relative Costs**
- ☒ High
- ☒ Medium
- ☐ Low

2014

BMP: Material Storage



DESCRIPTION

Controlled storage of on-site materials.

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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



TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

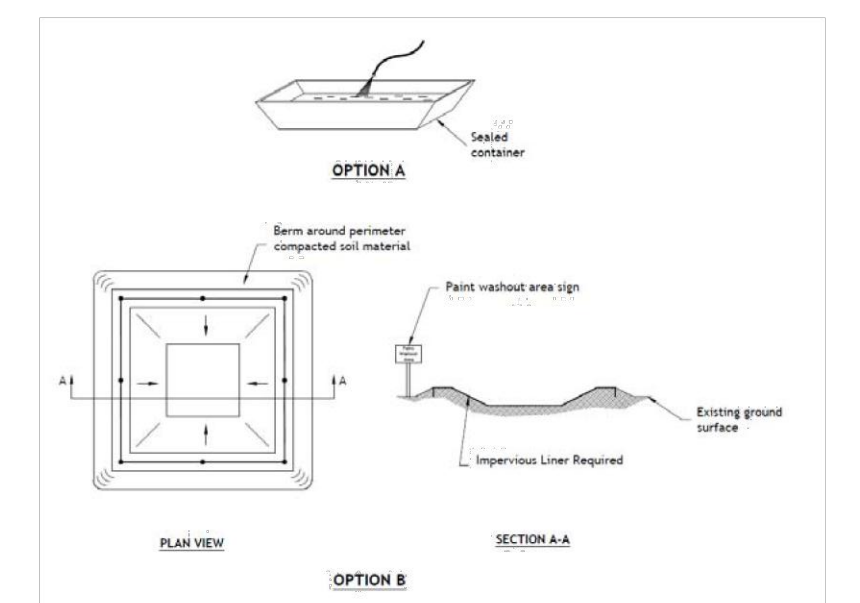
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- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- ☒ Capital Costs
- ☒ O & M Costs
- ☒ Maintenance
- ☒ Training
- Relative Costs**
- ☒ High
- ☒ Medium
- ☐ Low

2014

BMP: Paint Waste Management



DESCRIPTION

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

APPLICATION

This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA

- Store materials under cover, away from drainage areas.
- Perform washout of painting equipment off-site or in designated areas only.
- Do not wash out painting equipment into storm drains, open ditches, streets, or streams.
- Do not allow excess paint to be dumped on-site, except in designated areas.
- When washing painting equipment, painting contractor may elect to washout into empty paint buckets. Buckets will then be taken off-site and disposed of properly. Washout buckets are not to be left in garbage dumpsters on site.
- Paint washout should not be placed within 25 feet of storm drains, open ditches, or waterbodies.

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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



TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

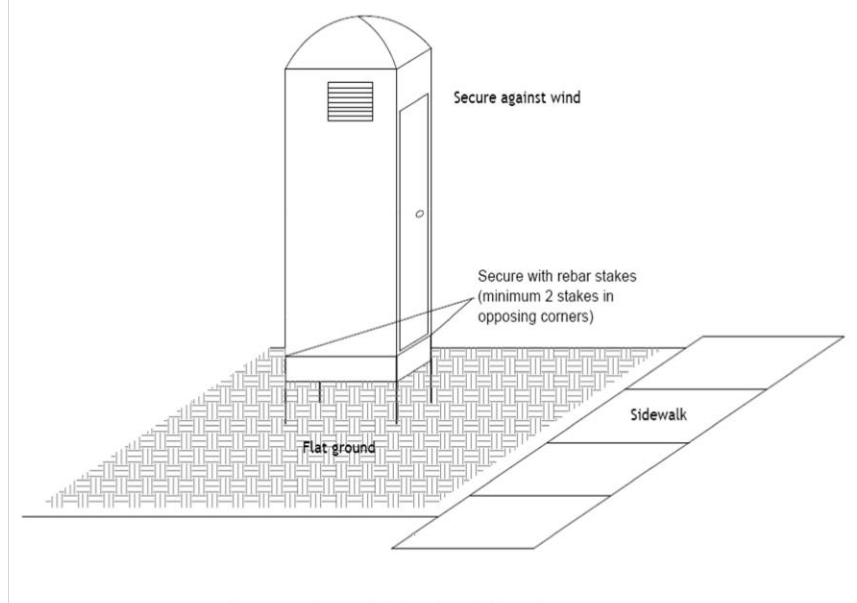
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- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- ☒ Capital Costs
- ☒ O & M Costs
- ☒ Maintenance
- ☒ Training
- Relative Costs**
- ☒ High
- ☒ Medium
- ☐ Low

2015

BMP: Portable Toilet



DESCRIPTION

Temporary on-site sanitary facility for construction personnel.

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

- Locate portable toilets in convenient locations throughout the site.
- Prepare a level gravel surface and provide clear access to the toilets for servicing and use by on-site personnel.
- Secure portable toilet with rebar stakes (minimum of 2 in opposing corners).

LIMITATIONS:

- No Limitations.

MAINTENANCE:

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

OBJECTIVES

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



TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- ☒ Capital Costs
- ☒ O & M Costs
- ☒ Maintenance
- ☒ Training
- Relative Costs**
- ☒ High
- ☒ Medium
- ☐ Low

2014

Adapted from Salt Lake County BMP Manual

Adapted from Salt Lake County BMP Manual
Stormwater Discharge Management from Construction Activities



FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
BMP DETAILS

REVISION BLOCK		DESCRIPTION					
#	DATE	1	2	3	4	5	6

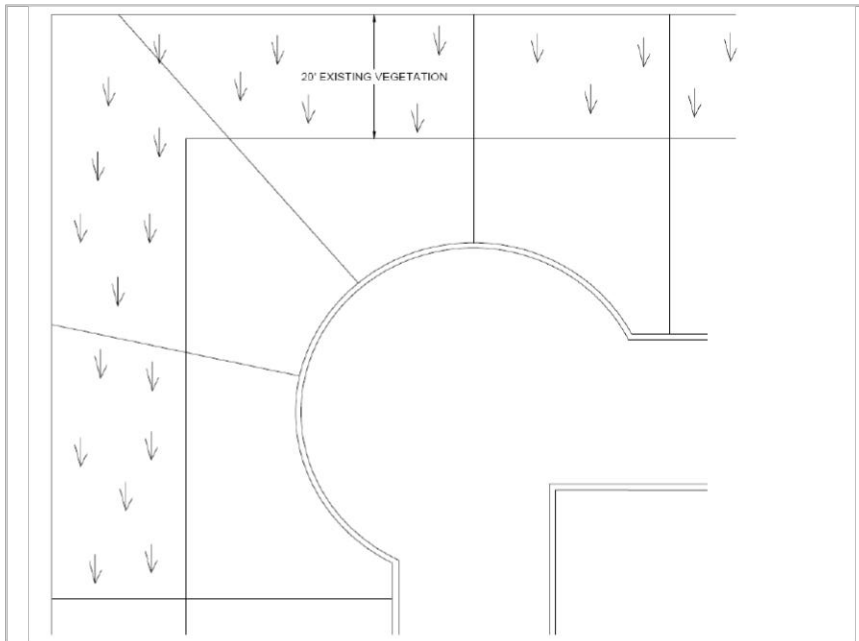
BMP DETAILS

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Date:	3/3/25	Job #:	24-0097
Sheet:			

D2

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BMP: Preservation of Existing Vegetation



DESCRIPTION

Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs and/or grasses that serve as erosion controls.

APPLICATION

This technique is applicable to all types of sites. Areas where preserving vegetation can be particularly beneficial are floodplains, wetlands, stream banks, steep slopes, and other areas where erosion controls would be difficult to establish, install, or maintain.

INSTALLATION/APPLICATION CRITERIA

- Clearly mark, flag or fence vegetation or areas where vegetation should be preserved.
- Prepare landscaping plans which include as much existing vegetation as possible and state proper care during and after construction.
- Define and protect with berms, fencing, signs, etc. a setback area from vegetation to be preserved.
- Propose landscaping plans which do not include plant species that compete with the existing vegetation.
- Do not locate construction traffic routes, spoil piles, etc. where significant adverse impact on existing vegetation may occur.

LIMITATIONS:

- Requires forward planning by the owner/developer, contractor and design staff.
- For sites with diverse topography, it is often difficult and expensive to save existing trees while grading the site satisfactorily for the planned development.
- May not be cost effective with high land costs.

MAINTENANCE:

- Inspection and maintenance requirements for protection of vegetation are low.
- Maintenance of native trees or vegetation should conform to landscape plan specifications.

OBJECTIVES

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



TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

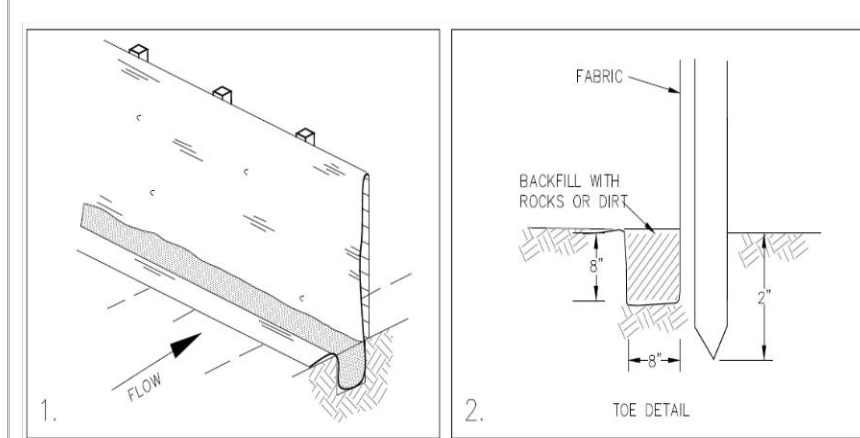
IMPLEMENTATION REQUIREMENTS

- \$\$\$ Capital Costs
- \$ O & M Costs
- \$ Maintenance
- \$ Training
- Relative Costs
- \$\$\$ High
- \$\$ Medium
- \$ Low

Adapted from Salt Lake County BMP Manual

2014

BMP: Silt Fence



SILT FENCE
SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL. A MINIMUM 20-FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL. (PRESERVATION OF EXISTING VEGETATION).

DESCRIPTION

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

APPLICATION

- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catch basins

INSTALLATION/APPLICATION CRITERIA

- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 fee minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:

- Recommended maximum drainage area of .5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of .5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:

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

OBJECTIVES

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



TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

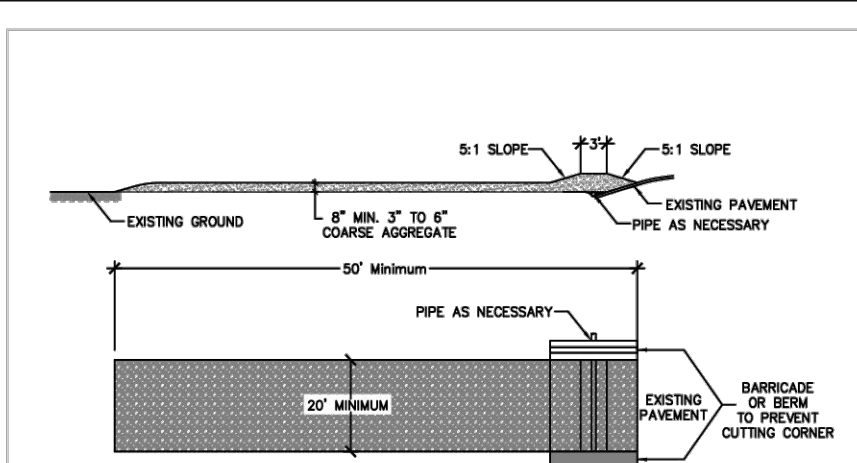
IMPLEMENTATION REQUIREMENTS

- \$\$ Capital Costs
- \$\$ O & M Costs
- \$\$ Maintenance
- \$ Training
- Relative Costs
- \$\$\$ High
- \$\$ Medium
- \$ Low

Adapted from Salt Lake County BMP Manual

2014

BMP: Stabilized Construction Exit



DESCRIPTION

A stabilized pad of crushed stone located where construction traffic leaves the site to a paved surface.

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

- Clear and grub area and grade to provide maximum slope of 3 %.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months)
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 6 inches. Larger aggregate is acceptable.
- Stabilized Construction Exit shall remain in place until appropriate time for removal due to installation of asphalt and/or road base installation.

LIMITATIONS:

- May require periodic top dressing with additional stones.
- May require periodic refreshing of rock by bringing larger rock back to the surface.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:

- Inspect often for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair exit and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at exit.

OBJECTIVES

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



TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

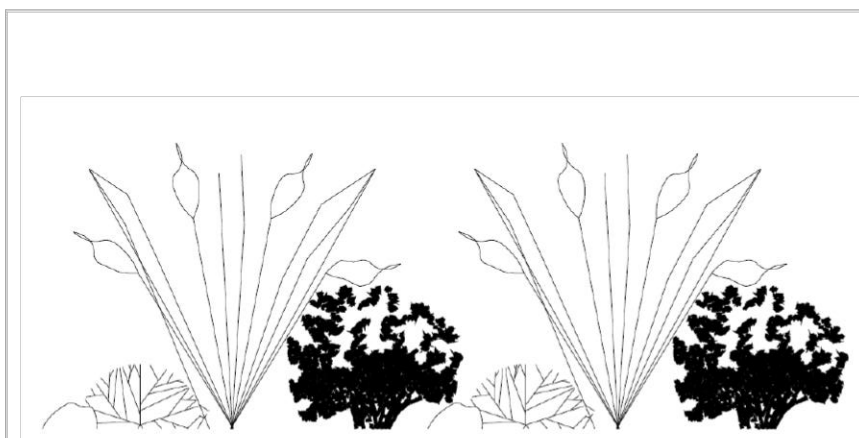
IMPLEMENTATION REQUIREMENTS

- \$\$\$ Capital Costs
- \$\$ O & M Costs
- \$\$ Maintenance
- \$ Training
- Relative Costs
- \$\$\$ High
- \$\$ Medium
- \$ Low

Adapted from Salt Lake County BMP Manual

2014

BMP: Temporary and Permanent Seeding



DESCRIPTION

Temporary Seeding – establishment of short term cover by application of rapidly germinating seed mix (alternatively hydro seeding may be utilized).
Permanent Seeding – establishment of a final cover by application of perennial seed mix (alternatively sod may be utilized).

APPLICATION

Disturbed areas that are at final grade and will not be disturbed by continuing activities on site. Also, areas that are not at final grade but will be left untouched in excess of 14 days. If stabilization measures are precluded by snow cover or frozen ground conditions stabilization measures shall be initiated as soon as practical. If construction will continue within 21 days temporary stabilization measures will not need to be initiated.

RECOMMENDED SEED MIX

The recommended seed mix will be dependent on site specific information such as elevation, exposure, soils, water availability, topography, and municipal requirements.

INSTALLATION/APPLICATION CRITERIA

- Roughen soil to a depth of 2 inches. Add fertilizer, manure, and topsoil as necessary.
- Evenly distribute seed using a commonly accepted method such as broadcast seeding, drilling or hydro seeding.
- Use a seed mix appropriate for soil and location that will provide rapid germination and growth.
- Cover area with mulch if required due to steep slopes or unsuitable weather conditions.

LIMITATIONS:

- Limited to areas that will not be subject to traffic or high usage.
- May require irrigation and fertilizer which creates potential impacts to runoff quality.
 - May only be applied during appropriate planting season, temporary cover required until that time.

MAINTENANCE:

- Provide irrigation as required to establish growth and to maintain plant cover through duration of project.
- Reseed as necessary to provide 70% coverage density.
- Remediate any areas damaged by erosion or traffic.
- When 70% coverage density is achieved inspect monthly for damage and remediate as necessary.

OBJECTIVES

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



TARGETED POLLUTANTS

- ☒ Sediment
- ☒ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

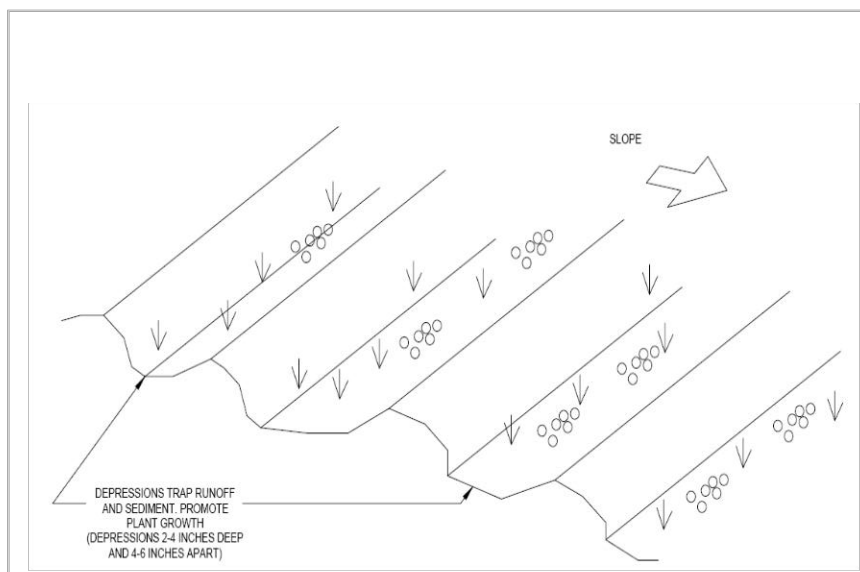
IMPLEMENTATION REQUIREMENTS

- \$\$\$ Capital Costs
- \$ O & M Costs
- \$\$ Maintenance
- \$ Training
- Relative Costs
- \$\$\$ High
- \$\$ Medium
- \$ Low

Adapted from Salt Lake County BMP Manual

2014

BMP: Surface Roughening



DESCRIPTION

Rough preparation of working areas leaving depressions and uneven surface. Depressions should be done parallel to contours.

APPLICATION

Surface roughening is appropriate for all construction that will not be receiving impervious cover within 14 days and that will be exposed less than 60 days (seed areas to be open in excess of 60 days).

INSTALLATION/APPLICATION CRITERIA

- Surface should be left in rough condition during initial earthwork activity.
- Surfaces that have become smoothed or compacted due to equipment traffic should be roughened by use of disks, spring harrows, teeth in front end loader, or similar, operating along the contours of the slope. Tracking (by crawler tractor driving up and down slope) may also be used to provide depressions parallel to contours.
- Avoid compaction of soils during roughening as this inhibits plant growth and promotes storm water runoff. Limit tracked machinery to sandy soil.
- Seed or mulch areas to be exposed in excess of 60 days.
- Employ dust controls. (See Dust Control Spec Sheet)

LIMITATIONS:

- Will not withstand heavy rainfall.
- Slopes steeper than 2:1 (50%) should be benched.

MAINTENANCE:

- Inspect following any storm event and at a minimum of weekly.
- If erosion in the form of rills (small waterways formed by runoff) is evident, perform machine roughening of area.
- For vegetated slopes reseed areas that are bare or have been reworked.

OBJECTIVES

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



TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

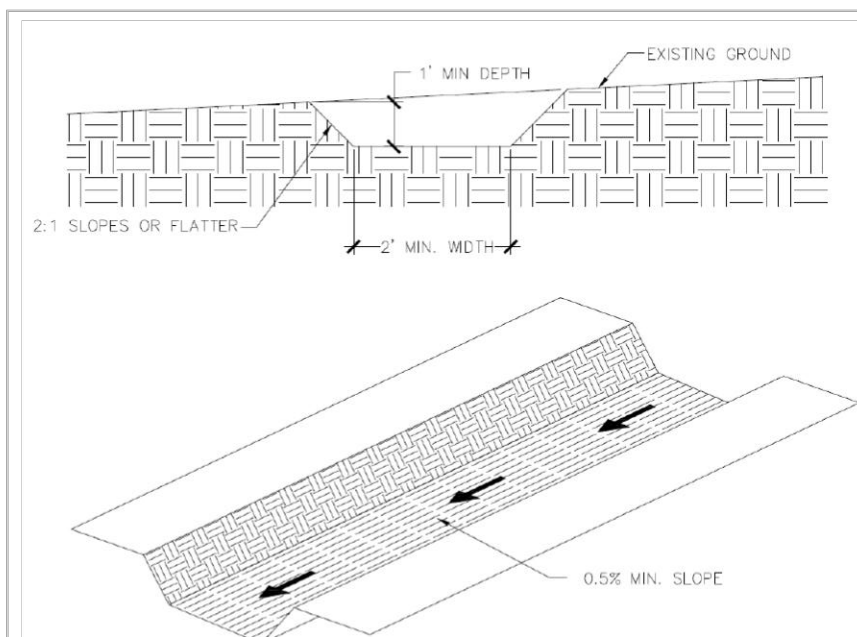
IMPLEMENTATION REQUIREMENTS

- \$\$ Capital Costs
- \$\$ O & M Costs
- \$\$ Maintenance
- \$ Training
- Relative Costs
- \$\$\$ High
- \$\$ Medium
- \$ Low

Adapted from Salt Lake County BMP Manual

2014

BMP: Temporary Drains and Swales



DESCRIPTION

Temporary drains and swales are used to divert off-site runoff around the construction site, divert runoff from stabilized areas around disturbed areas, and direct runoff into sediment.

APPLICATION

Temporary drains and swales are appropriate for diverting any upslope runoff around unstabilized or disturbed areas of the construction site. Prevent slope failures. Prevent damage to adjacent property. Prevents erosion and transport of sediments into water ways. Increases the potential for infiltration. Diverts sediment-laden runoff into sediment basins or traps.

INSTALLATION/APPLICATION CRITERIA

- Temporary drainage swales will effectively convey runoff and avoid erosion if built properly.
- Size temporary drainage swales using local drainage design criteria. A permanent drainage channel must be designed by a professional engineer (see local drainage design criteria for proper design).
- At a minimum, the drain/swale should conform to pre-development drainage patterns and capacities.
- Construct the drain/swale with an uninterrupted, positive grade to a stabilized outlet. Provide erosion protection or energy dissipation measures if the flow out of the drain or swale can reach an erosive velocity.

LIMITATIONS:

- Temporary drains and swales or any other diversion of runoff should not adversely impact upstream or downstream properties.
- Temporary drains and swales must conform to local floodplain management requirements.

MAINTENANCE:

- Inspect weekly and after each rain event.
- Repair any erosion immediately.
- Remove sediment which builds up in the swale and restricts its flow capacity.

OBJECTIVES

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



TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

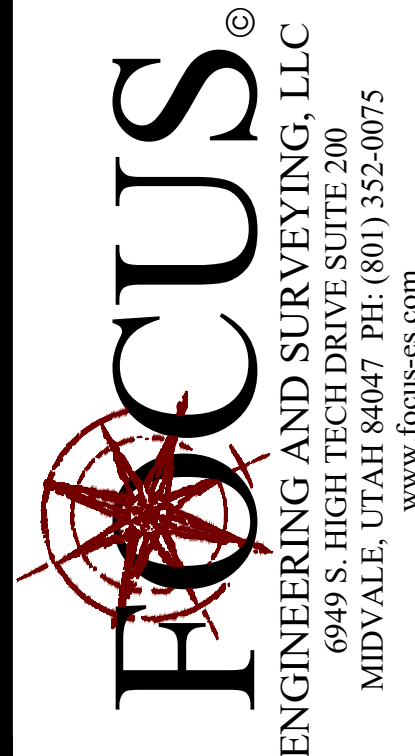
- ☒ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- \$\$\$ Capital Costs
- \$ O & M Costs
- \$ Maintenance
- \$ Training
- Relative Costs
- \$\$\$ High
- \$\$ Medium
- \$ Low

Adapted from Salt Lake County BMP Manual

2014



FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
BMP DETAILS

REVISION BLOCK		DESCRIPTION
#	DATE	
1	11/11/2024	Initial Design
2	11/11/2024	Revised Design
3	11/11/2024	Revised Design
4	11/11/2024	Revised Design
5	11/11/2024	Revised Design
6	11/11/2024	Revised Design

BMP DETAILS

Scale:	NA	Drawn:	TM
Date:	3/3/25	Job #:	24-0097
Sheet:	D3		

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BMP: Vehicle and Equipment Cleaning



DESCRIPTION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

- Minimal, some berm repair may be necessary.

OBJECTIVES

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



TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

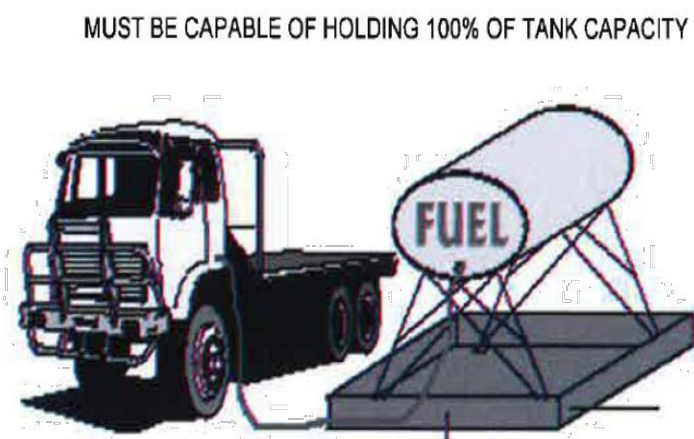
IMPLEMENTATION REQUIREMENTS

- Capital Costs: High
- O & M Costs: Medium
- Maintenance: Low
- Training: Low

Adapted from Salt Lake County BMP Manual

2014

BMP: Vehicle and Equipment Fueling



SLOPED OR OTHERWISE DESIGNED FOR EASY REMOVAL OF LEAKED FUEL

DESCRIPTION

Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

INSTALLATION/APPLICATION CRITERIA

- Using off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent runoff of storm water and the runoff of spills. Discourage "topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill clean-up materials where it will be readily accessible. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks. (40 CF Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.

LIMITATIONS:

- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Exits.

MAINTENANCE:

- Keep ample supplies of spill cleanup materials on-site.
- Inspect fueling areas and storage tanks on a regular schedule.

OBJECTIVES

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



TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

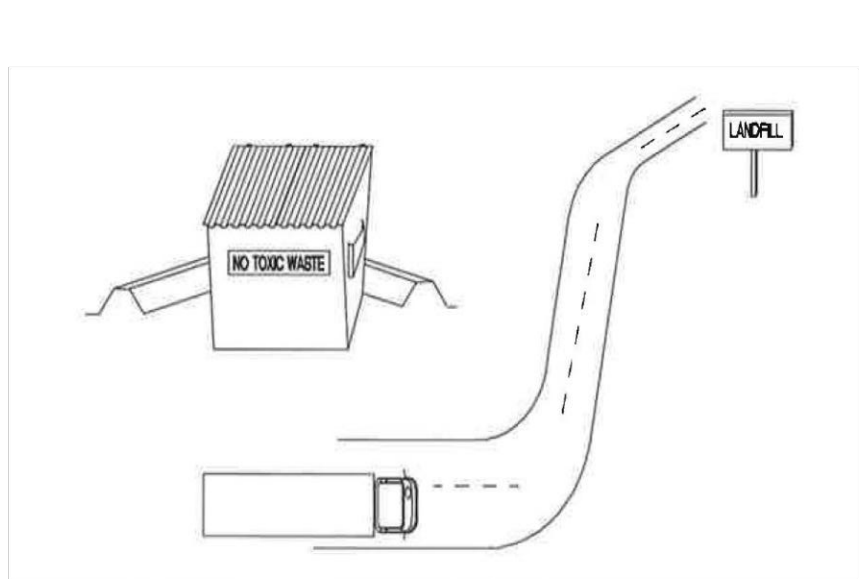
IMPLEMENTATION REQUIREMENTS

- Capital Costs: High
- O & M Costs: Medium
- Maintenance: Low
- Training: Low

Adapted from Salt Lake County BMP Manual

2014

BMP: Waste Disposal



DESCRIPTION

Controlled storage and disposal of solid waste generated by construction activities.

APPLICATION

All construction sites.

INSTALLATION/APPLICATION CRITERIA

- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Use water tight containers with covers to remain closed when not in use, as much as possible. Provide separate containers for different types of waste where appropriate.
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities.

LIMITATIONS:

- On-site personnel are responsible for correct disposal of waste.

MAINTENANCE:

- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in containers at designated collection areas.
- Check containers for leakage and replace as needed.
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).

Adapted from Salt Lake County BMP Manual

2014

OBJECTIVES

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



TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs: High
- O & M Costs: Medium
- Maintenance: Low
- Training: Low

REVISION BLOCK	#	DATE	DESCRIPTION
	1	3/3/25	
	2	3/3/25	
	3	3/3/25	
	4	3/3/25	
	5	3/3/25	
	6	3/3/25	

BMP DETAILS			
Scale:	NA	Drawn:	TM
Date:	3/3/25	Job #:	24-0097
Sheet:	D4		



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 11, 2025**

TITLE:	Conditional Use to Special Use Permits Conversion Code Amendment
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	n/a
APPLICANT:	City initiated

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

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

Staff recommends that the Planning Commission advance a positive recommendation to the City Council respecting the City's proposal to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, Chapters 25.030 Land Use Table, 31.030 and 040 Allowed and Special Uses, 48.030 Allowed Uses, 52.060 Conditional Uses, 53.040 Land Uses, by replacing references to conditional uses with special uses, adding land use tables in lieu of lists of uses in each chapter, and re-labeling subsection paragraphs to accommodate changes.

BACKGROUND:

The attached draft continues Staff's effort to convert land uses, per code, requiring Conditional Use Permits to necessitate instead Special Use Permits to be able to operate on property. In conjunction with that effort, the draft also features the introduction of land-use tables in some Title 17 chapters to replace their land-use lists- while alphabetizing and grouping by use type table entries. This will, expectedly, be the last amendment of this type to be created for now.

ITEMS FOR CONSIDERATION:

The City Council should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. CUPs to SUPs and Chapter Land Use Provisions

Chapter 17.25 RESIDENTIAL ZONES

Sections:

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

17.25.010 What this chapter does.

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

17.25.030 Land use table.

~~This~~ The land use table ~~below contains the~~ identifies various land uses that are permitted ~~or , conditional, special, and prohibited~~ uses in the ~~residential zones~~ Residential Zone. Uses that are not listed in ~~this the~~ table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

~~C = Conditional (Due to their unique characteristics or negative effects that may not be compatible without conditions to mitigate or eliminate the detrimental impacts. Must comply with Chapter 17.95 EMMC)~~

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Blank = Prohibited

~~Land Use Table~~
~~Residential Land Uses~~

Table 17.25.030 – Use Table

[illegible]

Land Use Table
Residential Land Uses

Table 17.25.030 – Use Table

Land Use	RA 1	RA 2	RD 1	RD 2	F R	R 1	R 2	R3	RC	MF1	MF2
Detached Accessory Dwelling Unit in Compliance with Ch. 17.70 EMMC	P	P	P	P	P	P	P	P ≥ 8,000 sq ft lot	P ≥ 8,000 sq ft lot	-	-
Accessory Dwelling Unit within the Primary Residence in Compliance with Ch. 17.70 EMMC	P	P	P	P	P	P	P	P	P	-	-
Residential Facility for Persons with a Disability (Up to 4 Unrelated Adults) in Compliance with Ch. 17.75 EMMC	S	S	S	S	S	S	S	S	S	S	S
Plant and Tree Nursery/Garden Center	S	S	S	-	-	-	-	-	-	-	-
Chickens	P	P	P	P	P	P	P	P	-	-	-
Livestock/Farm Animals (See EMMC 6.10.080)	P	P	P	P	-	-	-	-	-	-	-
Riding Arena (Commercial)	G	G	-	-	-	-	-	-	-	-	-
Stables (Commercial)	G	G	-	-	-	-	-	-	-	-	-
Equestrian Center	G	G	-	-	-	-	-	-	-	-	-
Animal Care Service	S	S	S	-	-	-	-	-	-	-	-

Land Use Table
Residential Land Uses

Table 17.25.030 – Use Table

Land Use	RA 1	RA 2	RD 1	RD 2	FR 1	FR 2	R3	RC	MF1	MF2
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P
Model Home Sales Office	P	P	P	P	P	P	P	P	P	P

Residential and Related Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
----------	-----	-----	-----	-----	----	----	----	----	----	-----	-----

Accessory Uses:

<u>Accessory Dwelling Unit, Attached -- within the Primary Residence in Compliance with Ch. 17.70 EMMC</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Accessory Dwelling Unit, Detached -- in Compliance with Ch. 17.70 EMMC</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P ≥ 8,000 sq ft lot</u>	<u>P ≥ 8,000 sq ft lot</u>		
<u>Home Businesses in Compliance with Ch. 17.65 EMMC</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

Living Space Type Uses:

<u>Assisted Living Facility</u>	<u>S</u>	<u>S</u>	<u>S</u>							<u>S</u>	<u>S</u>
<u>Dwelling (Single-Family)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Dwelling (Multifamily)</u>										<u>P ≤ 6 units/s/bu</u>	<u>P ≤ 12 units/building</u>

~~Residential Land Uses~~

Table 17.25.030 – Use Table

Land Use	RA 1	RA 2	RD 1	RD 2	F R	R 1	R 2	R3	RC	MF1		MF2	
												<u>ildin g</u>	
<u>Residential Facility for Persons with a Disability (Up to 4 Unrelated Adults) in Compliance with Ch. 17.75 EMMC</u>	<u>S</u>		<u>S</u>		<u>S</u>			<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>

Non-Living Space Type Uses:

[illegible]

Chapter 17.31

PUBLIC FACILITIES ZONE

Sections:

- 17.31.010 What this chapter does.
- 17.31.020 Purpose and objective.
- 17.31.030 ~~Allowed uses. Land use table~~
- 17.31.040 ~~Special uses. Reserved.~~
- 17.31.050 Development standards.

~~17.31.030 Allowed uses.~~

~~The following uses shall be allowed within the public facilities zone as permitted uses subject to this chapter:~~

~~A. Cultural uses (theaters, museums, galleries, libraries, performing arts center, etc.).~~

~~B. Public/civic building or facilities (city, county, state, or federally owned).~~

~~C. Public safety facility (police, fire, ambulance).~~

~~D. Public transportation facilities, including storage and stations. [Ord. O-50-2023 § 2 (Exh. A); Ord. O-04-2023 § 2 (Exh. A); Ord. O-31-2020 § 2 (Exh. A)].~~

~~17.31.040 Special uses.~~

~~The following uses shall be allowed within the public facilities zone as special uses subject to Chapter 17.75 EMMC and this chapter:~~

~~A. Communication facilities and towers.~~

~~B. Parking garage.~~

~~C. Reception/conference/meeting center.~~

~~D. Schools (public, private, and charter).~~

~~E. Utilities, public and private.~~

~~F. Religious or cultural meeting halls. [Ord. O-50-2023 § 2 (Exh. A); Ord. O-04-2023 § 2 (Exh. A); Ord. O-31-2020 § 2 (Exh. A)].~~

17.31.030 Land use table.

The land use table below identifies various land uses that are permitted or special uses in the Public Facilities Overlay Zone. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Blank = Prohibited

Table 17.31.030 – Use Table

<u>Land Use</u>	<u>PF</u>
<u>Communication facilities and towers</u>	<u>P</u>
<u>Cultural uses (theaters, museums, galleries, libraries, performing arts center, etc.</u>	<u>P</u>
<u>Parking Garage</u>	<u>S</u>
<u>Public/civic building or facilities (city, county, state, or federally owned</u>	<u>P</u>
<u>Public safety building (police, fire, ambulance)</u>	<u>P</u>
<u>Public transportation facilities, including storage and stations</u>	<u>P</u>
<u>Reception/conference/meeting center</u>	<u>S</u>
<u>Religious or cultural meeting halls</u>	<u>S</u>
<u>Schools (public, private and charter)</u>	<u>S</u>
<u>Utilities, public and private</u>	<u>S</u>

Chapter 17.48

REGIONAL TECHNOLOGY AND INDUSTRY OVERLAY ZONE

Sections:

- 17.48.010 Purpose.
- 17.48.020 Special approval process.
- 17.48.030 ~~Allowed uses. Land use table.~~
- 17.48.040 Prohibited uses.
- 17.48.050 Temporary uses.
- 17.48.060 Setbacks.
- 17.48.070 Building height.
- 17.48.080 Development standards.
- 17.48.090 Landscaping and screening.
- 17.48.100 Building facade architectural standards.
- 17.48.110 *Repealed.*

~~17.48.030 Allowed uses.~~

~~Except as provided in EMMC 17.48.040, the following land uses shall be permitted uses in the RTI overlay zone:~~

~~A. Aerospace manufacturing, sales, assembly, and associated services (with no negative impacts to air quality);~~

~~B. Automotive manufacturing, sales, assembly, and associated services (with no negative impacts to air quality);~~

~~C. National or regional corporate campuses or offices;~~

~~D. Electronic data management businesses;~~

~~E. Food processing, packaging, and manufacturing (not including on-site slaughter, killing, or harvesting of animals);~~

~~F. Laboratory and testing services (the use of animal testing and experimentation is prohibited);~~

~~G. Clean advanced materials manufacturing or advanced manufacturing businesses (with no negative impacts on air quality);~~

~~H. Research and development uses including life sciences, medical, or electronic assembly and associated light manufacturing. [Ord. O-16-2022 § 2 (Exh. A); Ord. O-25-2019 § 2 (Exh. A); Ord. O-17-2018 § 2 (Exh. A); Ord. O-10-2017 § 2 (Exh. A). Formerly 17.48.040].~~

17.48.030 Land use table.

The land use table below identifies various land uses that are permitted or special uses in the Regional Technology and Industry Overlay Zone. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Blank = Prohibited

Table 17.48.030 – Use Table

<u>Land Use</u>	<u>RTI</u>
<u>Aerospace manufacturing, sales, assembly, and associated services (with no negative impacts to air quality)</u>	<u>P</u>
<u>Automotive manufacturing, sales, assembly, and associated services (with no negative impacts to air quality)</u>	<u>P</u>
<u>Clean advanced materials manufacturing or advanced manufacturing businesses (with no negative impacts on air quality)</u>	<u>S</u>
<u>Electronic data management businesses</u>	<u>P</u>

Table 17.48.030 – Use Table

<u>Land Use</u>	<u>RTI</u>
<u>Food processing, packaging, and manufacturing (not including on-site slaughter, killing, or harvesting of animals)</u>	<u>P</u>
<u>Laboratory and testing services (the use of animal testing and experimentation is prohibited)</u>	<u>P</u>
<u>National or regional corporate campuses or offices</u>	<u>P</u>
<u>Research and development uses including life sciences, medical, or electronic assembly and associated light manufacturing</u>	<u>P</u>

Chapter 17.52

EQUINE OVERLAY ZONE

Sections:

- 17.52.010 What this chapter does.
- 17.52.020 Purpose and objective.
- 17.52.030 Land use regulations.
- 17.52.040 Development standards.
- 17.52.050 Setbacks.
- 17.52.060 ~~Conditional uses.~~ Land use table
- 17.52.070 Sanitation and maintenance.
- 17.52.080 Approval process.
- 17.52.090 Definitions.

17.52.060 ~~Conditional uses.~~ Land use table.

~~The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:~~

~~A. Community, private, and public stables as defined in this chapter.~~

~~B. Arenas and riding arenas as defined by this chapter.~~

~~C. Veterinary offices/hospitals. [Ord. O-06-2008 § 2 (Exh. A § 23.6)].~~

The land use table below identifies various land uses that are permitted or special uses in the Public Facilities Overlay Zone. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Blank = Prohibited

Table 17.52.060 – Use Table

<u>Land Use</u>	<u>EO</u>
<u>Arenas and riding arenas as defined in Chapter 52</u>	<u>S</u>
<u>Community, private, and public stables as defined in chapter 52</u>	<u>S</u>
<u>Veterinary offices/hospitals</u>	<u>S</u>

Chapter 17.53

SWEETWATER INDUSTRIAL OVERLAY ZONE

Sections:

- 17.53.010 What this chapter does.
- 17.53.030 Purpose.
- 17.53.040 Land uses.
- 17.53.050 Setbacks.
- 17.53.060 Development standards.

17.53.040 Land uses.

~~The following land uses shall be permitted (P), permitted on a conditional basis (C), or prohibited uses (N) in the Sweetwater industrial overlay zone (and such conditional and prohibited uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area):~~

The land use table below identifies various land uses that are permitted or special uses in the Sweetwater Industrial Overlay Zone. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Blank = Prohibited

Table 17.53 – Use Table

<u>Land</u> Use	Status <u>SWIO</u>
Automobile Gas/Service Stations	P
Automobile Sales and/or Service	C <u>S</u>
Commercial Animal Farms	N
Communications Facilities and Towers (Limited to 5 Stories)	P
Construction Related Business: Lumber, Hardware, Etc.	P
Contract Construction Service Establishments	P
Convenience Store	C <u>S</u>
Distribution Facilities	P
Electronic Data Management Businesses	C <u>S</u>
Fitness and Recreation	P
Industrial Parks and Warehouses	P
Laundry and Dry Cleaning Establishments	C <u>S</u>
Light Manufacturing and Assembly	P
Manufactured Homes Developments	C <u>S</u>
Motels and Hotels	C <u>S</u>
Office Buildings Including: Medical, Dental or Professional Offices, Corporate Offices or Corporate Campuses	P
Other Businesses Retailing Goods and Services or Rendering Personal Services for a Fee, Except as Otherwise Regulated by the City's Ordinances	C <u>S</u>
Other Manufacturing Businesses	C <u>S</u>
Portable Storage Containers	P

Table 17.53 – Use Table

<u>Land</u> Use	<u>Status</u> <u>SWIO</u>
Printing and Publishing Establishments	P
Public and Private Utility Structures or Facilities	P
Public Buildings	P
Public Parks, Plazas, or Squares	P
Recycling Facilities	N
Research and Development Uses Including: Medical or Electronic Assembly and Associated Light Manufacturing	P
Restaurants and Banks (with Drive- Through Service Facilities)	C <u>S</u>
Self-Storage or Mini-Storage Units	P
Sexually Oriented Businesses	N
Wholesale Trade, Distribution, and Other Operations Characterized by the Need for Large Truck and Shipping Establishments	C <u>S</u>
Permitted (P), Conditional (C), and Prohibited Uses (N)	



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 11, 2025**

TITLE:	Meadow Ranch 9 Preliminary Plat approval request
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	n/a
APPLICANT:	City initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Parks and Open Space/Base Density Residential (proposed RD1 Zone)	4.072

PUBLIC HEARING

No

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

Approve the plat as currently configured/presented

BACKGROUND:

This item came before the Planning Commission in January. The Planning Commission understood that the plat was intrinsically linked to a rezone request. That is, if the rezone were to be ultimately approved by the City Council, it would make the plat viable. The Planning Commission voted to recommend denial of the rezone and tabled action on the plat. The City Council subsequently approved the rezone. The Planning Commission is now compelled to approve the plat if it meets city subdivision and pertinent zoning standards. Staff finds that the plat has merit for approval. After "taking it "off the table", the Planning Commission will still need to accept [any] public comment before taking action on the plat.

ITEMS FOR CONSIDERATION:

Plat approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are included in EMMC § 16.20. Plats are to be approved if all required elements and code compliance are provided in their plan drawings. Some criteria are subjective. Supply of water for the project may be an issue - a question for City administration or the City Engineer.

PLANNING COMMISSION ACTION/RECOMMENDATION:

On January 28, 2025, the Planning Commission forwarded a negative recommendation to the City Council respecting a rezone request associated with the plat and then tabled action on the plat.

ATTACHMENTS:

1. Project Narrative
2. Meadow Ranch Plat 9 - Vicinity Map
3. Meadow Ranch 9 Imagery

4. EM Meadow Ranch plat 9 current/revised vers.

Zoning Districts Statement for Proposed Rezone of Lot 433, Meadow Ranch 4

This proposal is to rezone Lot 433, Meadow Ranch, Plat 4, from Parks and Open Space to the RD1 Zone (AG/Rural Density Two). EMMC 17.25.020(B)(1) describes the RD1 Zone as follows: “The RD1 zone is for large lot residential developments that preserve open space, animal rights, a semi-rural character, and provide a proper transition from large lots, hillsides, or other natural areas to more suburban neighborhoods. The minimum lot size is one acre (43,560 square feet).” The subject property has a Rural Density Two land use designation on the City Future Land Use Map.

Lot 433 is proposed to be divided into three (3) approximately 1.25 acre lots in the Meadow Ranch area on Shiloah Way. The uses in the vicinity are generally residential with a semi-rural feel. The lots in this area are generally 1 acre or greater. Some properties have larger animals. The Spring Run development—with its 0.25 acre lots—lies to the east of the subject property. There is an approximately 100-foot open space strip related to the Spring Run development.

The proposed zoning of RD1 for the subject property appears to match the codified character of said zone, as well as the current land use designation for the property.



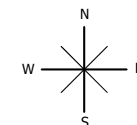
Utah County Parcel Map

Lot 433, Meadow Ranch 4

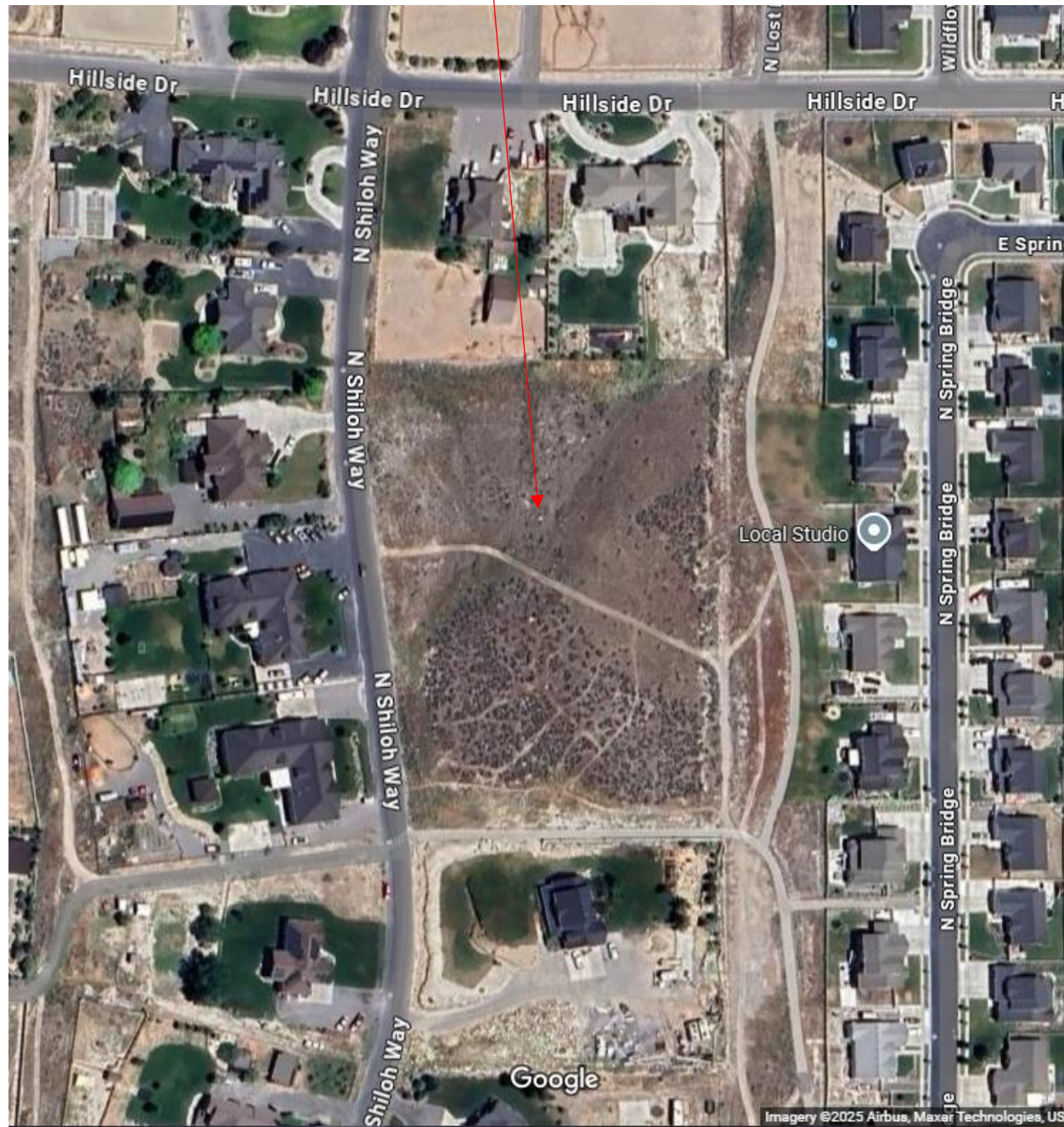
1 inch equals 752.3 feet

Date: 11/25/2024

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.



Property Aerial View

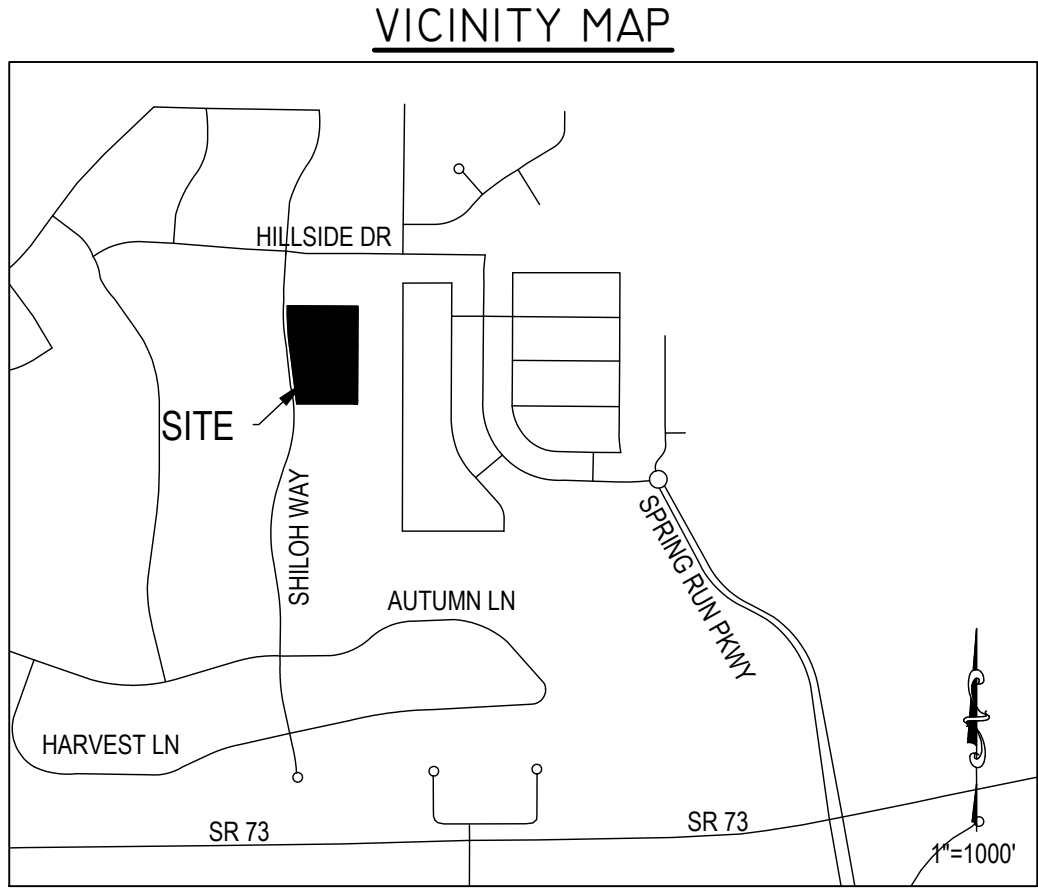
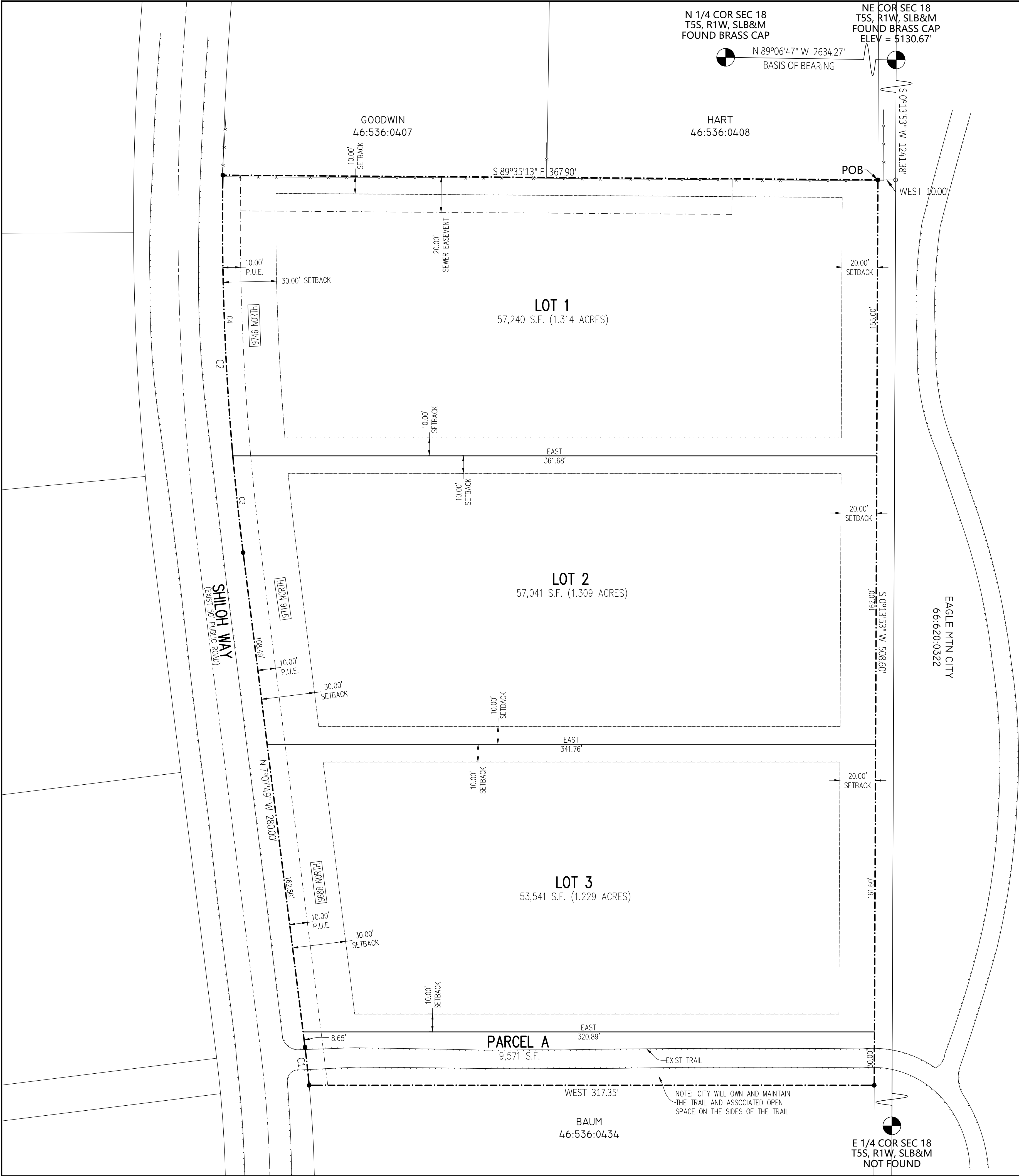


Property View From N. Shiloh Way Looking East Towards Lot



View Looking South (Property is on the left) From Intersection of N. Shiloh Way and Hillside Drive





BOUNDARY DESCRIPTION

All of Lot 433, Meadow Ranch Plat 4, also described as follows:
Beginning at a point located South 0°13'53" West along section line 1241.38 feet and West 10.00 feet from the Northeast Corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°13'53" West 508.60 feet; thence West 317.35 feet; thence along the arc of a 700.00 foot radius non-tangent curve to the left 21.54 feet through a central angle of 1°45'48" (chord bears North 6°14'55" West 21.54 feet); thence North 7°07'49" West 280.00 feet; thence along the arc of a 1500.00 foot radius curve to the right 212.48 feet through a central angle of 8°06'59" (chord bears North 3°04'20" West 212.31 feet); thence South 89°35'13" East 367.90 feet to the point of beginning.
Area = 4.072 Acres

PRELIM PLAT LAND CALCULATIONS

TOTAL ACREAGE:	4.072 ACRES
BUILDABLE ACREAGE:	4.072 ACRES
TOTAL ACREAGE IN LOTS:	3.853 ACRES
TOTAL ROADWAY AREA:	0.00 ACRES
TOTAL OPEN SPACE (EXIST TRAIL):	9,571 SF/0.220 ACRES
TOTAL DEVELOPED OPEN SPACE REQUIRED:	0.00 ACRES
TOTAL DEVELOPED OPEN SPACE PROVIDED:	9,571 SF/0.220 ACRES
AVERAGE LOT SIZE:	55,940 SF/1.284 ACRES
LARGEST LOT SIZE:	57,240 SF/1.314 ACRES
SMALLEST LOT SIZE:	53,541 SF/1.229 ACRES
OVERALL DENSITY:	0.74 LOTS/ACRE
TOTAL # OF LOTS:	3 LOTS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	700.00	21.54	1°45'48"	21.54	N 6°14'55" W
C2	1500.00	212.48	8°6'59"	212.31	N 3°4'20" W
C3	1500.00	54.66	2°5'16"	54.65	N 6°5'11" W
C4	1500.00	157.82	6°1'42"	157.75	N 2°1'42" W

SHEET INDEX

- C1 PRELIMINARY PLAT
- C2 UTILITY PLAN
- C3 GRADING, DRAINAGE & EROSION PLAN

BENCH MARK

NE COR SEC 18
T5S, R1W, SLB&M
FOUND BRASS CAP
ELEV = 5130.67'

REVISIONS

Rev.	Date	Description

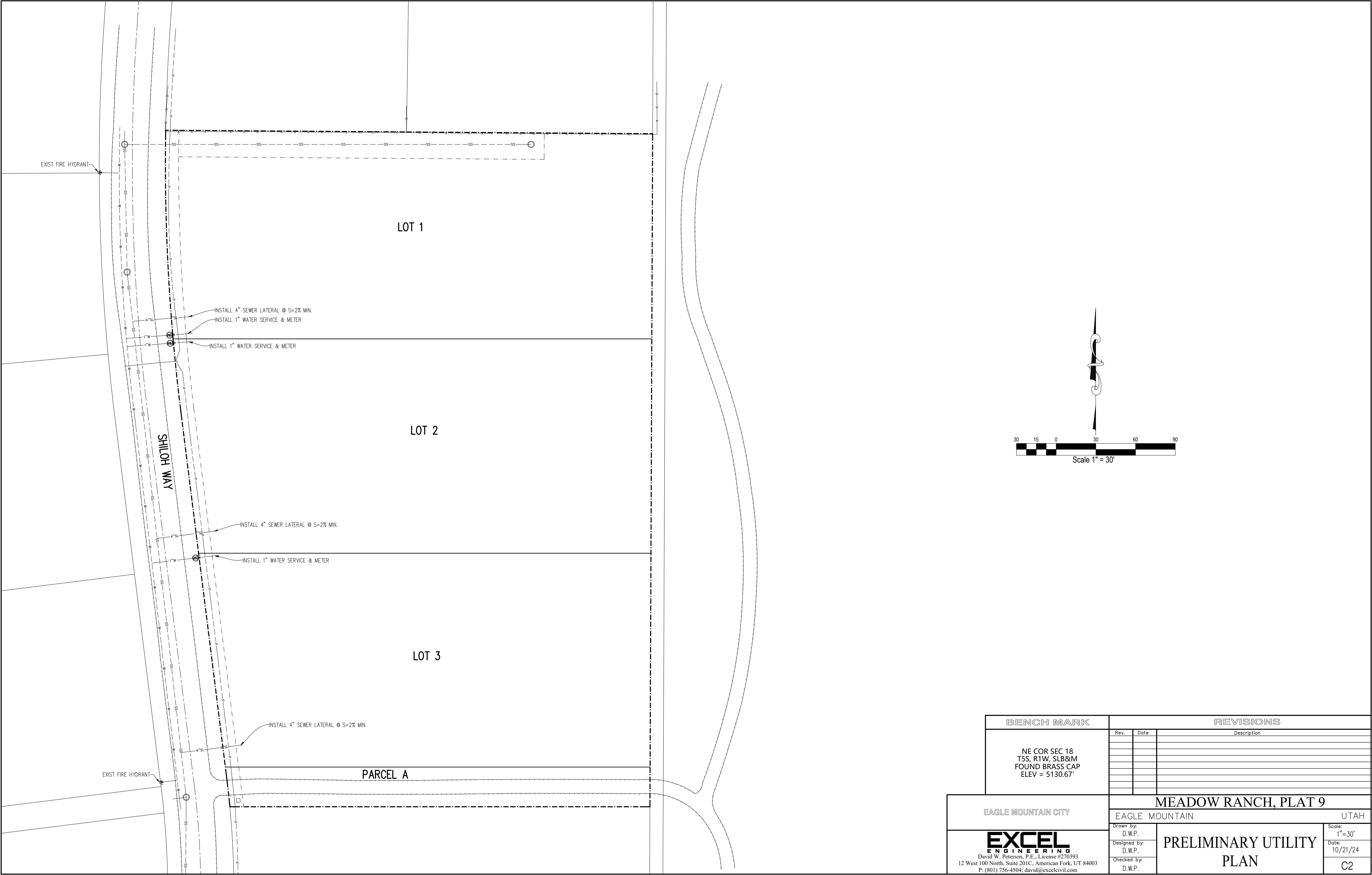
EAGLE MOUNTAIN CITY

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

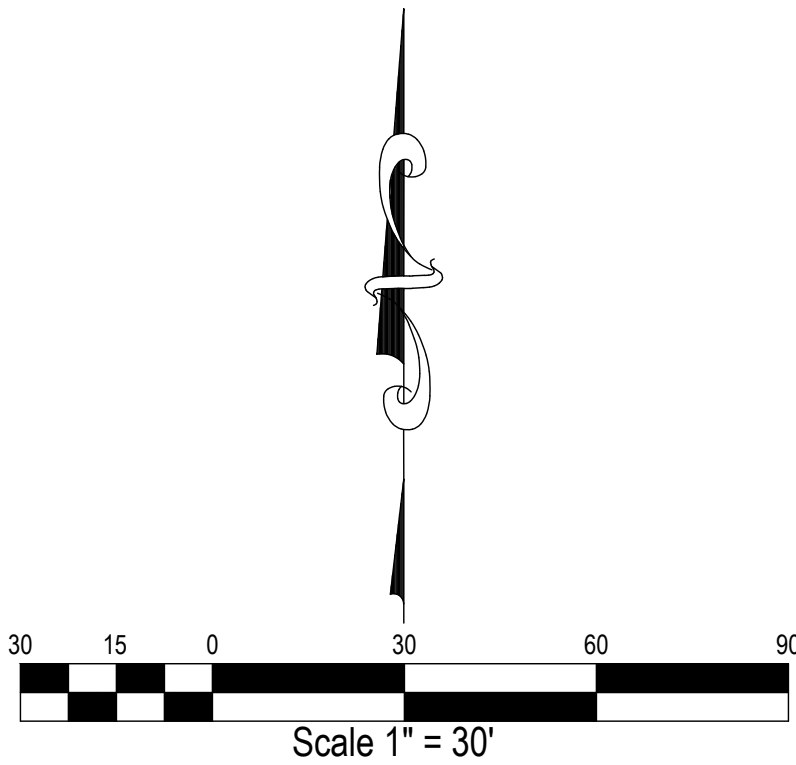
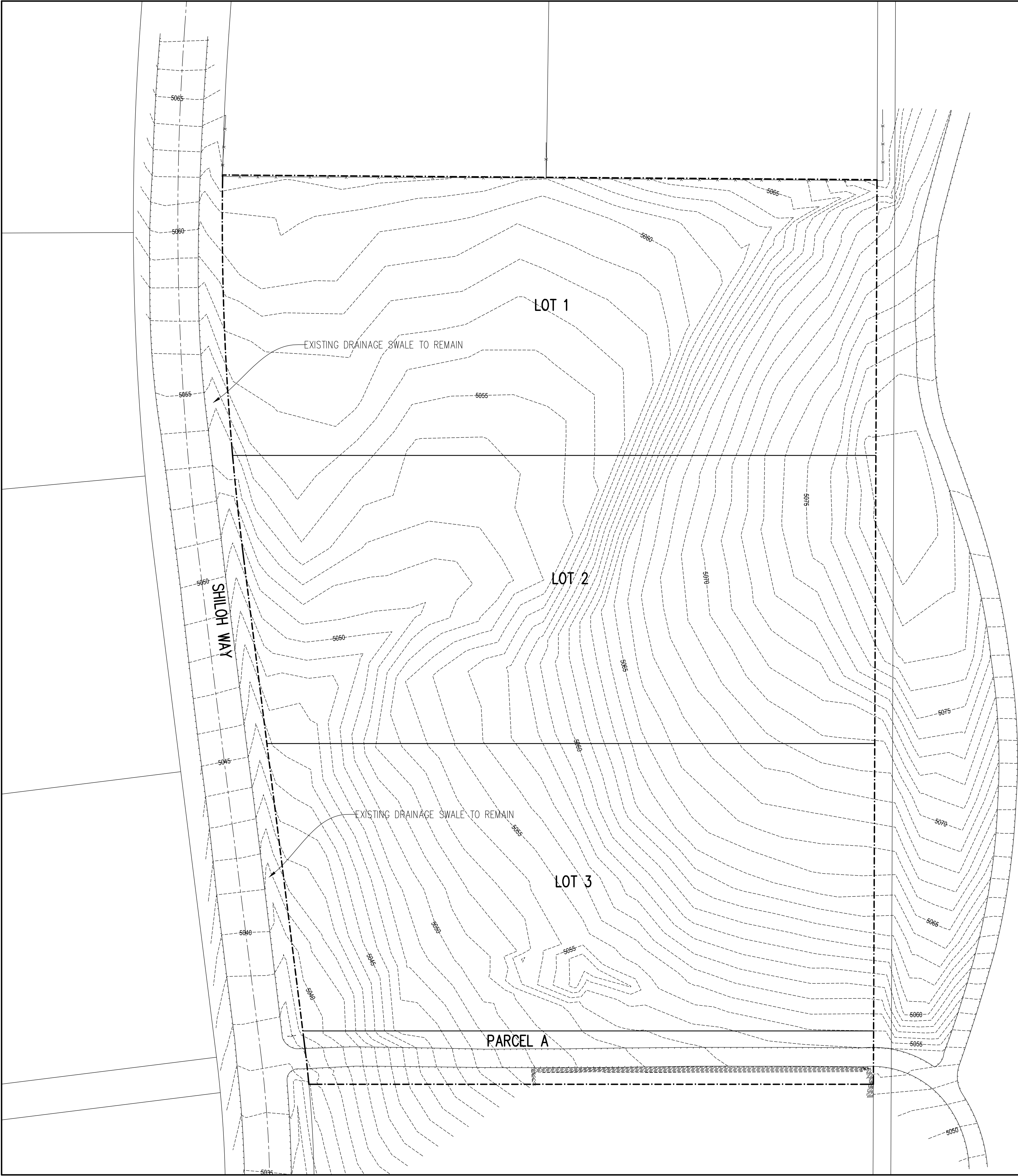
MEADOW RANCH, PLAT 9

EAGLE MOUNTAIN UTAH

Drawn by: D.W.P.	PRELIMINARY PLAT	Scale: 1"=30'
Designed by: D.W.P.		Date: 10/21/24
Checked by: D.W.P.		C1



BENCH MARK	REVISIONS		
	Rev.	Date	Description
NE COR SEC 18 T5S, R1W, SLB&M FOUND BRASS CAP ELEV = 5130.67'			
EAGLE MOUNTAIN CITY	MEADOW RANCH, PLAT 9		
	EAGLE MOUNTAIN		UTAH
	Drawn by: D.W.P.	PRELIMINARY UTILITY PLAN	
EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	Designed by: D.W.P.		
	Checked by: D.W.P.		
			Scale: 1"=30' Date: 10/21/24 C2



AVERAGE SLOPE OF LOTS:
THE AVERAGE SLOPE ACROSS THE LOTS GOING FROM EAST TO WEST IS ~7%.

EROSION CONTROL NOTES:
1. ALL CONSTRUCTION WILL ADHERE TO THE FOLLOWING EROSION CONTROL PRACTICES.
2. CONSTRUCT A SILT FENCE AROUND PERIMETER OF DOWNSTREAM PORTIONS OF THE SUBDIVISION.
3. IMPLEMENT DUST CONTROL MEASURES DURING CONSTRUCTION.

GRADING NOTES:
1. EACH LOT IS TO BE GRADED UP AT 2% FROM THE STREET TO THE PROPOSED HOUSE. WATER FROM THE REAR OF THE HOME SHALL BE GRADED AROUND THE HOUSE AND OUT TO THE STREET TO PREVENT PONDING AND FLOODING. ALL ROOF AND YARD AREA SHALL DRAIN TO THE STREET.

BENCH MARK		REVISIONS		
NE COR SEC 18 T5S, R1W, SLB&M FOUND BRASS CAP ELEV = 5130.67'		Rev.	Date	Description
EAGLE MOUNTAIN CITY		MEADOW RANCH, PLAT 9		
EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com		EAGLE MOUNTAIN		UTAH
		Drawn by: D.W.P.	PRELIMINARY GRADING, DRAINAGE & EROSION PLAN	
		Designed by: D.W.P.		
		Checked by: D.W.P.		
				Scale: 1"=30'
				Date: 10/21/24
				C3



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 11, 2025**

TITLE:	Pinnacles B-3 Master Site Plan review
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	13.20 (3.78 open)

PUBLIC HEARING

No

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

That the Planning Commission advance a positive recommendation regarding the Master Site Plan to the City Council, conditioned on any conditions deemed appropriate [if any] by the Planning Commission. Suggested conditions: 1. That the developer/development comply with all code requirements related to their project even if drawings of the project do not feature all details thereof; and, 2. That the Applicant be able to furnish water to the project.

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 were overlaid in the project to support and regulate the detached housing; MF-1 and MF-2 were assigned to the multi-family townhouses' area. 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.

Last month, the Pinnacles multi-family project was presented to the Planning Commission but then tabled, per the Applicants' request at Staff's suggestion, to allow time for revising the project's plans. The revisions aimed to correct some deficiencies in the provision of architectural building elements. The plans are now back in front of the Planning Commission. [Note: Staff's February report noted B-3 as being a combination of a Master Site Plan (as the project area exceeds five acres) and a Preliminary Plat. This was in error as the Preliminary Plat for B-3 was already approved by the City in June of last year and is still valid.] Purveyance of water to the project may still be an issue.

ITEMS FOR CONSIDERATION:

Master Site Plan Approvals

Approval of Master Site Plans 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.

Site plan reviews are administrative in nature. Therefore, they 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 be 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, the project proposes sloping roofs, overhanging eaves & multiple roof planes & heights.

Building Articulation: As required, the project features vertical & horizontal articulation, including facade modulation, changes in textures/materials, window patterns, offsets, recesses and projections.

Architectural Detailing: Structures, per elevations and feature callouts, have a requisite majority [10 of 19] in count of code select architectural elements/features.

Building Materials: Structures have two external material types compliant with the 30% materials usage minimum of one-type of two plus on each building facade.

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 for 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 callout alone is inadequate to determine compliance. Expected that any mechanical units associated with the 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. Building plans must show screening methodology.

Storage, Loading Areas & Trash Enclosures: Outdoor storage, loading or trash areas require screening/enclosure. N/A given the nature of structures in 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.

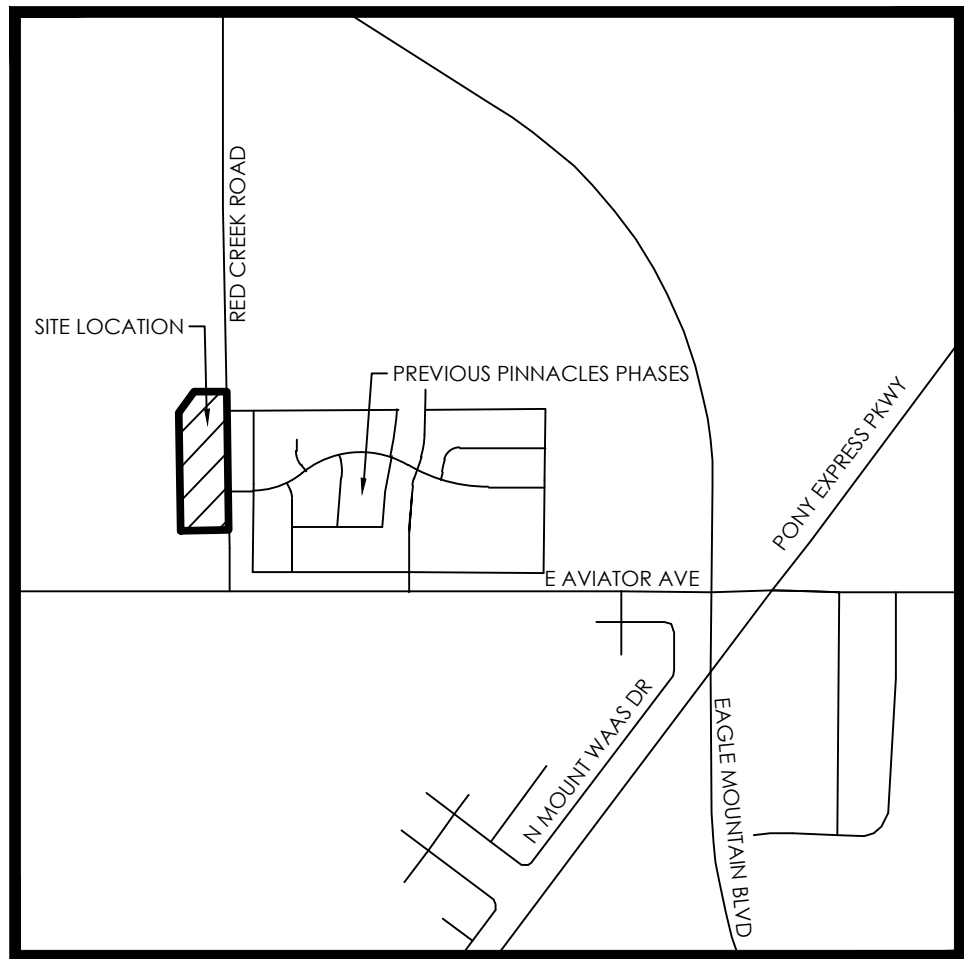
Required Amenity Points: 10 pts. per .1 acre or 100 points per acre = 378 required with 478 proposed. All units within 1/4 mile of open space and must otherwise have access thereto. Main open space amenities include, as required for MF1 projects, a pool and clubhouse with related parking and landscaping. Per plans, the open space is to be maintained by the HOA.

PLANNING COMMISSION ACTION/RECOMMENDATION:

This item was previously tabled by the Planning Commission on February 11 of this year -- then again on the 25th. The action(s) were taken to provide time for revisions to be made to the Applicants' building elevation plans, and, gain clarification of park amenity points and water availability.

ATTACHMENTS:

1. Pinnacles Phase B Plat 3 - Master Site Plan (and associated plat pages)
2. Pinnacles_200 and 600 Series 5-PLEX - Updated Elevations 03.04.2025
3. Open Space - Points Breakdown Message 03.03.2025
4. Pinnacles Phase 3 - Open Space Worksheet
5. Pinnacles Project MDA - 2021



VICINITY MAP

ENGINEER'S NOTES TO CONTRACTOR

- 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.
- 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.
- 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.
- 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

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN CITY STANDARD PLANS AND SPECIFICATIONS.
- 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.
- 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.

SEWER NOTES

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

WATER NOTES

- VALVES:**
 - VALVES MUST BE FLANGED TO TEE'S (FITTINGS)
 - VALVES 12" AND LARGER TO BE BUTTERFLY VALVES
- BEDDING:** SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM)
- DEPTH:** WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION, MAX DEPTH 72" FROM FINISHED GRADE.
- SERVICES & FITTINGS:** SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS
- SETTERS:** ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO 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.
- WATER CAN LID:** ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
- WATER CAN:** THE WATER CAN FOR 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.

STORM DRAIN NOTES

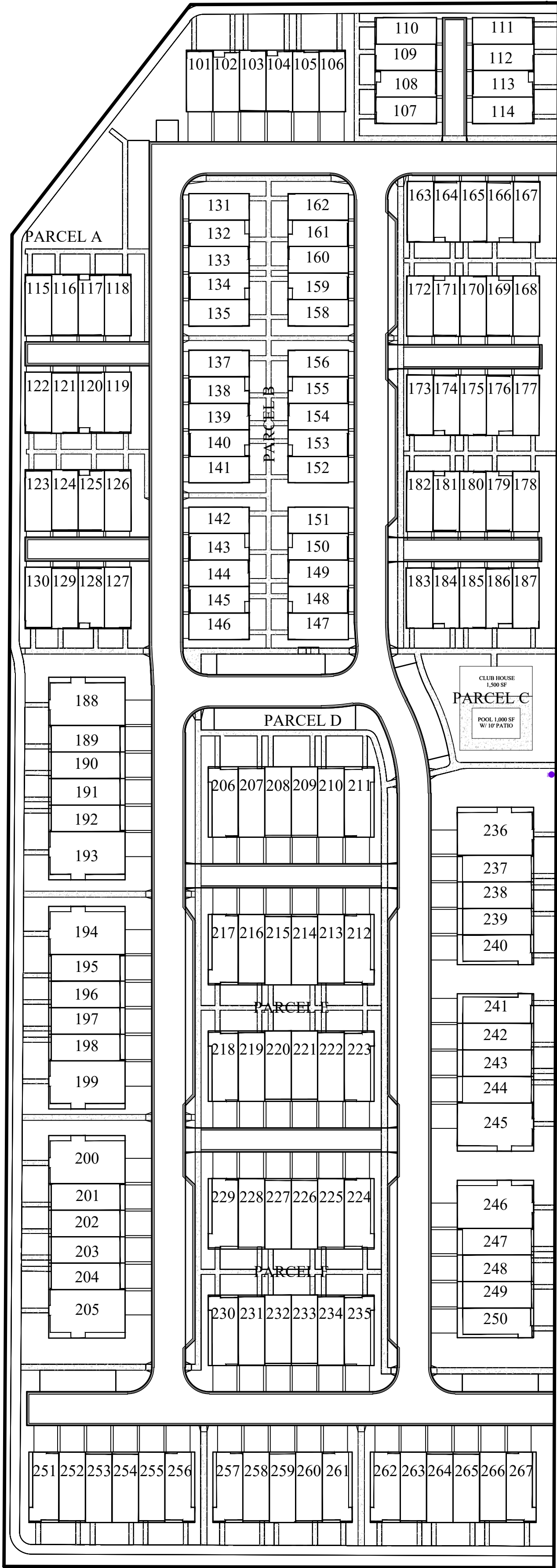
- BEDDING:** 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM)
- ADS:** ALL ADS PIPE TO BE "HP" BRAND
- COLLARS:** COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE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

ROAD SECTION NOTES

- 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
- UTBC:** STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR SIDEWALKS & TRAILS.
- 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.

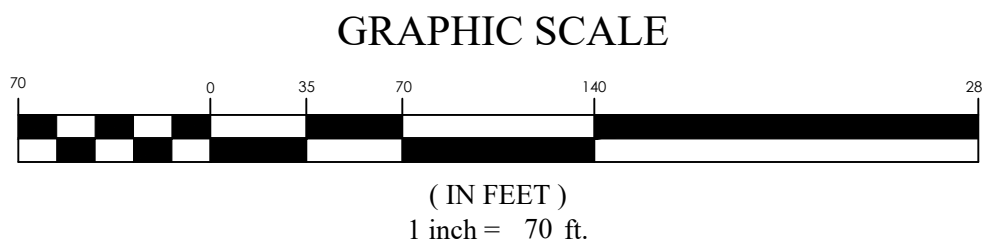
PINNACLES PLAT B PHASE 3

PREPARED FOR:
CENTURY COMMUNITIES
LOCATED IN:
EAGLE MOUNTAIN, UT



SITE MAP

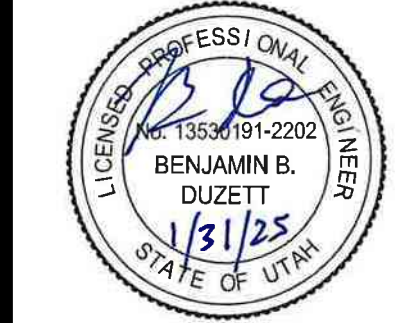
Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2.0	FINAL PLAT
C2.1	FINAL PLAT
C3	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	PHASING PLAN
C3.4	HARDSCAPE PLAN
C4	OVERALL GRADING AND DRAINAGE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	GRADING AND DRAINAGE PLAN
C4.3	GRADING AND DRAINAGE PLAN
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	TRELAUNY 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



PINNACLES PLAT B PHASE 3

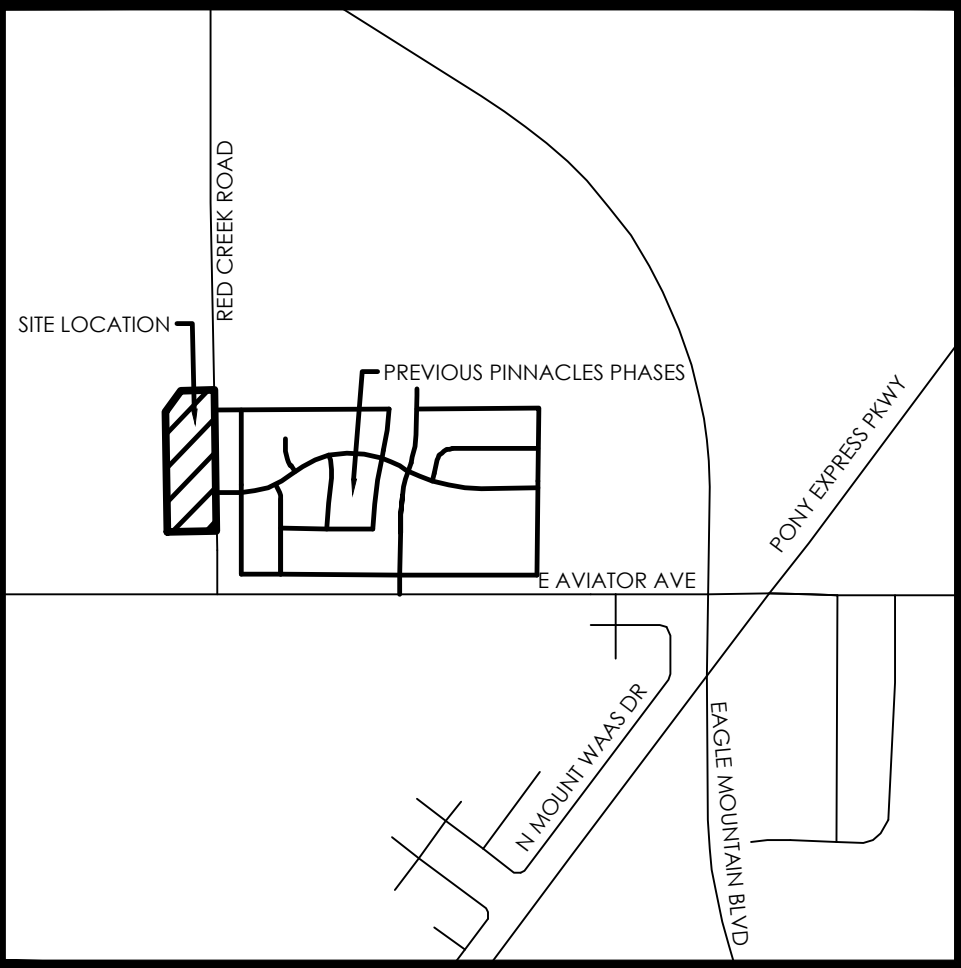
EAGLE MOUNTAIN, UT

COVER



REVISION BLOCK	
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6	

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



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

- #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.
- THE PINNACLES COMMUNITY ASSOCIATION CORP., WITH A REGISTERED ADDRESS OF 10644 S JORDAN GATEWAY, SUITE 300, SOUTH JORDAN, UTAH 84095.
- PARCELS A, B, C, D, E, AND F ARE HEREBY CONVEYED TO AND MAINTAINED BY THE HOA.
- 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:	XXX ACRES OR XXX 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

- 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.
- Pursuant to Utah Code Ann § 10-9a-603 Rocky Mountain Power accepts delivery of the PUF 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:

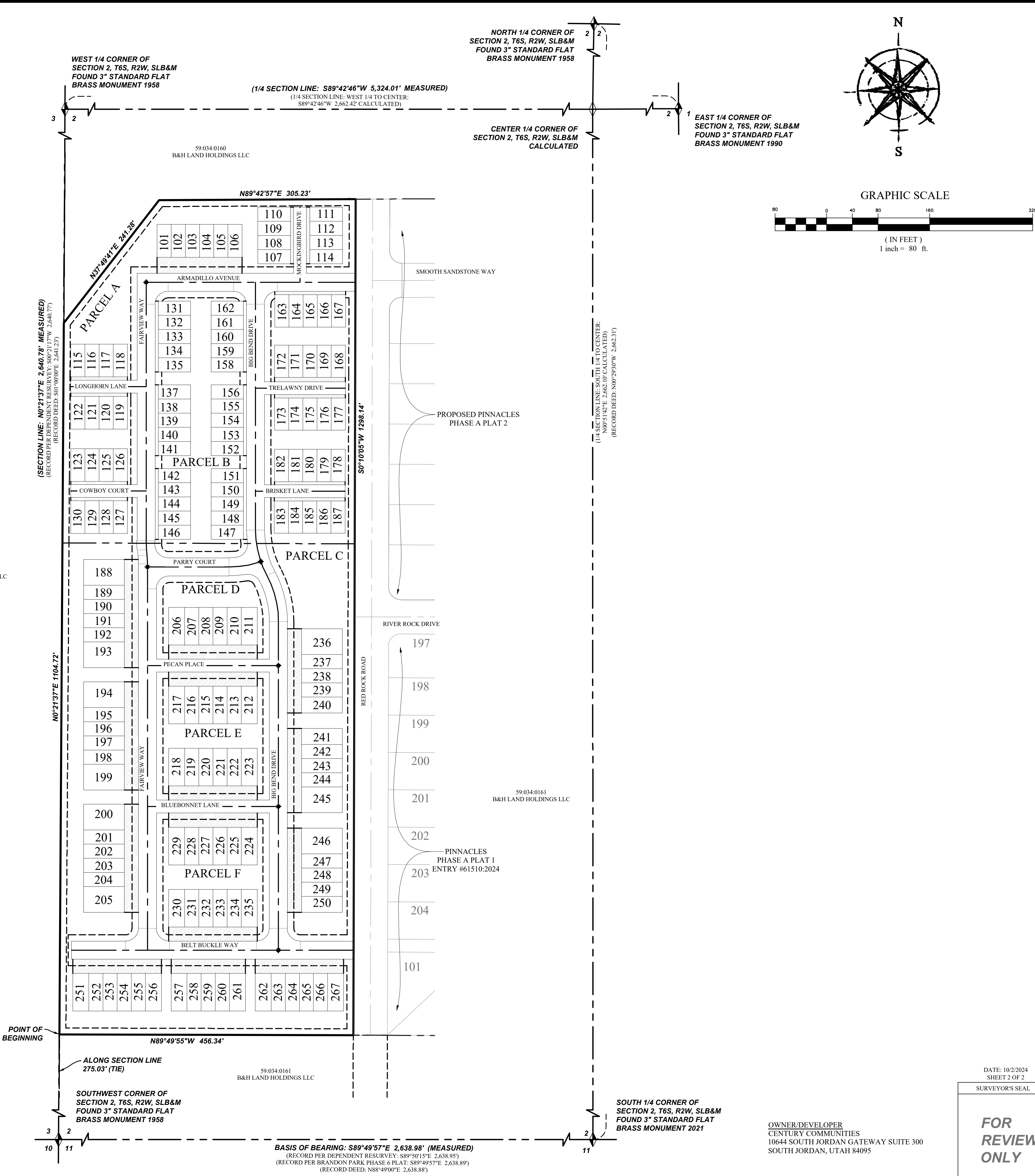
Questar Gas Company dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of 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: _____



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\"/>

Beginning at a point located on the Section line, said point being located N0°21'37\"/>

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

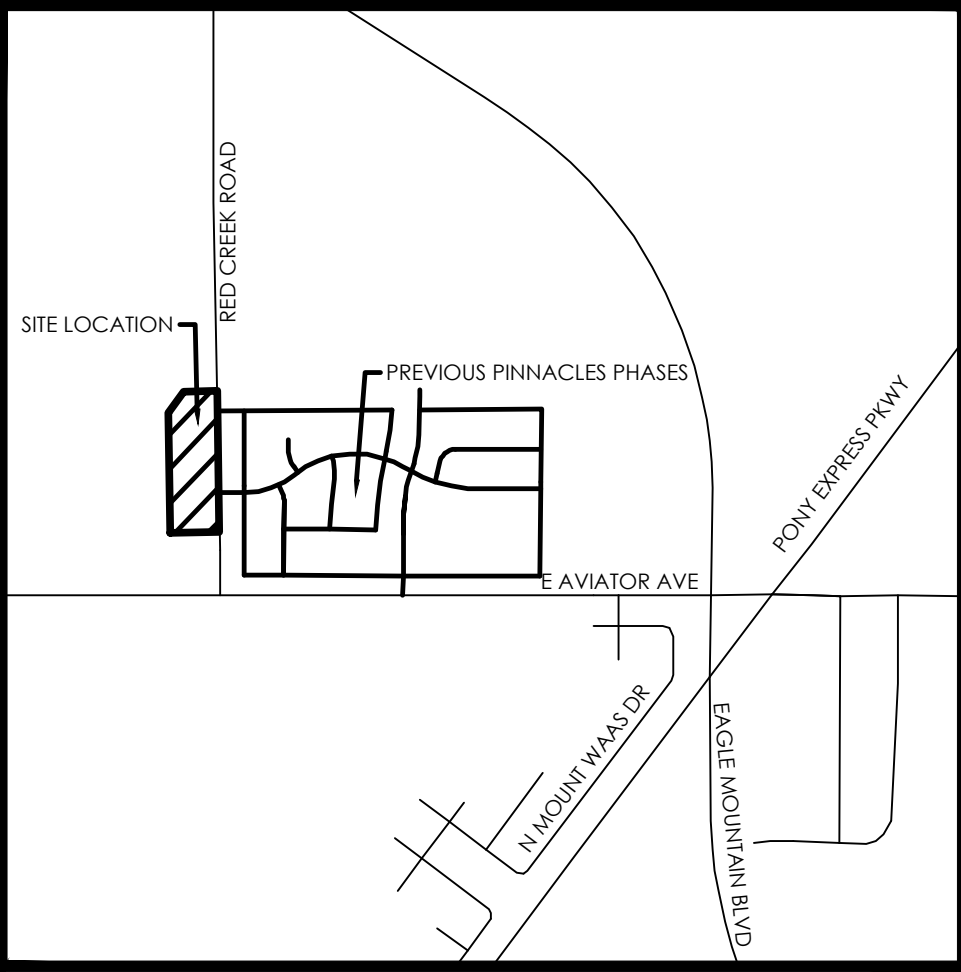
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

DATE: 10/2/2024
SHEET 2 OF 2

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY RECORDER SEAL

FOR
REVIEW
ONLY

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



VICINITY MAP
N.T.S

LEGEND

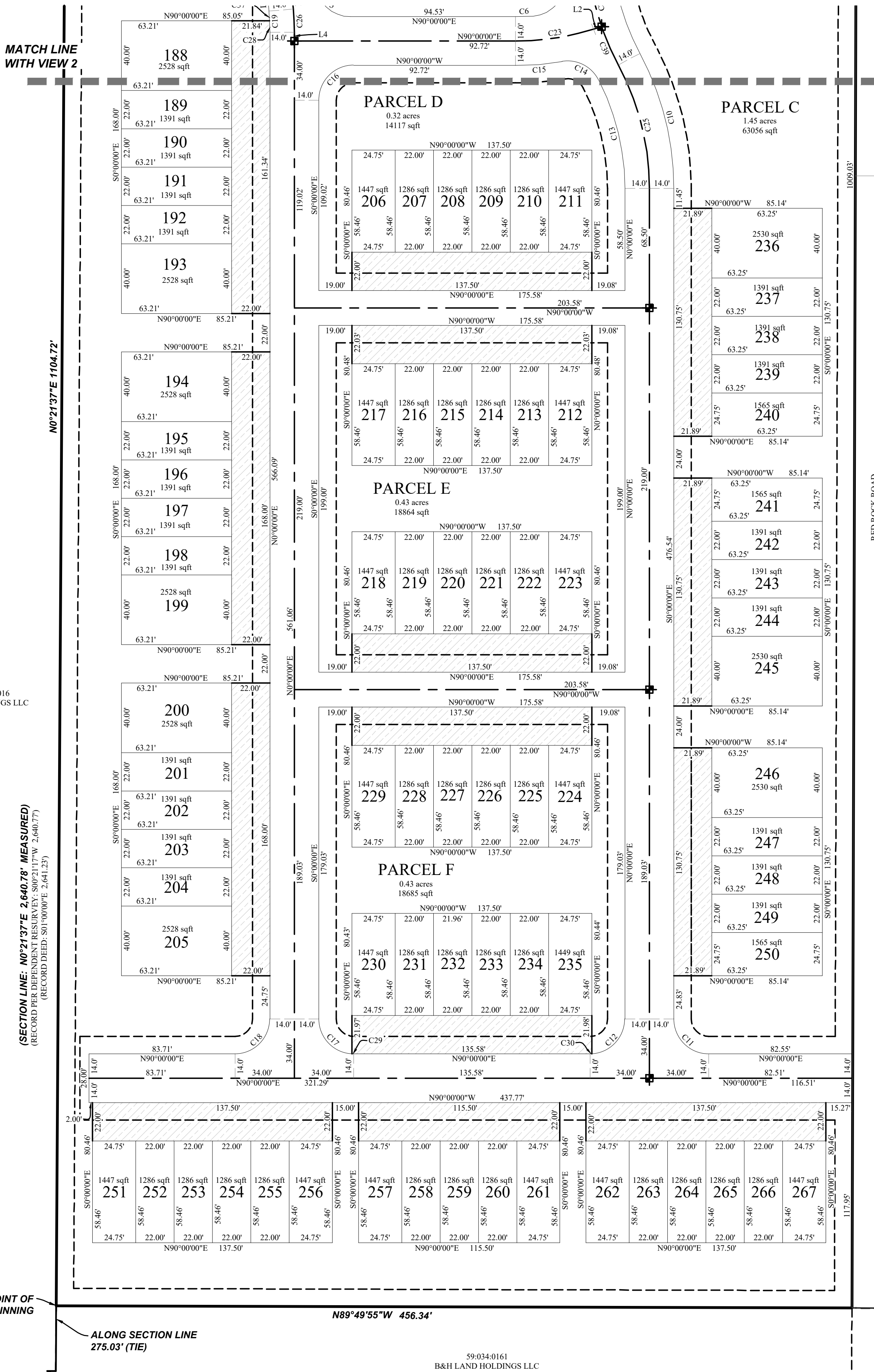
- BOUNDARY
SECTION LINE
EASEMENT
RIGHT-OF-WAY LINE
CENTERLINE
BUILDING SETBACK
EXISTING PROPERTY LINE
DRIVEWAYS (COMMON AREA)
- SECTION MONUMENT (FOUND)
STREET MONUMENT (TO BE SET)
BOUNDARY MARKERS

NOTES

- #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.
- THE PINNACLES COMMUNITY ASSOCIATION CORP., WITH A REGISTERED ADDRESS OF 10644 S JORDAN GATEWAY, SUITE 300, SOUTH JORDAN, UTAH 84095.
- PARCELS A, B, C, D, E, AND F ARE HEREBY CONVEYED TO AND MAINTAINED BY THE HOA.
- ALL PARCELS ARE COMMON AREA AND PUBLIC UTILITY EASEMENTS.

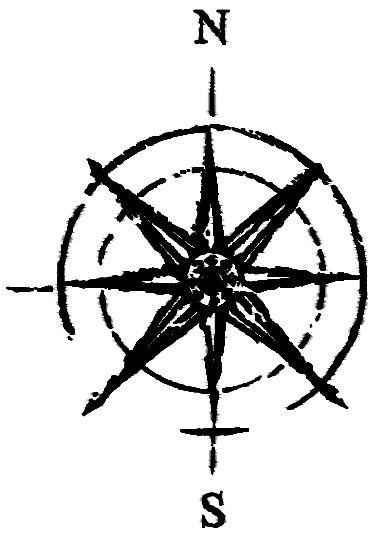
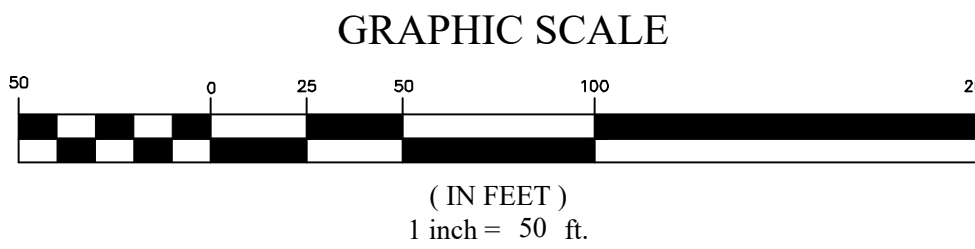
Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	20.00	90°00'00"	31.42	S45°00'00"W
C2	20.00	90°00'00"	31.42	N45°00'00"W
C3	20.00	90°00'00"	31.42	S45°00'00"W
C4	136.00	3°19'42"	7.90	S01°39'51"E
C5	20.00	86°40'18"	30.25	S46°39'51"E
C6	136.00	4°18'12"	10.21	N87°50'54"E
C7	20.00	92°50'03"	32.41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

VIEW 1

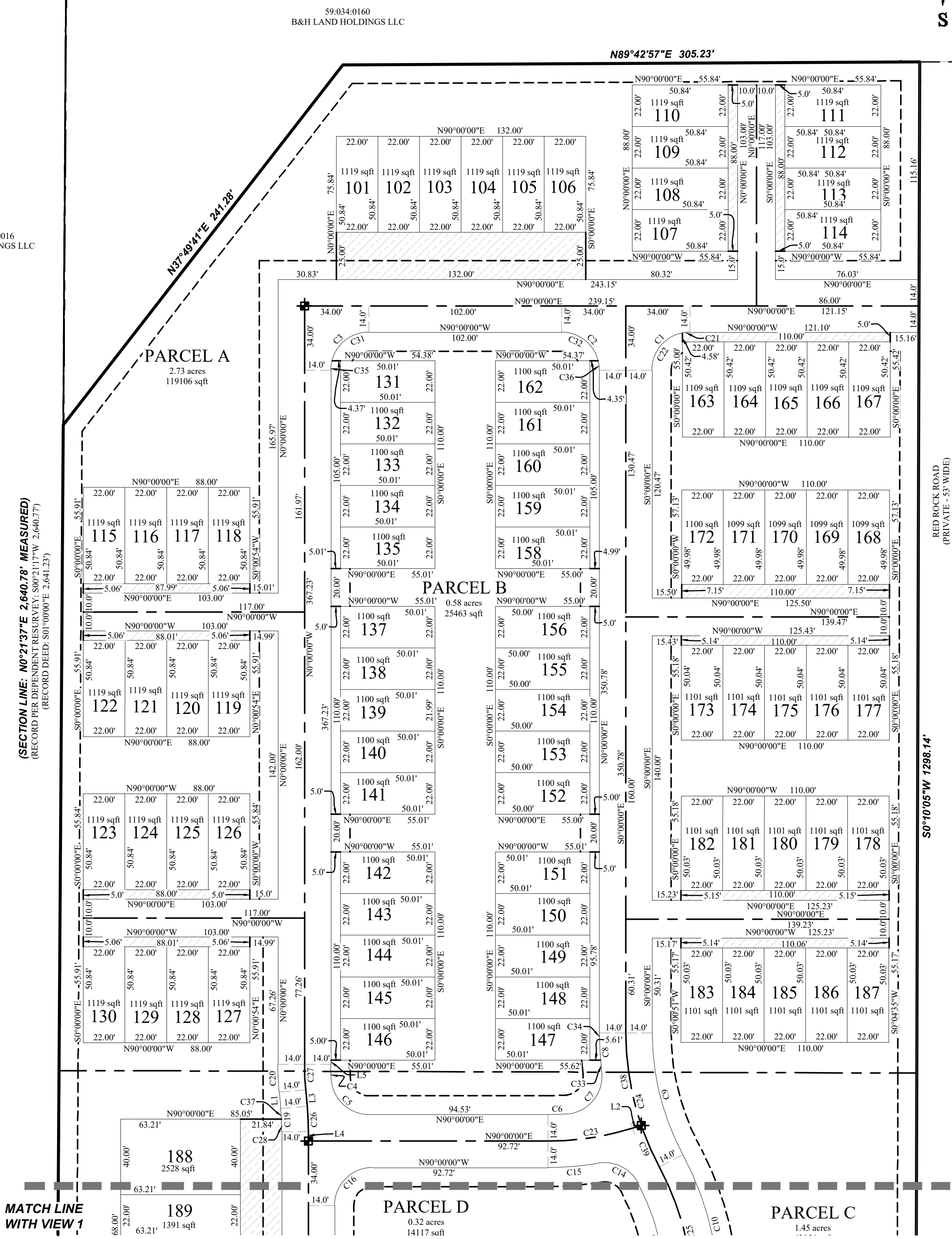


Line Table		
LINE	DIRECTION	LENGTH
L1	N05°08'30"W	8.85
L2	N72°35'39"E	4.82
L3	N05°08'30"W	8.85
L4	N00°00'00"E	5.04
L5	N00°00'00"E	2.23

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



VIEW 2



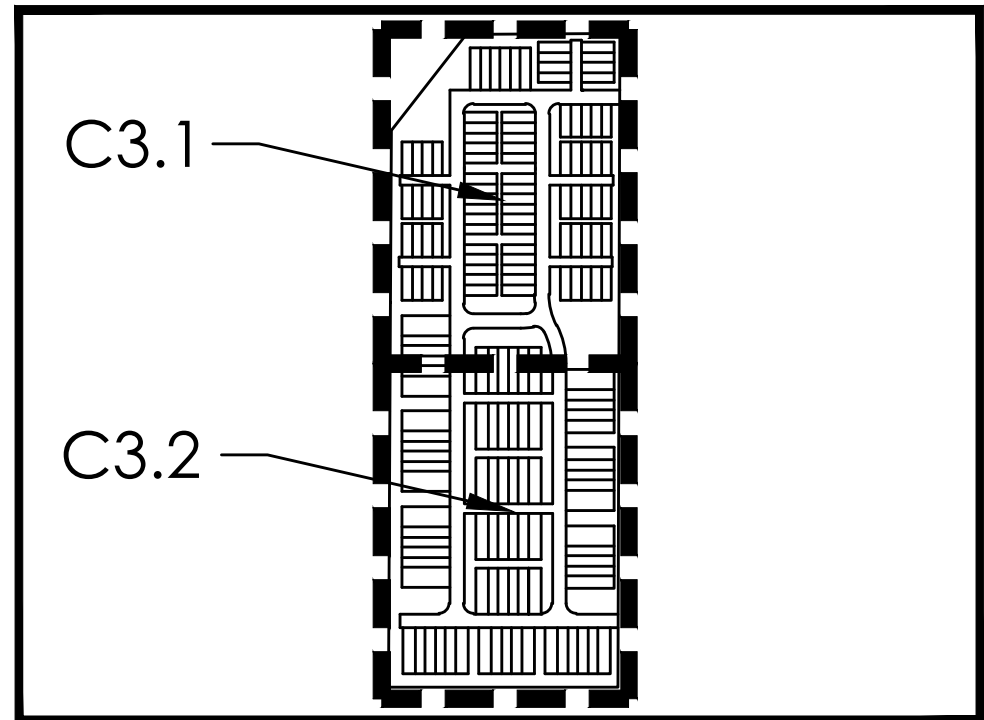
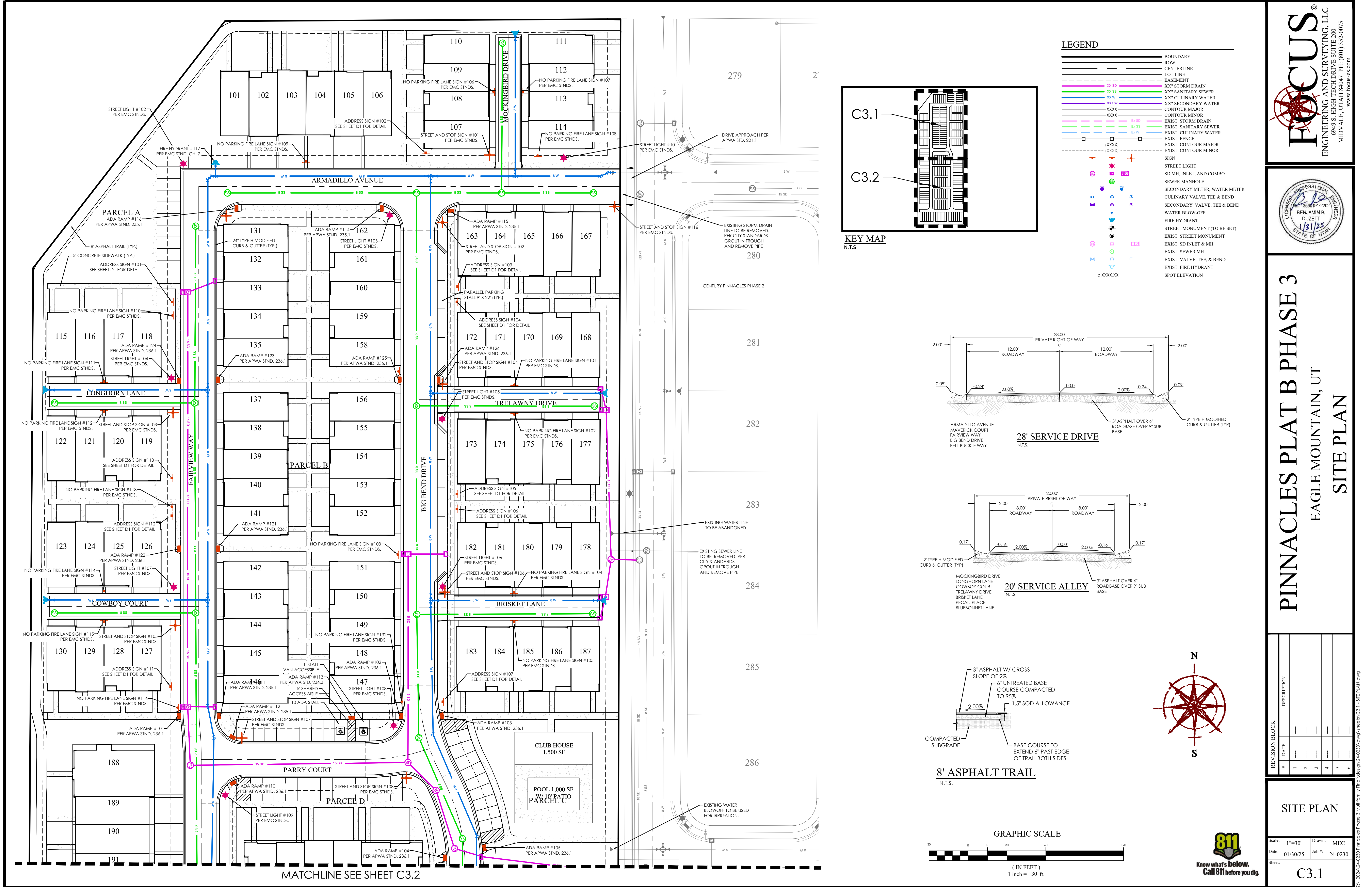
PINNACLES
Phase B PLAT 1

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

DATE: 10/2/2024
SHEET 2 OF 2

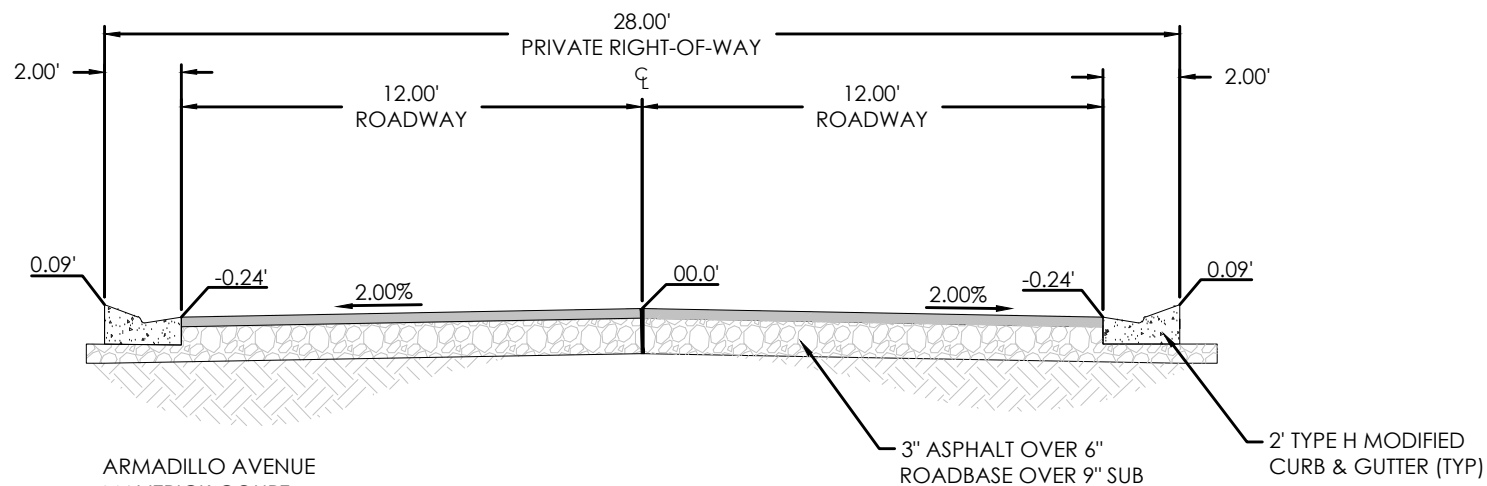
FOR REVIEW ONLY

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY RECORDER SEAL

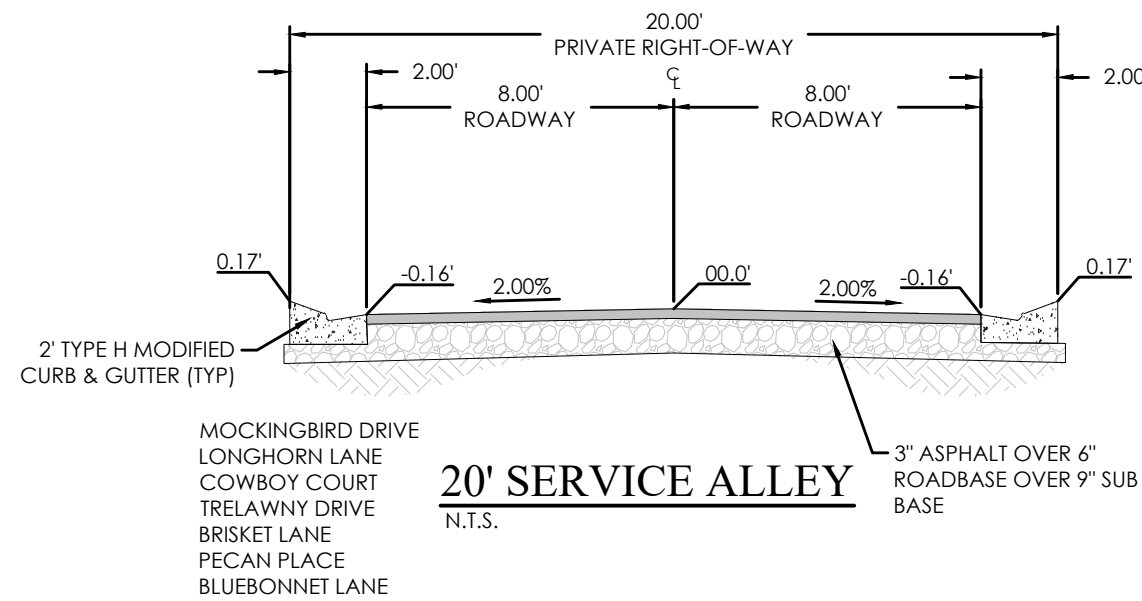


KEY MAP
N.T.S.

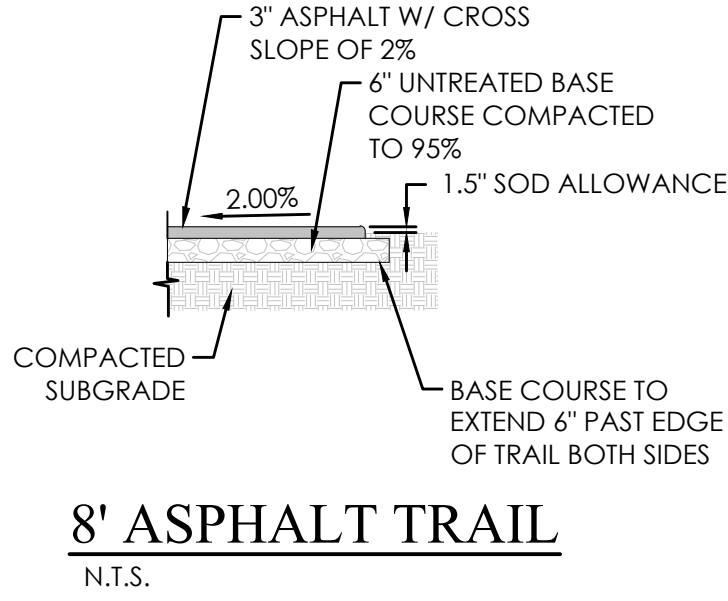
- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - XX" STORM DRAIN
 - XX" SANITARY SEWER
 - XX" CULINARY WATER
 - XX" SECONDARY WATER
 - XXXX
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR 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



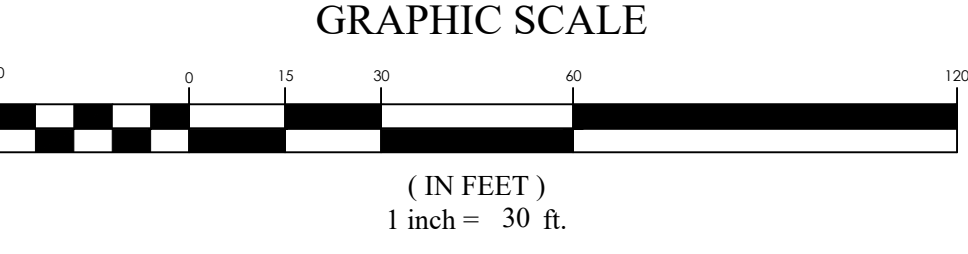
28' SERVICE DRIVE
N.T.S.



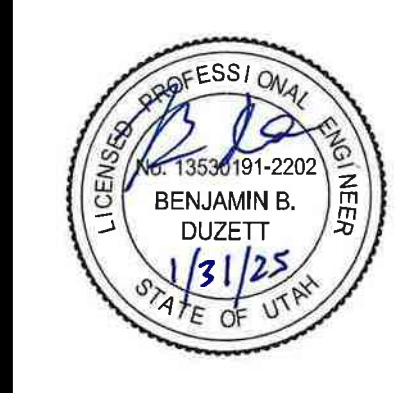
20' SERVICE ALLEY
N.T.S.



8' ASPHALT TRAIL
N.T.S.



PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
SITE PLAN



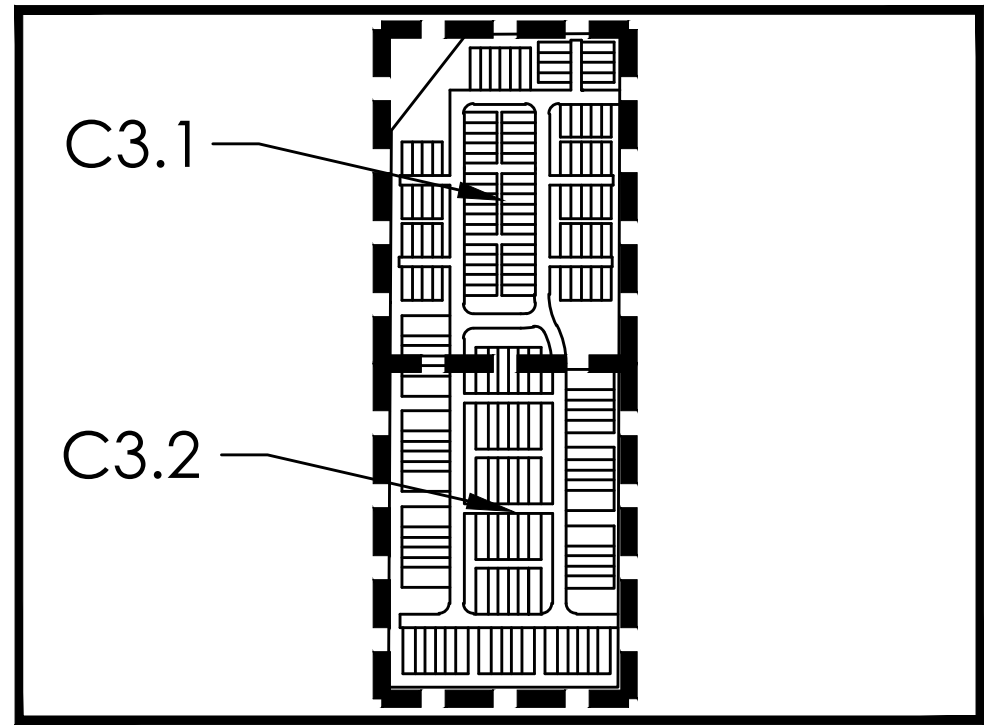
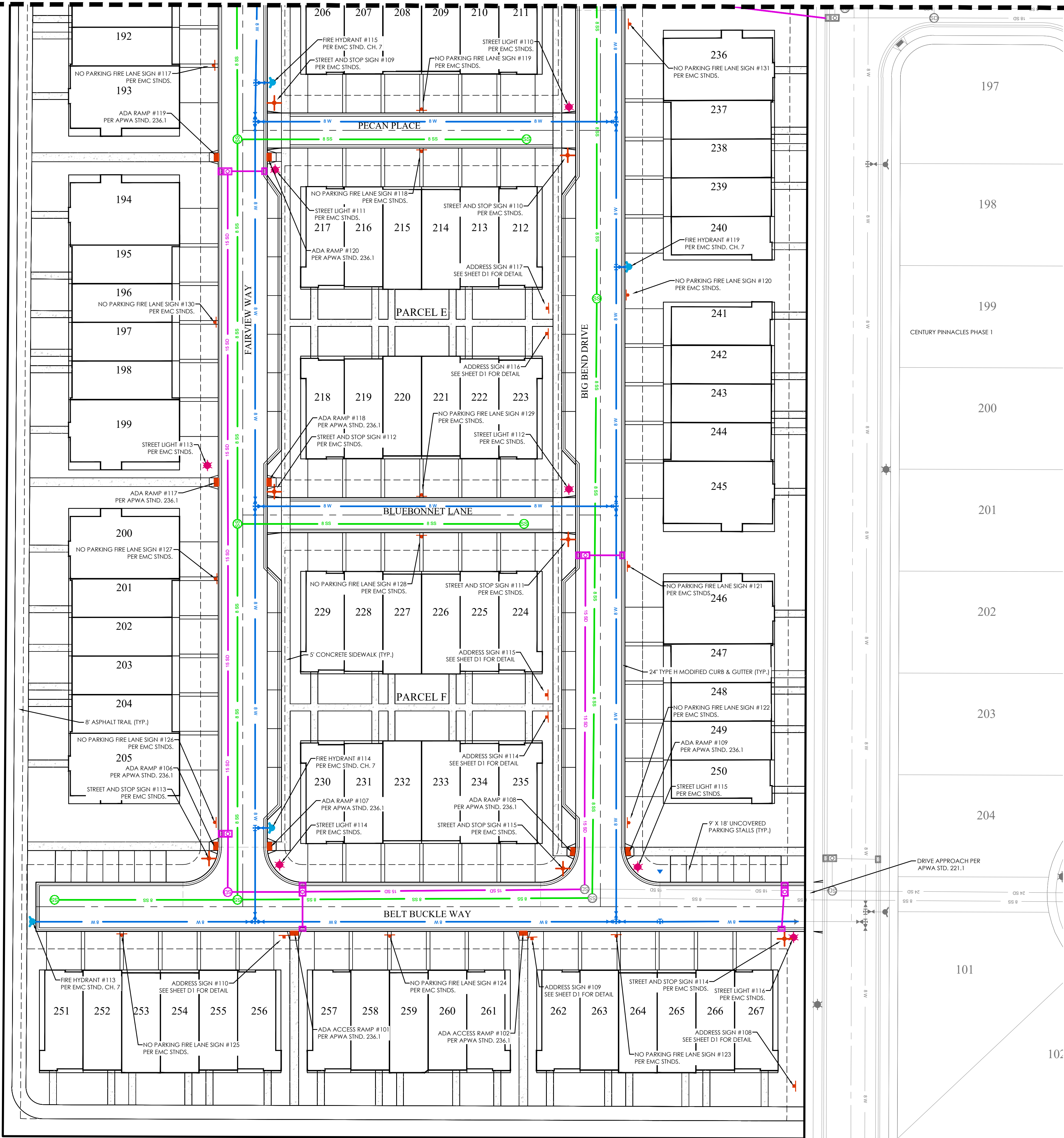
REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

SITE PLAN

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

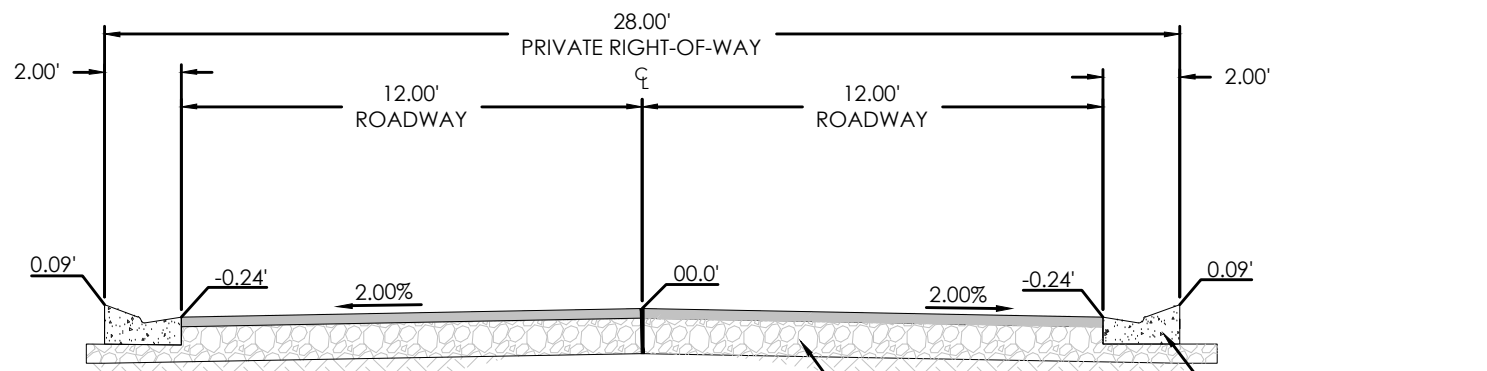


MATCHLINE SEE SHEET C3.1

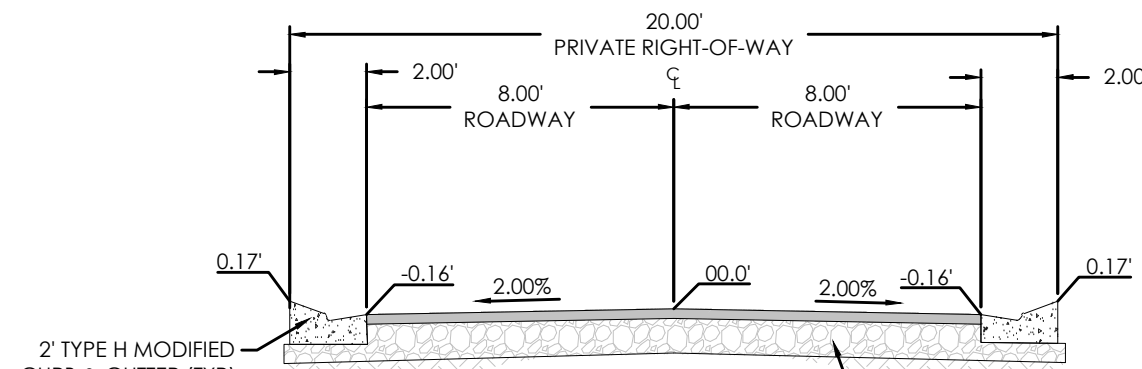


KEY MAP
N.T.S.

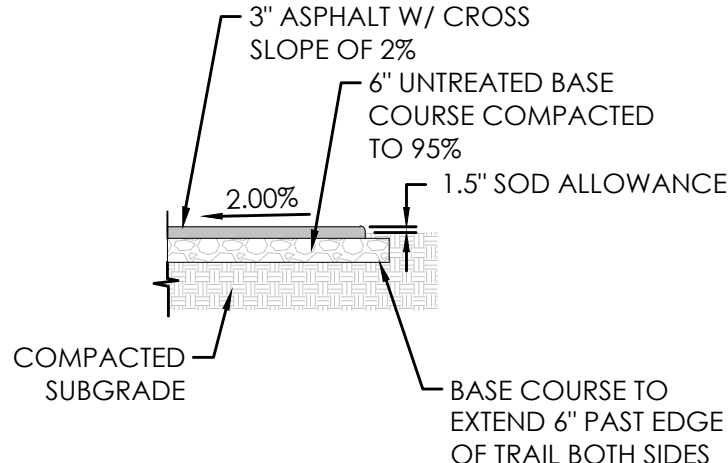
LEGEND	
BOUNDARY	BOUNDARY
ROW	ROW
CENTERLINE	CENTERLINE
LOT LINE	LOT LINE
EASEMENT	EASEMENT
XX" STORM DRAIN	XX" STORM DRAIN
XX" SANITARY SEWER	XX" SANITARY SEWER
XX" CULINARY WATER	XX" CULINARY WATER
XX" SECONDARY WATER	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
XXXX	EXIST. STORM DRAIN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



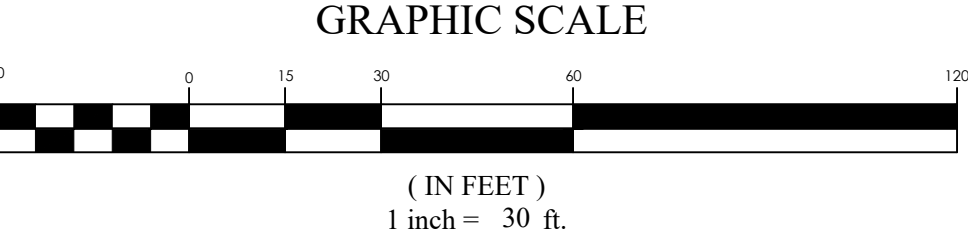
28' SERVICE DRIVE
N.T.S.



20' SERVICE ALLEY
N.T.S.



8' ASPHALT TRAIL
N.T.S.



GRAPHIC SCALE



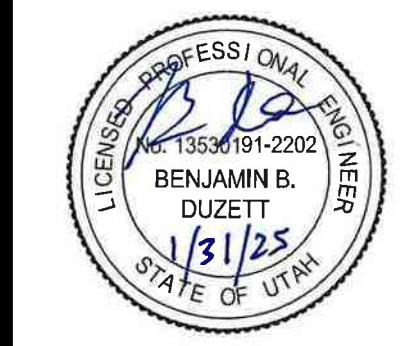
PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
SITE PLAN

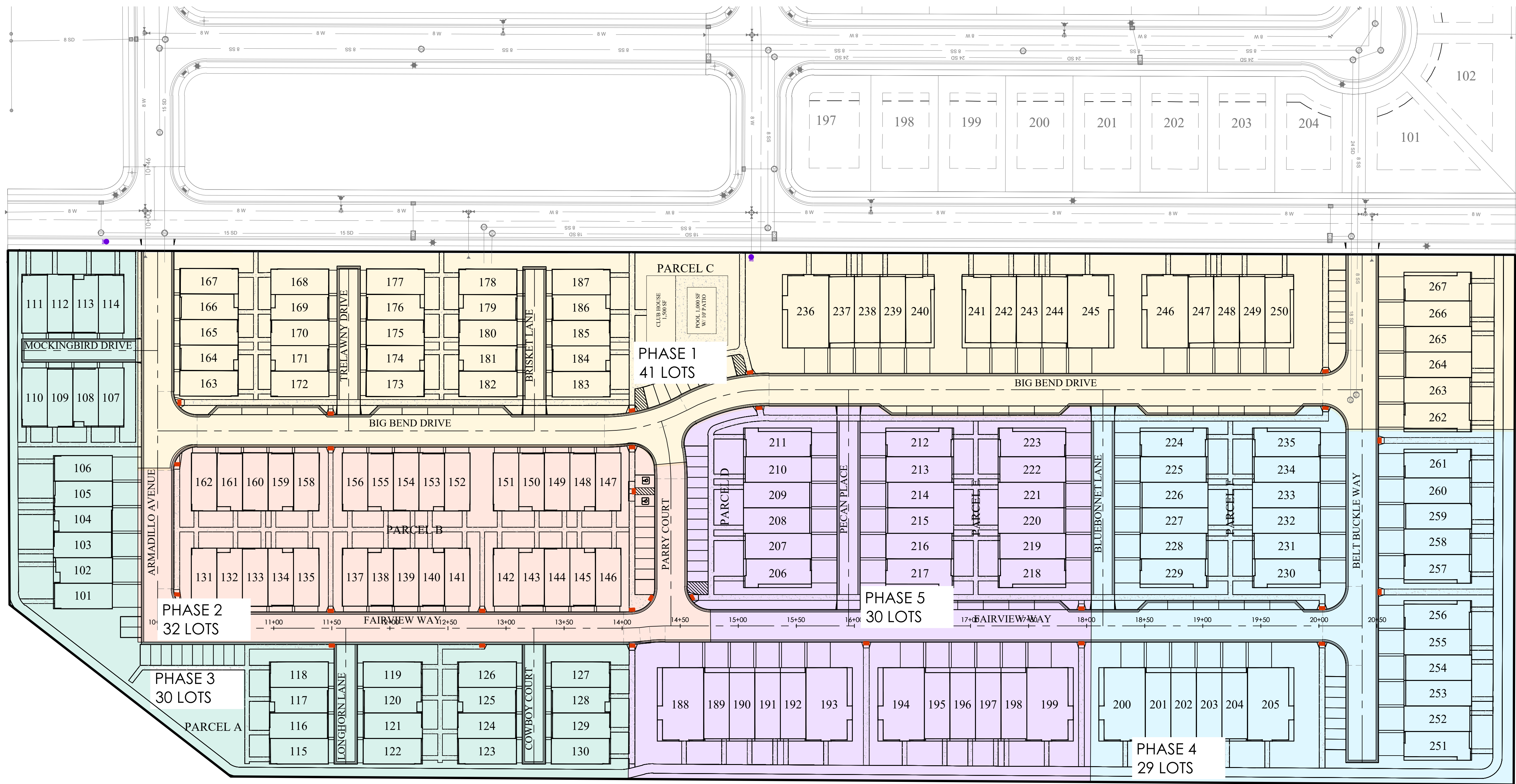
REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE PLAN

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

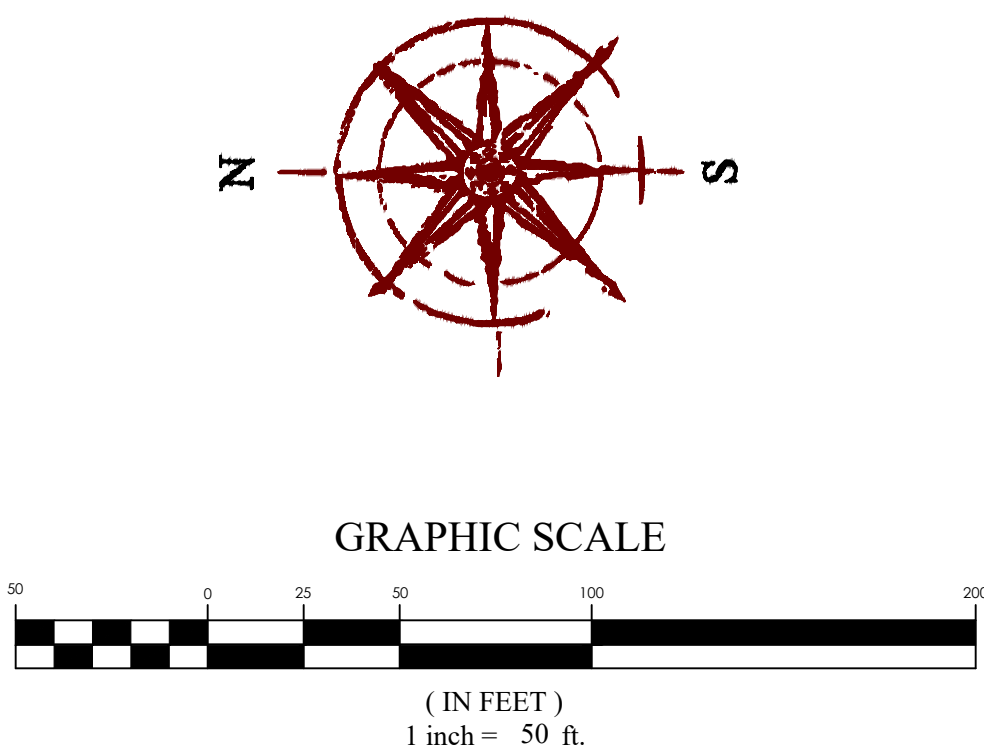
C3.2





LEGEND

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



PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
PHASING PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	11/11/24	PHASING PLAN.dwg
2	11/11/24	PHASING PLAN.dwg
3	11/11/24	PHASING PLAN.dwg
4	11/11/24	PHASING PLAN.dwg
5	11/11/24	PHASING PLAN.dwg
6	11/11/24	PHASING PLAN.dwg

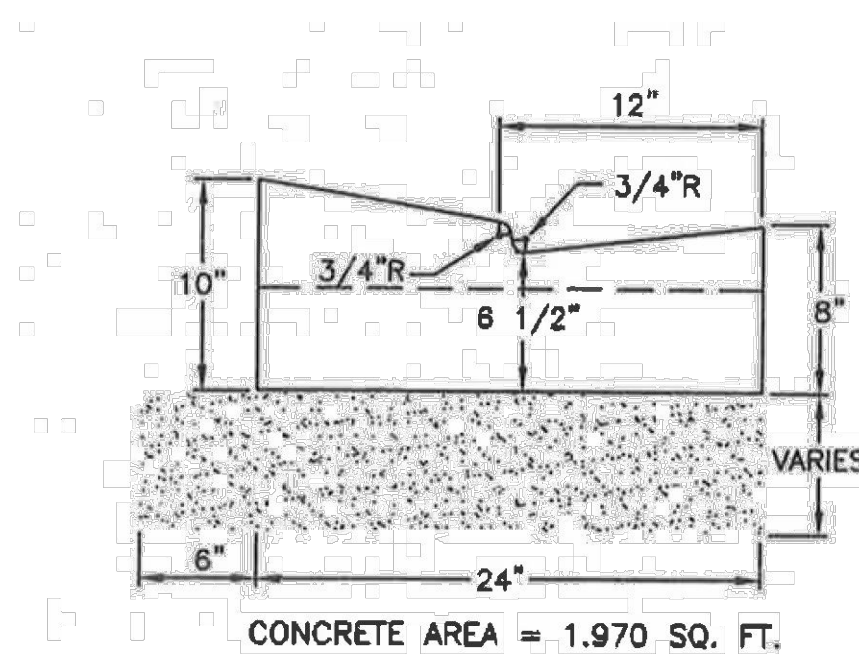
PHASING PLAN

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

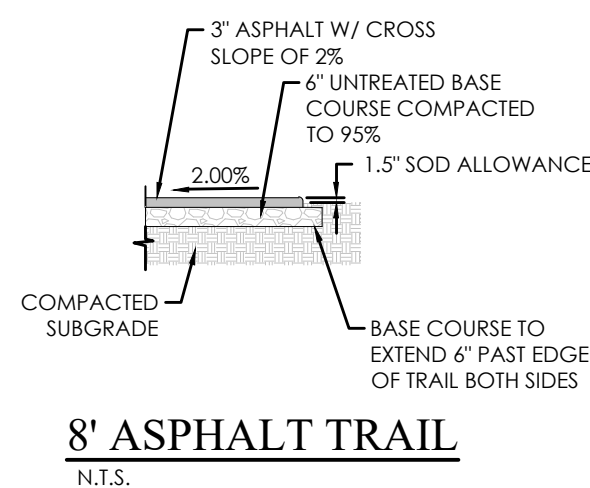
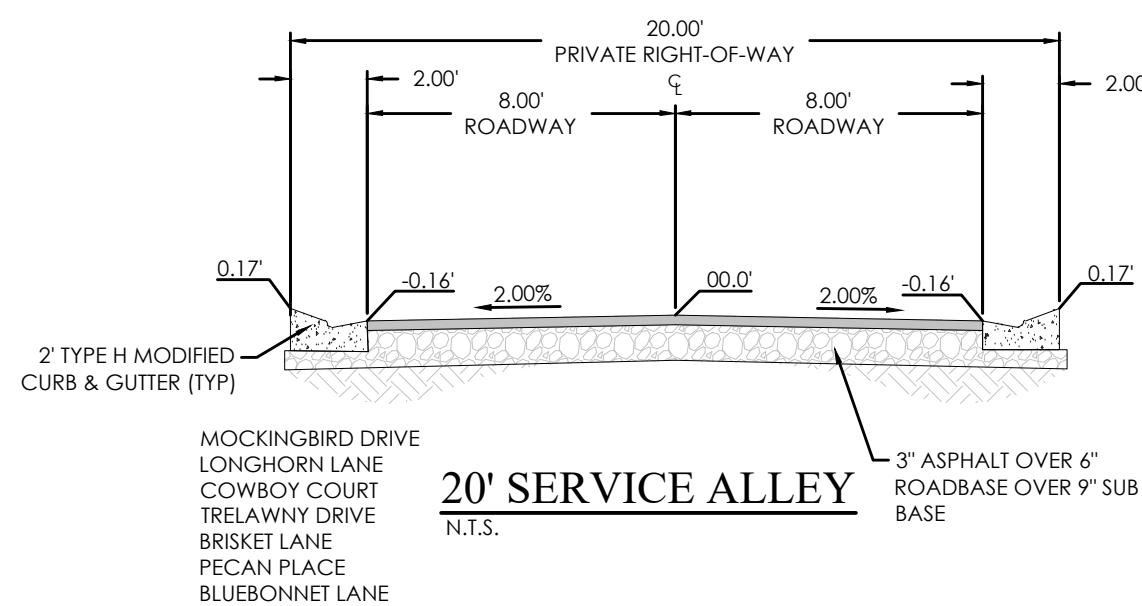
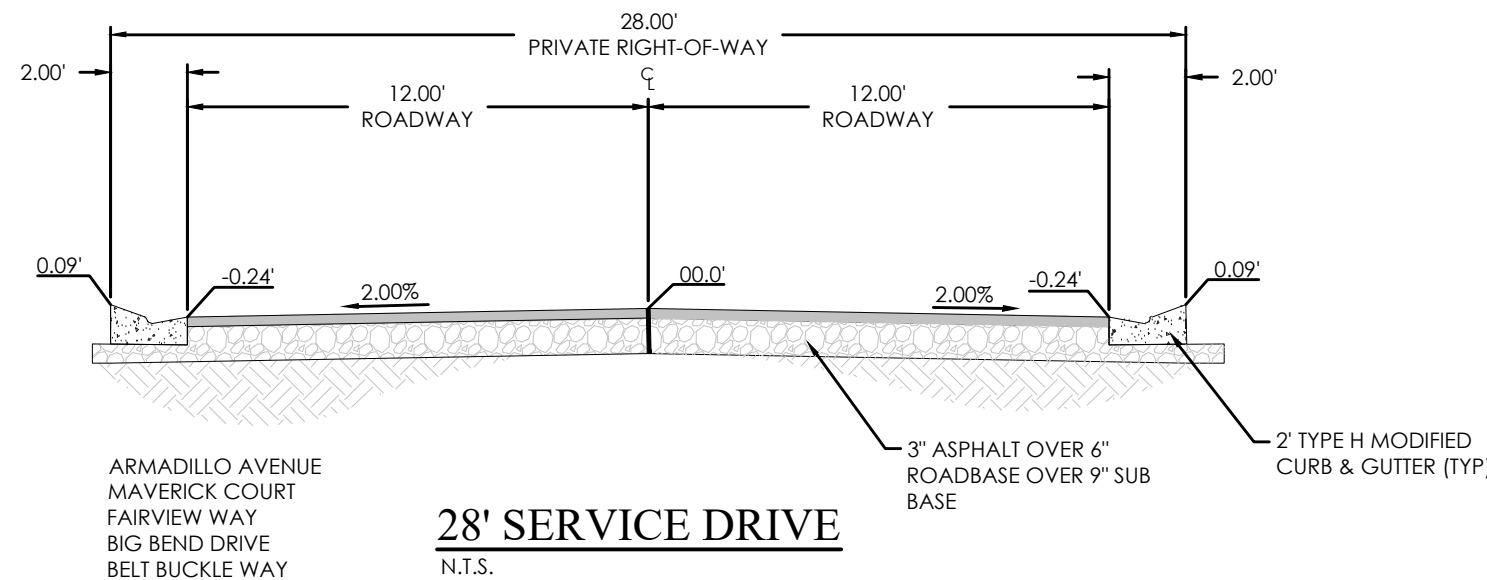


HARDSCAPE LEGEND

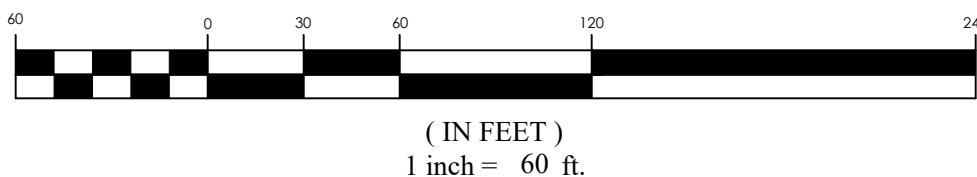
- ROAD ASPHALT (92,910 SF)
- ASPHALT TRAIL (16,490 SF)
- APWA TYPE H C&G OR CITY EQUIVALENT (7,615 LF)
- C&G TRANSITION
- 4" CONCRETE (SIDEWALK) (32,195 SF)
- 6" CONCRETE (SIDEWALK/DRIVEWAY/PARKING STALL) (48,046 SF)



Type H



GRAPHIC SCALE

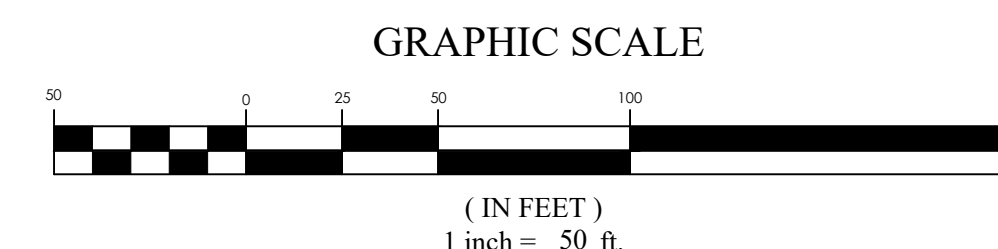
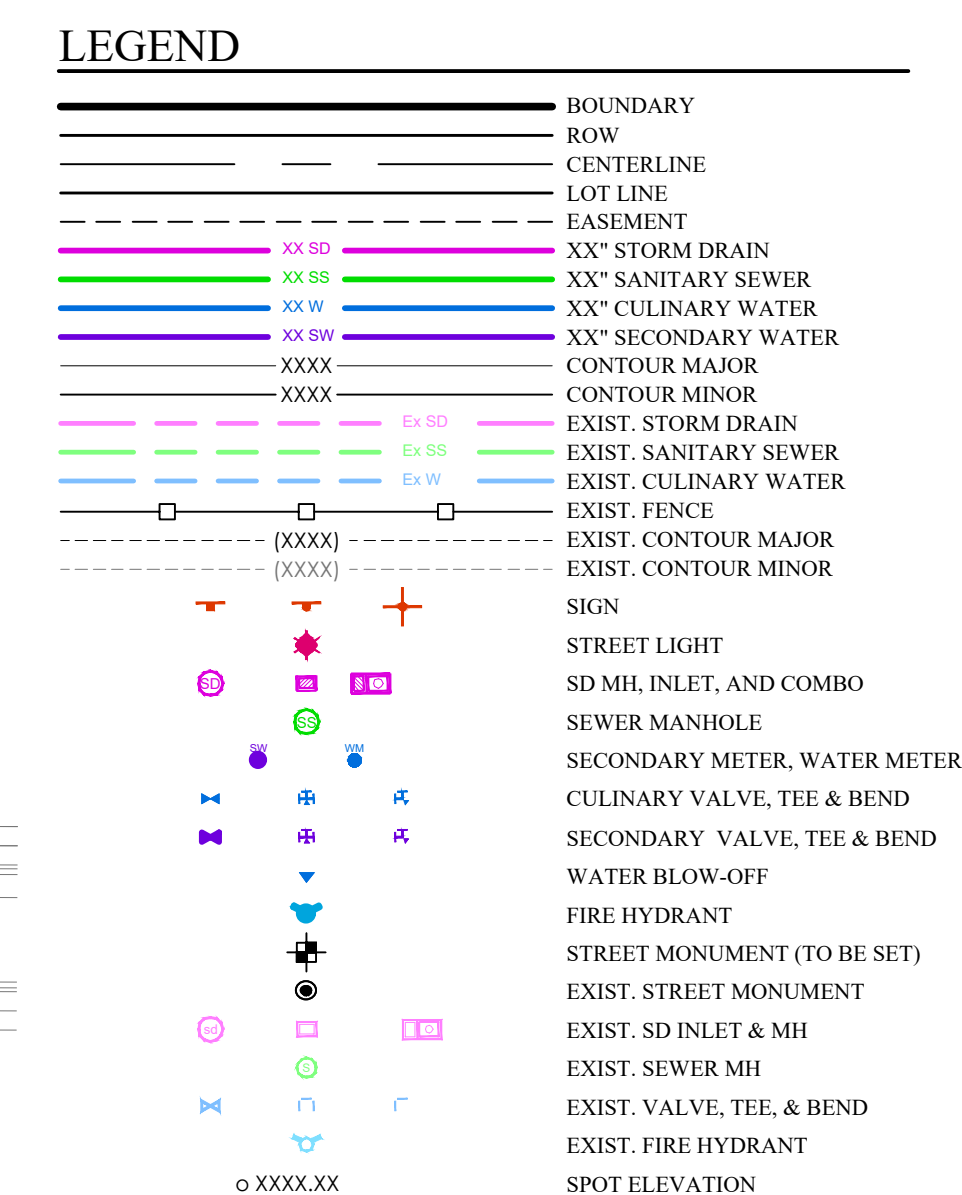


PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
HARDSCAPE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

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



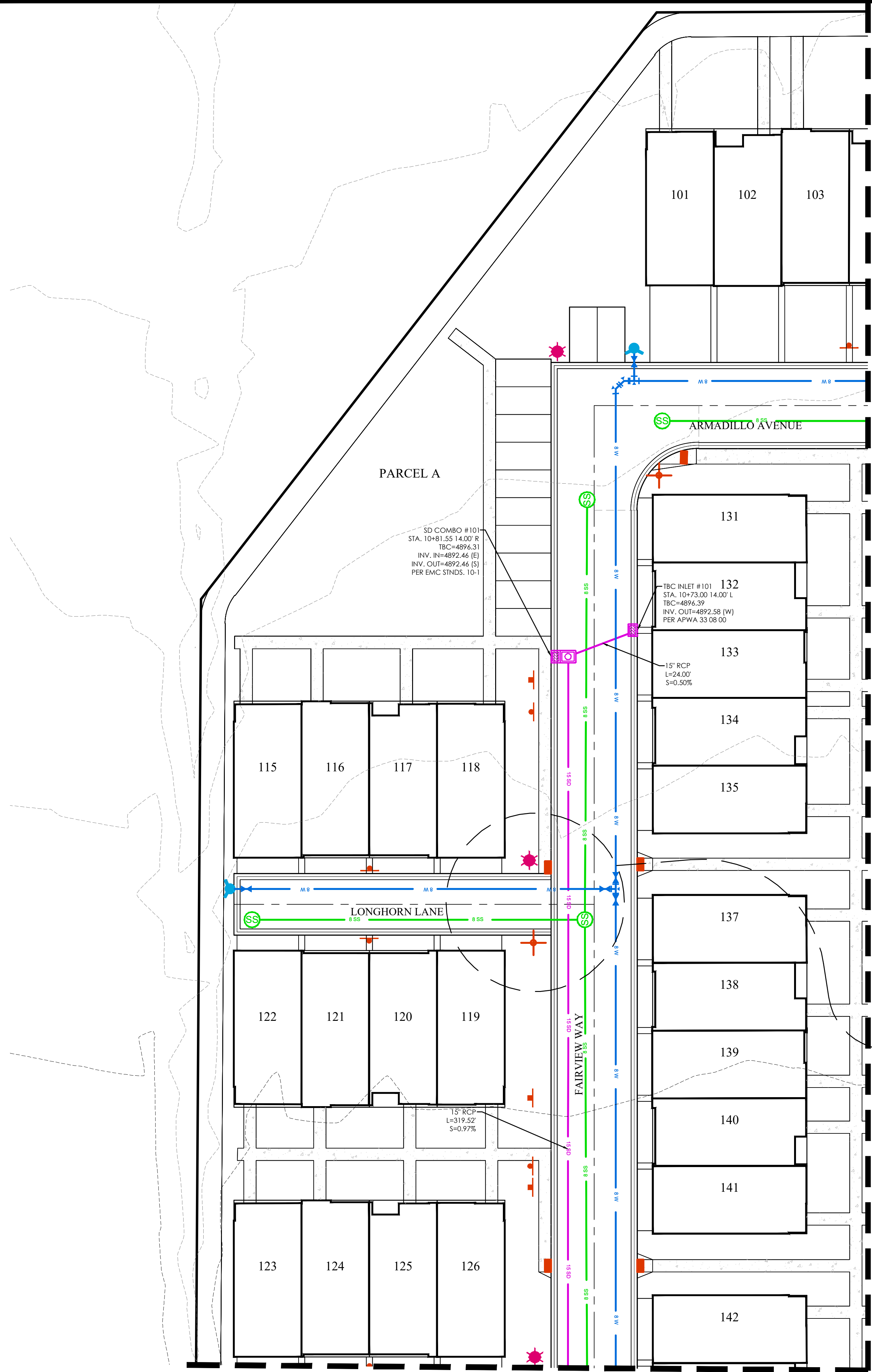


**Know what's below.
Call 811 before you dig.**

OVERALL GRADING AND DRAINAGE PLAN	
Scale: 1"=50'	Drawn: MEC
Date: 01/30/25	Job #: 24-023
Sheet:	
C4	

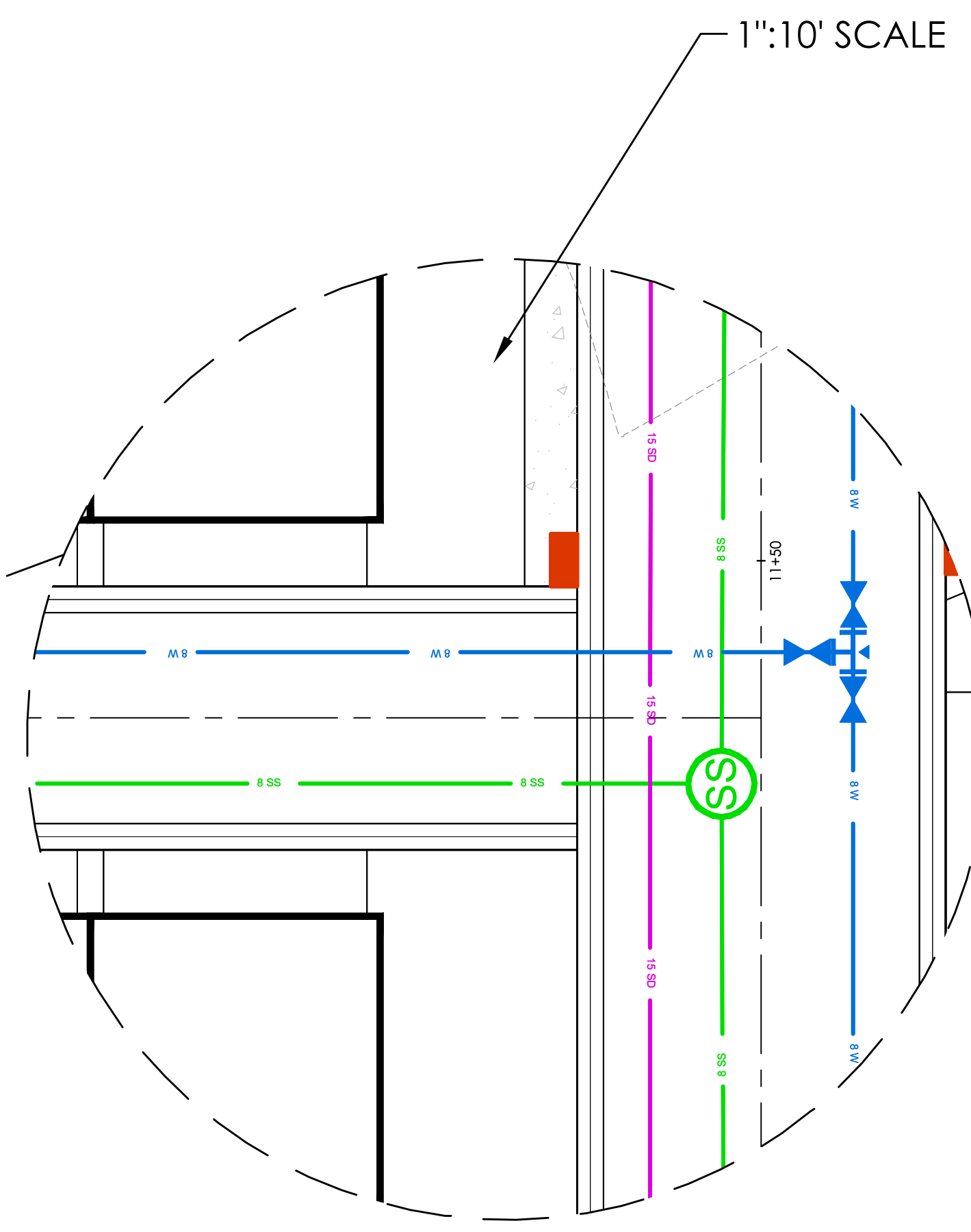


PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
OVERALL GRADING AND DRAINAGE PLAN



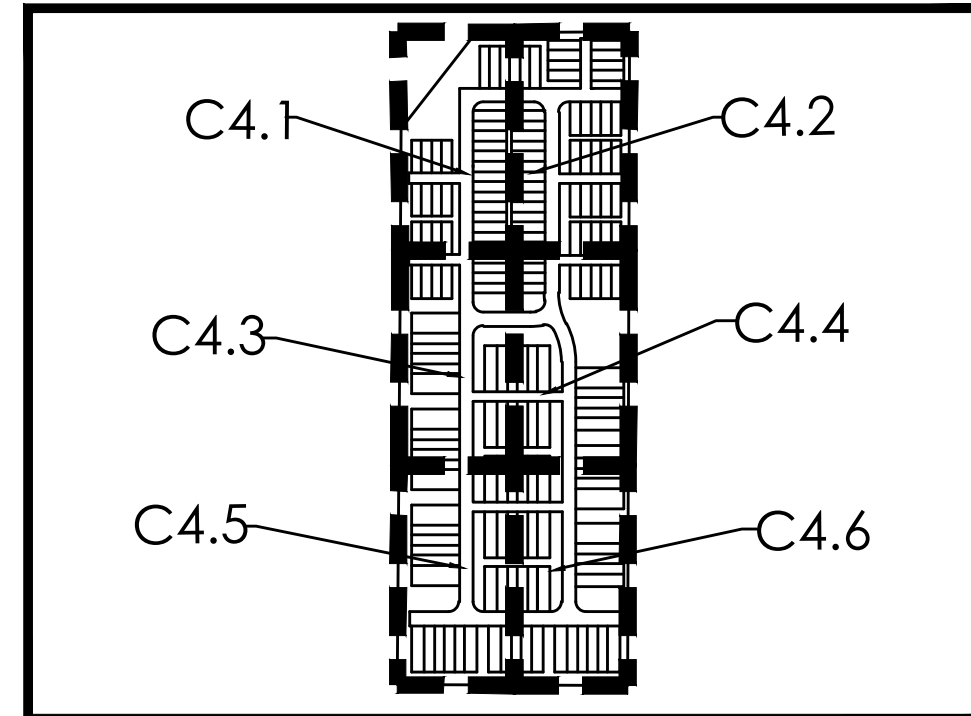
MATCHLINE
SEE SHEET C4.2

MATCHLINE SEE SHEET C4.3

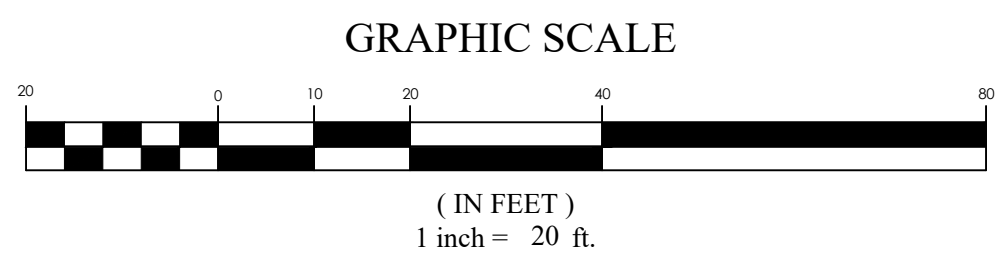
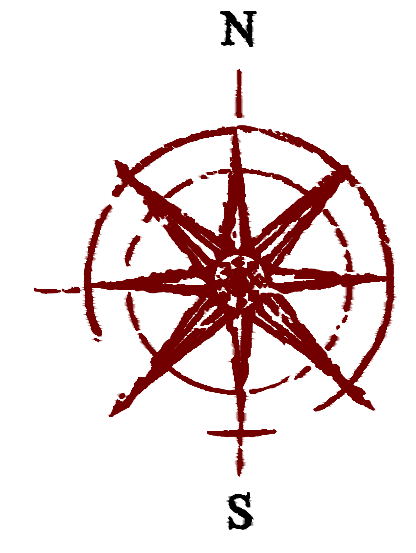


LEGEND

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



KEY MAP
N.T.S



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

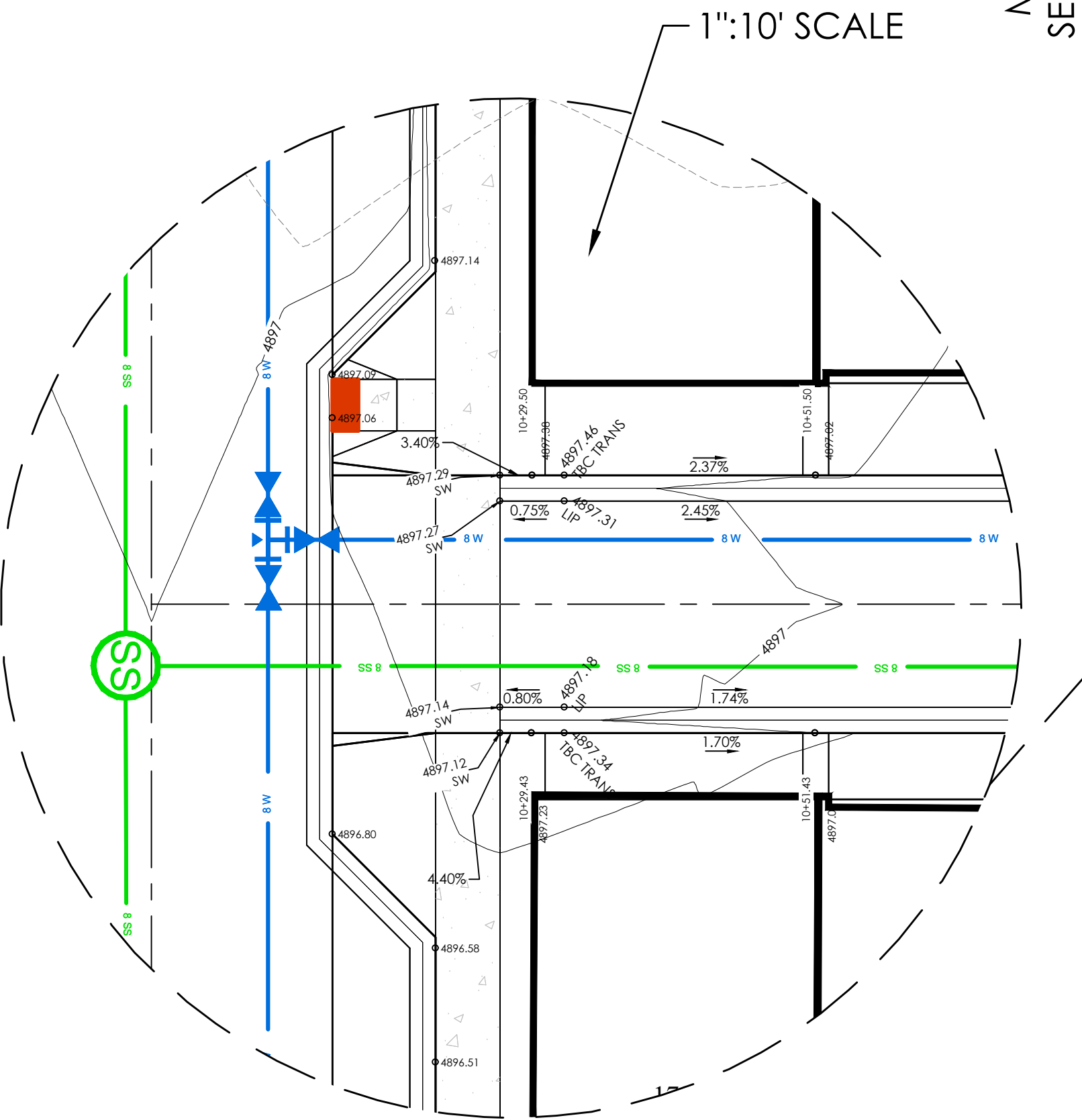
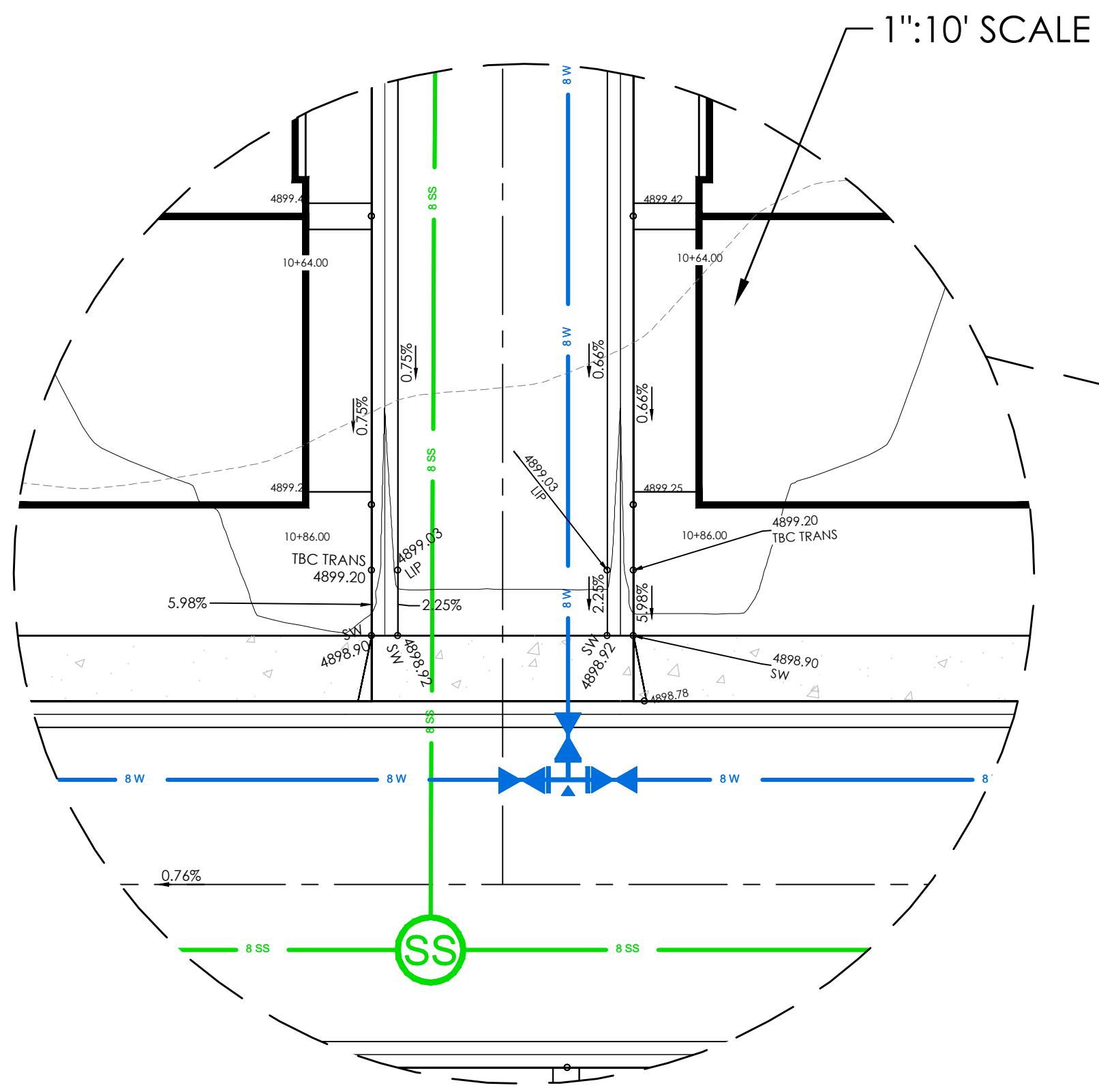
REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

GRADING AND DRAINAGE PLAN

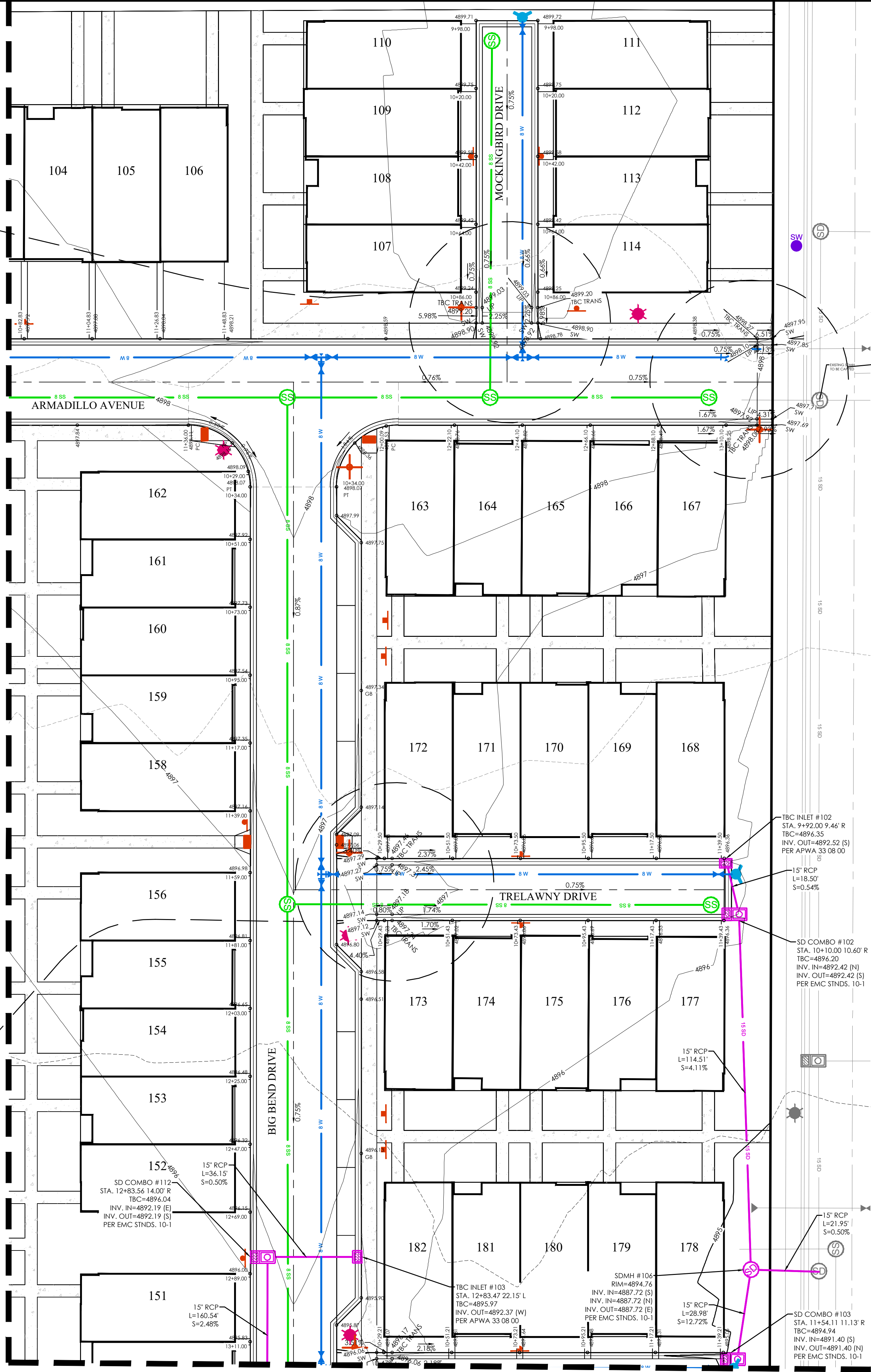
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Date: 01/30/25	Job #: 24-0230
Sheet: C4.1	

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

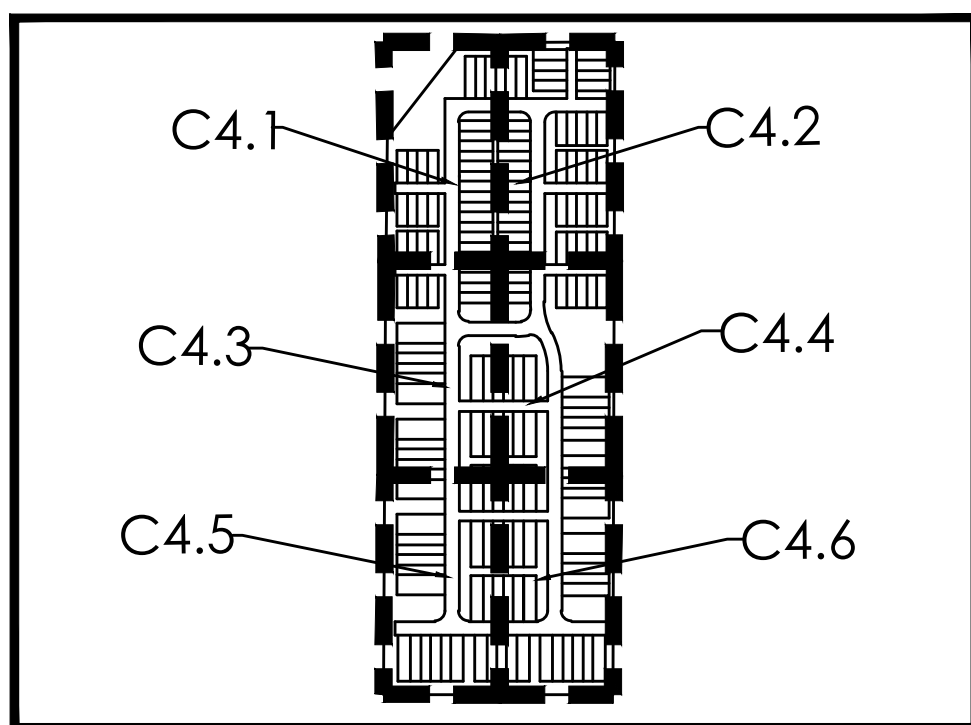
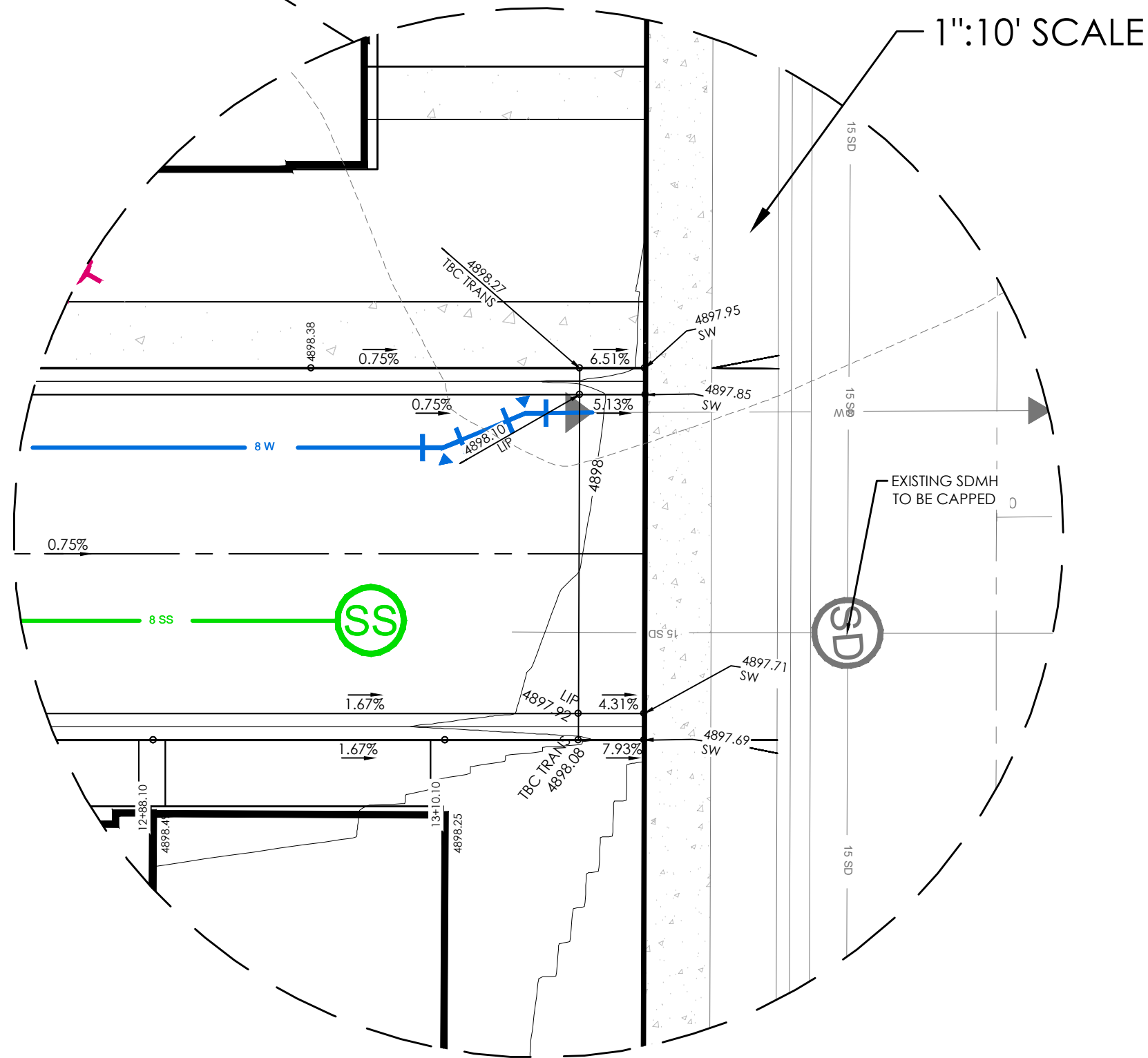
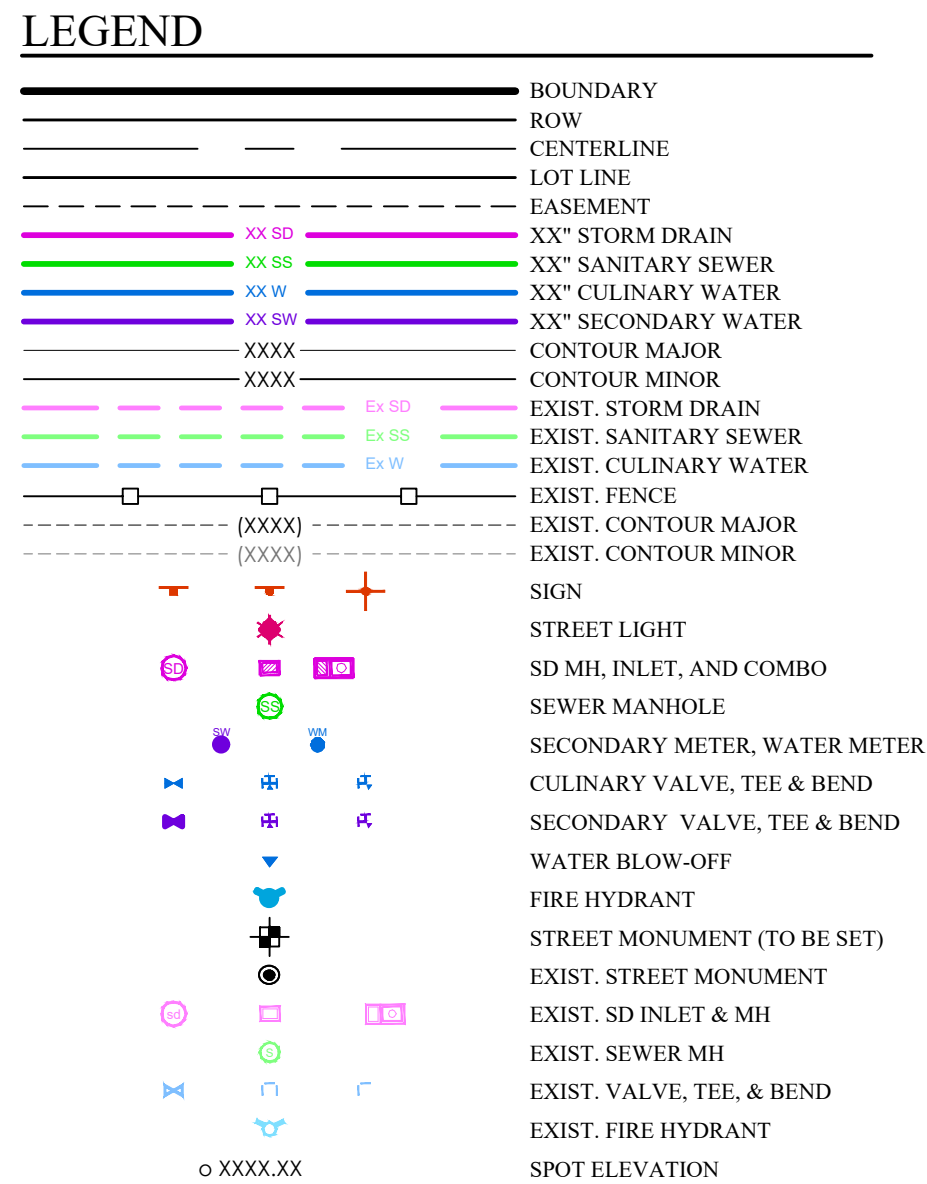
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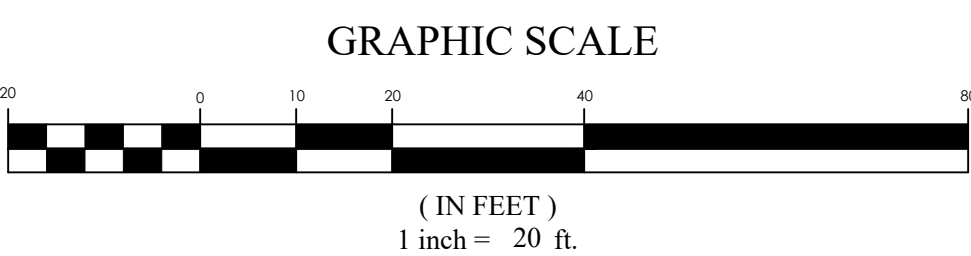
MATCHLINE
SEE SHEET C4.1



MATCHLINE SEE SHEET C4.4



KEY MAP
N.T.S.



PINNACLES PLAT B PHASE 3

EAGLE MOUNTAIN, UT

GRADING AND DRAINAGE PLAN

REVISION BLOCK	
#	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





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

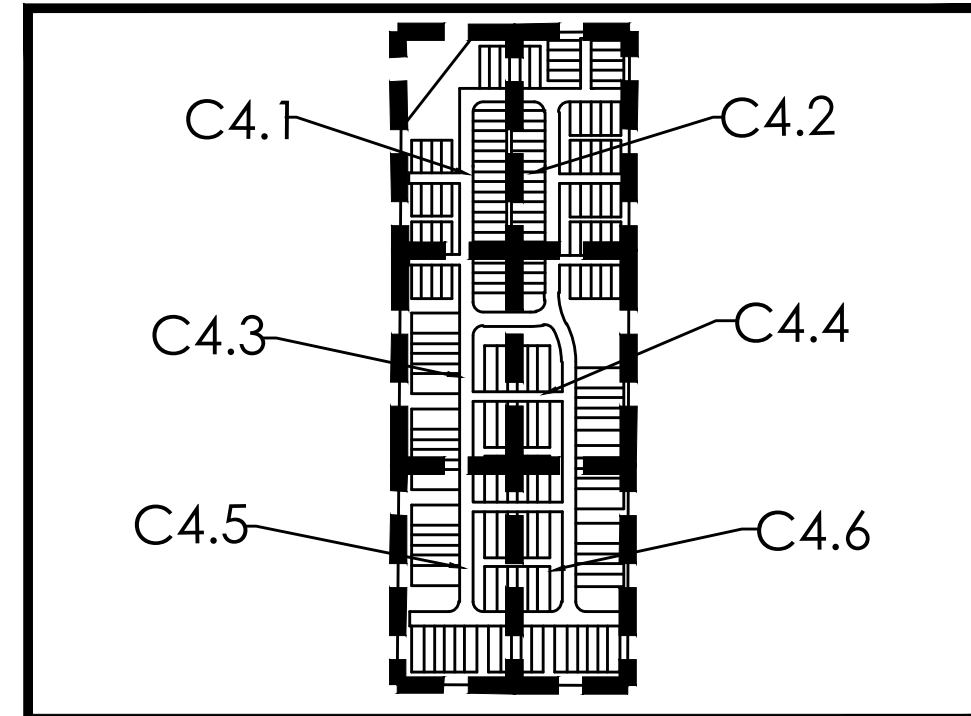
REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

GRADING AND DRAINAGE PLAN

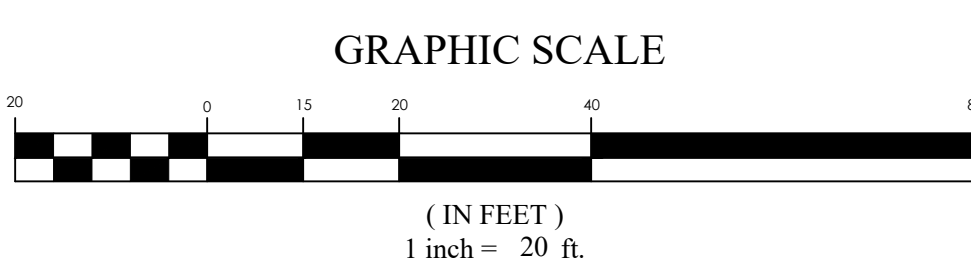
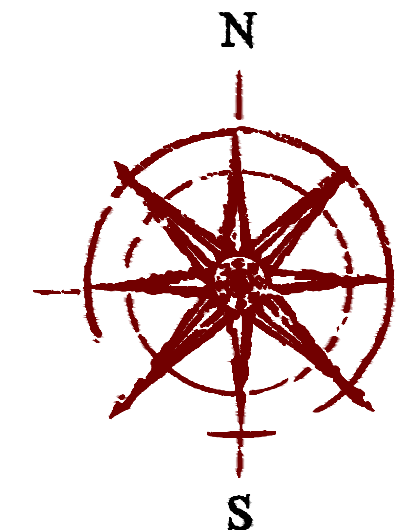
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Date: 01/30/25
Sheet: C4.4

Drawn: MEC
Job #: 24-0230

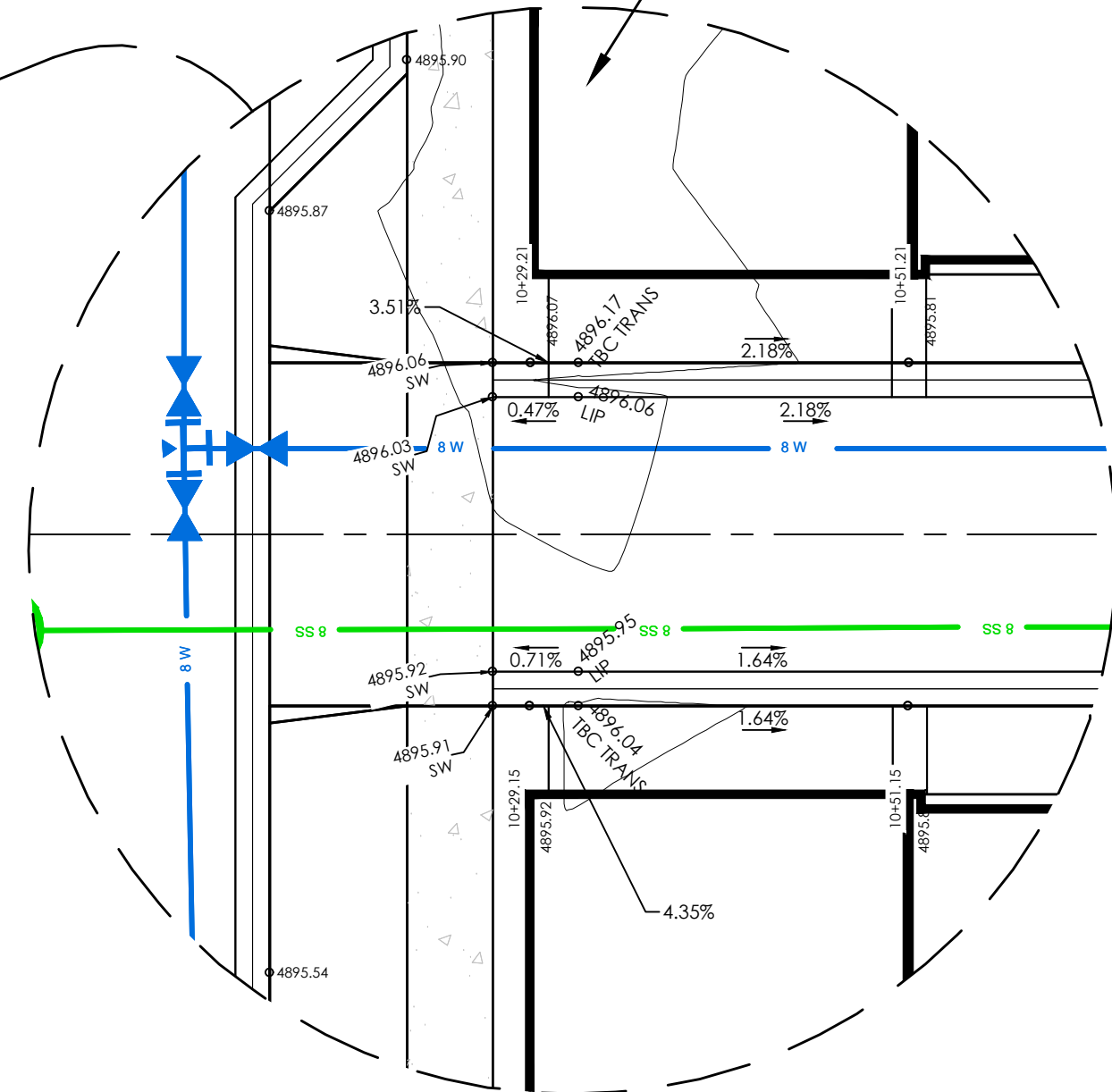
- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - XX SD 15" STORM DRAIN
 - XX SS 15" SANITARY SEWER
 - XX W 15" CULINARY WATER
 - XX SW 15" SECONDARY WATER
 - XXXX CONTOUR MAJOR
 - XXXX CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. 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



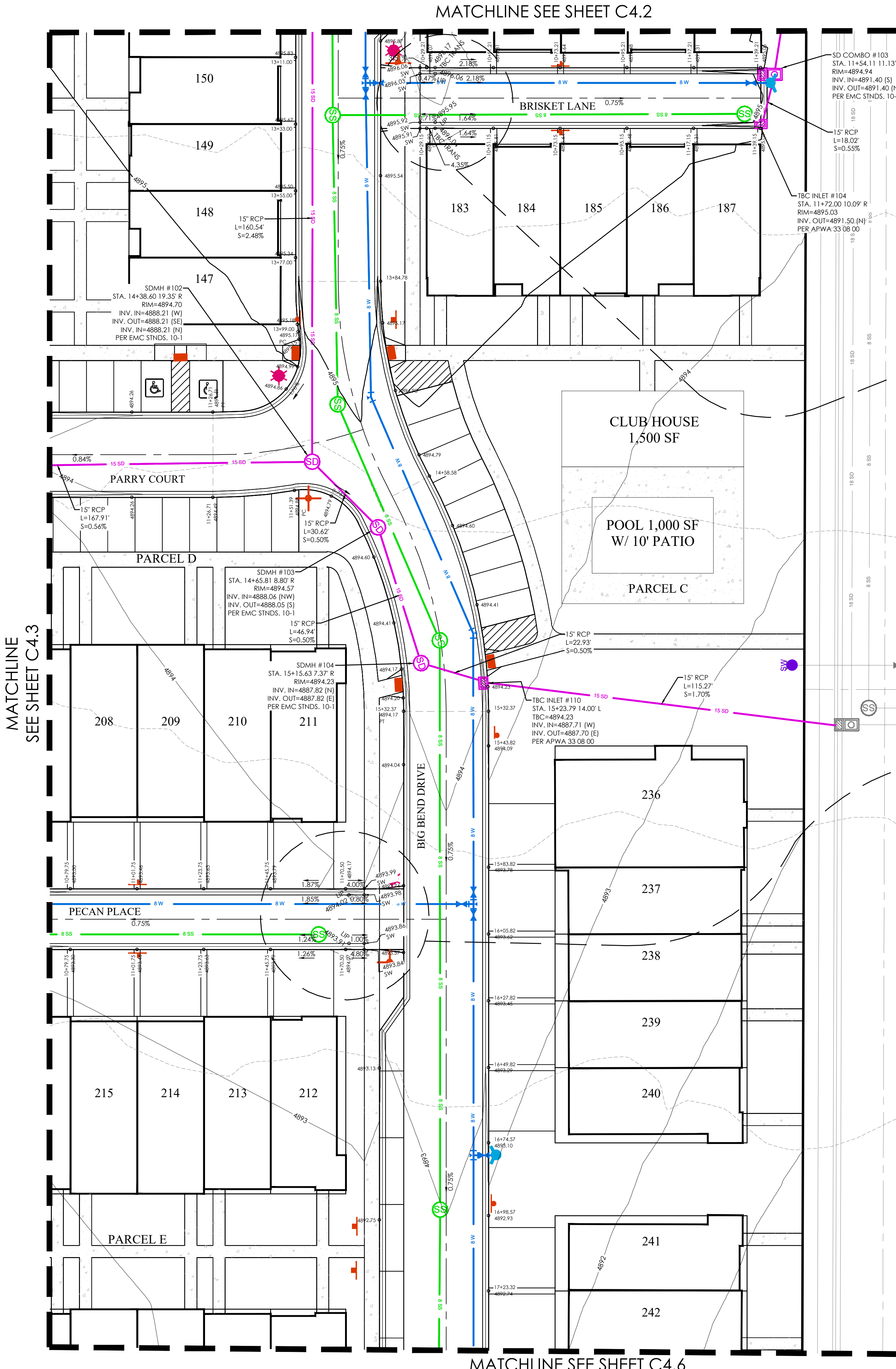
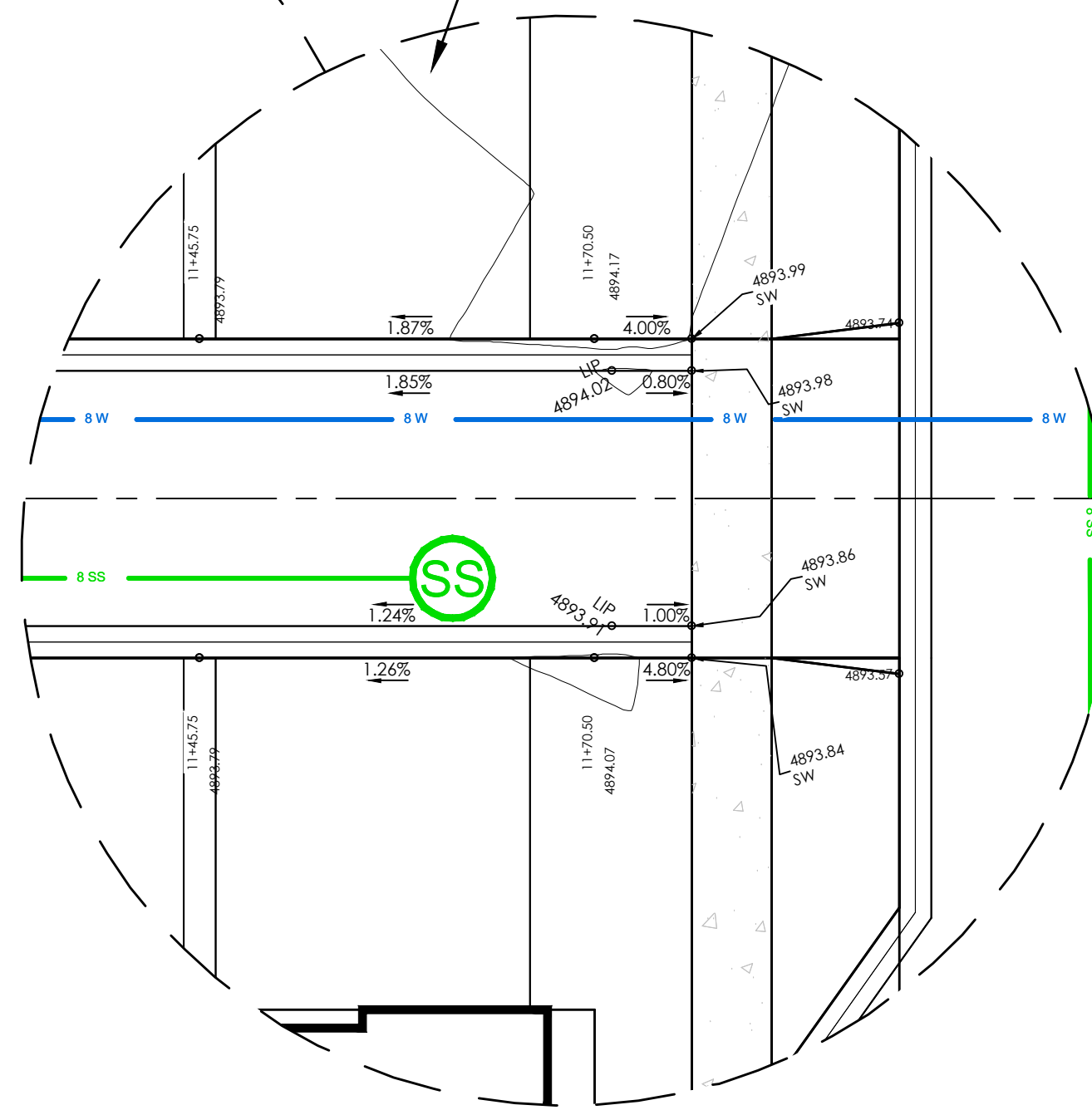
KEY MAP
N.T.S.



1"=10' SCALE



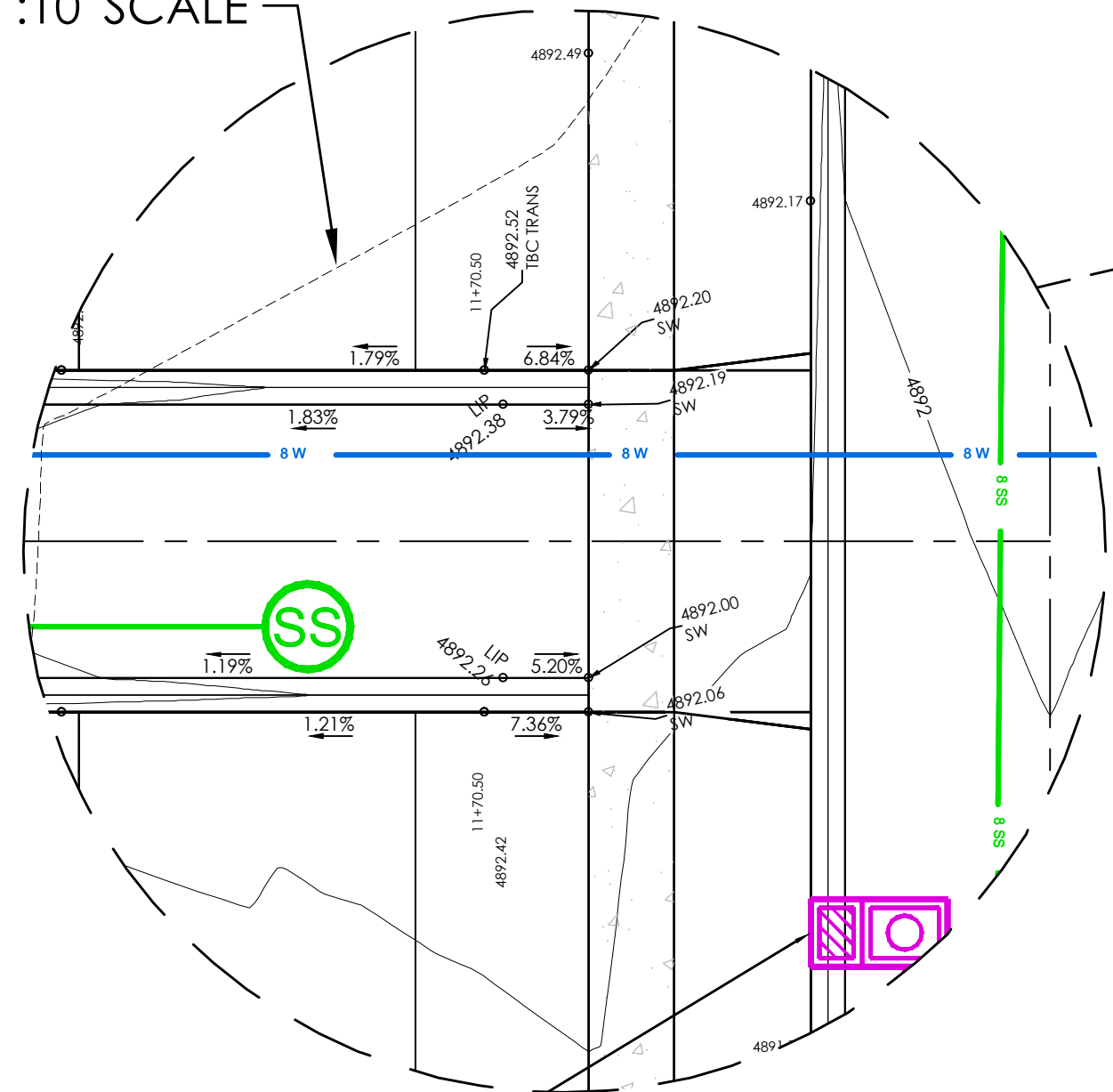
1"=10' SCALE



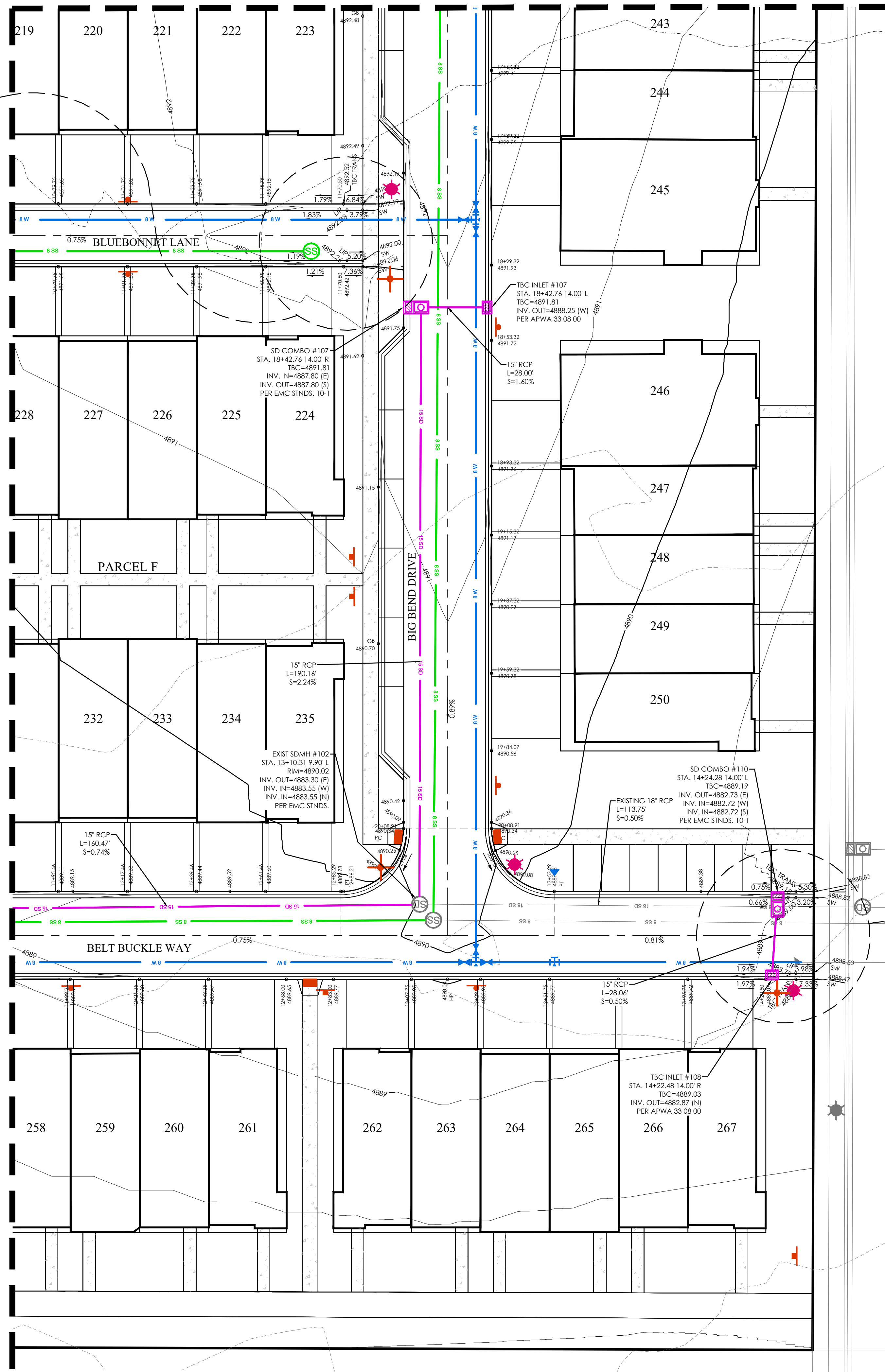
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MATCHLINE SEE SHEET C4.6

1"=10' SCALE



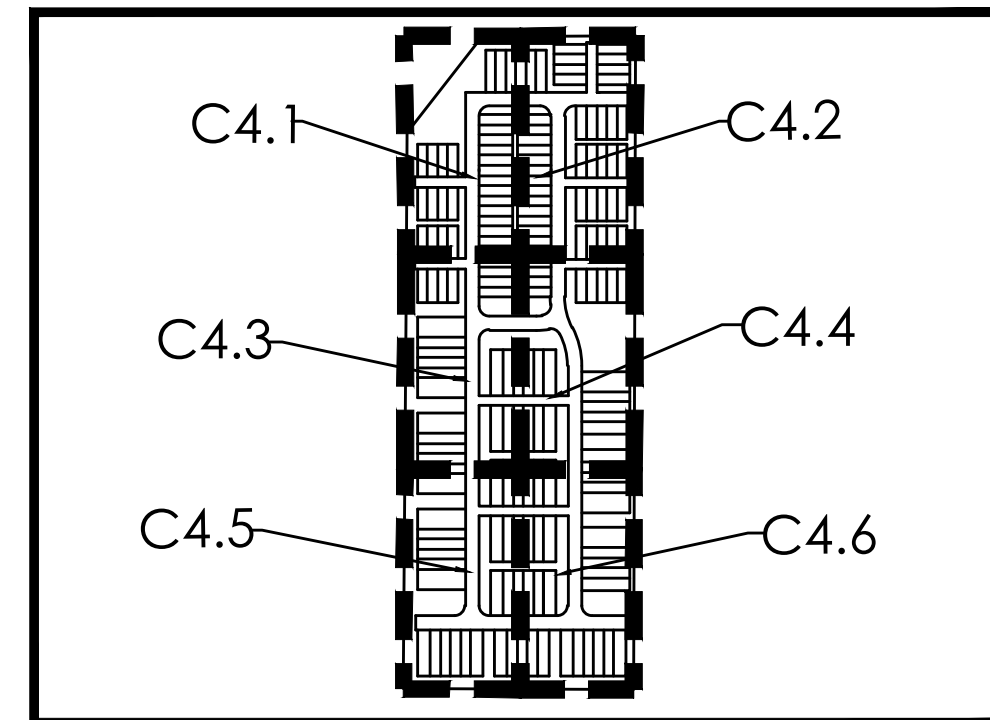
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SEE SHEET C4.5



MATCHLINE SEE SHEET C4.4

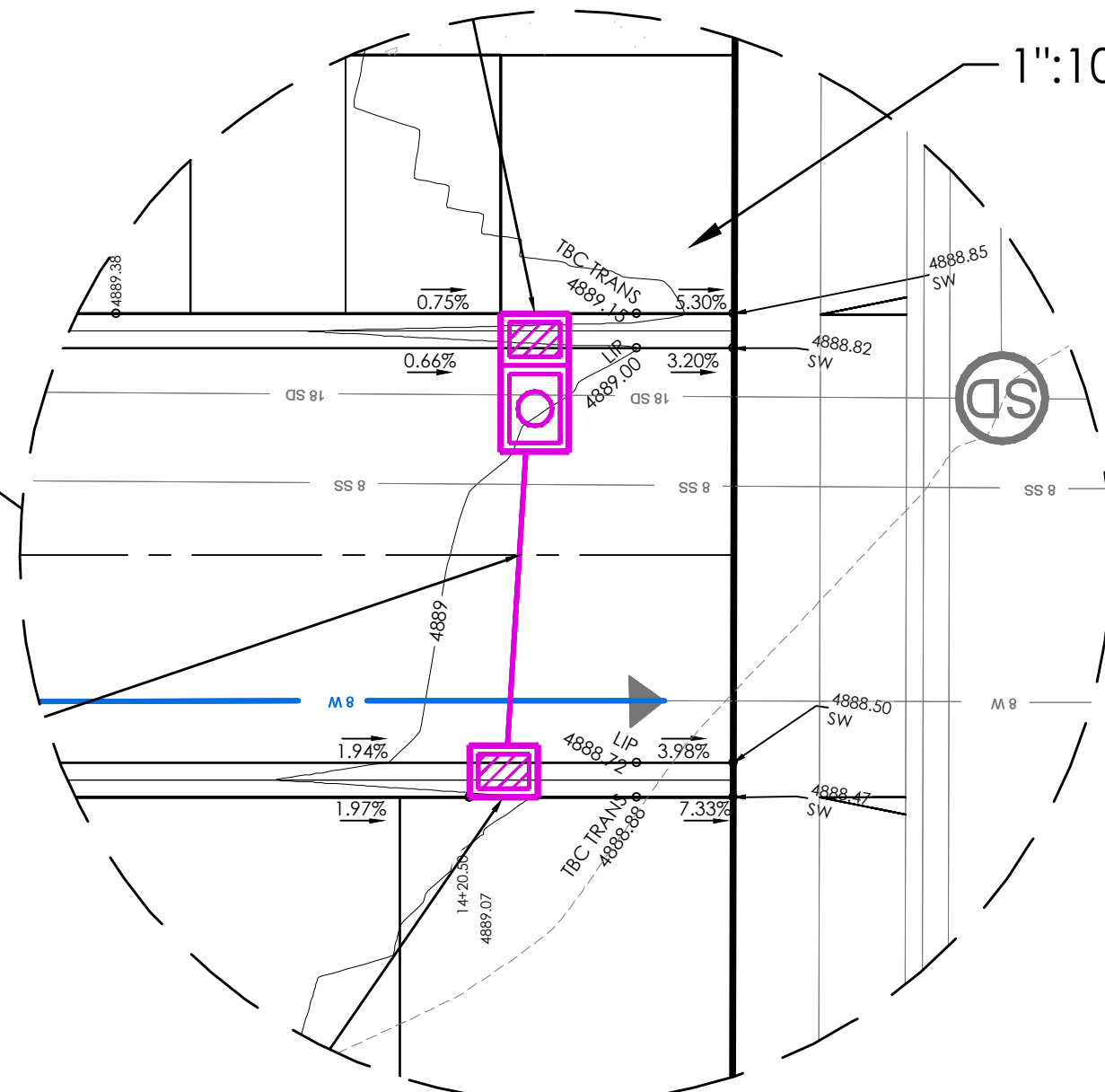
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- XXXX
- 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

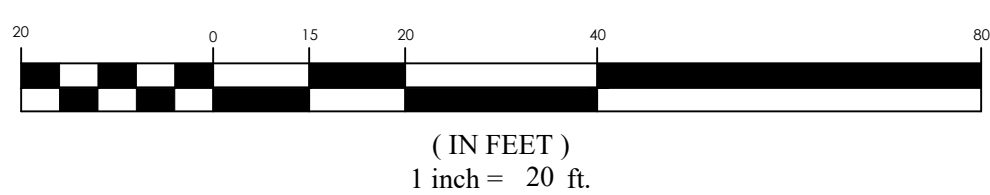


KEY MAP
N.T.S

1"=10' SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



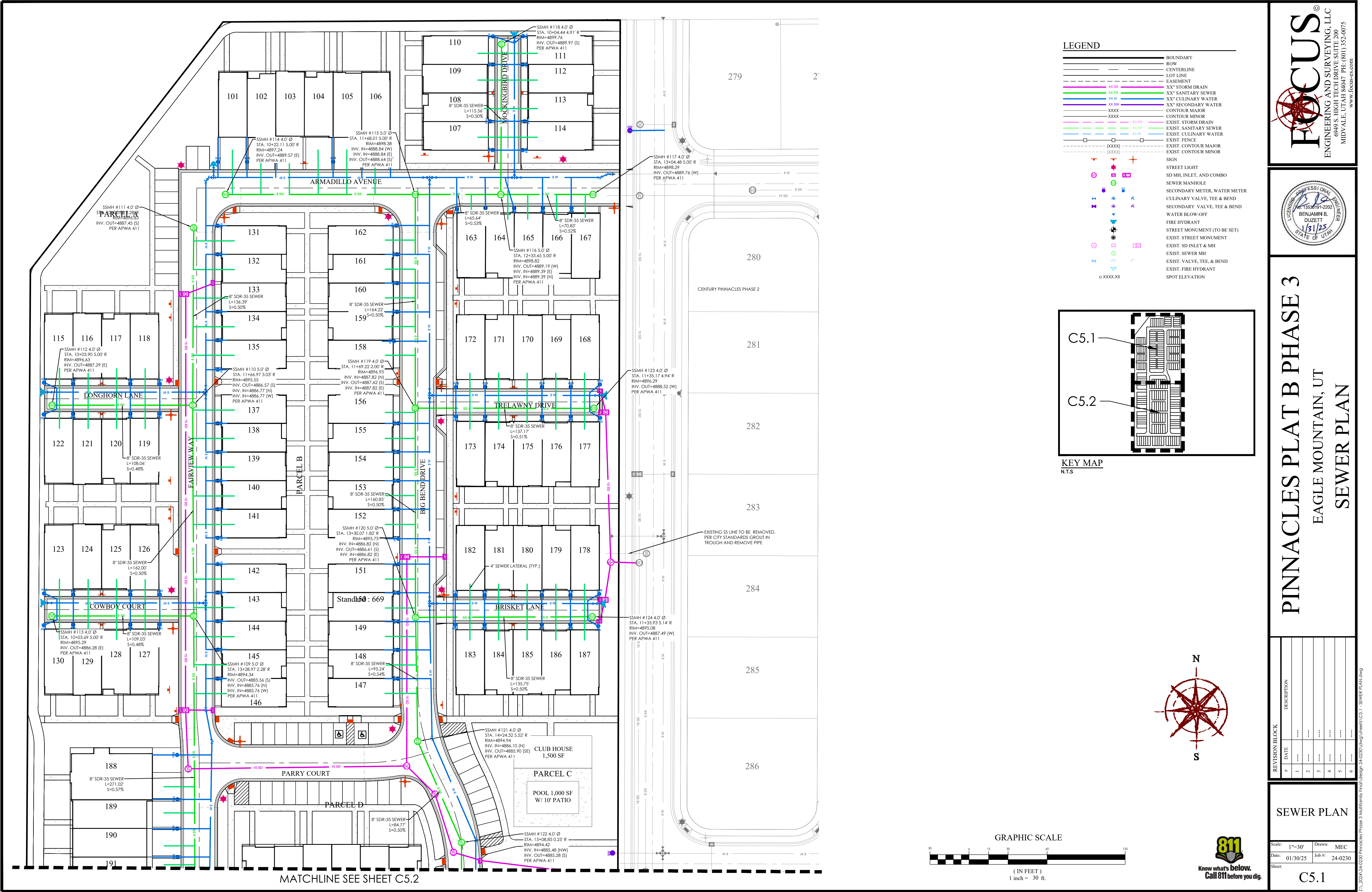
PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

GRADING AND DRAINAGE PLAN

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

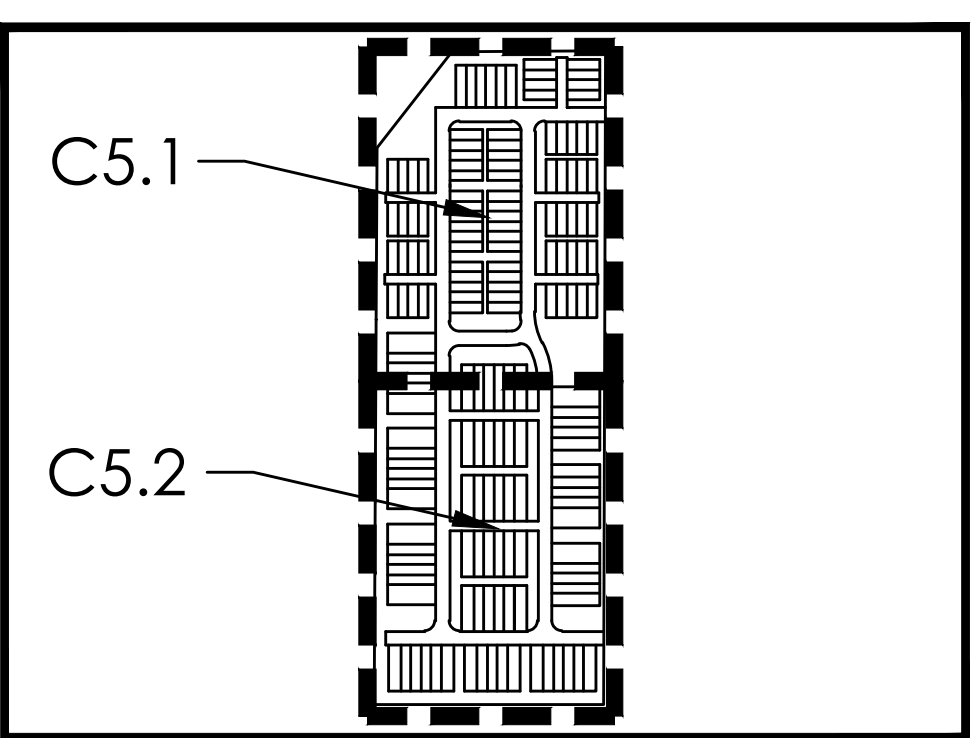
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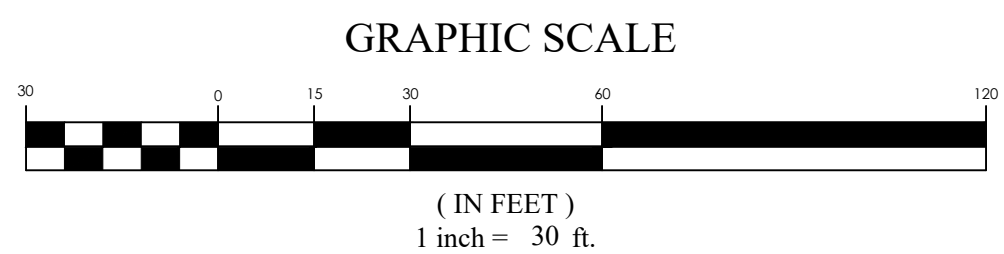


LEGEND

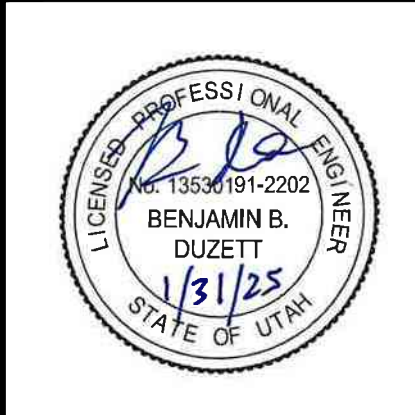
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- XXXX
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
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- EXIST. SD INLET & MH
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- 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
SEWER PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
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

PARCEL C

FIRE HYDRANT #117
PER EMC STND. CH. 7
45 BEND #106
1 - 45° BEND
W/ THRUST BLOCKS
PER EMC STND 7.110

8" PVC C900
L=3.73±

45 BEND #105
1 - 45° BEND
W/ THRUST BLOCKS
PER EMC STND 7.110

8" PVC C900
L=162.34±

FIRE HYDRANT #109
PER EMC STND. CH. 7

8" PVC C900
L=125.18±

TEE #103
1 - 8" TEE 3 - 8" GATE VALVES
W/ THRUST BLOCKS
PER EMC STND 7.110

8" PVC C900
L=162.00±

TEE #105
1 - 8" TEE 3 - 8" GATE VALVES
W/ THRUST BLOCKS
PER EMC STND 7.110

8" PVC C900
L=125.00±

FIRE HYDRANT #112
PER EMC STND. CH. 7

11.25 BEND #102
1 - 11.25° BEND
W/ THRUST BLOCKS
PER EMC STND 7.110

11.25 BEND #101
1 - 11.25° BEND
W/ THRUST BLOCKS
PER EMC STND 7.110

8" PVC C900
L=164.67±

8" PVC C900
L=89.27±

8" PVC C900
L=169.37±

TEE #102
1 - 8" TEE 3 - 8" GATE VALVES
W/ THRUST BLOCKS
PER EMC STND 7.110

TEE #101
1 - 8" TEE 3 - 8" GATE VALVES
W/ THRUST BLOCKS
PER EMC STND 7.110

22.5 BEND #108
1 - 22.5° BEND
W/ THRUST BLOCKS
PER EMC STND 7.110

8" PVC C900
L=65.76±

22.5 BEND #107
1 - 22.5° BEND
W/ THRUST BLOCKS
PER EMC STND 7.110

TEE #104
1 - 8" TEE 3 - 8" GATE VALVES
W/ THRUST BLOCKS
PER EMC STND 7.110

8" PVC C900
L=134.29±

TEE #106
1 - 8" TEE 3 - 8" GATE VALVES
W/ THRUST BLOCKS
PER EMC STND 7.110

8" PVC C900
L=133.47±

22.5 BEND #103
1 - 22.5° BEND
W/ THRUST BLOCKS
PER EMC STND 7.110

8" PVC C900
L=84.86±

22.5 BEND #104
1 - 22.5° BEND
W/ THRUST BLOCKS
PER EMC STND 7.110

8" PVC C900
L=89.27±

CLUB HOUSE
1,500 SF

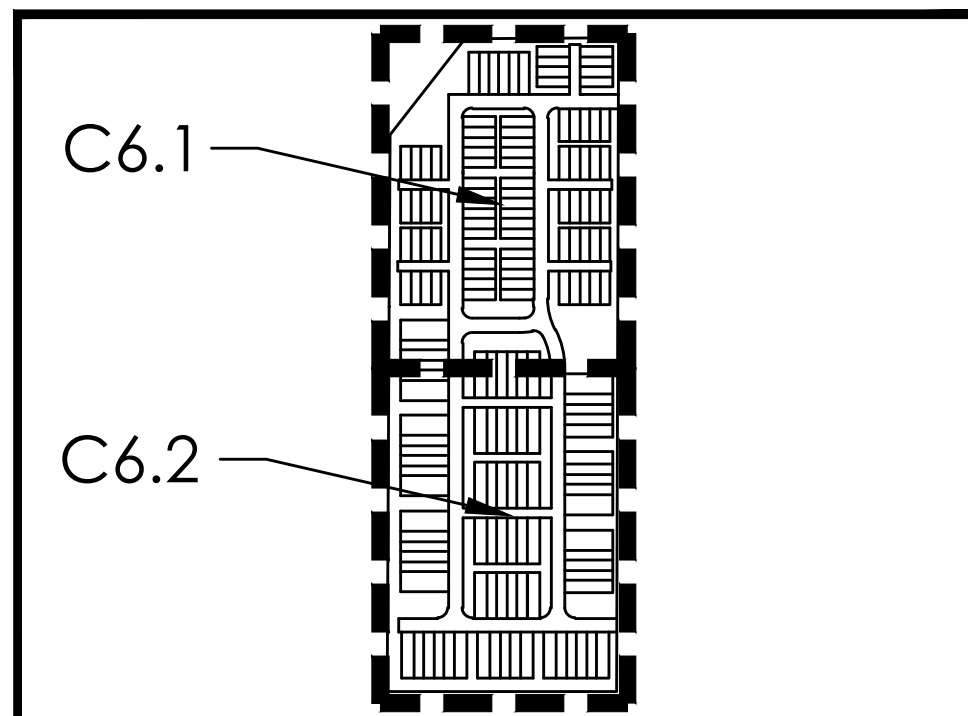
POOL 1,000 SF
W/ 10' PATIO

1" IRRIGATION METER TO
REPLACE EXISTING WATER
BLOWOFF. SEE IRRIGATION
PLAN FOR MORE INFO.

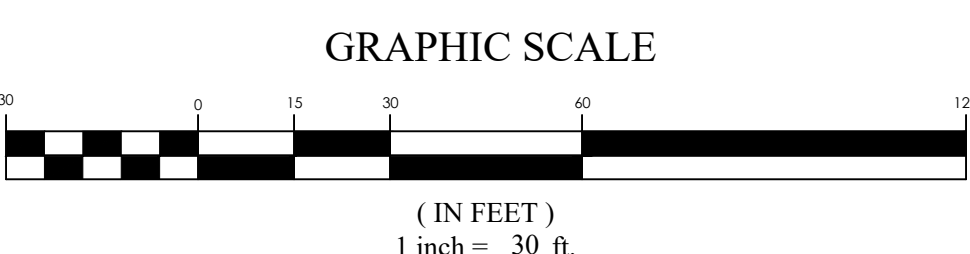
3/4" IRRIGATION METER. SEE
IRRIGATION PLAN FOR
MORE INFO.

LEGEND

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



KEY MAP
N.T.S.



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

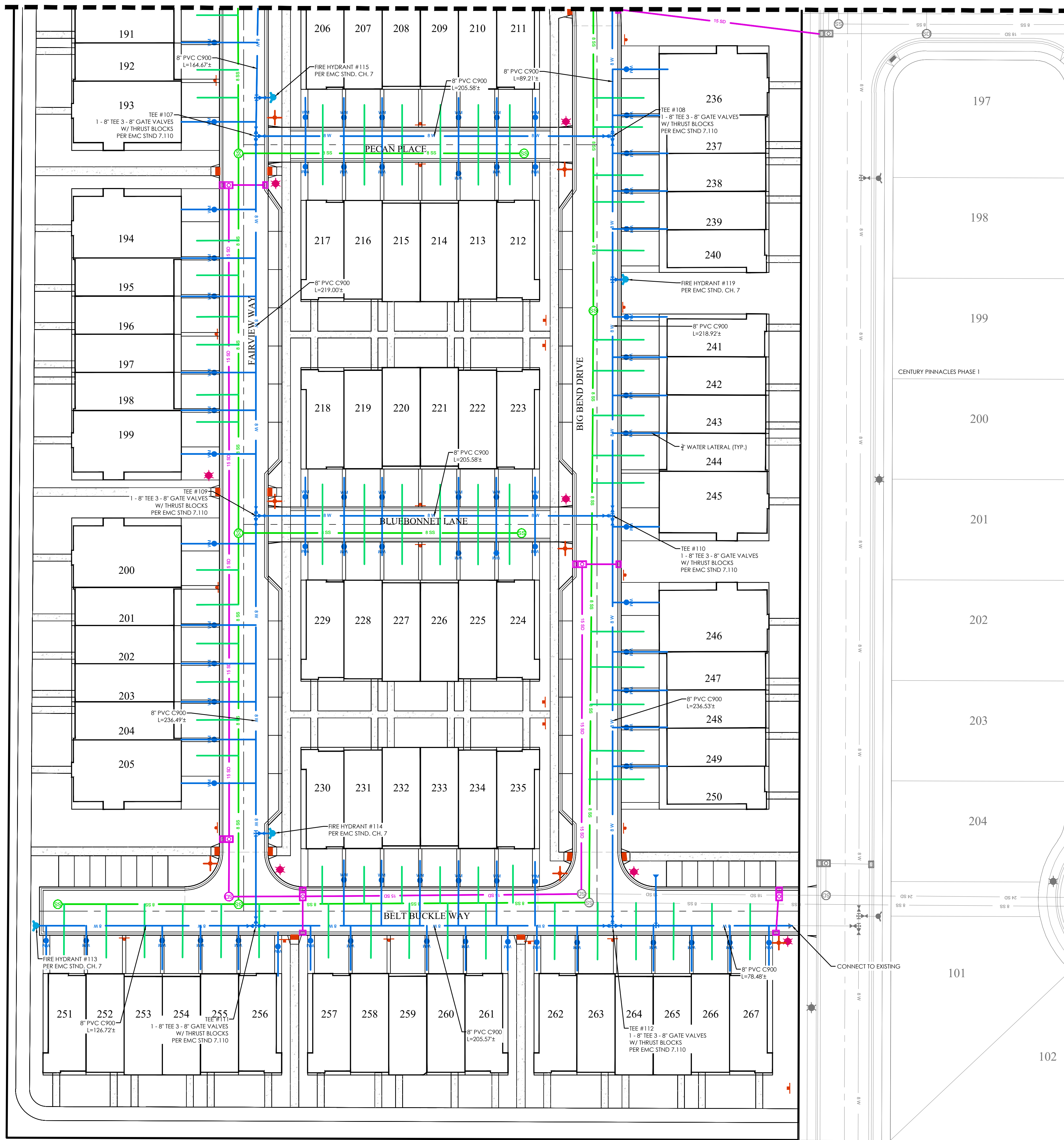


PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
WATER PLAN

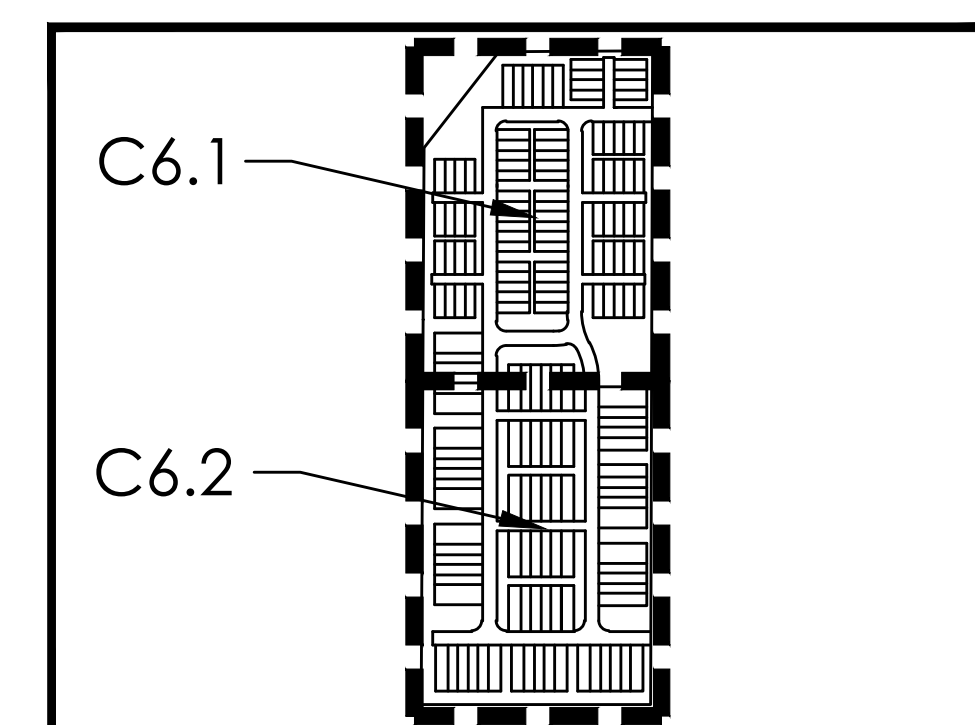
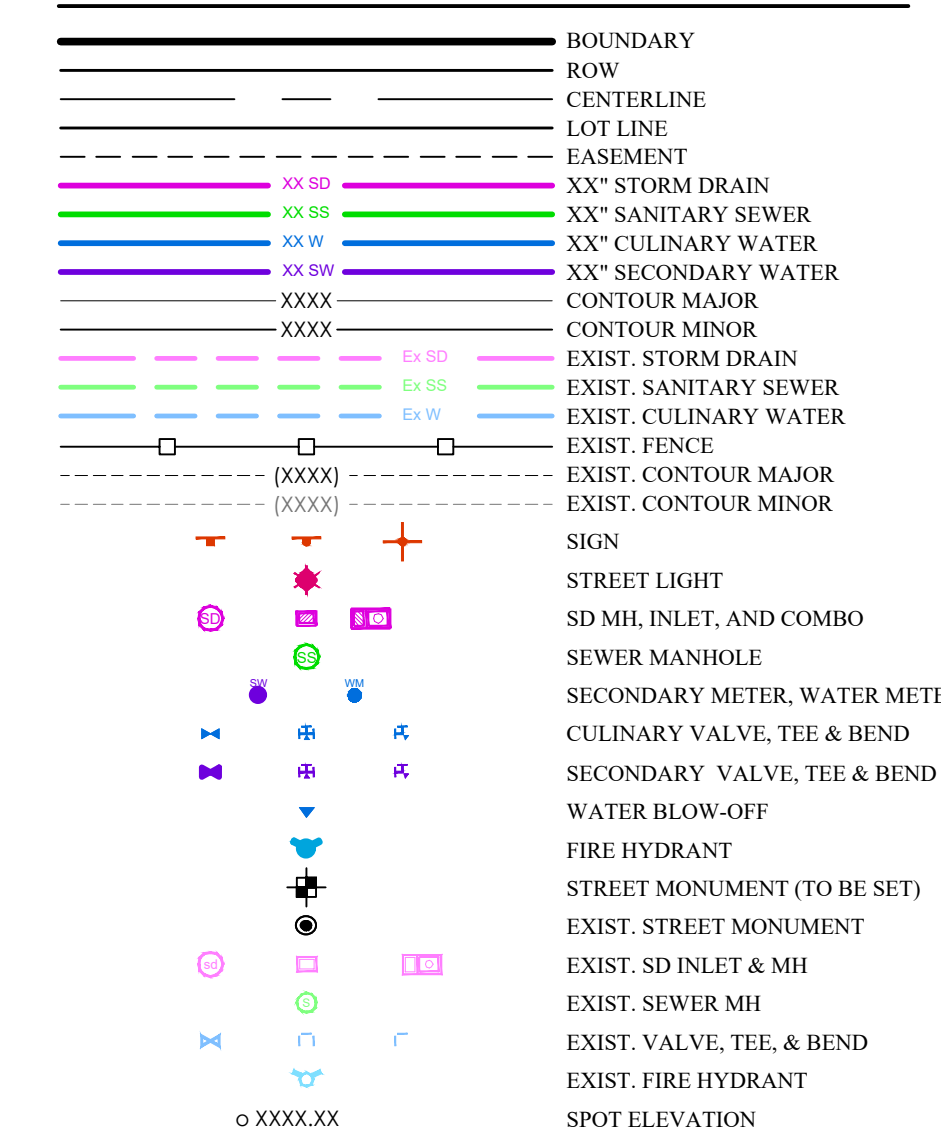
REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

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

MATCHLINE SEE SHEET C6.1



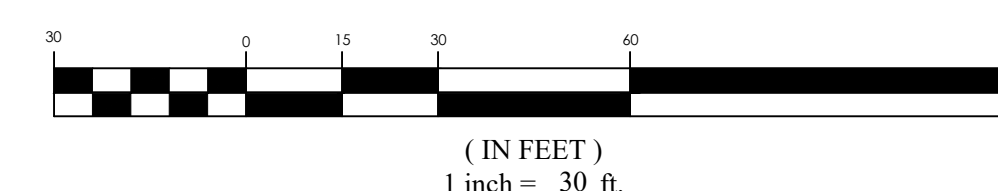
LEGEND



KEY MAP
N.T.S



GRAPHIC SCALE



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

PINNACLES PLAT B PHASE 3

EAGLE MOUNTAIN, UT

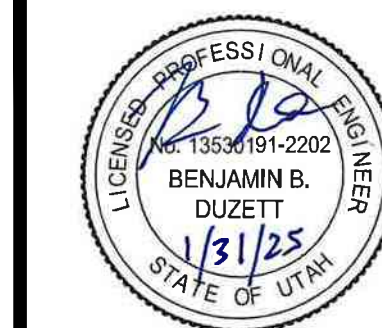
WATER PLAN

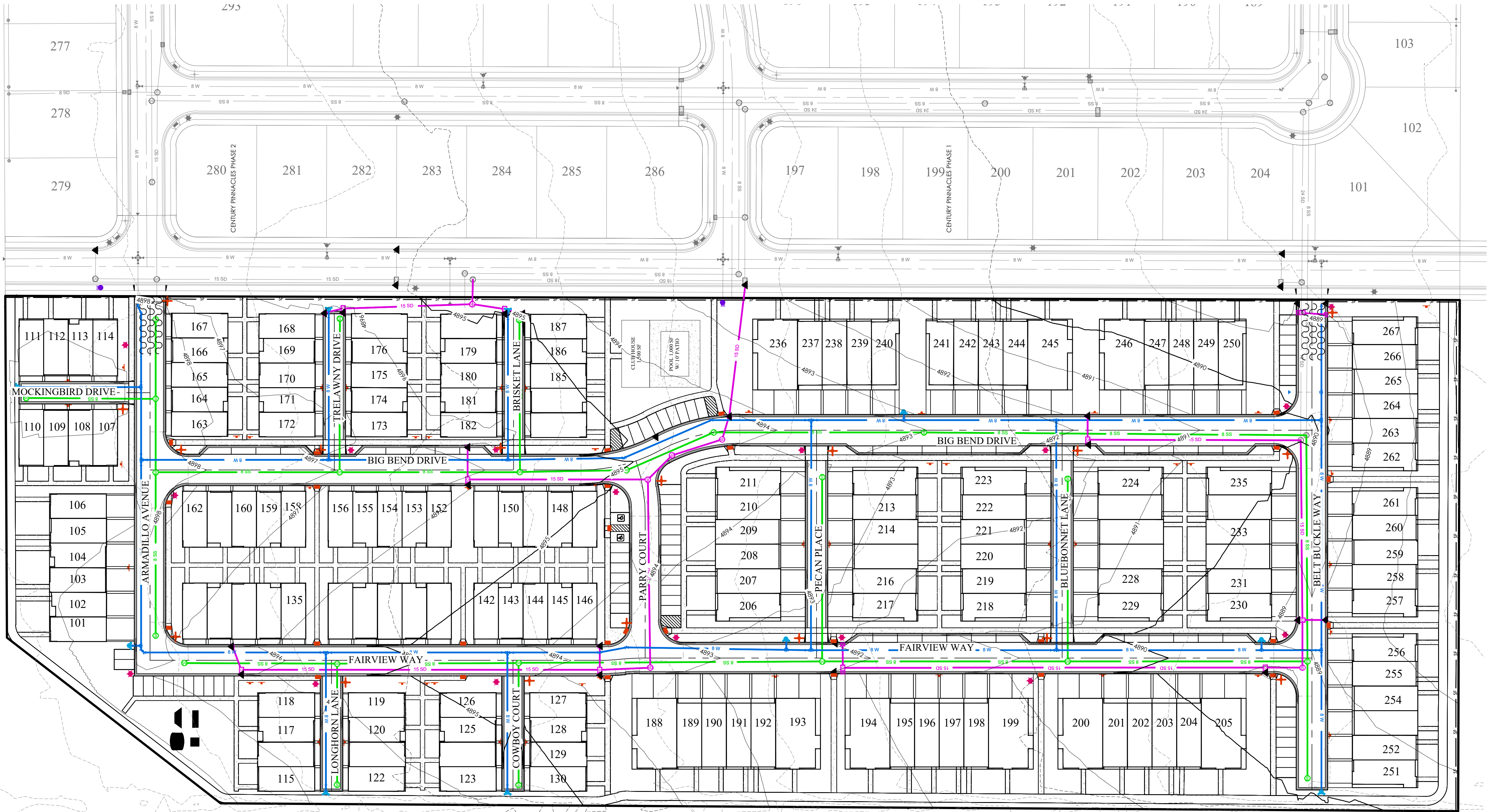
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2	09-10-20	09-10-20
3	09-10-20	09-10-20
4	09-10-20	09-10-20
5	09-10-20	09-10-20
6	09-10-20	09-10-20

WATER PLAN

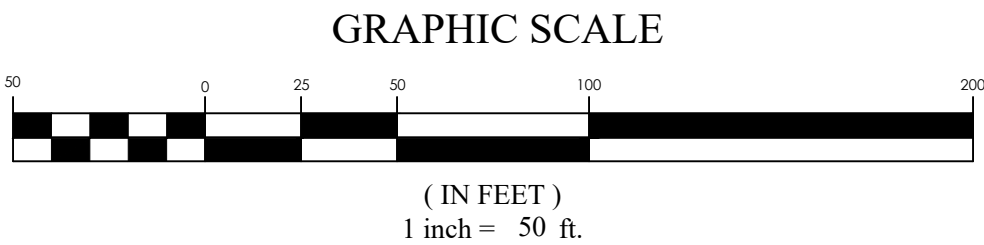
Scale: 1"=30'	Drawn: MEC
Date: 01/30/25	Job #: 24-0230

C6.2





- 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



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1353191-2202
1/31/25
STATE OF UTAH

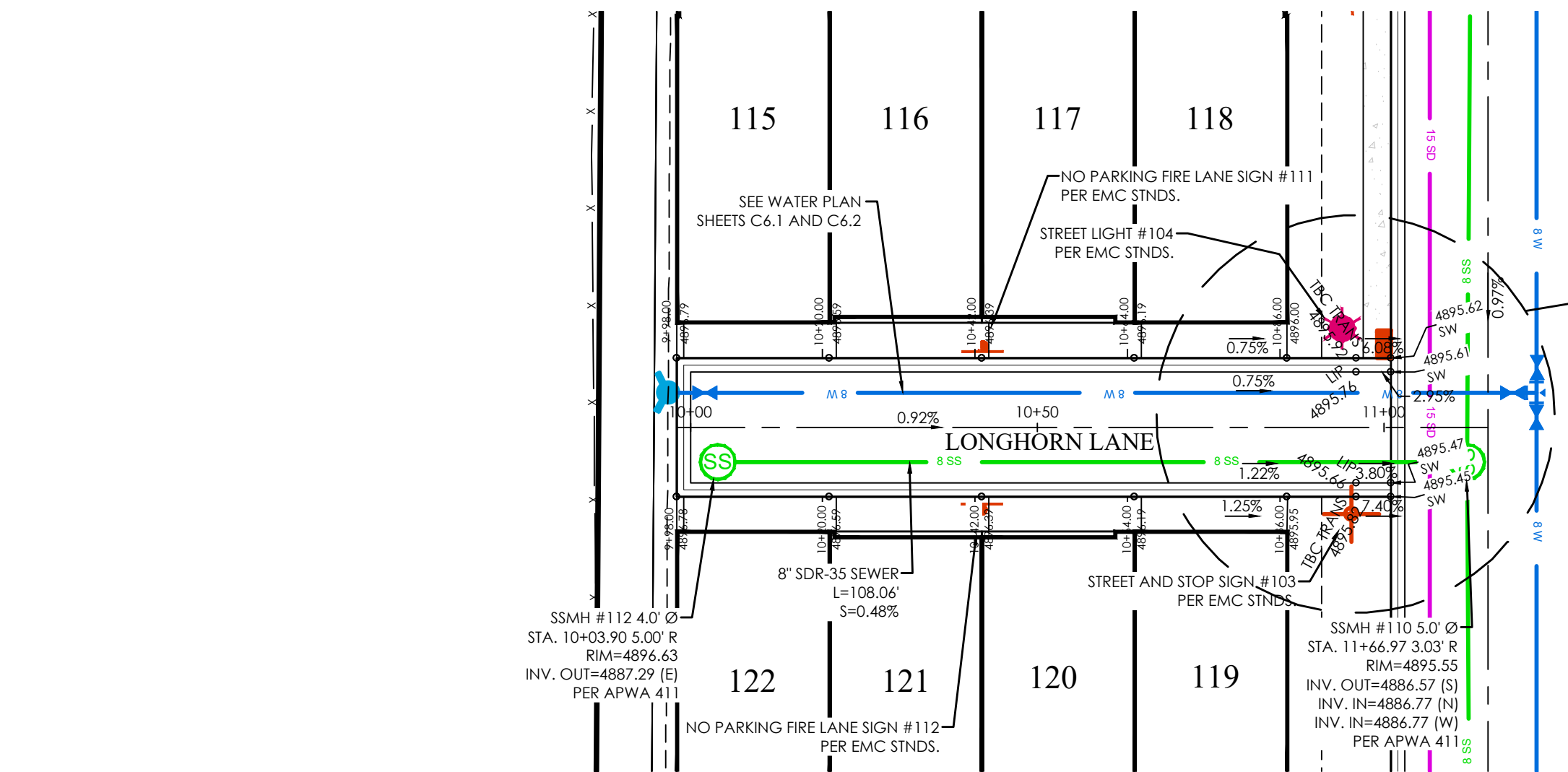
PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
EROSION CONTROL PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

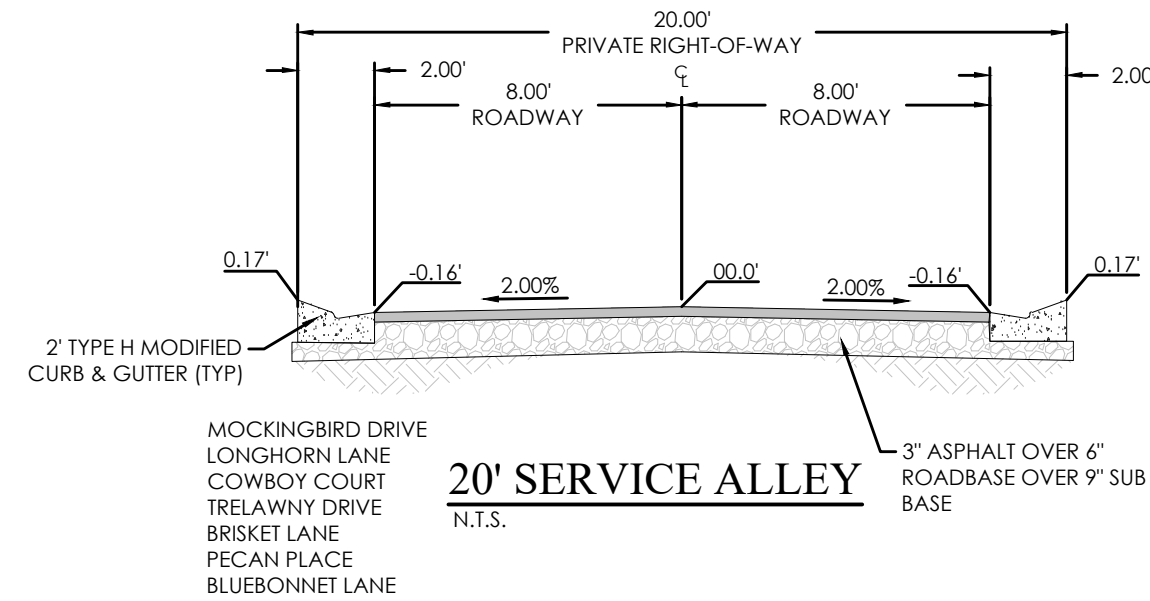
EROSION CONTROL PLAN

Scale: 1"=50'
Date: 01/30/25
Sheet:

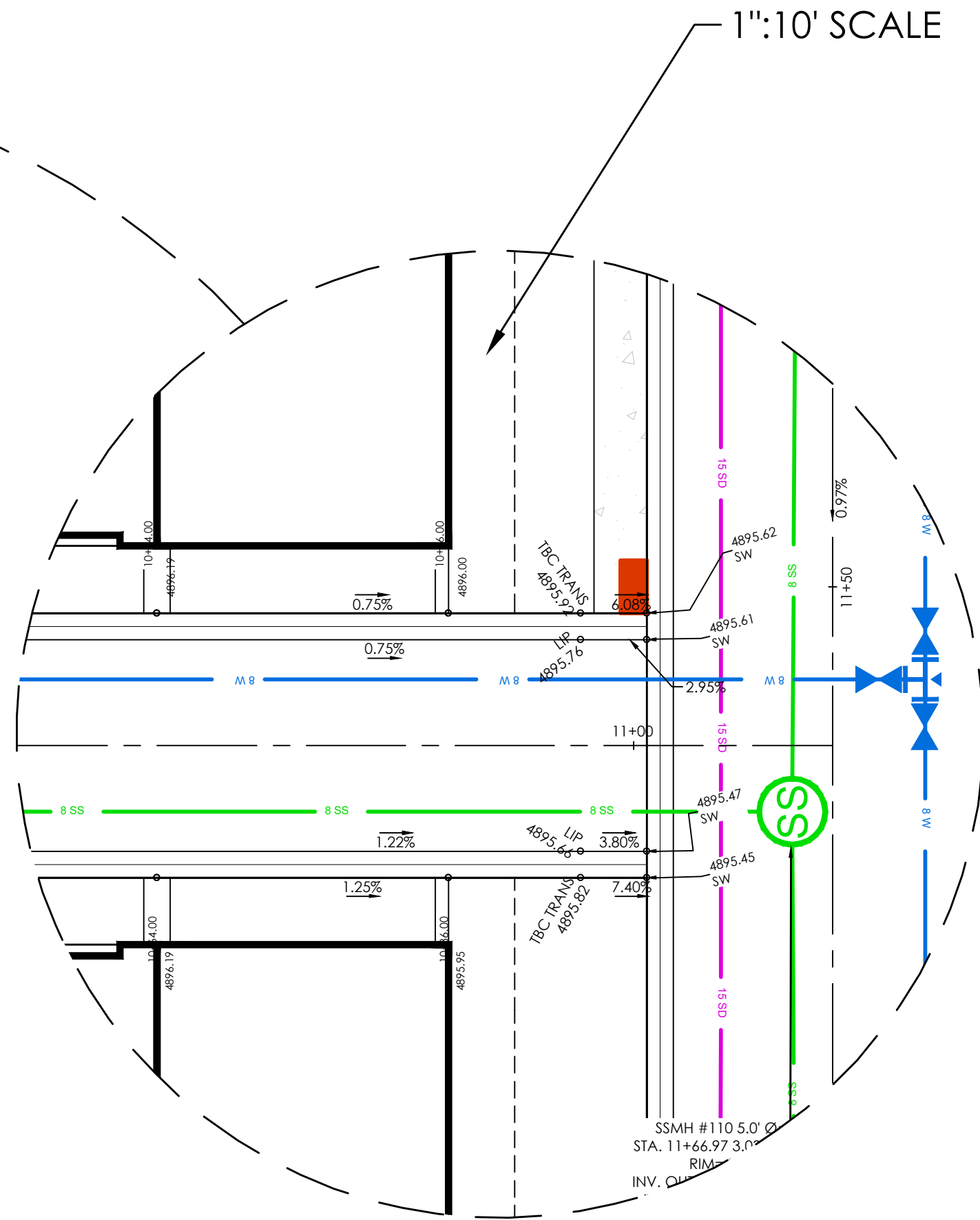
Drawn: MEC
Job #: 24-0230
C7



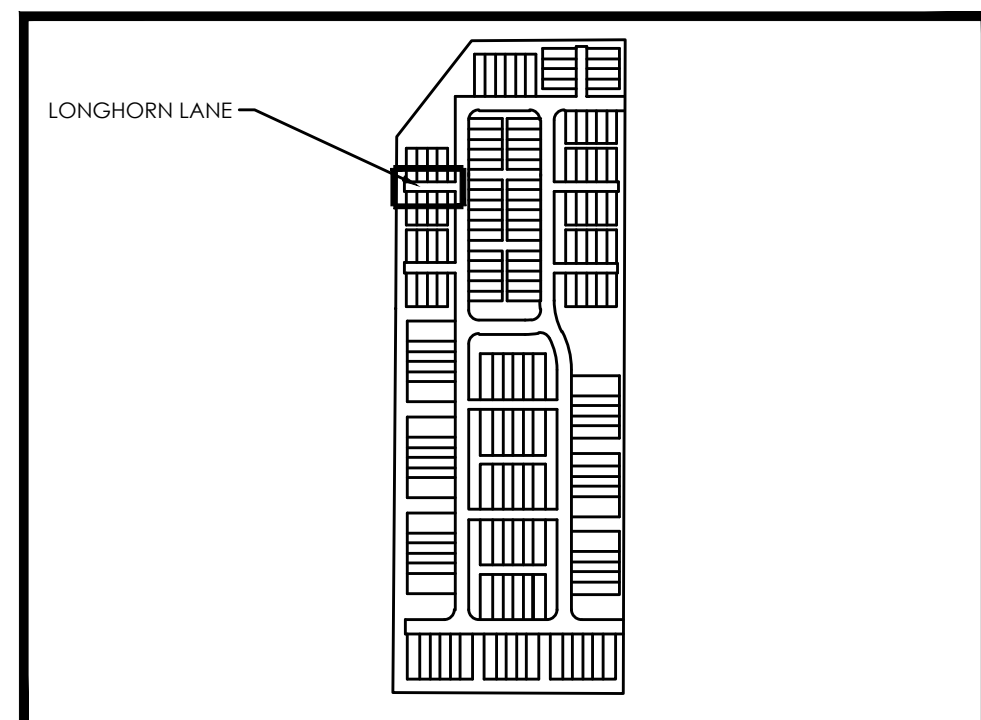
LONGHORN LANE PLAN



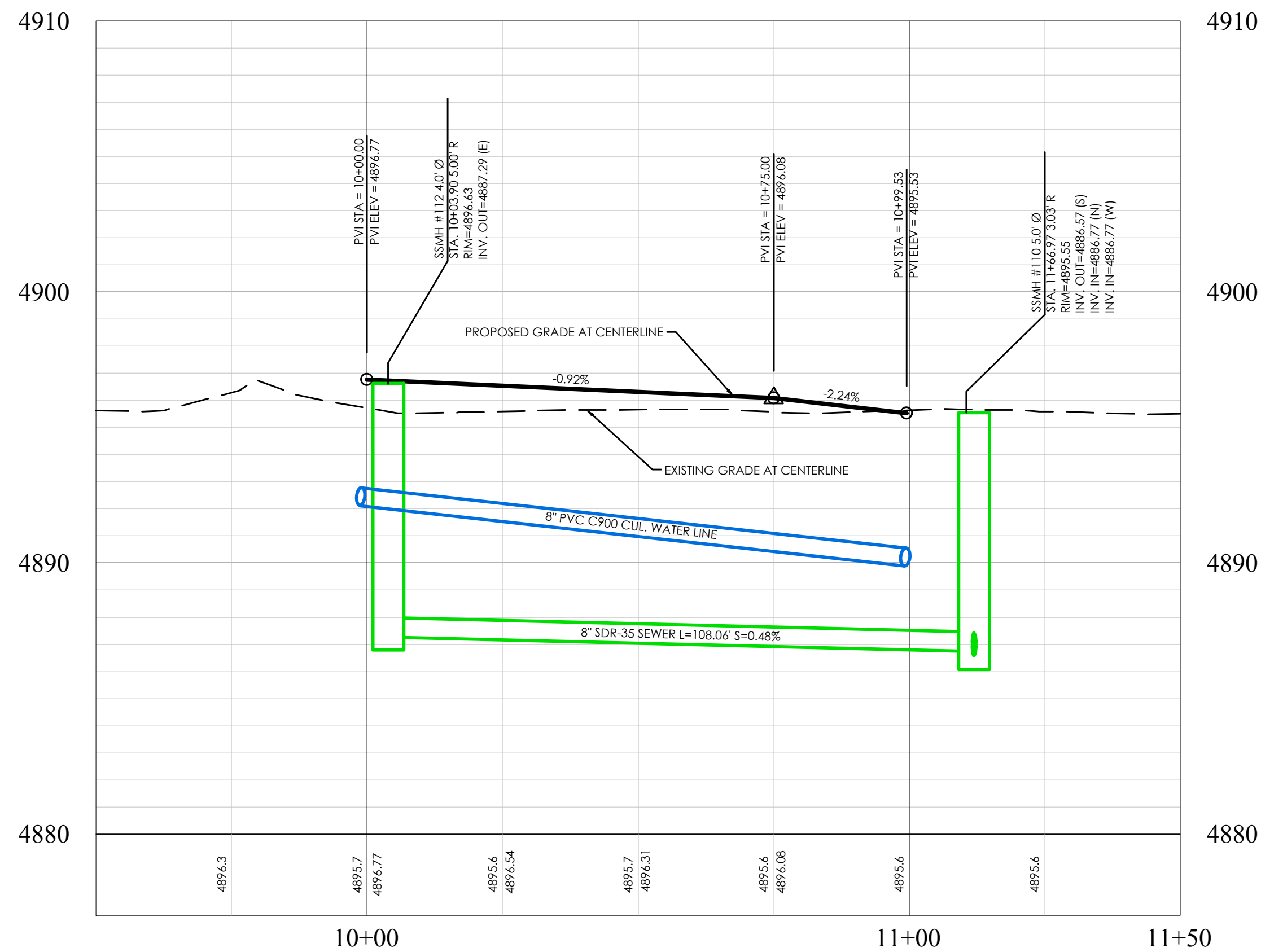
20' SERVICE ALLEY
N.T.S.



LEGEND	
---	BOUNDARY
---	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
Ex SW	EXIST. SECONDARY WATER
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
+	SPOT ELEVATION

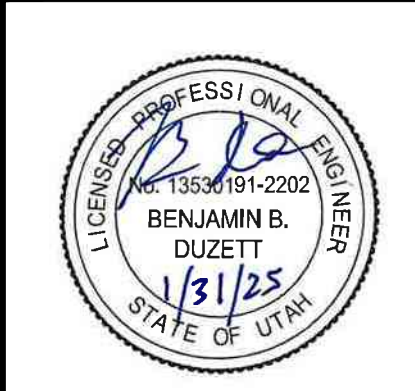
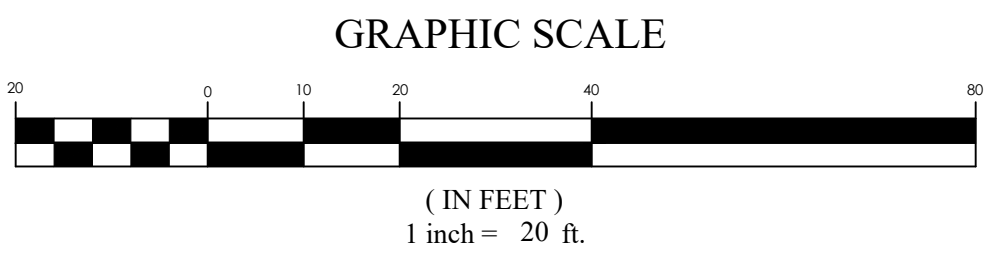


KEY MAP
N.T.S.



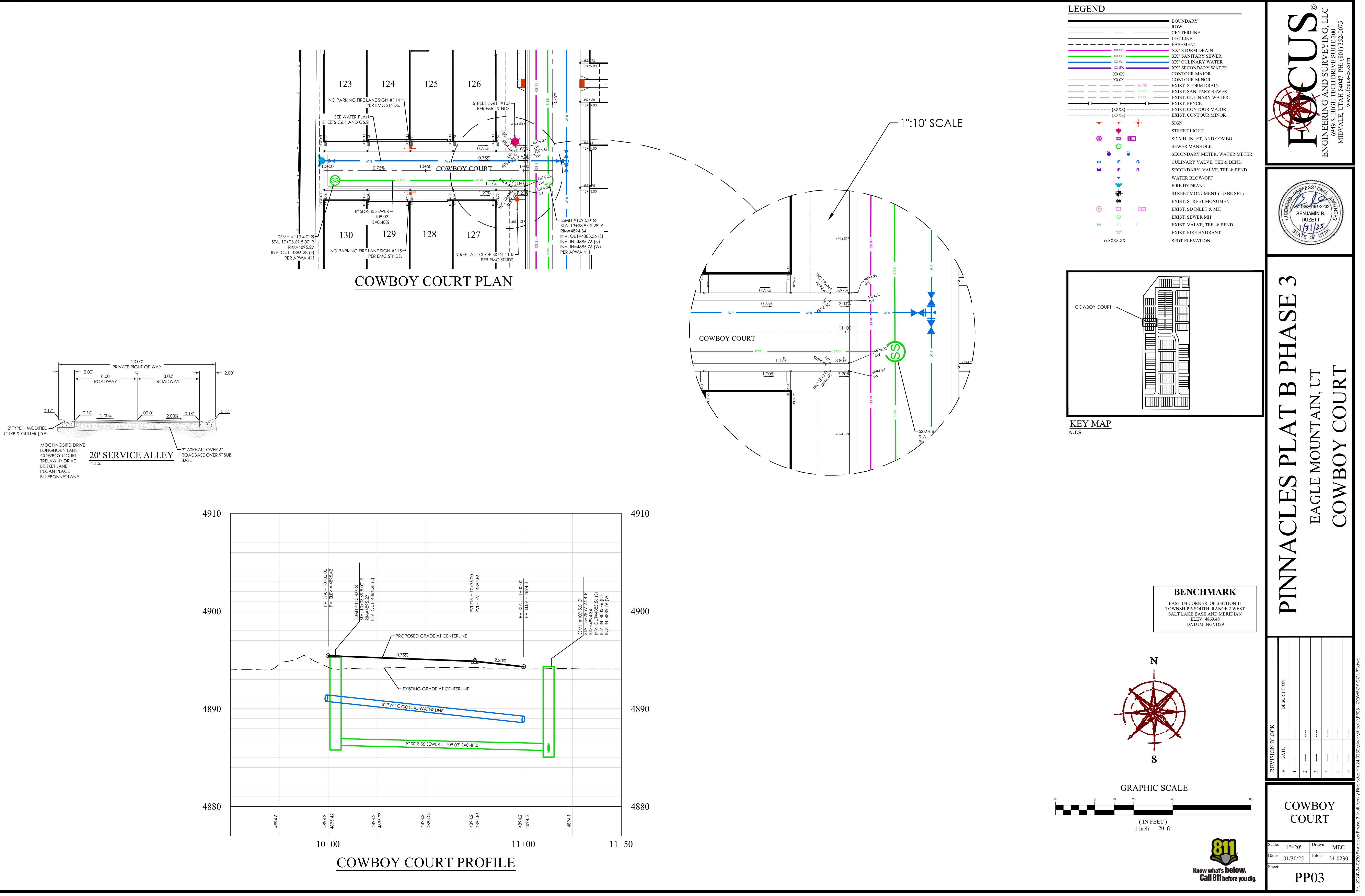
LONGHORN LANE PROFILE

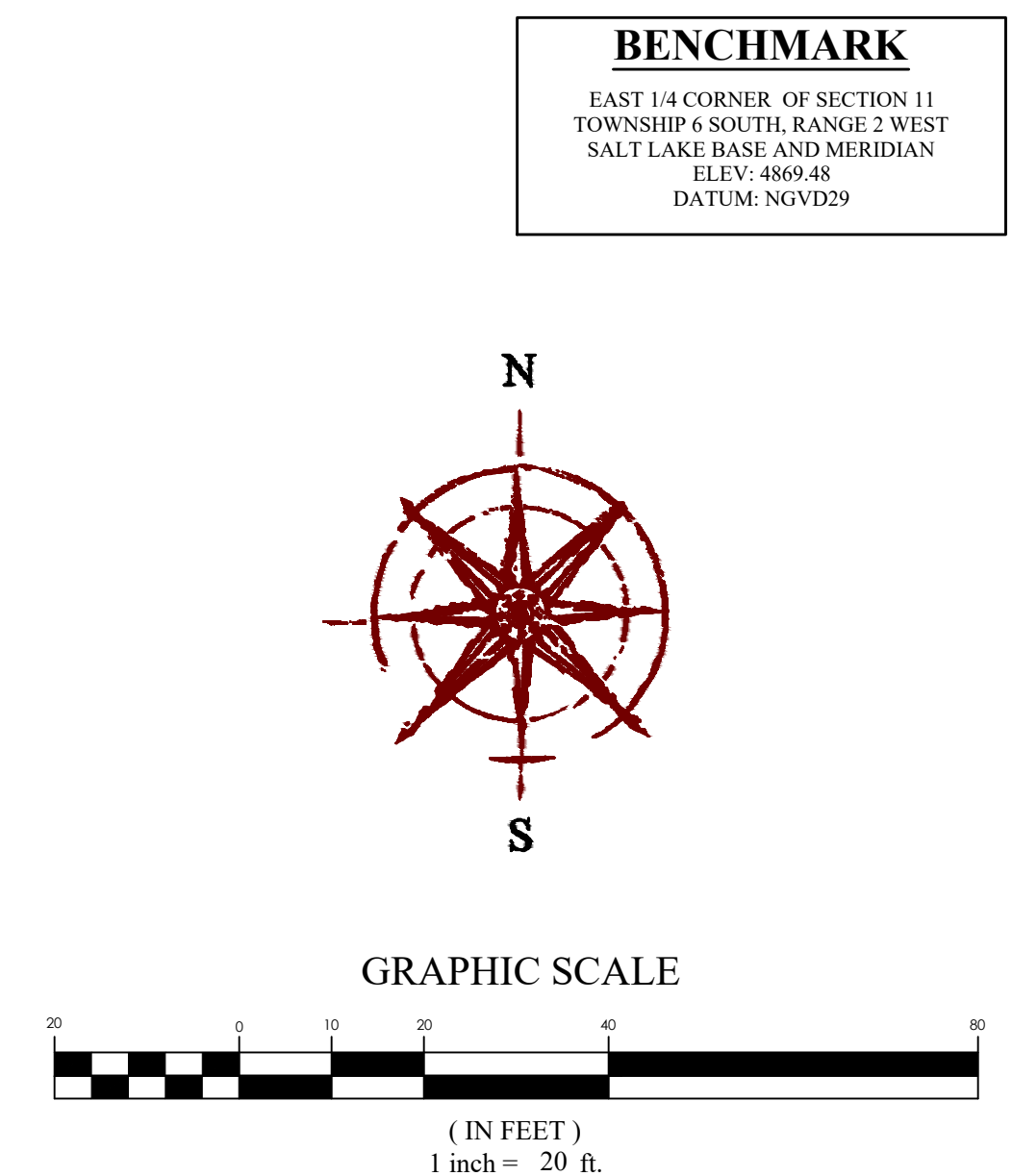
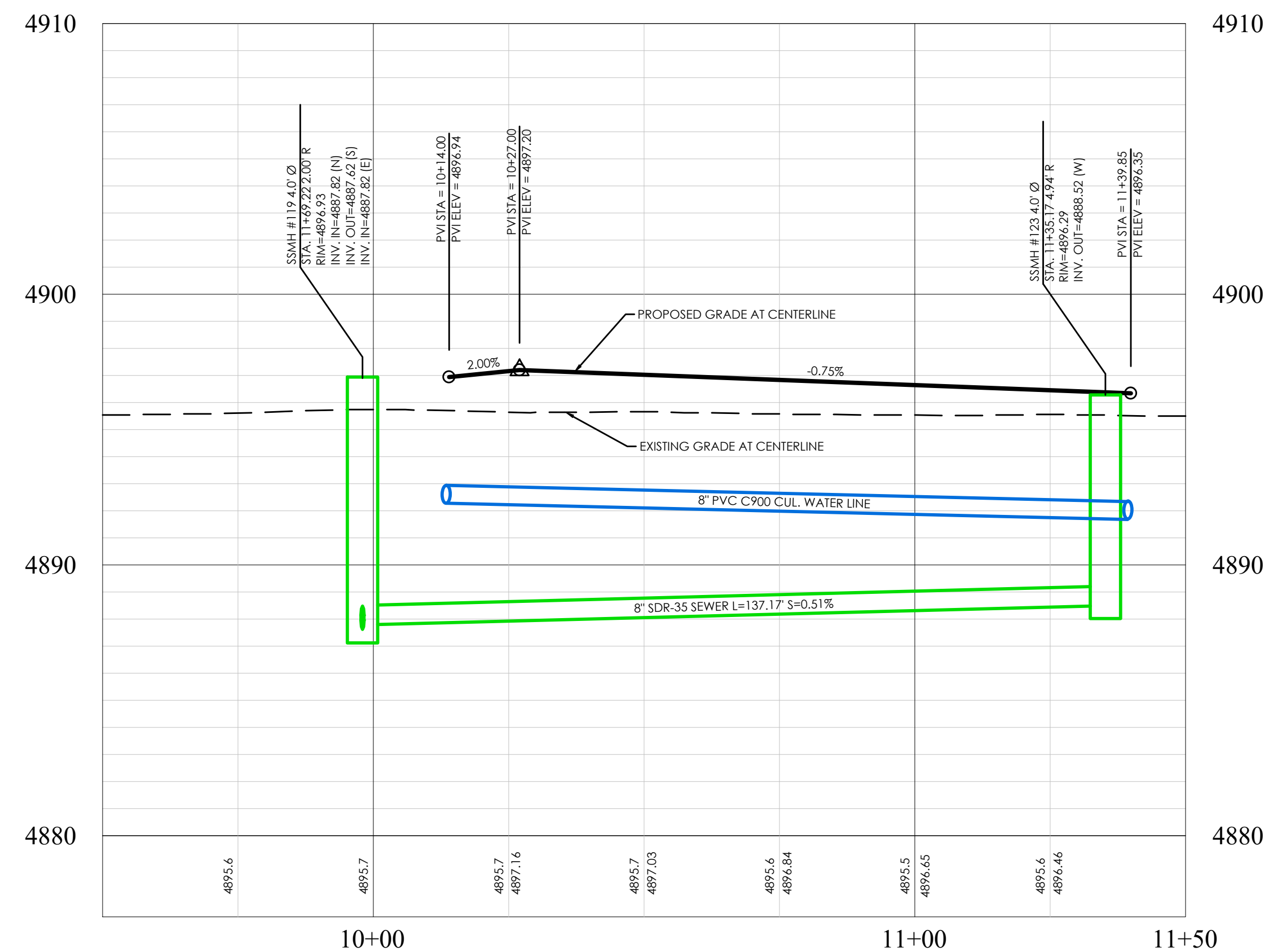
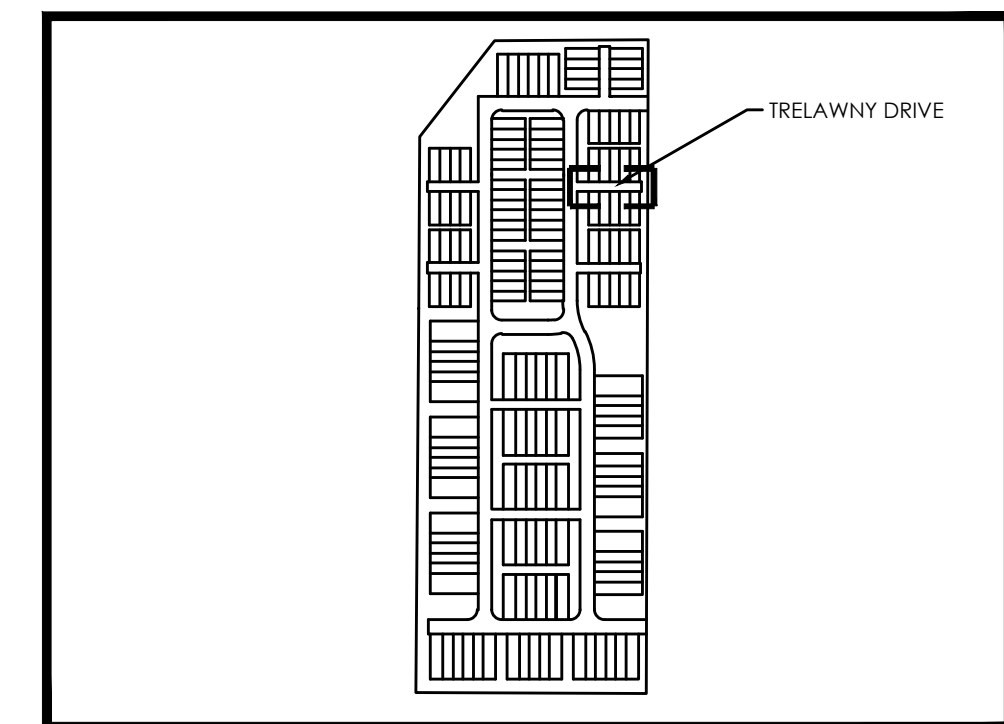
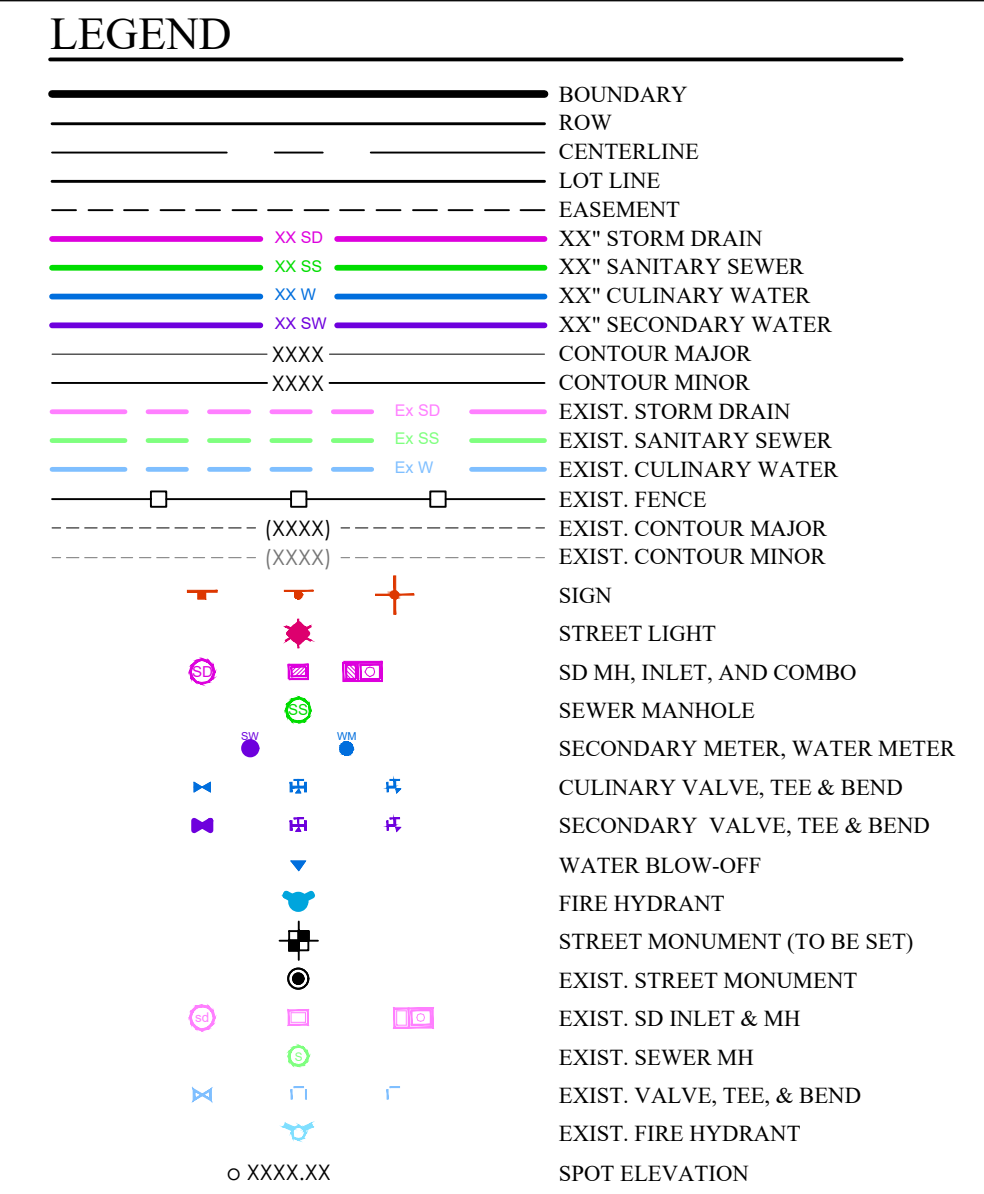
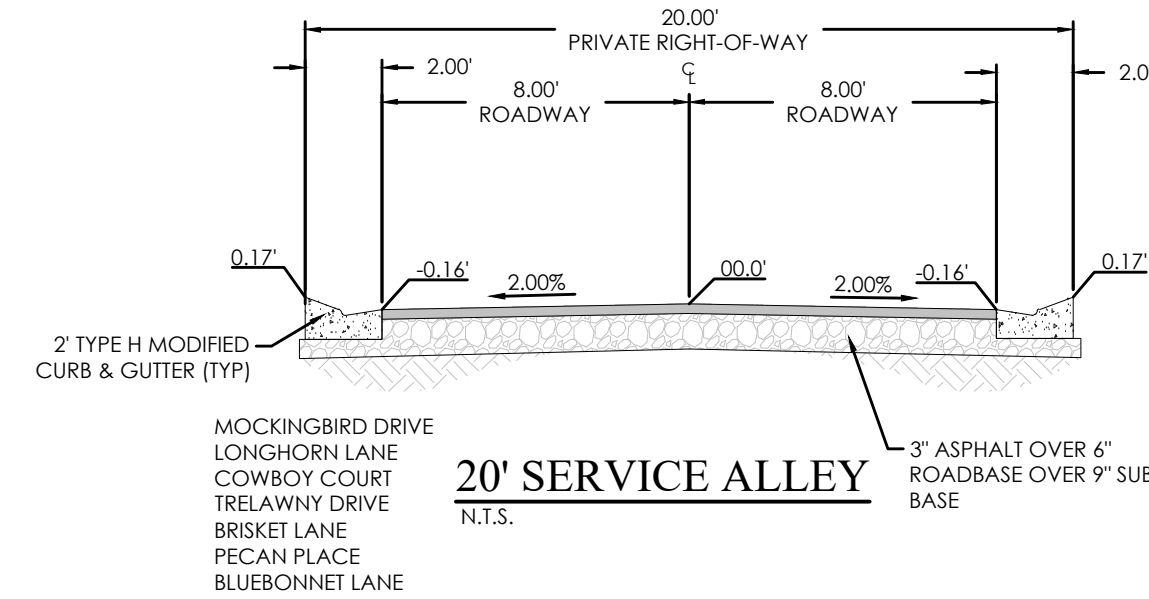
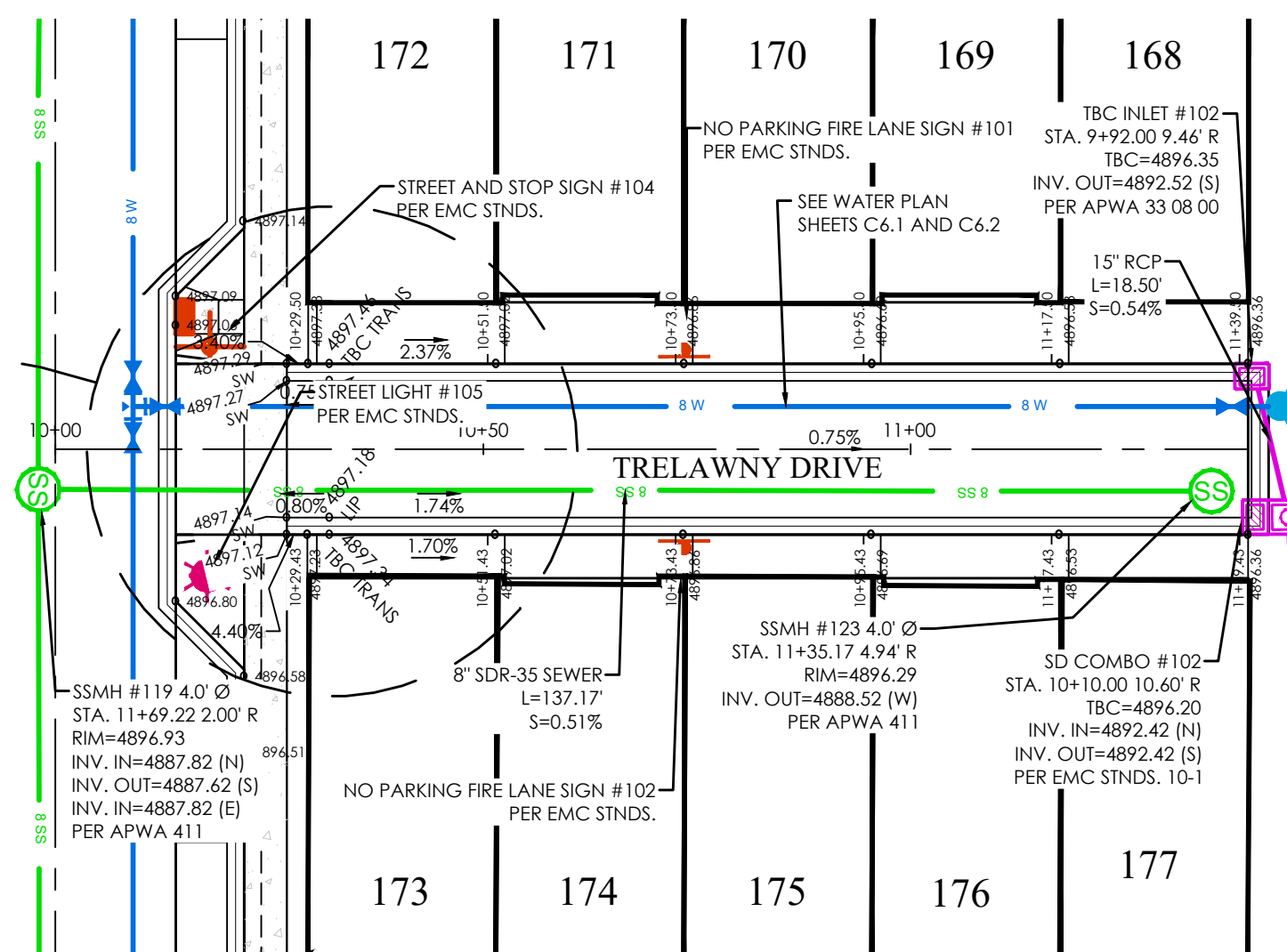
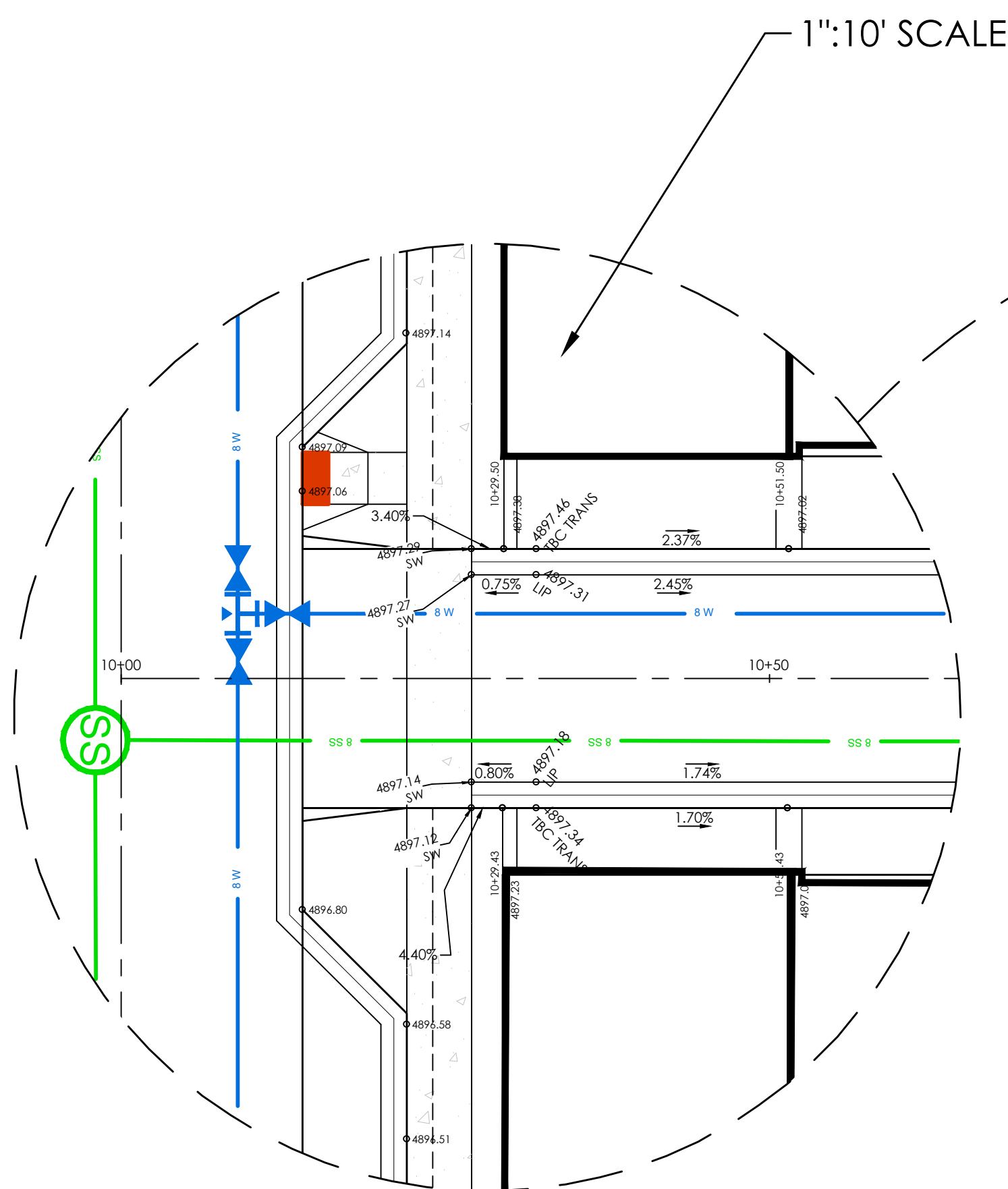
BENCHMARK
EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29



PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
LONGHORN LANE

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	





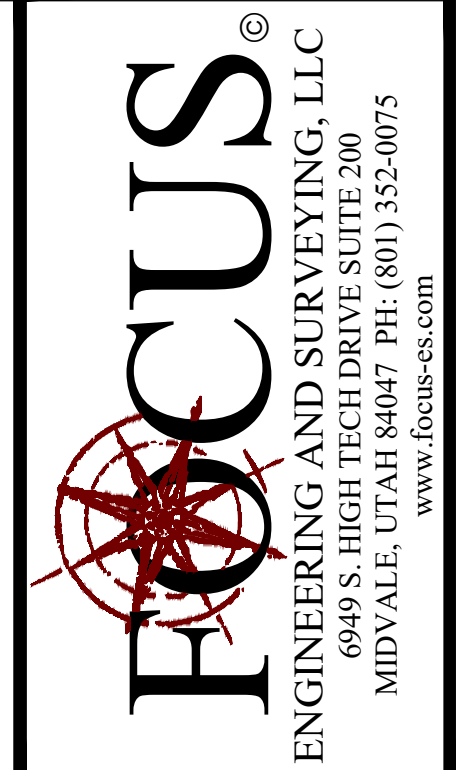
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2	04-04-00	
3	04-04-00	
4	04-04-00	
5	04-04-00	
6	04-04-00	

TRELAWNY
DRIVE

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

Sheet: PP04

11 of 11



PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
TRELAWNY DRIVE

REVISION BLOCK		DESCRIPTION
#	DATE	
1	11/11/2017	
2	11/11/2017	
3	11/11/2017	
4	11/11/2017	
5	11/11/2017	
6	11/11/2017	

TRELAWNY DRIVE

Scale: 1"=20'

Drawn: MEC

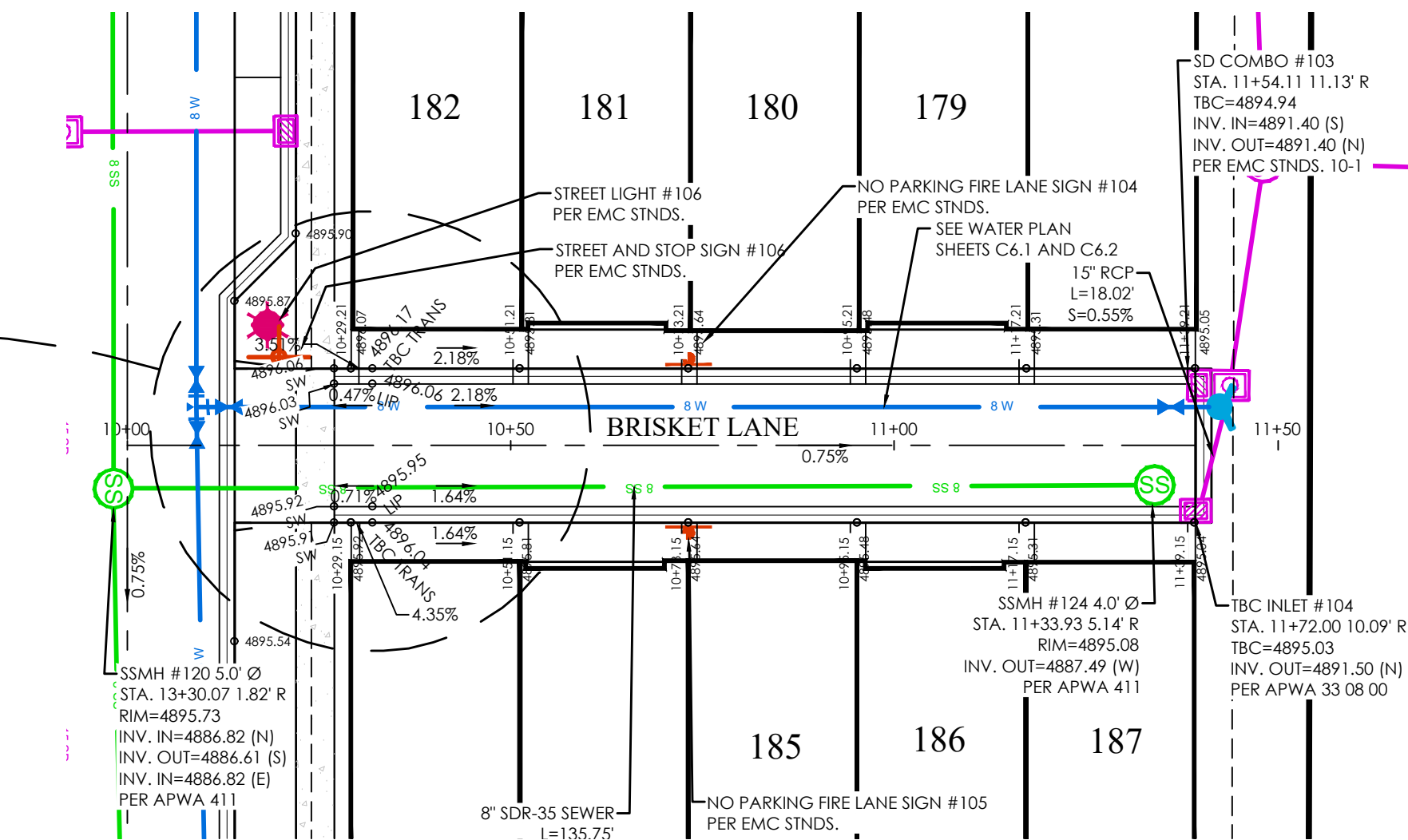
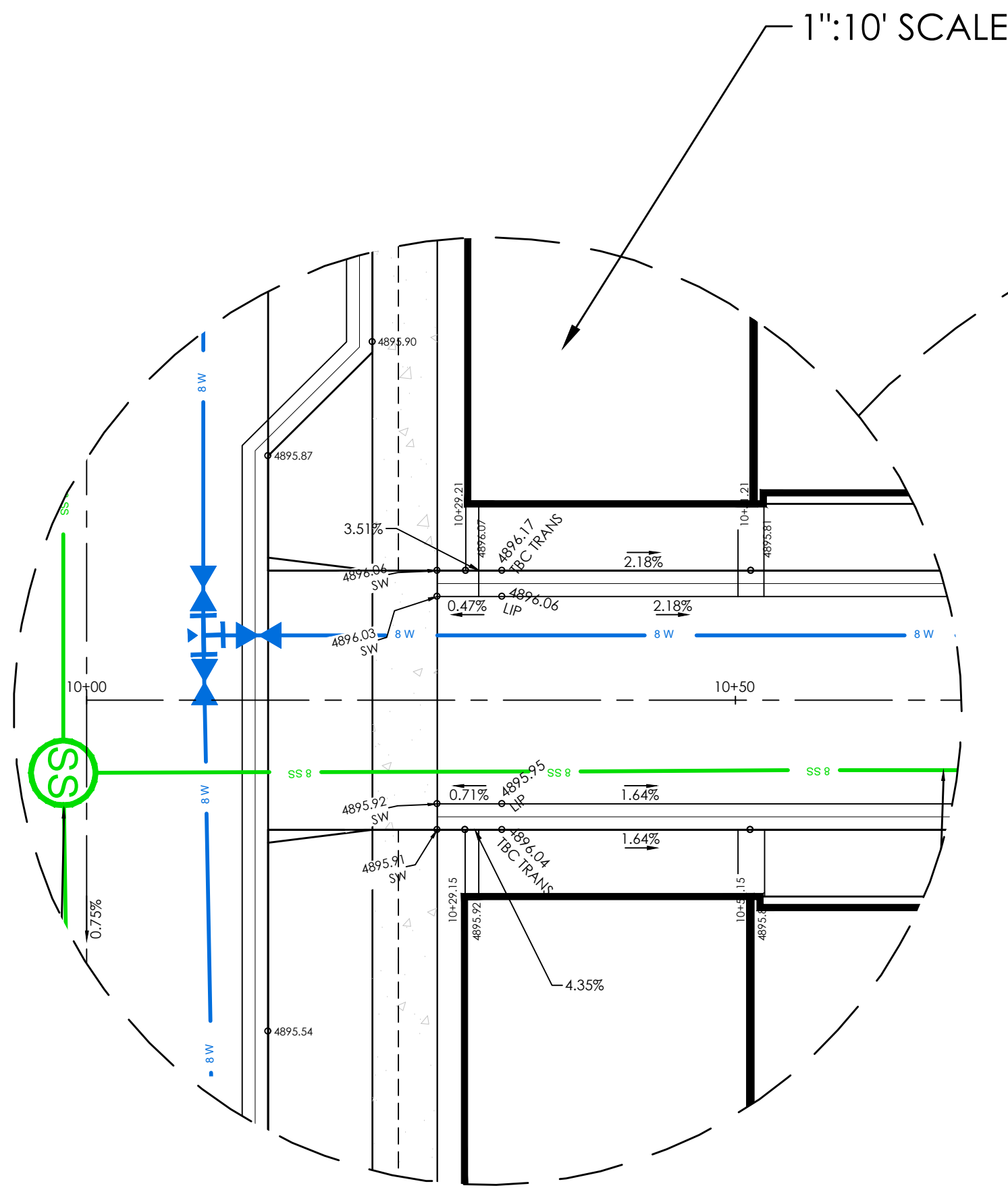
Date: 01/30/25

Job #: 24-0230

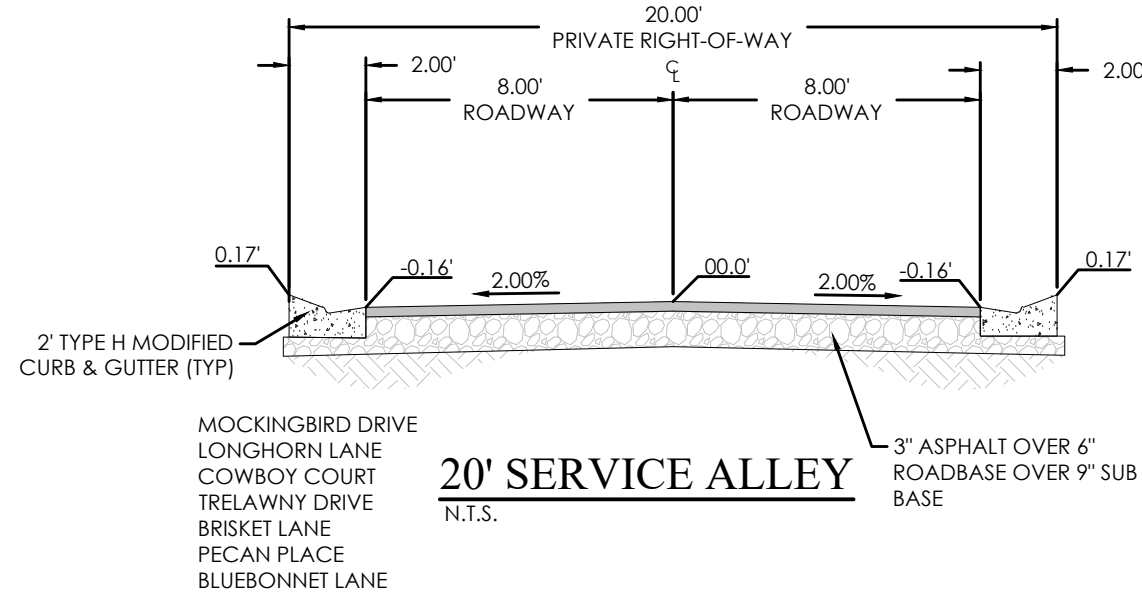
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PP04

E:_2024\24-0230 Pinnacles Phase 3 Multifamily Final design\24-0230.dwg (sheet) PP04 - TRELAWNY DRIVE.dwg



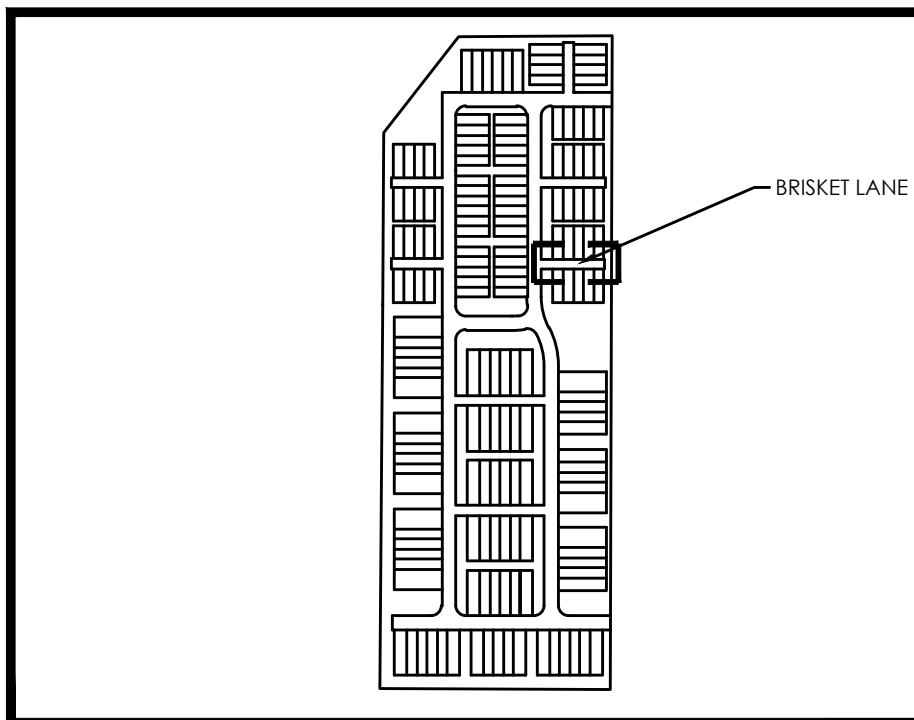
BRISKET LANE PLAN



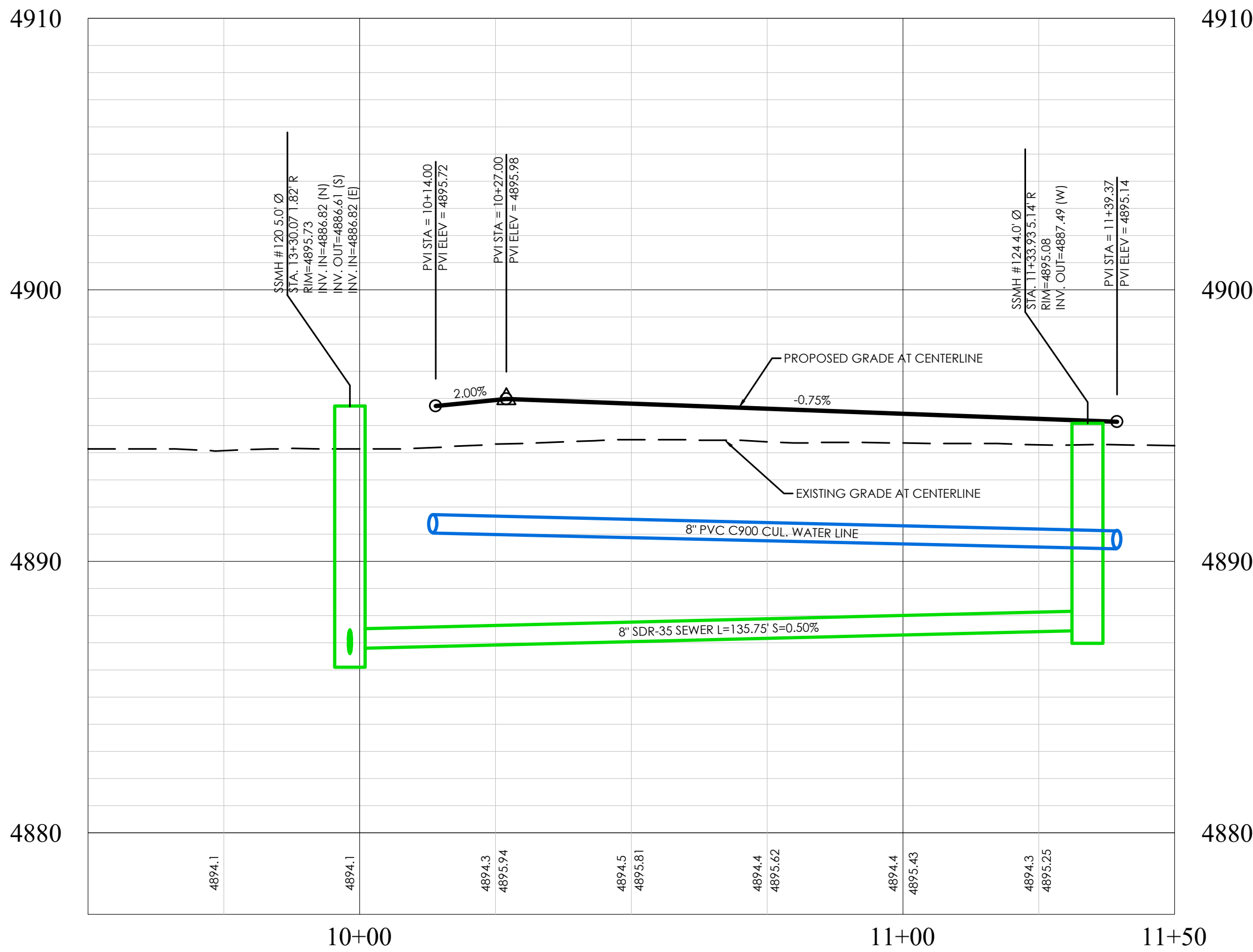
20' SERVICE ALLEY
N.T.S.

LEGEND

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

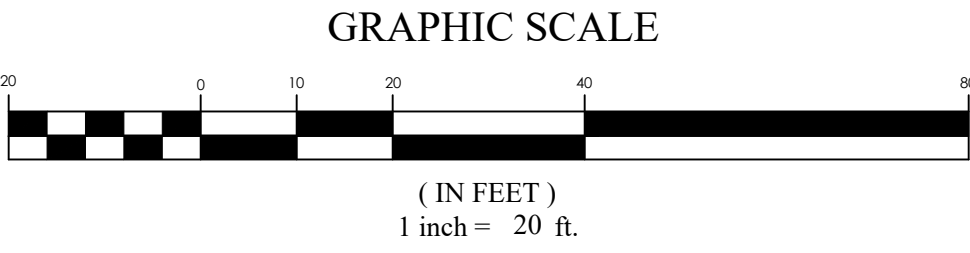


KEY MAP
N.T.S.



BRISKET LANE PROFILE

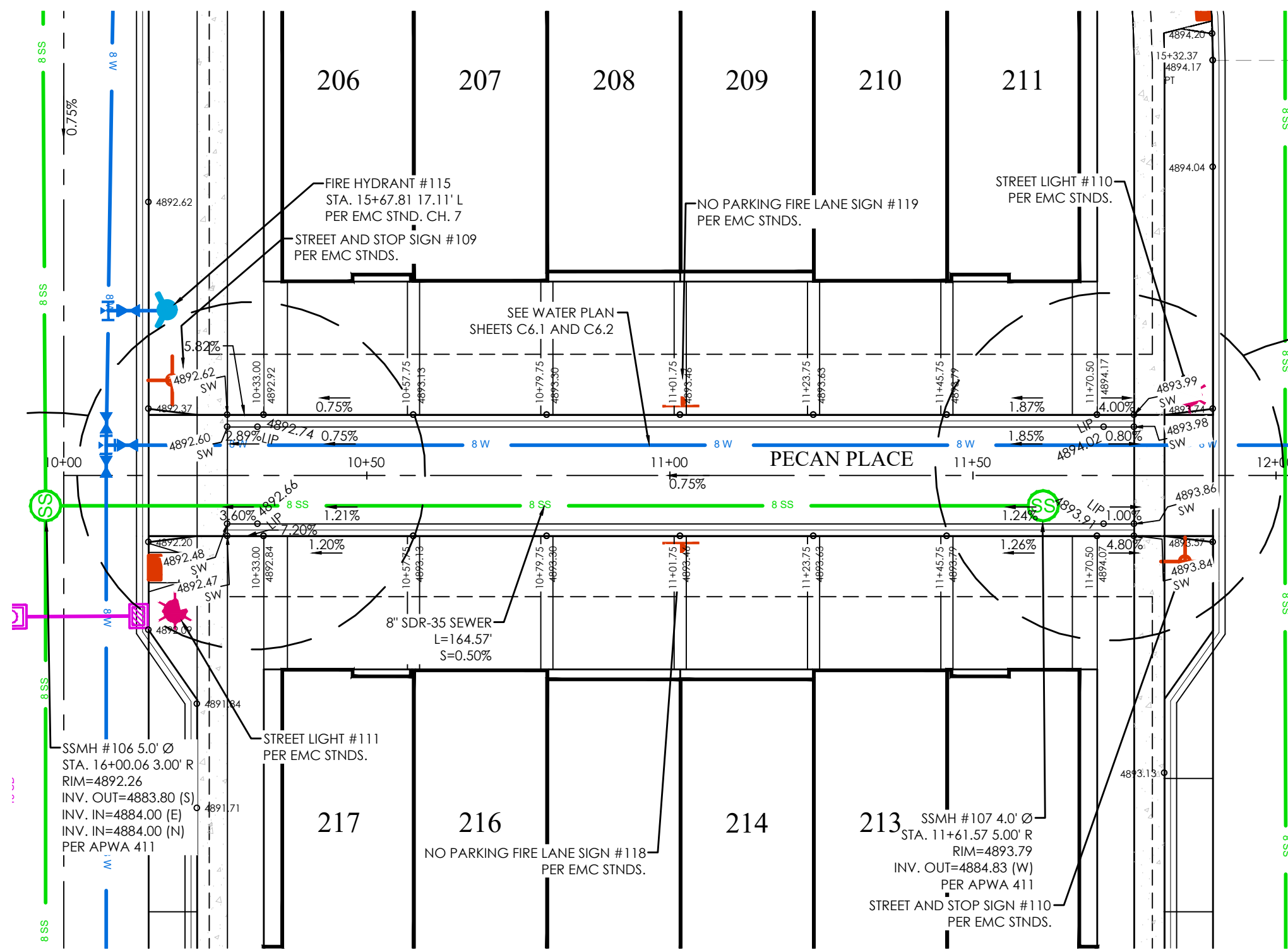
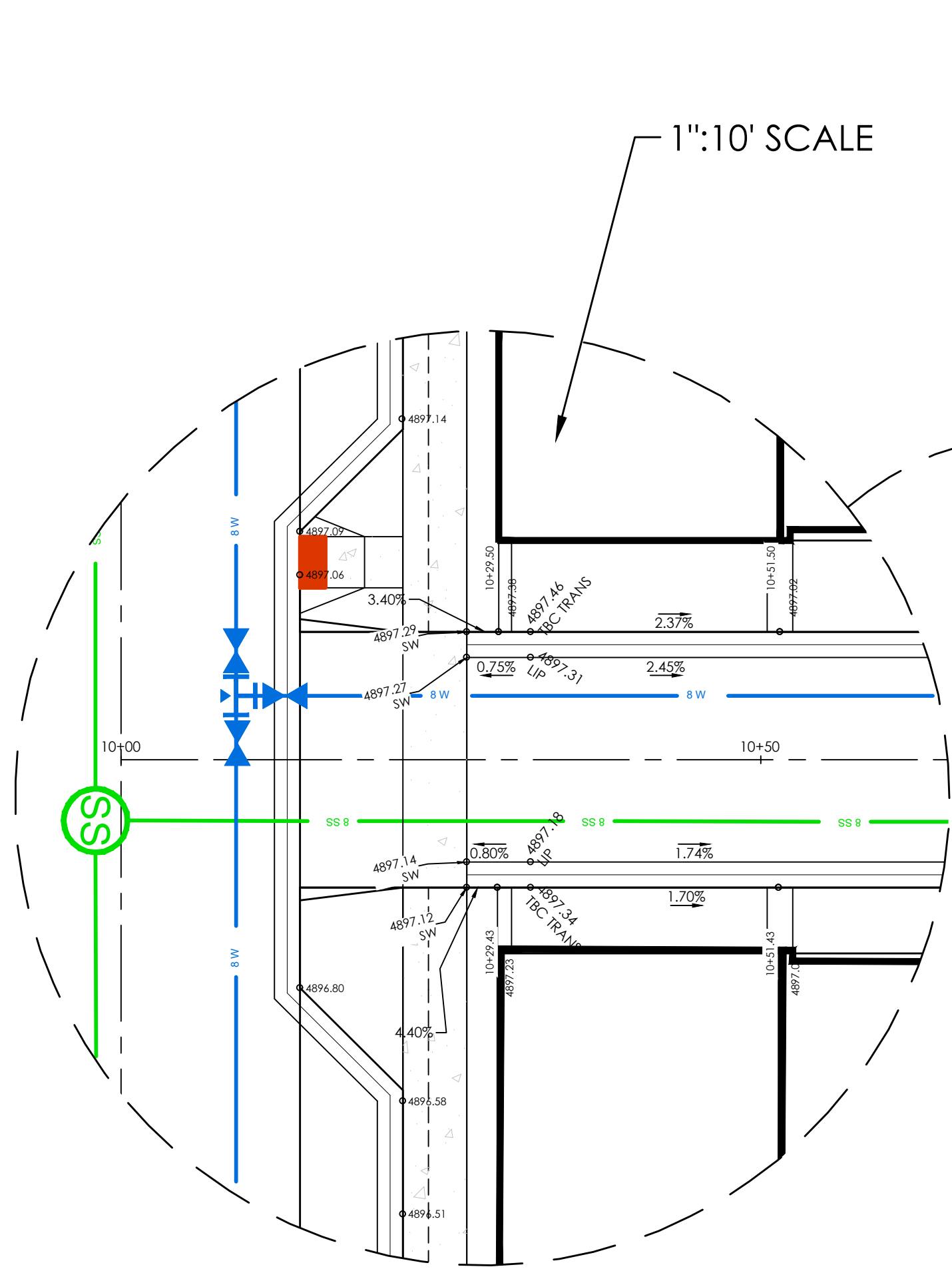
BENCHMARK
EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29



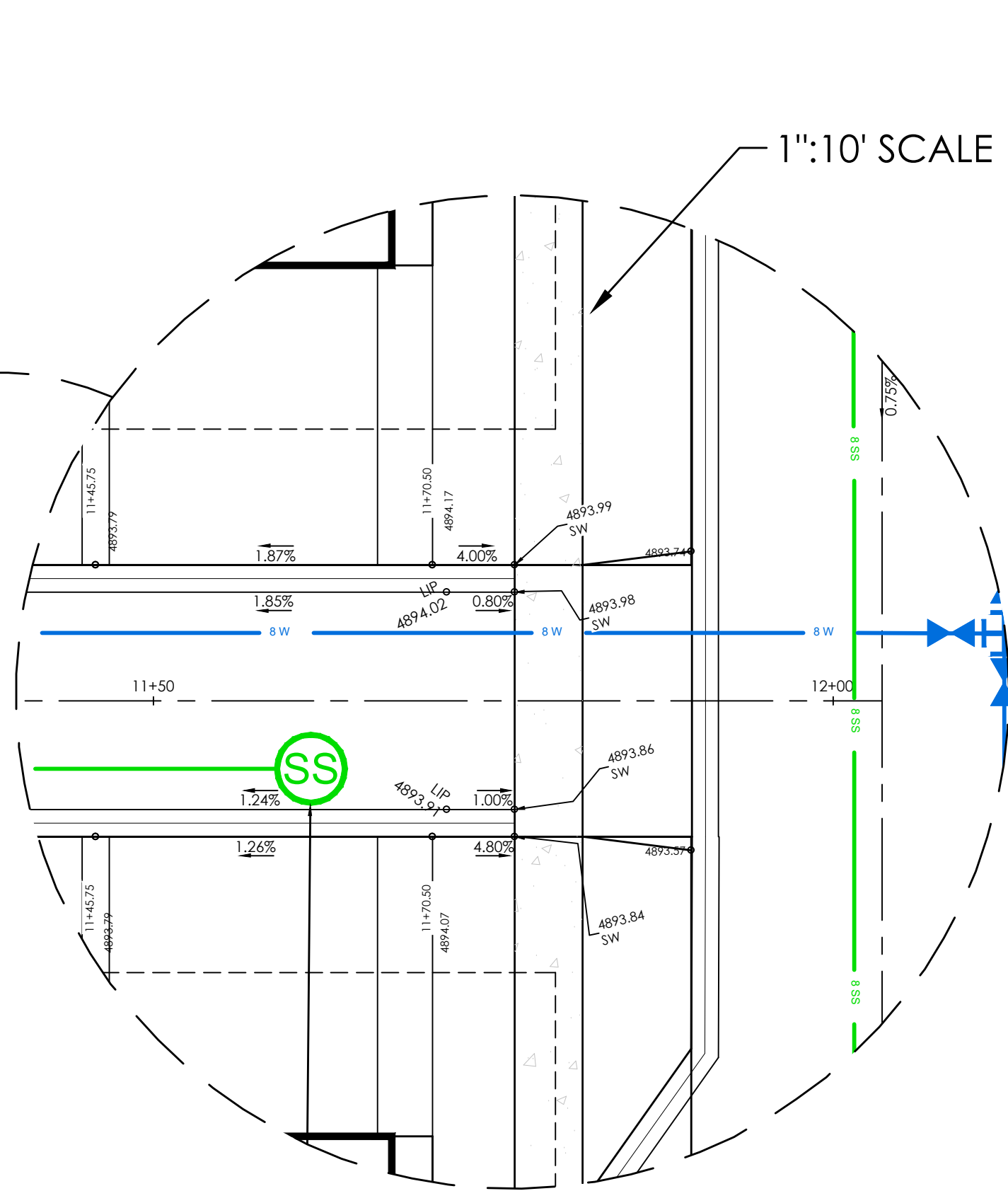
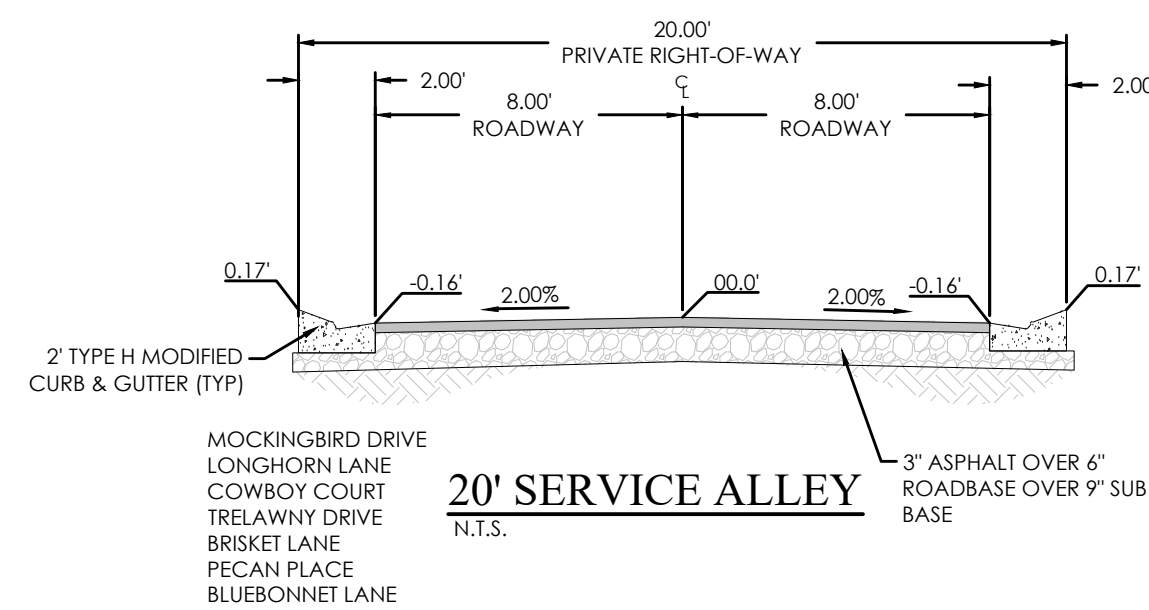
PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
BRISKET LANE

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

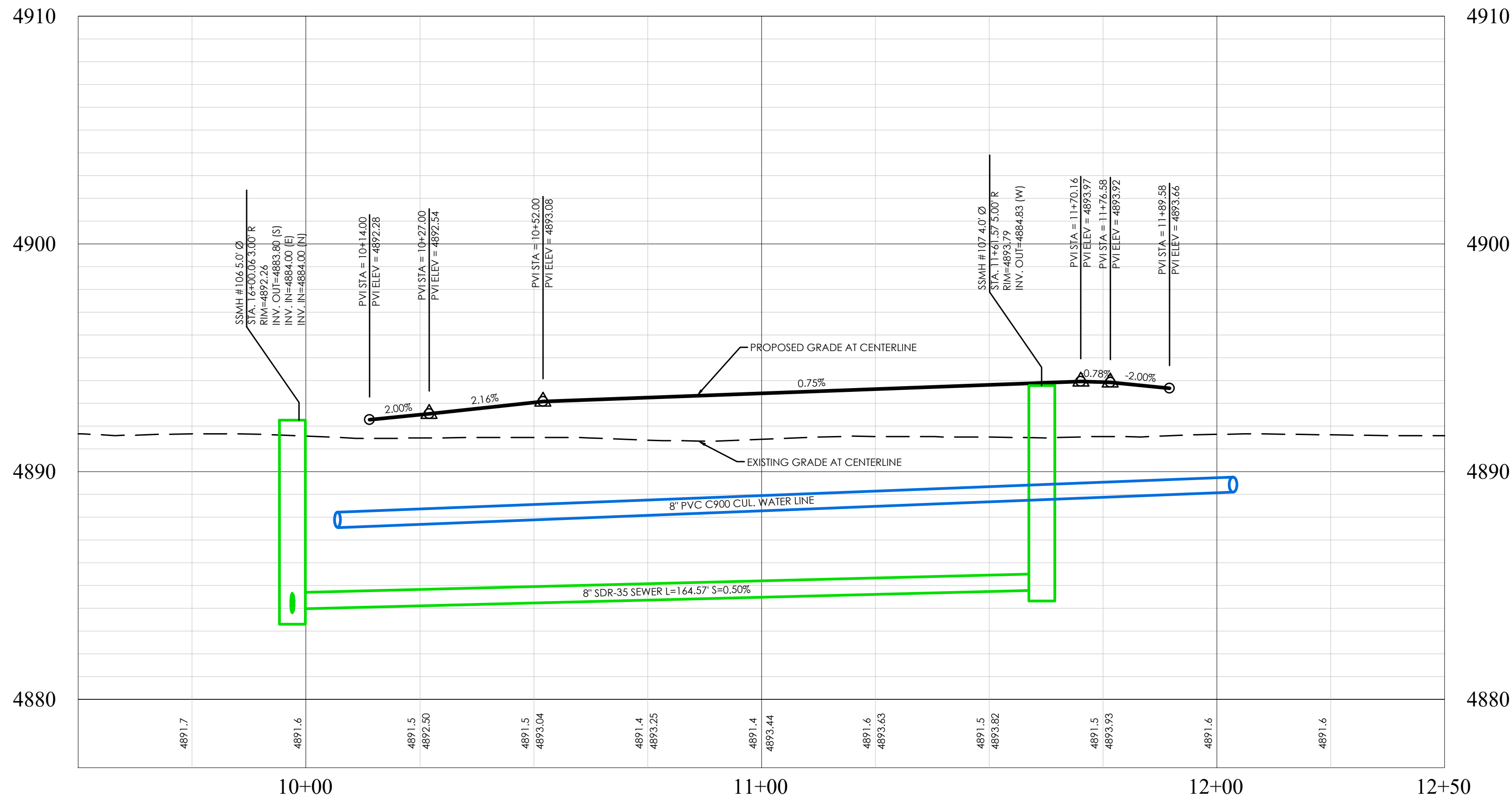
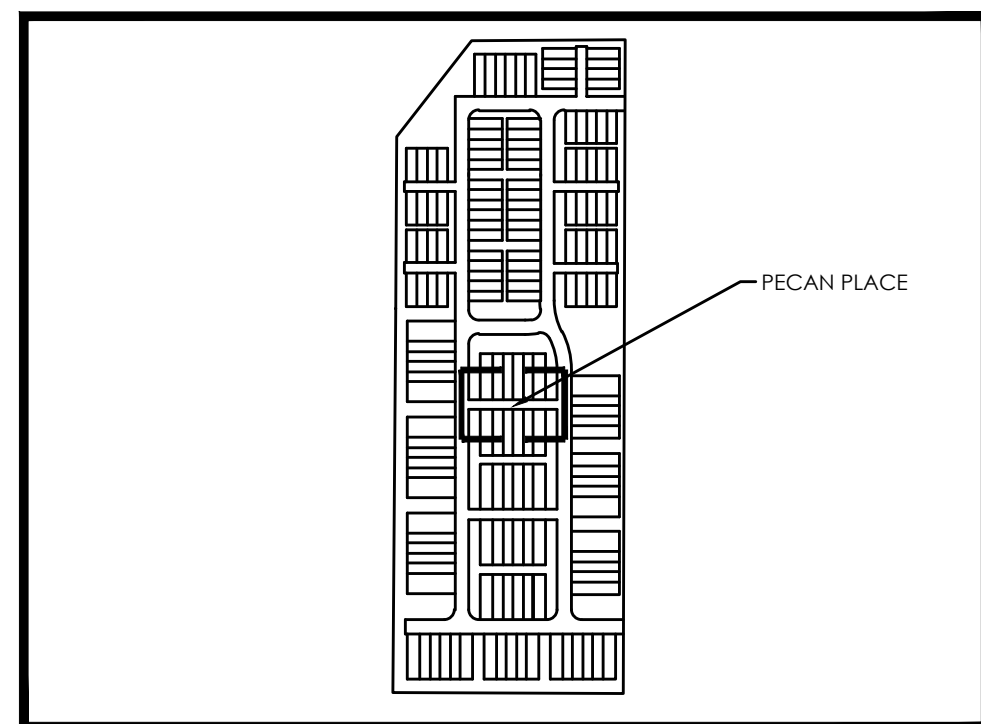
BRISKET LANE	
Scale: 1"=20'	Drawn: MEC
Date: 01/30/25	Job #: 24-0230
Sheet:	PP05



PECAN PLACE PLAN



- LEGEND
- BOUNDARY
 - 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
 - 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

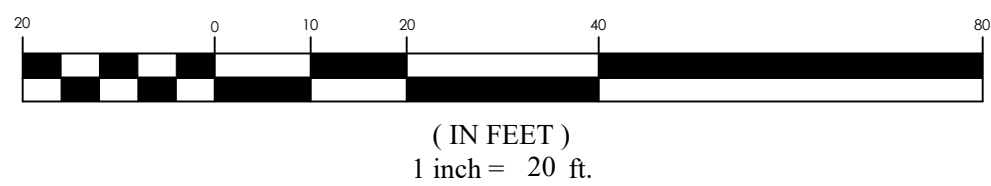


BENCHMARK

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



PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
PECAN PLACE

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

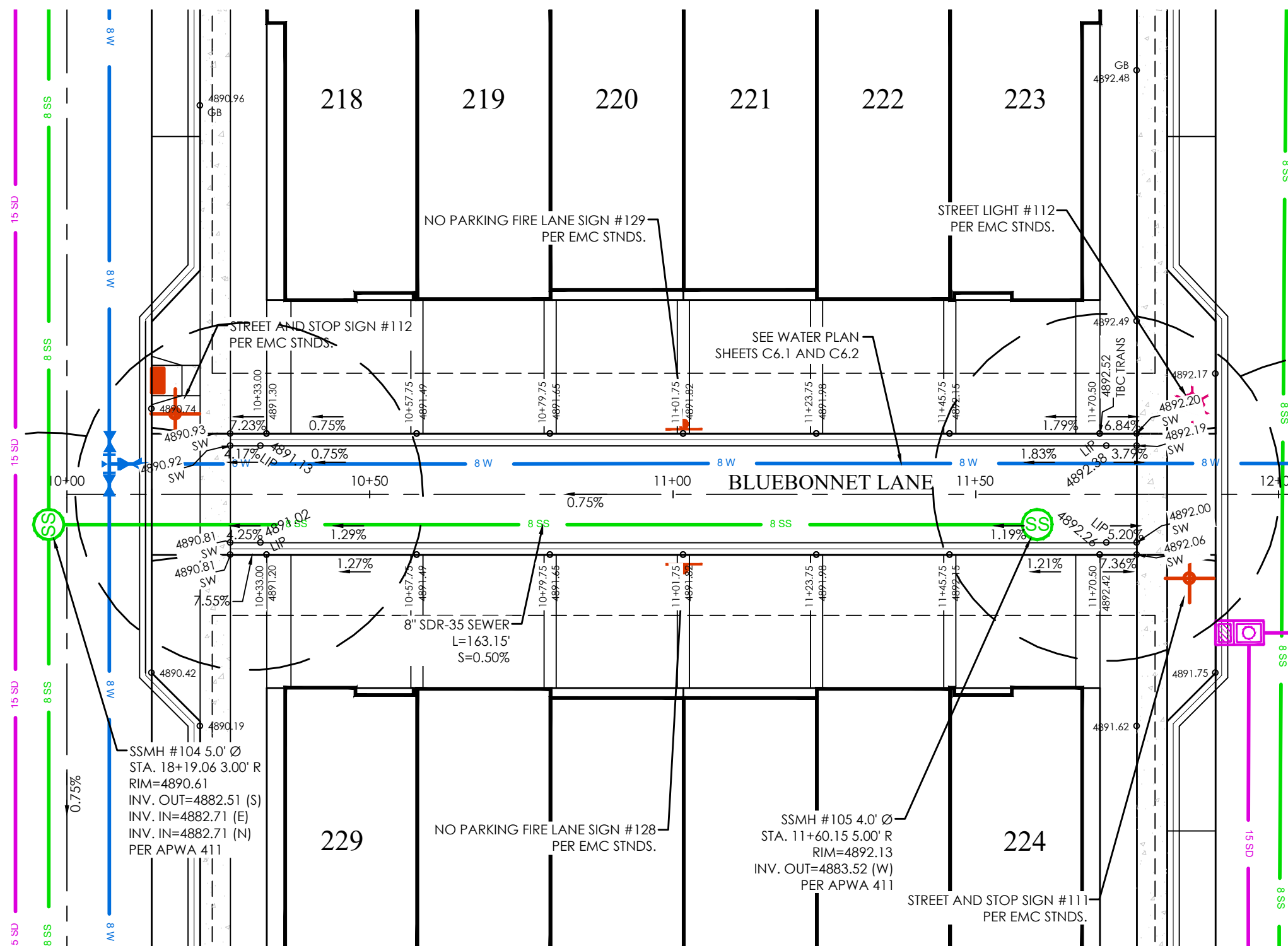
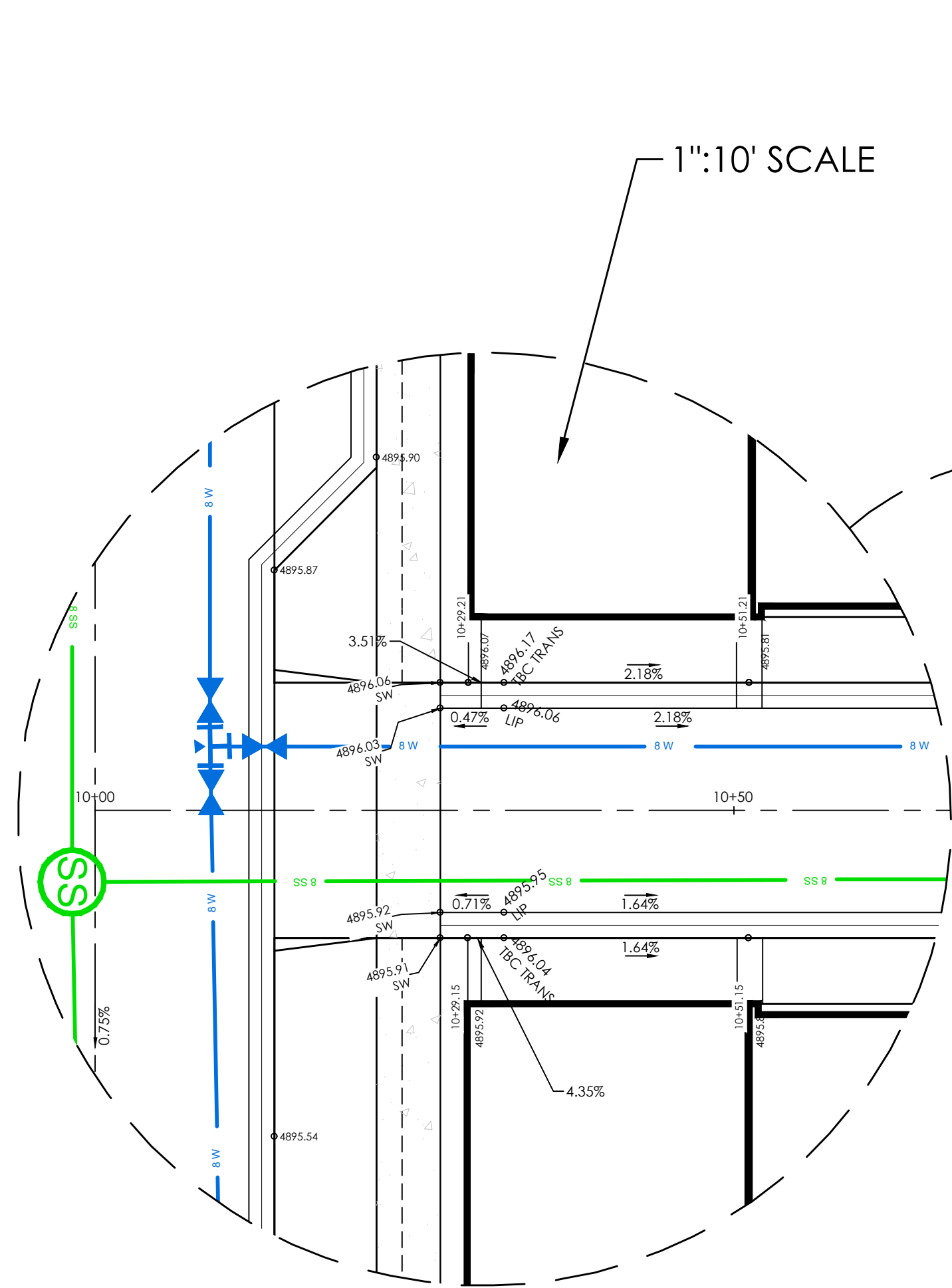
PECAN PLACE

Scale: 1"=20'
Date: 01/30/25
Sheet: PP06

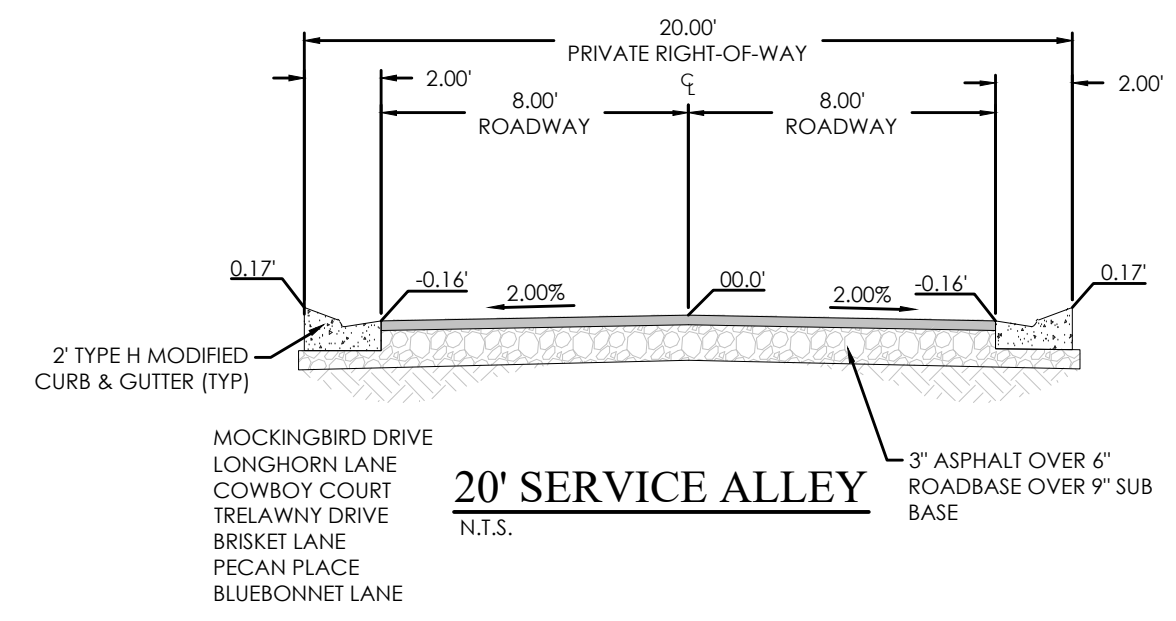
Drawn: MEC
Job #: 24-0230

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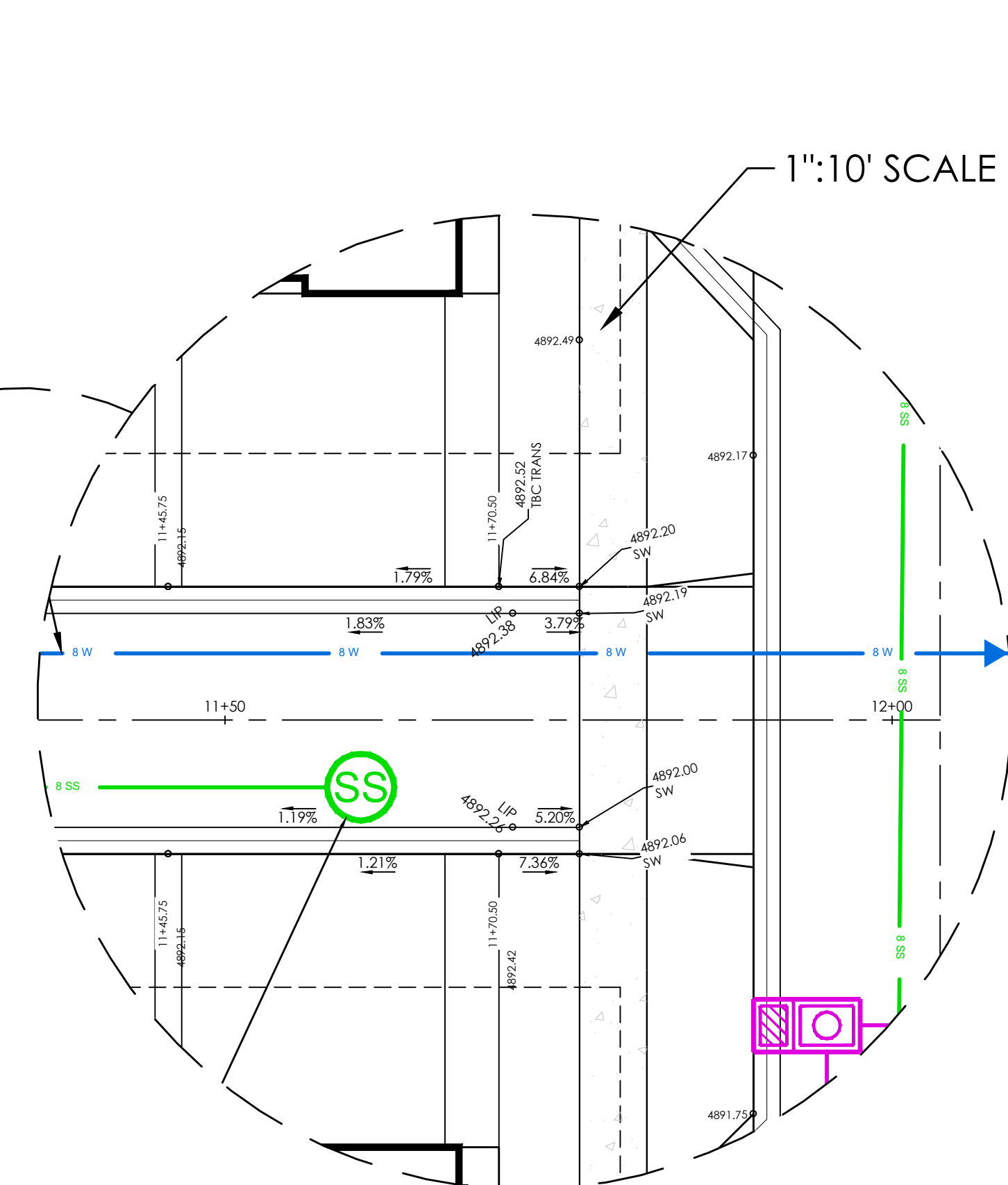




BLUEBONNET LANE PLAN

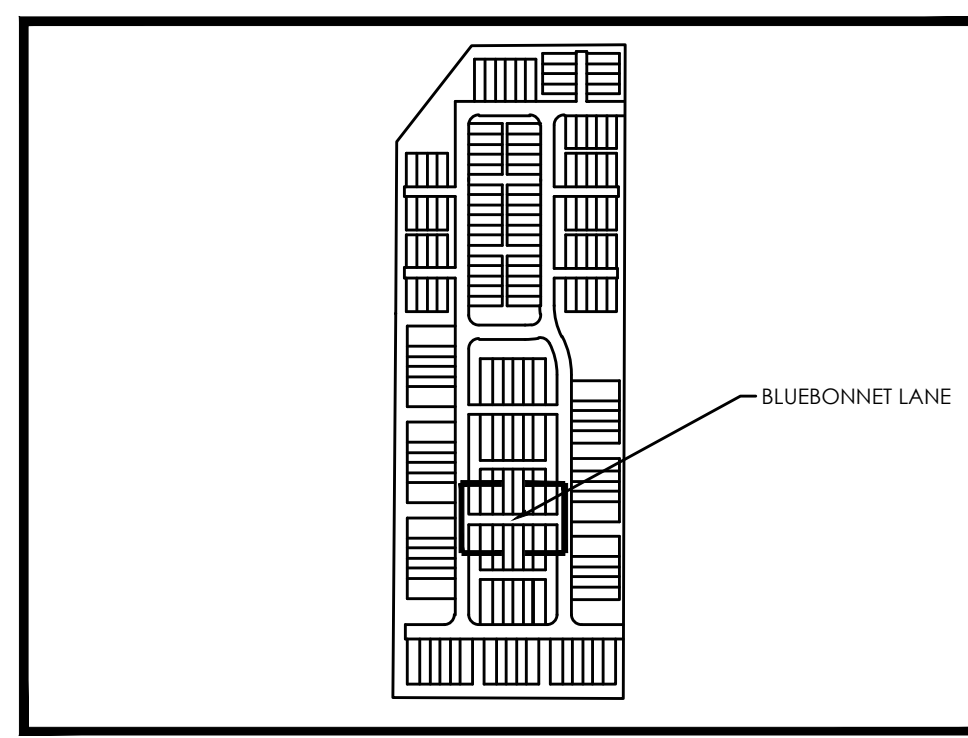


20' SERVICE ALLEY

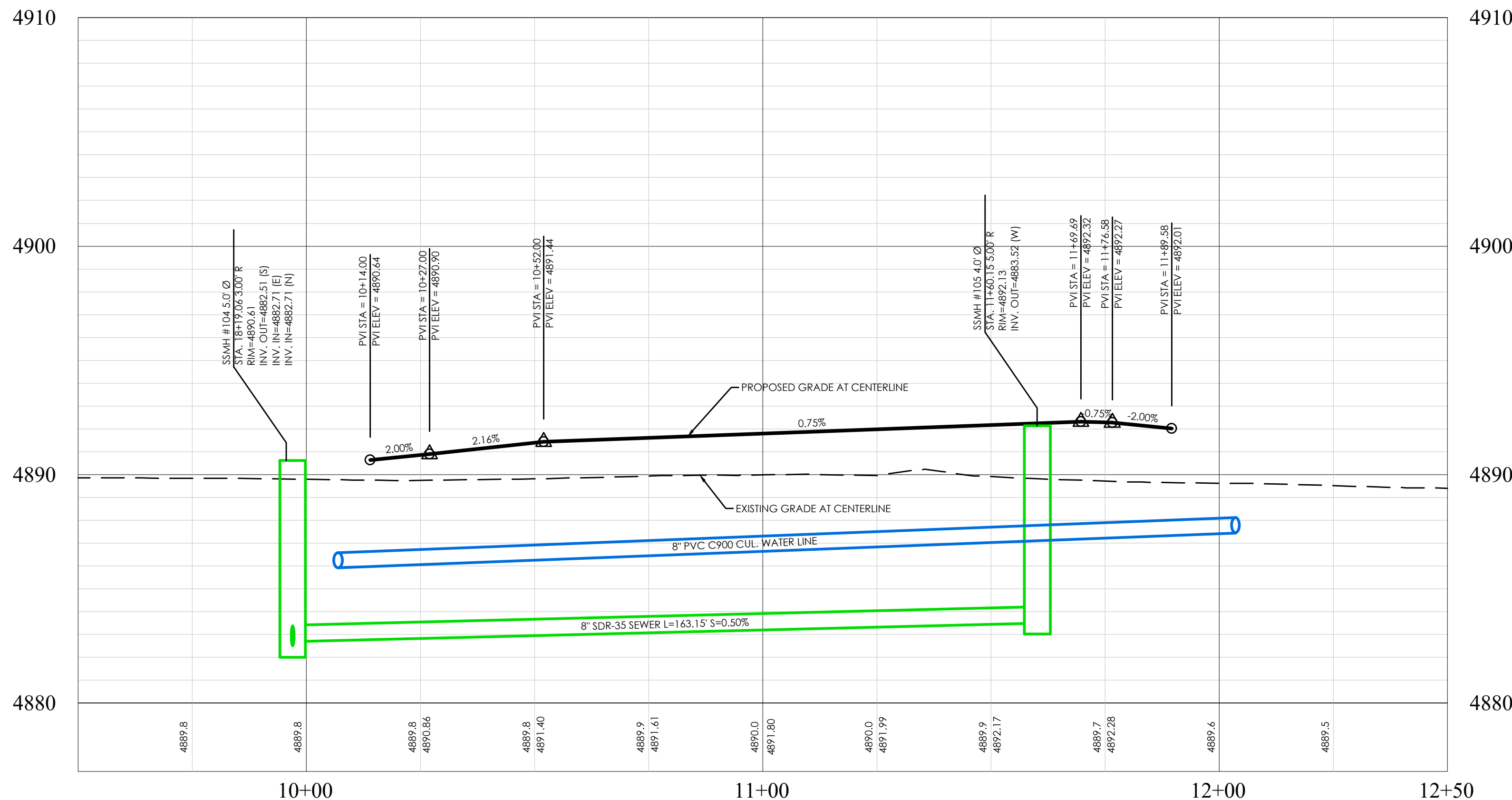


LEGEND

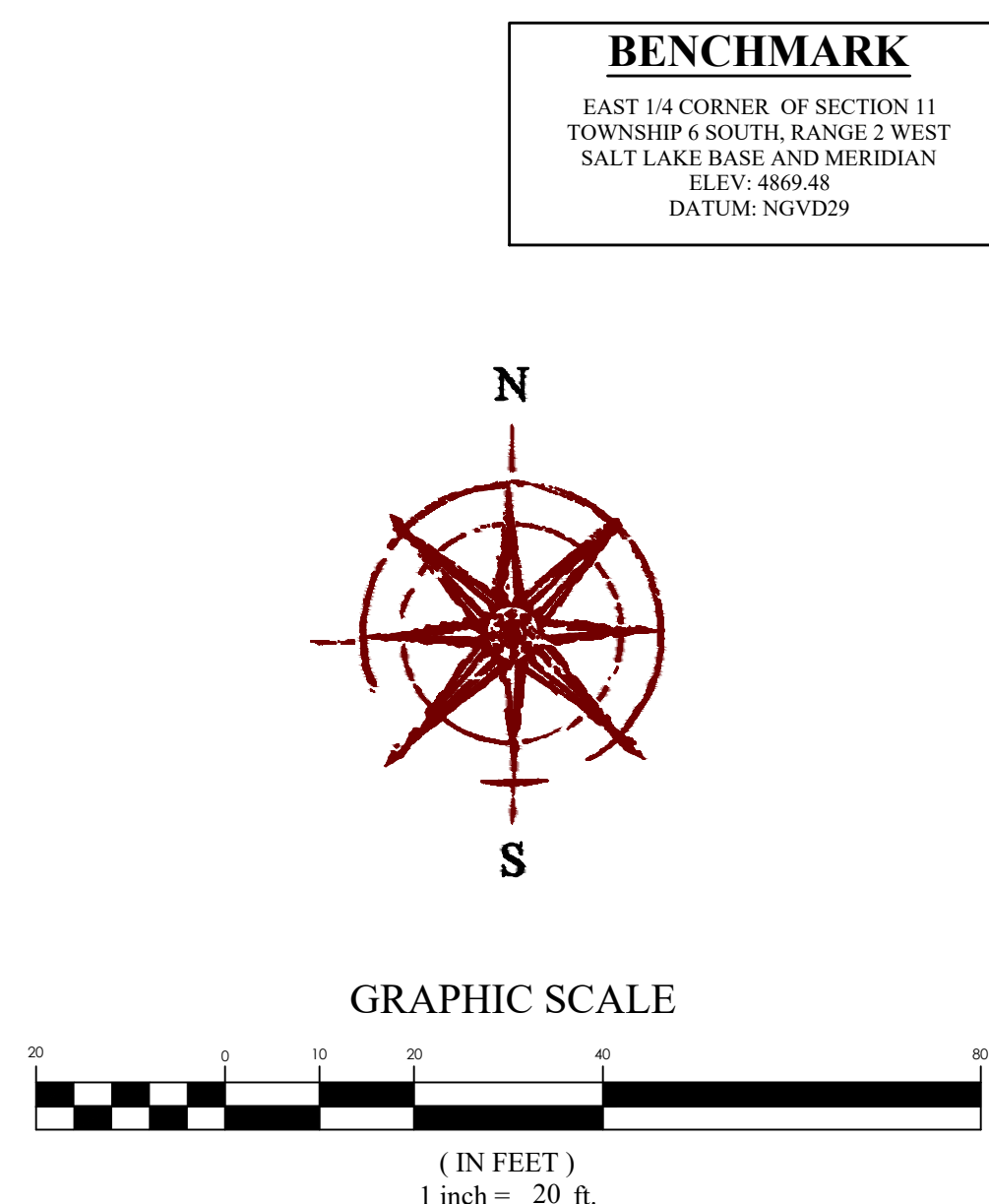
BOUNDARY	XX SD	XX" STORM DRAIN
ROW	XX SS	XX" SANITARY SEWER
CENTERLINE	XX W	XX" CULINARY WATER
LOT LINE	XXXX	XX" SECONDARY WATER
EASEMENT	XXXX	CONTOUR MAJOR
CONTOUR MAJOR	XXXX	CONTOUR MINOR
CONTOUR MINOR	XXXX	EXIST. STORM DRAIN
EXIST. STORM DRAIN	XXXX	EXIST. SANITARY SEWER
EXIST. SANITARY SEWER	XXXX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



KEY MAP
N.T.S.



BLUEBONNET LANE 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.

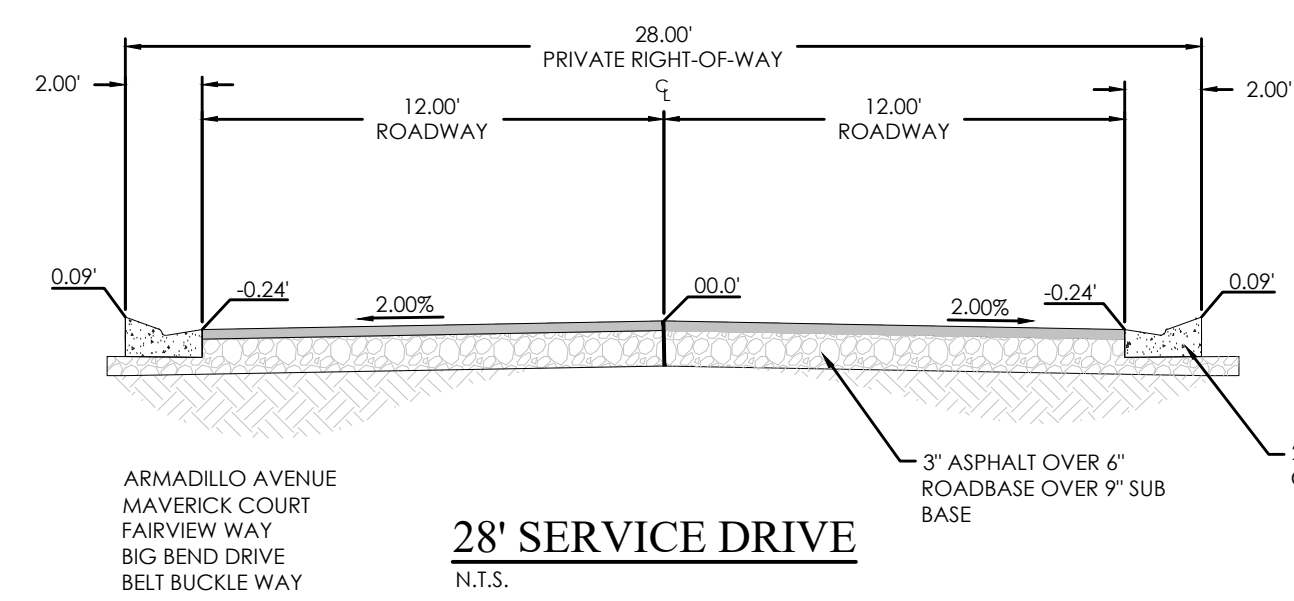


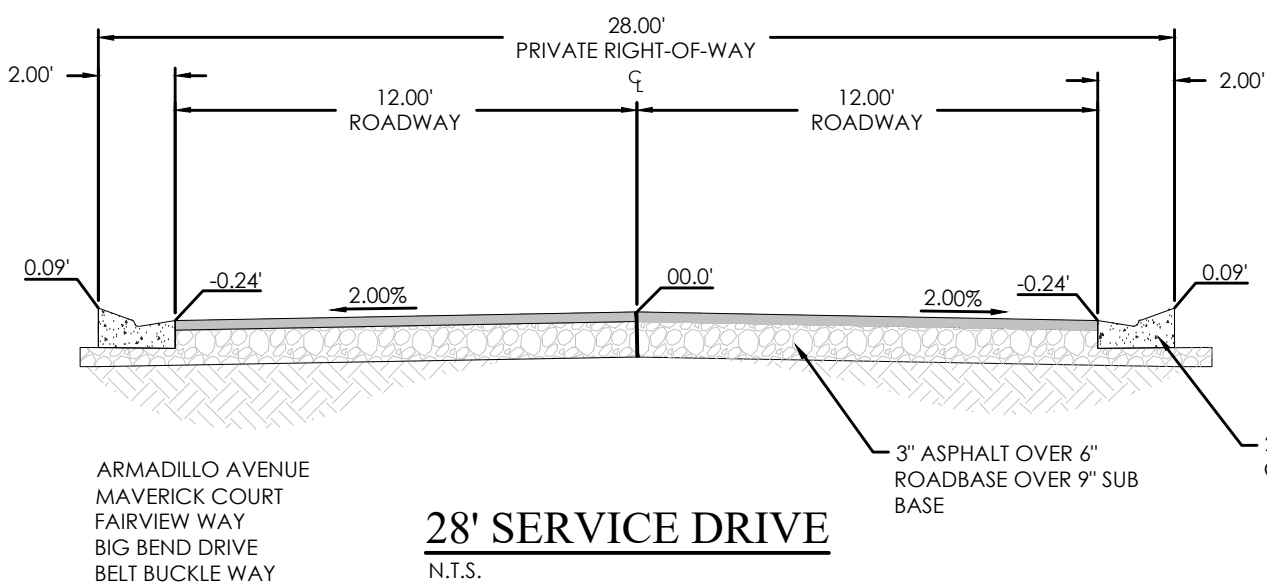
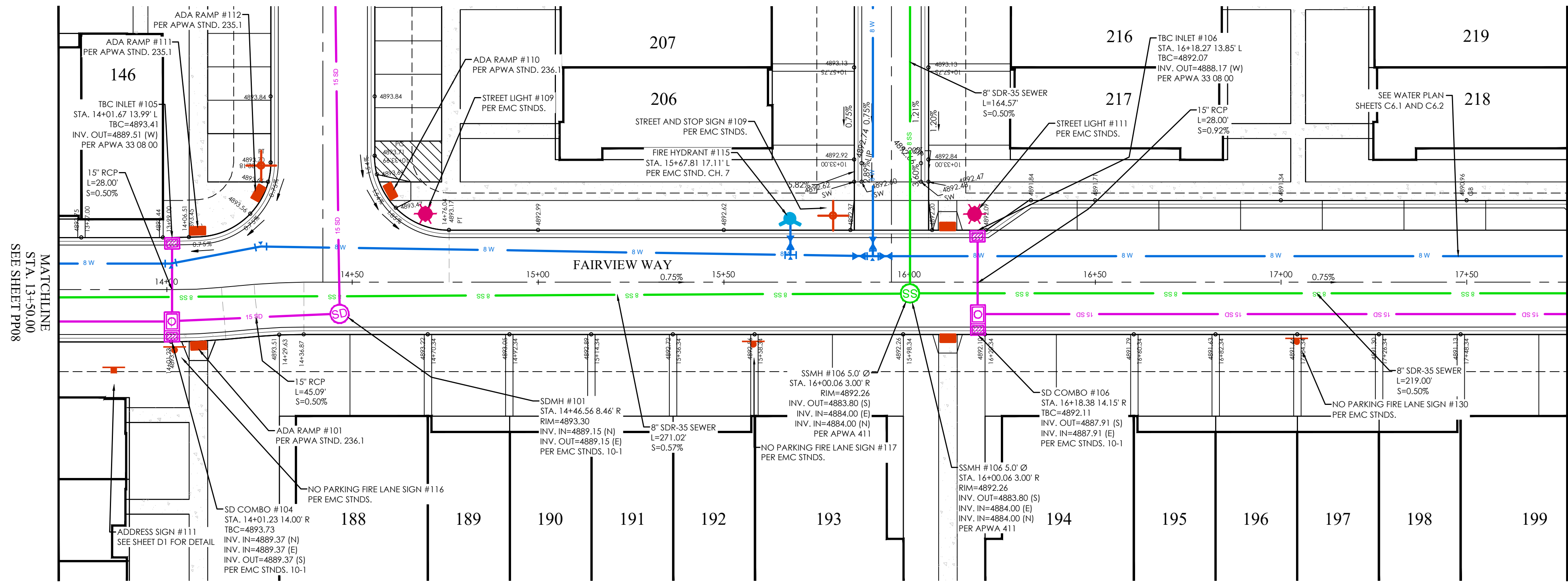
PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
BLUEBONNET LANE

REVISION BLOCK	DATE	DESCRIPTION
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2	01/30/25	2
3	01/30/25	3
4	01/30/25	4
5	01/30/25	5
6	01/30/25	6

BLUEBONNET LANE

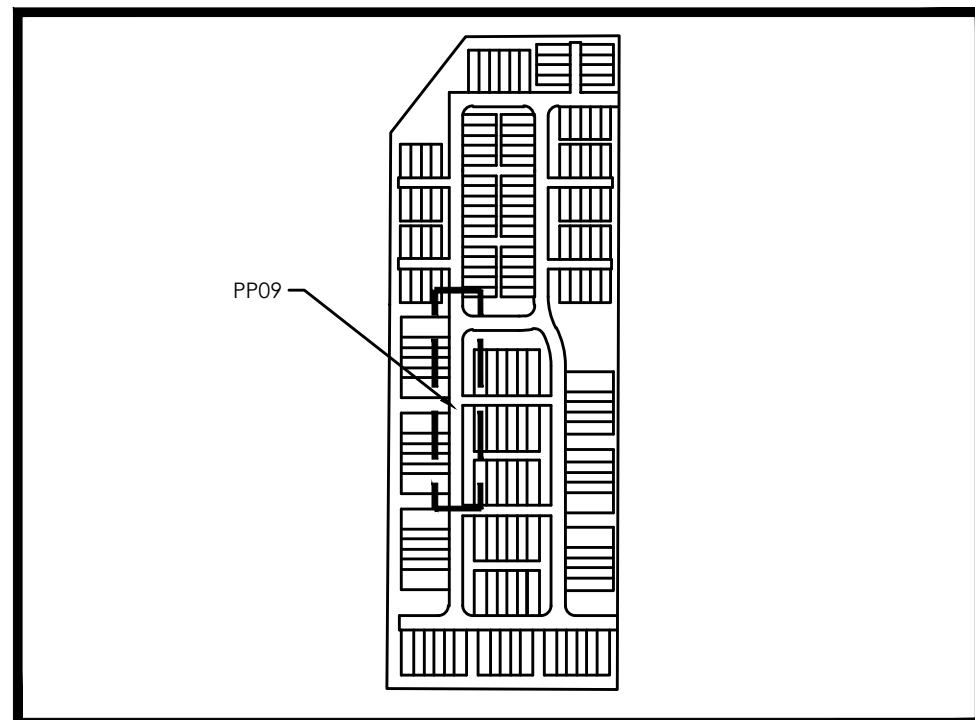




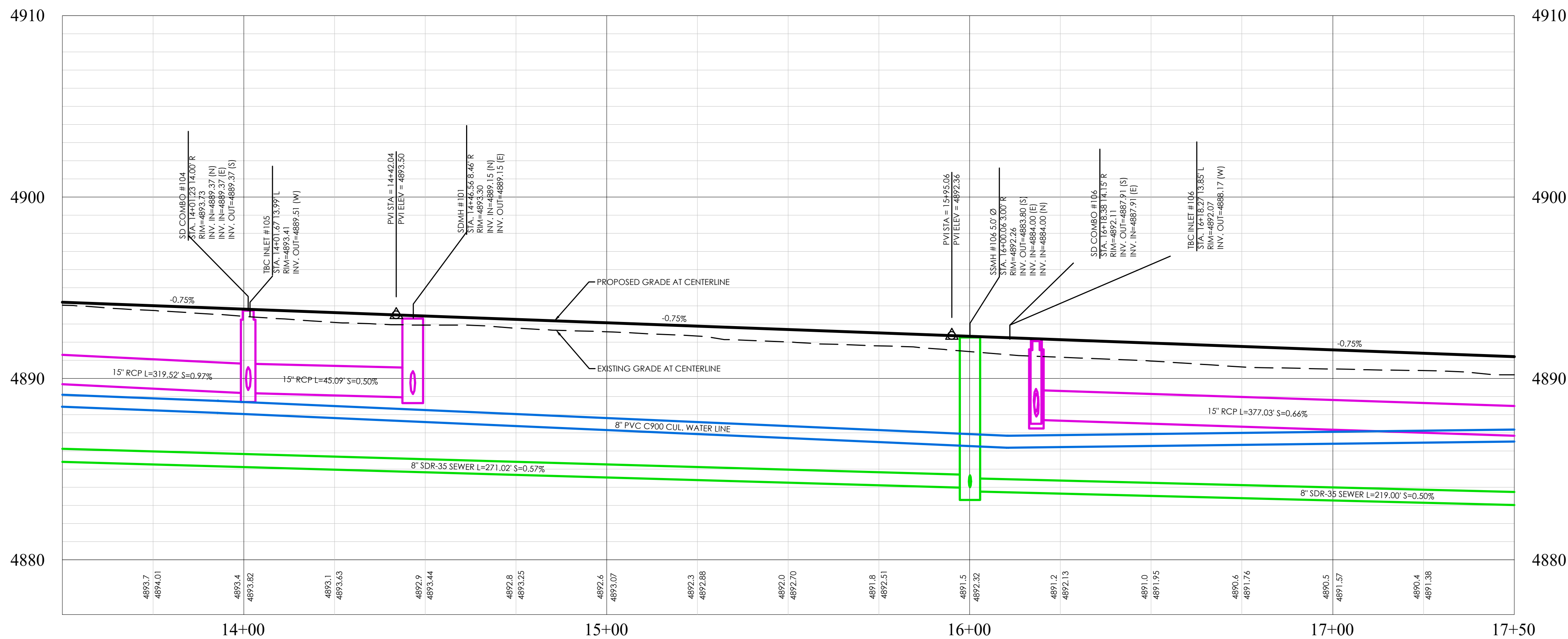


FAIRVIEW WAY PLAN

- LEGEND**
- BOUNDARY
 - 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
 - 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

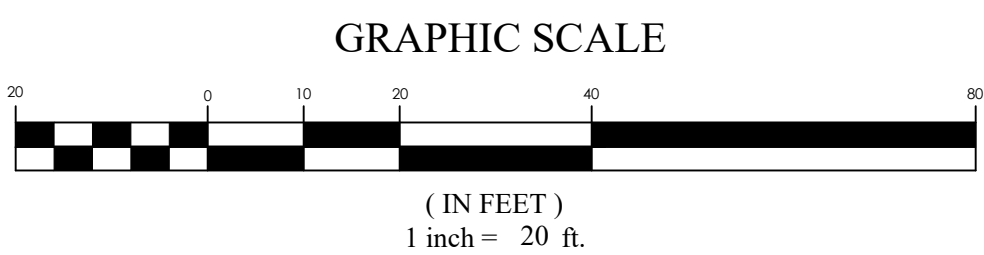


KEY MAP
N.T.S



FAIRVIEW WAY 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



PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
FAIRVIEW WAY

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

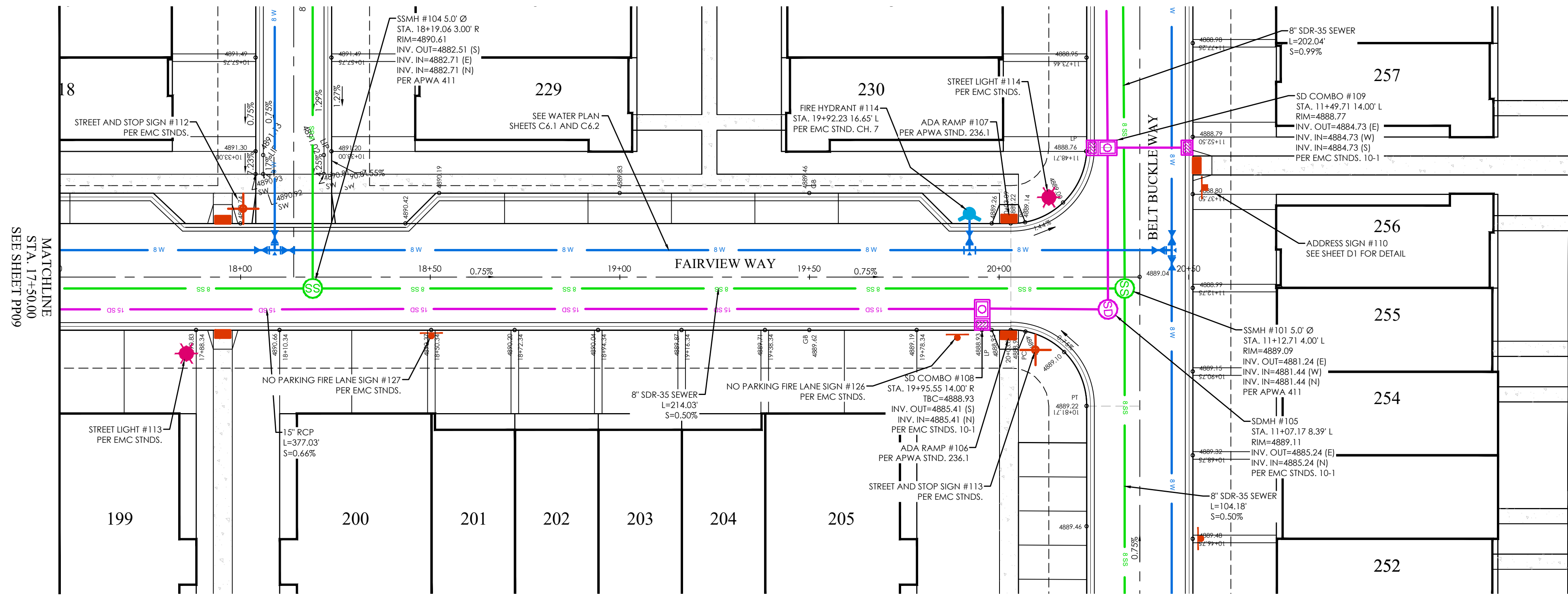
FAIRVIEW WAY

Scale: 1"=20'
Date: 01/30/25
Sheet: PP09

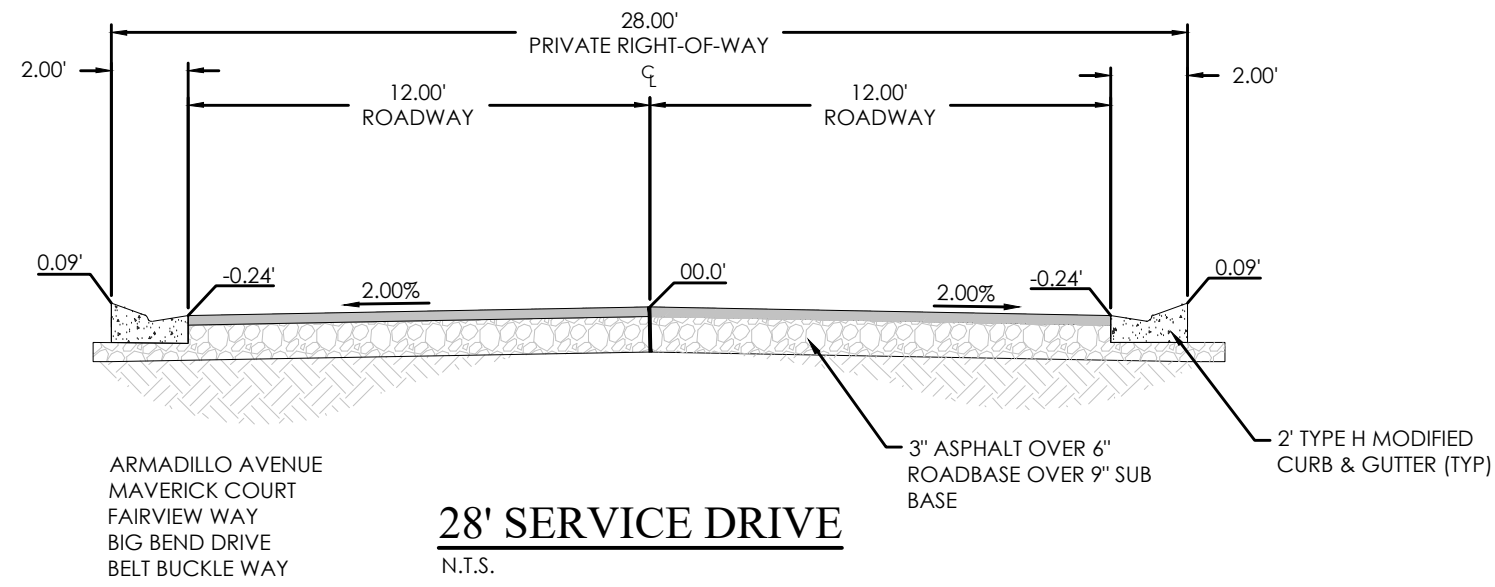
Drawn: MEC
Job #: 24-0230

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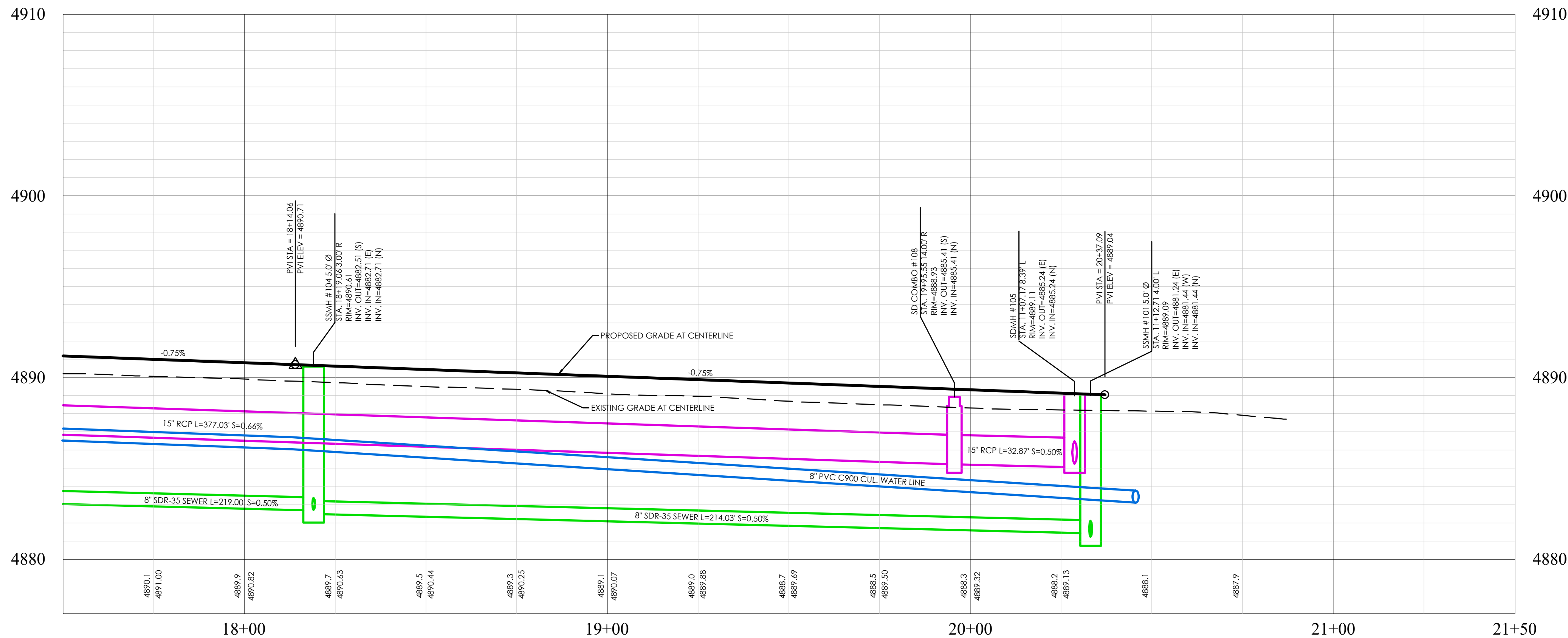




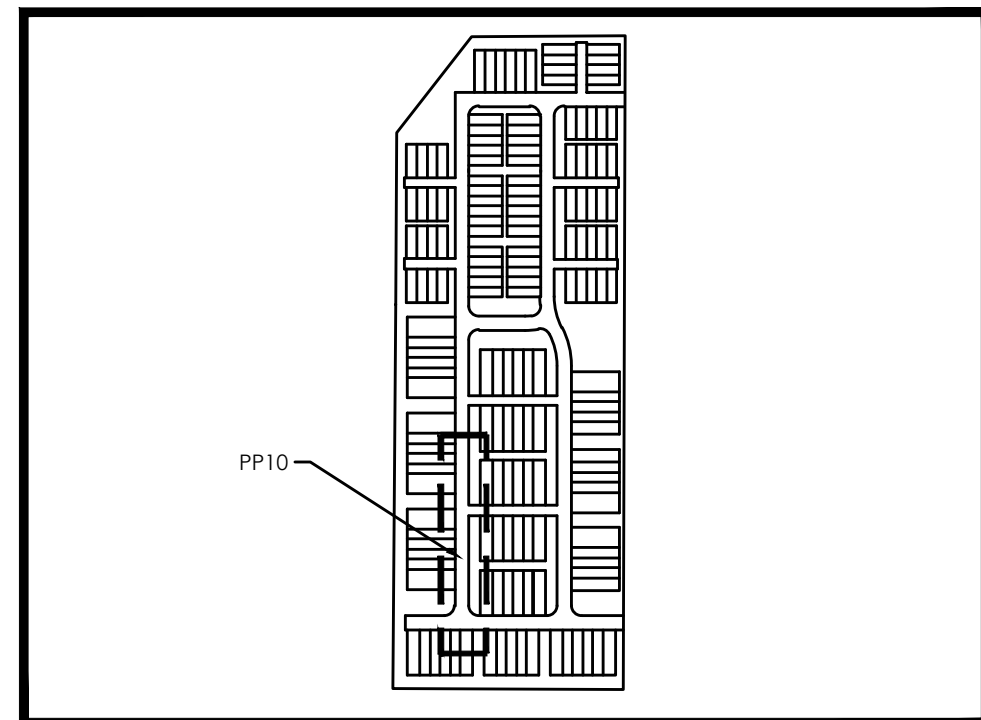
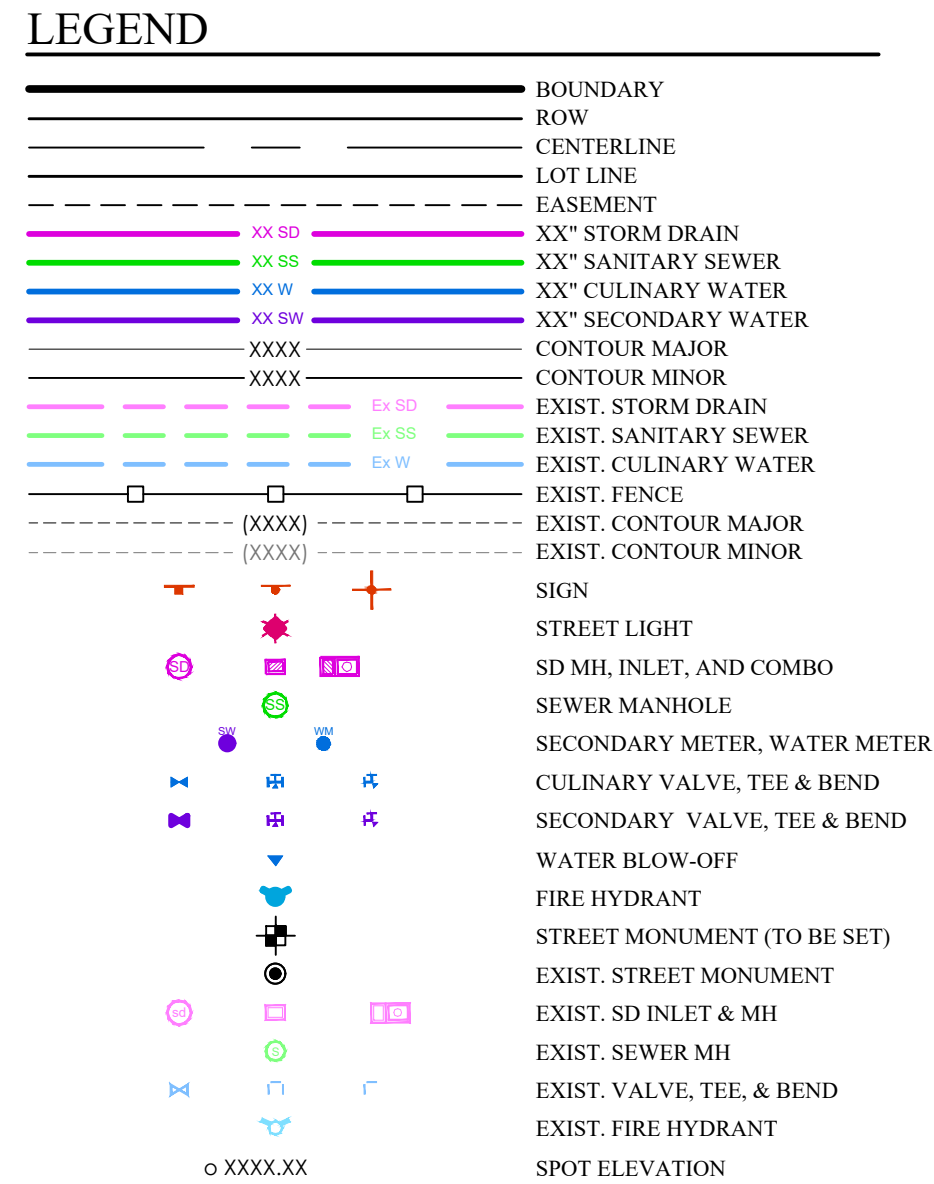
FAIRVIEW WAY PLAN



28' SERVICE DRIVE
N.T.S.

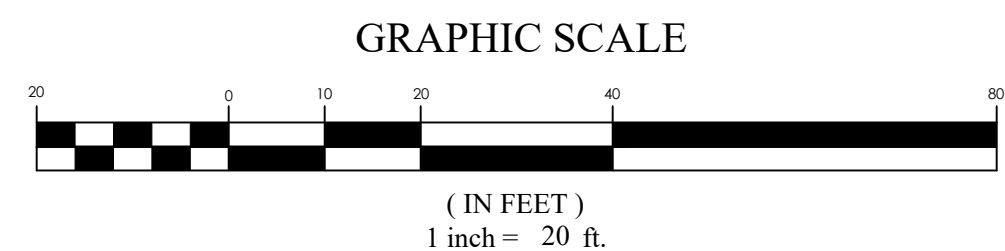


FAIRVIEW WAY PROFILE



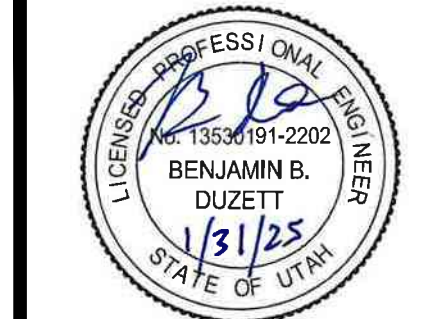
KEY MAP
N.T.S.

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



PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
FAIRVIEW WAY

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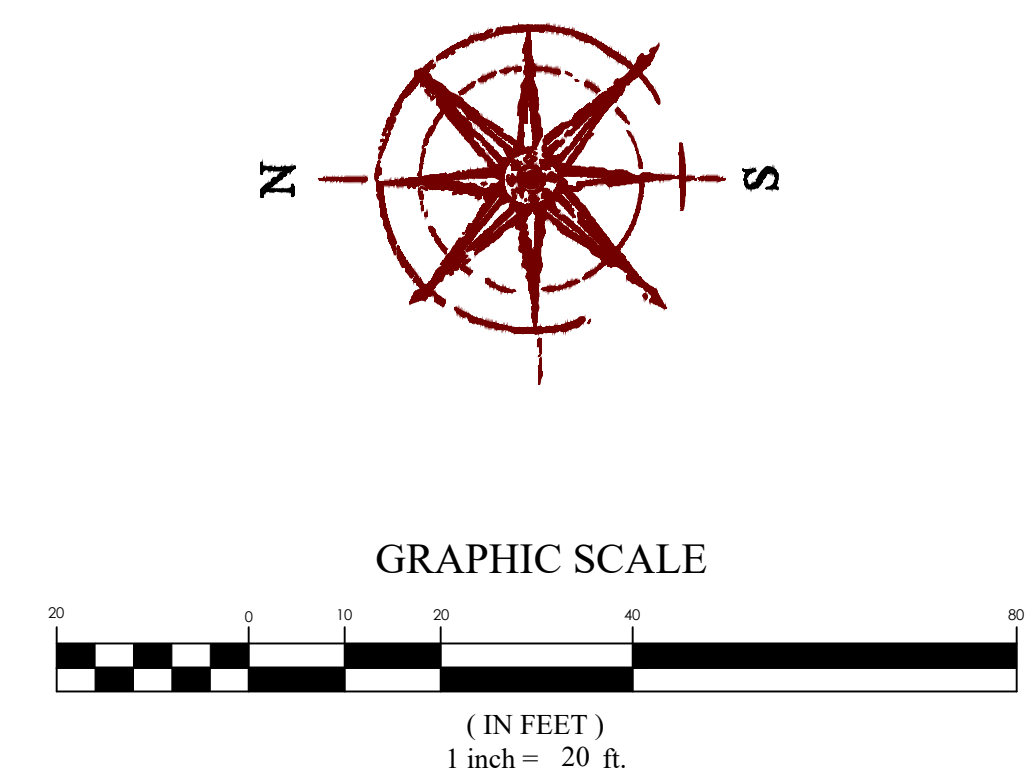
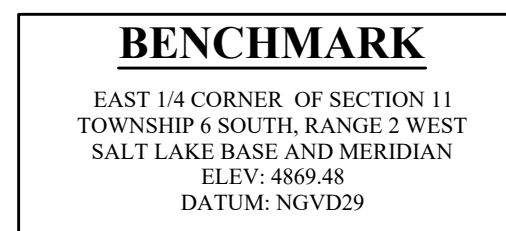
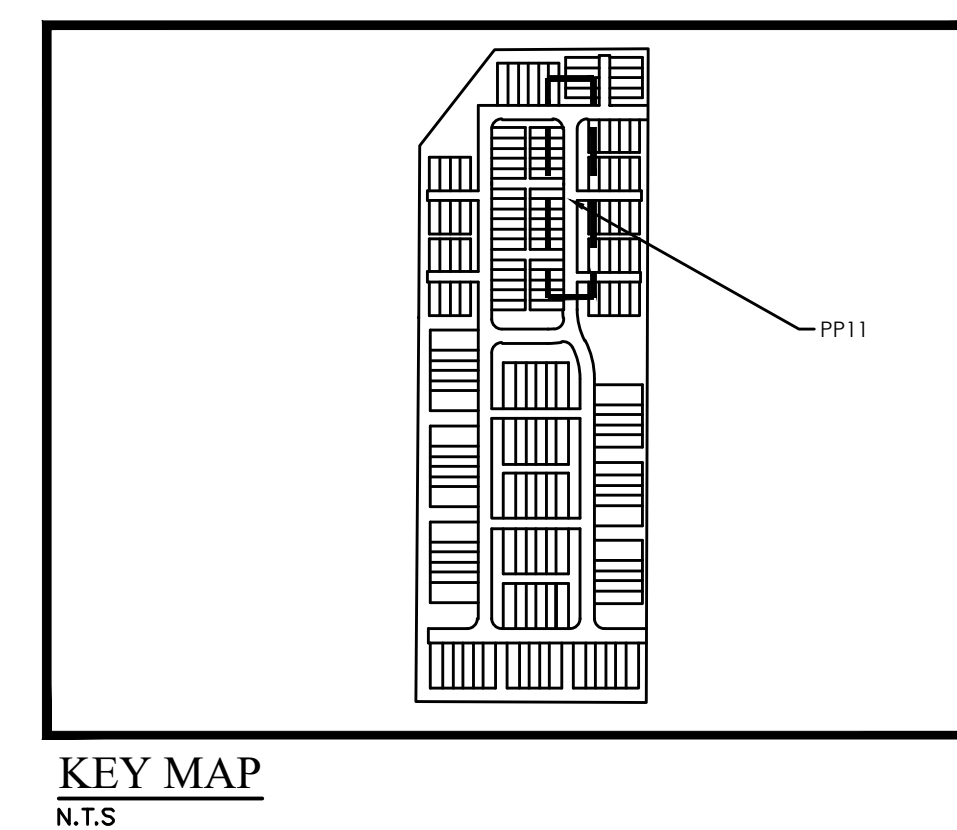
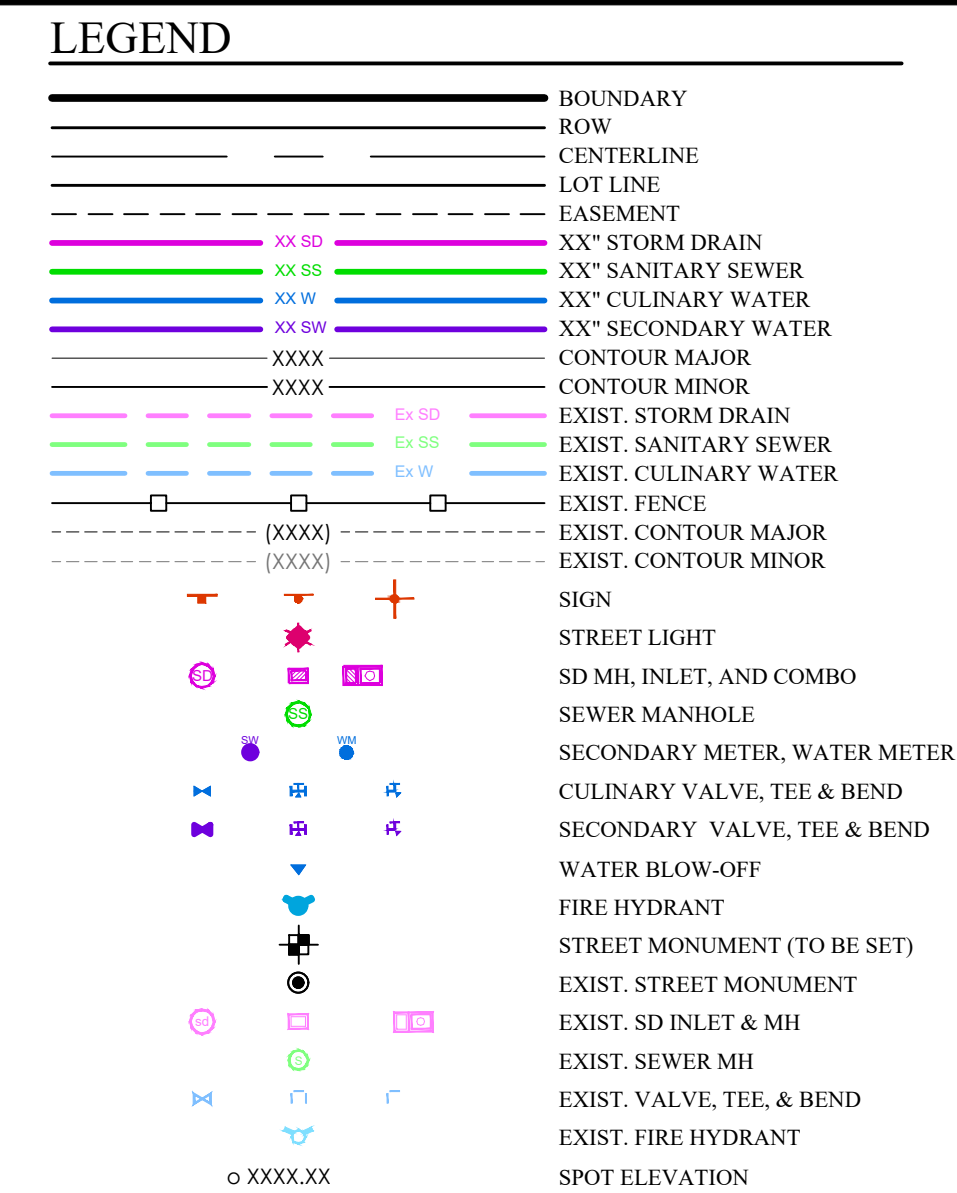


REVISION BLOCK	
#	DESCRIPTION
1	
2	
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4	
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6	

FAIRVIEW WAY

Scale: 1"=20'
Date: 01/30/25
Sheet:

Drawn: MEC
Job #: 24-0230
PP10

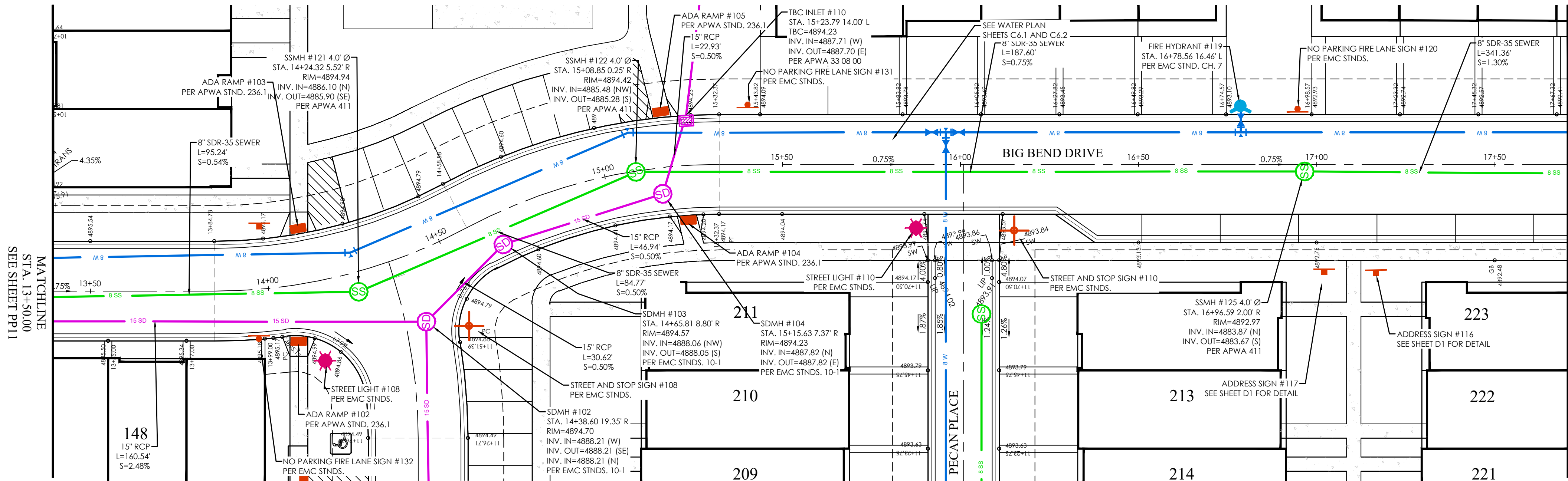


REVISION BLOCK		
#	DATE	DESCRIPTION
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3	04-01-00	04-01-00
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5	04-01-00	04-01-00
6	04-01-00	04-01-00

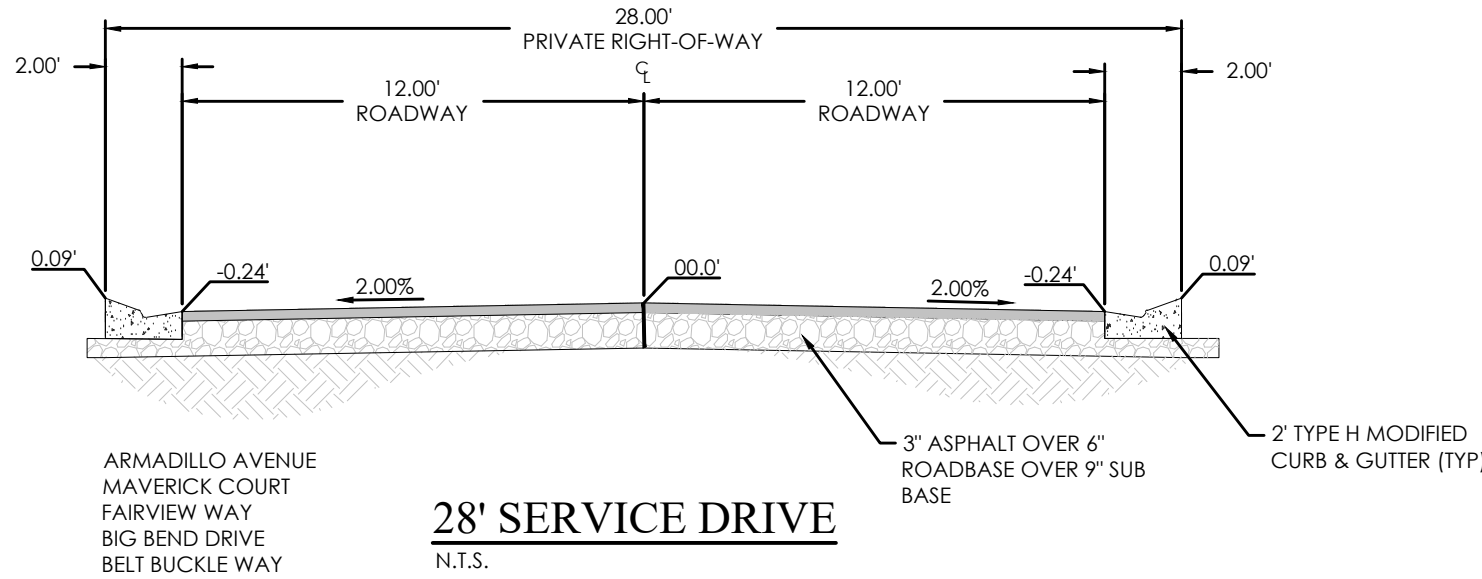
BIG BEND DRIVE

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

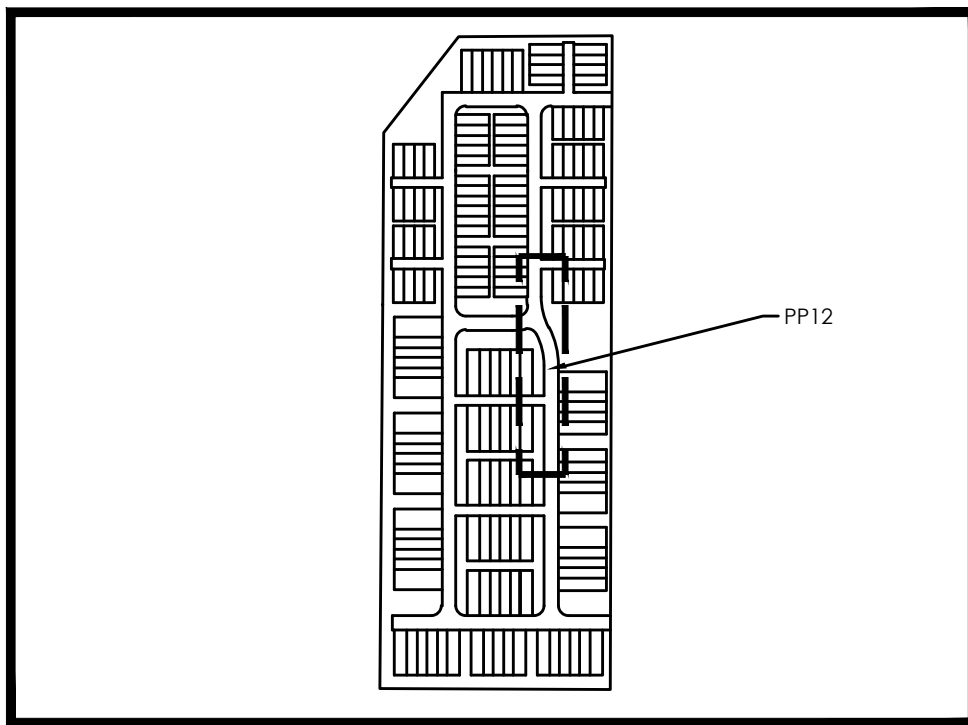
PP11



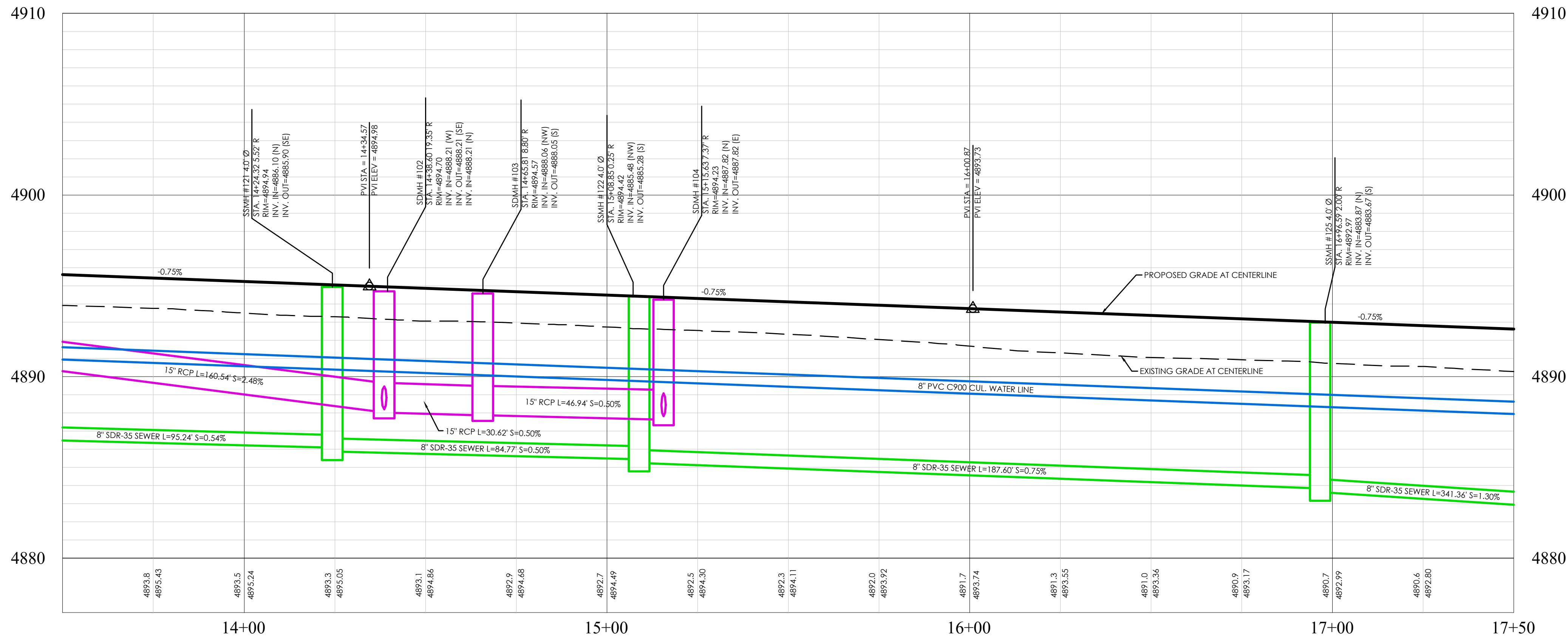
BIG BEND DRIVE PLAN



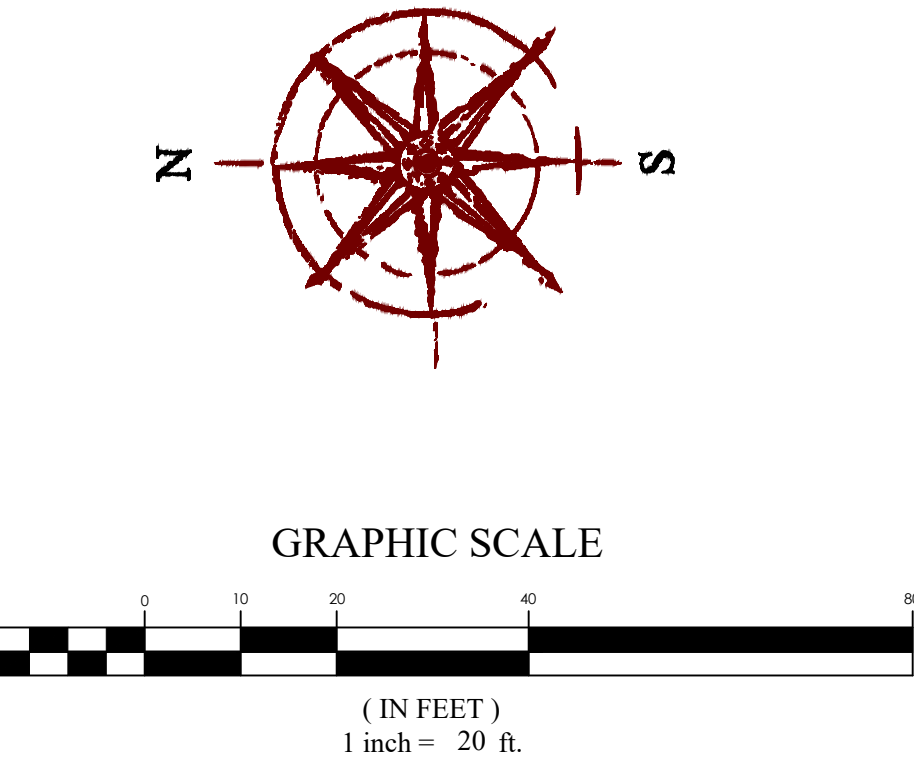
28' SERVICE DRIVE
N.T.S.



KEY MAP
N.T.S.



BIG BEND DRIVE PROFILE



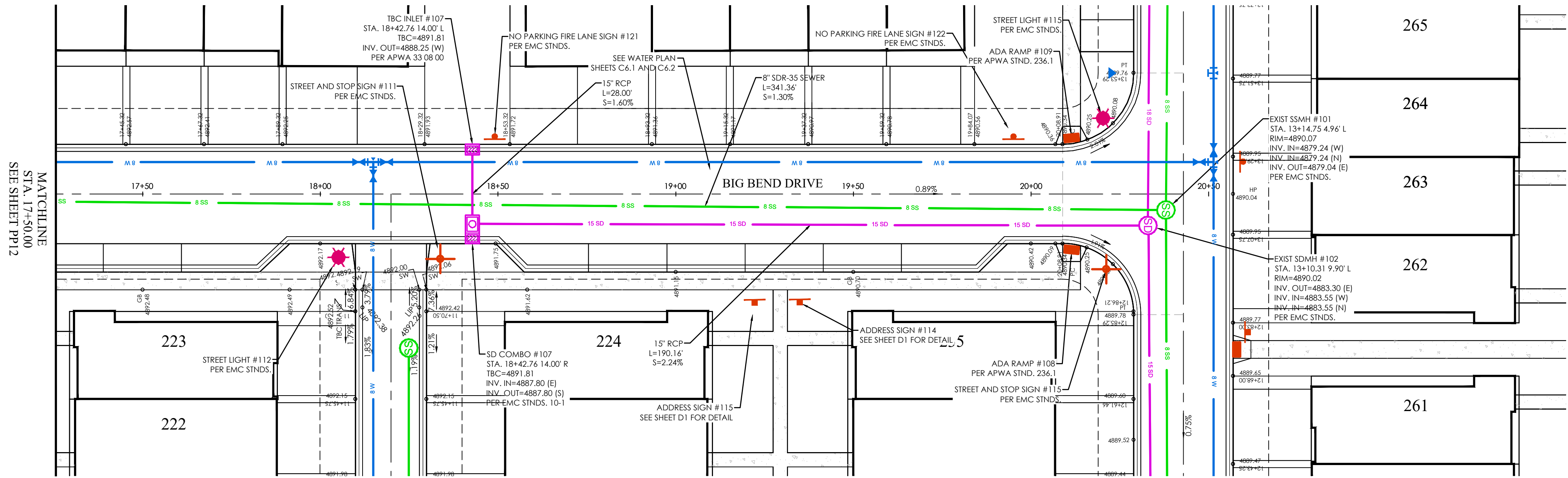
LEGEND

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

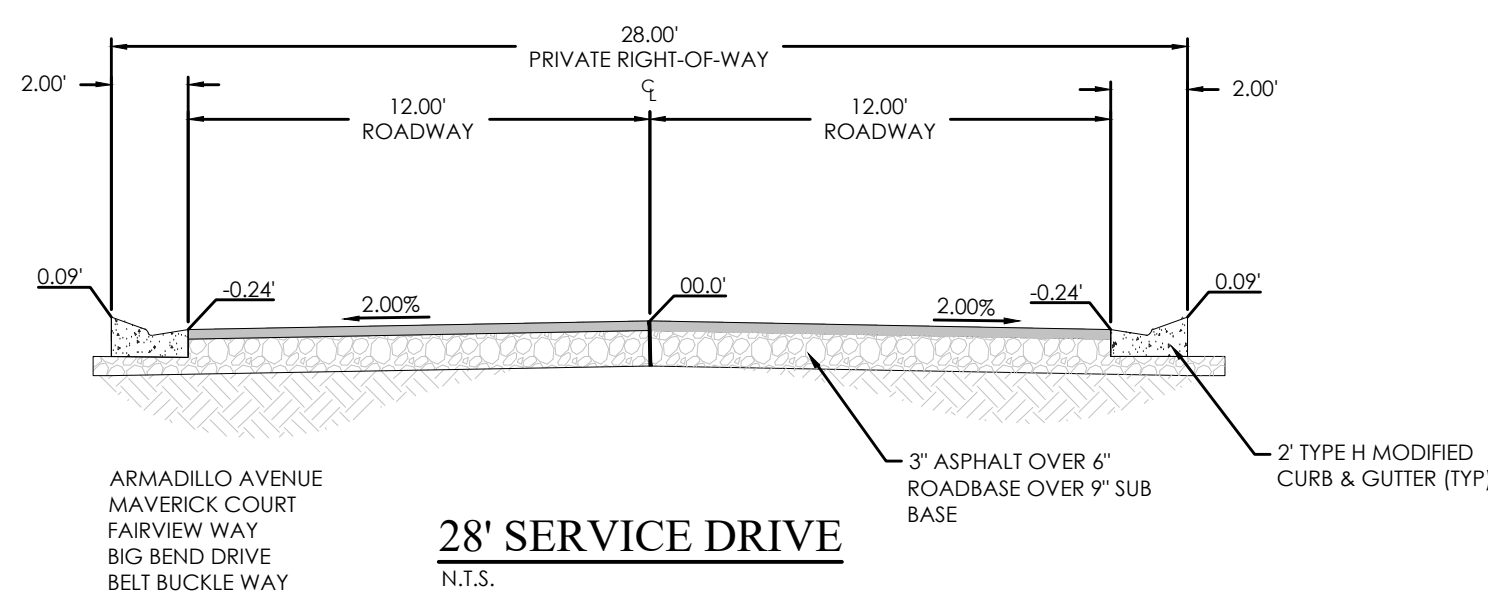
PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
BIG BEND DRIVE

REVISION BLOCK	DATE	DESCRIPTION
1	01/30/25	1
2	01/30/25	2
3	01/30/25	3
4	01/30/25	4
5	01/30/25	5
6	01/30/25	6

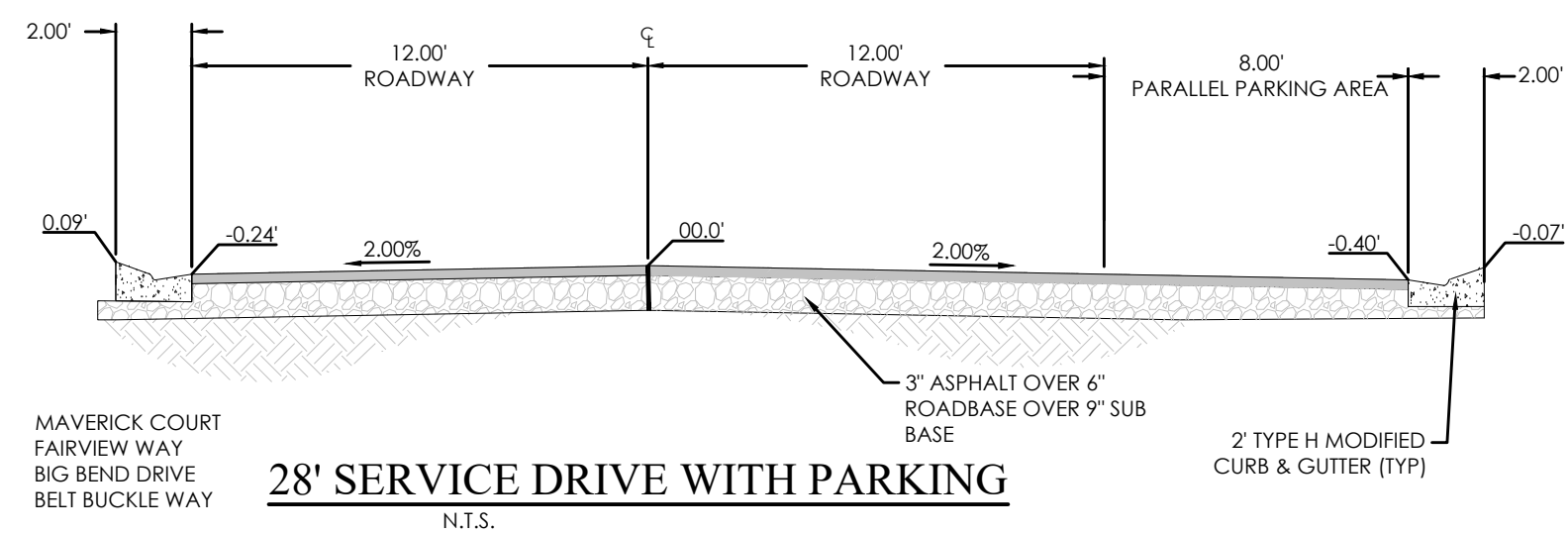
BIG BEND DRIVE	
Scale: 1"=20'	Drawn: MEC
Date: 01/30/25	Job #: 24-0230
Sheet:	PP12



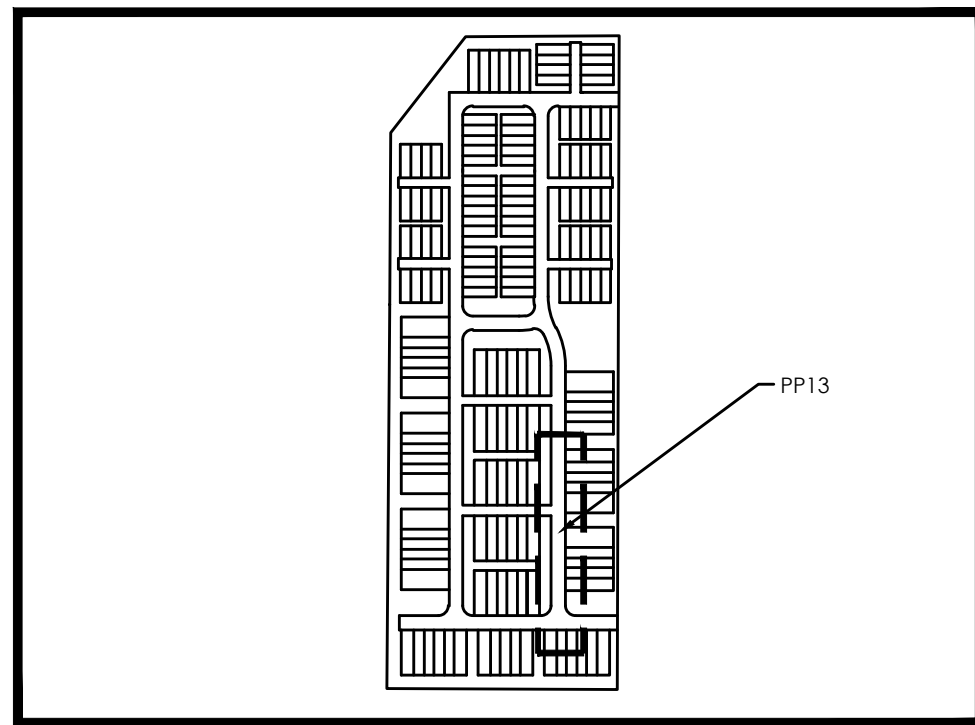
BIG BEND DRIVE PLAN



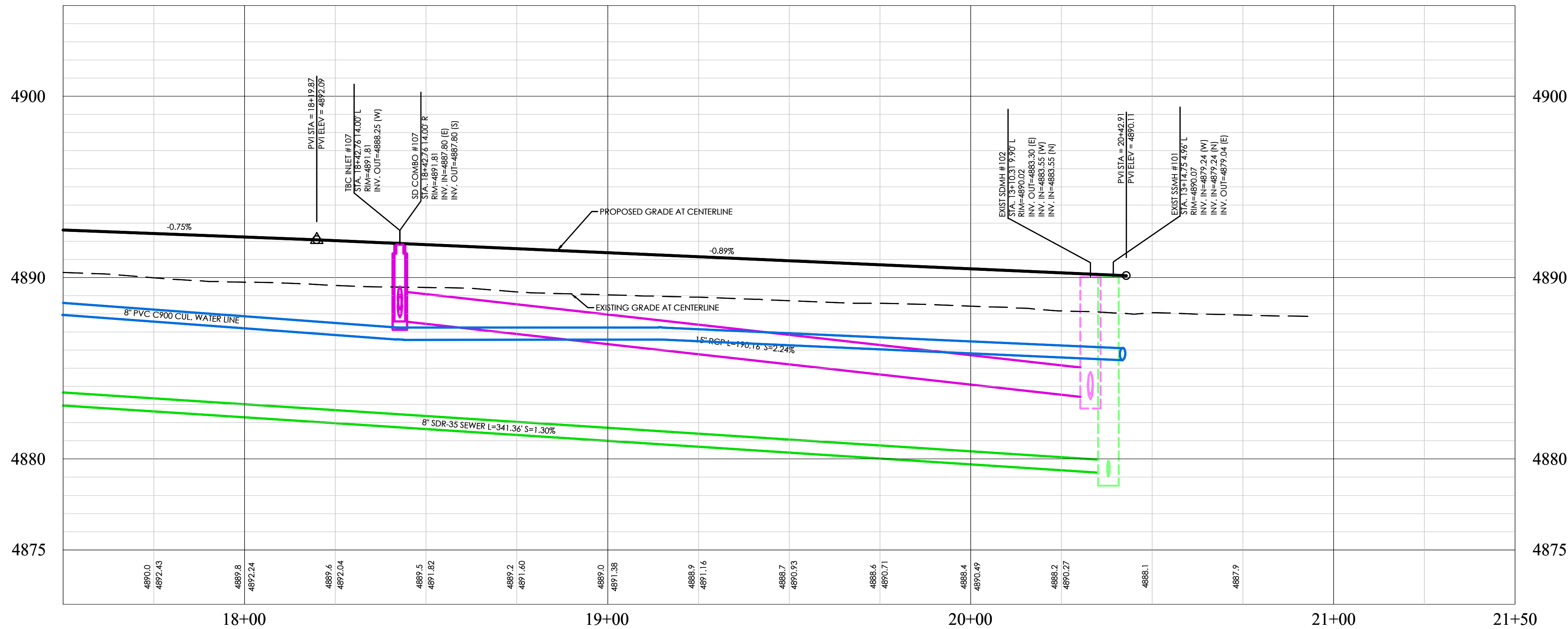
28' SERVICE DRIVE
N.T.S.



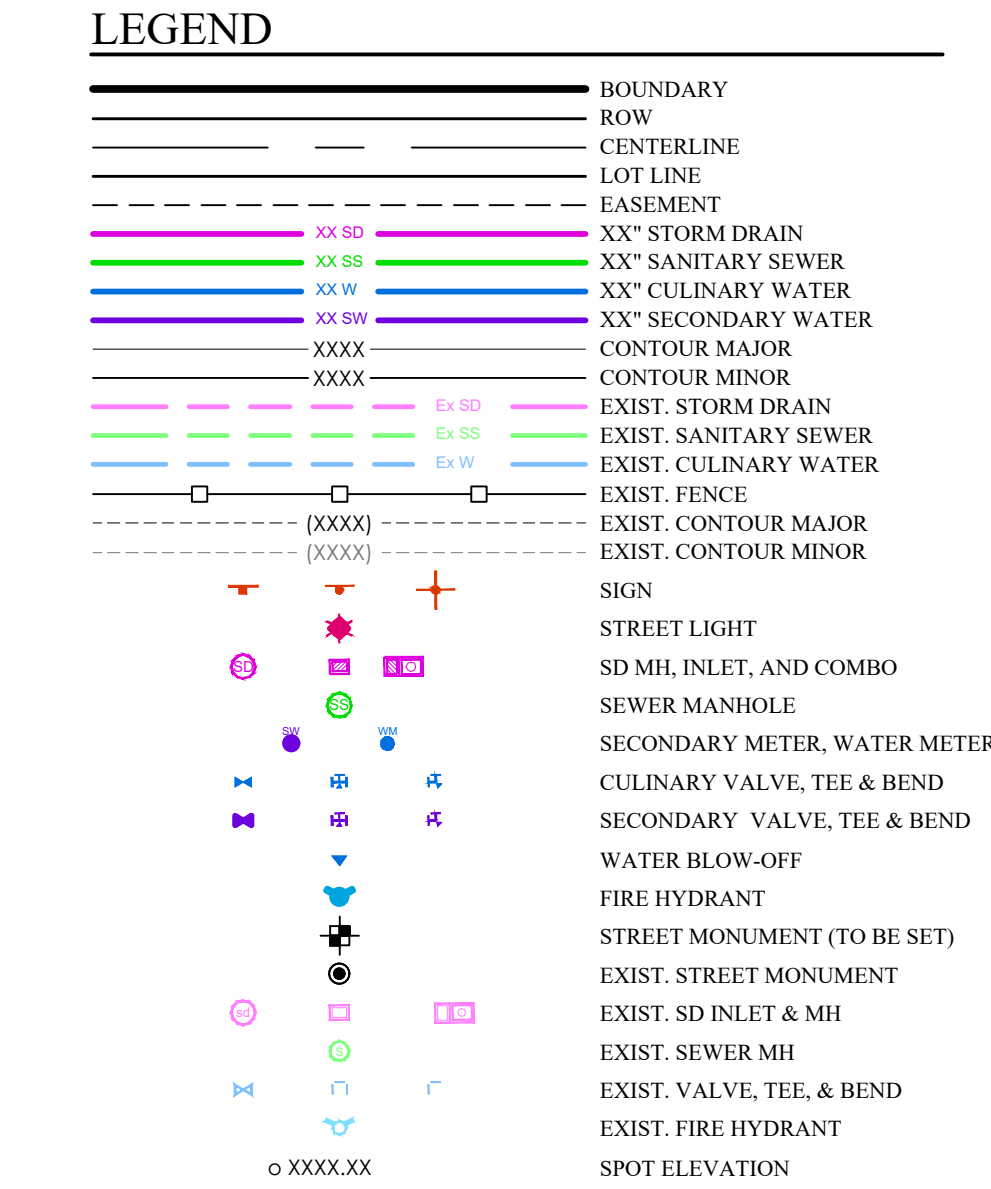
28' SERVICE DRIVE WITH PARKING
N.T.S.



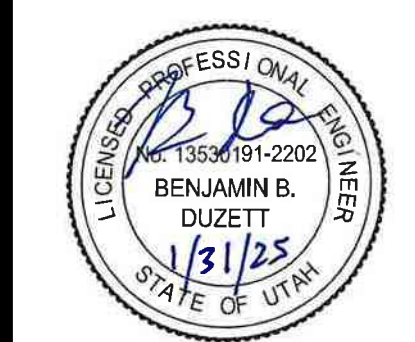
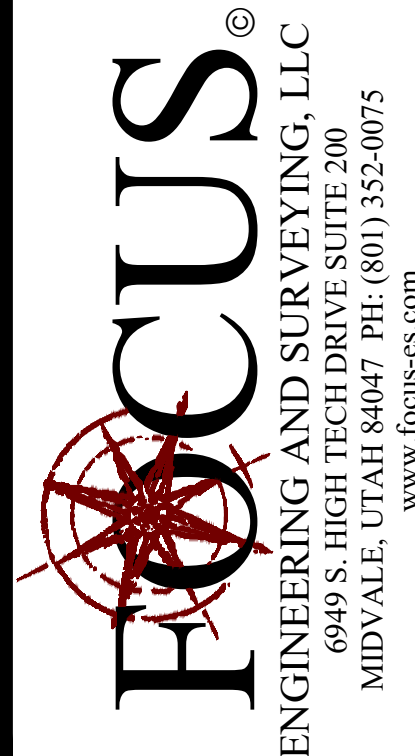
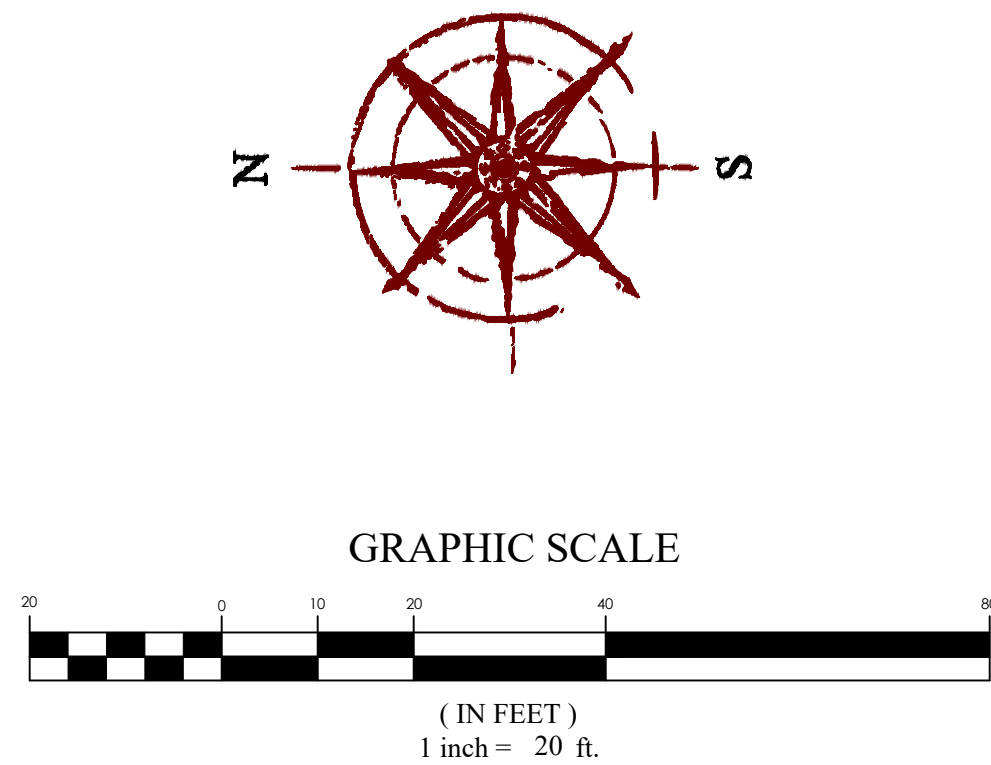
KEY MAP
N.T.S.



BIG BEND 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



PINNACLES PLAT B PHASE 3

EAGLE MOUNTAIN, UT

BIG BEND DRIVE

REVISION BLOCK	
#	DESCRIPTION
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BIG BEND DRIVE

Scale: 1"=20'

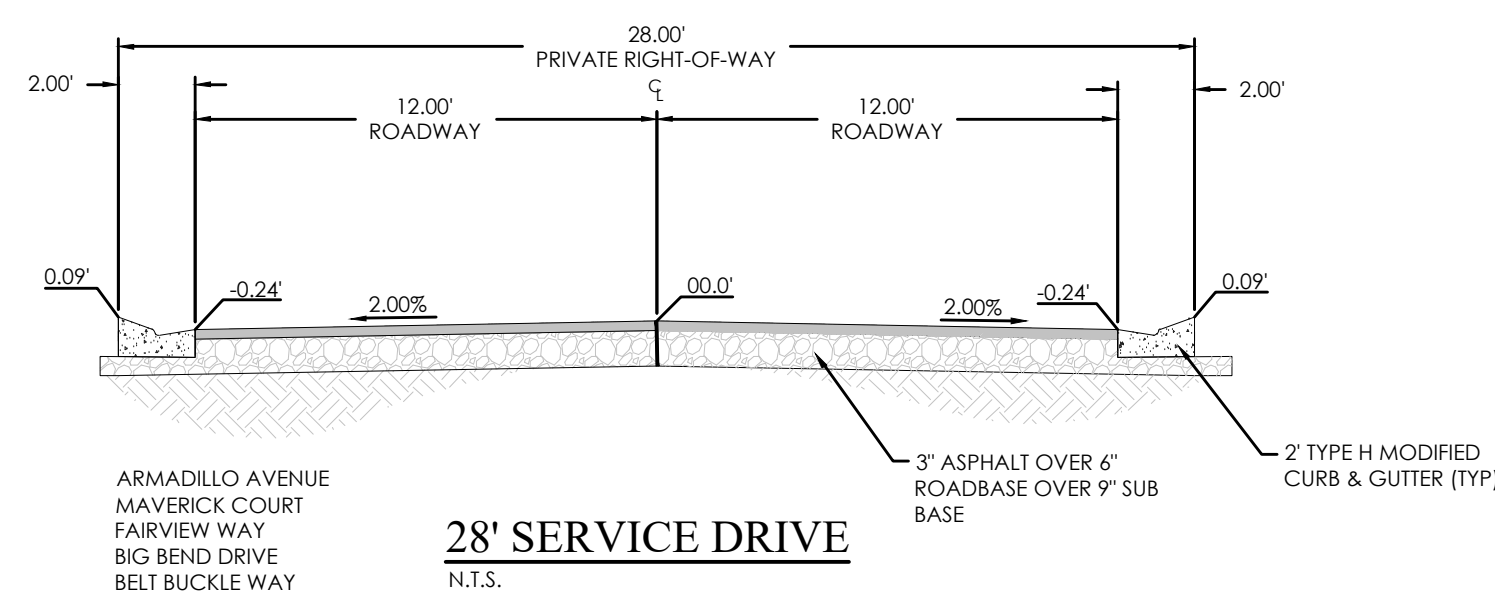
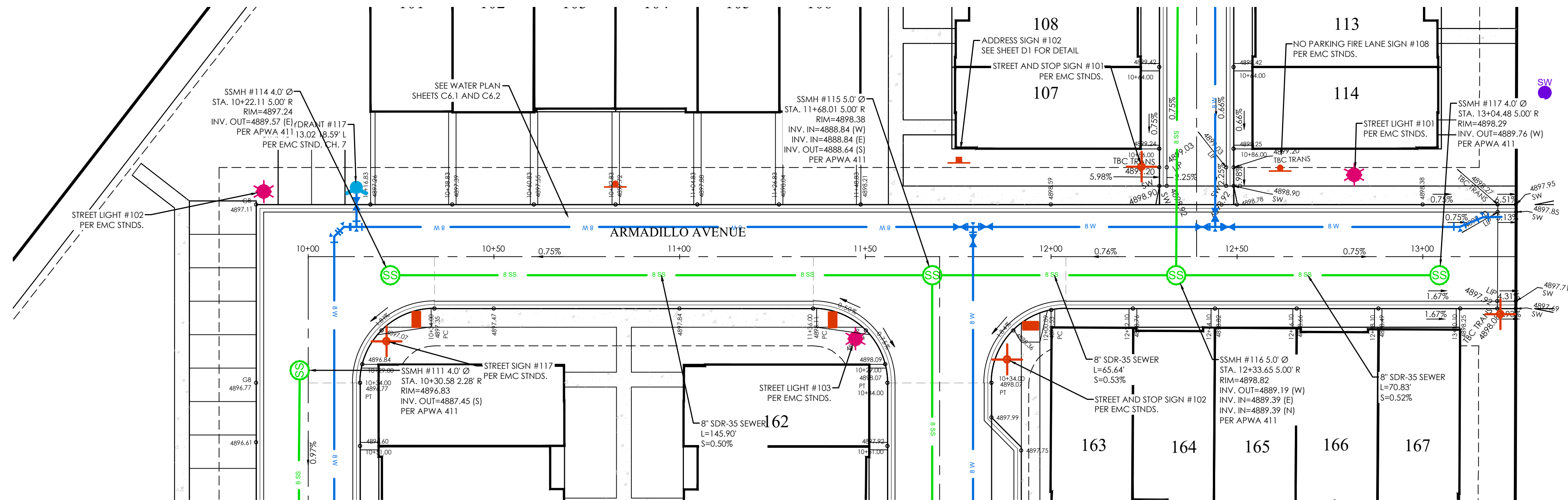
Date: 01/30/25

Sheet: PP13

Drawn: MEC

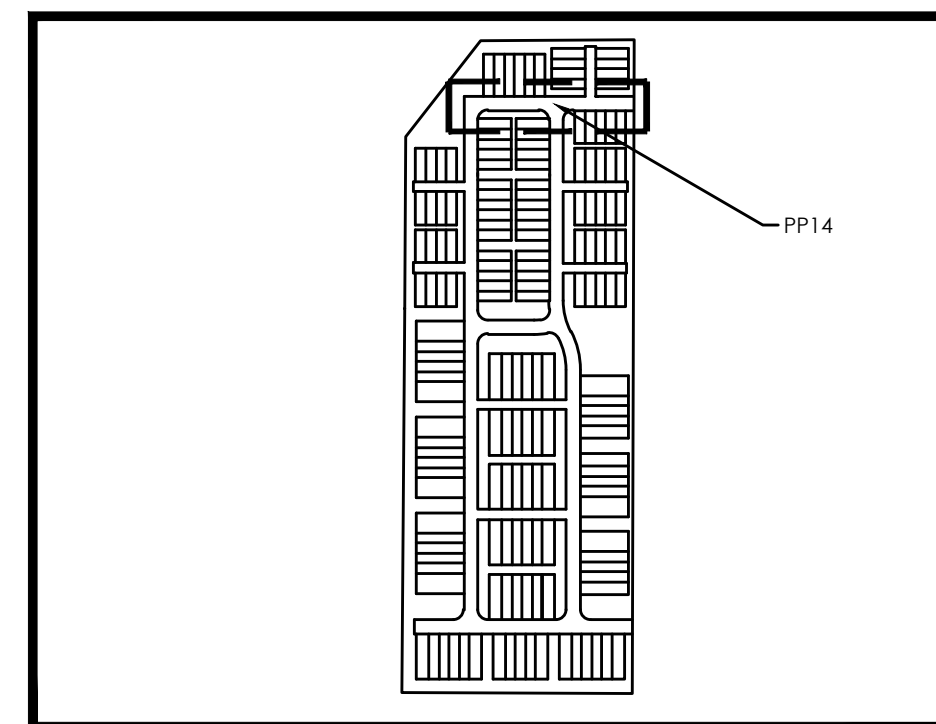
Job #: 24-0230



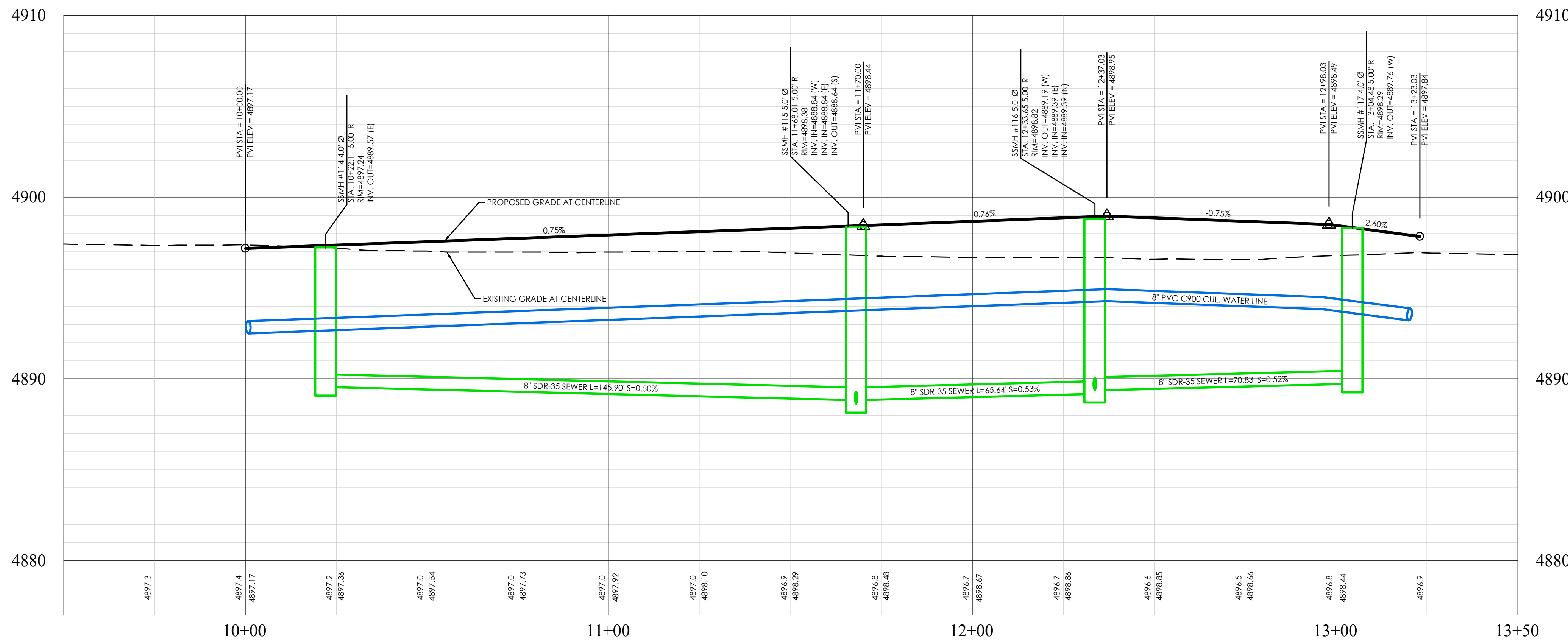


ARMADILLO AVENUE PLAN

LEGEND	
BOUNDARY	XX" STORM DRAIN
CENTERLINE	XX" SANITARY SEWER
LOT LINE	XX" CULINARY WATER
EASEMENT	XX" SECONDARY WATER
CONTOUR MAJOR	XXXX
CONTOUR MINOR	XXXX
EXIST. STORM DRAIN	XXXX
EXIST. SANITARY SEWER	XXXX
EXIST. CULINARY WATER	XXXX
EXIST. FENCE	XXXX
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	
SPOT ELEVATION	

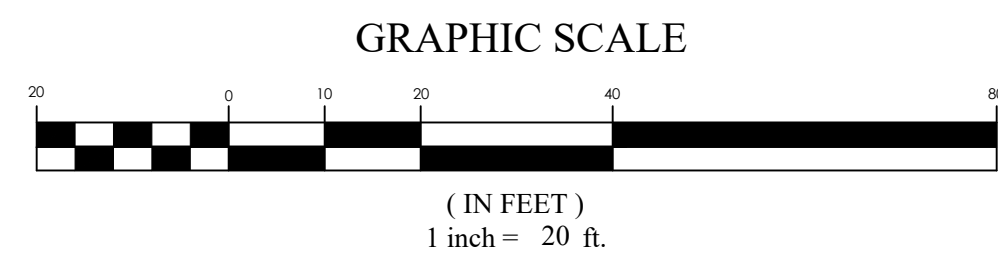


KEY MAP
N.T.S.



ARMADILLO AVENUE PROFILE

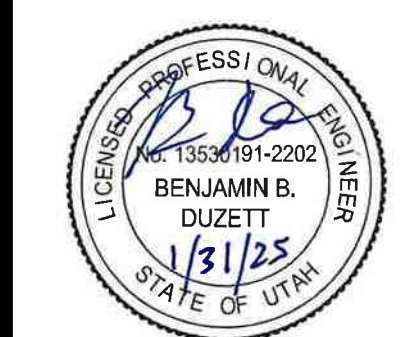
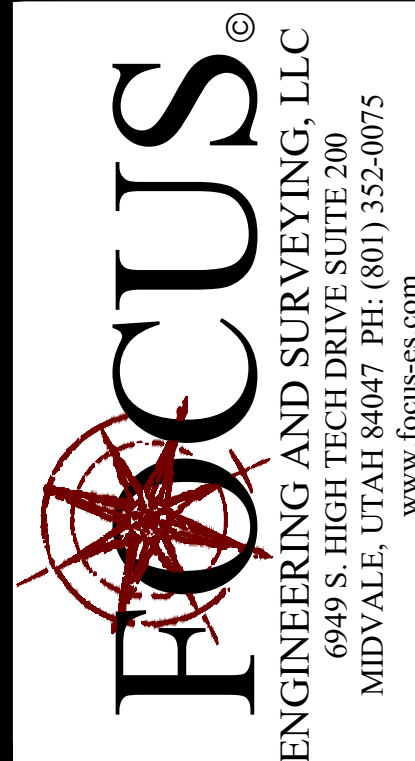
BENCHMARK
EAST 1/4 CORNER OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4869.48
DATUM: NGVD29

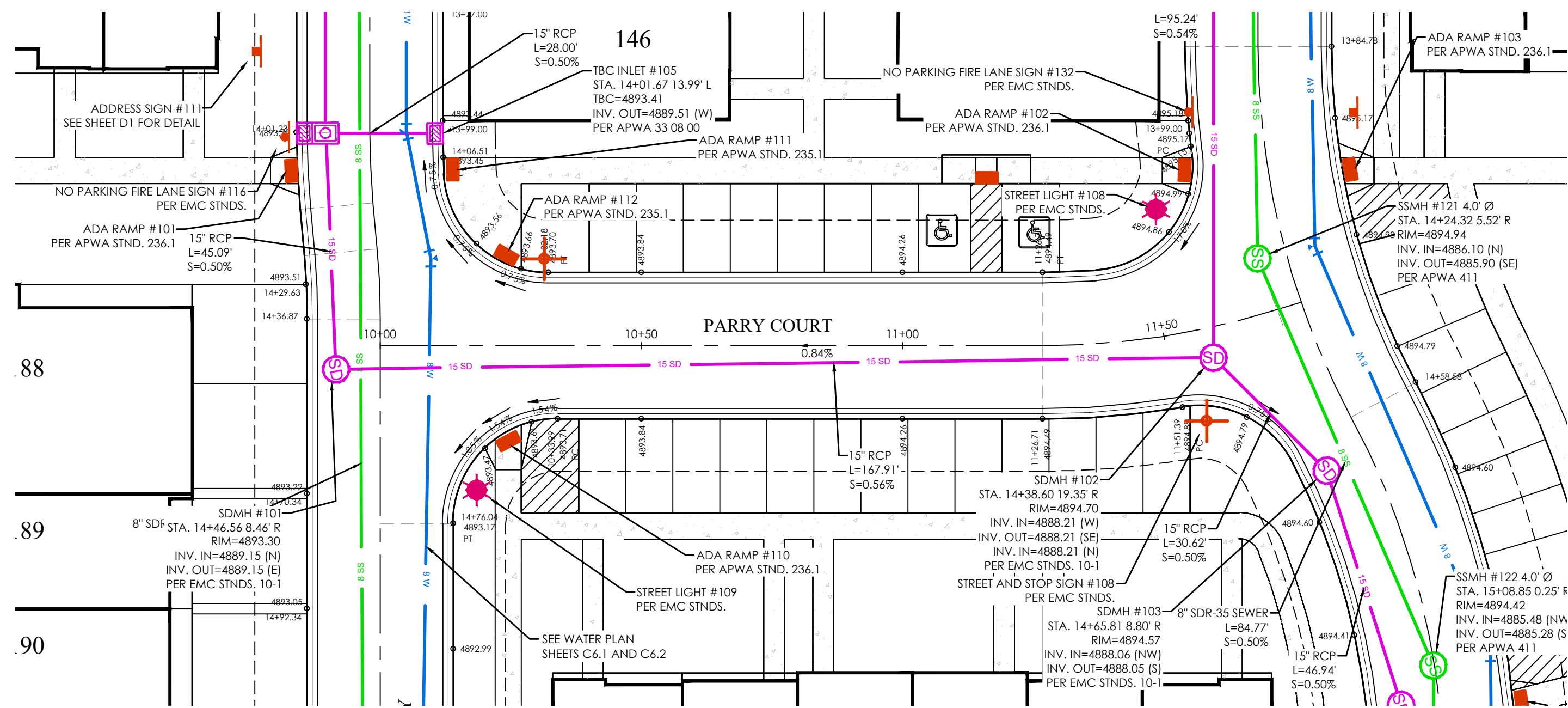


PINNACLES PLAT B PHASE 3 EAGLE MOUNTAIN, UT ARMADILLO AVENUE

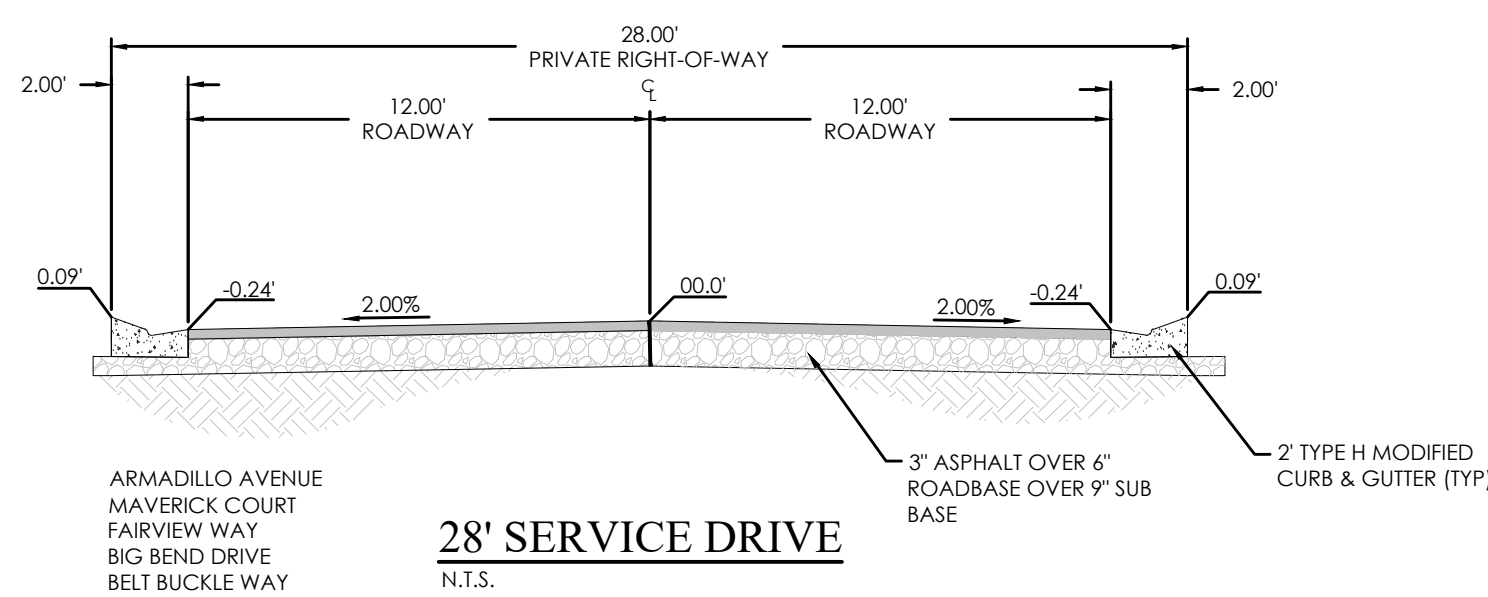
REVISION BLOCK	DATE	DESCRIPTION
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ARMADILLO AVENUE	
Scale: 1"=20'	Drawn: MEC
Date: 01/30/25	Job #: 24-0230
Sheet:	PP14

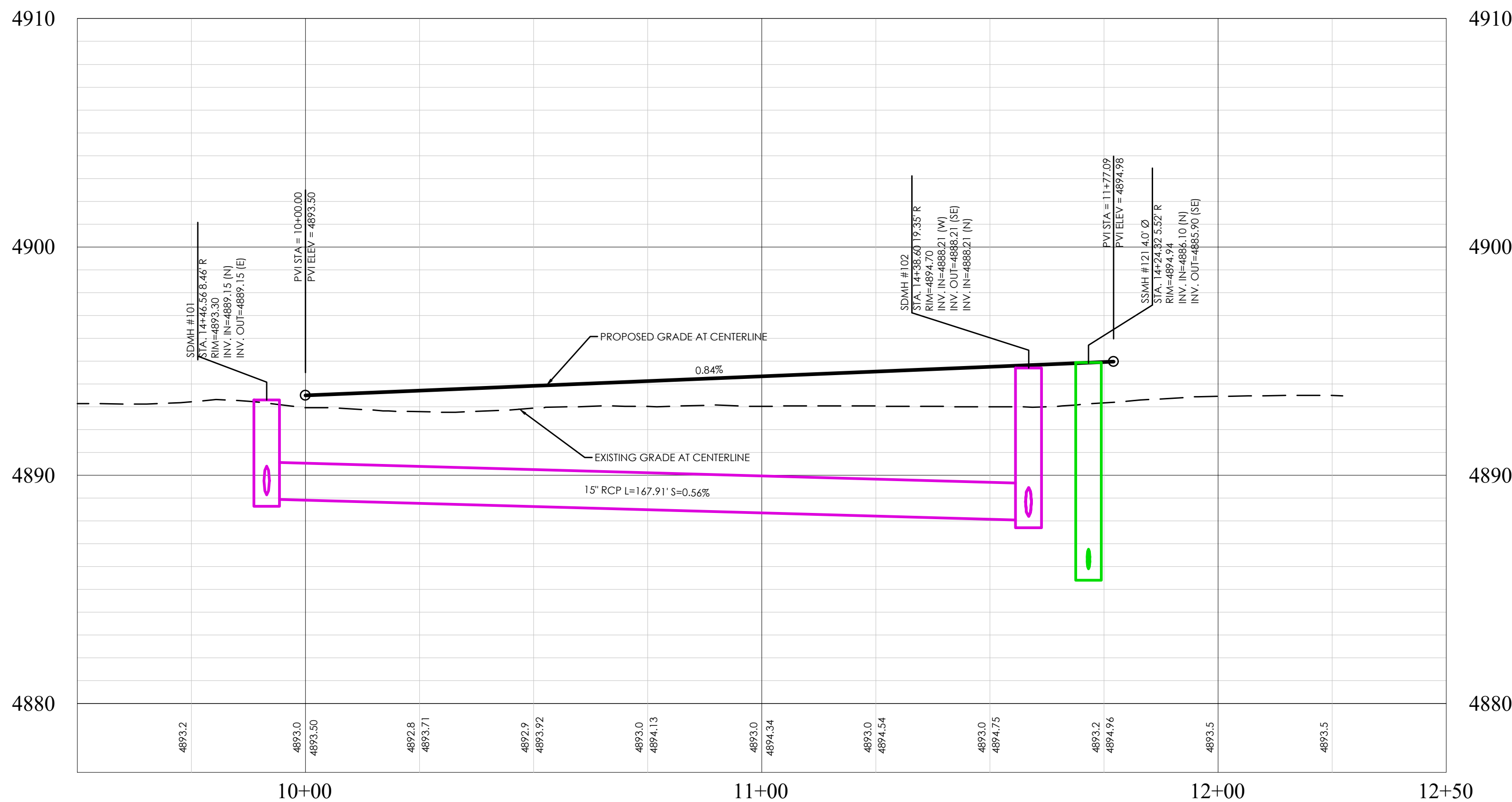




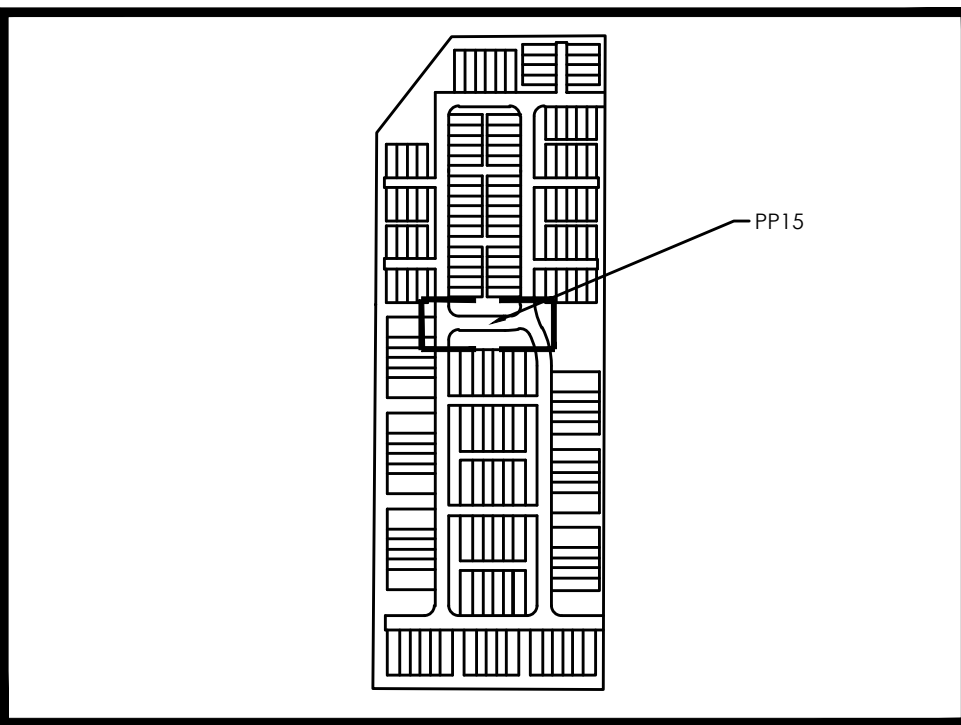
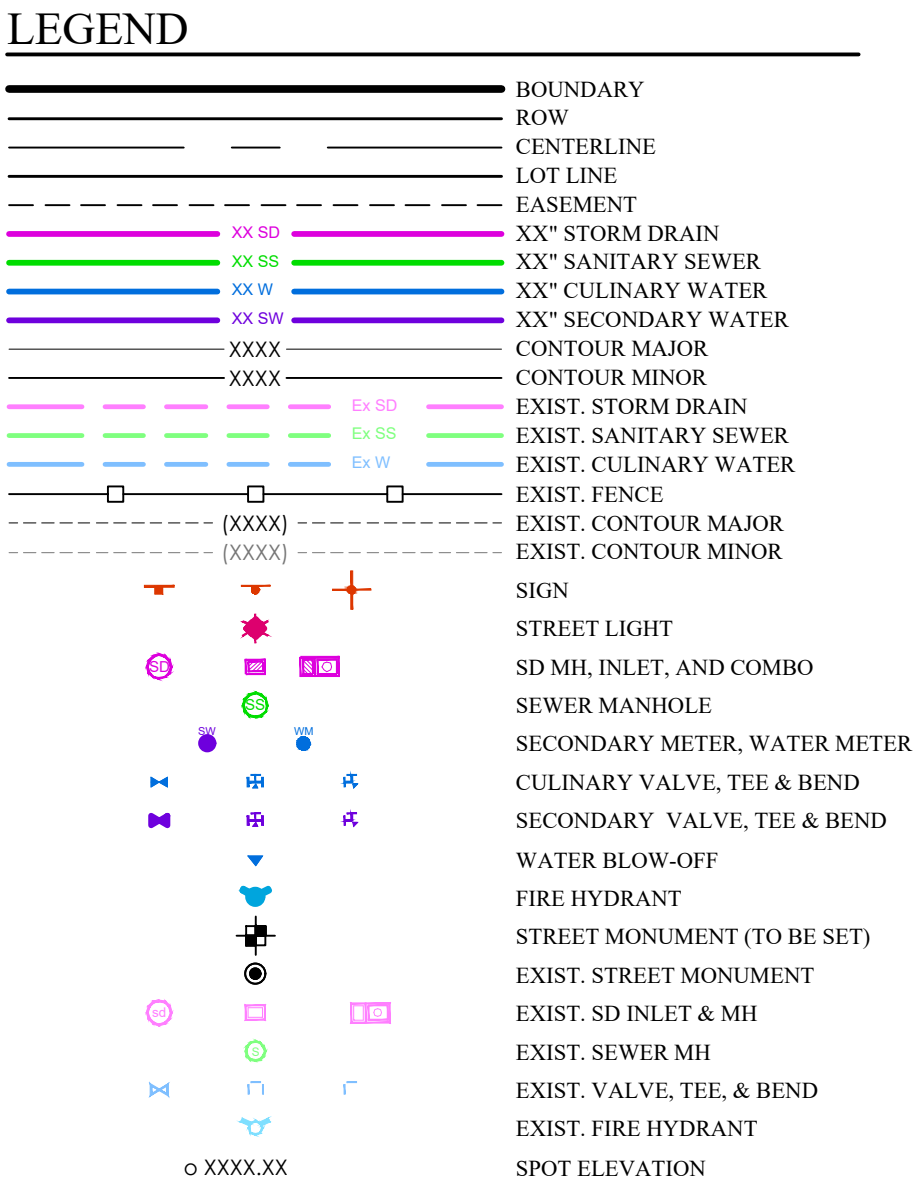
MAVERICK COURT PLAN



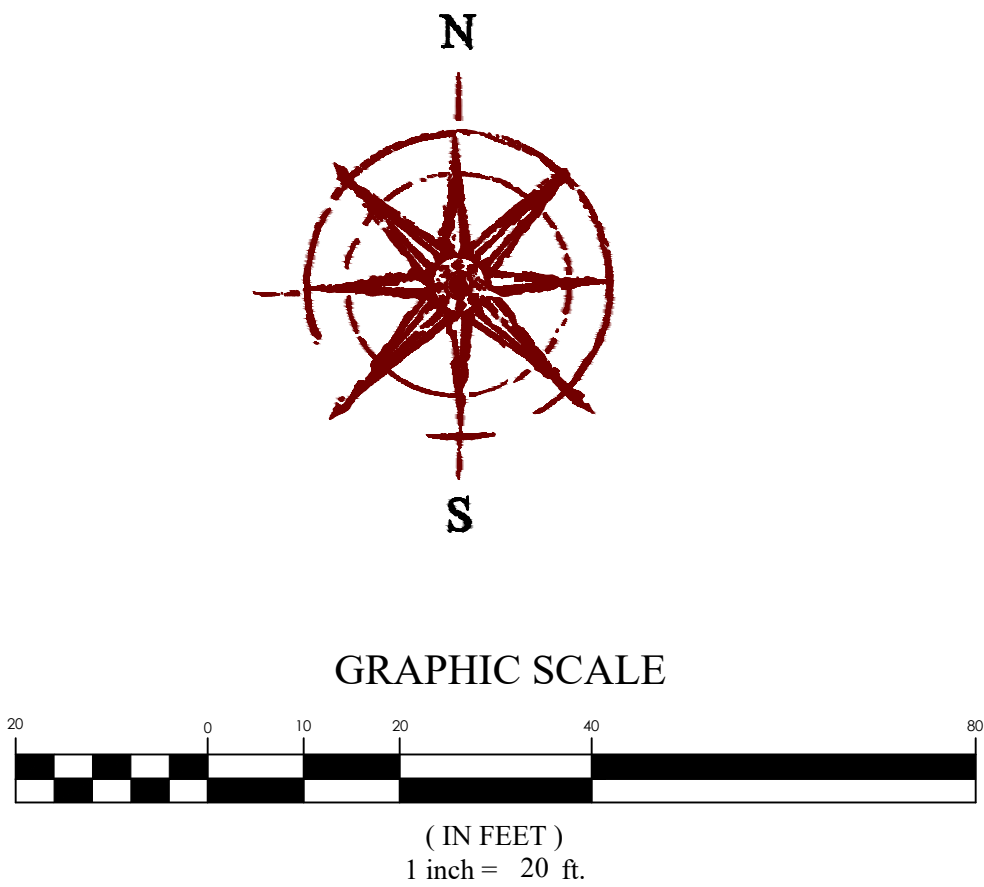
28' SERVICE DRIVE
N.T.S.



PARRY COURT PROFILE



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

PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
MAVERICK COURT

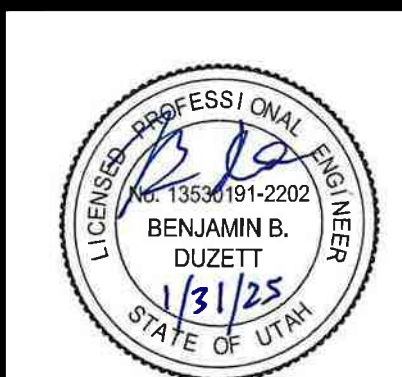
REVISION BLOCK	DATE	DESCRIPTION
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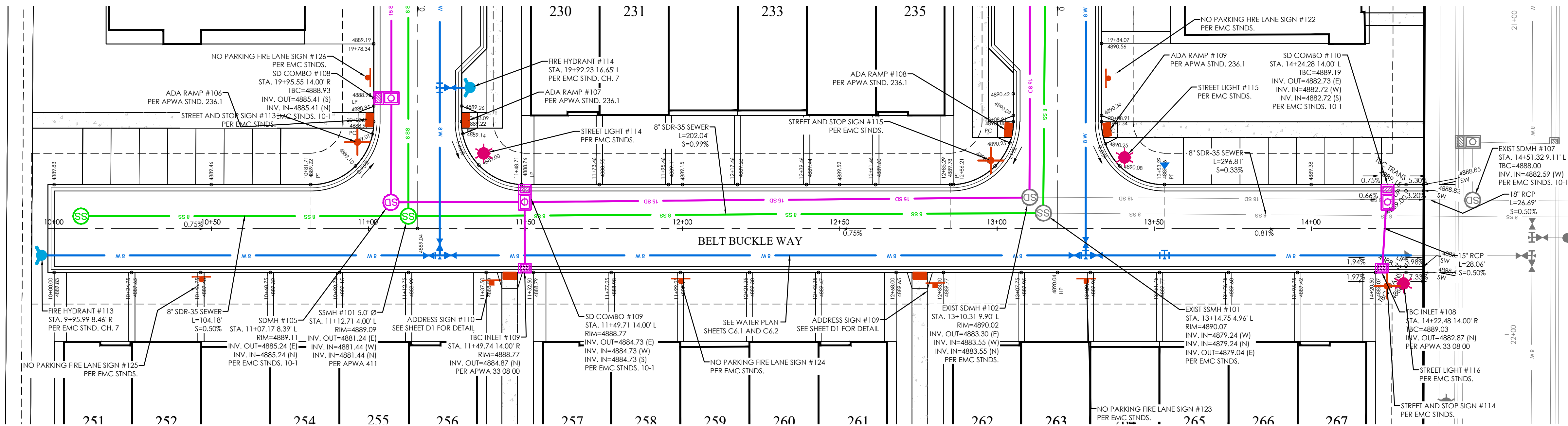
MAVERICK COURT

Scale: 1"=20'
Date: 01/30/25
Sheet: PP15

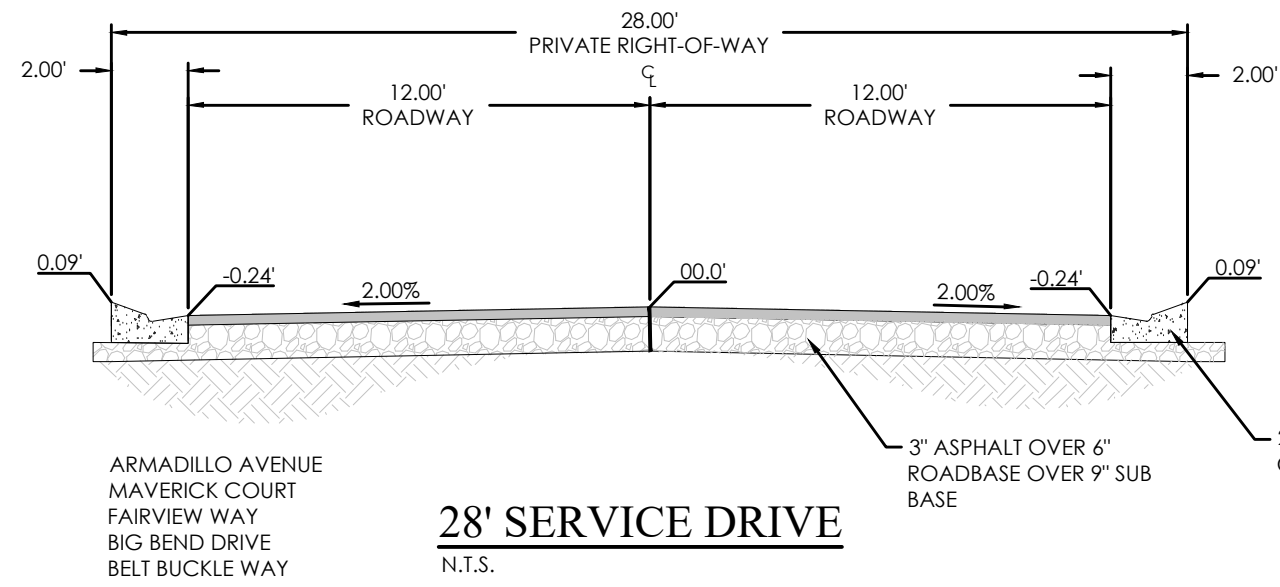
Drawn: MEC
Job #: 24-0230

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
WWW.FOCUS-ES.COM

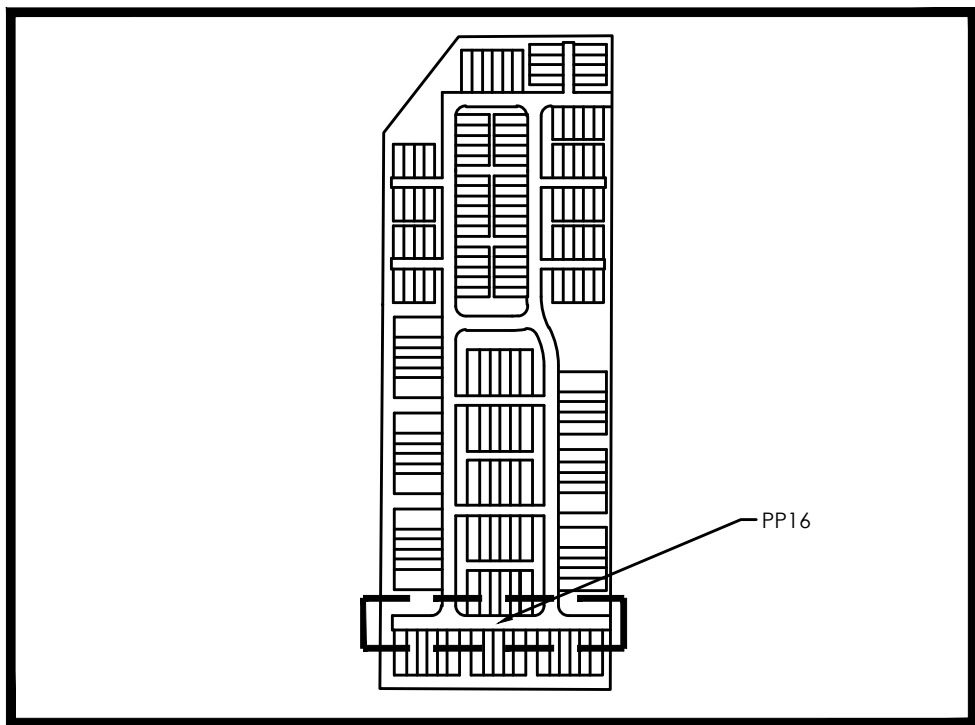




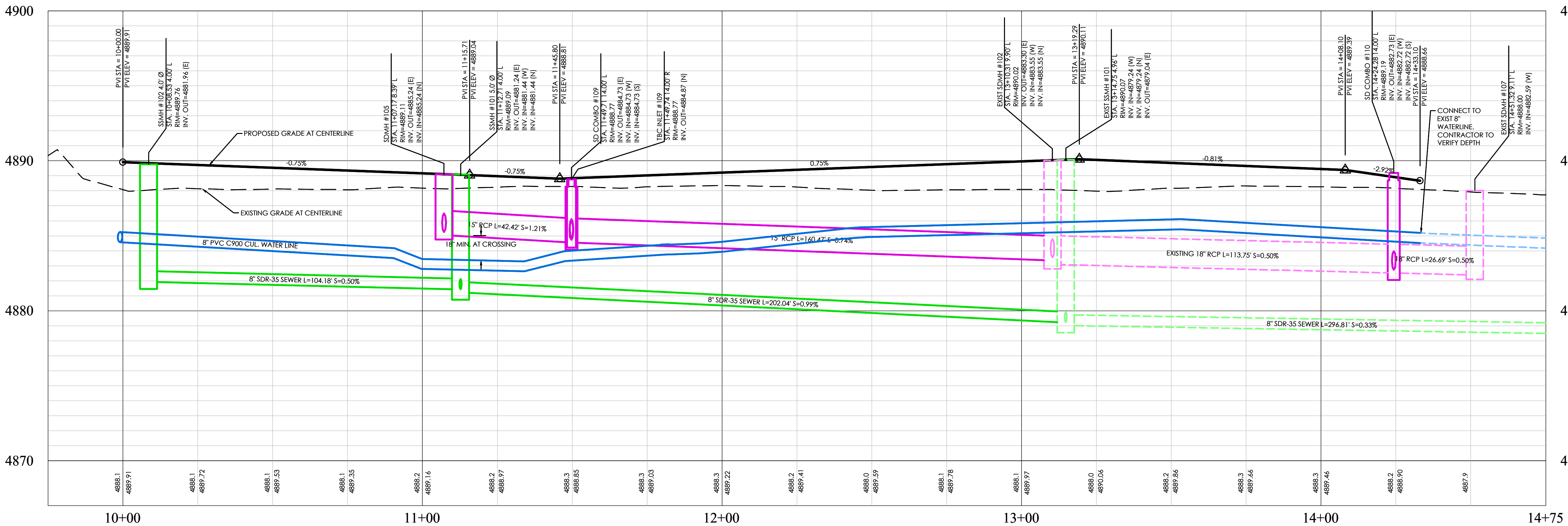
BELT BUCKLE WAY PLAN



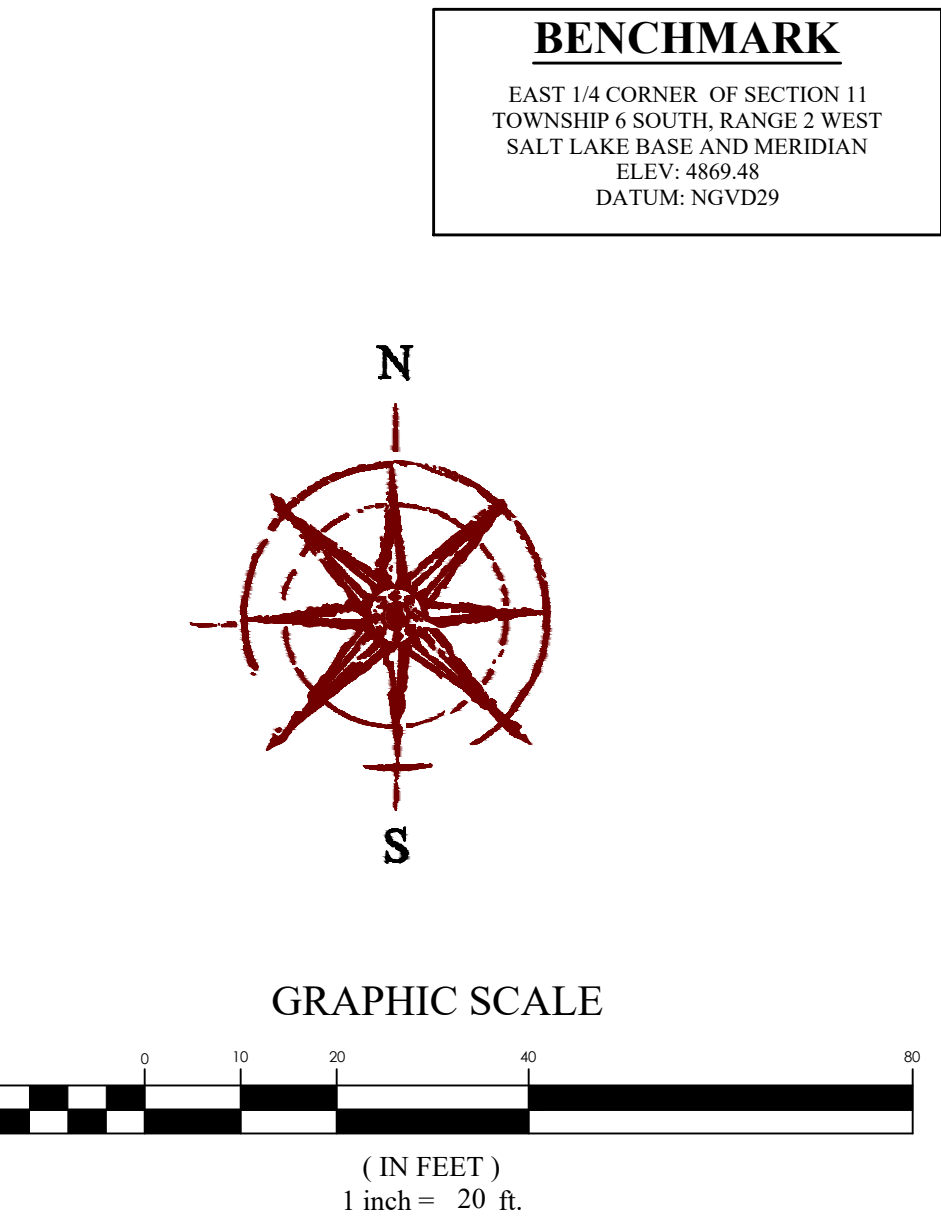
28' SERVICE DRIVE
N.T.S.



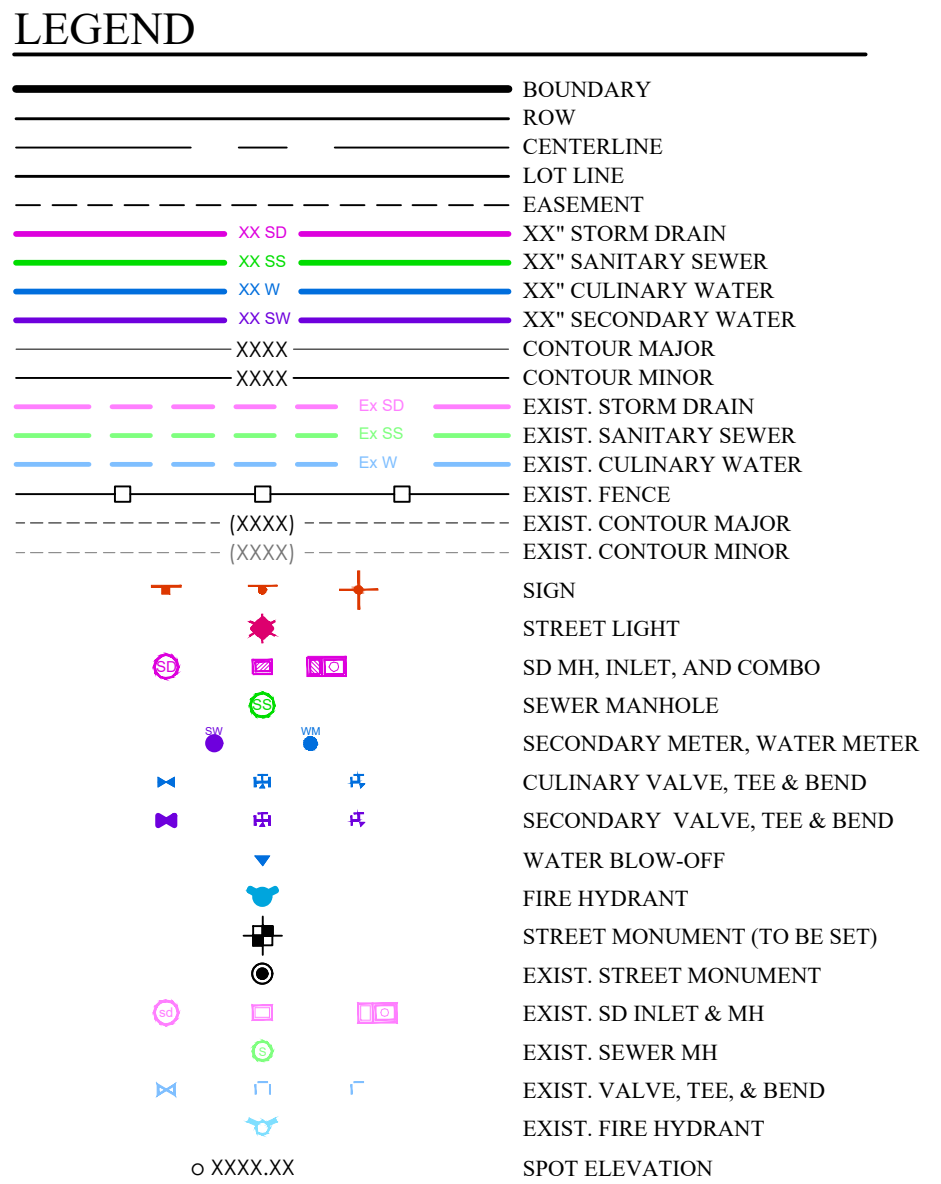
KEY MAP
N.T.S.



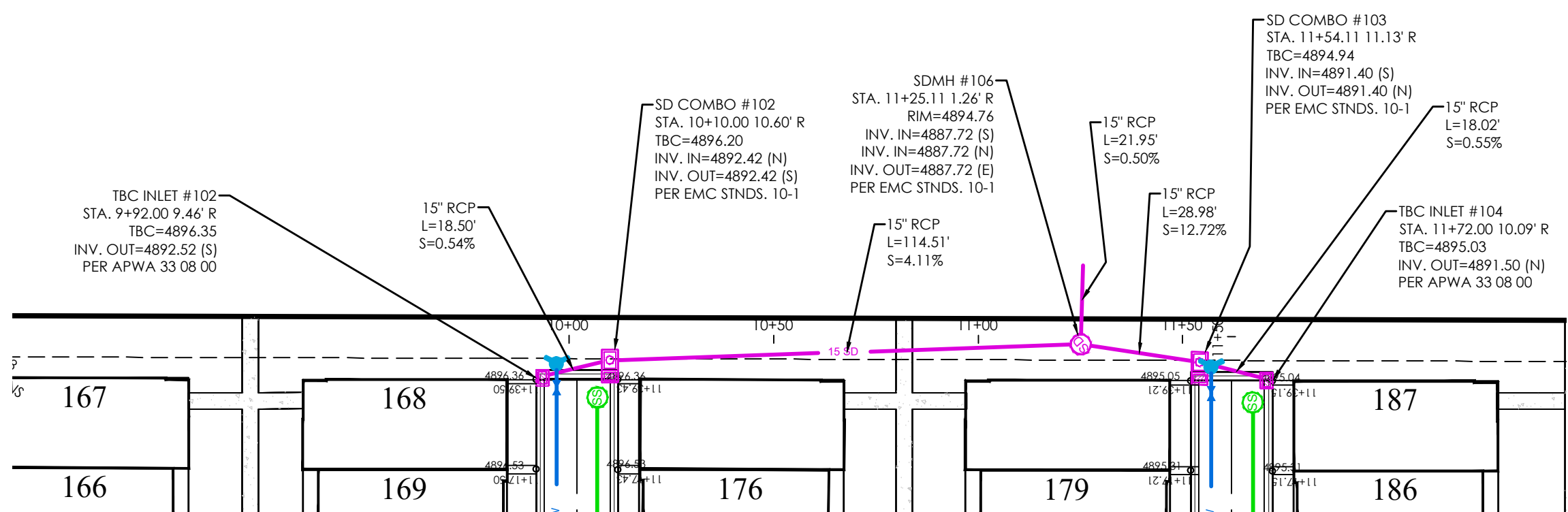
BELT BUCKLE WAY PROFILE



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

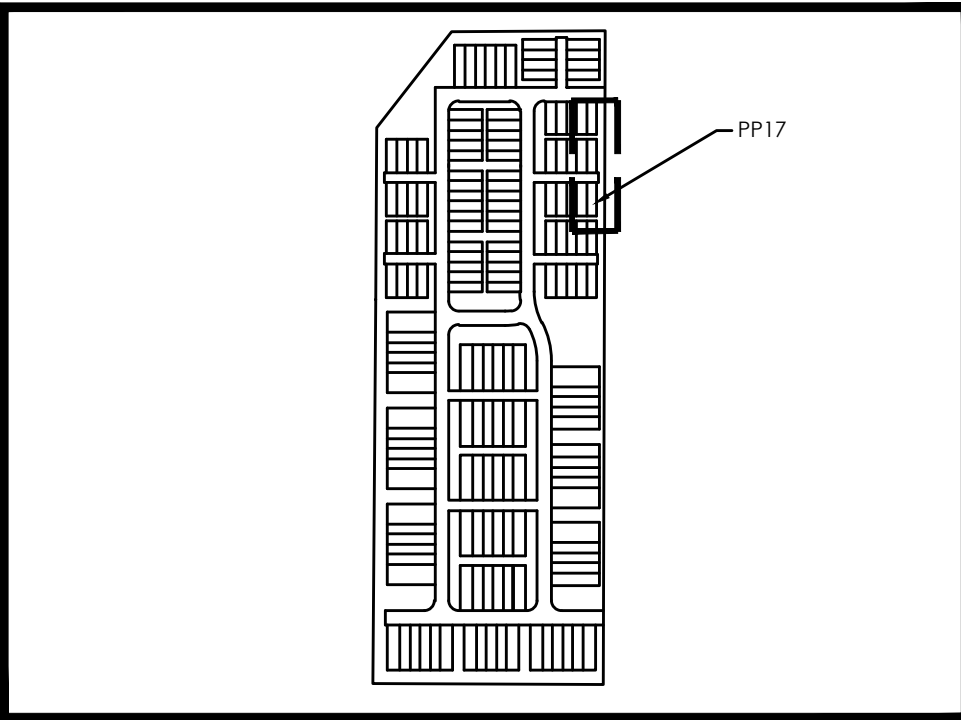


REVISION BLOCK	
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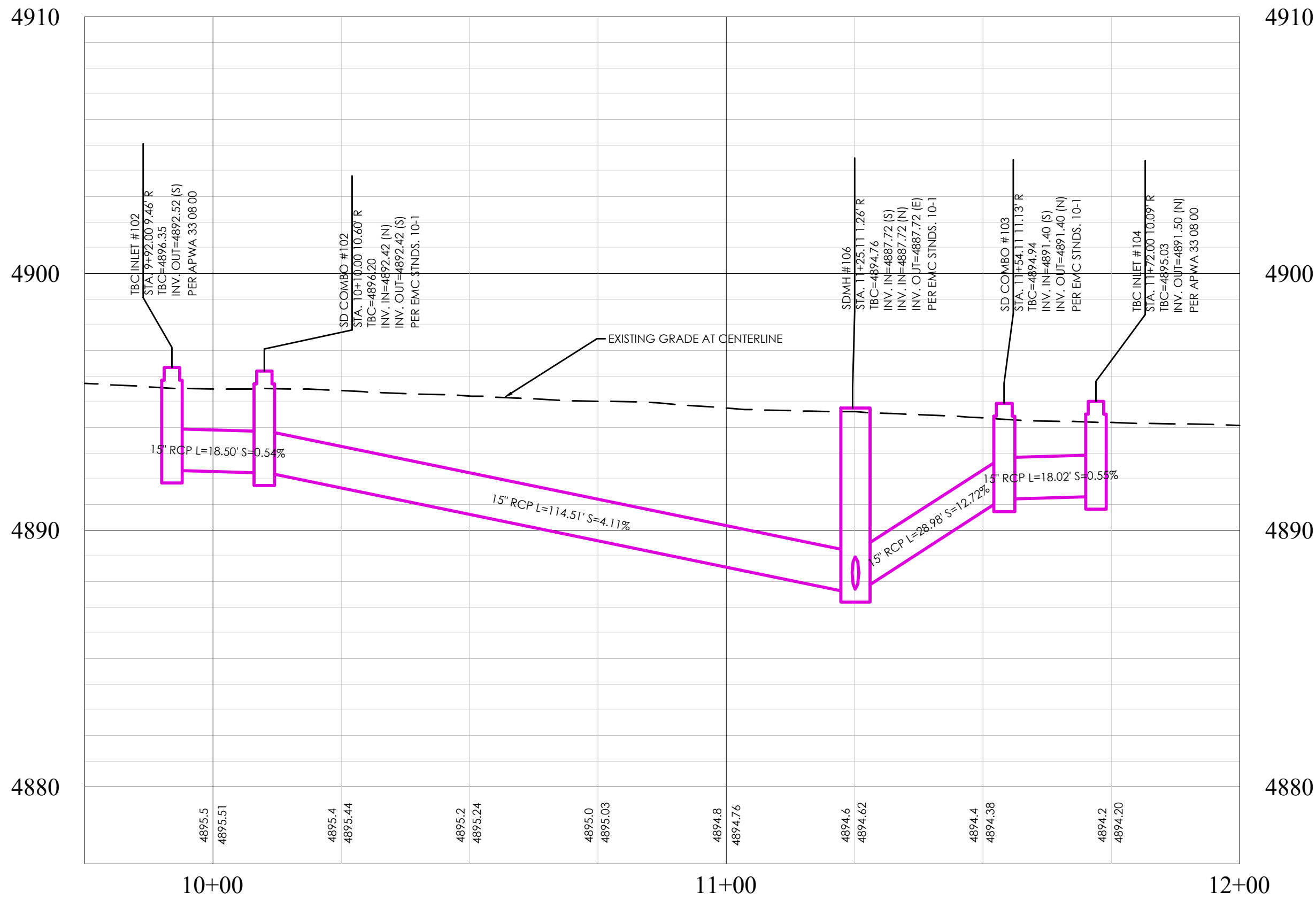


STORM DRAIN PLAN

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

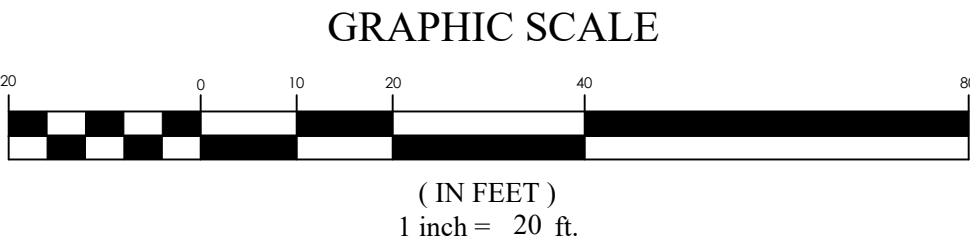


KEY MAP
N.T.S.



STORM DRAIN 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



PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN, UT
STORM DRAIN

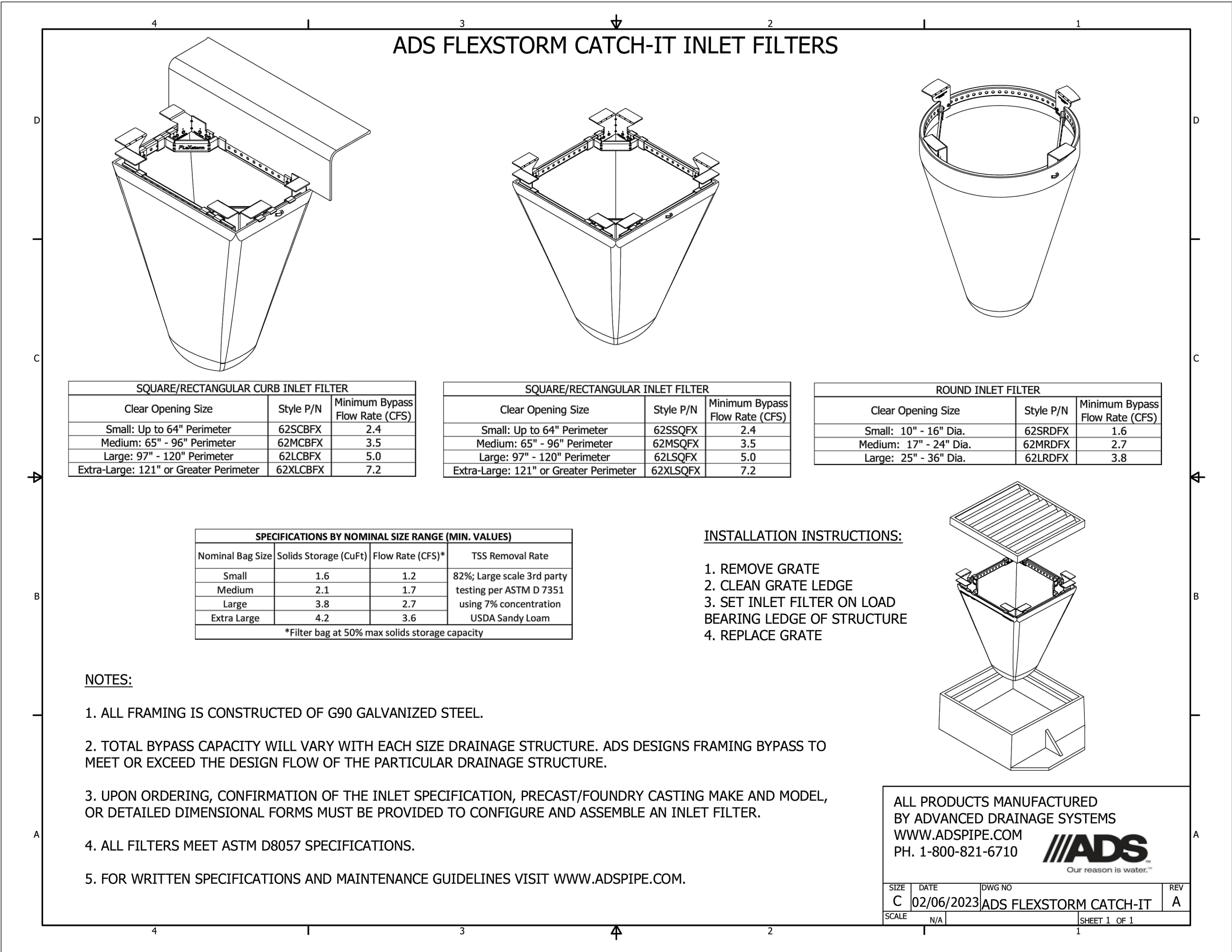
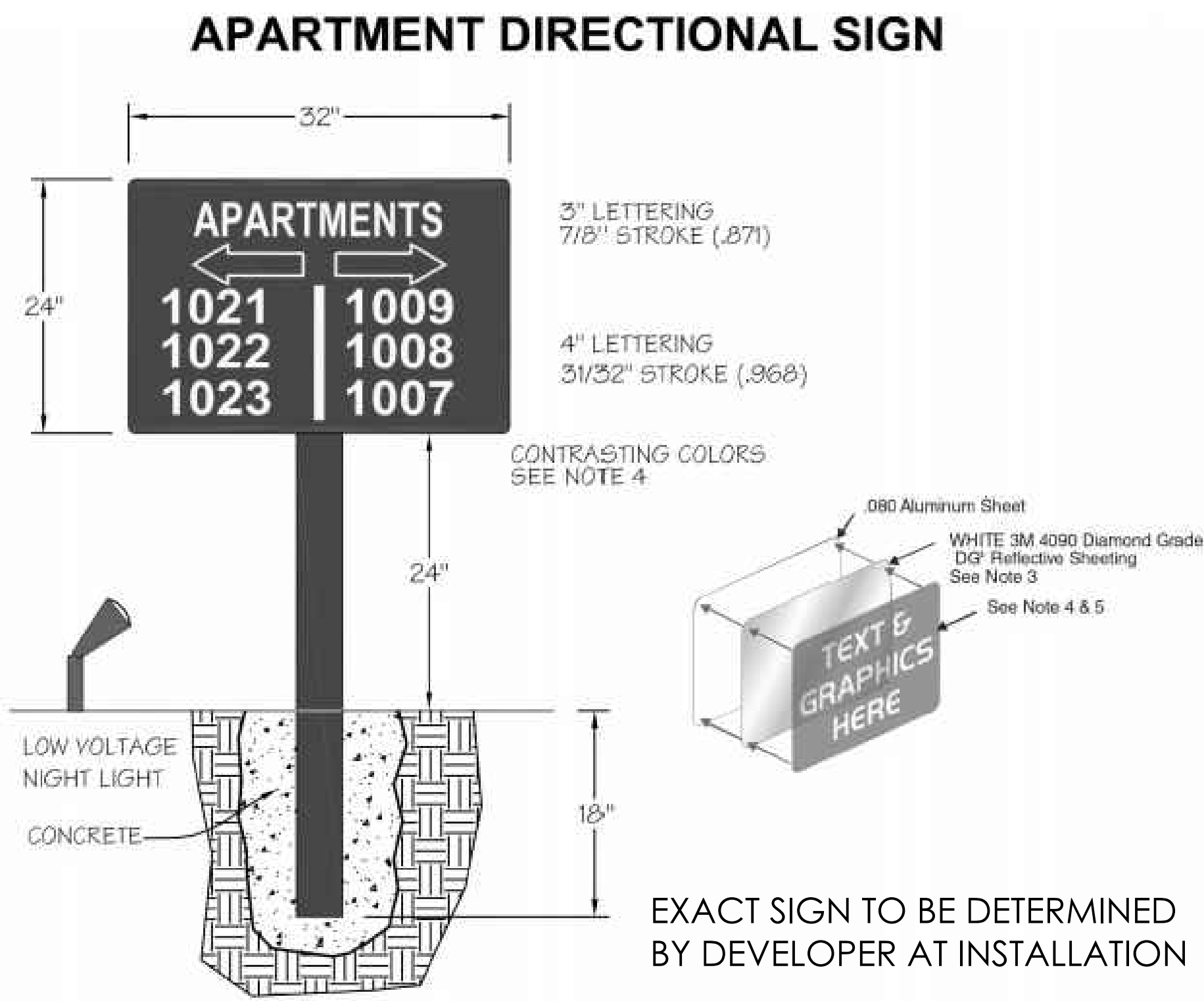
REVISION BLOCK	
#	DESCRIPTION
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STORM DRAIN

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

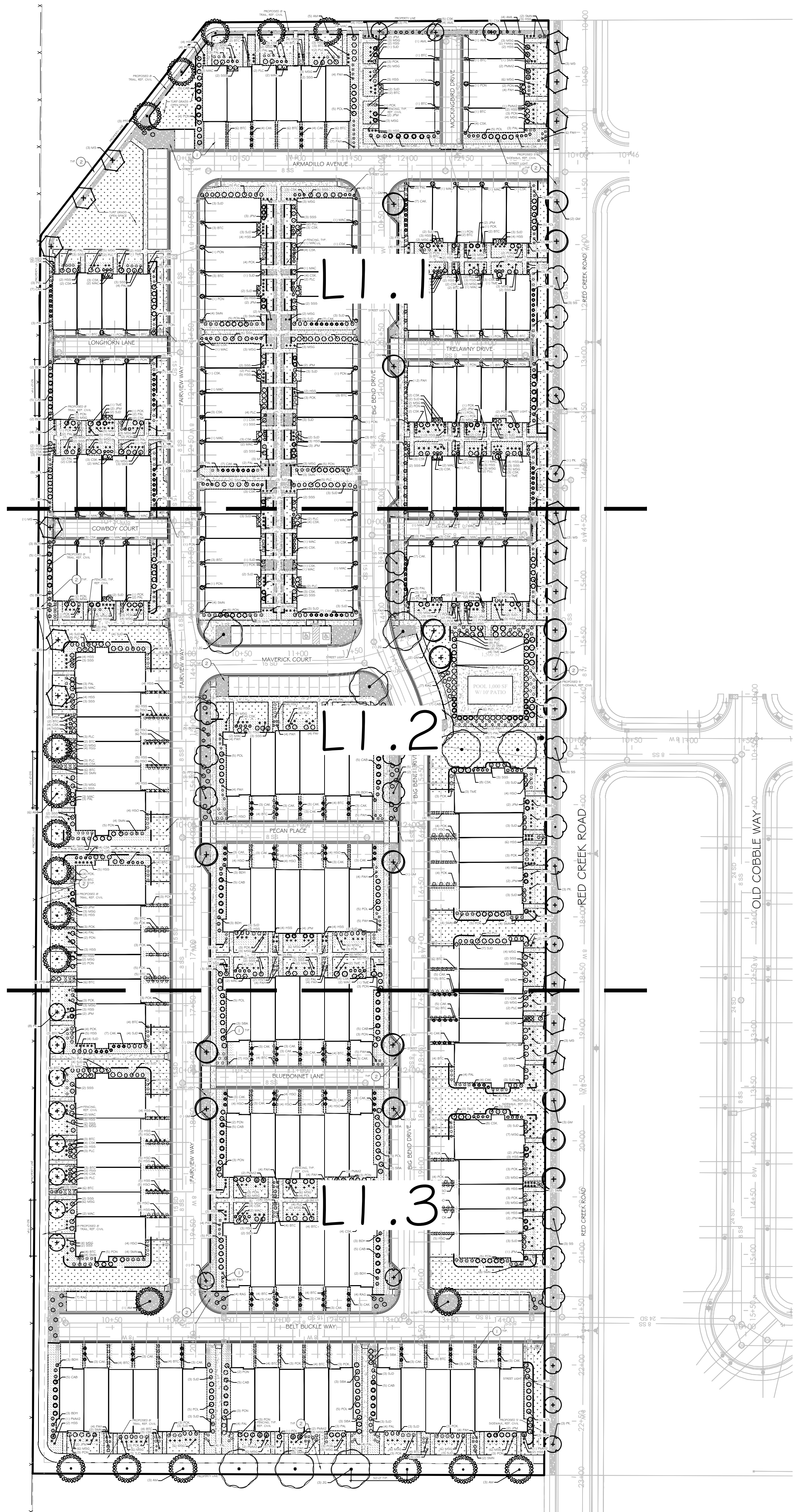
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

LICENSED PROFESSIONAL ENGINEER
NO. 1353191-2202
BENJAMIN B. DUZETT
1/31/25
STATE OF UTAH



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



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 Flowering Cherry	2' Cal.	21	15'x20'	NO
	SS	Syringa 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 Hedge'	Dwarf Chokeberry	2 gal.	10	2'x2'	NO
	BTC	Berberis 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'	NO
	CAB	Cornus alba 'Bailhato' TM	Ivory Halo Dogwood	5 gal.	79	5'x5'	NO
	CSK	Cornus sencea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	2 gal.	232	2'x2'	YES
	JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.	8	6'x1'	YES
	JPM	Juniperus x pfitzenana 'Monsari' 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'	NO
	PPD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Bush Cinquefoil	2 gal.	19	4'x3'	YES
	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'	NO
	SMN	Salvia nemorosa 'May Night'	May Night Sage	5 gal.	87	2'x2'	YES
	SSS	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea	5 gal.	103	4'x4'	NO
	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
							YES
							YES
ORNAMENTAL GRASSES	CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	191	3'x5'	NO
	HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.	381	2'x2'	YES
	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
							YES
PERENNIALS	H50	Heemerocalis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	166	1.5'x1'	
	L55	Leucanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	1 gal.	12	1.5'x1.5'	
	PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	154	2'x3'	
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	NO
GROUND COVERS	PP	Poa pratensis	Kentucky Bluegrass	sod	54,882 sf		

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

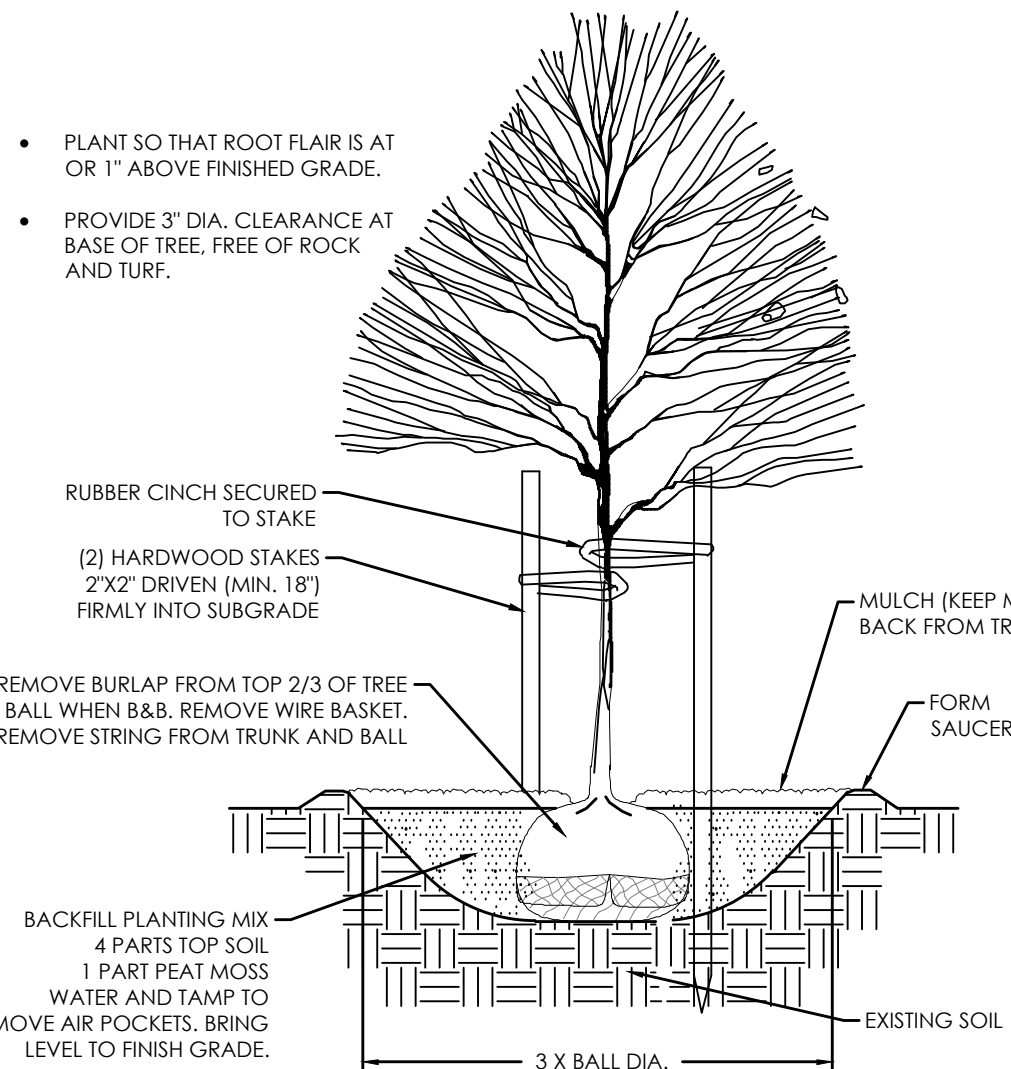
LANDSCAPE NOTES

- LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
- 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.
- INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
- CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

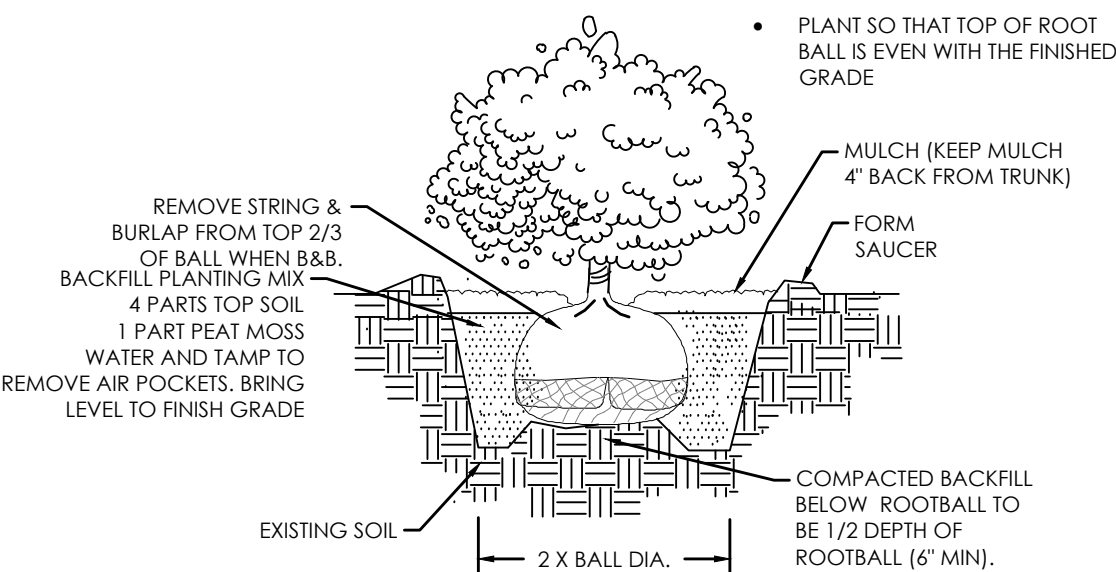
LIVE VEGETATION BREAKDOWN

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.

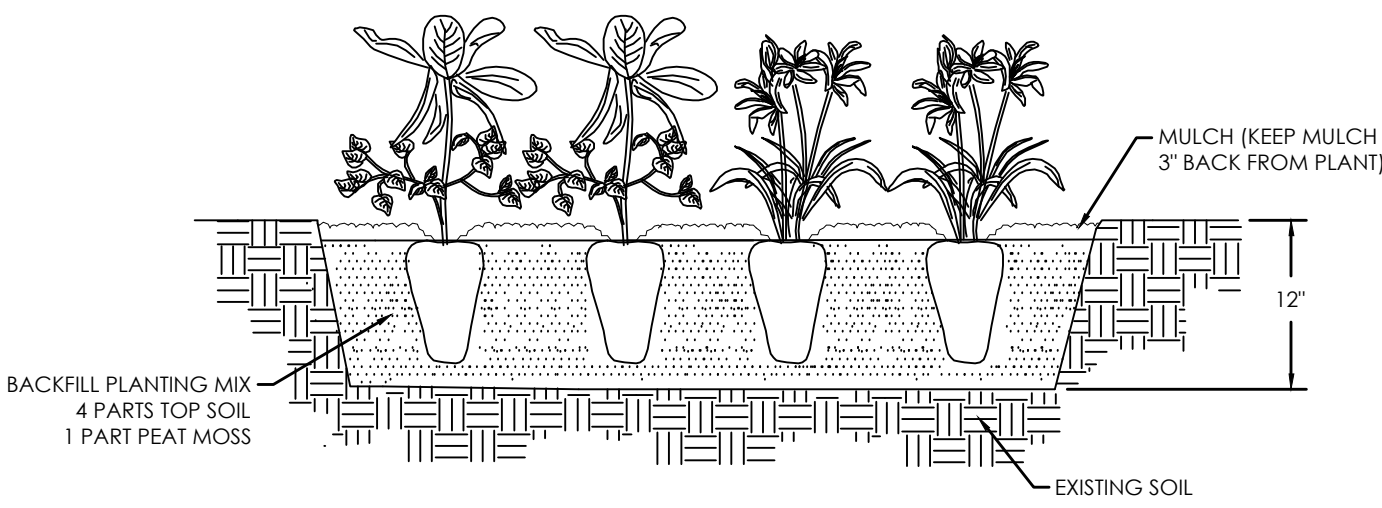
ITEM	AMOUNT	PERCENTAGE %
TOTAL LANDSCAPE AREA	168,130 SF	100%
TOTAL LIVE VEGETATION AREA	82,745 SF	50%



A TREE PLANTING & STAKING
NOT TO SCALE



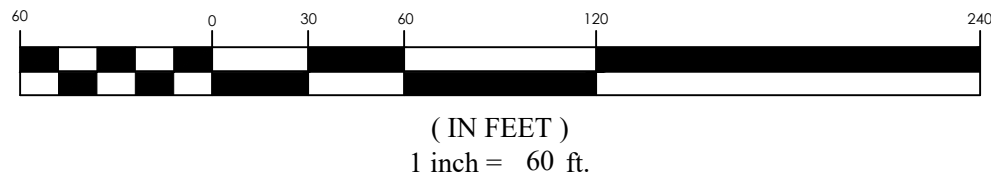
B SHRUB PLANTING
NOT TO SCALE



C PERENNIAL PLANTING
NOT TO SCALE



GRAPHIC SCALE



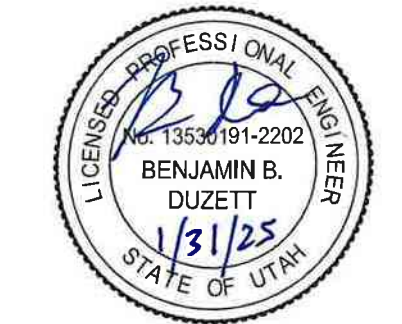
PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN CITY, UTAH
OVERALL LANDSCAPE PLAN

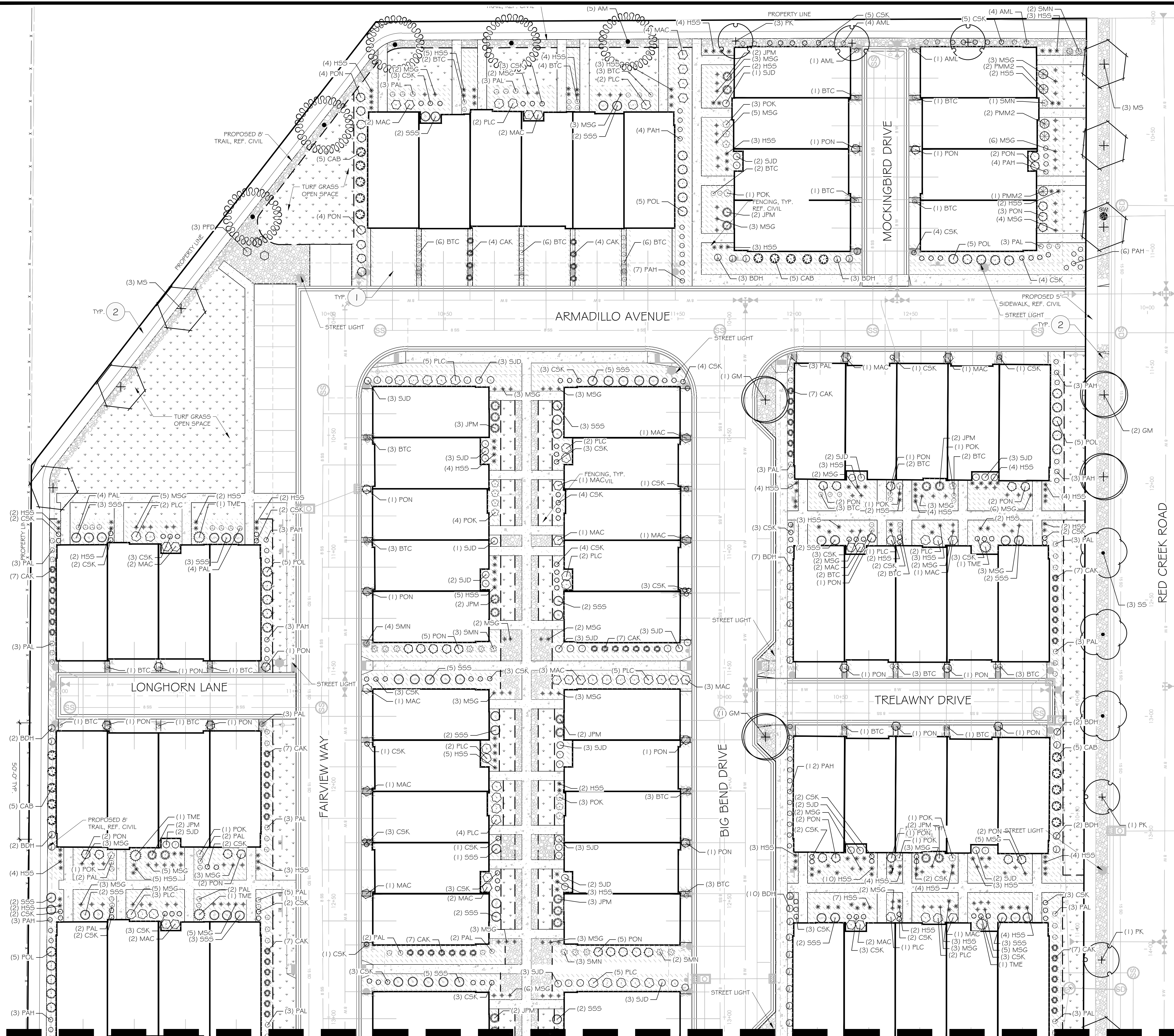
REVISION BLOCK	DATE	DESCRIPTION
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OVERALL LANDSCAPE PLAN

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

L1.0





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'
BTC	Berberis thunbergii 'Concorde' Concorde Japanese Barberry
BDH	Buddleja davidii 'Buzz Hot Raspberry' Hot Raspberry Butterfly Bush
CAB	Cornus alba 'Ballialo' TM Ivory Halo Dogwood
CSK	Cornus senecae 'Kelsey' Kelsey's Dwarf Red Twig Dogwood
JHB	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper
JPM	Juniperus x pfitzeriana 'Monsan' TM Sea of Gold Pfitzer Juniper
MAC	Mahonia aquifolium 'Compacta' Compact Oregon Grape
POL	Physocarpus opulifolius 'Donna May' TM
PON	Little Devil Ninebark Physocarpus opulifolius 'Nugget'
PMM2	Nugget Ninebark Pinus mugo 'Mops'
PPD	Mugo Pine Potentilla fruticosa 'Dakota Sunspot'
PLC	Dakota Sunspot Bush Cinquefoil Prunus laurocerasus 'Chestnut Hill'
RAG	Chestnut Hill English Laurel Rhus aromatica 'Gro-Low'
SMN	Gro-Low Fragrant Sumac Salvia nemorosa 'May Night'
SSS	May Night Sage Sorbaria sorbifolia 'Sem'
SJD	Sem Ash Leaf Spirea Spiraea japonica 'Double Play Doozie'
SBA	Doozie Spirea Spiraea x bumalda 'Anthony Waterer'
TME	Anthony Waterer Bumald Spirea Taxus x media 'Everlow'
	Everlow Yew

ORNAMENTAL GRASSES	
CAK	Calamagrostis x acutiflora 'Karl Foerster'
HSS	Karl Foerster Feather Reed Grass Helictotrichon sempervirens 'Sapphire'
MSG	Sapphire Blue Oat Grass Miscanthus sinensis 'Gold Bar'
PAH	Gold Bar Eulalia Grass Pennisetum alopecuroides 'Hamel'
POK	Hamel Fountain Grass Pennisetum alopecuroides 'Karley Rose'
	Karley Rose Fountain Grass
PERENNIALS	
H50	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily
L55	Leucanthemum x superbum 'Snowcap' Snowcap Shasta Daisy
PAL	Perovskia atroplicifolia 'Little Spire' Little Spire Russian Sage

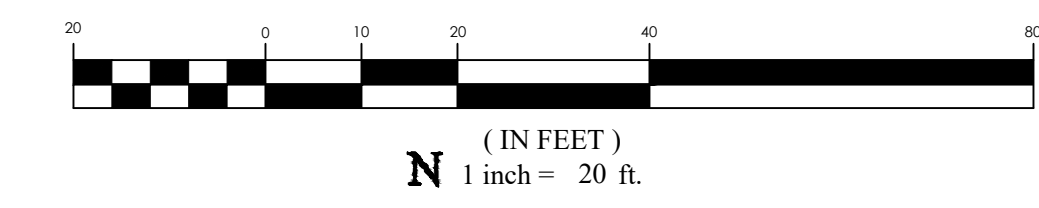
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
<u>GROUND COVERS</u>		
	PP	Poa pratensis Kentucky Bluegrass

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



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

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focus-es.com

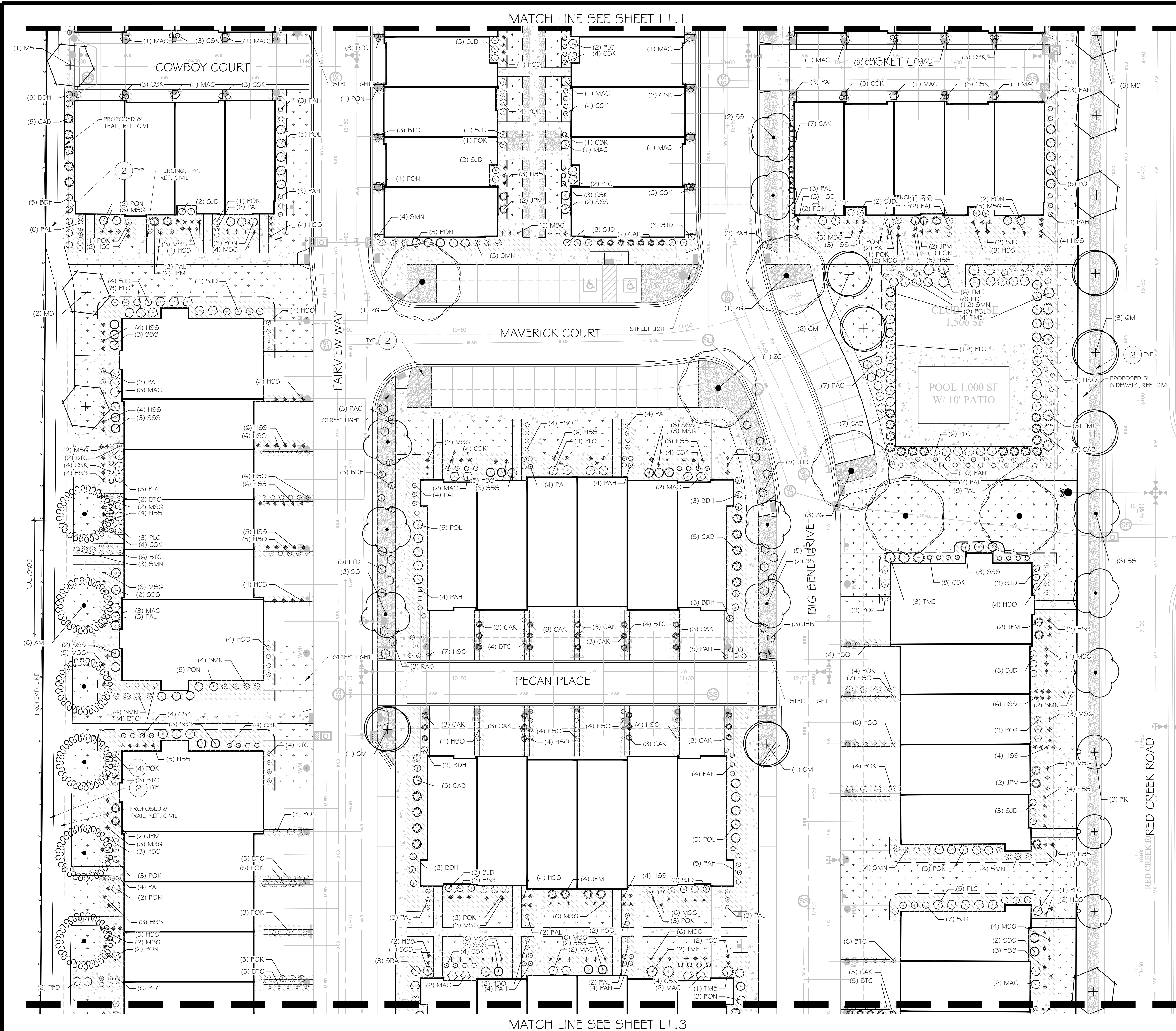


REVISION BLOCK	
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LANDSCAPE PLAN

Scale: 1"=20'
Date: 07/03/2024
Sheet: L1.1

Drawn: BW
Job #: 24-0230



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'
BTC	Berberis thunbergii 'Concorde' Concorde Japanese Barberry
BDH	Buddleja davidii 'Buzz Hot Raspberry' Hot Raspberry Butterfly Bush
CAB	Cornus alba 'Bailhala' TM Ivory Halo Dogwood
CSK	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood
JHB	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper
JPM	Juniperus x pfitzeniana 'Monsan' TM Sea of Gold Pfitzer Juniper
MAC	Mahonia aquifolium 'Compacta' Compact Oregon Grape
POL	Physocarpus opulifolius 'Donna May' TM
PON	Little Devil Ninebark 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 Spirea
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

H50	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily
L55	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
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REFERENCE NOTES SCHEDULE

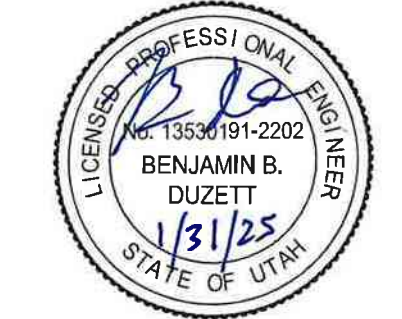
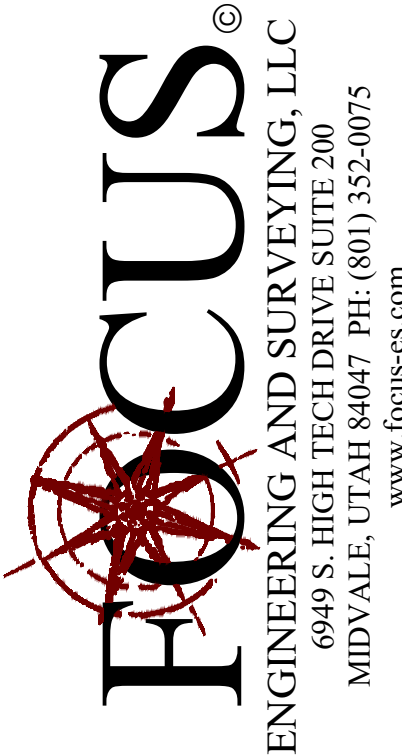
SYMBOL	DESCRIPTION
1	CRUSHED DECORATIVE GRAVEL, ROYAL GRAY: SIZE 1".
2	SOUTH TOWN RIVER COBBLE, SIZE: 2"-4".
3	STEEL EDGING, TBD.

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

GRAPHIC SCALE



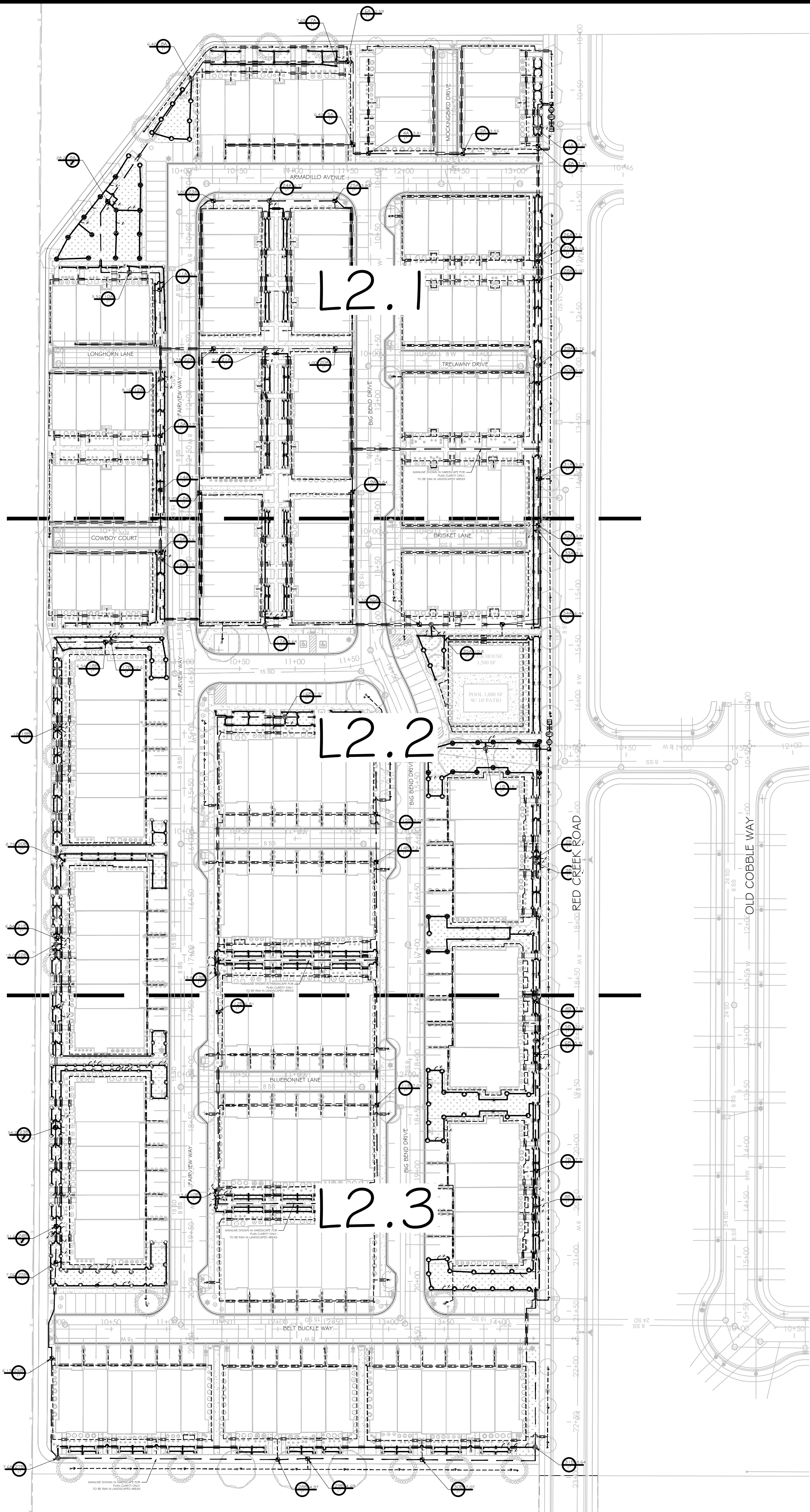
PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN



REVISION BLOCK	
#	DESCRIPTION
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LANDSCAPE PLAN

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

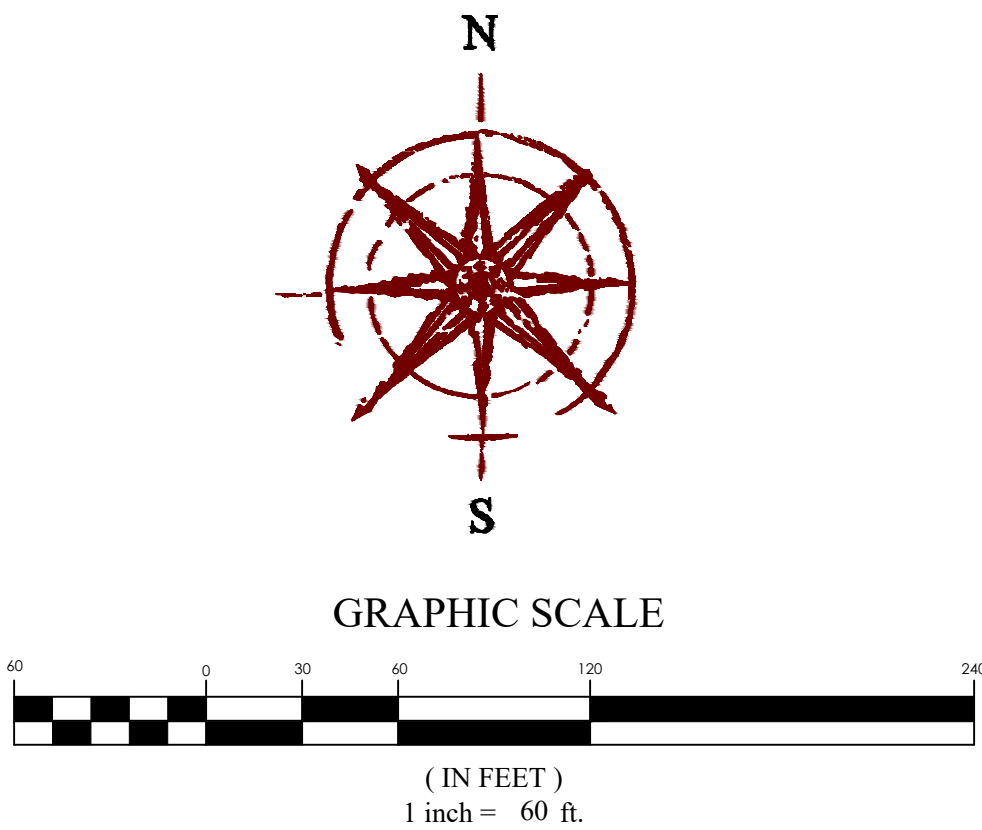


IRRIGATION SCHEDULE

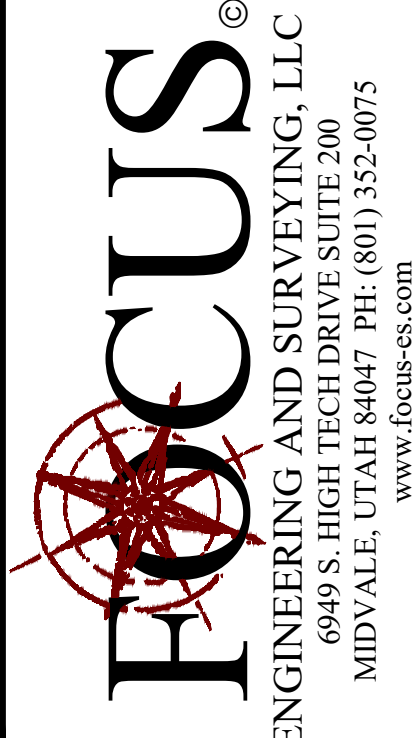
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1804-U U8 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	72
	Rain Bird 1804-U U10 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	52
	Rain Bird 1804-U U12 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	23
	Rain Bird 1804-U U15 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	23
	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
	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
	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
	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 Dnp Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3 GPM-15 GPM.	38
	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Dnp 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 S4W VALVE MODEL H, SIZE TO MATCH METER SIZE	2
	Rain Bird PEB (Master Valve) 2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.	1
	Rain Bird PEB (Master Valve) 2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.	1
	Zurn 375 1-1/2" Reduced Pressure Principle Assembly. Sizes 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1
	Zurn 375 2" Reduced Pressure Principle Assembly. Sizes 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1
	Water Meter 1-1/2"	1
	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.



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



REVISION BLOCK	DESCRIPTION
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OVERALL IRRIGATION PLAN

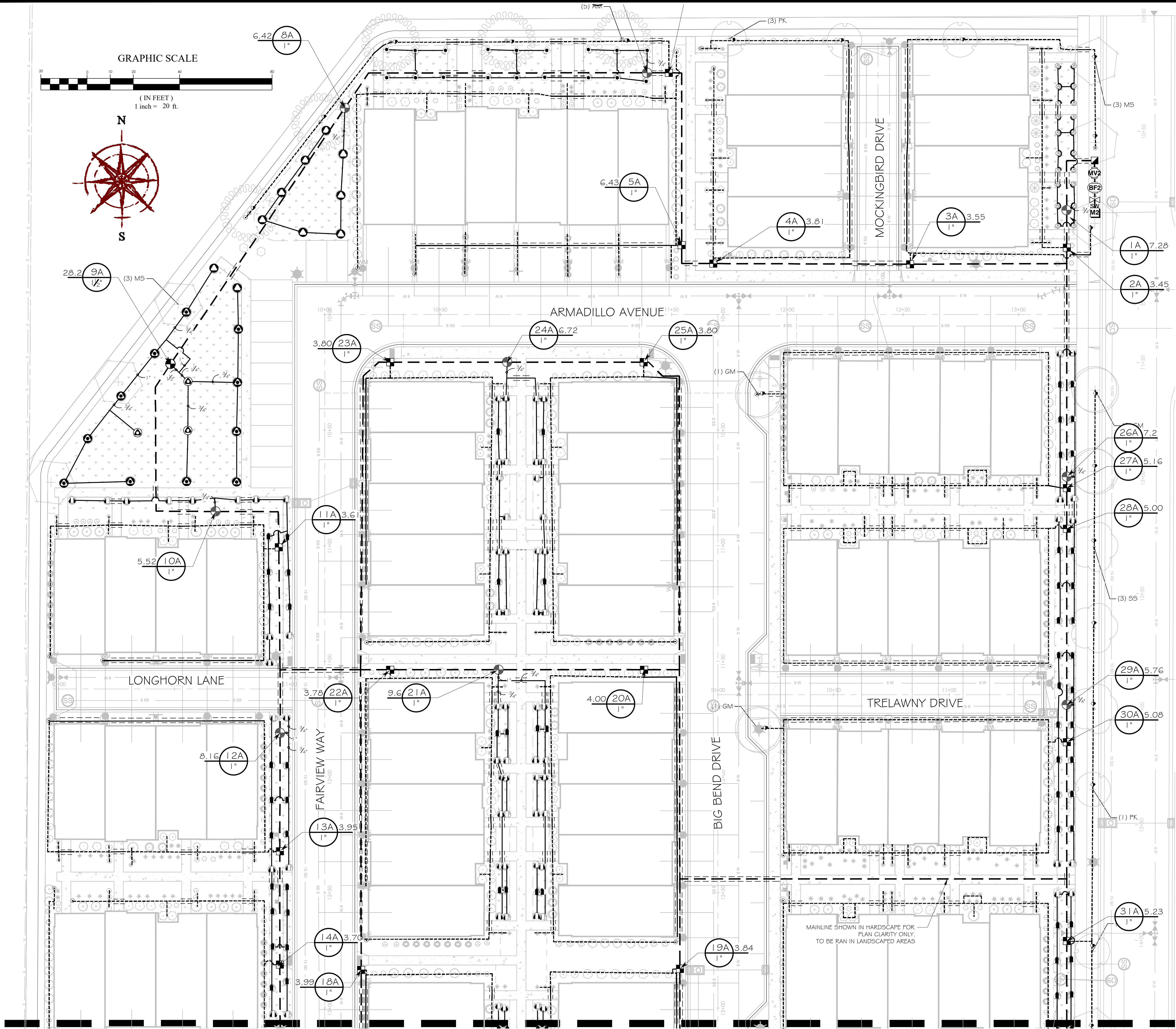
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Date: 07/03/2024 Job #: 24-0230

Sheet: L2.0



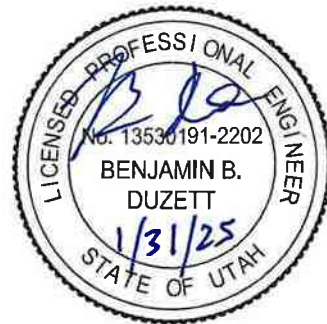
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1804-U U8 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1804-U U10 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1804-U U12 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1804-U U15 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
	Rain Bird R-VAN-STRIP 1804-SAM-P45 Shrub Rotary, 5ft.x15ft. (LCS and RCS), 5ft.x30ft. (SS) 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.
	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.
	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.
	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 Dnp Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3 GPM-15 GPM.
	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Dnp 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 ORIGSEAL 5#W VALVE MODEL H, SIZE TO MATCH METER SIZE
	Rain Bird PEB (Master Valve) 2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.
	Rain Bird PEB (Master Valve) 2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.
	Zurn 375 1-1/2" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..
	Zurn 375 2" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..
	Water Meter 1-1/2"
	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

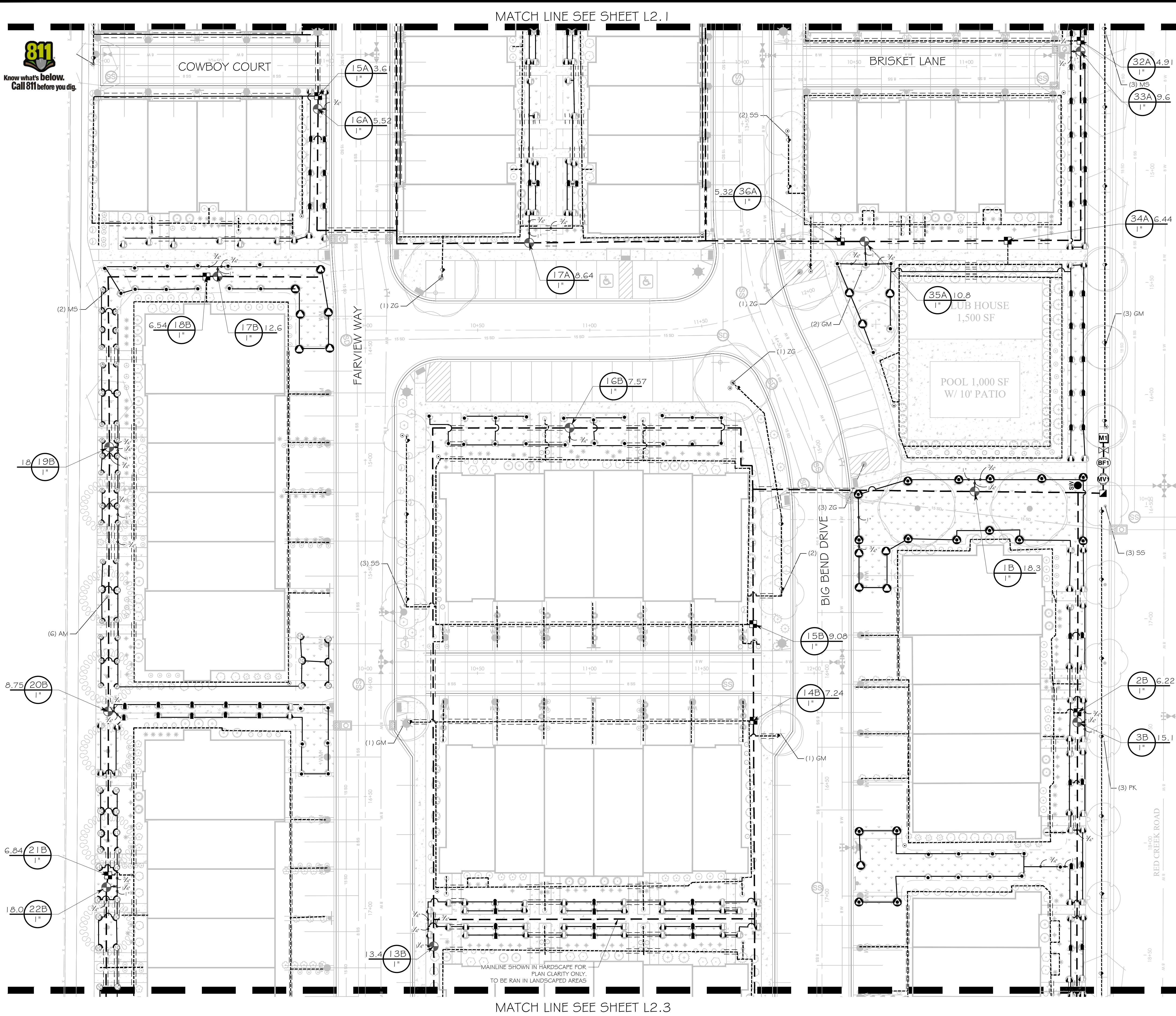


PINNACLES PLAT B PHASE 3
EAGLE MOUNTAIN CITY, UTAH
IRRIGATION PLAN

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





IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1804-U U5 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1804-U U10 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1804-U U12 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1804-U U15 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
	Rain Bird R-VAN-STRIP 1804-SAM-P45 Shrub Rotary, 5ft.x15ft. (LCS and RCS), 5ft.x30ft. (SS) 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.
	Rain Bird R-VAN1 1804-SAM-P45 Turf Rotary, 8ft.x14ft. 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.
	Rain Bird R-VAN11 1804-SAM-P45 Turf Rotary, 13ft.x16ft. 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.
	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.
	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.
	Rain Bird XB-G 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.
	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
	Rain Bird PEB (Master Valve) 2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.
	Rain Bird PEB (Master Valve) 2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.
	Zum 375 1-1/2" Reduced Pressure Principle Assembly, Sizes 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in..
	Zum 375 2" Reduced Pressure Principle Assembly, Sizes 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in..
	Water Meter 1-1/2"
	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" XB5 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

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

REVISION BLOCK

#	DATE	DESCRIPTION
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IRRIGATION PLAN

Scale: 1"=20'
Date: 07/03/2024
Sheet:

Drawn: MH
Job #: 24-0230

L2.2

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focus-es.com

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

Scale: 1"=20'
Date: 07/03/2024
Sheet:

Drawn: MH
Job #: 24-0230

L2.2



(B) PK

34.2 23B
1/2"

31.6 24B
1/2"

7.06 25B
1"

6.13 26B
1"

7.68 27B
1"

MAINLINE SHOWN IN HARDSCAPE FOR
PLAN CLARITY ONLY.
TO BE RAN IN LANDSCAPED AREAS

(3) AM

28B 4.97
1"

29B 4.69
1"

30B 7.07
1"

(3) AM

31B 8.64
1"

7B 7.7
1"

8B 18.1
1"

5B 22.6
1"

6B 5.91
1"

4B 7.35
1"

MATCH LINE SEE SHEET L2.2

BLUEBONNET LANE

BELT BUCKLE WAY

BIG BEND DRIVE

FAIRVIEW WAY

MAINLINE SHOWN IN HARDSCAPE FOR
PLAN CLARITY ONLY.
TO BE RAN IN LANDSCAPED AREAS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1804-U 08 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1804-U 110 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1804-U 112 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1804-U 115 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.
	Rain Bird R-VAN-STRIP 1804-SAM-P45 Shrub Rotary, 5ft.x15ft. (LC5 and RC5), 5ft.x30ft. (5ST) 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.
	Rain Bird R-VAN 14 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.
	Rain Bird R-VAN 18 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.
	Rain Bird R-VAN 24 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.
	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.
	Rain Bird XB-G 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.
	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 5/4W VALVE MODEL H, SIZE TO MATCH METER SIZE
	Rain Bird PEB (Master Valve) 2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.
	Rain Bird PEB (Master Valve) 2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.
	Zurn 375 1-1/2" Reduced Pressure Principle Assembly, Sizes 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in..
	Zurn 375 2" Reduced Pressure Principle Assembly, Sizes 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in..
	Water Meter 1-1/2"
	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 Gate
	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



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



PINNACLES PLAT B PHASE 3

EAGLE MOUNTAIN CITY, UTAH

IRRIGATION PLAN

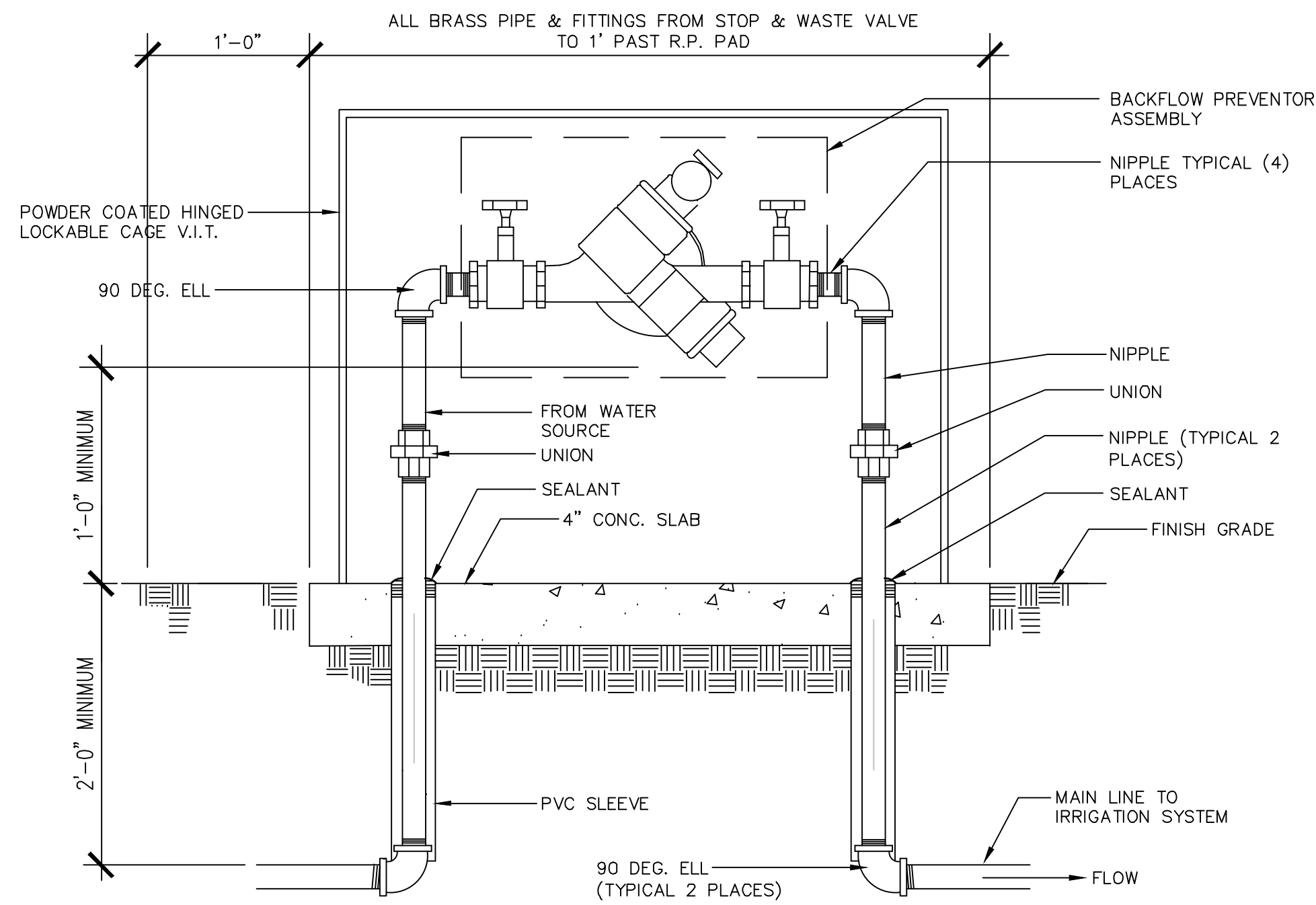
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3	MM/DD/YY	
4	MM/DD/YY	
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6	MM/DD/YY	

IRRIGATION PLAN

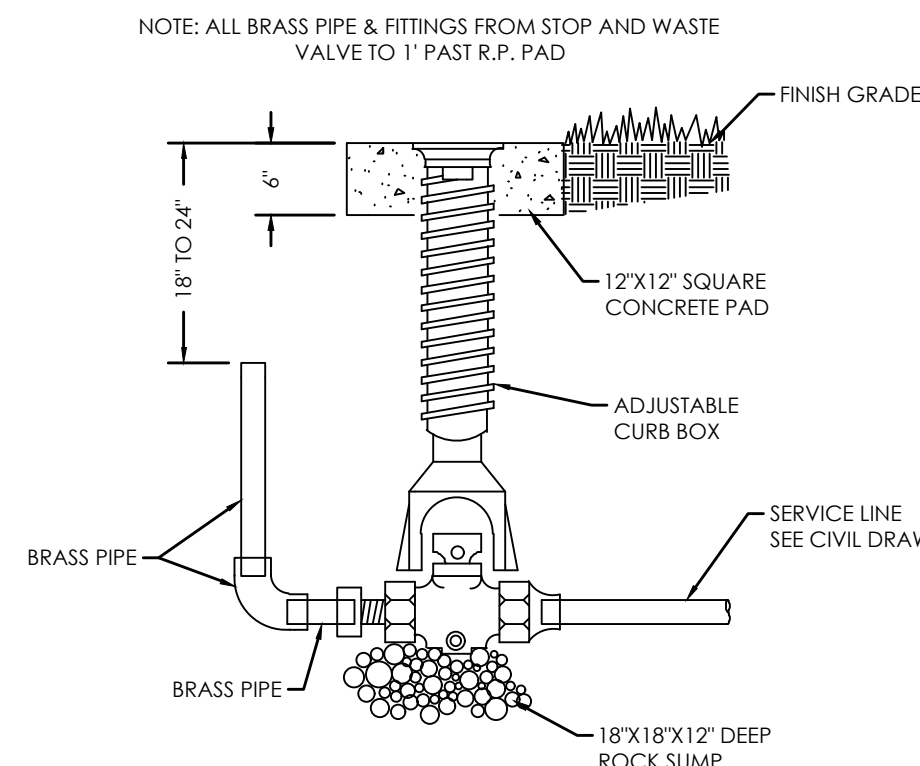
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Date: 07/03/2024
Sheet:

Drawn: MH
Job #: 24-0230

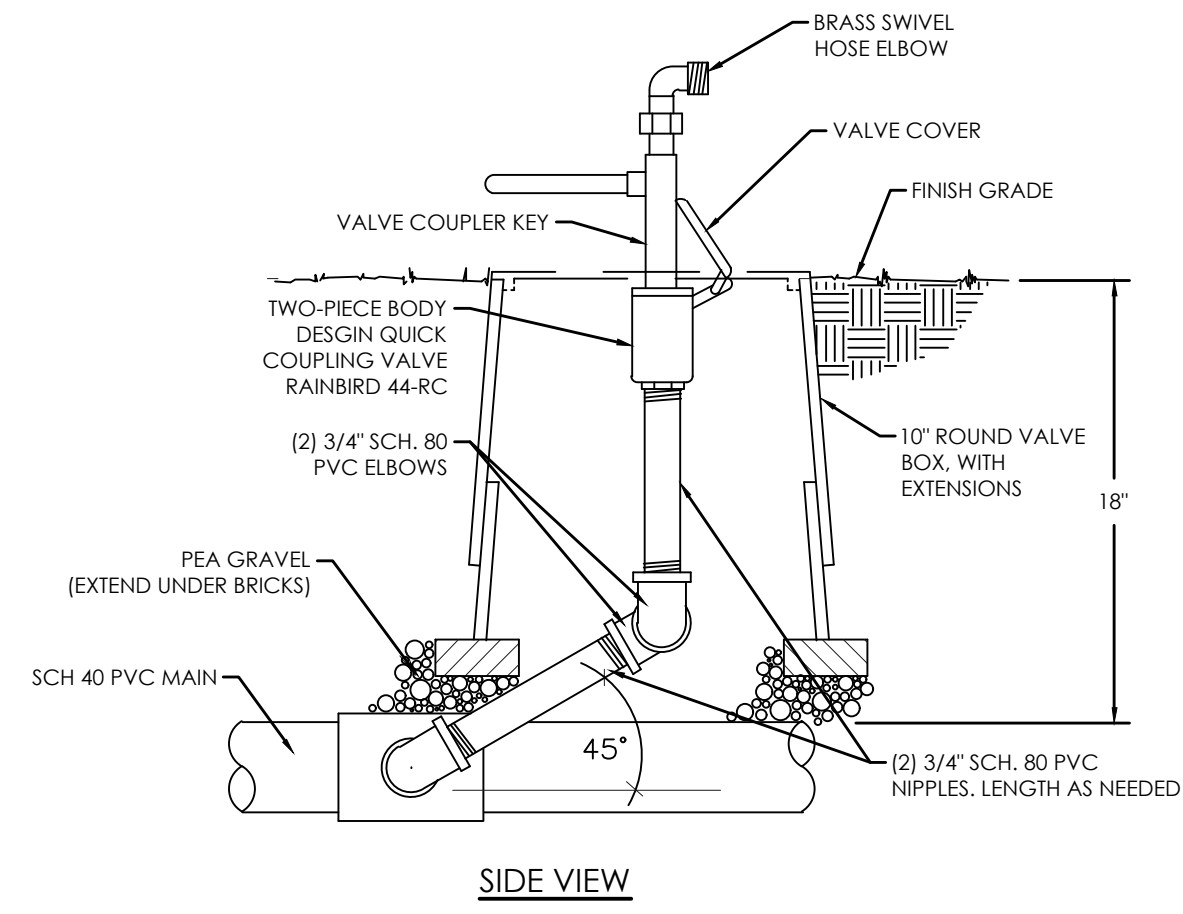
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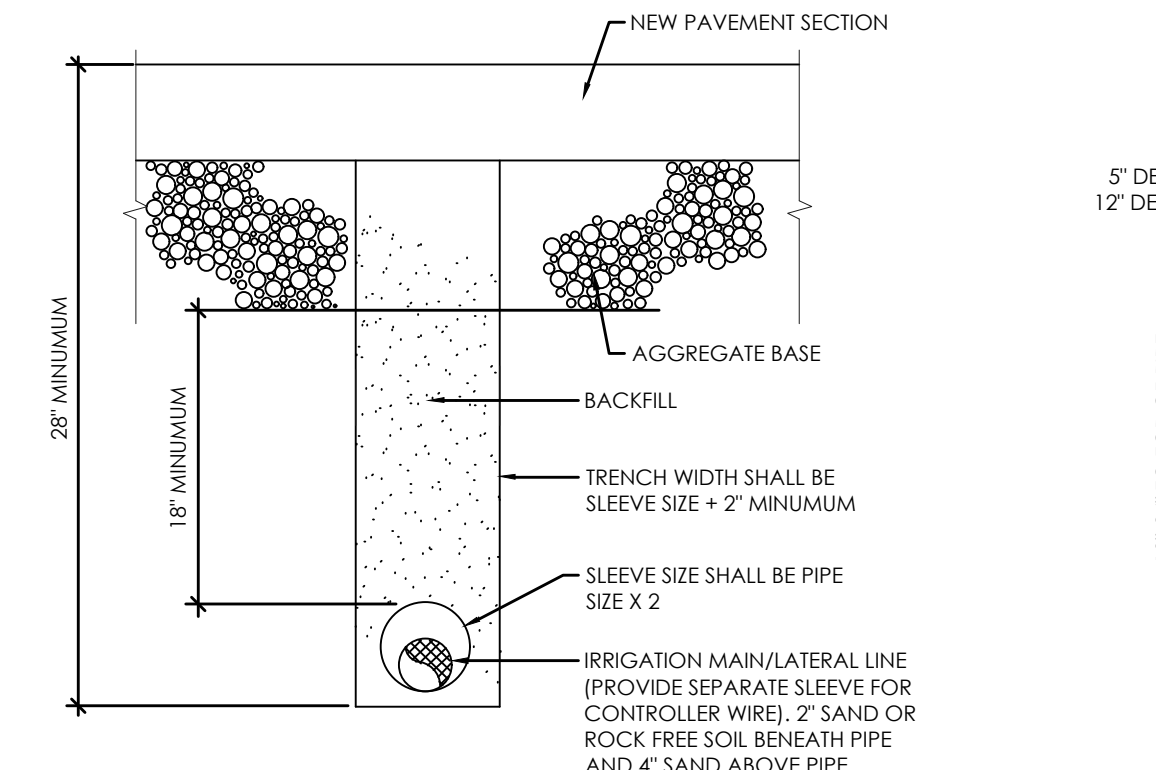
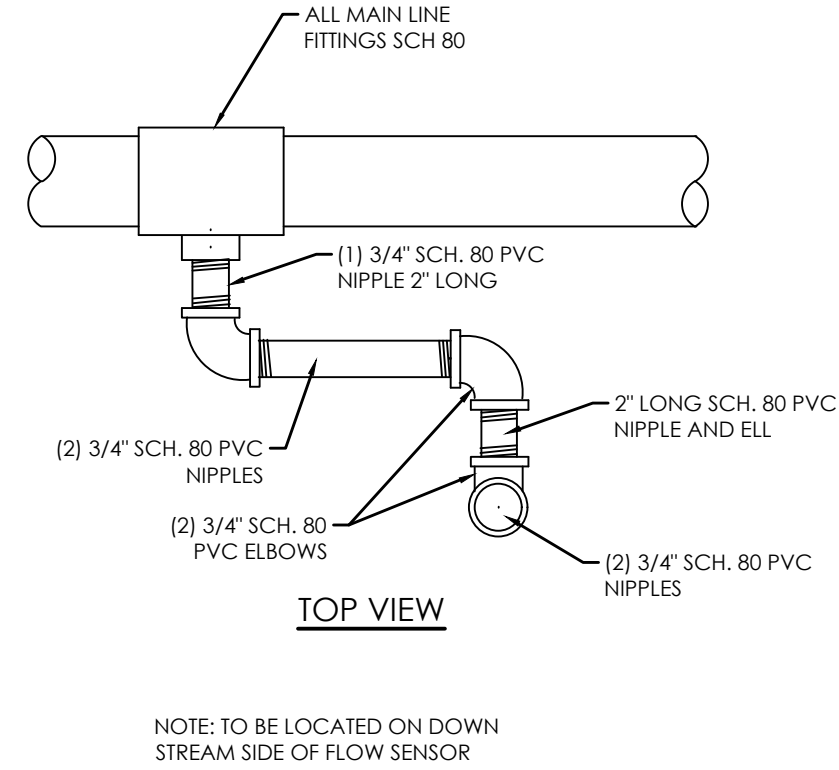
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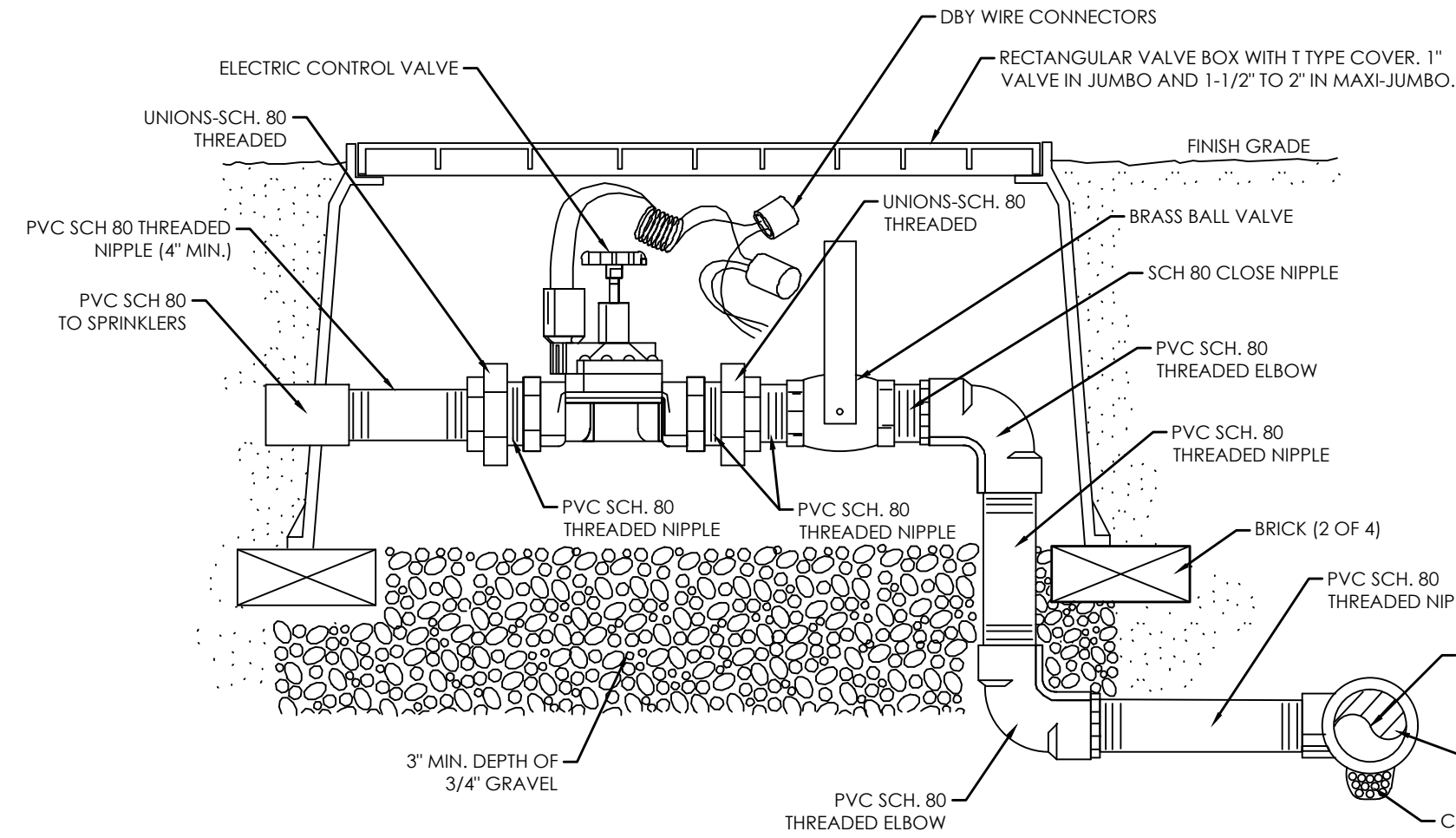
B STOP & WASTE VALVE DETAIL
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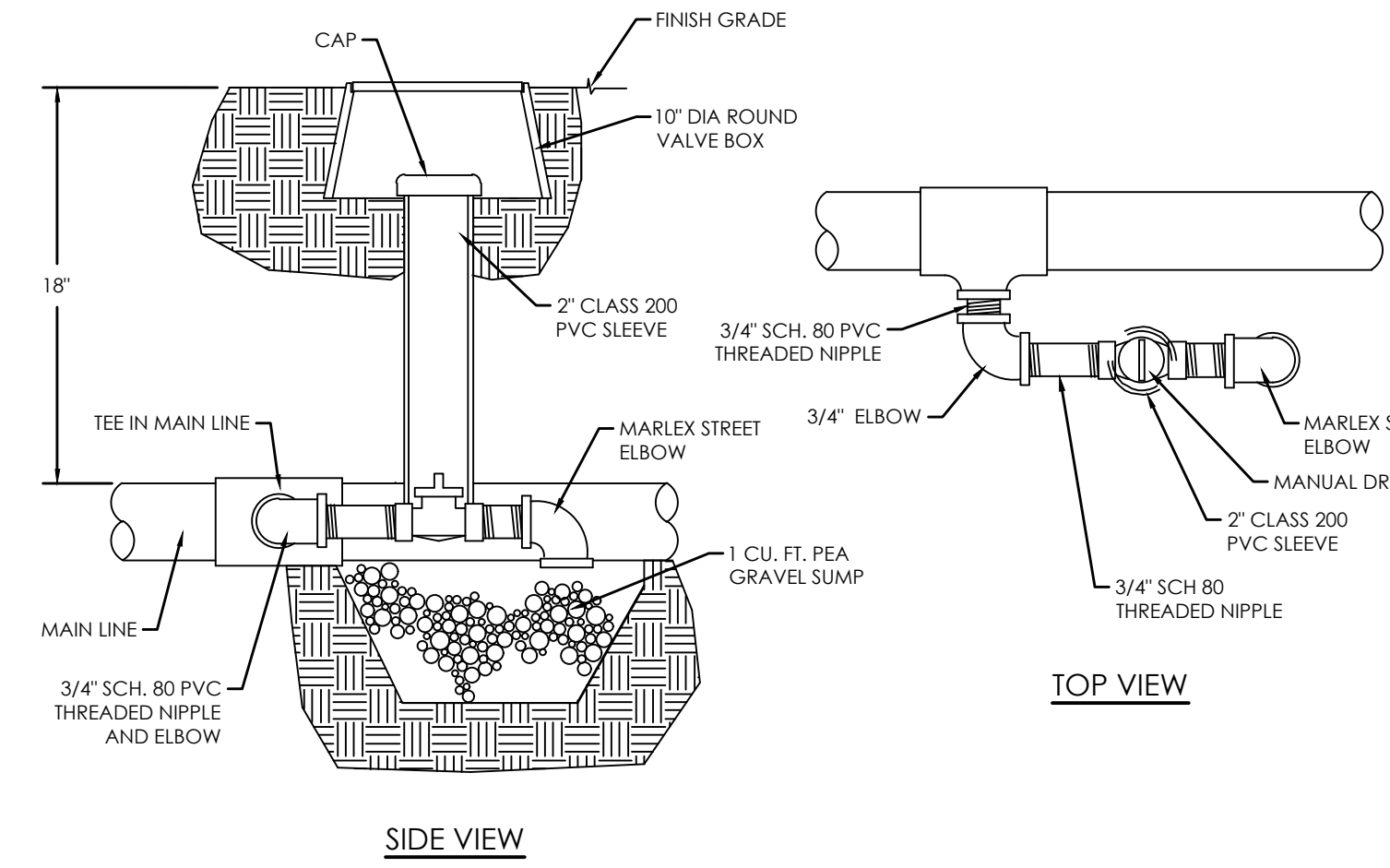
C QUICK COUPLING VALVE
NOT TO SCALE



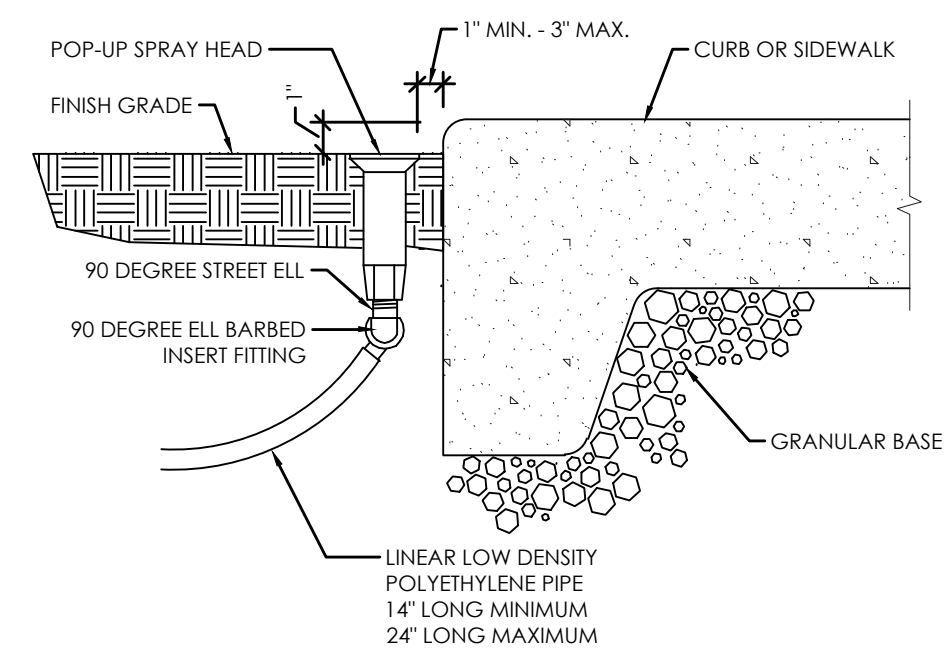
E TRENCH SECTION
NOT TO SCALE



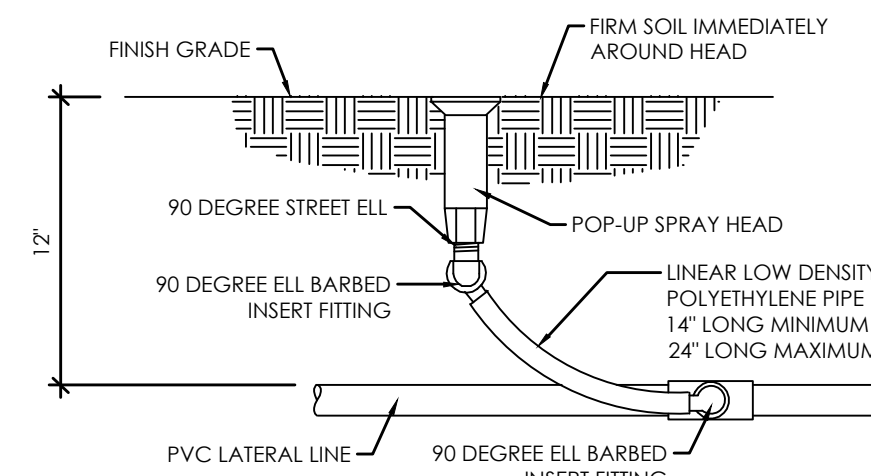
F ELECTRONIC CONTROL VALVE
NOT TO SCALE



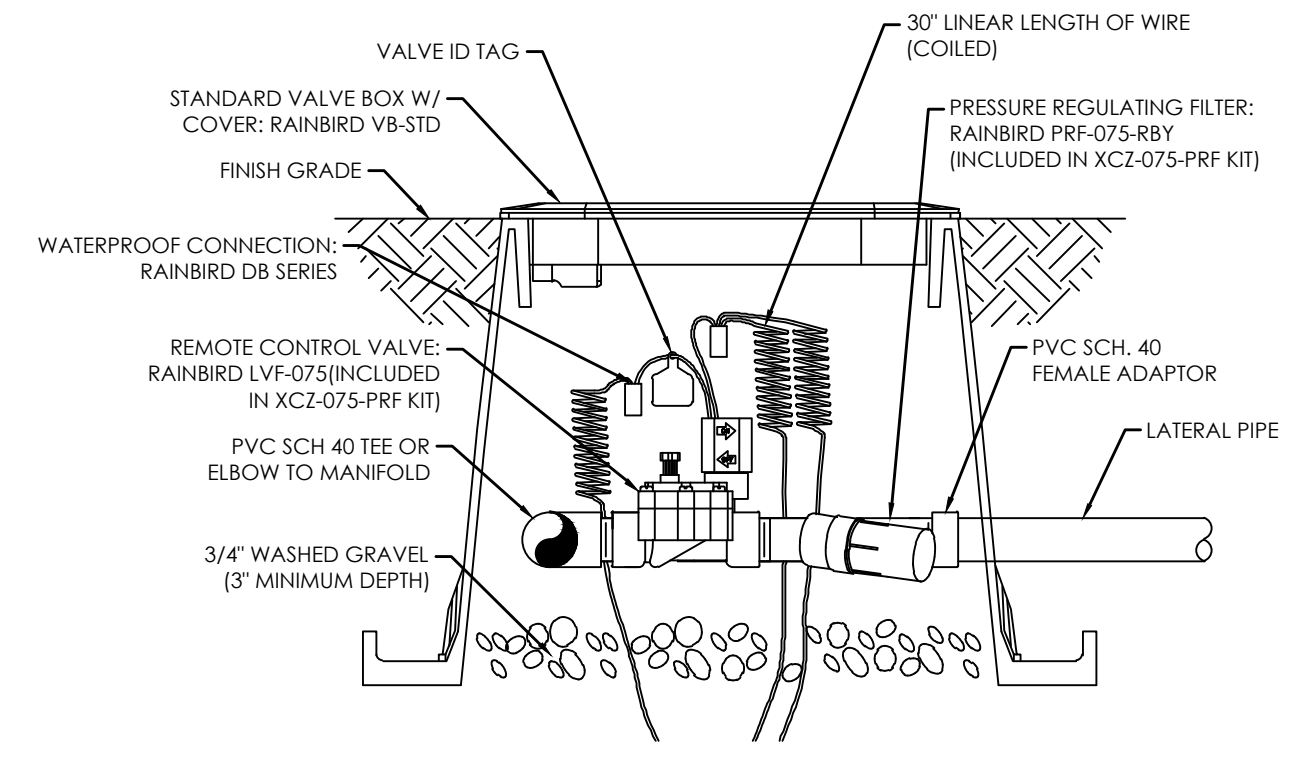
G MANUAL DRAIN VALVE
NOT TO SCALE



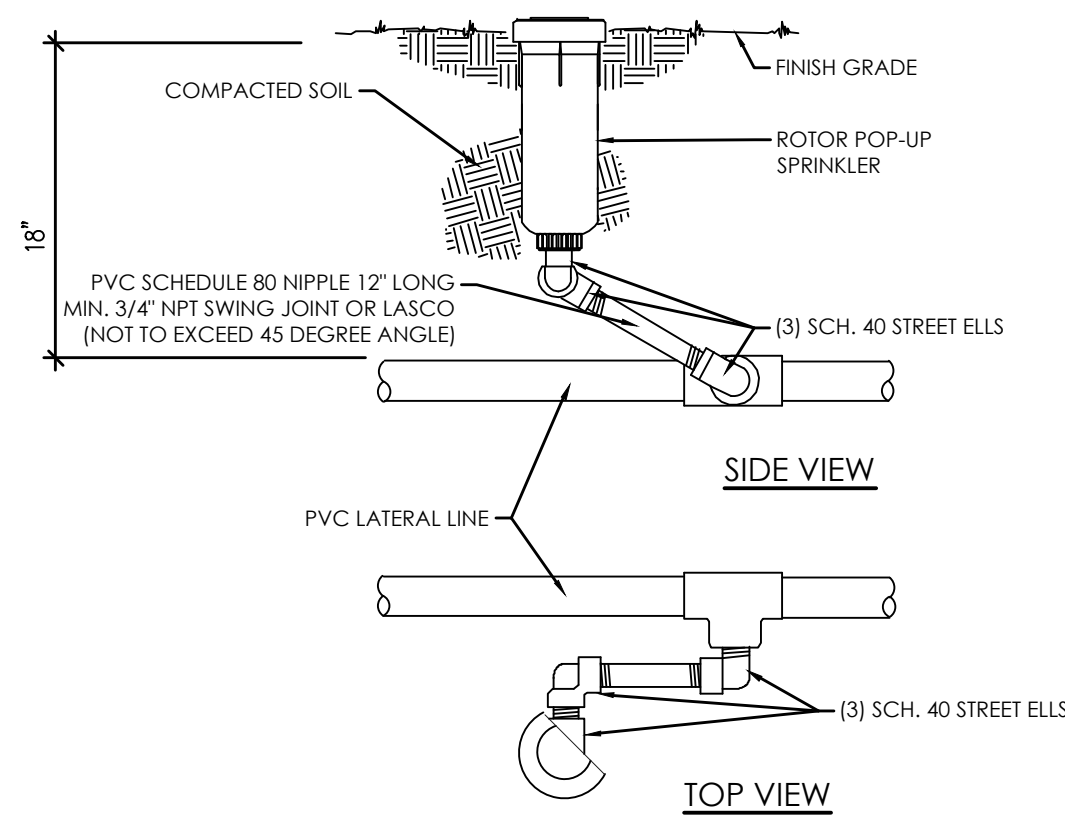
H SPRAY HEAD NEXT TO CURB OR WALK
NOT TO SCALE



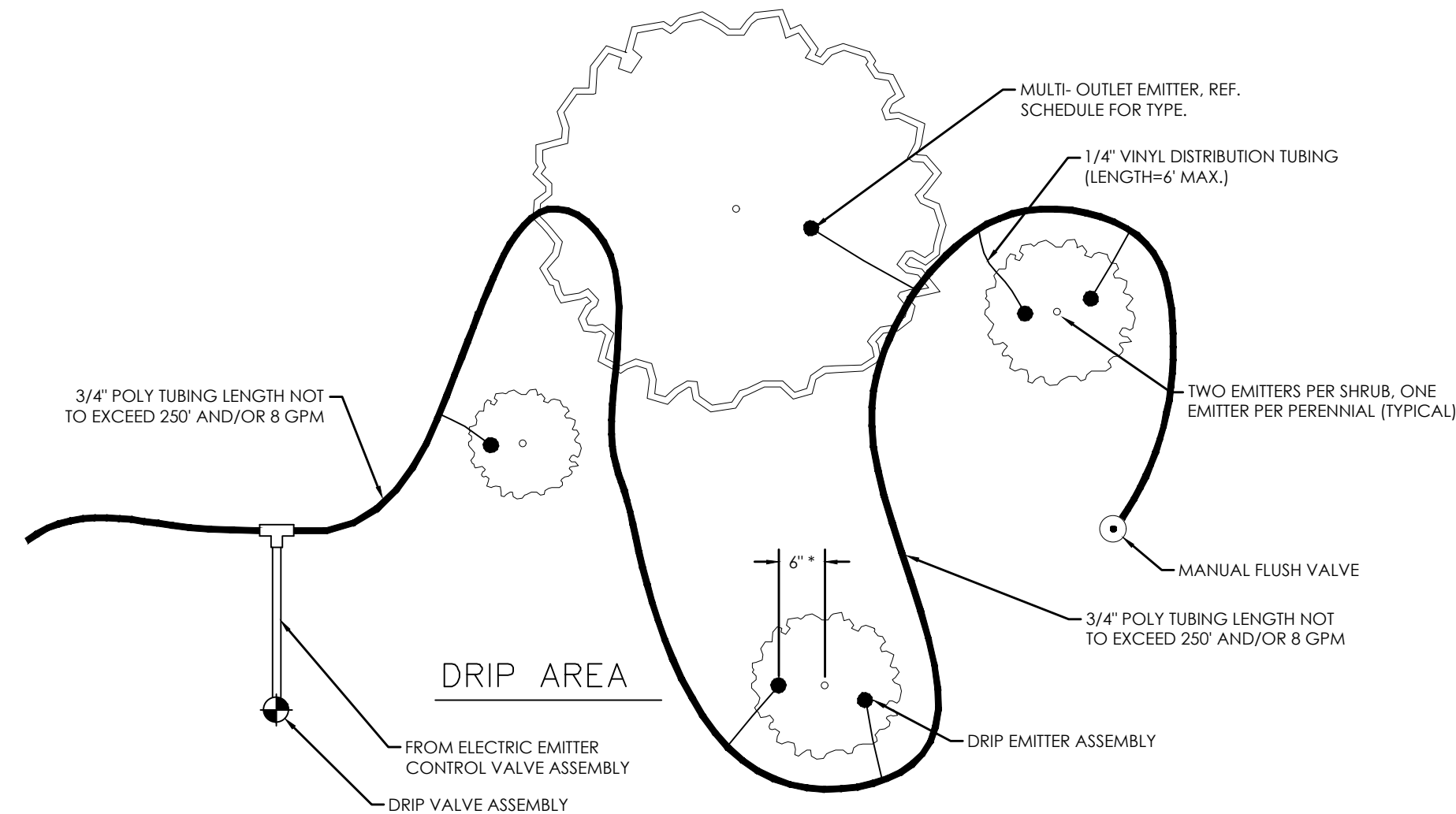
I SPRAY HEAD ASSEMBLY
NOT TO SCALE



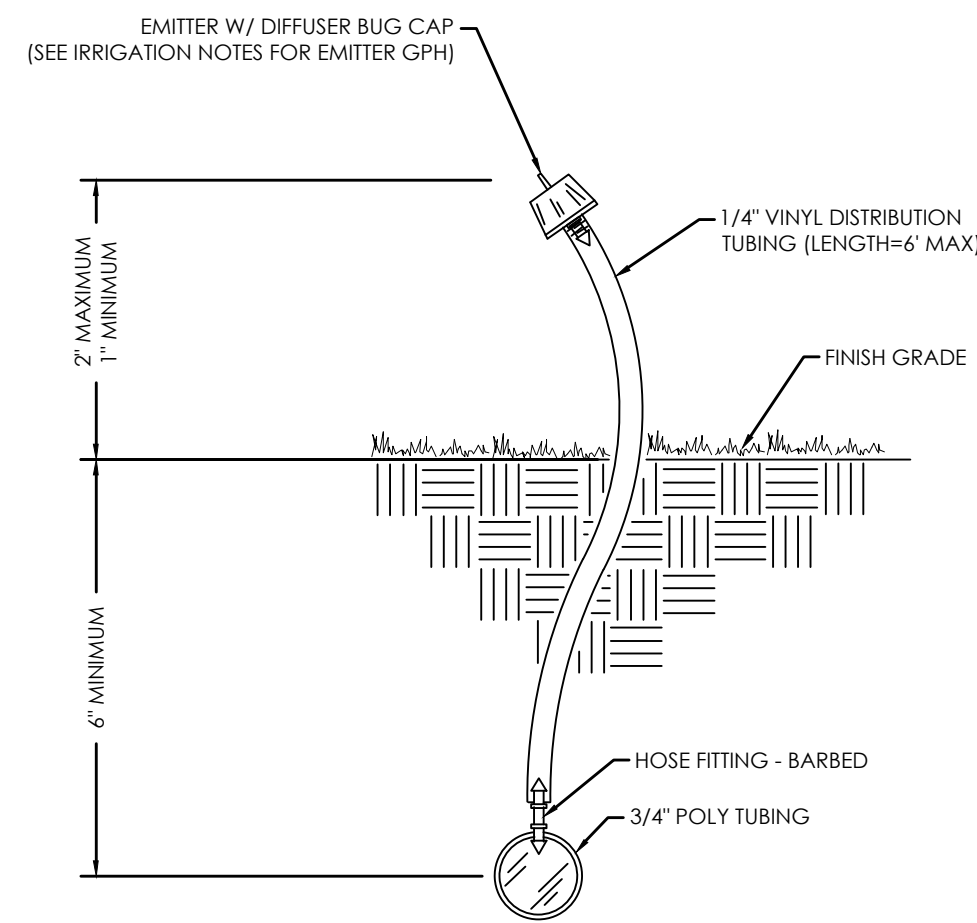
J CONTROL ZONE KIT
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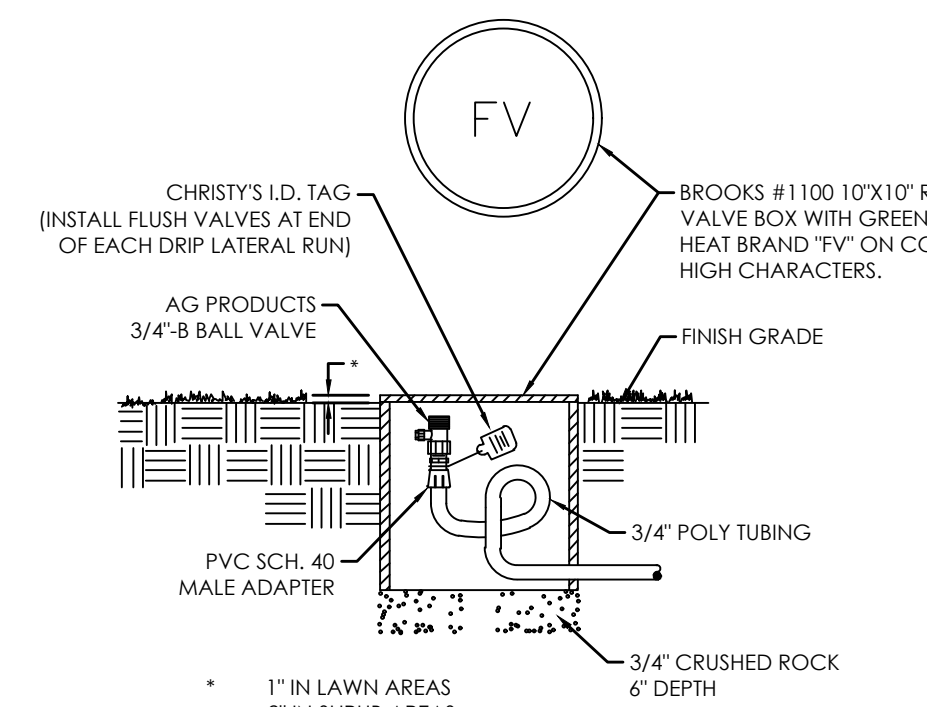
K ROTOR POP-UP HEAD
NOT TO SCALE



L TYPICAL DRIP EMITTER LAYOUT
NOT TO SCALE



M DRIP EMITTER ON VINYL TUBING RISER
NOT TO SCALE



N MANUAL FLUSH VALVE
NOT TO SCALE

REVISION BLOCK		DESCRIPTION
1	DATE	
2	DATE	
3	DATE	
4	DATE	
5	DATE	
6	DATE	

**IRRIGATION
DETAILS**

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

see
WHAT
COULD
BE
...

CENTURY COMMUNITIES - FARMHOUSE -
COLOR PALLETTE 1

SW 7006
Extra White

SW 6258
Tricorn Black

SW 7622
Homburg Gray

- ARCHITECTURAL FEATURES
- 1) POPOUTS
 - 2) PORCHES
 - 3) DECORATIVE GABLES/VENTS
 - 4) COLUMNS
 - 5) DECORATIVE TRIM
 - 6) DETAILED RAILINGS
 - 7) ARCHITECTURAL LIGHTING
 - 8) WINDOW GRIDS
 - 9) DECORATIVE DOORS
 - 10) DECORATIVE WINDOWS



REAR



RIGHT



RIGHT



FRONT

- DECORATIVE GABLE VENT
- POPOUT
- WINDOW GRIDS
- ARCHITECTURAL LIGHTING
- DECORATIVE TRIM
- COLUMN
- DECORATIVE WINDOW
- PORCH
- DECORATIVE DOOR
- RAILING

see
WHAT
COULD
BE
...

CENTURY COMMUNITIES - FARMHOUSE -
COLOR PALLETTE 2

SW 7636
Origami White

SW 7674
Peppercorn

SW 7622
Homburg Gray



REAR



RIGHT

RIGHT



FRONT

ARCHITECTURAL FEATURES

- 1) POPOUTS
- 2) PORCHES
- 3) DECORATIVE GABLES/VENTS
- 4) COLUMNS
- 5) DECORATIVE TRIM
- 6) DETAILED RAILINGS
- 7) ARCHITECTURAL LIGHTING
- 8) WINDOW GRIDS
- 9) DECORATIVE DOORS
- 10) DECORATIVE WINDOWS

see
WHAT
COULD
BE
...

CENTURY COMMUNITIES -
MODERN FARMHOUSE -
COLOR PALLETTE 3

SW 7004
Snowbound

SW 7076
Cyberspace

SW 6253
Olympus White

SW 6993
Black of Night

ARCHITECTURAL FEATURES

- 1) POPOUTS
- 2) PORCHES
- 3) DECORATIVE GABLES/VENTS
- 4) COLUMNS
- 5) DECORATIVE TRIM
- 6) DETAILED RAILINGS
- 7) ARCHITECTURAL LIGHTING
- 8) WINDOW GRIDS
- 9) DECORATIVE DOORS
- 10) DECORATIVE WINDOWS



REAR



LEFT



RIGHT



FRONT

see
WHAT
COULD
BE
...

CENTURY COMMUNITIES -
MODERN FARMHOUSE -
COLOR PALLETTE 4

SW 6532
Aura White

SW 6002
Essential Gray

SW 6258
Tricorn Black

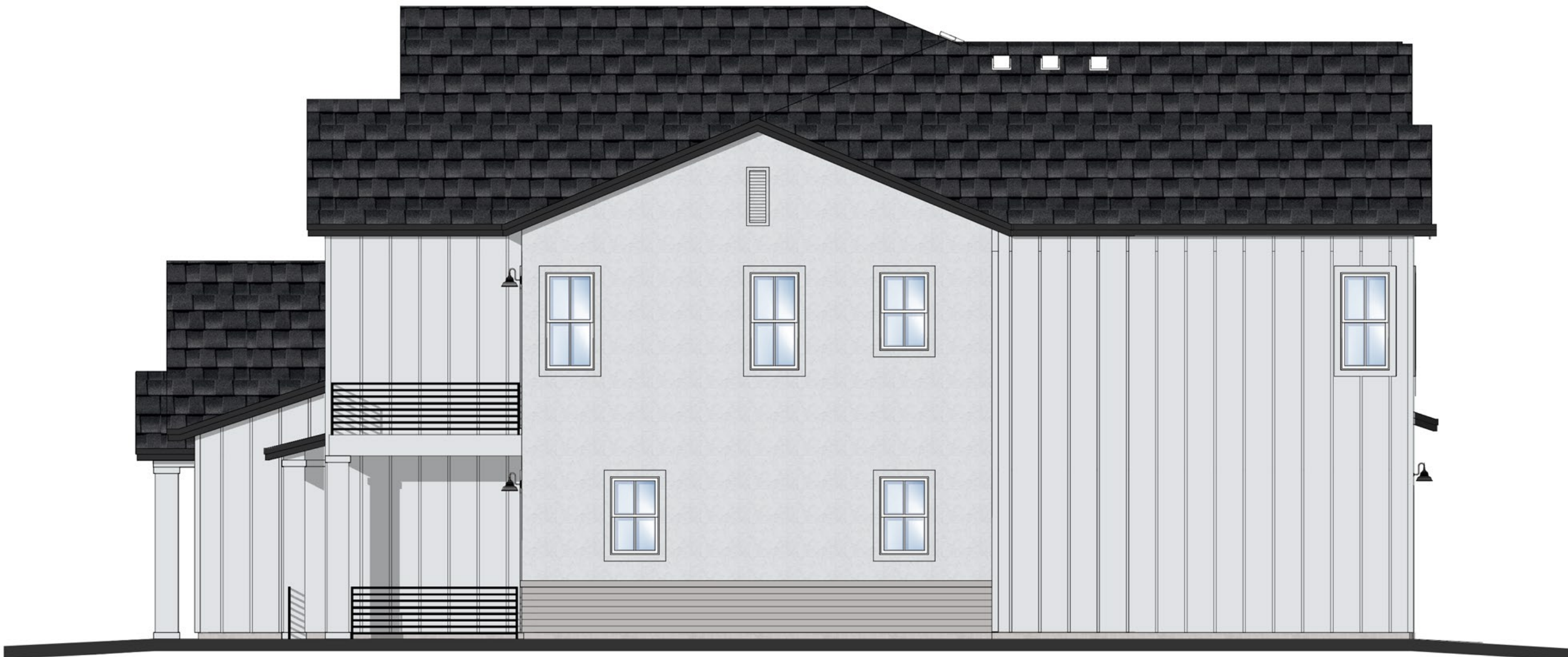
- ARCHITECTURAL FEATURES
- 1) POPOUTS
 - 2) PORCHES
 - 3) DECORATIVE GABLES/VENTS
 - 4) COLUMNS
 - 5) DECORATIVE TRIM
 - 6) DETAILED RAILINGS
 - 7) ARCHITECTURAL LIGHTING
 - 8) WINDOW GRIDS
 - 9) DECORATIVE DOORS
 - 10) DECORATIVE WINDOWS



REAR



LEFT



RIGHT



FRONT

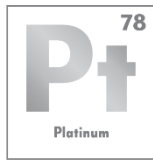
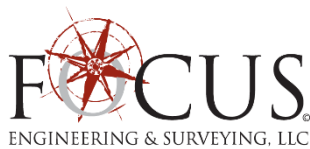
03.03.2025 – Email message:

Chase and Toby,

Here are the two open space worksheets. For phases 1 & 2 the park required 510 and we provided 755 leaving a remaining 245 points to be applied to Phase 3.

The Required points needed for phase 3 are 378, we have provided 233 with the additional 245 we have a total of 478. This is well above the required 378 for this phase and I'm not counting the clubhouse or pool as part of these points.

Thanks,



MATHEW CHRISTENSEN
SITE CIVIL RESIDENTIAL
JUNIOR PROJECT MANAGER 3

O: 801-352-0075

M: 801-201-9207

MCHRISTENSEN@FOCUS-ES.COM

FOCUS-ES.COM

6949 S. HIGH TECH DRIVE
SUITE 200
MIDVALE, UT 84047



PARKS & OPEN SPACE WORKSHEET

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.

Required Improved Open Space			
Residential Lots / Units 167 Townhomes	x 1,000 =	Required Open Space (Square Feet) ^a 167,000 sq ft	Required Open Space (Acres) ^b 3.78 Acres
		/ 43,560 =	

Park Fee-In-Lieu (if applicable)		
Required Open Space (Square Feet) ^a sq ft	x \$5.75 =	Total Fee-In-Lieu \$

Required Amenity Points		
Required Open Space (Acres) ^b 3.78 Acres	x 100 =	Required Amenity Points 378 Points

PINNACLES PHASE 1 & 2
TOTAL PARK POINTS REQUIRED = 510
PROVIDED = 755

Park & Improved Open Space Elements / Amenities			
Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees)	2		
Bicycle Rack (4+ bikes)	2		
Trees (5) (A majority must be shade trees) (Open Space Trees)	2	99 trees	40
Shade Structure	4		
Drinking Fountain	5		
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6	2058	123
Parking* (5 stalls)	6	58	70
Swings (4+ swings)	7		
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4		
Playground Equipment* per \$1,000	2		
Splash Pad* per \$1,000	2		
Tennis Court (6,600 sq ft or 55'x120')	100		
Sports Court (6,600 sq ft or 55'x120')	100		
Restroom (600+ sq ft)	100		
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other:	Varies		
Other:	Varies		
TOTAL	233 points provided + 245 Points Additional From Pinnacle Park=		478

* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than standard equipment. Costs for playground equipment and splash pads reflect equipment costs only. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.

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 "upsized" 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: [Signature]

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.

[Signature]
NOTARY PUBLIC



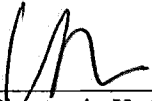
DATED this 18 day of NOVEMBER, 2021.

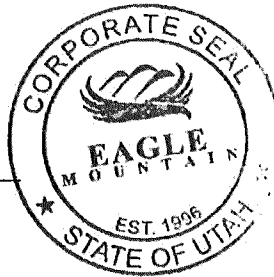
EAGLE MOUNTAIN CITY

[Signature]
Tom Westmoreland, Mayor

ATTEST:

ATTEST:


BY: Lianne Pengra
Fionnuala Kofoed, City Recorder



Approved as to form:


City Attorney

TABLE OF EXHIBITS

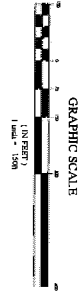
Exhibit "A"	Legal Description of Property
Exhibit "B"	Rezone Exhibit
Exhibit "C"	Concept Plan
Exhibit "D"	Notice of Decision
Exhibit "E"	Utility Plan

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	139.7 ACRES



THE PINNACLES zoning exhibit

EAGLE MOUNTAIN CITY, UTAH COUNTY

11/5/2021

21-0016

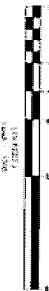
Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary area and dimensions as well as other potential boundary conflicts.



Exhibit "C"
Concept Plan



GRAPHIC SCALE



PROPERTY OVERVIEW

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

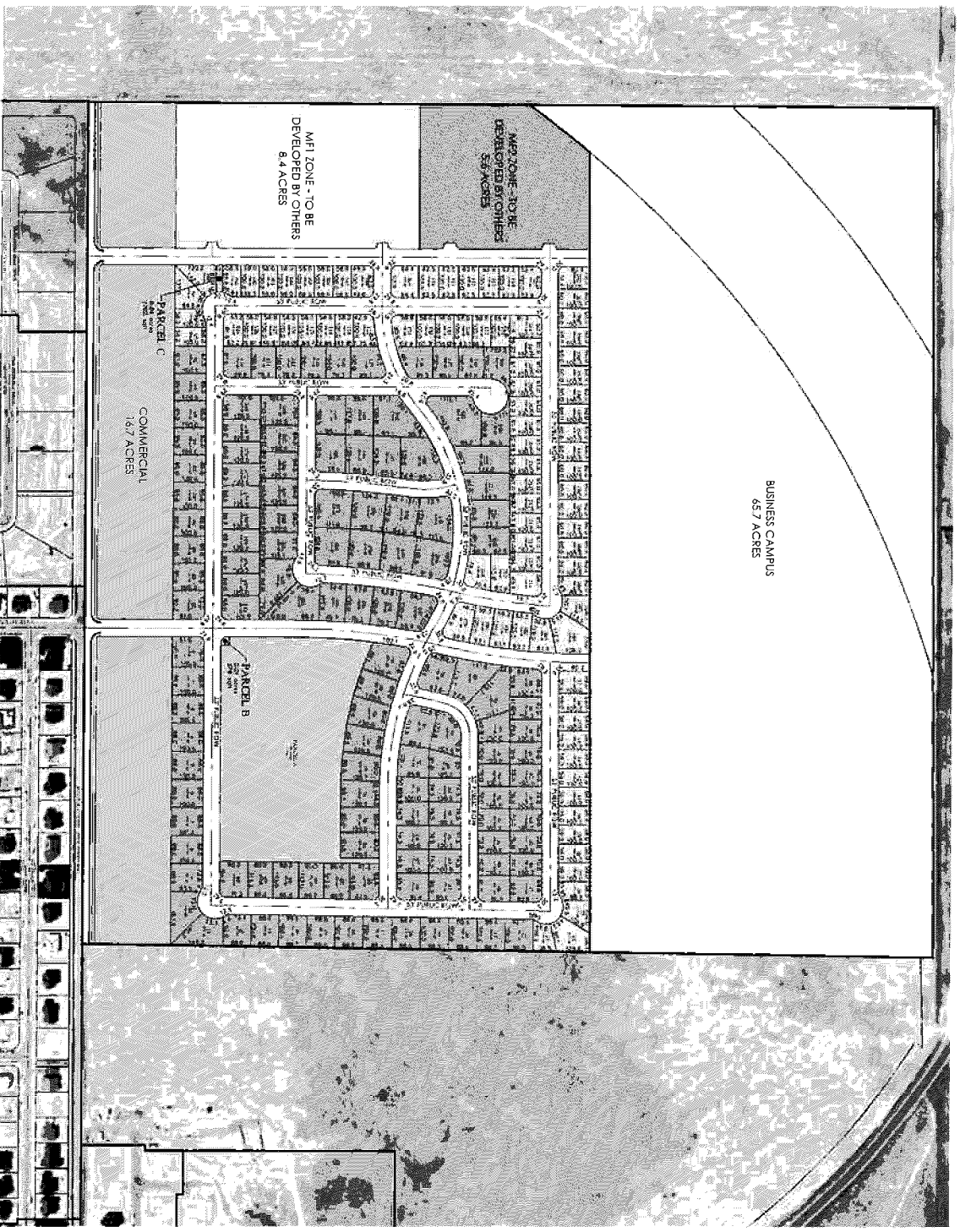
REQUIRED	5.0 ACRES (173,000 SQFT)
PROVIDED	6.6 ACRES (286,224 SQFT)

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	5,000 SQFT	4,000 SQFT
MIN REQUIRED LOT SIZE	7,000 SQFT	5,500 SQFT	4,500 SQFT
REQUIRED IMPROVED OPEN SPACE	500 SQFT/LOT	1,000 SQFT/LOT	1,000 SQFT/LOT
MIN LOT FRONTAGE	30	40	50
MIN LOT FRONT SETBACK (SEE 08-446)	40	20	20
FRONT SETBACK	25	15	15
FRONT GARAGE SETBACK	20	20	22
REAR SETBACK	20	20	20
SIDE SETBACK (MINIMUM 5' MIN)	5	5	5
SIDE SETBACK (MAXIMUM 5' MIN)	10	10	10
SIDE SETBACK STREET FRONT	15	15	15
PARKING REQUIREMENTS	2 STALLS/UNIT REQUIRED IN GARAGES		



THE PINNACLES concept plan

EAGLE MOUNTAIN CITY, UTAH COUNTY

11/5/2021

Note: This plan is for illustrative purposes only. Questions may be directed to the author through public. All data is for informational purposes only. No warranty is made for any use of this plan. Boundary locations are shown as they appear on the ground.



Exhibit "D"
Notice of Decision



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.

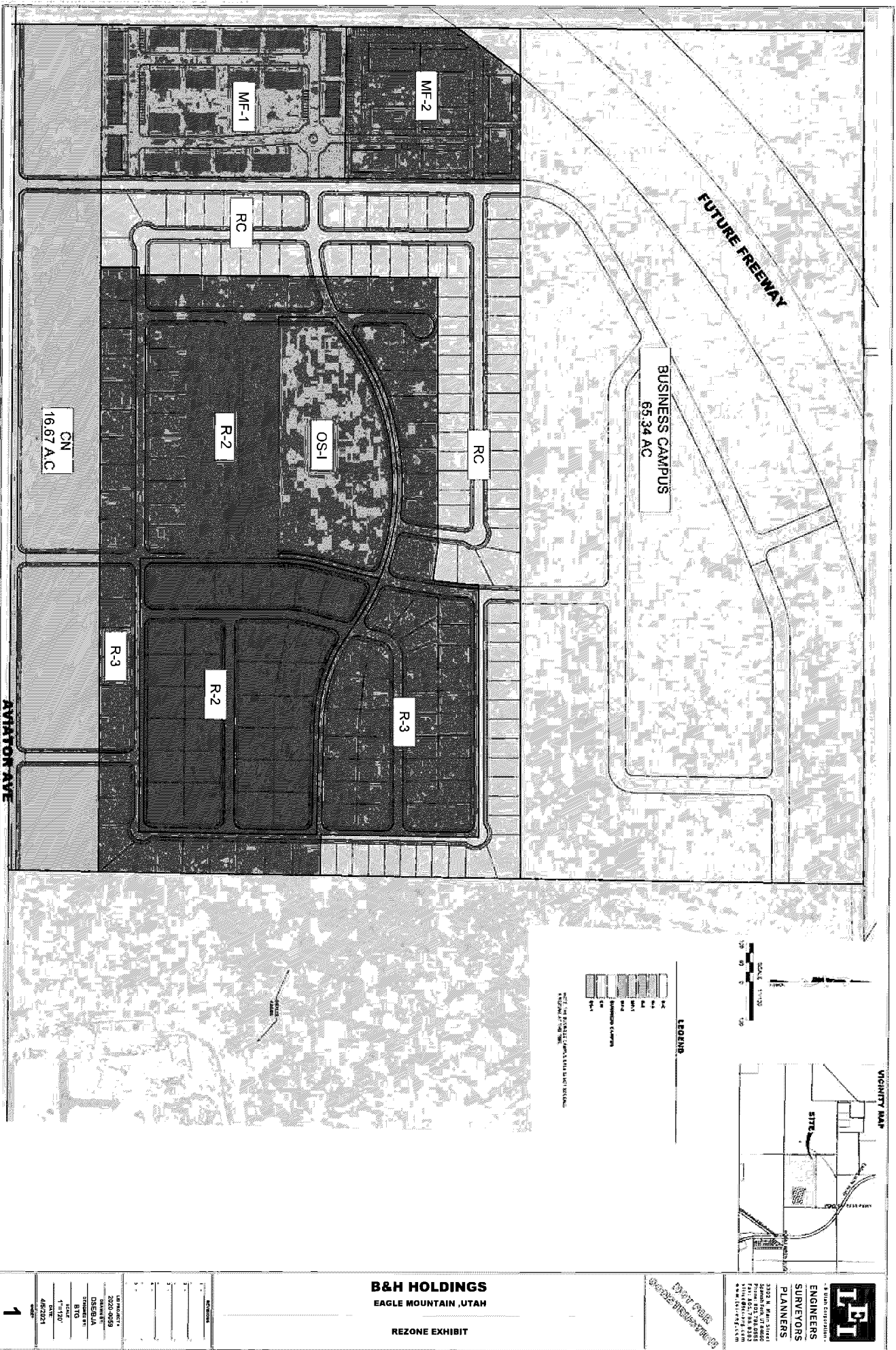
EAGLE MOUNTAIN CITY

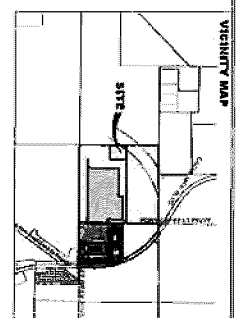
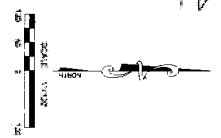
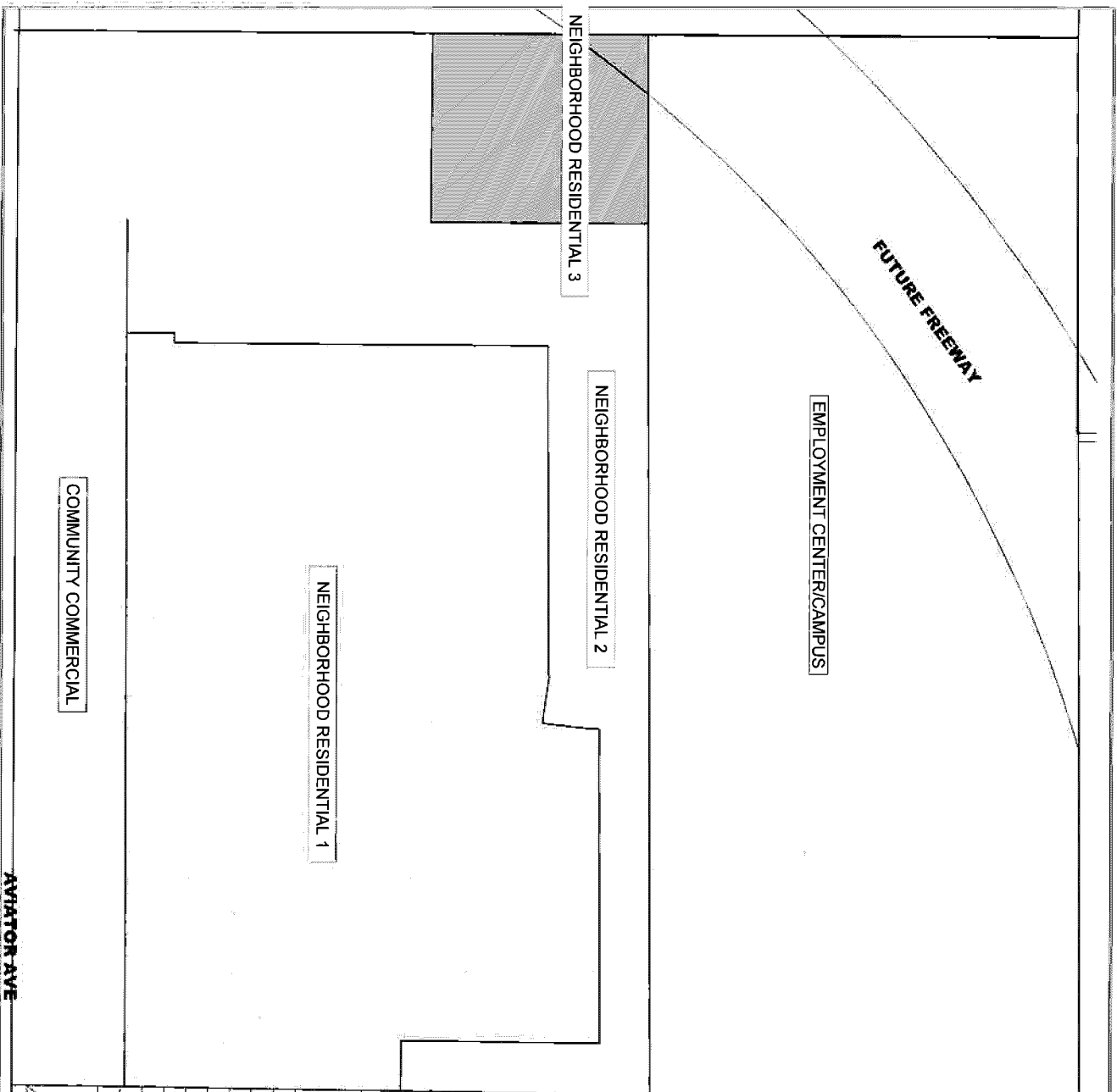
By: 
Steve Murnford, AICP
Community Development Director

Date: 4/12/21

ATTACHMENTS

Exhibit A : Rezone Exhibit
Exhibit B : General Plan Amendment





LAND USE		ACRES		% OF TOTAL	
TOTAL		164.0 AC	100%		
EMPLOYMENT CENTER/CAMPUS		64.0 AC	40%		
NEIGHBORHOOD RESIDENTIAL 1		44.0 AC	27%		
NEIGHBORHOOD RESIDENTIAL 2		37.0 AC	23%		
NEIGHBORHOOD RESIDENTIAL 3		14.0 AC	9%		
COMMUNITY COMMERCIAL		15.0 AC	9%		

164.0 AC

B&H HOLDINGS
EAGLE MOUNTAIN, UTAH

GENERAL PLAN AMENDMENT

LEI
ENGINEERS
SURVEYORS
PLANNERS
2005 N. MAIN STREET
SALT LAKE CITY, UT 84103
PHONE: 313.1460
FAX: 313.1461
WWW.LEI-UTAH.COM

DATE: 4/2/2021
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

Exhibit "E"
Utility Plan



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 11, 2025**

TITLE:	UTA Park and Ride Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	n/a
APPLICANT:	Eagle Mountain City Carlie Torres, UTA Ryan Kitchen, Horrocks Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Parks and Open Space Zone: Utility Open Space	9.94 Acres (1.4 being developed)

PUBLIC HEARING

No

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council respecting the requested Site Plan approval.

BACKGROUND:

Since the February 25, 2025, Planning Commission meeting, the applicant related to Staff that the crosswalk across Pony Express Parkway will have a HAWK signal. It was also determined that the City does not want a vehicular access point directly from Pony Express Parkway to the site. It would be too close to other intersections, creating safety and traffic concerns.

ITEMS FOR CONSIDERATION:

EMMC 17.100.050 Site plan development standards. The following are standards required for all site plans in any zoning district:

- A. Use of Property -- Complies
- B. Screening Requirements -- Complies
- C. Access Requirements -- Complies
- D. Off-Street Truck Loading Space -- N/A
- E. Utilities -- Complies
- F. Grading and Drainage -- Complies
- G. Dedication of Water Shares -- N/A
- H. Protection of Steep Slopes and Natural Drainages -- N/A

EMMC 17.100.060 Architectural requirements.

- A. Mechanical Equipment -- N/A
- B. Windows -- N/A
- C. Building Lighting -- N/A
- D. Trash Enclosures, Storage Areas, and External Structures -- N/A

- E. Exterior Materials -- N/A
- F. Landscape Guidelines -- Complies
- G. Parking Lot and Street Lighting -- Complies
- H. Enclosed Uses -- N/A
- I. Businesses Moving into Existing Buildings -- N/A
- J. Nuisances -- Complies

EMMC 17.72.030 Site design.

- A. Building Location -- N/A
- B. Commercial Parking Location -- N/A

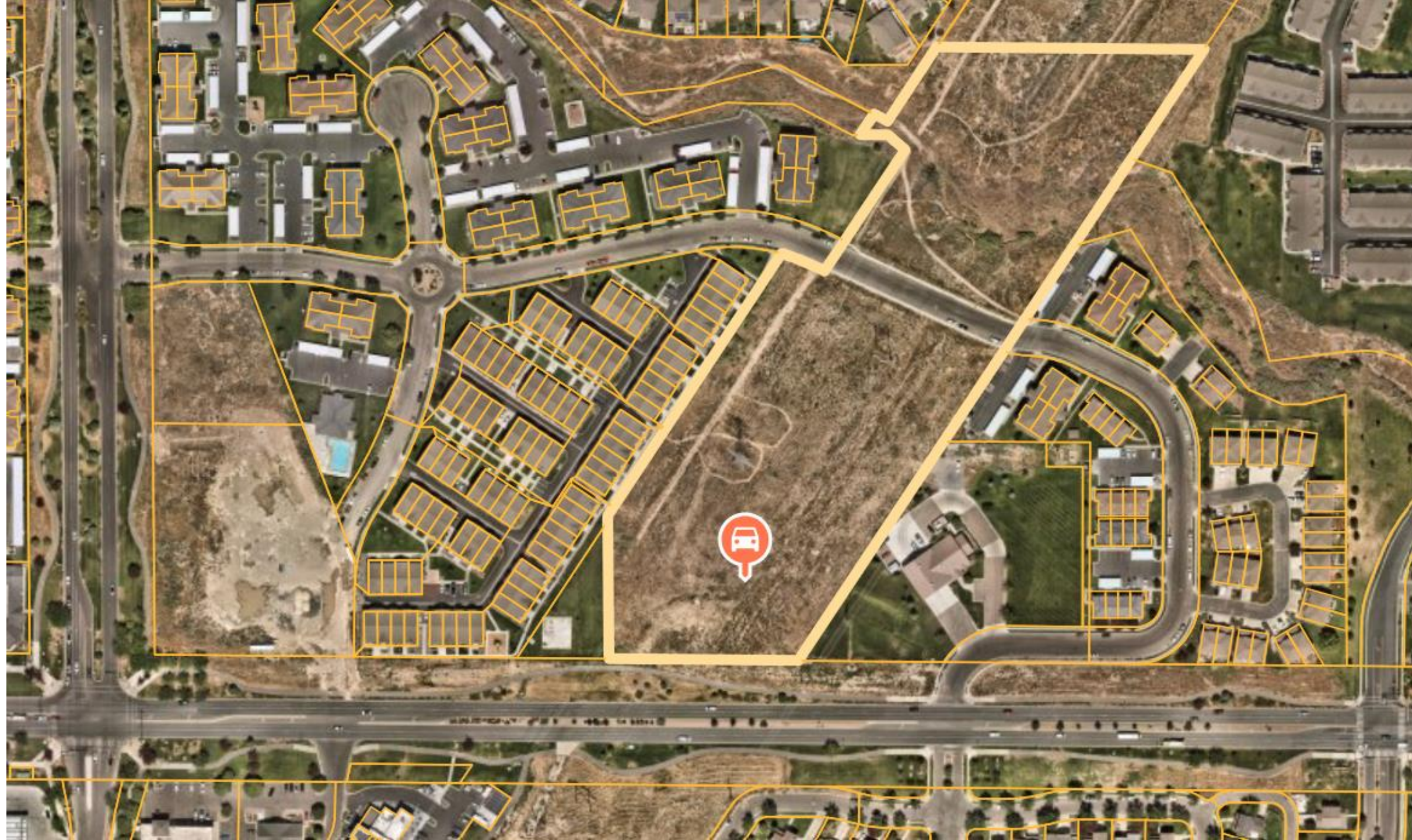
EMMC 17.55 Off-street Parking -- Complies

PLANNING COMMISSION ACTION/RECOMMENDATION:

This item was tabled at the February 25, 2025, Planning Commission meeting.

ATTACHMENTS:

1. Maps - UTA Park and Ride
2. Plan Set - UTA Park and Ride
3. Parking Study - UTA Park and Ride



General Plan Category

LEGEND

Residential Categories:

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

Mixed Use/Commercial Categories:

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

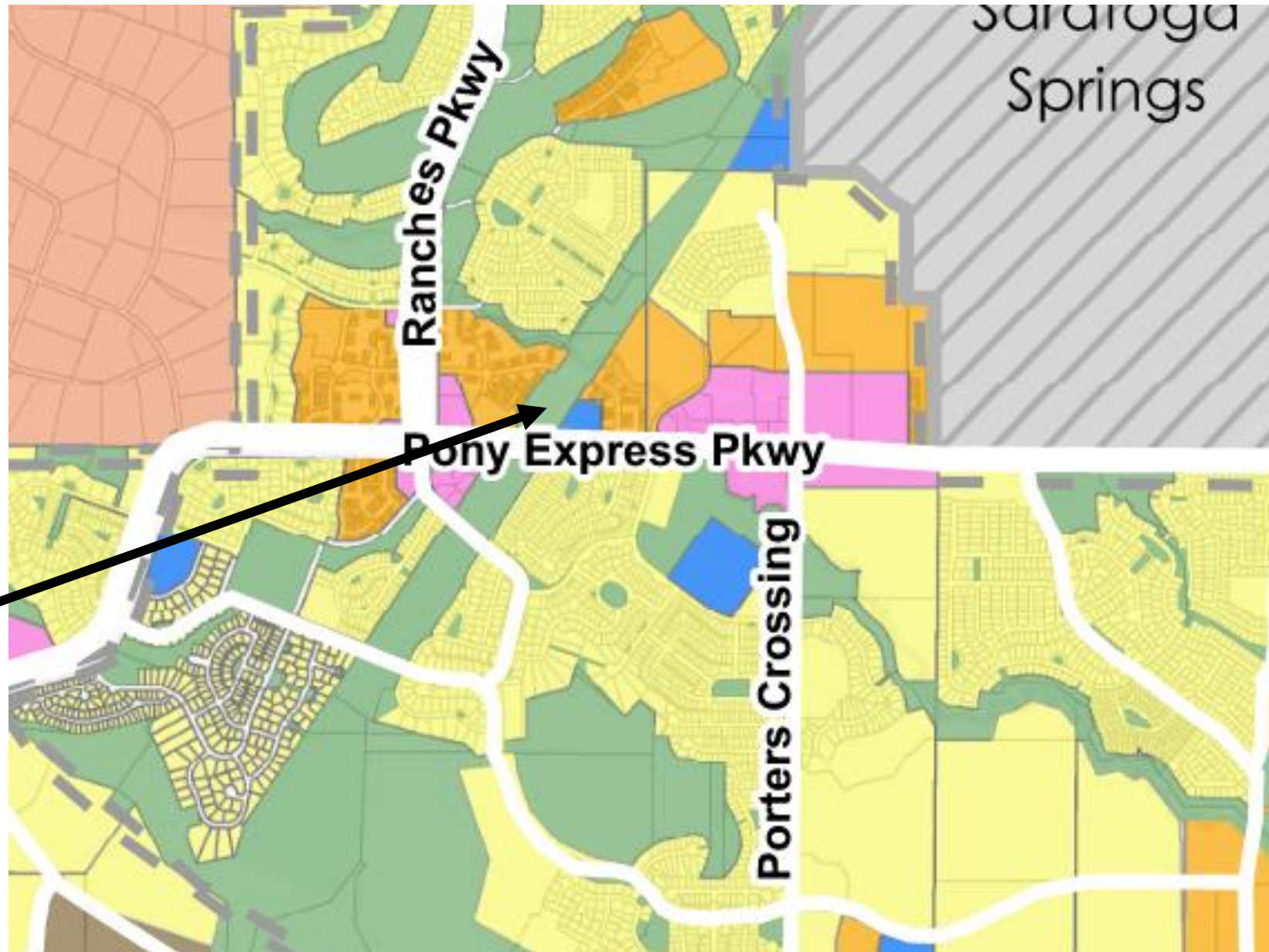
Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

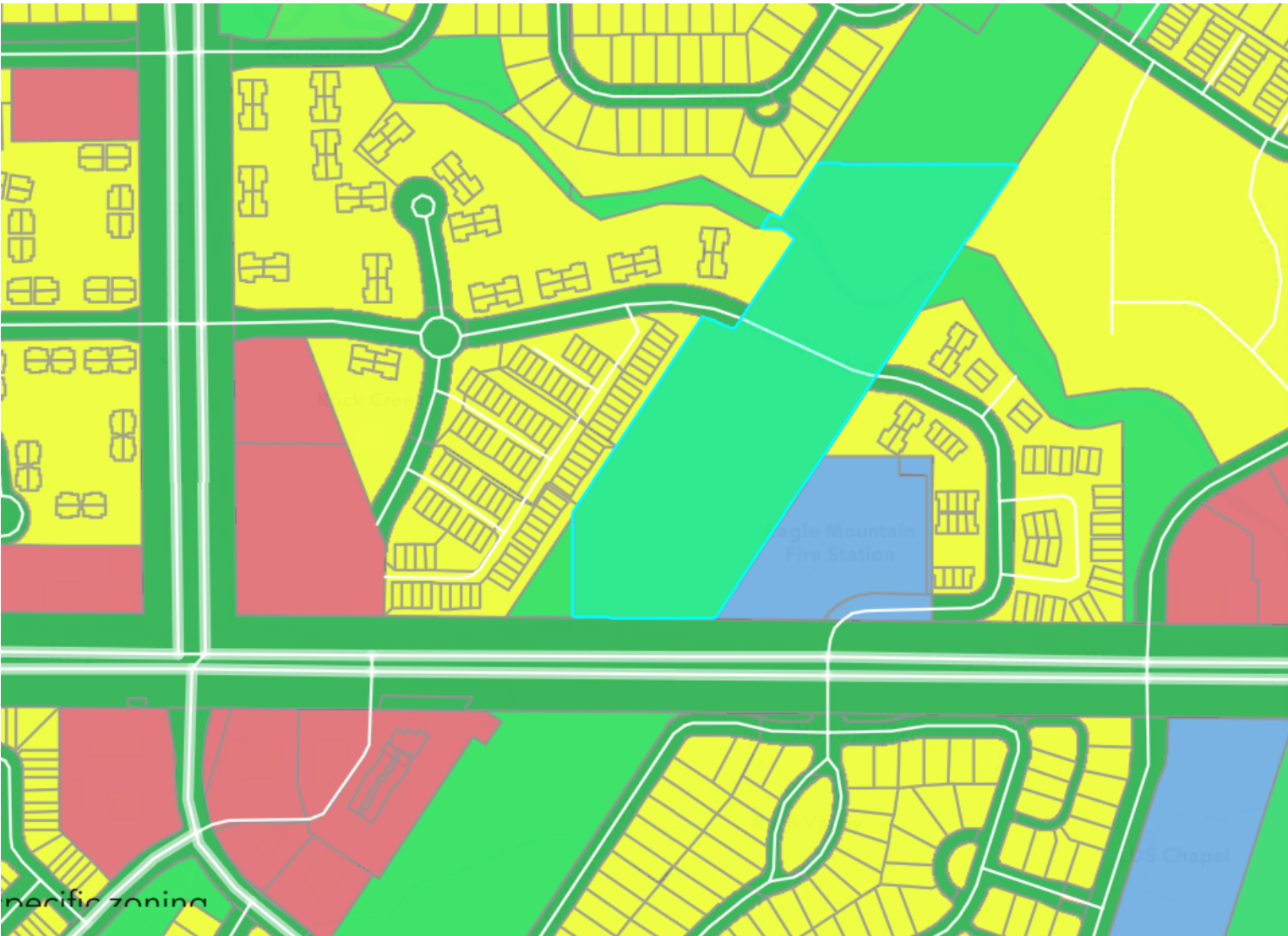
NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

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



Zoning



🔍 Zoom to

The Ranches Open Space Zone

Current Landuse: Open Space

Specific Zoning: Utility Open Space

Parcel ID: 58:034:0424

Address: 84005

Master Development Agreement: The Ranches

The Ranches master development agreement is expired and no longer applies to the property. Any guarantees included in the agreement, including density or unit types, are not applicable.

The purpose of the open space zones is to preserve and enhance public and private open space, trails, natural areas, and improved park and recreational areas. These areas serve to

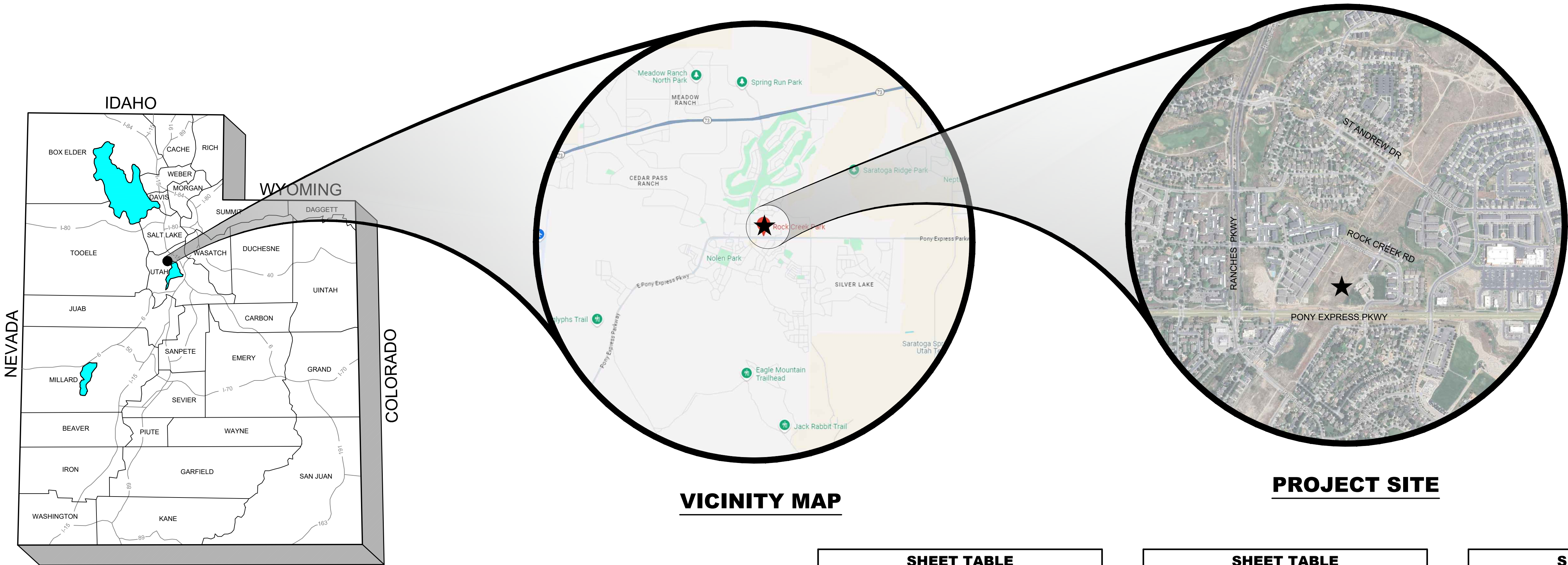
📍 Selected features

100% DESIGN PACKAGE

FOR

UTA PARK AND RIDE FACILITIES - EAGLE MOUNTAIN

EAGLE MOUNTAIN, UT



BASIS OF BEARING:
THE BASIS OF BEARINGS IS S 89°02'55"E., BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AS SHOWN ON THE 2023 UTAH COUNTY DEPENDENT RESURVEY MAP OF SAID TOWNSHIP.

BENCHMARK:
BM#205
ELEV: 4829.480
N: 7300923.709'
E: 1508481.472'
FOUND/SET: 3/1/2024

- VERTICAL CONTROL DATUM BASED ON NAVD88 AND GEOID18

STATE MAP

VICINITY MAP

PROJECT SITE

SHEET TABLE	
SHEET ID	SHEET TITLE
C.0.00	COVER - INDEX
C.0.01	NOTES
C.0.02	LEGEND SHEET
C.1.00	EXISTING - DEMO
C.2.00	OVERALL SITE PLAN
C.2.01	SITE PLAN
C.2.02	HORIZONTAL CONTROL
C.2.03	HORIZONTAL CONTROL POINT TABLES
C.3.00	GRADING PLAN
C.3.01	GRADING PLAN
C.4.00	ACCESS ROAD PLAN & PROFILE
C.5.01	DETAILS
C.5.02	DETAILS
L.1.00	LANDSCAPE OVERVIEW

SHEET TABLE	
SHEET ID	SHEET TITLE
L.1.01	LANDSCAPE
L.1.02	LANDSCAPE
L.1.03	LANDSCAPE
L.1.04	LANDSCAPE
L.2.00	LANDSCAPE DETAILS
L.2.01	LANDSCAPE DETAILS
L.3.00	IRRIGATION OVERVIEW
L.3.01	IRRIGATION
L.3.02	IRRIGATION
L.3.03	IRRIGATION
L.3.04	IRRIGATION
L.4.00	IRRIGATION DETAILS
L.4.01	IRRIGATION DETAILS
L.4.02	IRRIGATION DETAILS

SHEET TABLE	
SHEET ID	SHEET TITLE
SG.01	PHB LAYOUT
SG.02	PHB CIRCUITS
SGS.01	PHB SUMMARIES
SGS.02	PHB SUMMARIES
EE001	ELECTRICAL COVER SHEET
EE501	ELECTRICAL DETAILS
ES101	ELECTRICAL SITE PLAN
ES102	ELECTRICAL SITE PLAN - LIGHTING CALCULATIONS
ES501	ELECTRICAL SITE DETAILS
ES502	ELECTRICAL SITE DETAILS

ENGINEER:
HORROCKS ENGINEERS
2162 West Grove Pkwy., Ste 100
Pleasant Grove, UT 84062
RYAN KITCHEN, PE
(801) 870-8814

OWNER:
UTA TRANSIT AUTHORITY
PROJECT MANAGER
CARLIE TORRES, BS, MBA
(385) 518-3738

REV	DATE	Description
△		
△		
△		
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Designed By:	DS
Drawn By:	DS
Checked By:	RK
Approved By:	TP

UTA PARK AND RIDE FACILITIES

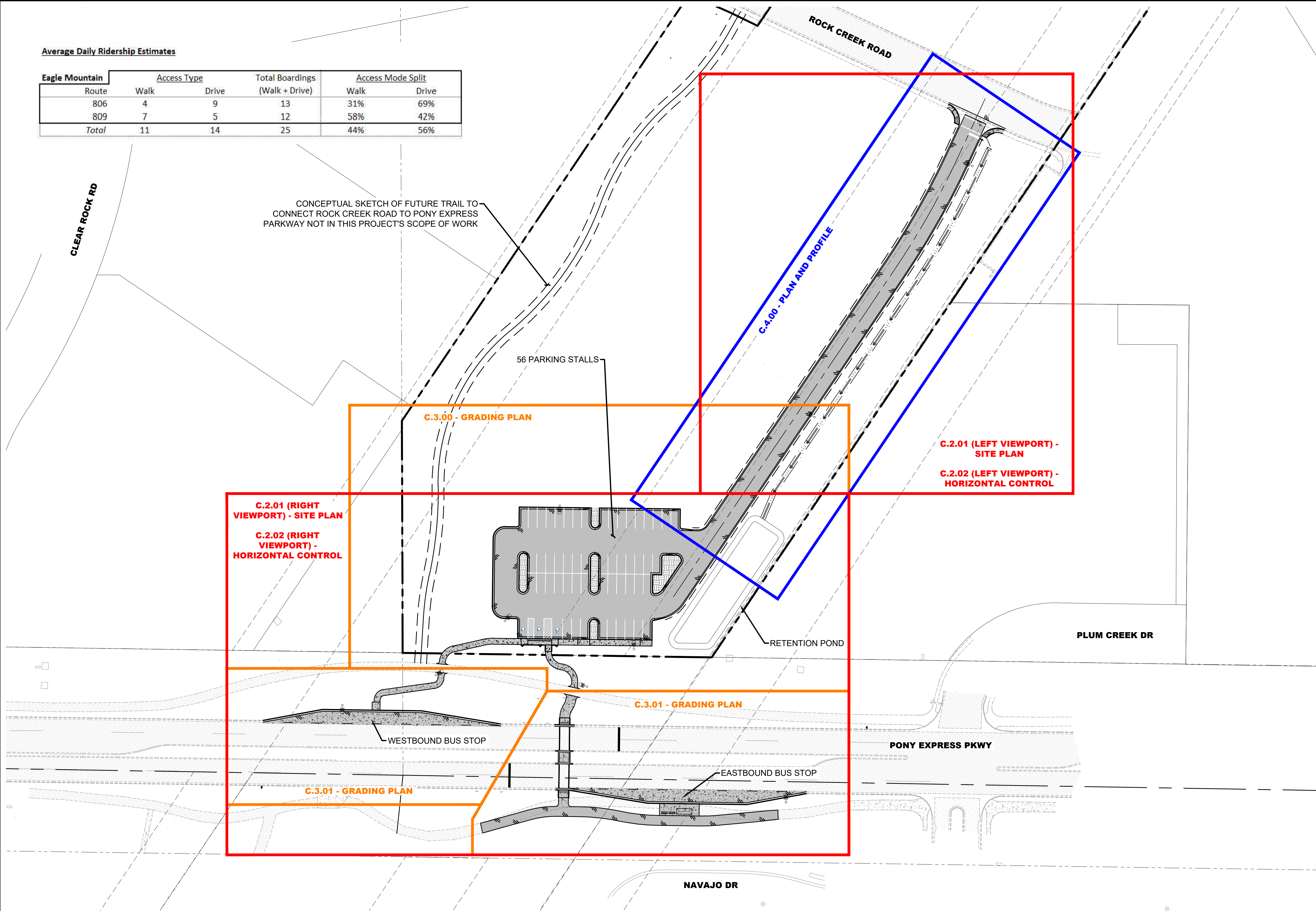
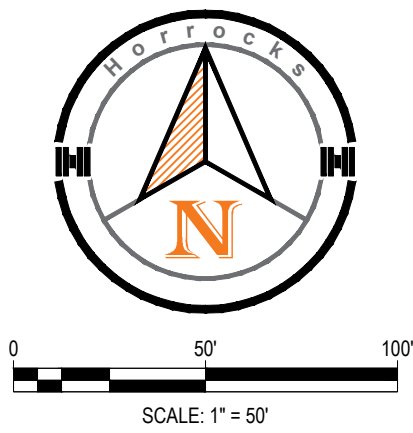
EAGLE MOUNTAIN, UT
COVER - INDEX
60% DESIGN PACKAGE

Know what's below.
Call before you dig.

Scale:	NTS
CADD Filename:	C.0.00 CVR NTS INDX-EM.dwg
Submittal Date	01/24/2025
UTA Contract No.:	23-03780VW
Drawing No.:	1
Sheet No.:	C.0.00

Average Daily Ridership Estimates

Eagle Mountain	Access Type		Total Boardings (Walk + Drive)	Access Mode Split	
	Route	Walk	Drive	Walk	Drive
	806	4	9	31%	69%
	809	7	5	58%	42%
	Total	11	14	44%	56%



REV	DATE	Description
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Designed By:	DS
Drawn By:	DS
Checked By:	RK
Approved By:	TP

UTA PARK AND RIDE FACILITIES

EAGLE MOUNTAIN, UT

OVERALL SITE PLAN

100% DESIGN PACKAGE

Scale: 1" = 50'

CADD Filename: C.2.00 SITE & UTIL-EM.dwg

Submittal Date: 01/24/2025

UTA Contract No.: 23-03780VW

Drawing No.: 5

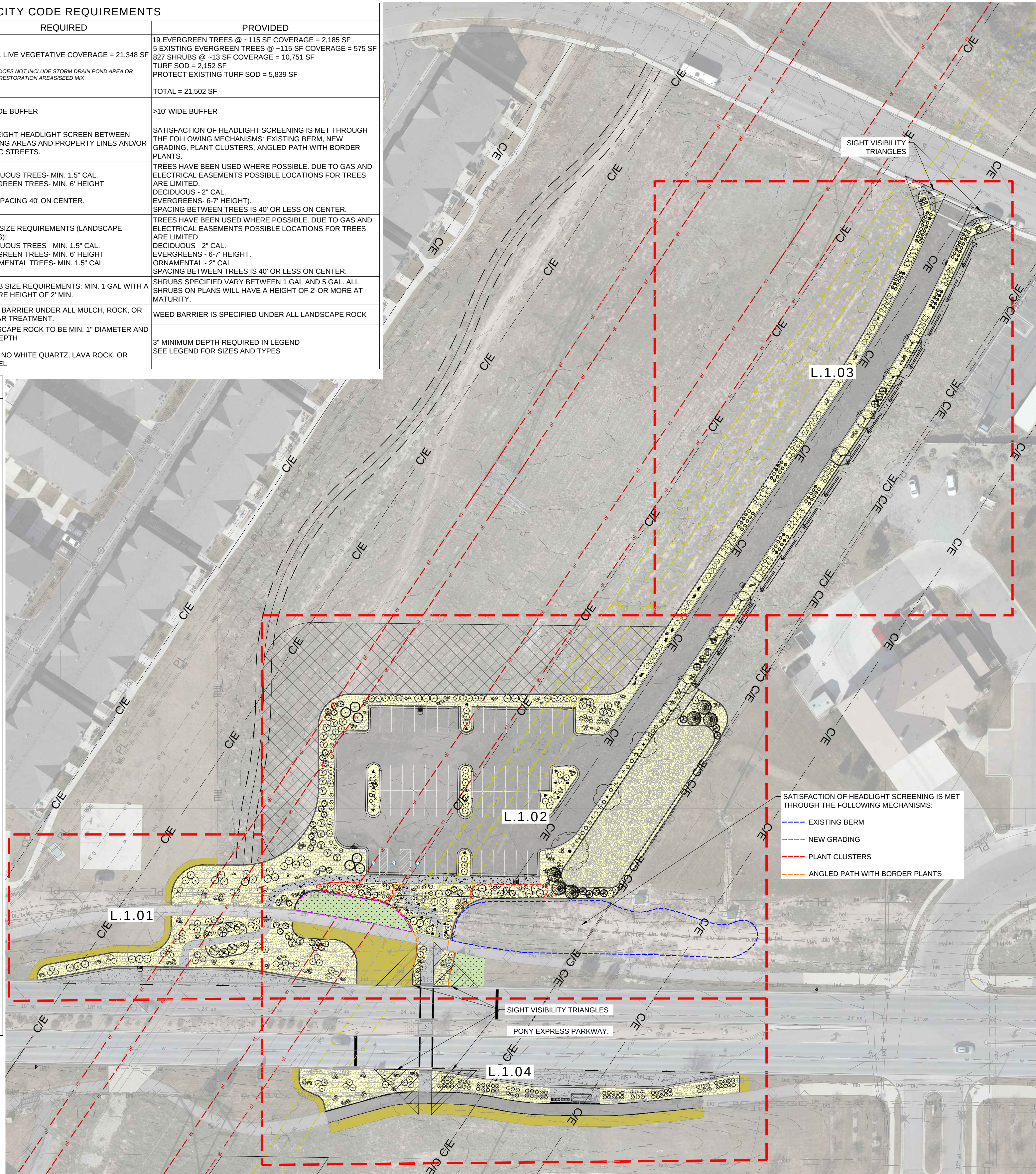
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Submittal Date		01/24/2025	
UTA Contract No.:		23-03780VW	
Drawing No.:	Sheet No.:	C.5.02	
13			

EAGLE MOUNTAIN CITY CODE REQUIREMENTS			
LANDSCAPE REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
50% LIVE COVERAGE IN LANDSCAPE AREAS (NOT INCLUDING TREE CANOPIES)	TOTAL LANDSCAPE AREA = 42,696 SF *TOTAL DOES NOT INCLUDE STORM DRAIN POND AREA OR NATIVE RESTORATION AREAS/SEED MIX	TOTAL LIVE VEGETATIVE COVERAGE = 21,348 SF *TOTAL DOES NOT INCLUDE STORM DRAIN POND AREA OR NATIVE RESTORATION AREAS/SEED MIX	19 EVERGREEN TREES @ -115 SF COVERAGE = 2,185 SF 5 EXISTING EVERGREEN TREES @ -115 SF COVERAGE = 575 SF 827 SHRUBS @ -13 SF COVERAGE = 10,751 SF TURF SOD = 2,152 SF PROTECT EXISTING TURF SOD = 5,839 SF TOTAL = 21,502 SF
10' WIDE BUFFER BETWEEN PARKING AREAS AND PROPERTY LINES AND/OR PUBLIC STREETS.	NA	10' WIDE BUFFER	>10' WIDE BUFFER
3.5' HEIGHT HEADLIGHT SCREEN REQUIRED IN 10' BUFFER. MAY CONSIST OF A BERM, FENCE, WALL, OR LANDSCAPING.	NA	3.5' HEIGHT HEADLIGHT SCREEN BETWEEN PARKING AREAS AND PROPERTY LINES AND/OR PUBLIC STREETS.	SATISFACTION OF HEADLIGHT SCREENING IS MET THROUGH THE FOLLOWING MECHANISMS: EXISTING BERM, NEW GRADING, PLANT CLUSTERS, ANGLED PATH WITH BORDER PLANTS.
TREE SIZE REQUIREMENTS (BUFFER AREA): DECIDUOUS TREES- MIN. 1.5" CAL. EVERGREEN TREES- MIN. 6" HEIGHT MAX SPACING 40' ON CENTER.	NA	DECIDUOUS TREES- MIN. 1.5" CAL. EVERGREEN TREES- MIN. 6" HEIGHT MAX SPACING 40' ON CENTER.	TREES HAVE BEEN USED WHERE POSSIBLE. DUE TO GAS AND ELECTRICAL EASEMENTS POSSIBLE LOCATIONS FOR TREES ARE LIMITED. DECIDUOUS - 2" CAL. EVERGREENS - 6-7" HEIGHT). SPACING BETWEEN TREES IS 40' OR LESS ON CENTER.
TREE SIZE REQUIREMENTS (LANDSCAPE AREAS): DECIDUOUS TREES - MIN. 1.5" CAL. EVERGREEN TREES- MIN. 6" HEIGHT ORNAMENTAL TREES- MIN. 1.5" CAL.	NA	TREE SIZE REQUIREMENTS (LANDSCAPE AREAS): DECIDUOUS TREES - MIN. 1.5" CAL. EVERGREEN TREES- MIN. 6" HEIGHT ORNAMENTAL TREES- MIN. 1.5" CAL.	TREES HAVE BEEN USED WHERE POSSIBLE. DUE TO GAS AND ELECTRICAL EASEMENTS POSSIBLE LOCATIONS FOR TREES ARE LIMITED. DECIDUOUS - 2" CAL. EVERGREENS - 6-7" HEIGHT. ORNAMENTAL - 2" CAL. SPACING BETWEEN TREES IS 40' OR LESS ON CENTER.
SHRUB SIZE REQUIREMENTS: MIN. 1 GAL WITH A MATURE HEIGHT OF 2' MIN.	NA	SHRUB SIZE REQUIREMENTS: MIN. 1 GAL WITH A MATURE HEIGHT OF 2' MIN.	SHRUBS SPECIFIED VARY BETWEEN 1 GAL AND 5 GAL. ALL SHRUBS ON PLANS WILL HAVE A HEIGHT OF 2' OR MORE AT MATURITY.
WEED BARRIER UNDER ALL MULCH, ROCK, OR SIMILAR TREATMENT.	NA	WEED BARRIER UNDER ALL MULCH, ROCK, OR SIMILAR TREATMENT.	WEED BARRIER IS SPECIFIED UNDER ALL LANDSCAPE ROCK
LANDSCAPE ROCK TO BE MIN. 1" DIAMETER AND A 3" DEPTH. LANDSCAPE ROCK MAY NOT BE THE COLOR OF PAVEMENT- WHITE QUARTZ, LAVA ROCK, AND GRAVEL ARE NOT PERMITTED.	NA	LANDSCAPE ROCK TO BE MIN. 1" DIAMETER AND A 3" DEPTH TYPE- NO WHITE QUARTZ, LAVA ROCK, OR GRAVEL	3" MINIMUM DEPTH REQUIRED IN LEGEND SEE LEGEND FOR SIZES AND TYPES

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS:
 - PER PLANTING DETAILS IN PLANTER BED AREAS.
 - 4" DEPTH IN ALL TURF SOD AREAS
 - 4" DEPTH IN ALL NEW SEED AREAS.
- EDGING SHALL BE IMPLEMENTED BETWEEN ALL VARYING LANDSCAPE MATERIALS SUCH AS TURF GRASS AND BARK MULCH, BARK MULCH AND ROCK MULCH, TURF GRASS AND BROADCAST SEED, ETC. EXACT TYPE OF EDGING SHALL BE INDICATED ON THE PLANS. IF NO EDGING IS INDICATED ON THE PLANS A 6" X 6" SLIP FORMED, SQUARE CONCRETE CURB SHALL BE USED.
- LANDSCAPE ROCK COLOR AND TYPE TO BE APPROVED BY OWNER. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. ROCK MATERIAL SHALL BE IMPLEMENTED IN ALL PLANTER BED AREAS INDICATED ON THE PLANS AT THE DEPTHS SPECIFIED IN LANDSCAPE DETAILS.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT
- BASE PLAN & LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. FOLLOWING THE FIRST 24 HOURS ALL PLANTS SHALL BE WATERED ROUTINELY TO ENSURE SURVIVABILITY AND PROMOTE ESTABLISHMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A WATERING SCHEDULE FOR THE OWNER'S REVIEW AND REFERENCE.
- THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE-YEAR AFTER DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND AVOIDANCE OF ALL UNDERGROUND UTILITIES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION ELEMENTS. SHOULD ANY DAMAGE OCCUR TO UNDERGROUND UTILITIES THE CONTRACTOR SHALL REPLACE OR REPAIR THE DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING (CROWN/ROOT) OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATION AT LEAST 10 DAYS PRIOR TO WORK BEING PERFORMED FOR THIS PROJECT TO INCLUDE CERTIFIED ARBORIST INFORMATION AND START AND COMPLETION DATES.
- DIMENSIONS SHOWN ON LANDSCAPE PLAN ARE SHOWN FOR REFERENCE AND TO AID IN INSTALLATION. SLIGHT DEVIATIONS (+/-1") FROM THE DIMENSIONS SHOWN ARE ACCEPTABLE AS LONG AS THE OVERALL INTENT OF THE DESIGN IS MAINTAINED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REVIEW OF ALL OTHER PROJECT DESIGN DOCUMENTS, UTILITIES, STRUCTURES, OR OTHER ELEMENTS MAY NOT BE DISPLAYED ON THESE SHEETS FOR GRAPHIC CLARITY.
- LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER TRADES TO ENSURE CONFLICTS BETWEEN OTHER ELEMENTS NOT SHOWN ON THESE SHEETS ARE RESOLVED IN THE FIELD.
- LANDSCAPE CONTRACTOR SHALL BE REQUIRED FOR MAINTENANCE AND WARRANTY OF LANDSCAPE AREAS PER THE PROJECT MAINTENANCE SPECIFICATIONS.
- AREAS IMPACTED BY CONSTRUCTION THAT ARE NOT SHOWN ON THIS SHEET SHALL BE RESTORED TO PRE CONSTRUCTION CONDITIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
 - FORMAL LANDSCAPE TO MATCH EXISTING CONDITION
 - NATIVE LANDSCAPE AREAS TO BE RE-VEGETATED WITH SEED MIX AND HECF PER PROJECT SPECIFICATIONS AND DETAILS.



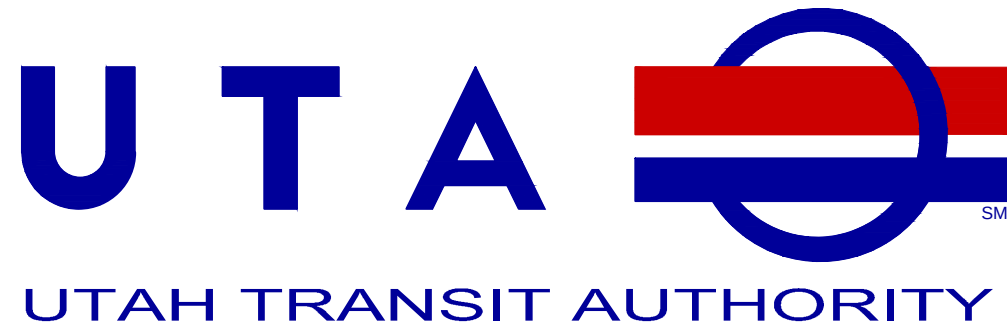
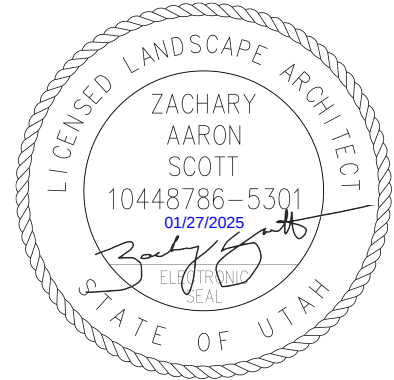
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	L.1.01	L.1.02	L.1.03	L.1.04
	1	LANDSCAPE ROCK TYPE 1	6,509 SF		6,509 SF		
	2	LANDSCAPE ROCK TYPE 2	5,194 SF	585 SF	1,308 SF	3,301 SF	
	3	LANDSCAPE ROCK TYPE 3	29,519 SF	4,967 SF	17,621 SF	2,505 SF	4,425 SF
	4	NATIVE SEED MIX	2,821 SF		438 SF	2,383 SF	
	5	CONCRETE MOWCURB	2,750 LF				
	6	WEED BARRIER UNDER ALL LANDSCAPE ROCK	41,214 SF	5,552 SF	25,431 SF	5,806 SF	4,425 SF
	7	3-5' LANDSCAPE BOULDER	91	11	61	12	7
	8	PROTECT IN PLACE EXISTING TURF SOD	5,839 SF	975 SF	2,197 SF		2,668 SF
	9	PROTECT IN PLACE EXISTING TREE					
	10	REMOVE AND DISPOSE OF EXISTING TREE					
	11	REPAIR EXISTING LANDSCAPE	285 SF				285 SF

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY	L.1.01	L.1.02	L.1.03	L.1.04
TREES								
	CERCIS CANADENSIS 'VANILLA TWIST' VANILLA TWIST WEeping EASTERN REDBUD	B & B	2"	6		6		
	PRUNUS X 'SNOWFOZAM' SNOW FOUNTAINS® WEeping CHERRY	B & B	2"	6	6			
CONIFERS								
	PICEA ABIES 'CUPRESSINA' CUPRESSINA NORWAY SPRUCE	B & B	6'-7" TALL	6		3	3	
	PICEA PUNGENS 'BAKERI' BAKER COLORADO SPRUCE	B & B	6'-7" TALL	6		6		
	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL AUSTRIAN PINE	B & B	6'-7" TALL	7		7		
ORNAMENTAL TREES								
	CERCIS CANADENSIS 'FOREST PANSY' EASTERN REDBUD	B & B	2"	8		3	5	
SHADE TREES								
	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET MAPLE	B & B	2"	2		2		
	GYMNOCALADUS DIOICA 'ESPRESSO' KENTUCKY COFFEE TREE	B & B	2"	1		1		
SHRUBS								
	BERBERIS THUNBERGII 'MARIA' SUNJOY GOLD PILLAR BARBERRY	5 GAL		63	6	57		
	BUXUS MICROPHYLLA 'LITTLE MISSY' LITTLE MISSY LITTLELEAF BOXWOOD	5 GAL		48	16	9	23	
	CORNUS STOLONIFERA RED TWIG DOGWOOD	5 GAL		44	15	29		
	COTINUS COGXYGRIA 'NCC01' WINECRAFT BLACK® SMOKE TREE	5 GAL		39		39		
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL		109	20	77		12
	SALIX PURPUREA 'CANYON BLUE' ARCTIC BLUE PURPLE OSIER WILLOW	5 GAL		22		22		
ANNUALS/PERENNIALS								
	GAILLARDIA X 'ARIZONA RED SHADES' ARIZONA RED SHADES BLANKET FLOWER	1 GAL		93		83	10	
	SALVIA AZUREA BLUE SAGE	1 GAL		82	9	55		18
ORNAMENTAL GRASSES								
	GALLIARDIA X 'ARIZONA RED SHADES' FOERSTER FEATHER REED GRASS	1 GAL		117		17	100	
	HELIOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL		74		14		60
	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS	1 GAL		36		12		24
	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	1 GAL		100			100	
GROUND COVERS								
	TURF SOD BIOBLUE BIOGRASS				2,152 SF		2,152 SF	

REV	DATE	Description

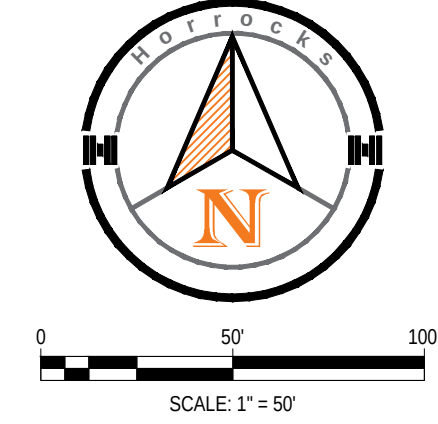


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Drawn By:	MH
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Approved By:	ZS

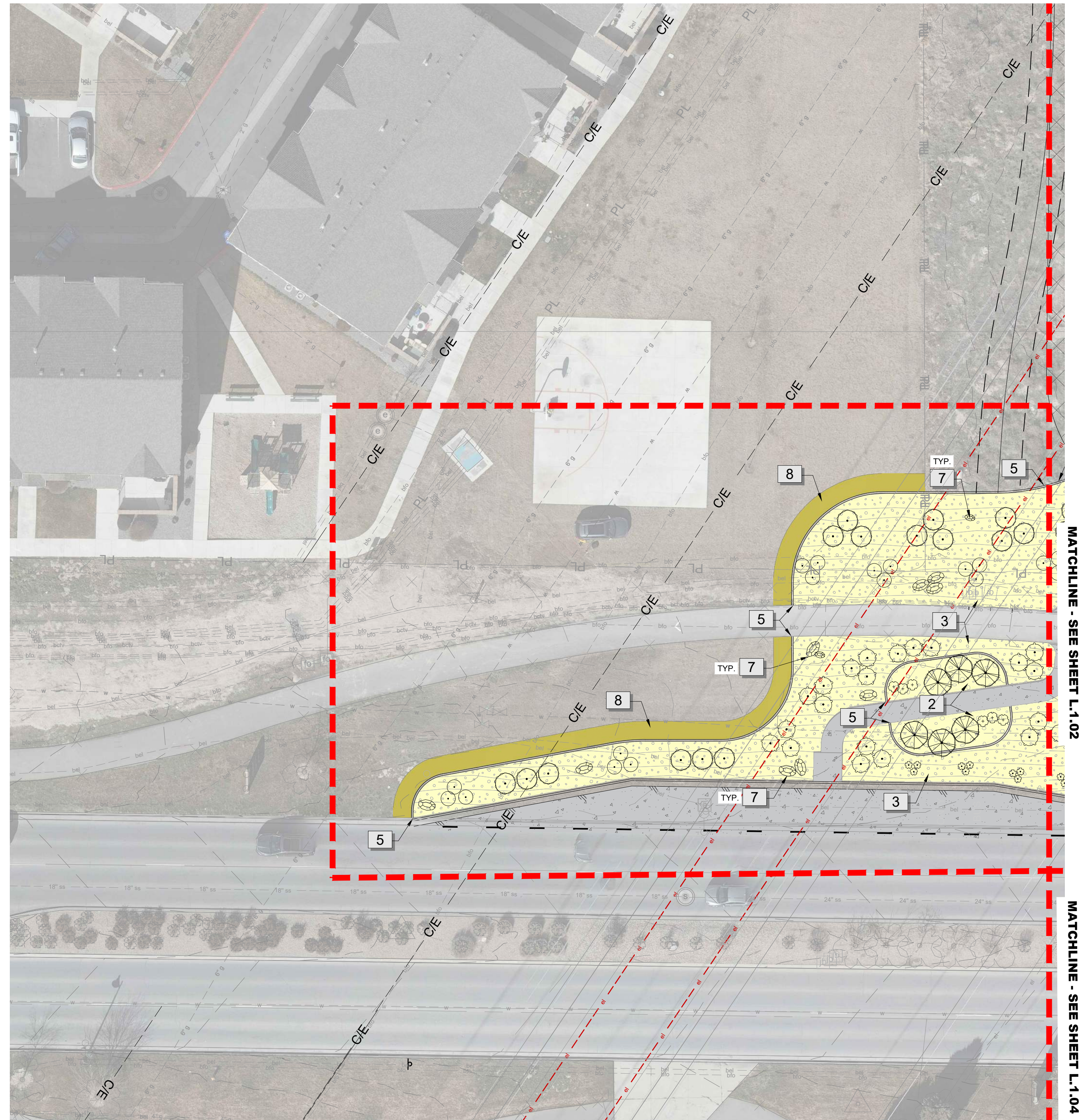
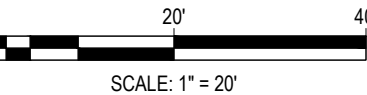
UTA PARK AND RIDE FACILITIES

EAGLE MOUNTAIN, UT

LANDSCAPE OVERVIEW



Scale:	1" = 50'
CADD Filename:	LS-EM.dwg
Submittal Date	01/24/2025
UTA Contract No.:	23-03780VW
Drawing No.:	14
Sheet No.:	L.1.00



REFERENCE NOTES SCHEDULE L.1.01			
SYMBOL	CODE	DESCRIPTION	QTY
	 2	LANDSCAPE ROCK TYPE 2	585 SF
	 3	LANDSCAPE ROCK TYPE 3	4,967 SF
	 5	CONCRETE MOWCURB	320 LF
	 6	WEED BARRIER UNDER ALL LANDSCAPE ROCK	5,552 SF
	 7	3-5' LANDSCAPE BOULDER	11
	 8	PROTECT IN PLACE EXISTING TURF SOD	975 SF

		
		
		
		
		
		
		
REV	DATE	Description

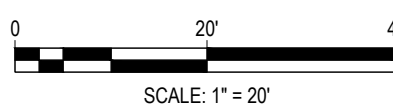


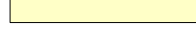
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UTA PARK AND RIDE FACILITIES

EAGLE MOUNTAIN, UT
LANDSCAPE

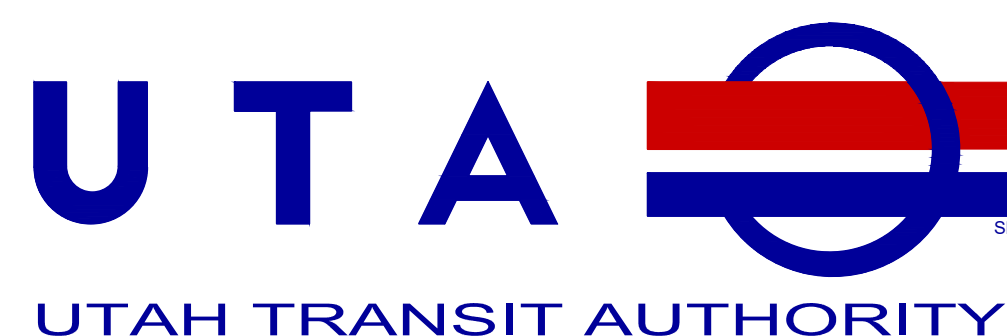
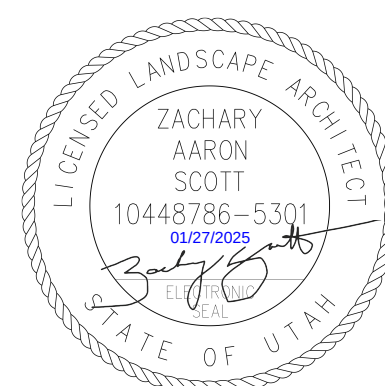
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Submittal Date		01/24/2025	
UTA Contract No.: 23-03780VW			
Drawing No.: 16		Sheet No.: L.1.01	



REFERENCE NOTES SCHEDULE L.1.02			
SYMBOL	CODE	DESCRIPTION	QTY
		LANDSCAPE ROCK TYPE 1	6,509 SF
		LANDSCAPE ROCK TYPE 2	1,308 SF
		LANDSCAPE ROCK TYPE 3	17,621 SF
		NATIVE SEED MIX	438 SF
		CONCRETE MOWCURB	1,568 LF
		WEED BARRIER UNDER ALL LANDSCAPE ROCK	25,431 SF
		3-5' LANDSCAPE BOULDER	61
		PROTECT IN PLACE EXISTING TURF SOD	2,197 SF
		PROTECT IN PLACE EXISTING TREE	
		REMOVE AND DISPOSE OF EXISTING TREE	

AND RIDE FACILITIES EAGLE MOUNTAIN, UT LANDSCAPE ----	Scale:
	CADD Filename:
	Submittal Date
	UTA Contract No.:
	Drawing No.: 17 Sheet No.: 1

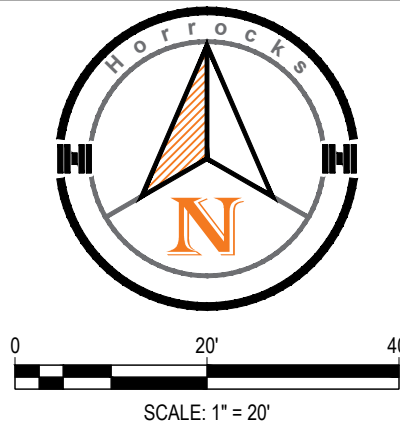
		
		
		
		
		
		
		
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Approved By:	ZS

UTA PARK AND RIDE FACILITIES

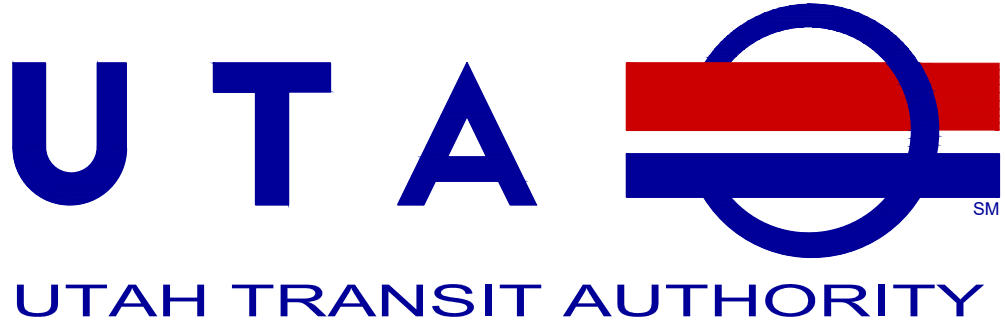
EAGLE MOUNTAIN, UT
LANDSCAPE



PLANT SCHEDULE L.1.03				
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
CONIFERS				
	PICEA ABIES 'CUPRESSINA' CUPRESSINA NORWAY SPRUCE	B & B	6'-7' TALL	3
ORNAMENTAL TREES				
	CERCIS CANADENSIS 'FOREST PANSY' EASTERN REDBUD	B & B	2"	5
SYMBOL	BOTANICAL / COMMON NAME	SIZE		QTY
SHRUBS				
	BUXUS MICROPHYLLA 'LITTLE MISSY' LITTLE MISSY LITTLELEAF BOXWOOD	5 GAL		23
ANNUALS/PERENNIALS				
	GAILLARDIA X 'ARIZONA RED SHADES' ARIZONA RED SHADES BLANKET FLOWER	1 GAL		10
ORNAMENTAL GRASSES				
	CALAMAGROSTIS X ACUTIFLORA 'KARL' FOERSTER' FEATHER REED GRASS	1 GAL		100
	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	1 GAL		100

REFERENCE NOTES SCHEDULE L.1.03			
SYMBOL	CODE	DESCRIPTION	QTY
	2	LANDSCAPE ROCK TYPE 2	3,301 SF
	3	LANDSCAPE ROCK TYPE 3	2,505 SF
	4	NATIVE SEED MIX	2,383 SF
	5	CONCRETE MOWCURB	805 LF
	6	WEED BARRIER UNDER ALL LANDSCAPE ROCK	5,806 SF
	7	3-5' LANDSCAPE BOULDER	12

REV	DATE	Description

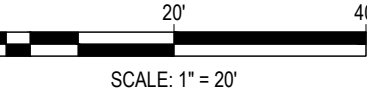


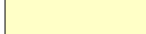
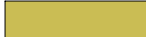
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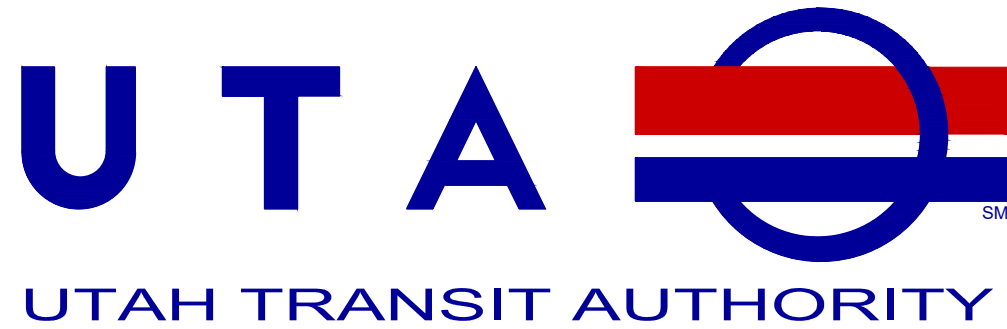
UTA PARK AND RIDE FACILITIES

EAGLE MOUNTAIN, UT
LANDSCAPE

Scale:	1" = 20'
CADD Filename:	LS-EM.dwg
Submittal Date	01/24/2025
UTA Contract No.:	23-03780VW
Drawing No.:	15
Sheet No.:	L.1.03

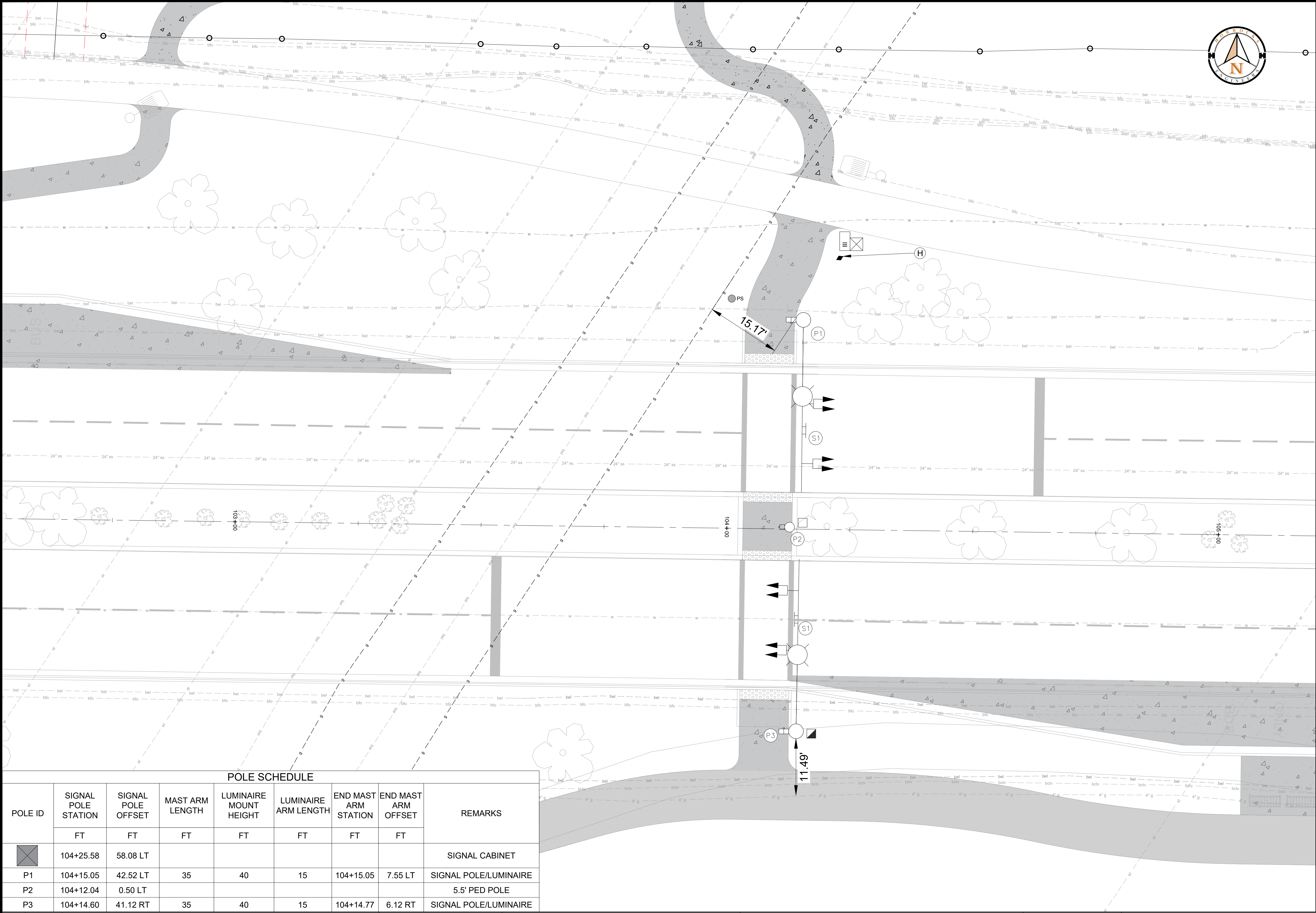


REFERENCE NOTES SCHEDULE L. 1.04			
SYMBOL	CODE	DESCRIPTION	QTY
	3	LANDSCAPE ROCK TYPE 3	4,425 SF
	5	CONCRETE MOWCURB	57 LF
	6	WEED BARRIER UNDER ALL LANDSCAPE ROCK	4,425 SF
	7	3-5' LANDSCAPE BOULDER	7
	8	PROTECT IN PLACE EXISTING TURF SOD	2,668 SF
	9	PROTECT IN PLACE EXISTING TREE	
	10	REMOVE AND DISPOSE OF EXISTING TREE	
	11	REPAIR EXISTING LANDSCAPE	285 SF



UTA PARK AND RIDE FACILITIES

Scale:		1" = 20'
CADD Filename:		LS-EM.dwg
Submittal Date		01/24/2025
UTA Contract No.:		23-03780VV
Drawing No.:	Sheet No.:	
18	L.1.04	



GENERAL SHEET NOTES

1. GENERAL

A. MAINTAIN 12" MINIMUM CLEARANCE TO ALL COMMUNICATIONS UTILITIES, 18" CLEARANCE TO ALL POWER LINES, AND 5' CLEARANCE TO ALL GAS LINES

B. PROVIDE FIVE (5) DAYS NOTICE TO ZAC HILTON (ZHILTON@EAGLEMOUNTAIN.GOV) FOR SIGNAL TURN-ON.

C. ALL SIGNING AND ROADWAY STRIPING WILL BE PROVIDED BY CONTRACTOR.

D. REFER TO UDOT STANDARD DRAWINGS FOR ALL TRAFFIC SIGNAL & LUMINAIRE EXTENSION RELATED DETAILS.

E. MAINTAIN 5' HORIZONTAL CLEARANCE FROM WATER AND STORM DRAINS, 5' HORIZONTAL CLEARANCE FROM SANITARY SEWERS, 18" OVER AND 12" UNDER ANY EAGLE MOUNTAIN PUBLIC WORKS PIPE.

F. ALL WORK AND MATERIALS TO BE CONDUCTED AND PRODUCED TO MEET CURRENT UDOT STANDARD DRAWINGS AND SPECIFICATIONS.

2. EXECUTION

A. SET ALL JUNCTION BOXES TO MATCH GRADE OF SURROUNDING TERRAIN.

B. REPAIR LANDSCAPING AND IRRIGATION SYSTEMS DAMAGED DURING CONSTRUCTION.

C. PLACE CONCRETE FOUNDATION SO BOTTOM OF TRAFFIC SIGNAL HEAD IS 18'-6" TO 19'-4" ABOVE PAVEMENT SURFACE BELOW.

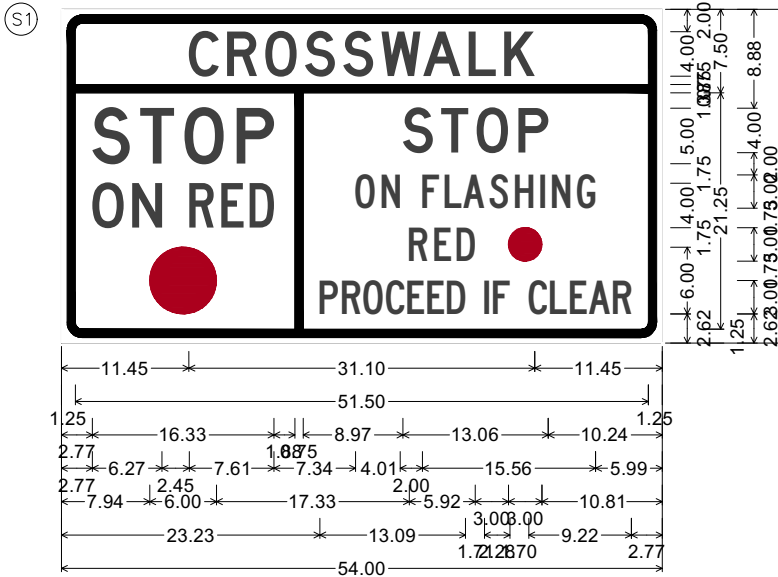
D. LASER LEVEL BOTTOM OF TRAFFIC SIGNAL HEADS TO ± 2" ACROSS ANY GIVEN ARM.

E. CENTER ALL SIGNAL HEADS OVER RESPECTIVE LANES ± 1 FOOT. ALL DISTANCES ARE TO BE MEASURED OUTSIDE TO OUTSIDE. CENTER SIGNAL HEADS OVER LANES A MINIMUM OF 8' APART.

F. INSTALL RADAR DETECTORS PER MANUFACTURER'S STANDARDS. CONTACT ZAC HILTON (ZHILTON@EAGLEMOUNTAIN.GOV) TO COORDINATE FOR PROPER DETECTION.

G. CONTRACTOR TO POT HOLE AND LOCATE UTILITIES PRIOR TO EXCAVATION FOR SIGNAL POLE FOUNDATIONS.

H. INSTALL SINGLE METER 120/240V UNDERGROUND SERVICE PEDESTAL. INSTALL 3 INCH CONDUIT FROM POWER SOURCE TO UNDERGROUND SERVICE PEDESTAL PER ROCKY MOUNTAIN POWER REQUIREMENTS. CONTACT WYATT HANSEN AT (801) 756-1259 FOR POWER SOURCE/HOOKUP INFORMATION AND TO COORDINATE INSPECTION OF CONDUIT PRIOR TO BACKFILLING TRENCH.

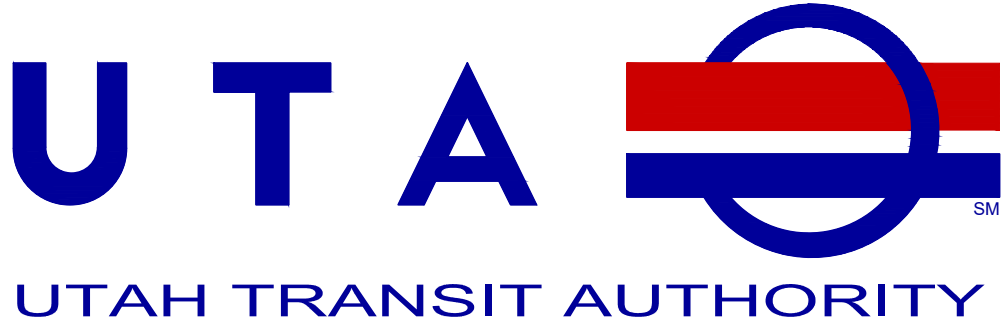
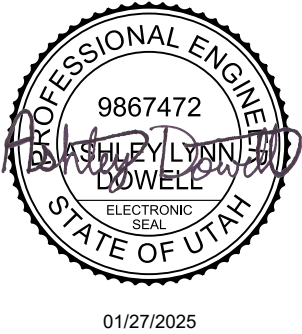


1.88" Radius, 0.75" Border, 0.50" Indent, Black on White;
"CROSSWALK", D, "STOP", D;
"ON" D " RED", C, specified length; "STOP", D;
"ON FLASHING", C, "RED", C;
"PROCEED IF CLEAR", C, specified length;

POLE SCHEDULE

POLE ID	SIGNAL POLE STATION	SIGNAL POLE OFFSET	MAST ARM LENGTH	LUMINAIRE MOUNT HEIGHT	LUMINAIRE ARM LENGTH	END MAST ARM STATION	END MAST ARM OFFSET	REMARKS
	FT	FT	FT	FT	FT	FT	FT	
	104+25.58	58.08 LT						SIGNAL CABINET
P1	104+15.05	42.52 LT	35	40	15	104+15.05	7.55 LT	SIGNAL POLE/LUMINAIRE
P2	104+12.04	0.50 LT						5.5' PED POLE
P3	104+14.60	41.12 RT	35	40	15	104+14.77	6.12 RT	SIGNAL POLE/LUMINAIRE

△								
△								
△								
△								
△								
△								
REL V	DATE							Description



Designed By:	CG
Drawn By:	CG
Checked By:	ALD
Approved By:	TP

UTA PARK AND RIDE FACILITIES

EAGLE MOUNTAIN, UT
PHB LAYOUT
100% DESIGN PACKAGE

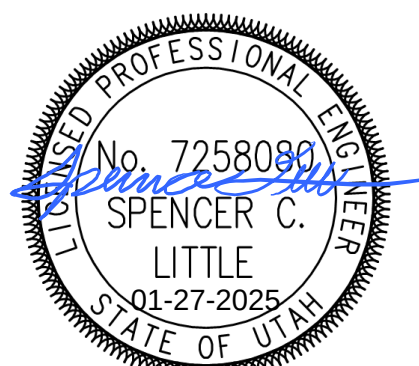
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Submittal Date:	01/24/2025
UTA Contract No.:	23-03780VW
Drawing No.:	29
Sheet No.:	SG.01

Autodesk Docs://240100 - UTA Utah County Park & Ride Facilities/240100-Elec Central-Eagle Mountain(R25).rvt
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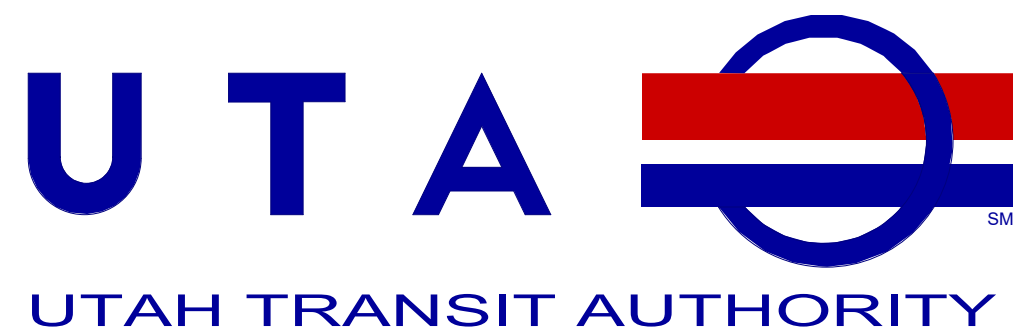
1 ELECTRICAL SITE PLAN

SCALE: 1" = 40'-0"

REV	DATE	Description



Submitted By: _____



Approved By: _____

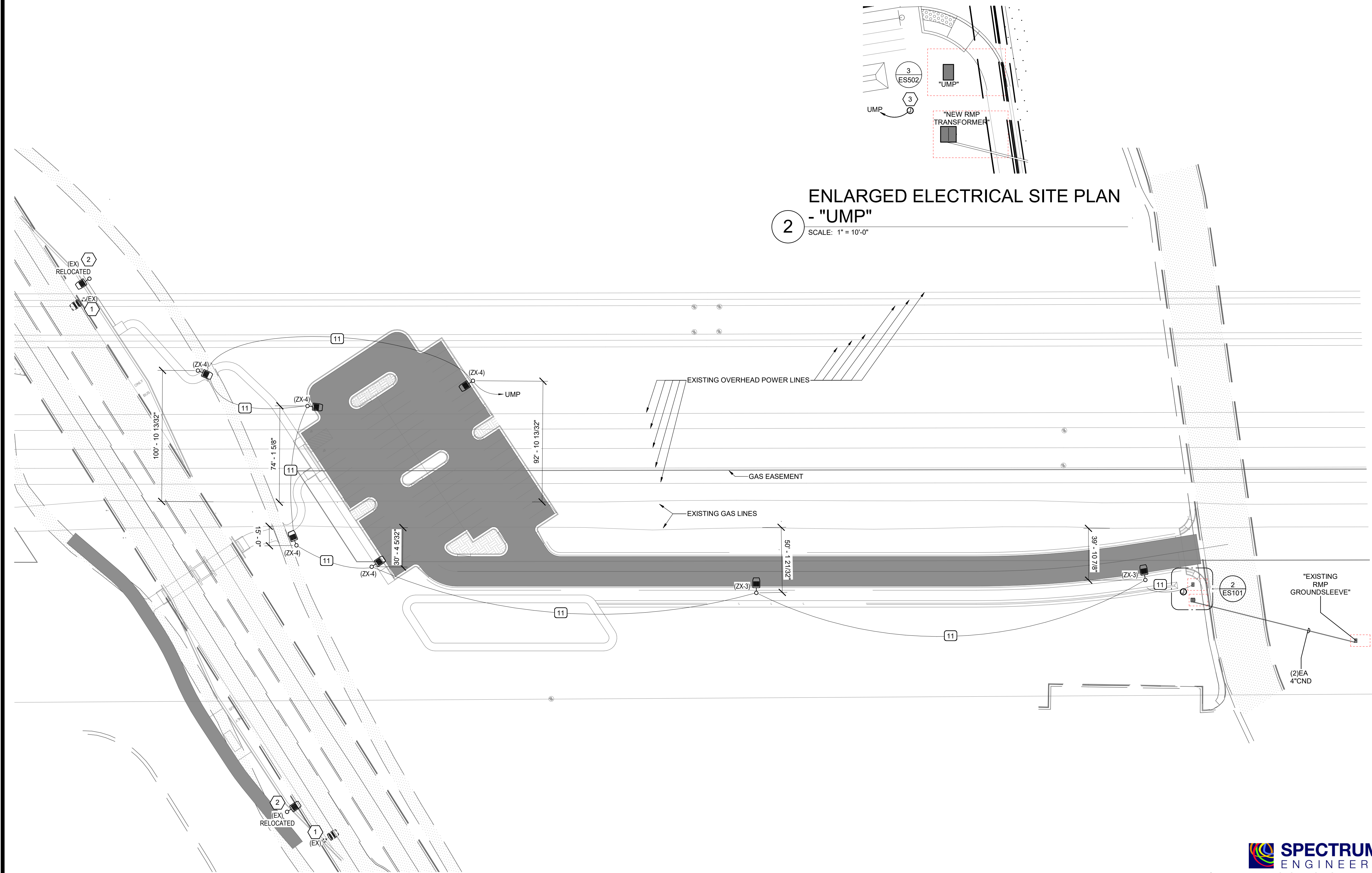
Designed By:
CLS
Drawn By:
SAC
Checked By:
RDW
Approved By:
MCF

UTA PARK AND RIDE FACILITIES

Eagle Mountain, UT

60% Design Package

Scale:
As Indicated
CADD Filename:
ELECTRICAL SITE PLAN
Submittal Date
11/11/2024
UTA Contract No.:
23-03780W
Drawing No.:
Sheet No.:
ES101



ENLARGED ELECTRICAL SITE PLAN

- "UMP"

SCALE: 1" = 10'-0"

GENERAL SHEET NOTES

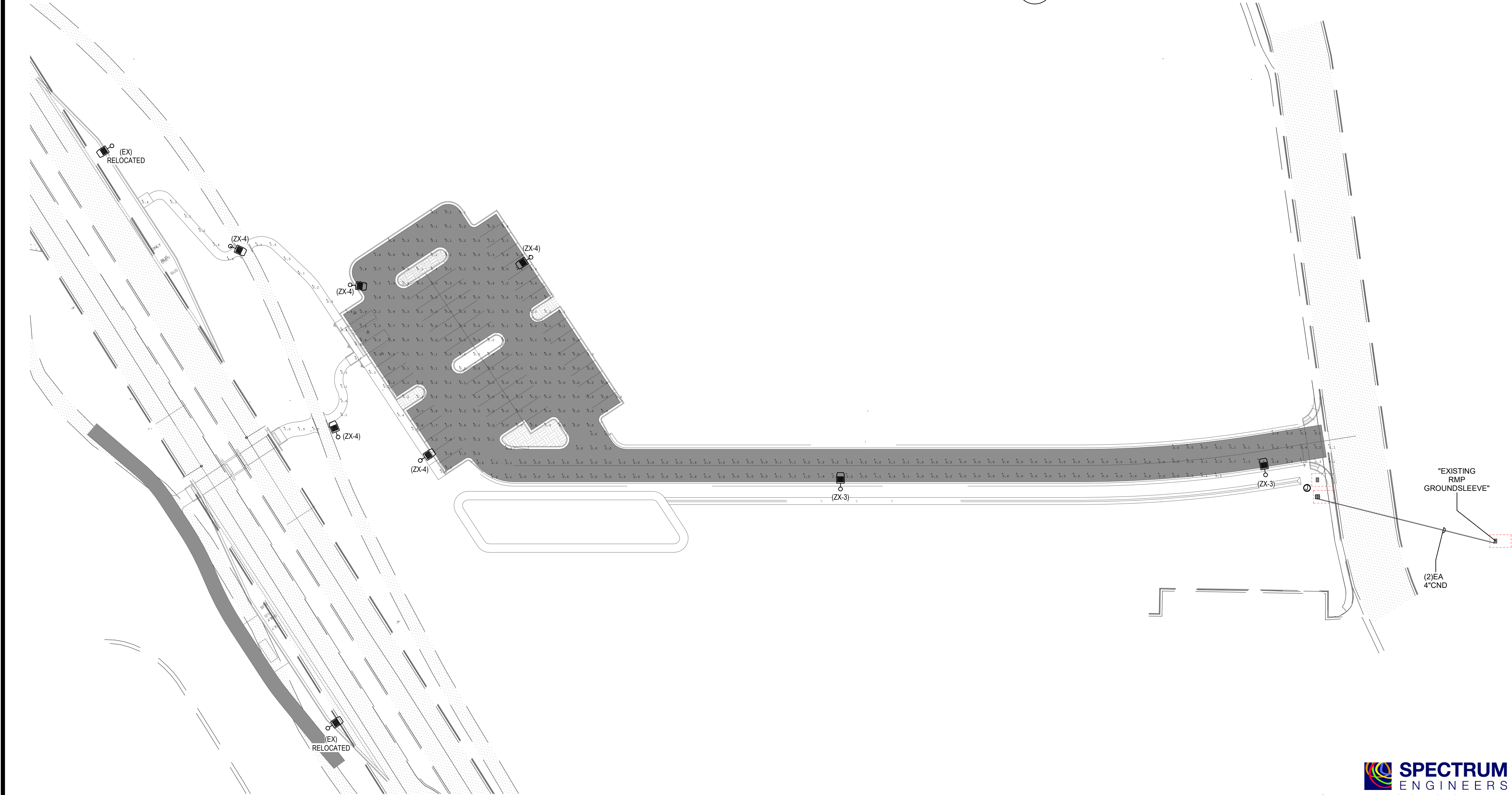
- 1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) ONSITE PRIOR TO ANY WORK BEING PERFORMED. CONFIRM WITH EACH SERVICE PROVIDER THE EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.
- 2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH PRIME, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
- 3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
- 4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES SQUARE, AND PLUMB. COORDINATE WITH CIVIL DRAWINGS.
- 5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
- 6 PROVIDE PHOTOCELL ON NORTH SIDE OF UTILITY METER PEDESTAL TO CONTROL EXTERIOR LIGHTS.
- 7 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
- 8 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
- 9 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
- 10 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
- 11 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)
- 12 LUMENS PER NET ACRE = 41,944

SHEET KEYNOTES

- 1 REMOVE AND RELOCATE ENTIRE EXISTING POLE, POLE BASE, POLE FIXTURE, AND ANY AND ALL ELECTRICAL CONNECTIONS. RELOCATE IN NEW LOCATION INDICATED IN PLANS. RECONNECT AND RESTORE POLE TO EXISTING CONDITIONS IN NEW LOCATION.
- 2 APPROXIMATE LOCATION OF RELOCATED EXISTING LIGHT. COORDINATE WITH CITY AND CIVIL FOR EXACT LOCATION.
- 3 PROVIDE 1" CONDUIT WITH PULL STRING STUBBED AT APPROXIMATE LOCATION FOR SPRINKLER CONTROLLER POWER. COORDINATE WITH SPRINKLER CONTROLLER PROVIDER FOR EXACT LOCATION.

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1/27/2025 3:20:01 PM



1 SITE CALCULATION PLAN
SCALE: 1" = 40'-0"

Luminaire Schedule					
Tag	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
Crosswalk	Single	ERLS_250640	0.450	25000	148
ZX3	Single	AUCL3 P20 40K xxxx FC3	0.765	6721	48.16
ZX4	Single	AUCL3 P40 40K xxxx FC4	0.765	7789	69.03

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	0.49	4.6	0.0	N.A.	N.A.
ROAD	Illuminance	Fc	0.20	2.6	0.0	N.A.	N.A.
Walkways	Illuminance	Fc	1.38	4.6	0.1	13.80	46.00

2 SITE LIGHTING CALCULATIONS TABLE
SCALE: NTS

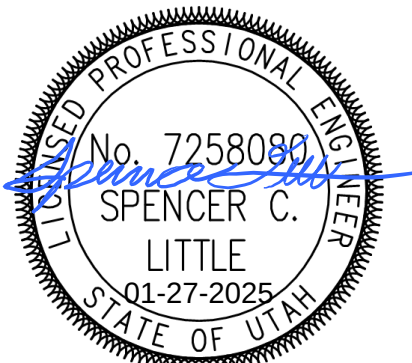
GENERAL SHEET NOTES

- 1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) ONSITE PRIOR TO ANY WORK BEING PERFORMED. CONFIRM WITH EACH SERVICE PROVIDER THE EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.
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- 12 LUMENS PER NET ACRE = 41,944

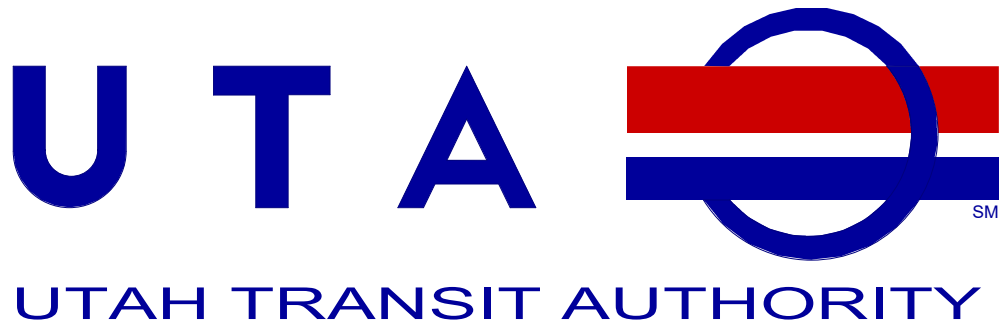
SHEET KEYNOTES

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REV	DATE	Description



Submitted By: _____



Approved By: _____

Designed By:	CLS
Drawn By:	SAC
Checked By:	RDW
Approved By:	MCF

UTA PARK AND RIDE FACILITIES

Eagle Mountain, UT

60% Design Package

Scale: As Indicated	
CADD Filename: ELECTRICAL SITE PLAN - LIGHTING CALCULATIONS	
Submittal Date 11/11/2024	
UTA Contract No.: 23-03780W	
Drawing No.:	Sheet No.: ES102

COPPER CONDUCTOR AND CONDUIT SCHEDULE										
SCHEDULE NUMBER SUBSCRIPT (NOTE 5) (E.G. 5_G)										
SYM	AMP	HH AMPS	CONDUIT SIZE	CONDUCTOR (NOTE 1)			IG/HH	SE	NOTES	
1	20	-	.75	2	12	12	12	8	2	
2	20	-	.75	3	12	12	12	8	2,3	
3	20	24	.75	4	12	12	12	8	2,3	
4	30	-	.75	2	10	10	10	8	2	
5	30	-	.75	3	10	10	10	8	2	
6	30	32	.75	4	10	10	10	8	2	
7	40	-	1	2	8	10	8	6	2	
8	40	-	1	3	8	10	8	6	2	
9	40	44	1	4	8	10	8	6	2	
10	55	-	1	2	6	10	8	4	2	
11	55	-	1	3	6	10	8	4	2	
12	55	60	1.25	4	6	10	8	4	2	
13	70	-	1	2	4	8	4	2	2	
14	70	-	1.25	3	4	8	4	2	2	
15	70	76	1.25	4	4	8	4	2	2	
16	85	-	1.25	2	3	8	3	2	2	
17	85	-	1.25	3	3	8	3	2	2	
18	85	92	1.25	4	3	8	3	2	2	
19	95	-	1.25	3	2	8	2	2	2	
20	95	104	1.50	4	2	8	2	2	2	
21	130	-	1.50	3	1	6	2	2	2	
22	130	116	1.50	4	1	6	2	2	2	
23	150	-	2	3	1/0	6	2	1/0	2	
24	150	136	2	4	1/0	6	2	1/0	2	

"2N": INCLUDE TWO NEUTRAL CONDUCTORS SIZED AS SCHEDULED FOR PHASE AND NEUTRAL CONDUCTORS WHERE THE CONDUCTOR IS #1/0 OR LARGER. INCLUDE A SINGLE 200% RATED CONDUCTOR THAT IS TWICE THE AMPACITY OF THE SCHEDULED PHASE AND NEUTRAL CONDUCTOR WHERE THE CONDUCTOR IS BELOW #1/0 IN SIZE.

"CI": PROVIDE CIRCUIT INTEGRITY CABLE; TYPE TWO-HOUR FIRE RESISTIVE CABLES IN CONDUIT OR PROVIDE FEEDER ENCASED IN CONCRETE.

"FG" FULL SIZE GROUND, SIZE EQUIPMENT GROUNDING CONDUCTOR TO BE SAME SIZE AS THE PHASE CONDUCTORS.

"HH": NEUTRAL CURRENTS EXIST DUE TO HIGH HARMONIC "NONLINEAR" LOADS. CURRENT CARRYING CONDUCTORS DERATED ACCORDINGLY. PROVIDE THE IG/HH SIZE FOR THE EQUIPMENT GROUNDING CONDUCTOR.

"IG": INCLUDE IG (INSULATED/ISOLATED GROUND CONDUCTOR) SCHEDULED ALONG WITH THE GROUND OF EQUIPMENT GROUND CONDUCTOR.

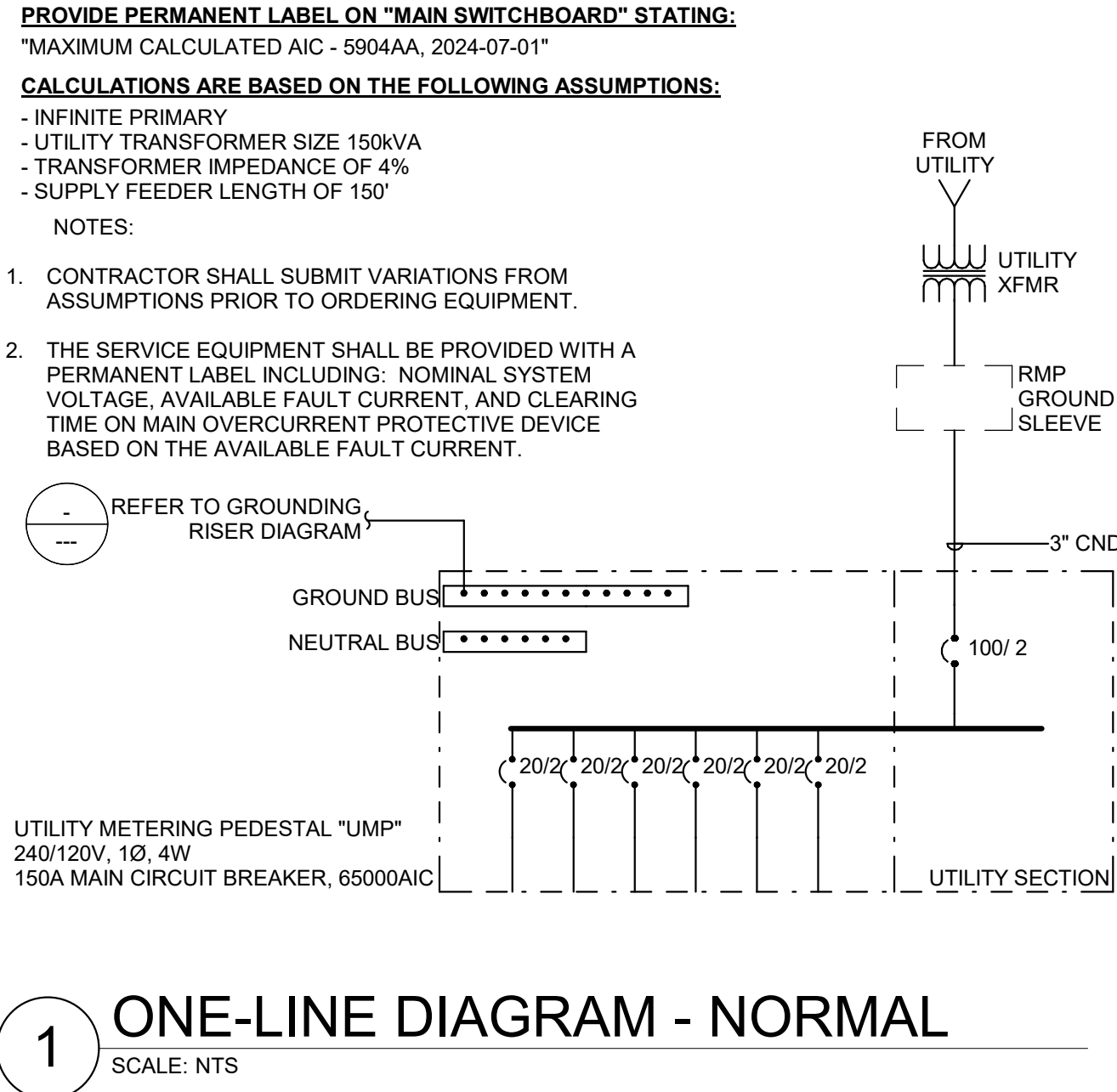
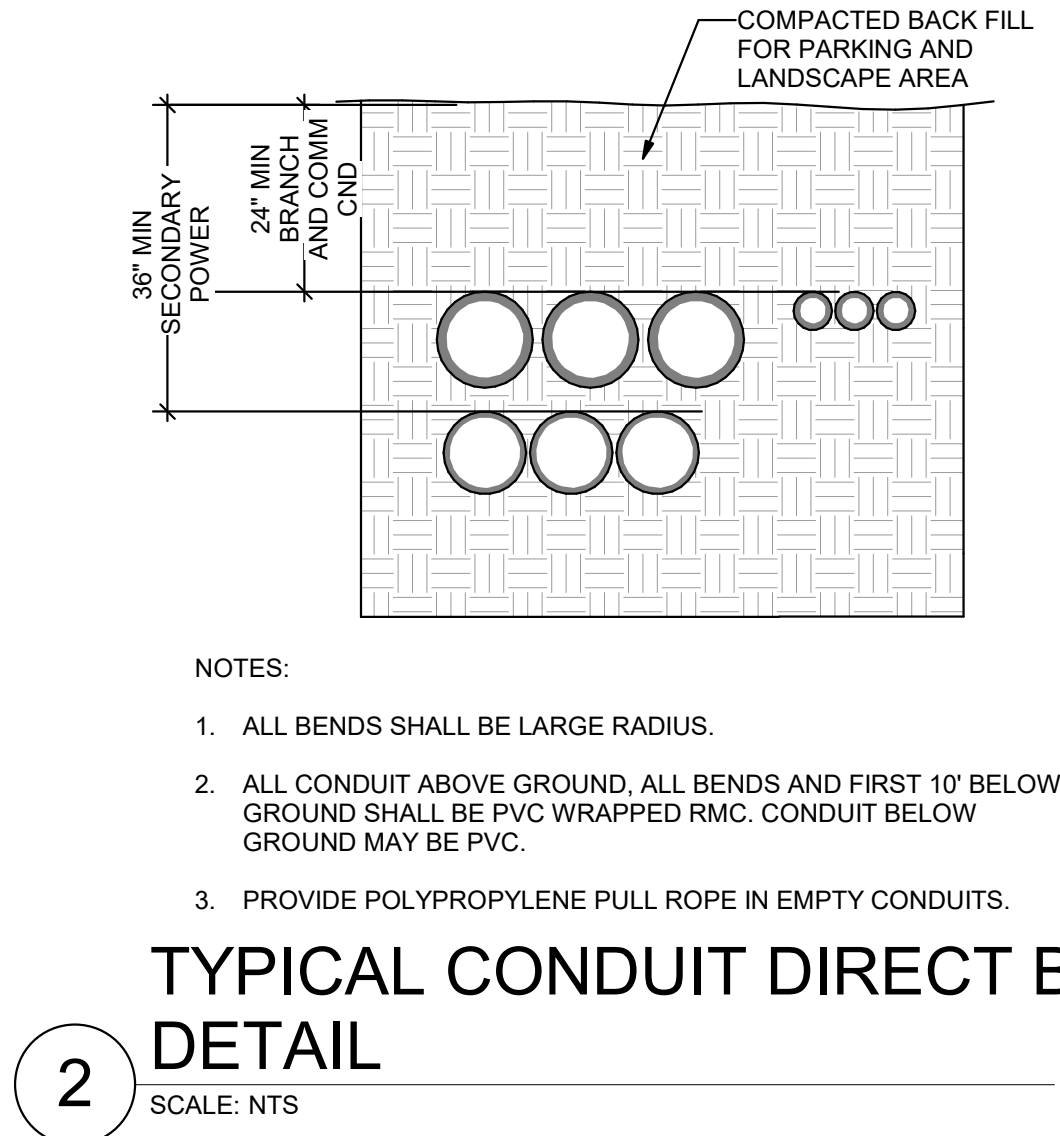
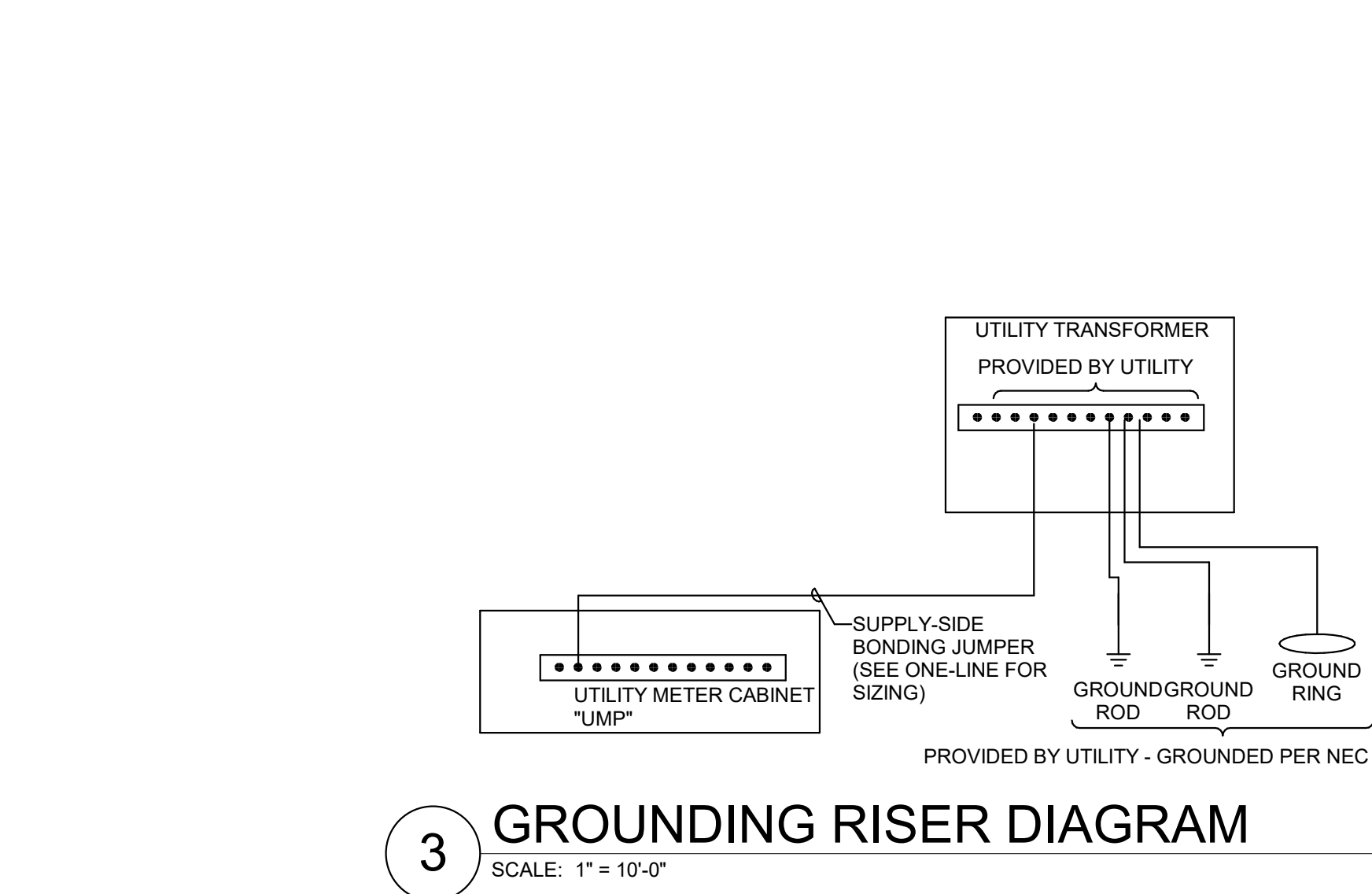
"MC": PROVIDE FEEDER IN METAL-CLAD CABLE; TYPE MC IN PLACE OF SINGLE CONDUCTORS IN CONDUIT.

"SE": SUBSTITUTE "SE" CONDUCTOR FOR "G" CONDUCTOR SHOWN, WHICH IS SIZED FOR THE GROUNDING OF THE SECONDARY OF THE SEPARATELY DERIVED SYSTEM.

"SER": PROVIDE SERVICE-ENTRANCE CABLE; TYPE SE OR SER IN PLACE OF SINGLE CONDUCTORS IN CONDUIT.

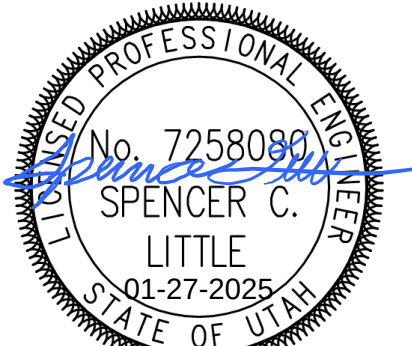
6. RACEWAY ONLY. CONDUCTORS PROVIDED BY UTILITY.

EXTERIOR LIGHTING FIXTURE SCHEDULE													
GENERAL NOTES													
DIAMETER HEIGHT LENGTH WIDTH 1. SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING, THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BID OPENING. 2. SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A/E REQUEST PRIOR TO RELEASING FIXTURES. 3. ALL FIXTURES SHALL BE LISTED AND APPROVED FOR THEIR INTENDED USE AND LOCATION. 4. VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS. 5. COMPLY WITH EAGLE MOUNTAIN DESIGN STANDARDS. 6. ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER. 7. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED, CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.													
ID	DESCRIPTION	SIZE (NOMINAL)	LUMINAIRE				COLOR TEMP	CRI	DRIVER			MANUFACTURER	
			BUG BACK	RATING UP	GLARE	LUMENS			TYPE	VOLTAGE	WATTS		
(ZX-3)	DESCRIPTION: EAGLE MOUNTAIN CITY STANDARD POLE LIGHT MOUNTING: CITY STANDARD FINISH: BLACK FINISH OPTICS: TYPE III DISTRIBUTION WIND RATING: - EM:	LENGTH: 32.5" WIDTH: 17" POLE HEIGHT: 9' - 6"	1	0	2	5,721	4000K	80	0-10V DIMMING	240 V	49	HOLOPHANE (AUCL3)	
(ZX-4)	DESCRIPTION: EAGLE MOUNTAIN CITY STANDARD POLE LIGHT MOUNTING: CITY STANDARD FINISH: BLACK FINISH OPTICS: TYPE IV DISTRIBUTION OPTIONS: MOTION SENSOR- REDUCE LIGHT BY 50% WHEN NO MOTION DETETED FOR 30 MINUTES. WIND RATING: - EM:	LENGTH: 32.5" WIDTH: 17" POLE HEIGHT: 9' - 6"	2	0	3	7,789	4000K	80	0-10V DIMMING	240 V	70	HOLOPHANE (AUCL3)	

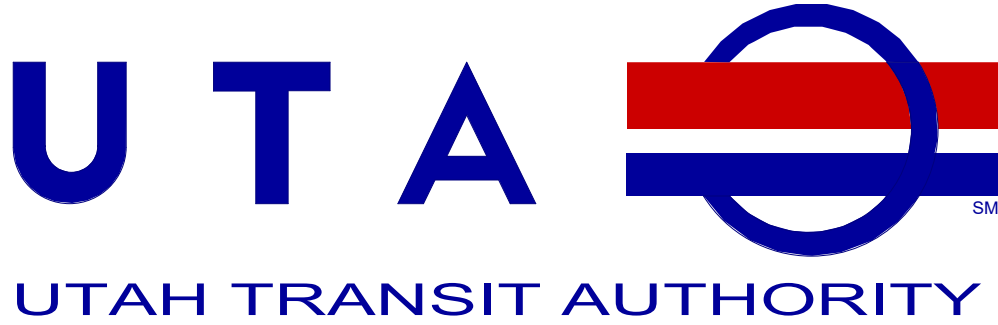


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REV	DATE	Description	



Submitted By: _____



Approved By: _____

Designed By:	CLS
Drawn By:	
Checked By:	SAC
Approved By:	RDW
	MCF

UTA PARK AND RIDE FACILITIES

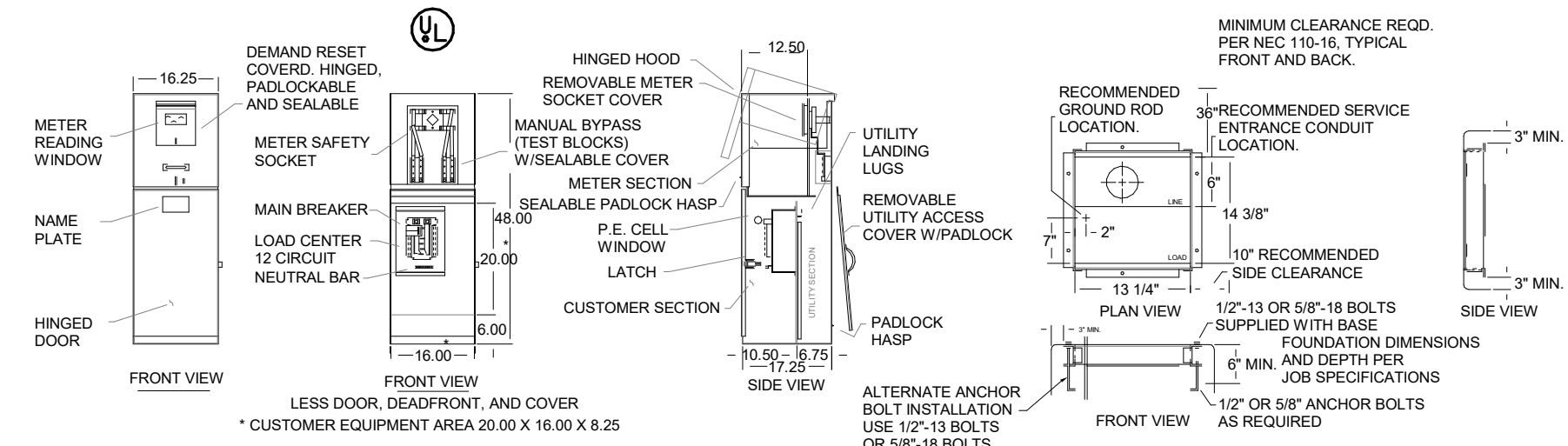
Eagle Mountain, UT

60% Design Package

GENERAL SHEET NOTES

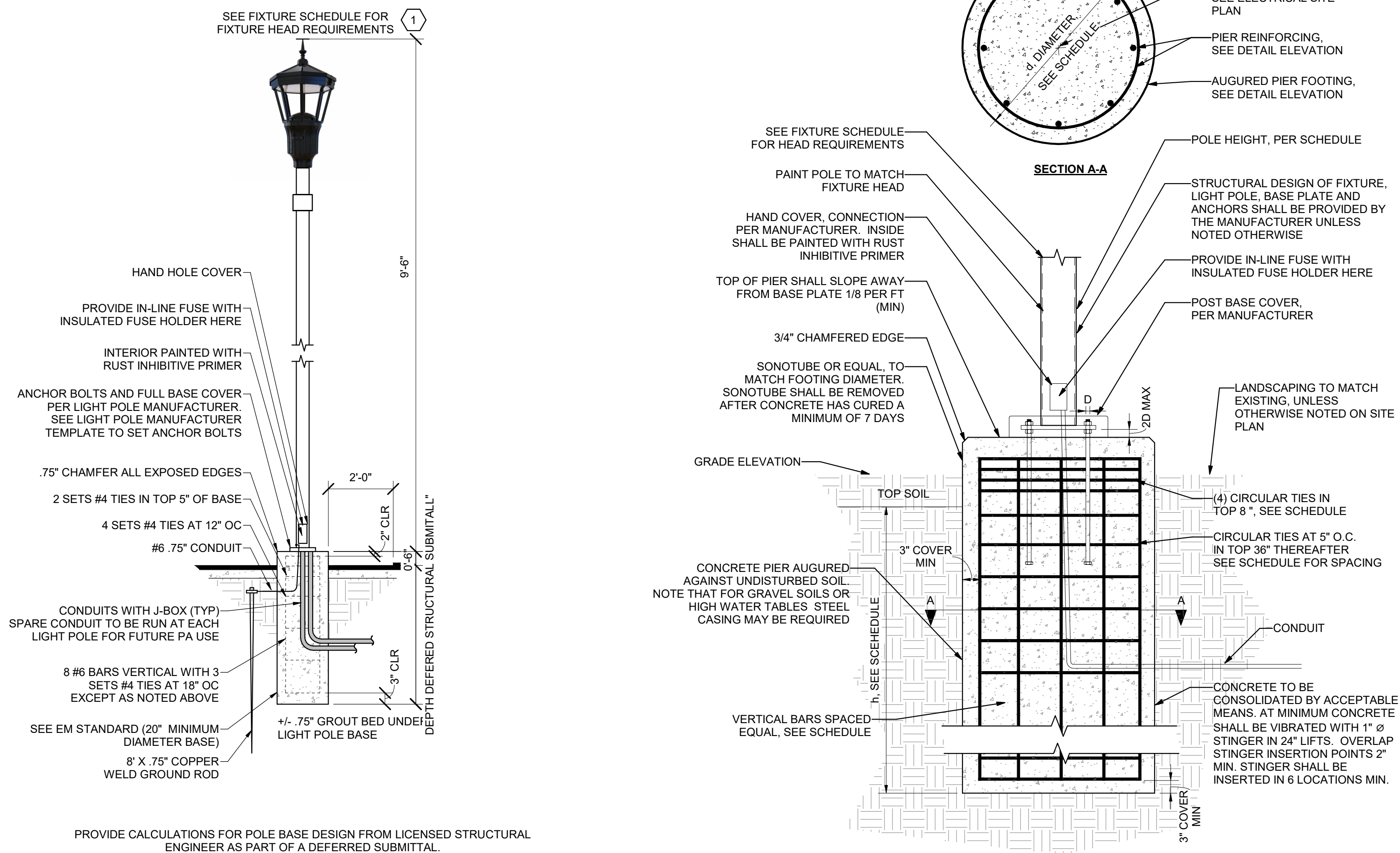
- 1 PROVIDE NEMA 3R ENCLOSURES FOR EQUIPMENT LOCATED OUTDOORS. REFER TO PLANS FOR EQUIPMENT LOCATIONS.
- 2 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
- 3 ALL EQUIPMENT SHALL BE CONSTRUCTED AND BRACED FOR THE SEISMIC CONDITIONS OF THE PROJECT. REFER TO ELECTRICAL SPECIFICATIONS FOR REQUIREMENTS.
- 4 PROVIDE PERFORMANCE TESTING FOR GROUND-FAULT PROTECTION SYSTEMS ON SITE WITH A WRITTEN RECORD OF THIS TEST SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PER NEC 230.95(C).

Scale:	NTS
CADD Filename:	ELECTRICAL SITE DETAILS
Submittal Date	11/11/2024
UTA Contract No.:	23-03780W
Drawing No.:	Sheet No.:
	ES501



3 UTILITY POWER/METER PEDESTAL DETAIL

SCALE: NTS



LIGHT POLE PIER FOOTING SCHEDULE¹

LEGEND  SUPERSCRIPT, SEE CORRESPONDING NOTE									
WIND SPEED (mph)	MAX EPA (FT ²)	LIGHT POLE HEIGHT (ft)	LIGHT POLE DIA (in) max	FOOTING DIAMETER ,d (in)	h=MIN FOUNDATION ² EMBED. (ft)	VERTICAL REINF. BAR SIZE	VERTICAL BAR QUANTITY	CIRC.TIE BAR SIZE	CIRC. TIE SPACING (in)
120	2	30	8	24	7'-6"	#5	8	#4	12" O.C.
120	2	25	8	24	6'-6"	#5	8	#4	12" O.C.
120	2	20	8	24	6'-0	#5	8	#4	12" O.C.
120	2	15	8	24	5'-0"	#5	8	#4	12" O.C.
120	2	10	8	24	4'-6"	#5	8	#4	12" O.C.
120	2	30 ³	8	18	-	-	-	-	-
120	2	25 ³	8	18	-	-	-	-	-
120	2	20	8	18	6'-0"	#5	5	#4	12" O.C.
120	2	15	8	18	5'-0"	#5	5	#4	12" O.C.
120	2	10	8	18	4'-6"	#5	5	#4	12" O.C.
120	2	30 ³	6	16	-	-	-	-	-
120	2	25 ³	6	16	-	-	-	-	-
120	2	20	6	16	6'-6"	#5	4	#4	12" O.C.
120	2	15	6	16	5'-6"	#5	4	#4	12" O.C.
120	2	10	6	16	4'-6"	#5	4	#4	12" O.C.

NOTE:

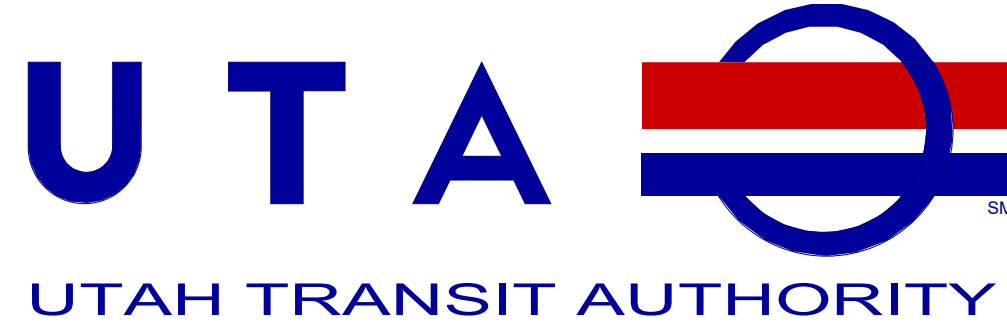
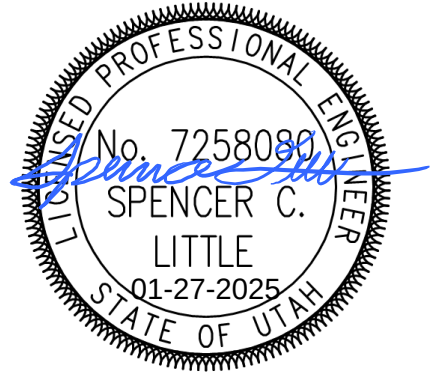
1. CONTRACTOR SHALL SUBMIT DEFERRED SUBMITTAL FOR LIGHT POST FOOTING TO ENGINEER OF RECORD. SCHEDULE ABOVE IS FOR BIDDING PURPOSES ONLY.
2. SCHEDULE ABOVE ASSUMES CLAY OR SILT SOIL CONDITIONS WITH SEISMIC CLASS D AND DEFAULT SOIL PARAMETERS FROM IBC SECTION 1806.2
3. EXCEEDS THE MAXIMUM BEARING CAPACITY OF 1500 PSF. VERIFY ALLOWABLE SOIL BEARING WITH SOILS REPORT.
4. TOP SOIL SHALL NOT BE USED TO RESIST LATERAL LOAD IN FOOTING. THE EMBED DEPTH IN THE TABLE SHALL BE BEGIN BELOW THE BASE OF THE TOP SOIL AS SHOWN IN THE ELEVATION.
5. SECTION VIEW IS FOR VISUAL REPRESENTATION ONLY. VERIFY BAR QUANTITY WITH SCHEDULE 60,000 PSI REBAR YIELD STRENGTH.
6. CONCRETE MIX SHALL BE FOR EXTERIOR CONCRETE SUBJECT TO FREEZE THAW CONDITIONS WITH THE MINIMUM PROPERTIES:
 - A. 3000 PSI
 - B. TYPE II PORTLAND CEMENT
 - C. WATER TO CEMENT RATIO = 0.5%
 - D. AIR ENTRAINMENT = 5%
 - E. MAX AGGREGATE SIZE= 1"
 - F. CONCRETE EXPOSURE CLASS= F2, S0, C1
 - G. 4" SLUMP BEFORE ADDITION OF PLASTICIZER

2 PARKING LOT LIGHT POLE BASE DETAIL

SCALE: 1/8" = 1'-0"

1 TYPICAL LIGHT POLE FOOTING SCHEDULE

SCALE: 3/4" = 1'-0"



Designed By:

CLS

Drawn By:

SAC

Checked By:

RDW

Approved By:

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UTA PARK AND RIDE FACILITIES

Eagle Mountain, UT

60% Design Package

Scale:

NTS

ELECTRICAL SITE DETAILS

Submittal Date

ITA Contract No. :

23-03780VW

Drawing No.:

ES502

Ryan Kitchen

From: Wilcox, Nick (Sr Service Planner) <NWilcox@rideuta.com>
Sent: Wednesday, October 2, 2024 12:01 PM
To: Torres, Carlie (Project Manager II)
Cc: Ryan Kitchen; Livingston, Laren (HNTB Contractor)
Subject: RE: UTA Park and Ride Lots in Utah County

Categories: Design Info

This Message is from an external sender.

Carlie:

Below is the study done by Jem Locquiao about a year ago. It should be noted that our plan is to replace both routes 806 & 809 with the new route 860 running 30 minute service all day.

Estimates for utilization of the Eagle Mountain and Saratoga Springs proposed park and ride locations were generated using the latest Wasatch Front Regional Travel Demand Model (version 9.0.0).

The Transportation Improvement Program (TIP) year of 2028 assumed, corresponding with 2028 socio-economic data, and 2028 highway network.

A TIP 2028 transit network was assumed, though the a few modifications were made to the default network:

- Realignment and revised stops configuration of Route 809 based on information Eric provided
- Headways modified to 30 minutes in the peak and off-peak periods
- Eagle Mountain park and ride shared with Route 806 in the model

The following estimates are based on *raw, unadjusted modeled results* of average daily ridership rounded up to the nearest whole number:

Average Daily Ridership Estimates

Eagle Mountain	Access Type		Total Boardings	W
	Route	Walk	(Walk + Drive)	
	806	4	9	31
	809	7	5	58
	<i>Total</i>	11	14	44

Saratoga Springs	Access Type
------------------	-------------

I've provided the walk and drive access types to help provide additional context regarding potential access at the proposed park and ride locations. Results suggest approximately 14 boardings and 3 boardings by drive access at the Eagle Mountain and Saratoga Springs park and ride locations, respectively. Please let me know if I can support further in some way.

I noticed in this process that an LDS church is located approximately 0.3 miles east of the proposed Eagle Mountain park and ride lot. My understanding is that there are agreements which allow park and ride use at some LDS churches. Is it likely that such an agreement could/would be made at this location that could expand opportunities for other land uses at the proposed Eagle Mountain lot?

Thank you,
Jem

From: Torres, Carlie (Project Manager II) <Carlie.Torres@rideuta.com>
Sent: Thursday, September 26, 2024 3:17 PM
To: Wilcox, Nick (Sr Service Planner) <NWilcox@rideuta.com>
Cc: Ryan Kitchen <ryan.kitchen@horrocks.com>; Livingston, Laren (HNTB Contractor) <LLivingston@rideuta.com>
Subject: UTA Park and Ride Lots in Utah County

Hi Nick,

My name is Carlie Torres, I am one of the new project managers with Capital Design & Construction under Jared Scarbrough. I am working on the subject project (MSP286) with Ryan Kitchen and Laren Livingston. I was informed that UTA's Planning group had completed a study for the number of required parking stall needed at each of the Park and Ride sites, Saratoga Springs & Eagle Mountain.

Could you send me over a copy of that study or point me in the right direction as to who would have a copy of that study?

Thank you,

--

Carlie A. Torres, B.S., M.B.A.
Project Manager II

UTA Capital Design & Construction

Email: carlie.torres@rideuta.com

Phone: (385) 518-3738



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 11, 2025**

TITLE:	Atkinson ADU Exception
ITEM TYPE:	Appeal
FISCAL IMPACT:	n/a
APPLICANT:	Jordan and Alexis Atkinson

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Agricultural/Rural Density Two Zone: Valley View Ranch Medium Density	0.513 Acres (21.977 sq. ft.)

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission not grant the request for an exception to the ADU standards found in EMMC 17.70.030, as there is plenty of space elsewhere on the property for the addition to be located, including where the applicants are showing other additions being made to the primary unit.

If the Planning Commission chooses to grant the exception, Staff notes that the exception can only apply to the portion of the addition that is being used as an ADU. This means that the basement under the ADU either needs to be part of the ADU, or removed from the proposal.

BACKGROUND:

The applicants are proposing an addition to the side of their home that is adjacent to Horizon Drive. The addition to the main floor would be for an accessory dwelling unit, while the addition to the basement would be a great room and gym room for the primary dwelling. The property has setbacks of 25 feet along all property lines. The proposed addition would, at its closest point, be between 16.5 and 18 feet from the property line, depending on the site plan used.

When the applicants discussed their request with the Planning Commission over a year ago, the Planning Commission discussed the following:

- The visual prominence of the addition due to being located on a street;
- Whether the addition will block motorist visibility;
- The City's desire to permit ADUs;
- Impact to the neighboring property owners;
- Consistency in applying and imposing setback standards and only granting exceptions when no other option is available;
- The City Council's firmness in enforcing setbacks; and
- Reservations about the request but a willingness to have the applicants petition for a public

hearing and Planning Commission decision on the matter.

ITEMS FOR CONSIDERATION:

EMMC 17.70.040(C) states, "Exceptions to Standards. Accessory dwelling unit applications that deviate from the approval criteria may be considered by the planning commission in a public meeting. After conducting a public hearing and reviewing the application, the planning commission may approve, approve with conditions, or deny the application. Applicants requesting exceptions are not guaranteed approval and must provide evidence that the exceptions will not create negative impacts on neighboring properties. Conditions must be connected to the exceptions being requested, and may include increased setbacks, limitations on windows and doors adjacent to abutting property lines, privacy fencing, and additional parking."

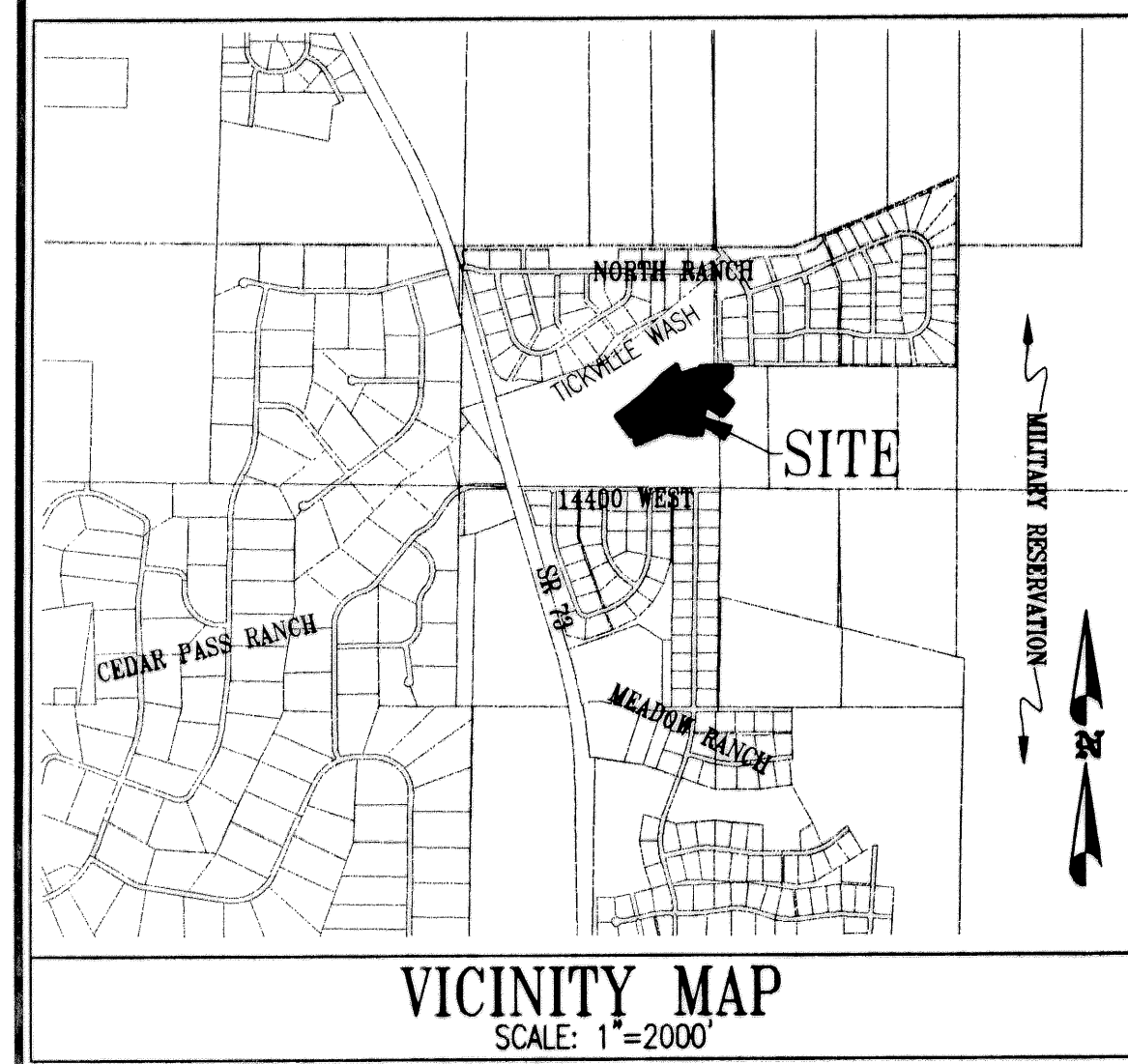
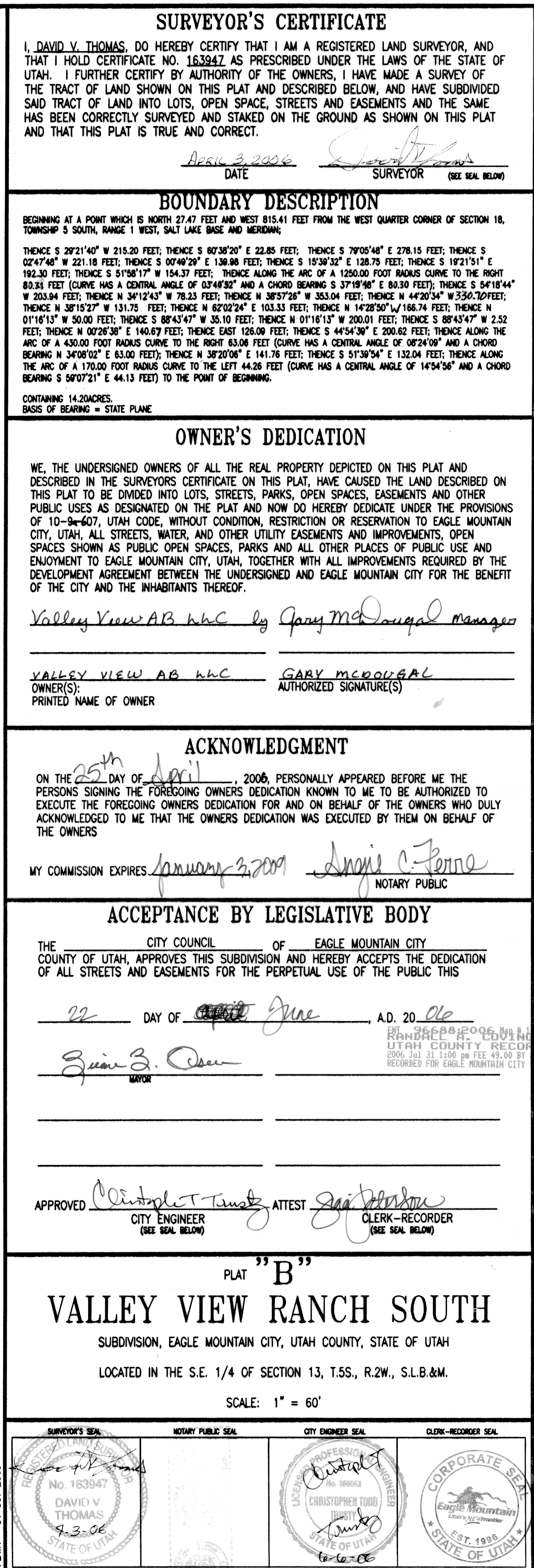
PLANNING COMMISSION ACTION/RECOMMENDATION:

The applicants discussed their request with the Planning Commission on February 13, 2024.

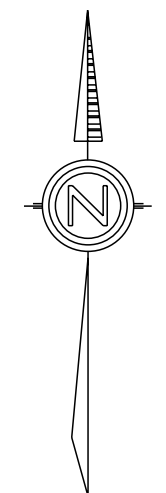
ATTACHMENTS:

1. Aerial and Plat Maps - Atkinson ADU Exception
2. Site Plan - Atkinson ADU Exception
3. Floor Plan - Atkinson ADU Exception
4. Owner's Letter of Intent - Atkinson ADU Exception
5. Letters from Neighbors - Atkinson ADU Exception





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SITE PLAN

SCALE: 1"=10'-0"

ATTENTION

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ATKINSON HOME
ADDITION
1998 NORTH HORIZON COVE
EAGLE MOUNTAIN, UT 84005

DRAWN FOR ONE TIME USE FOR:
JORDAN ATKINSON

LAN: #147

DATE: 02/05/24

BASEMENT FLOOR
1,412 S.F. EXIST.
1,634 S.F. NEW
(1,519 S.F. NEW FINISHED)
MAIN FLOOR
1,491 S.F. EXIST.
1,697 S.F. NEW

TOTAL NEW S.F.
3,331 S.F.

CONSTRUCTED FROM THESE PLANS, IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO: 1) VERIFY COMPLIANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS, 2) VERIFY ALL START REQUIREMENTS, 3) VERIFY COMPLIANCE WITH LOCAL CODES, 4) VERIFY ALL FOUNDATION HOLDING DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE OWNER PRIOR TO CONSTRUCTION, 5) TRUSS DESIGN AND LAYOUT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. CONSTRUCTION USING THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A BUILDING PROFESSIONAL.

SITE PLAN

SHEET:
2
OF:
18



ATKINSON HOME ADDITION



MODIFICATIONS MAY BE MADE TO THESE PLANS ACCORDING TO THE CITY AND THE LOT REQUIREMENTS WHERE PLAN IS BUILT.
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THE USE OF THESE PLANS IS EXPRESSLY LIMITED TO 3G DESIGNS, LLC A LIMITED USE LETTER IS REQUIRED WHEN SUBMITTING THESE PLANS FOR BUILDING.
REUSE, REPRODUCTION OR REPUBLICATION BY WHOLE OR PART, IS PROHIBITED AND PUNISHABLE BY LAW.

CODE INFORMATION:

CODE:
(2021) INTERNATIONAL RESIDENTIAL CODE
(2020) NATIONAL ELECTRICAL CODE
(2021) INTERNATIONAL PLUMBING CODE
(2021) INTERNATIONAL MECHANICAL CODE
(2021) NATIONAL FIRE CODE
(2021) INTERNATIONAL ENERGY CONSERVATION CODE

JURISDICTION:
ADDRESS:
1998 NORTH HORIZON COVE
EAGLE MOUNTAIN, UT 84005

BUILDING AREA:
BUILDING AREA:

BASEMENT FLOOR:	1,412 EXISTING S.F. 1,717 NEW S.F. 1,598 FINISHED S.F.
MAIN FLOOR:	1,491 EXISTING S.F. 1,748 NEW S.F.

TOTAL NEW FINISHED:	3,465 S.F.
TOTAL BUILDING AREA:	6,368 S.F.

GENERAL NOTES:

- A. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS AND NOTES SHOWN ON CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.
- B. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, CONTRACTOR, OR ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
- C. CONTRACTOR SHALL VERIFY ALL JOB SITE CONDITIONS AND RELATED DIMENSIONS.
- D. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE. COMPLIANCE WITH CODES AND ORDINANCES SHALL BE GOVERNED AND ENFORCED BY THE GENERAL CONTRACTOR.
- E. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES.
- F. CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.
- G. NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- H. ALL MATERIALS SHALL BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.
- I. GENERAL ELECTRICAL/HVAC/PLUMBING LOCATIONS AND LAYOUTS ARE FOR REFERENCE ONLY. THEY ARE PROVIDED TO INDICATE DESIGN INTENT.
- J. THE ELECTRICAL, HEATING, VENTILATION, AIR CONDITIONING AND PLUMBING CONTRACTS WILL BE ESTABLISHED ON A "DESIGN-BUILD" BASIS. THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS ARE RESPONSIBLE FOR THE ADEQUACY AND PERFORMANCE OF THESE SYSTEMS. DESIGN SHALL FOLLOW "ABOVE AVERAGE" STANDARDS OF PERFORMANCE AND QUALITY, AND SHALL MEET ALL APPLICABLE CODES AND STANDARDS OF CONSTRUCTION.

FLOOR PLAN NOTES:

- A. EXTERIOR DIMENSIONS ARE FOR ROUGH FRAMING AND PRECLUDE EXTERIOR SHEATHING.
- B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD WALL, UNLESS OTHERWISE NOTED.
- C. UNLESS NOTED, INTERIOR STUD WALLS TO BE 3 1/2".
- D. UNLESS NOTED, EXTERIOR STUD WALLS TO BE 5 1/2".
- E. ALL EXTERIOR BEARING WALLS, DOOR & WINDOW FRAMING, ARE TO BE WITH OR FOR 2X6 CONSTRUCTION, UNLESS NOTED.
- F. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS BEFORE CONSTRUCTION.
- G. PROVIDE LOWERED CEILING AS REQUIRED FOR MECHANICAL DUCTWORK, DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING, UNLESS OTHERWISE NOTED.
- H. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, SHEARWALL & HOLD-DOWN REQUIREMENTS.
- I. CONTRACTOR TO COORDINATE WITH INTERIOR DRAWINGS FOR LOOK AND STYLE OF ALL COLUMNS, CASED OPENINGS & ARCHES.
- J. ALL CEILING FANS TO BE INSTALLED W/ LISTED BOX OR SEPARATELY SUPPORTED FROM FRAMING.
- K. INSTALL FREEZE-LESS BACK FLOW PREVENTION ON ALL HOSE BIBS AND LAWN SPRINKLERS.
- L. WATER RESISTANT GYP. BOARD TO BE USED IN ALL WET LOCATIONS.
- M. EXHAUST FANS 60 CFM WILL VENTILATE BATHROOMS TO OUTSIDE.

FLOOR PLAN NOTES (CON'T):

- N. PROVIDE FLOOR DRAINS FOR LAUNDRY AND UTILITY ROOMS.
- O. ALL GLAZING IN THE EGRESS & INGRESS DOORS & ENCLOSURES SHALL BE IMPACT RESISTANT.
- P. EXPANSION TANK TO BE LOCATED IN THE MECHANICAL ROOM.
- Q. ALL GLAZING IN DOORS & ENCLOSURES FOR BATHTUBS, SHOWERS, HOT TUBS, SAUNAS, WHIRLPOOL STEAM ROOMS & STAIRWAYS SHALL BE IMPACT RESISTANT.
- R. FLOOR SURFACE OF THE GARAGE TO BE NON-COMBUSTIBLE MATERIAL AND SLOPE TOWARD VEHICLE DOOR.
- S. AUTOMATIC GARAGE DOOR OPENERS SHALL BE CODE COMPLIANT.
- T. ALL CONCRETE LANDINGS TO BE 36" X 36" MIN. WITH 1/4" SLOPE PER FOOT AWAY FROM HOUSE.
- U. FLASH AND CAULK ALL EXTERIOR DOORS AND WINDOWS AS PER MANUFACTURER'S SPECIFICATIONS.
- V. PROVIDE GFCI OUTLETS IN BATH, KITCHEN, GARAGES, OUTSIDE, UNFINISHED BASEMENT & ALL LAUNDRY WITHIN 60" OF A SINK.
- W. PROVIDE A LADDER FOR WINDOW WELLS DEEPER THAN 44".
- X. STRAP WATER HEATER TO WALL.
- Y. PROVIDE 30" CLEAR REPAIR SPACE REQUIRED IN FRONT OF WATER HEATER.
- Z. 6'-8" MIN. HEAD CLEARANCE AT ALL STAIRS.
- AA. PLUMBING WALLS TO BE CONSTRUCTED WITH 2X6 @ 16" O.C.
- AB. CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS TO BE USED IN ALL WET LOCATIONS.
- AC. ALL WINDOWS AND GLASS UNITS TO BE DOUBLE GLAZED.
- AD. MIN. R-11 INSULATION OVER ALL UNHEATED SPACES.
- AE. ALL UNFINISHED WALLS OVER 8'-0" TO BE BRIDGED.
- AF. ALL GLAZING IN FIXED, SLIDING PANELS OR SLIDING DOORS ASSEMBLIES AND SWINGING DOORS, OTHER THAN WARDROBE DOORS, SHALL BE IMPACT RESISTANT.
- AG. SMOKE DETECTORS ARE REQUIRED IN ALL BEDROOMS, ALL HALLWAYS LEADING TO BEDROOM AREAS, ALL FURNACE ROOMS & ALL BASEMENTS.
- AH. PLUG RECEPTACLES ARE REQUIRED EVERY 12'-0" MAX. SPACING & WITHIN 6'-0" @ ALL WALL ENDS OR DOORS.
- AI. PROVIDE CARBON MONOXIDE DETECTORS ON ALL LEVELS AS REQUIRED BY CODE.

OWNER

JORDAN ATKINSON
1998 NORTH HORIZON COVE
EAGLE MOUNTAIN, UT 84005
CONTACT: JORDAN ATKINSON
CELL: 801-834-4268
EMAIL: WLglass17@gmail.com

ENGINEER

ACUTE ENGINEERING
744 SOUTH 400 EAST
OREM, UT 84097
CONTACT: CONNER JENSEN
CELL: 801-229-9020
EMAIL: connor@acuteeng.com

DESIGNER

3G DESIGNS LLC.
1326 WEST 280 NORTH PK#23
SALT LAKE CITY, UT 84116
CONTACT: MOISES GARCIA
CELL: 801.793.4718
EMAIL: 3gdesignsllc@gmail.com

INDEX OF DRAWINGS

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PG.7 FRONT & LEFT ELEVATIONS

PG.8 REAR & RIGHT ELEVATIONS

PG.9 MAIN FRAMING PLAN

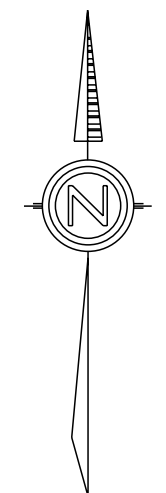
PG.10 ROOF FRAMING PLAN

PG.11 BASEMENT ELECTRICAL PLAN

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PG.13 DETAILS

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SITE PLAN

SCALE: 1"=10'-0"

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ATKINSON HOME
ADDITION
1998 NORTH HORIZON COVE
EAGLE MOUNTAIN, UT 84005

JORDAN ATKINSON

DRAWN FOR ONE TIME USE FOR:

LAN: #147

DATE: 08/14/24

BASEMENT FLOOR
1,412 S.F. EXIST.
1,717 S.F. NEW
(1,598 S.F. NEW FINISHED)

MAIN FLOOR
1,491 S.F. EXIST.
1,748 S.F. NEW

TOTAL NEW S.F.
3,465 S.F.

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- 1) VERIFY COMPLIANCE WITH ALL CITY, COUNTY AND STATE REQUIREMENTS
- 2) VERIFY ALL STATE REQUIREMENTS
- 3) VERIFY COMPLIANCE WITH LOCAL CODES
- 4) VERIFY ALL FOUNDATION HOLDING DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE OWNER PRIOR TO CONSTRUCTION
- 5) THE DESIGN LAYOUT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER
- 6) CONSTRUCTION USING THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ADVANCEANCE OF A BUILDING PROFESSIONAL

SITE PLAN

HEET:
2
OF:
13



 3G DESIGNS
FUNCTIONAL • MODERN • INNOVATIVE

1376 WEST 280 NORTH PK#23
SALT LAKE CITY, UT 84116
CELL: 801-793-4718
EMAIL: 3GDESIGNSLLC@GMAIL.COM

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ATKINSON HOME
ADDITION
1998 NORTH HORIZON COVE
EAGLE MOUNTAIN, UT 84005
DRAWN FOR ONE TIME USE FOR:
JORDAN ATKINSON

PLAN: #147

DATE: 08/14/24

BASEMENT FLOOR
1,412 S.F. EXIST.
1,717 S.F. NEW
(1,598 S.F. NEW FINISHED)

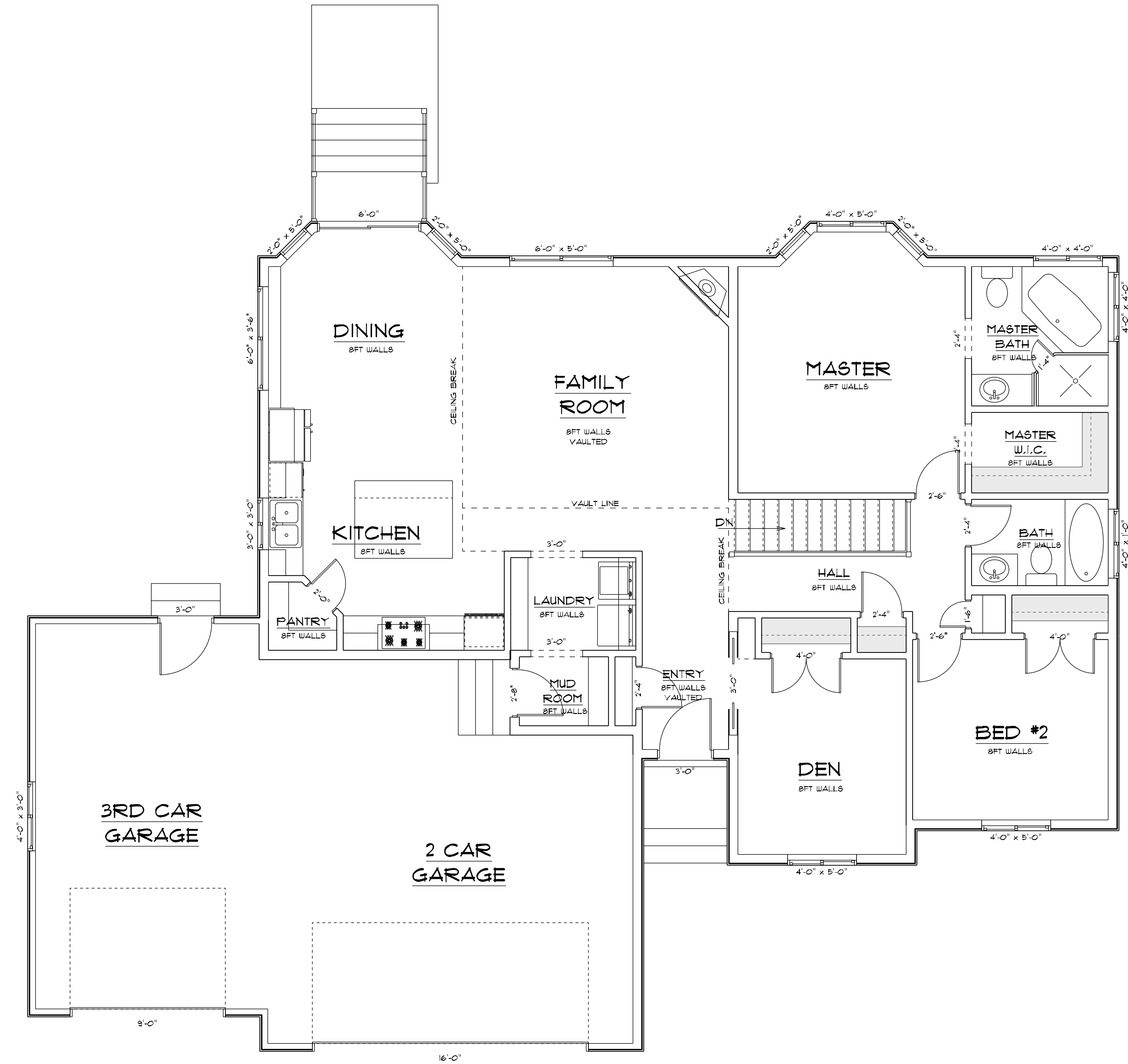
MAIN FLOOR
1,491 S.F. EXIST.
1,748 S.F. NEW

TOTAL NEW S.F.
3,465 S.F.

3G CONSTRUCTED, LLC ASSUMES NO LIABILITY FOR ANY BUILDING DISCREPANCIES FROM THESE PLANS. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO: 1. VERIFY ALL FOUNDATION CONDITIONS, 2. REVIEW ALL STAIR REQUIREMENTS TO VERIFY COMPLIANCE WITH LOCAL CODES, 4. VERIFY ALL FOUNDATION HOLDINGS WITH LOCAL CODES, 4. VERIFY ALL FOUNDATION HOLDINGS WITH LOCAL CODES, 5. VERIFY ACTUAL SITE CONDITIONS, ANY DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE BUILDER PRIOR TO CONSTRUCTION. THE TRUSS DESIGN/LAYOUT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. CONSTRUCTION USING THE ASSIGNED PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A LICENSED BUILDING PROFESSIONAL.

EXISTING
BASEMENT
PLAN

SHEET:
3
OF:
13



EXISTING MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

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SHALL NOT BE REPRODUCED WITH OUT
WRITTEN CONSENT OF 3G DESIGNS.
THESE PLANS ARE RELEASED FOR A
ONE TIME USE FOR CONSTRUCTION OF
SITE BELOW.

**ATKINSON HOME
ADDITION**
1998 NORTH HORIZON COVE
EAGLE MOUNTAIN, UT 84005
DRAWN FOR ONE TIME USE FOR:
JORDAN ATKINSON

PLAN: **#147**
DATE: **08/14/24**

BASEMENT FLOOR
1,412 S.F. EXIST.
1,717 S.F. NEW
(1,598 S.F. NEW FINISHED)
MAIN FLOOR
1,491 S.F. EXIST.
1,748 S.F. NEW
TOTAL NEW S.F.
3,465 S.F.

3G DESIGNS, LLC ASSUMES NO LIABILITY FOR ANY BUILDING
CONSTRUCTED FROM THESE PLANS. IT IS THE RESPONSIBILITY
OF THE OWNER/CONTRACTOR TO PERFORM BUILDING REVIEWS
OF THESE PLANS AND TO OBTAIN ALL NECESSARY PERMITS.
DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE
OWNER/CONTRACTOR PRIOR TO CONSTRUCTION. TRUSS DESIGN AND LAYOUT
IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.
UNDERSTAND WITH OUT THE ASSISTANCE OF A BUILDING
PROFESSIONAL.

**EXISTING
MAIN FLOOR
PLAN**

SHEET:
4
OF:
13

FLOOR PLAN GENERAL NOTES:

- A.) HEATING SYSTEM MUST BE CAPABLE OF MAINTAINING 68 DEG. AT A POINT 36" ABV. THE FLOOR IN ALL ROOMS. NO EQUIPMENT INSTALLED IN BEDROOMS OR BATHROOMS.
- B.) SUPPLY AND RETURN AIR DUCTS SHALL BE INSULATED TO A MIN. OF R-8 WHEN LOCATED OUTSIDE OF THE THERMAL ENVELOPE.
- C.) INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, AND UNHEATED GARAGES PER PRESCRIPTIVE METHOD.
- D.) APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABV. THE FLOOR IN GARAGES. ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE.
- E.) IF THE FURNACE AND WATER HEATER ARE SUPPORTED ON WOOD SUPPORTS, PROVIDE A GALVANIZED STEEL PAN WITH AN INDIRECT WASTE PIPE, MIN. 3/4" DIA. AT WATER HEATER WHEN LOCATED ON FRAMED FLOORS OR AREAS WHERE LEAKAGE COULD CAUSE DAMAGE.
- F.) A 125-VOLT, SINGLE PHASE, 15- OR 20-AMP RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS.
- G.) GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING.
- H.) GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.
- I.) GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.
- J.) NO WOOD SHALL BE NEARER THAN 6" TO EARTH UNLESS SEPERATED BY CONCRETE AT LEAST 3" THICK WITH AN IMPERVIOUS MEMBRANE BETWEEN EARTH AND CONCRETE.
- K.) PROVIDE 1/2" AIRSPACE AT TOP, SIDES AND ENDS OF GIRDERS ENTERING CONCRETE OR MASONRY WALLS UNLESS WOOD RESISTS DECAY.
- L.) UNCONDITIONED BASEMENTS AND CRAWL SPACES SHALL BE INSULATED FROM THE TOP OF THE WALL DOWN 10 FEET OR TO BASEMENT FLOOR OR GRADE UNLESS THE FLOOR OVERHEAD IS INSULATED R-30.
- M.) ALL GAS APPLIANCES MUST HAVE SHUTT-OFF VALVE WITHIN 6".
- N.) ELEC. PANEL MUST HAVE 30" WIDTH, 36" DEPTH AND 6'-6" HADROOM CLEARANCE.
- O.) 2021 IRC TO BE GOVERNING CODE ON DRAWINGS.
- P.) MIN. 1" CLEARANCE AROUND ALL EQUIPMENT, AND 6" IN THE FRONT UNLESS EQUIP. LISTING PROVIDES OTHERWISE.
- Q.) WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER ONE-THIRD AND IN THE LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE OPERATING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURE'S RECOMMENDATIONS.
- R.) FUEL FIRED WATER HEATERS SHALL NO BE INSTALLED IN A ROOM USED AS STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN BEDROOMS OT BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE.
- S.) CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL. (.006 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
- T.) SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED, R10 @ 4 FEET.
- U.) ACCESS PANEL OPENINGS FOR JETTED TUB PUMPS MUST NOW BE 18"X18" WHERE EQUIPMENT IS MORE THAN 2' FROM ACCESS OPENING. OPENING MAY BE 12"X12" IF LESS THAN 2'.
- V.) ALL TUBS MUST HAVE ANTI-SCALD MIXING VALVES LIMITING WATER TEMP. TO 120 DEGRESS.
- W.) BACKWATER VALVES WILL NOW BE REQUIRED IN ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLISHED THAT A FIXTURE IN THE BASEMENT OR LOWESTLEVEL OF THE HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM MANHOLE COVER. THIS WILL REQUIRE THE BASEMENT FLOOR TO BE PLUMBED INDEPENDENT FROM THE UPPER FLOORS. BACKWATER VALVES MUST BE ACCESSIBLE.
- X.) PROVIDE PERMANENT PROTECTION FOR EXTERIOR STRUCTURAL GLUE-LAM BEAMS OR MUST BE PROTECTED WITH PRESSURE TREATED PRESERVATIVE.
- Y.) SHOWER DOORS MUST BE SIZED AS TO PROVIDE A MINIMUM OF 22" NET CLEAR OPENING.
- Z.) TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS. GREEN BOARD IS NO LONGER ALLOWED IN ANY APPLICATION.
- AA.) SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQUIRED BEHIND AT ALL LINER LOCATIONS.
- AB.) SHOWER PAN LINERS MUST BE INSTALLED WITH BUILT UP FLOORS AND MUST BE INSPECTED.
- AC.) BATHROOM EXHAUST FAN DUCTS MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE.
- AD.) SOAKER, GARDEN TUBS AND WHIRLPOOL TUBS MUST HAVE ANTI-SCALD MIXING VALVES LIMITING WATER TEMP TO 120 DEG.
- AE.) FLOOR DRAINS TO HAVE DEEP SEAL TRAPS.
- AF.) ALL SHOWERS ARE TO BE FIN. AT A HEIGHT NOT LESS THAN 6" ABV. FLOOR W/ NON ABSORBENT MATERIAL.

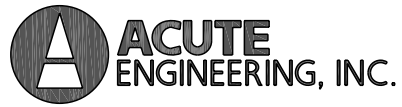
FLOOR PLAN KEY NOTES: (X)

- 1.) FLOOR DRAIN COORDINATE W/ PLUMBING CONTRACTOR.
- 2.) 4 INCH CONCRETE SLAB ON GRADE.
- 3.) MILLWORK CABINETS. COORDINATE STYLE & FINISH W/ OWNER.

HOLD-DOWN SCHEDULE				
MARK	HOLD-DOWN	MINIMUM FASTENERS	ANCHOR	POST
A	LSTHDS (SEE NOTE 3)	16d X 2-1/2" (146 X 2-1/2")	STRAP 8" EMBED.	(2) 2X POST
1. HOLD-DOWNS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT.				
2. SHEAR WALL EDGE NAILING SHALL BE TO HOLD-DOWN POST.				
3. STDH STRAPS SHALL BE "UJ" TYPE AT RIM JOIST LOCATIONS.				

FOUNDATION WALL SCHEDULE				
MARK	HEIGHT	WIDTH	REINFORCEMENT	
			VERTICAL	HORIZONTAL PLACEMENT
FW2E	2'	8"	#4 @ 32"	(2) #4 CENTER
FW4	4'	8"	#4 @ 32"	(4) #4 CENTER
FW5	5'	8"	#4 @ 24"	(5) #4 CENTER
FW10	10'	8"	#5 @ 10"	(10) #4 CENTER
FW12	12'	8"	#5 @ 5"	(12) #4 INTERIOR FACE
1. DOWEL VERTICAL BARS INTO FOOTING. SEE BELOW FOR EXTENSION INTO WALL.				
2. PLACE TOP AND BOTTOM BARS WITHIN 4" OF TOP AND BOTTOM OF WALL.				
3. PLACE REINFORCEMENT IN CENTER OF WALL OR NEAR EACH FACE, AS NOTED.				
4. DOWELS EXTENDED INTO WALL THE FULL WALL HEIGHT MINUS 3" OR AS FOLLOWS: 24" FOR #4 BARS, 44 BAR DIAMETERS FOR ALL OTHER BARS.				

FOOTING SCHEDULE					
MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT	
				TRANSVERSE	LENGTHWISE
FT20	20"	CONT.	10"	-	(2) #4
SF20	20"	20"	10"	(2) #4	(2) #4
SF24	24"	24"	10"	(3) #4	(3) #4
1. CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND SPOT FOOTINGS SHALL BE CENTERED UNDER COLUMNS UNLESS NOTED OTHERWISE.					
2. FOOTINGS AND FOUNDATIONS, EXCAVATIONS, GRADING, AND FILL SHALL COMPLY WITH THE PROVISIONS OF THE GEOTECHNICAL REPORT (SEE GSN).					



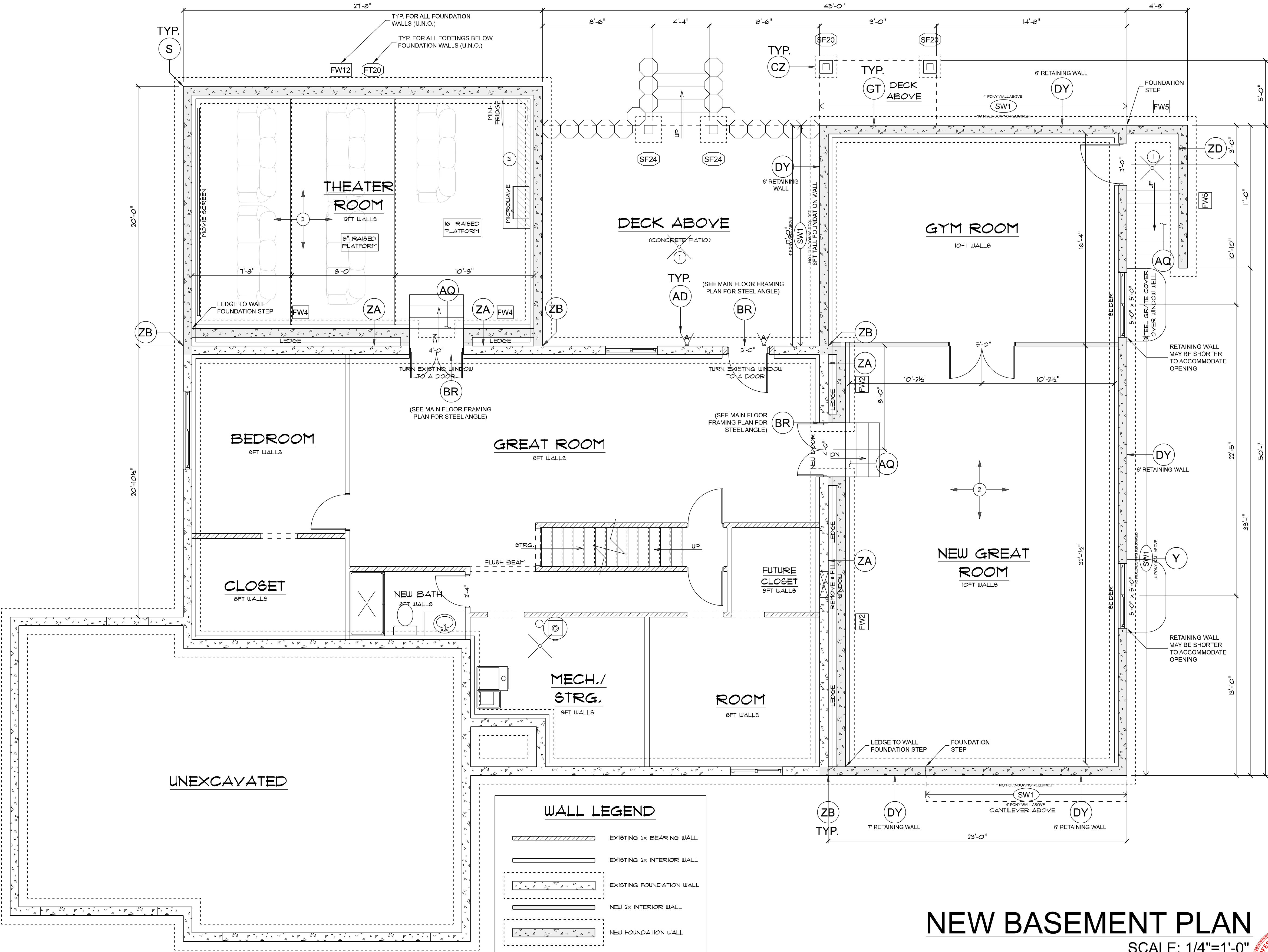
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Project Name: 3G Designs Atkinson Addition (Eagle Mountain)

Project Number: 4080724



WALL LEGEND

- EXISTING 2x BEARING WALL
- EXISTING 2x INTERIOR WALL
- EXISTING FOUNDATION WALL
- NEW 2x INTERIOR WALL
- NEW FOUNDATION WALL

NEW BASEMENT PLAN

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



1325 WEST 280 NORTH PM#23
SALT LAKE CITY, UT 84116
CELL: 801-763-4718
EMAIL: 3GDESIGNSLLC@GMAIL.COM

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ATKINSON HOME
ADDITION
1998 NORTH HORIZON COVE
EAGLE MOUNTAIN, UT 84005
DRAWN FOR ONE TIME USE FOR:
JORDAN ATKINSON

PLAN: #147
DATE: 08/14/24

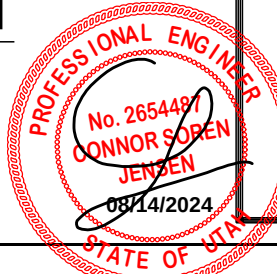
BASEMENT FLOOR
1,412 S.F. EXIST.
1,717 S.F. NEW
(1,598 S.F. NEW FINISHED)
MAIN FLOOR
1,491 S.F. EXIST.
1,748 S.F. NEW

TOTAL NEW S.F.
3,465 S.F.

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NEW
BASEMENT
PLAN

SHEET:
5
OF:
13



FLOOR PLAN GENERAL NOTES:

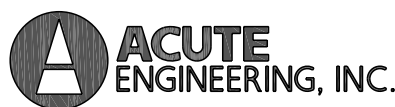
- A.) HEATING SYSTEM MUST BE CAPABLE OF MAINTAINING 68 DEG. AT A POINT 36" ABV. THE FLOOR IN ALL ROOMS. NO EQUIPMENT INSTALLED IN BEDROOMS OR BATHROOMS.
- B.) SUPPLY AND RETURN AIR DUCTS SHALL BE INSULATED TO A MIN. OF R-8 WHEN LOCATED OUTSIDE OF THE THERMAL ENVELOPE.
- C.) INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, AND UNHEATED GARAGES PER PRESCRIPTIVE METHOD.
- D.) APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABV. THE FLOOR IN GARAGES, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE.
- E.) IF THE FURNACE AND WATER HEATER ARE SUPPORTED ON WOOD SUPPORTS, PROVIDE A GALVANIZED STEEL PAN WITH AN INDIRECT WASTE PIPE, MIN. 3/4" DIA. AT WATER HEATER WHEN LOCATED ON FRAMED FLOORS OR AREAS WHERE LEAKAGE COULD CAUSE DAMAGE.
- F.) A 125-VOLT, SINGLE PHASE, 15- OR 20-AMP RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS.
- G.) GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING.
- H.) GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.
- I.) GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.
- J.) NO WOOD SHALL BE NEARER THAN 6" TO EARTH UNLESS SEPERATED BY CONCRETE AT LEAST 3" THICK WITH AN IMPERVIOUS MEMBRANE BETWEEN EARTH AND CONCRETE.
- K.) PROVIDE 1/2" AIRSPACE AT TOP, SIDES AND ENDS OF GIRDERS ENTERING CONCRETE OR MASONRY WALLS UNLESS WOOD RESISTS DECAY.
- L.) UNCONDITIONED BASEMENTS AND CRAWL SPACES SHALL BE INSULATED FROM THE TOP OF THE WALL DOWN 10 FEET OR TO BASEMENT FLOOR OR GRADE UNLESS THE FLOOR OVERHEAD IS INSULATED R-30.
- M.) ALL GAS APPLIANCES MUST HAVE SHUT-OFF VALVE WITHIN 6".
- N.) ELEC. PANEL MUST HAVE 30" WIDTH, 36" DEPTH AND 6'-6" HADROOM CLEARANCE.
- O.) 2021 IRC TO BE GOVERNING CODE ON DRAWINGS.
- P.) MIN. 1" CLEARANCE AROUND ALL EQUIPMENT, AND 6" IN THE FRONT UNLESS EQUIP. LISTING PROVIDES OTHERWISE.
- Q.) WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER ONE-THIRD AND IN THE LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE OPERATING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURE'S RECOMMENDATIONS.
- R.) FUEL FIRED WATER HEATERS SHALL NO BE INSTALLED IN A ROOM USED AS STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN BEDROOMS OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE.
- S.) CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A6 MIL. (.006 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
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- U.) ACCESS PANEL OPENINGS FOR JETTED TUB PUMPS MUST NOW BE 18"x18" WHERE EQUIPMENT IS MORE THAN 2' FROM ACCESS OPENING. OPENING MAY BE 12"x12" IF LESS THAN 2'.
- V.) ALL TUBS MUST HAVE ANTI-SCALD MIXING VALVES LIMITING WATER TEMP. TO 120 DEGREES.
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- AA.) SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQUIRED BEHIND AT ALL LINER LOCATIONS.
- AB.) SHOWER PAN LINERS MUST BE INSTALLED WITH BUILT UP FLOORS AND MUST BE INSPECTED.
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- AE.) FLOOR DRAINS TO HAVE DEEP SEAL TRAPS.
- AF.) ALL SHOWERS ARE TO BE FIN. AT A HEIGHT NOT LESS THAN 6" ABV. FLOOR W/ NON ABSORBENT MATERIAL.

FLOOR PLAN KEY NOTES:

- 1.) BUILT-IN MILL WORK AS INDICATED. COORDINATE w/ OWNER FOR FINISH & STYLE.
- 2.) MILLWORK CABINETS. COORDINATE STYLE & FINISH w/ OWNER.
- 3.) 1.6 GALLON PER FLUSH TOILET.
- 4.) 30" GAS RANGE w/ MICROWAVE ABOVE. COORDINATE w/ MECHANICAL & OWNER FOR STYLE & REQUIREMENTS.
- 5.) ISLAND w/ 12" OVERHANG.
- 6.) REFRIGERATOR SPACE. (w/ INSTALLED WATER LINE.)
- 7.) DOUBLE SINK w/ DISPOSAL & SPRAYER.
- 8.) DISHWASHER SPACE.
- 9.) WASHER SPACE. PROVIDE DRAIN FOR WASHER.
- 10.) DRYER SPACE. PROVIDE VENTILATION FOR DRYER PER I.R.C.
- 11.) RAILING TO CONFORM w/ CURRENT I.R.C. REQUIREMENTS OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTS PATTERN SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH ANY OPENING. I.R.C. 312.2. COORDINATE FINISH w/ OWNER.
- 12.) FLOOR DRAIN COORDINATE w/ PLUMBING CONTRACTOR.
- 13.) WATER HEATER.
- 14.) ENERGY EFFICIENT FURNACE. COORDINATE w/ CONTRACTOR FOR TYPE & SIZE.
- 15.) INSTALL ROD & SHELF OR CLOSET ORGANIZER SYSTEM. OWNER TO SELECT CONFIGURATION.
- 16.) STRUCTURAL COLUMN, SEE STRUCTURAL.
- 17.) STANDARD TUB/SHOWER COMBO.
- 18.) COORDINATE CONCRETE STEPS w/ LANDSCAPING.
- 19.) COORDINATE WOOD DECK & STEPS w/ FINAL GRADING & LANDSCAPING.
- 20.) GAS FIREPLACE. VERIFY DESIGN w/ CONTRACTOR.

SHEAR WALL SCHEDULE				
MARK	SHEATHING	EDGE NAILING	ABUTTING PANEL EDGE FRAMING	ANCHORAGE
			2X	SOLE PLATE SILL PLATE
SW1	7/16"	8d @ 6"	2X	16d @ 12" 1/2" A.B. @ 32"
SW3	7/16"	8d @ 3"	3X or (2)2X	16d @ 12" 1/2" A.B. @ 32"
1. SHEATHING SHALL CONSIST OF WOOD STRUCTURAL PANELS (SEE GSN).				
2. UNLESS NOTED ON DRAWINGS, EXTERIOR STUDS SHALL BE SPACED AT 16" O.C.				
3. SHEATHING NAILS SHALL BE COMMON OR GALVANIZED BOX NAILS. FIELD NAIL SPACING SHALL BE 12" FOR STUDS SPACED 16" O.C. OR LESS AND 16" O.C. FOR STUDS SPACED AT 24" O.C.				
4. FOR SW1 ONLY, EDGE NAILS MAY BE SUBSTITUTED WITH 1-1/2" 16 GAGE STAPLES SPACED AT 3" O.C. AND FIELD NAILS MAY BE SUBSTITUTED WITH 16 GAGE STAPLES AT 12" O.C.				
5. ANCHORAGE NAILS SHALL BE COMMON NAILS.				
6. ANCHOR BOLTS SHALL HAVE A 3X30X220 WASHER AND 7" MIN EMBEDMENT. THE WASHER SHALL EXTEND TO WITHIN 1/2" FROM THE SHEATHING.				
7. ANCHOR BOLTS MAY BE SUBSTITUTED WITH TITEN HD AT SAME DIAMETER AND SPACING. PROVIDE MIN. 4-1/4" EMBEDMENT FOR 1/2-DIA. BOLTS AND MIN. 4-3/4" EMBEDMENT FOR 5/8-DIA. BOLTS.				
8. FOR SW3, SW4, SW7, AND SW8, (2) 2" NOMINAL FRAMING STITCH NAILED TOGETHER WITH (2) 10d NAILS @ 6" MAY BE USED AT ABUTTING PANEL EDGES IN PLACE OF 3" NOMINAL FRAMING.				

HOLD-DOWN SCHEDULE				
MARK	HOLD-DOWN	MINIMUM FASTENERS	ANCHOR	POST
A	L5THDS (SEE NOTE 3)	10d X 2-1/2" (148 X 2-1/2")	STRAP 8" EMBED.	(2) 2X POST
1. HOLD-DOWNS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT.				
2. SHEAR WALL EDGE NAILING SHALL BE TO HOLD-DOWN POST.				
3. STD STRAPS SHALL BE "RF" TYPE AT RM JOIST LOCATIONS.				



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Fax 801.224.0050
info@acuteengineering.com

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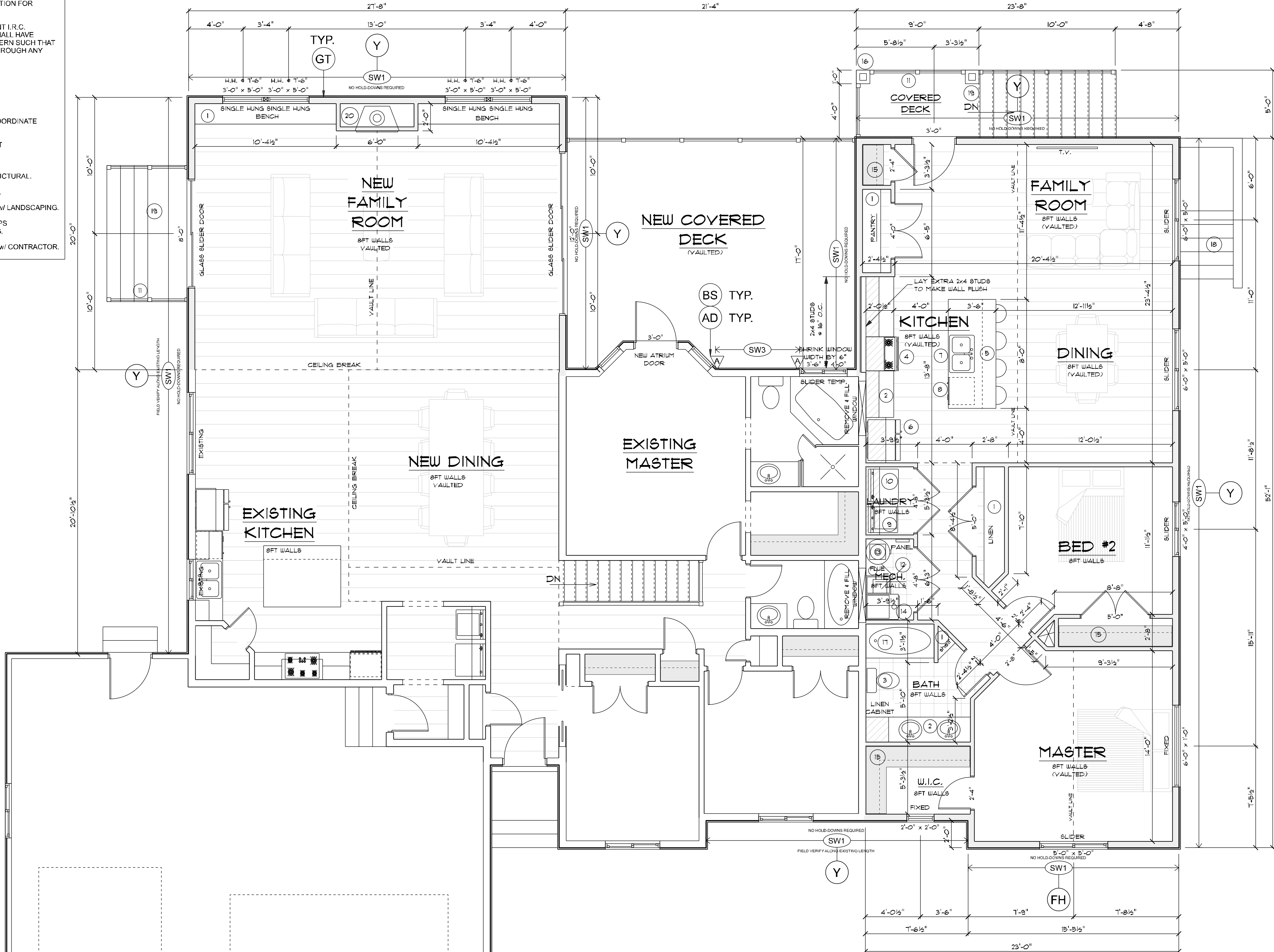
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Project Name: 3G Designs Atkinson Addition (Eagle Mountain)

Project Number: 4090724

WALL LEGEND

- EXISTING INTERIOR 2x WALL
- EXISTING EXTERIOR 2x WALL
- NEW EXTERIOR 2x WALL
- NEW INTERIOR 2x WALL



NEW MAIN FLOOR PLAN

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

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ATKINSON HOME ADDITION

1998 NORTH HORIZON COVE
EAGLE MOUNTAIN, UT 84005

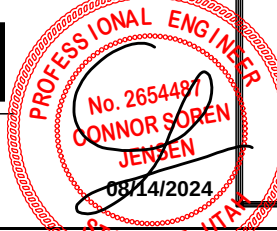
DRAWN FOR ONE TIME USE FOR:
JORDAN ATKINSON

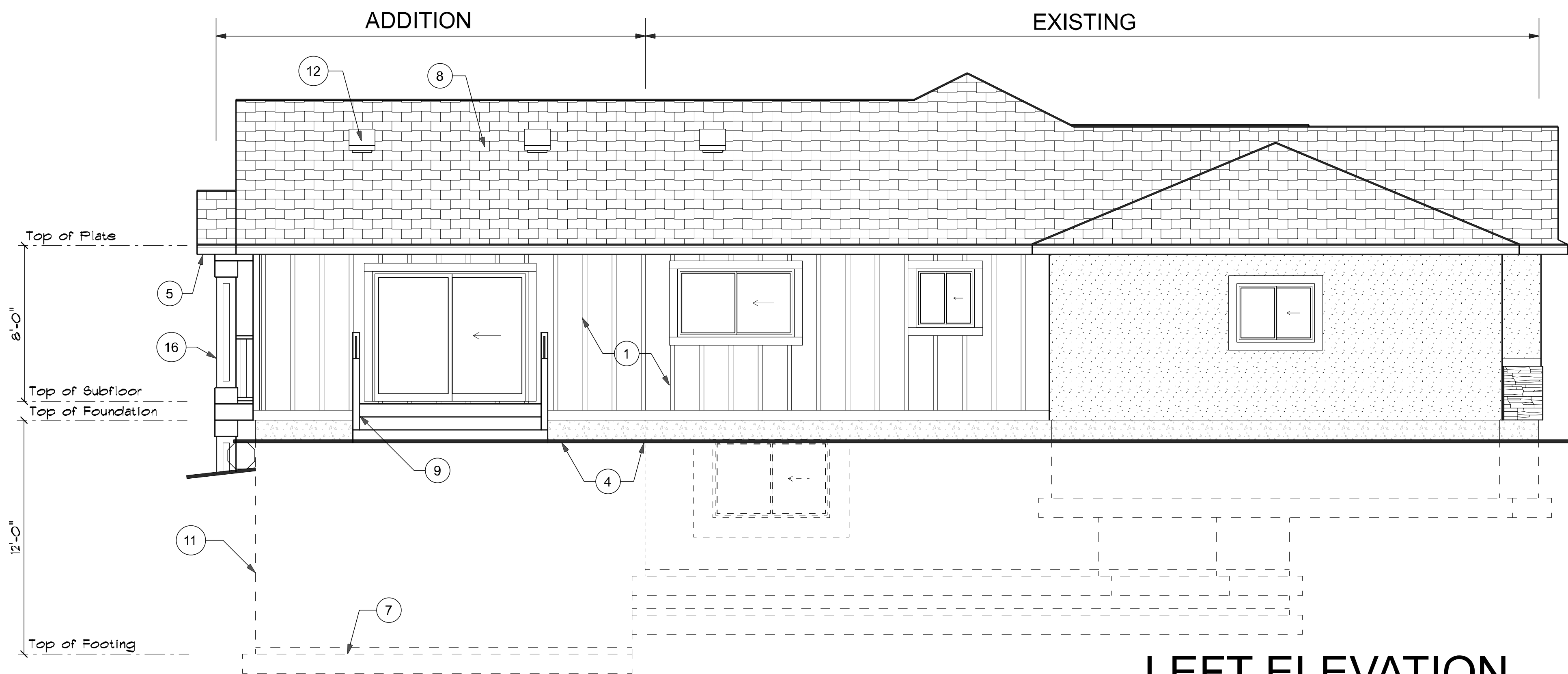
PLAN:	#147
DATE:	08/14/24
BASEMENT FLOOR	
1,412 S.F. EXIST.	
1,717 S.F. NEW	
(1,598 S.F. NEW FINISHED)	
MAIN FLOOR	
1,491 S.F. EXIST.	
1,748 S.F. NEW	
TOTAL NEW S.F.	
3,465 S.F.	

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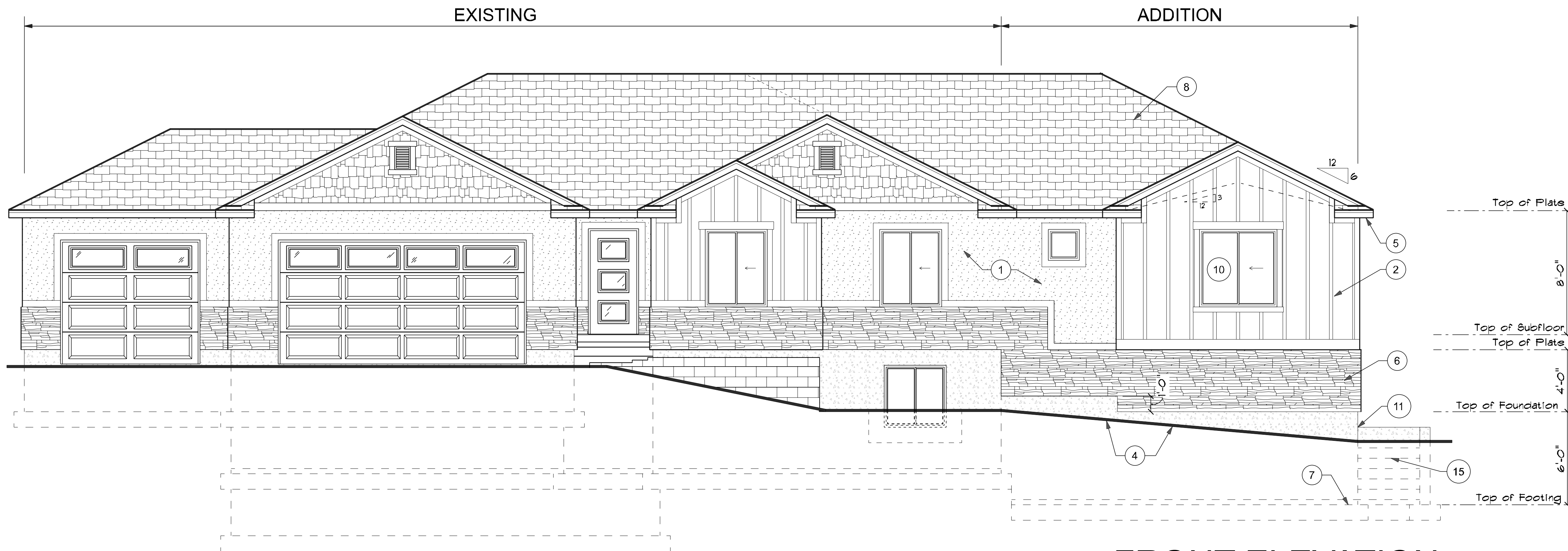
NEW MAIN FLOOR PLAN

SHEET: 6 OF: 13





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



FRONT ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION KEY NOTES:

1. STUCCO, w/ (2) LAYER GRADE 'D' FELT BEHIND, TO MATCH EXISTING.
2. HARDIE BOARD & BATTEN, w/ (2) LAYER GRADE 'D' FELT BEHIND, COORDINATE COLOR w/ OWNER.
3. HARDIE CEDAR SHAKE, w/ (2) LAYER GRADE 'D' FELT BEHIND, COORDINATE COLOR w/ OWNER.
4. ASPHALT EMULSION BELOW GRADE.
5. ALUMINUM SOFFIT & 6" FASCIA BOARD, COORDINATE w/ GUTTER SYSTEM.
6. LEDGER STONE, w/ (2) LAYER GRADE 'D' FELT BEHIND, COORDINATE COLOR w/ OWNER.
7. CONCRETE FOOTING TO BE A MIN. 30" BELOW GRADE.
8. 30 YEAR OLD ASPHALT ROOF SHINGLES, TO MATCH EXISTING, TO MATCH EXISTING.
9. DECK RAILING, COORDINATE w/ OWNER FOR STYLE & COLOR OF RAILING.
10. DOUBLE GLAZED LOW-E VINYL WINDOW, SEE PLANS FOR SIZES.
11. CONCRETE FOUNDATION WALL.
12. TURTLE VENT.
13. WINDOW WELL.
14. GABLE ATTIC VENT.
15. CONCRETE STEPS, COORDINATE w/ LANDSCAPING.
16. DECORATIVE WRAPPED POSTS, SEE STRUCTURAL FOR POST SIZE.
17. STANDING SEAM METAL ROOF, COORDINATE COLOR w/ OWNER.

ELEVATION GENERAL NOTES:

1. FIREPLACE CHIMNEYS SHALL EXTEND AT LEAST 2'-0" ABOVE THE ROOF OR ANY PART OF THE BUILDING WITHIN 10'-0" IRC 1001.8.
2. PROVIDE METAL FLASHING AT ALL INTERSECTIONS OF SIDING, STUCCO, BRICK, STONE ETC.
3. FULL RAIN GUTTERS WITH DOWNSPOUTS EXTENDED 10'-0" AWAY FROM FOUNDATION WALLS OR AS REQUIRED BY LOCAL CODE.
4. ROOFING TO BE ARCHITECTURAL GRADE 30 YR. ASPHALT SHINGLES WITH (6) NAILS PER SHINGLE.
5. ALL EAVES AND VALLEYS TO HAVE ICE & WATER SHIELD.
6. ALL WINDOWS & GLASS UNITS TO BE DOUBLE GLAZED LOW-E.
7. ALL EXTERIOR OPENINGS TO BE COUNTER FLASHED AND OR CAULKED (DOOR, WINDOW, AND PIPE PENETRATIONS.)
8. NO WOOD SHALL BE NEARER THAN 6" TO EARTH UNLESS SEPERATED BY CONCRETE AT LEAST 3" THICK WITH AN IMPERVIOUS MEMBRANE BETWEEN EARTH AND CONCRETE.
9. PROVIDE 1/2" AIRSPACE AT TOP, SIDES AND ENDS OF GIRDERS ENTERING CONCRETE OR MASONRY WALLS UNLESS WOOD RESISTS DECAY.
10. PROVIDE 30 LB. UNDERLAYMENT BETWEEN COURSES OF SHAKES, ROOF VALLEY FLASHING TO BE A MIN. 28 GAUGE GA. SHEET CORROSION RESISTANT METAL, EXTENDING AT LEAST 11" FROM CENTER LINE OF VALLEY, PROVIDE ICE SHIELD THAT EXTED UP FROM EVE A MIN. OF 2FT.
11. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CROSS VENTILATING OPENINGS, WHICH ARE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE AREA SHALL BE LESS THAN 1 TO 150 OF THE OPEN SPACE VENTILATED. THE TOTAL VENTILATING AREA RATION MAY BE REDUCED TO NOT LESS THAT 1 TO 300 IF EITHER 1.) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR 2.) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF CEILING.
12. AN EXTERIOR DOOR OR WINDOW WITH A FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. NET CLEAR OPENABLE WIDTH OF 20" AND MIN. NET CLEAR OPENABLE HEIGHT OF 24". GRADE FLOOR OPENINGS MAY HAVE A MIN. NET CLEAR OPEN. OF 5 SQ. FT.

ATTENTION
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ATKINSON HOME
ADDITION
1998 NORTH HORIZON COVE
EAGLE MOUNTAIN, UT 84005
DRAWN FOR ONE TIME USE FOR:
JORDAN ATKINSON

PLAN: #147
DATE: 08/14/24

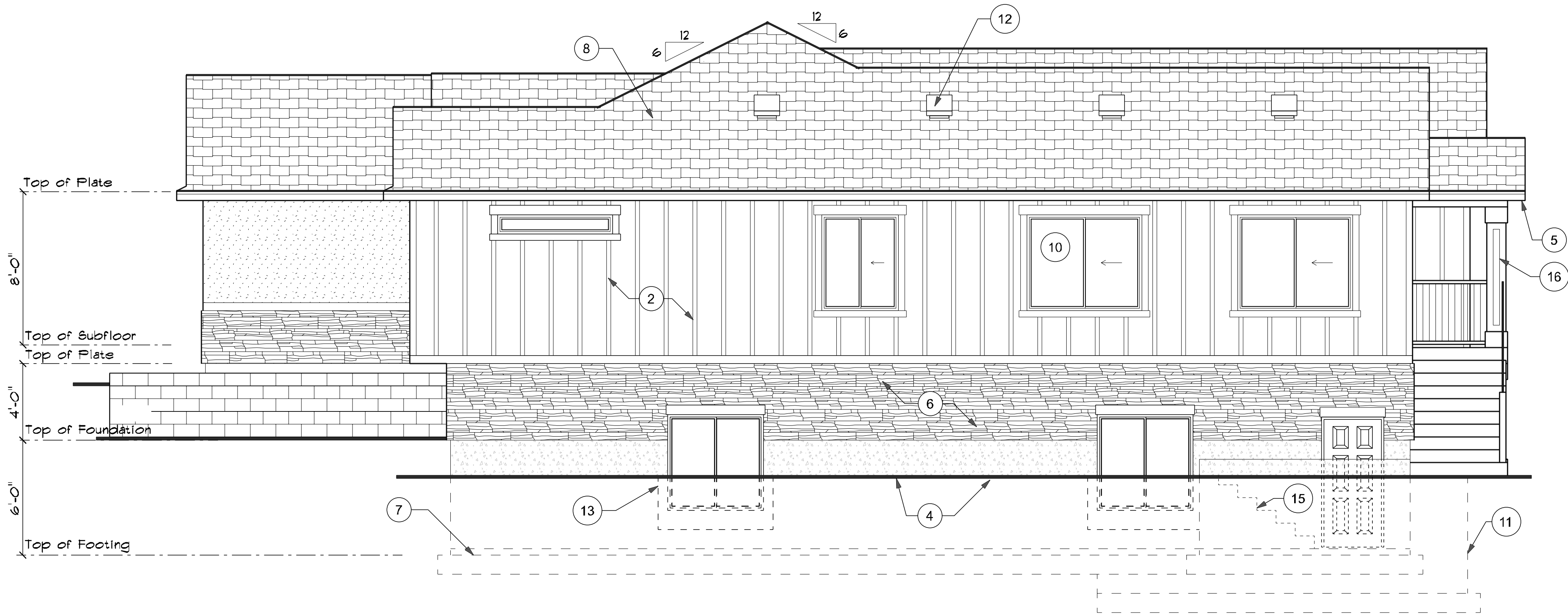
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FRONT & LEFT ELEVATIONS

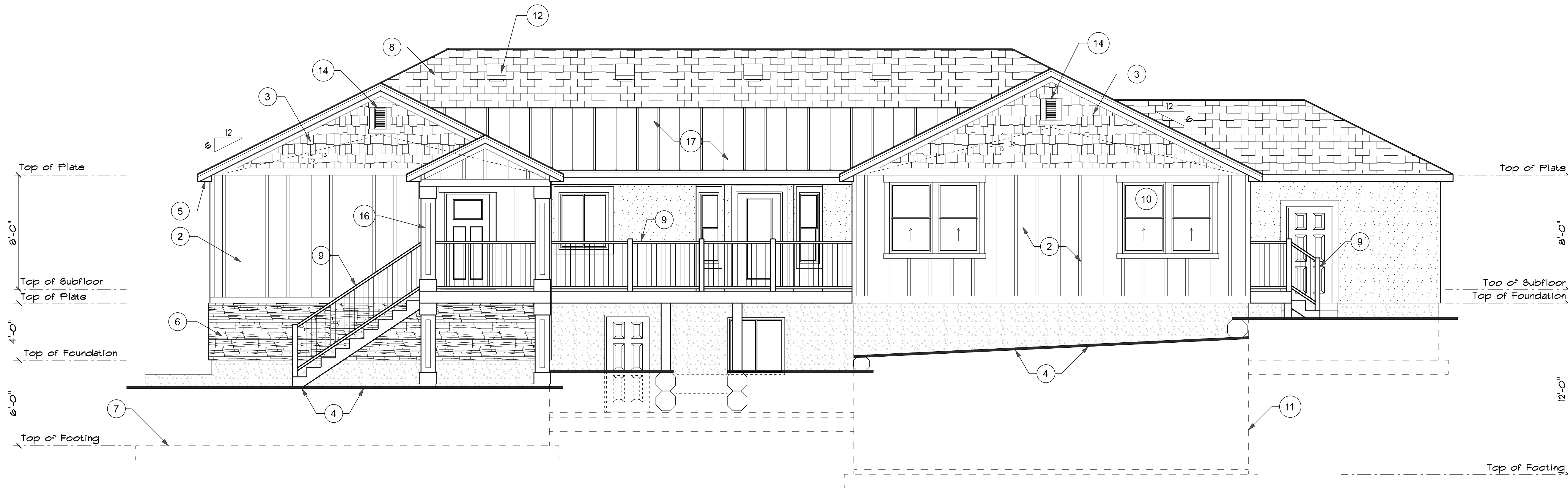
SHEET:
7
OF:
13

3G DESIGNS
FUNCTIONAL - MODERN - INNOVATIVE
1928 WEST 280 NORTH PM#23
SALT LAKE CITY, UT 84116
CELL: 801-765-4718
EMAIL: 3GDESIGNSLLC@GMAIL.COM



RIGHT ELEVATION

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



REAR ELEVATION

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

ELEVATION KEY NOTES:

1. STUCCO, w/ (2) LAYER GRADE 'D' FELT BEHIND, TO MATCH EXISTING.
2. HARDIE BOARD & BATTEN, w/ (2) LAYER GRADE 'D' FELT BEHIND, COORDINATE COLOR w/ OWNER.
3. HARDIE CEDAR SHAKE, w/ (2) LAYER GRADE 'D' FELT BEHIND, COORDINATE COLOR w/ OWNER.
4. ASPHALT EMULSION BELOW GRADE.
5. ALUMINUM SOFFIT & 6" FASCIA BOARD, COORDINATE w/ GUTTER SYSTEM.
6. LEDGER STONE, w/ (2) LAYER GRADE 'D' FELT BEHIND, COORDINATE COLOR w/ OWNER.
7. CONCRETE FOOTING TO BE A MIN. 30" BELOW GRADE.
8. 30 YEAR OLD ASPHALT ROOF SHINGLES, TO MATCH EXISTING, TO MATCH EXISTING.
9. DECK RAILING, COORDINATE w/ OWNER FOR STYLE & COLOR OF RAILING.
10. DOUBLE GLAZED LOW-E VINYL WINDOW, SEE PLANS FOR SIZES.
11. CONCRETE FOUNDATION WALL.
12. TURTLE VENT.
13. WINDOW WELL.
14. GABLE ATTIC VENT.
15. CONCRETE STEPS, COORDINATE w/ LANDSCAPING.
16. DECORATIVE WRAPPED POSTS, SEE STRUCTURAL FOR POST SIZE.
17. STANDING SEAM METAL ROOF, COORDINATE COLOR w/ OWNER.

ELEVATION GENERAL NOTES:

1. FIREPLACE CHIMNEYS SHALL EXTEND AT LEAST 2'-0" ABOVE THE ROOF OR ANY PART OF THE BUILDING WITHIN 10'-0" IRC 1001.8.
2. PROVIDE METAL FLASHING AT ALL INTERSECTIONS OF SIDING, STUCCO, BRICK, STONE ETC.
3. FULL RAIN GUTTERS WITH DOWNSPOUTS EXTENDED 10'-0" AWAY FROM FOUNDATION WALLS OR AS REQUIRED BY LOCAL CODE.
4. ROOFING TO BE ARCHITECTURAL GRADE 30 YR. ASPHALT SHINGLES WITH (6) NAILS PER SHINGLE.
5. ALL EAVES AND VALLEYS TO HAVE ICE & WATER SHIELD.
6. ALL WINDOWS & GLASS UNITS TO BE DOUBLE GLAZED LOW-E.
7. ALL EXTERIOR OPENINGS TO BE COUNTER FLASHED AND OR CAULKED (DOOR, WINDOW, AND PIPE PENETRATIONS.)
8. NO WOOD SHALL BE NEARER THAN 6" TO EARTH UNLESS SEPERATED BY CONCRETE AT LEAST 3" THICK WITH AN IMPERVIOUS MEMBRANE BETWEEN EARTH AND CONCRETE.
9. PROVIDE 1/2" AIRSPACE AT TOP, SIDES AND ENDS OF GIRDERS ENTERING CONCRETE OR MASONRY WALLS UNLESS WOOD RESISTS DECAY.
10. PROVIDE 30 LB. UNDERLAYMENT BETWEEN COURSES OF SHAKES, ROOF VALLEY FLASHING TO BE A MIN. 28 GAUGE GA. SHEET CORROSION RESISTANT METAL, EXTENDING AT LEAST 11" FROM CENTER LINE OF VALLEY, PROVIDE ICE SHIELD THAT EXTED UP FROM EVE A MIN. OF 2FT.
11. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CROSS VENTILATING OPENINGS, WHICH ARE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE AREA SHALL BE LESS THAN 1 TO 150 OF THE OPEN SPACE VENTILATED. THE TOTAL VENTILATING AREA RATION MAY BE REDUCED TO NOT LESS THAT 1 TO 300 IF EITHER 1.) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR 2.) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF CEILING.
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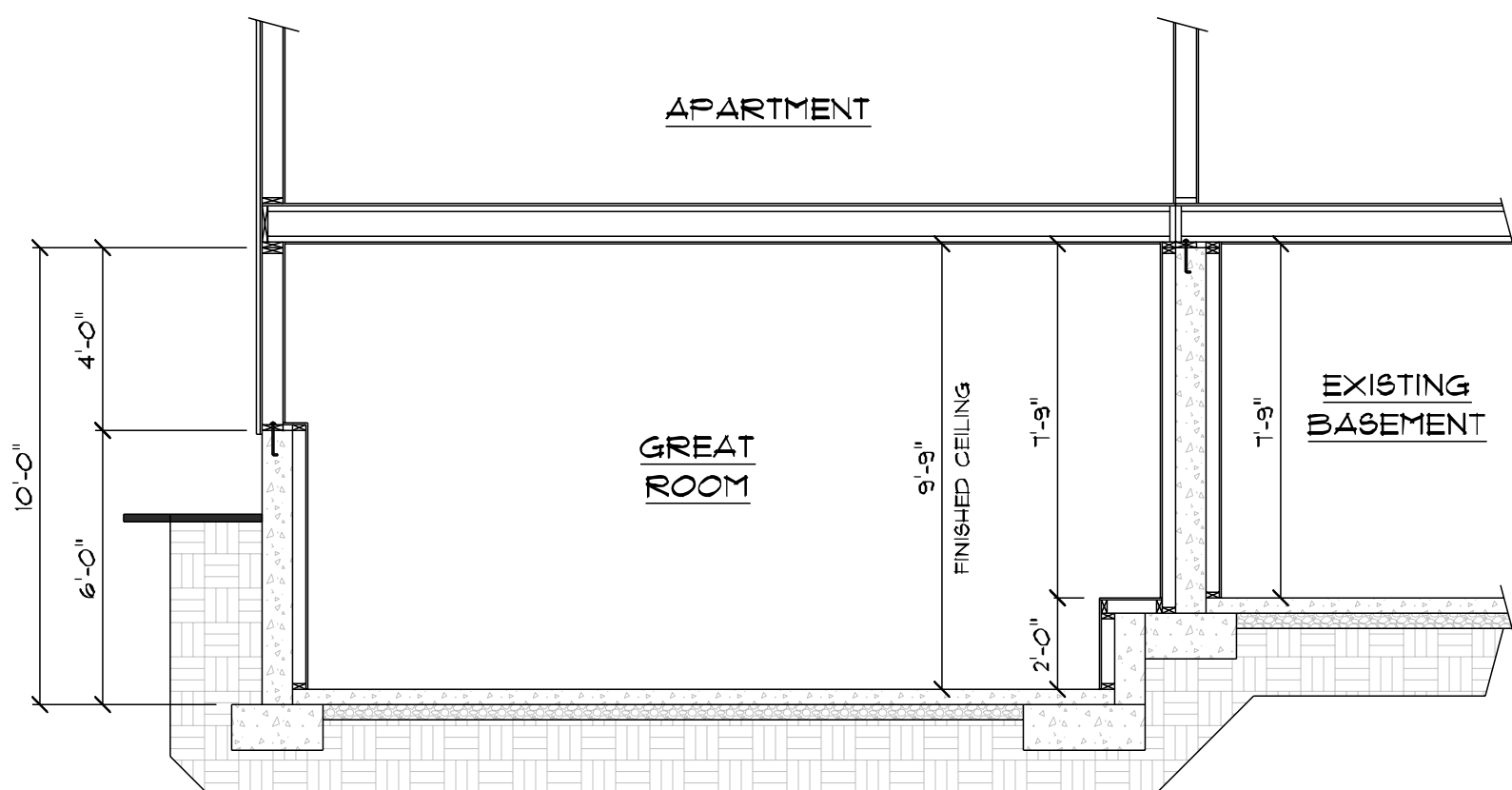
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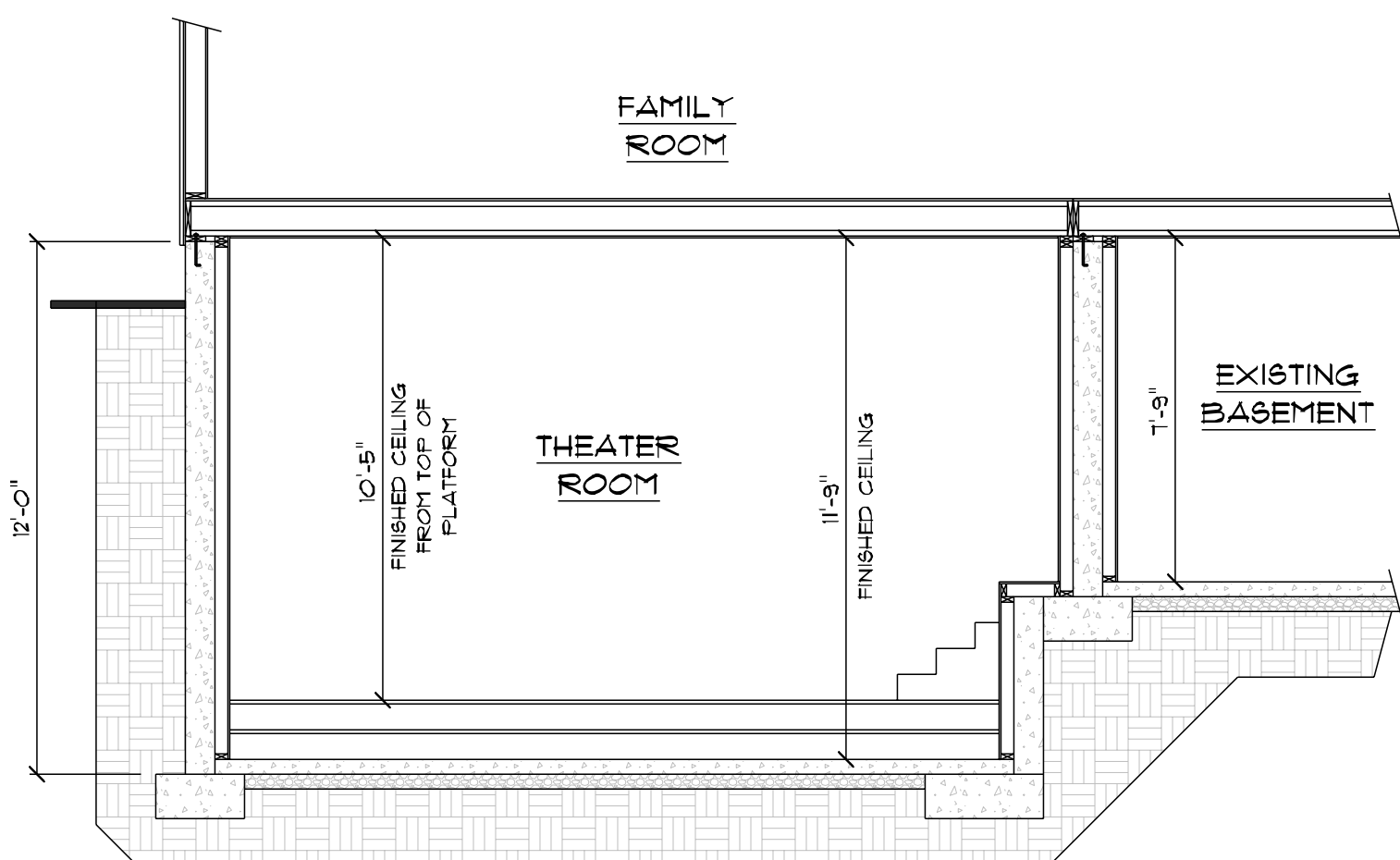
**REAR & RIGHT
ELEVATIONS**

SHEET:
8
OF:
13



CROSS SECTION 'A'

SCALE: 1/4" = 1'



CROSS SECTION 'B'

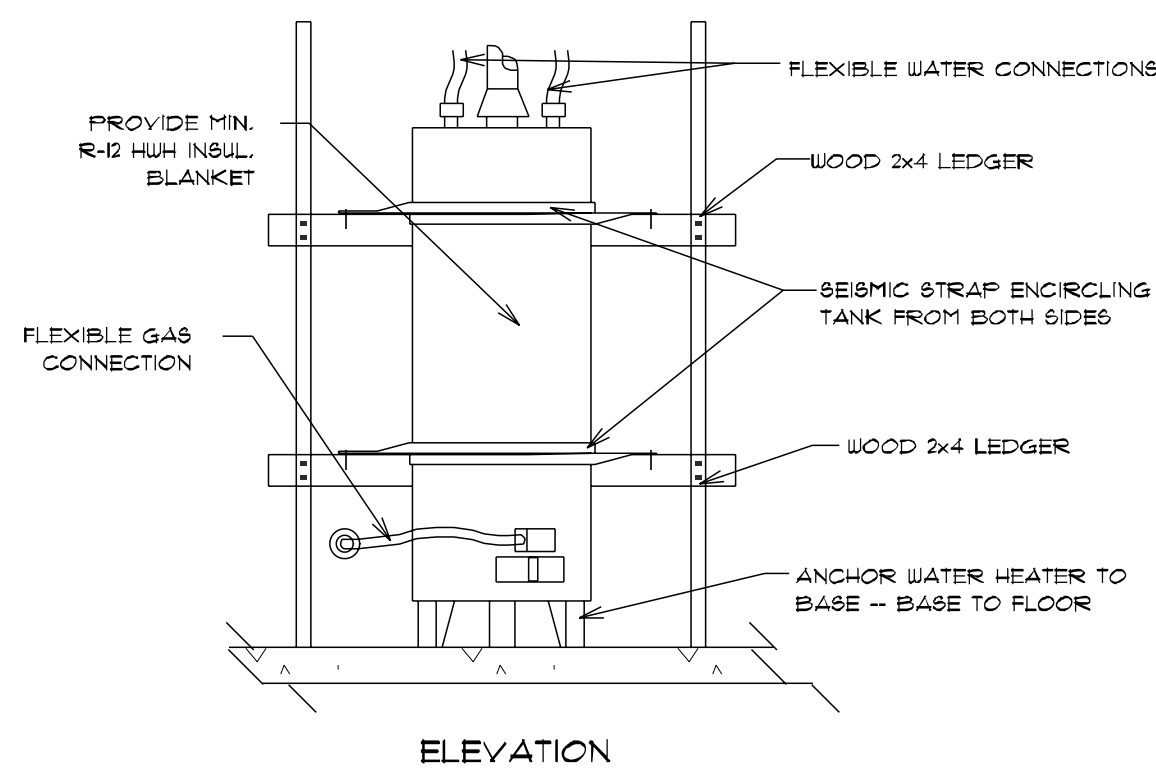
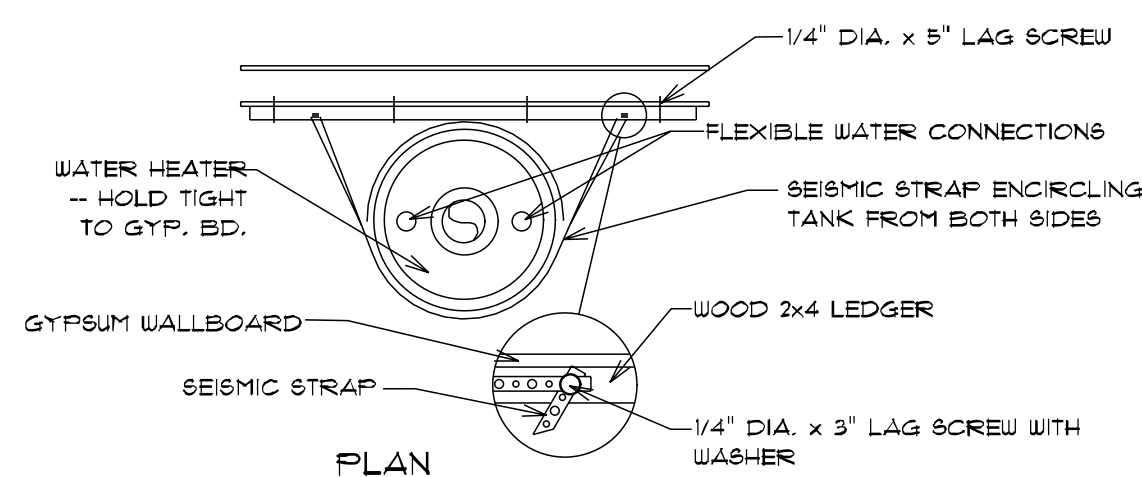
SCALE: 1/4" = 1'

WATER HEATER NOTES

PROVIDE COMBUSTION AIR OPENINGS WITHIN 12 IN. OF FLOOR AND CEILING FOR GAS BURNING EQUIPMENT.

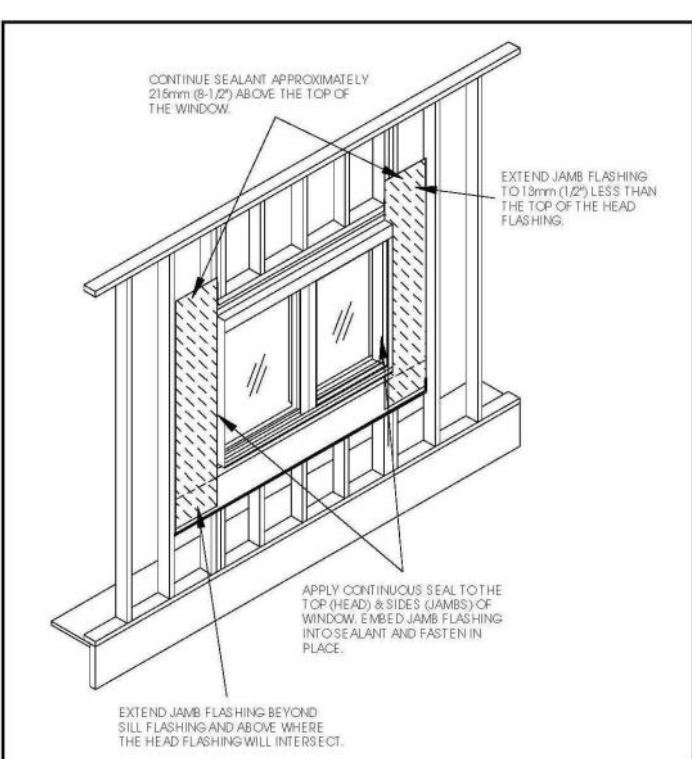
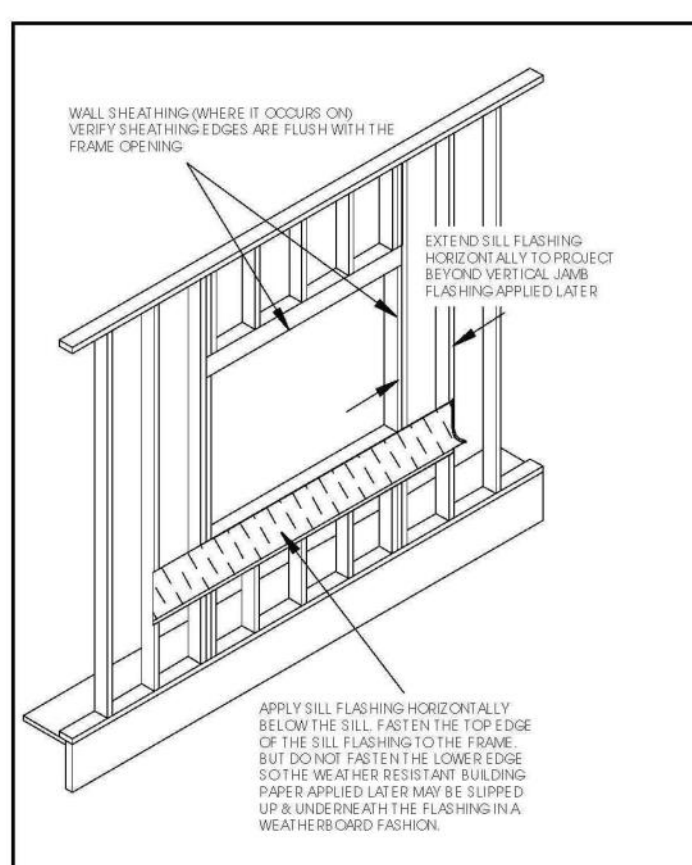
WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL-SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAIN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FT. OR LESS THAN 6 IN. ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING THREADED.

WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER ONE-THIRD AND IN THE LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE OPERATING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURE'S RECOMMENDATIONS.



WATER HEATER SUPPORT DETAIL

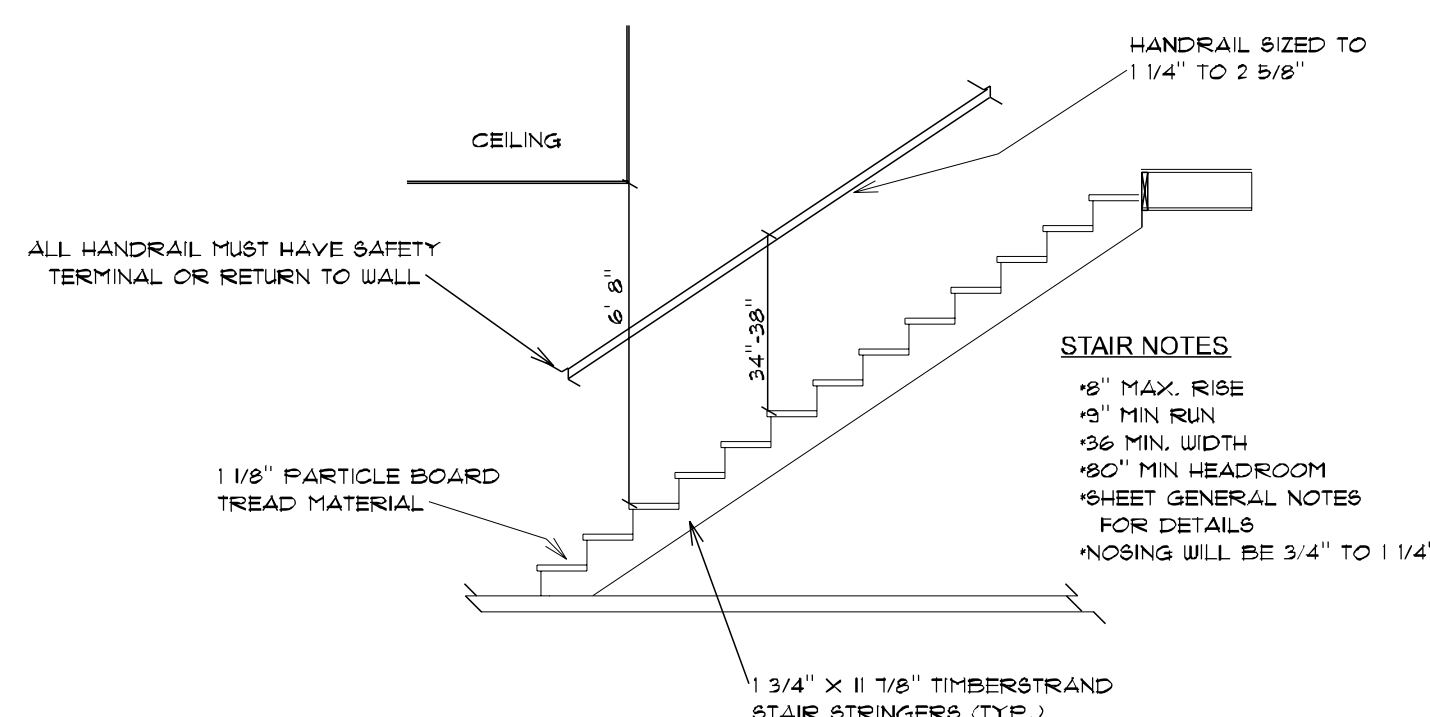
SCALE: 1/4" = 1'



WINDOW FLASHING DETAILS

NOT TO SCALE

BILLS OF EXTERIOR WINDOWS WHICH ARE LOCATED MORE THAN 6 FEET ABOVE GRADE, AND LESS THAN 24 INCHES ABOVE THE INTERIOR FLOOR SURFACE MUST MEET SOME NEW REQUIREMENTS. THE JAMB OF THE WINDOW LESS THAN 24 INCHES ABOVE THE INTERIOR FLOOR SURFACE MUST NOW BE FIXED OR HAVE AN OPENING OR GUARD WHICH DOES NOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER SPHERE.



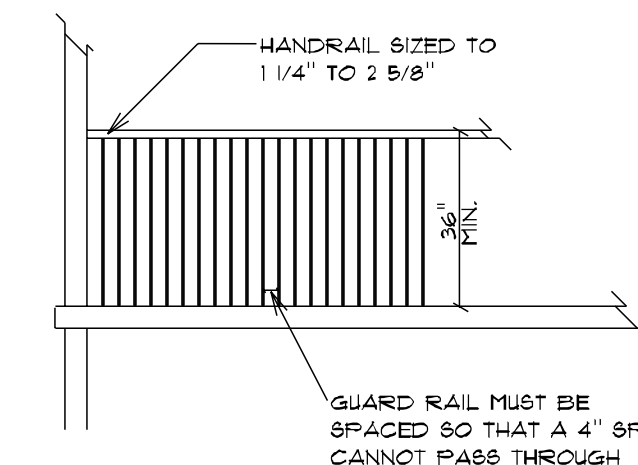
TYPICAL STAIR SECTION

SCALE: 1/4" = 1'

Stair treaded nosing: The radius of curvature at the leading edge of the tread shall be no greater than 3/16 inch (3.4.3 mm). A nosing not less than 3/4 inch (19mm) but no more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed 1/ inch (12.7 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.5 rad) from the vertical. Open risers are permitted, provide that the opening between treads does not permit the passage of a 4 inch (102 mm) diameter sphere.

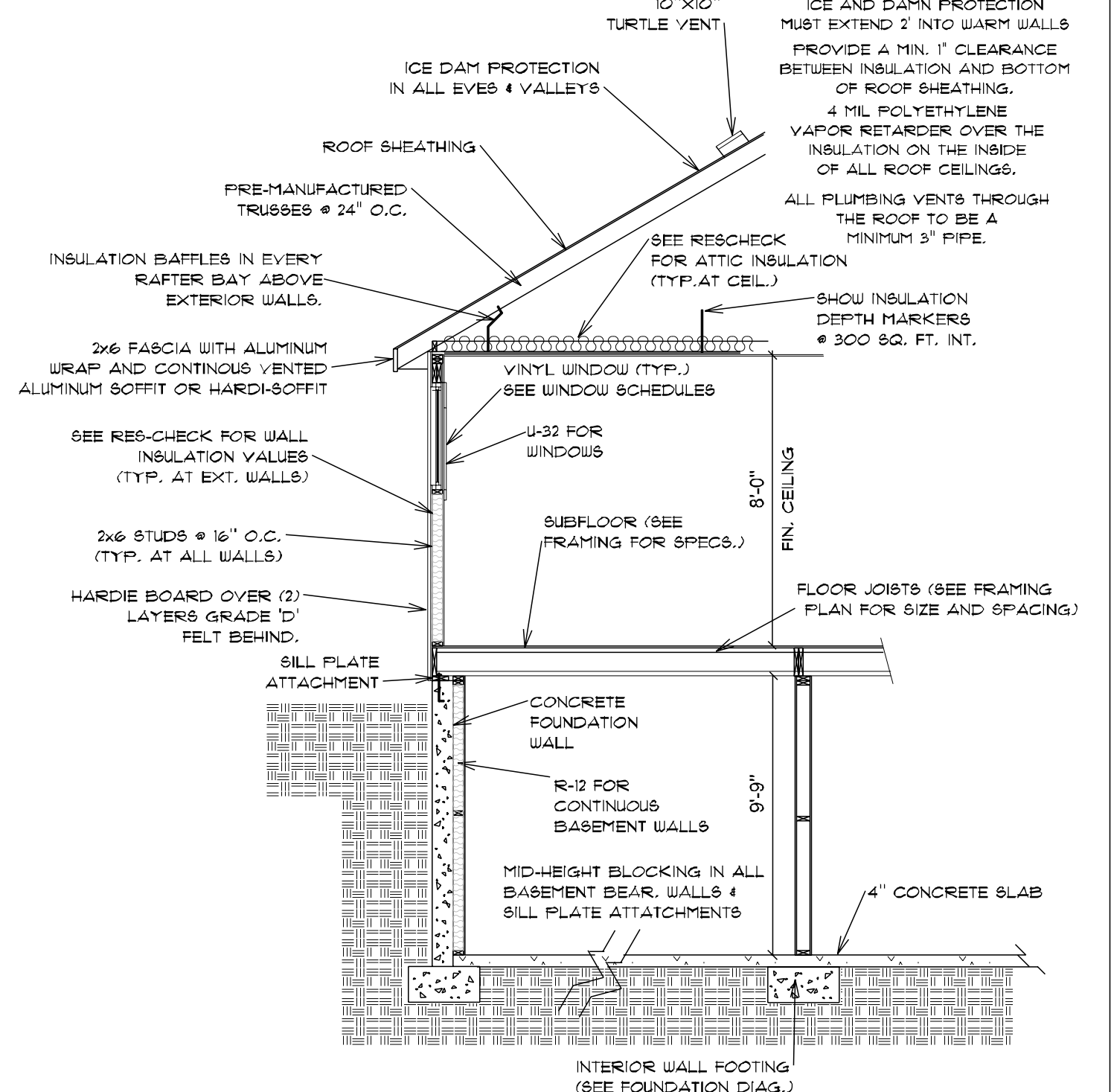
A nosing is not required where the tread depth is a minimum of 10 inches (254 mm).

The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.



GUARDRAIL SECTION

SCALE: 1/4" = 1'



TYPICAL WALL SECTION

SCALE: 1/4" = 1'

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DETAILS

SHEET:
13
OF:
13

3G DESIGNS
FUNCTIONAL - MODERN - INNOVATIVE
1325 WEST 280 NORTH PK#23
SALT LAKE CITY, UT 84116
CELL: 801-763-4718
EMAIL: 3GDESIGNSLLC@GMAIL.COM

Letter of Intent for Occupancy and Variance Request - 1998 Horizon Cove

To whom it may concern:

I am writing to provide a letter of intent regarding our plans for the property at 1998 Horizon Cove. Our intention is to occupy the original home and develop an Accessory Dwelling Unit (ADU) on the property with a vision that balances both the immediate needs of our family and future plans for the space.

The ADU will serve as a rental unit, and initially, we plan to offer it to family members who require housing due to health-related concerns. Specifically, the ADU will provide living space for Jordan's parents, as his mother is currently battling cancer, or alternatively, for Lexi's parents, as her father recently suffered a stroke. This arrangement will allow us to support our loved ones during difficult times while maintaining a close connection to family.

In the future, we hope to rent the ADU to newly married couples starting their journey together or potentially to our own children when they reach a suitable age to live independently. The design of the ADU was carefully crafted to accommodate the needs of family members while also preserving the functionality of the existing home. We made sure that the layout of the space allows for both privacy and comfort for the renters while also providing our own family with the ability to utilize the basement for personal use.

To make the best possible use of the space, we are requesting a variance on the setbacks. By doing so, we aim to maximize the available area for the ADU without compromising the overall integrity of the neighborhood. We are committed to ensuring that the aesthetic of the neighborhood remains consistent and that the safety and visibility of the street are not obstructed. The proposed adjustments will not only enhance the livability of the property for our family but will also ensure the design aligns with the community's standards.

We appreciate your consideration of this request and would be happy to provide additional information or clarification as needed. Our primary goal is to improve our property in a way that serves our family while maintaining the beauty and safety of the neighborhood.

Thank you for your time and attention to this matter. We look forward to working with you.

Sincerely,

Jordan and Alexis Atkinson
1998 Horizon Cove
Eagle Mountain, UT, 84005
wlglass17@gmail.com
8018344268
2/11/2025

2/14/2024

To whom it may concern,

We live to the north of the Atkinson's, (9452 N Horizon Cove) and we would have no problem with their addition being built. We do not feel that it would be an inconvenience at all and we do not feel that it would be visually displeasing.

If you need any further information, please reach out 801-259-5452.

Sincerely,

A handwritten signature in black ink, appearing to be 'Brandon & Sheri White', with a long horizontal flourish extending to the right.

Brandon & Sheri White

Riley Peck

9394 North Horizon Dr, Eagle Mountain Utah 84005

435-979-0749

2/10/24

To whom it may concern,

I hope this letter finds you well. I am writing to express my enthusiastic support for the proposed addition to the Alexis and Jordan Atkinson home. Having had the opportunity to see the architectural plans and understand the vision they have for their property, I am confident that the planned addition will be a wonderful enhancement to both their home and our neighborhood.

As someone who moved to this location specifically for its larger lot sizes and the ability to expand when finances allowed, I fully understand and appreciate the importance of being able to customize one's home to better suit their needs and lifestyle. It is a fundamental aspect of homeownership that we should all be able to exercise.

Having been their neighbor for some time now, I have witnessed the care and attention they put into maintaining your property and contributing positively to the community. Their thoughtful approach to this proposed addition reassures me that it will be in harmony with the existing architecture and aesthetics of our neighborhood.

I firmly believe that homeowners should have the right to make improvements to their properties, provided they adhere to local regulations and considerate design principles. Their proposed addition aligns with these principles, and I am confident that it will not only benefit them and their family but also contribute positively to the overall appeal and value of the neighborhood.

Please know that they have my full support in this endeavor, and I am more than happy to provide any further assistance or endorsement as needed. If there are any meetings or hearings where community support is required, count on me to stand alongside them in advocating for the right to enhance your home.

Thanks,

Riley Peck



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 11, 2025**

TITLE:	Saddle Junction Development Agreement
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	n/a
APPLICANT:	Allgood Atkin Acquisition LLC

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

BACKGROUND:

The City just approved an amended plat for the Saddle Junction subdivision. As part of that plat amendment, the City accepted the dedication of a right-of-way that was previously private. The City's role in this Development Agreement is limited to accepting dedications of public infrastructure, including the right-of-way, and undertaking on-going maintenance obligations with respect to that infrastructure.

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Saddle Junction Development Agreement

WHEN RECORDED, MAIL TO:

Allgood Atkin Acquisition LLC
3072 East 750 North
St. George, Utah 84790
Attention: Conner Atkin

DEVELOPMENT AND COST-SHARING AGREEMENT
Saddle Junction Plat 1A

This Development and Cost Sharing Agreement (the “Agreement”) is entered into this _____ day of _____, 2025 by and among Allgood Atkin Acquisition LLC, a Utah limited liability company (“Allgood Atkin”), CKQ Eagle Mountain 1, L.L.C., a Utah limited liability company (“CKQ,” and collectively with Allgood Atkin, “Developer”), and Eagle Mountain City, a Utah municipal corporation (the “City”).

RECITALS

WHEREAS, Developer desires to subdivide and develop certain real property located in Eagle Mountain City into a commercial subdivision to be known as Saddle Junction Plat 1A (the “Proposed Subdivision”) in accordance with the subdivision plat attached hereto as Exhibit A and incorporated herein by this reference (as amended from time to time, the “Plat”);

WHEREAS, Maverik, Inc. is the current owner of Lot 1 of the Proposed Subdivision, Allgood Atkin is the current owner of Lots 2, 3, 5 and 6 of the Proposed Subdivision, and CKQ is the current owner of Lot 4 of the Proposed Subdivision;

WHEREAS, Lots 1 and 4 of the Proposed Subdivision have been previously improved and developed by their respective owners;

WHEREAS, Granite Credit Union, a Utah non-profit corporation (“Granite”), intends to acquire Lot 2 of the Proposed Subdivision from Allgood Atkin following final approval of the Plat and Proposed Subdivision by the City;

WHEREAS, as a condition to the City’s approval of the Proposed Subdivision, Allgood Atkin has agreed to complete the Required Infrastructure (defined hereafter) and dedicate the roadway depicted on the Plat (the “Subject Road”) to the City (the “Dedication”);

WHEREAS, the Subject Road provides each of the lots in the Proposed Subdivision with ingress and egress access to and from Stonebridge Lane and Ranches Parkway;

WHEREAS, the portion of the Subject Road running east and west between Lots 1 and 4 of the Proposed Subdivision, and the portion of the Subject Road running north and south between Lots 4, 5 and 6 of the Proposed Subdivision have been partially improved by the respective owners of the adjacent parcels (the “Existing Roadway”);

WHEREAS, in connection with the Proposed Subdivision and Dedication, Allgood Atkin has agreed to (i) construct the extension of the Subject Road running between Lots 2 and 5 and terminating on Lot 3 of the Proposed Subdivision (the “Roadway Extension”), (ii) construct the additional improvements to the Existing Roadway required by the City as a condition to its acceptance of the Dedication, and (iii) construct the water (irrigable and potable), sewer, stormwater drainage, and other utility infrastructure that is required to service each of the lots within the Proposed Subdivision (collectively, the “Required Infrastructure”);

WHEREAS, Allgood Atkin and CKQ, on behalf of themselves and their successors and assigns, have agreed to contribute proportionately to the costs to complete the Roadway Extension as described herein; and

WHEREAS the City, acting pursuant to its authority under state law and subject to Developer’s compliance with the City’s subdivision ordinances (the “Ordinances”), agrees to approve the Proposed Subdivision and accept the Dedication in accordance with the Plat and the terms of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, conditions and considerations as more fully set forth herein, the undersigned hereby agree as follows:

1. Recitals. The foregoing recitals are incorporated herein by reference.
2. Construction of Required Infrastructure. Upon final approval of the Proposed Subdivision by the City and recording of the Plat with the written acknowledgment of acceptance by the City of the Dedication, Allgood Atkin shall construct the Required Infrastructure in accordance with the Eagle Mountain Municipal Code (the “City Code”) within six (6) months of the recording of the Plat; provided that such construction period may be extended on a day-for-day basis by any delays resulting from a Force Majeure Event (defined in Section 8). Except as otherwise set forth in Section 4 below, all costs to construct the Required Infrastructure, including without limitation all connection and impact fees, shall be borne exclusively by Allgood Atkin. Additionally, Allgood Atkin shall satisfy any and all bonding and/or warranty requirements of the City in connection with the construction of the Required Infrastructure and shall perform all work in compliance with all applicable laws and Ordinances. When Allgood Atkin notifies the City that it believes the Required Infrastructure is complete, the City shall make a final inspection of the Required Infrastructure and prepare a list of any outstanding items that are unacceptable or that need to be corrected to conform with the City Code. Upon City’s notification of acceptance of the improvements within the Subject Roadway (“Notice of Acceptance”), all improvements within the Subject Roadway, including without limitation the Required Infrastructure, shall thereupon become the property of the City, and Allgood Atkin shall promptly execute and deliver to the City any documents reasonably required by the City establishing City’s ownership of the improvements within the Subject Roadway, including without limitation the Required Infrastructure. Notwithstanding the foregoing, any Notice of Acceptance by the City will not relieve Allgood Atkin from any warranty or guarantee requirements that are imposed by the City in accordance with the City’s authority under the Ordinances. Subject to the occurrence of any Force Majeure Event, if Allgood Atkin fails to

construct the Required Infrastructure within the timeframe set forth above, Allgood Atkin shall be in default under this Agreement and the City shall have the right, upon fifteen (15) days' prior written notice to Allgood Atkin, to enter onto the Proposed Subdivision and proceed to construct any incomplete portion of the Required Infrastructure. If the City exercises such right as set forth above and completes the Required Infrastructure, the Contributing Owners shall not be responsible for any reimbursement obligation set forth in this Agreement related to the portion of the Required Infrastructure completed by the City.

3. Maintenance, Repair and Replacement of the Subject Road. Except as set forth above with respect to the initial construction of the Required Infrastructure, and subject to any warranty or guarantee provided by Allgood Atkin, the City hereby agrees that following delivery of the Notice of Acceptance to Allgood Atkin, it shall be solely responsible for the upkeep, maintenance, repair and replacement of the Subject Road and all infrastructure improvements now existing or hereafter constructed or installed therein from and after the date of the Dedication, including without limitation the Required Infrastructure, and none of the owners of any of the lots within the Proposed Subdivision shall have any responsibility for such upkeep, maintenance and repair or replacement from and after such date.

4. Roadway Extension; Cost Sharing. In connection with the completion of the Roadway Extension and in consideration of the benefit that will be derived by the owners of Lots 2, 3, and 5 of the Proposed Subdivision (the "Contributing Owners"), the Contributing Owners shall reimburse Allgood Atkin for their proportionate share of the costs of all improvements required to complete the Roadway Extension (other than utility extensions) in accordance with the following percentages:

<u>Lot</u>	<u>Percentage Responsibility</u>
Lot 2	31.51%
Lot 3	41.40%
Lot 5	27.09%

With respect to the costs of any utility extensions required in connection with the Roadway Extension, each of the Contributing Owners shall reimburse Allgood Atkin (a) for its proportionate share of the cost to install the main utility lines in the Roadway Extension in accordance with the schedule set forth above, and (b) for the full cost of extending such utilities from the main utility lines to its lot. Additionally, for the avoidance of doubt, each of the Contributing Owners shall be solely responsible for any connection or impact fees assessed in connection with such Contributing Owner's specific use and/or improvements to its lot.

5. Payment. Upon completion of construction of the Required Infrastructure in accordance with the City Code and receipt of the Notice of Acceptance from the City, Allgood Atkin may invoice the Contributing Owners for their proportionate share of the costs of the Roadway Extension and utility extensions as set forth above. Any invoice shall be accompanied by appropriate documentation supporting the invoiced reimbursement amount and a copy of the City's acceptance of the Required Infrastructure. Each of the Contributing Owners shall pay such invoiced amount within ten (10) business days of receipt of the applicable invoice. In the event a Contributing Owner fails to make any required payment on or before such due date, such unpaid amount shall accrue interest at a rate of eighteen percent (18%) per annum until paid in full.

6. Easements and Rights-of-Way. Each of the Contributing Owners agrees to grant such cross easements or rights-of-way to the other Contributing Owners or applicable third party utility providers in a timely manner in order to facilitate development of Lots 2, 3 and 5 of the Proposed Subdivision; provided that the scope, location and terms of such easements and rights-of-way shall be subject to the reasonable approval of the Contributing Owner whose property is burdened by such easement or right-of-way.

7. Failure of City to Approve. In the event the City fails to approve the Proposed Subdivision and/or Plat or accept the Dedication, this Agreement shall be deemed cancelled and each of the parties hereto and their successors or assigns shall be released from their obligations hereunder.

8. Force Majeure Events. Any violation or noncompliance of this Agreement (other than with respect to payment obligations) shall be excused where such violation or noncompliance is the result of Acts of God, war, civil disturbance, work stoppage, or acts of local, state or federal government (each, a “Force Majeure Event”).

9. Transferability. The parties to this Agreement hereby acknowledge and agree that the rights conferred by this Agreement are intended to, and do, constitute covenants that run with Lots 2, 3 and 5 of the Proposed Subdivision and shall inure to the benefit of and be binding upon the owners of such lots and their respective grantees, heirs, successors, and assigns. Notwithstanding the foregoing, in no event shall any Contributing Owner, except Allgood Atkin, be responsible for the completion of the Required Infrastructure in accordance with the City Code under this Agreement.

10. No Joint Venture, Partnership or Third Party Rights. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between any of the undersigned. Except for Granite and any other successor or assign that is a Contributing Owner under this Agreement who are expressly intended to be third party beneficiaries, no term or provision of this Agreement is intended to or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

11. Indemnification by Developer. To the full extent permitted by law, Allgood Atkin shall indemnify, defend, and hold harmless the City and Granite, and each of their employees, members, partners, officers, directors, agents, consultants, attorneys, successors, and assigns, from and against any and all liabilities, losses, claims, costs, damages, and expenses (including, without limitation, attorneys’ fees, costs, and expenses, but specifically excluding any consequential, special, or punitive damages) arising from, relating to, or in connection with Allgood Atkin’s: (a) negligence, fraud, or willful misconduct in the completion of the Required Infrastructure; or (b) event of default under this Agreement.

12. Integration. This Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by all of the undersigned.

13. Severability. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

14. Legal Fees. Should any party default in any of the covenants or agreements herein contained, that defaulting party shall pay all costs and expenses, including reasonable attorney's fee, which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise. This obligation of the defaulting party to pay costs and expenses includes, without limitation, all costs and expenses, including a reasonable attorney's fee incurred on appeal and in bankruptcy proceedings.

15. Recording. Upon recording of the final approved Plat, this Agreement may be recorded by Allgood Atkin against Lots 2, 3 and 5 of the Proposed Subdivision in the official records of the Utah County Recorder, State of Utah. Following delivery of the Notice of Acceptance by the City, the City upon request shall record a duplicate original of such Notice of Acceptance in the public records. In addition, upon a Contributing Owner's satisfaction of its payment obligation hereunder, such Contributing Owner and Allgood Atkin upon request shall record a notice of satisfaction in the public records. All recording costs shall be borne by the requesting party.

16. Survival. It is expressly agreed that the terms, covenants and conditions of this Agreement shall survive any legal act or conveyance required under this Agreement.

17. Headings. The section and other headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

18. Governing Law and Venue. This Agreement shall be construed according to the laws of the State of Utah. The parties agree that venue for all legal actions, unless they involve a cause of action with mandatory federal jurisdiction, shall be the Fourth Judicial District Court for Utah County, State of Utah.

19. Notices. Unless specifically stated otherwise in this Agreement, all notices, waivers, and demands required or permitted hereunder shall be in writing and delivered to the address for the intended Owner as indicated on the property rolls of the Utah County Recorder, by one of the following methods: (a) hand delivery, whereby delivery is deemed to have occurred at the time of delivery; (b) a nationally recognized overnight courier company, whereby delivery is deemed to have occurred the business day following deposit with the courier; or (c) registered United States mail, signature required and postage-prepaid, whereby delivery is deemed to have occurred on the third business day following deposit with the United States Postal Service. Notwithstanding the foregoing, any party may change its address for purposes of this Section by giving written notice to the other parties as provided in this Section. All notices and demands delivered by a party's attorney on a party's behalf shall be deemed to have been

delivered by said party. Notices shall be valid only if served in the manner provided in this Section.

20. Counterparts. This Agreement may be executed in counterparts each of which shall be an original and shall constitute one and the same agreement.

21. Authority of Parties. The undersigned hereby warrant and represent that they are duly authorized execute this Agreement in the capacity stated.

22. Entire Agreement. This Agreement constitutes the entire agreement among the parties and supersedes any prior understandings or agreements, written or oral, that relate to the subject matter of this Agreement. This Agreement may not be amended except by a writing signed by the City, Allgood Atkin, and each Contributing Owner within the Proposed Subdivision. Nothing herein is intended to violate the requirements of Utah Code Ann. § 10-9a-532 related to development agreements, and the provisions of this Agreement shall be construed accordingly.

(Signature page follows)

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

Allgood Atkin Acquisition LLC,
a Utah limited liability company

Eagle Mountain City,
a Utah municipal corporation

By: _____
Name: Conner Atkin
Title: Manager

By: _____
Name: _____
Title: _____

By: _____
Name: Quinn Allgood
Title: Manager

Attest:

CKQ Eagle Mountain 1, L.L.C.,
a Utah limited liability company

By: _____
Name: _____
Title: _____

Approved as to form:

By: _____
Name: Conner Atkin
Title: Manager

By: _____
Name: _____
Title: City Attorney/Assistant City Attorney

By: _____
Name: Quinn Allgood
Title: Manager

STATE OF UTAH)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, the Manager of Allgood Atkin Acquisition LLC, a Utah limited liability company.

Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, the Manager of Allgood Atkin Acquisition LLC, a Utah limited liability company.

Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, the Manager of CKQ Eagle Mountain 1, L.L.C., a Utah limited liability company.

Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, the Manager of CKQ Eagle Mountain 1, L.L.C., a Utah limited liability company.

Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, the _____ of Eagle Mountain City, a Utah municipal corporation.

Notary Public

EXHIBIT A
PLAT

EXHIBIT B
LEGAL DESCRIPTIONS

Parcel No. _____

[Lot 2, Saddle Junction Plat 1A, according to the Official Plat thereof, as recorded in the Utah County Recorder's Office, State of Utah]

Parcel No. _____

[Lot 3, Saddle Junction Plat 1A, according to the Official Plat thereof, as recorded in the Utah County Recorder's Office, State of Utah]

Parcel No. _____

[Lot 5, Saddle Junction Plat 1A, according to the Official Plat thereof, as recorded in the Utah County Recorder's Office, State of Utah]