



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

MAY 13, 2025, 5:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:00 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

- 1.A. Joint Presentation/Discussion with City Council on Architectural Standards - VCBO
- 1.B. TRAINING - Landscape Plans
- 1.C. CONCEPT PLAN - Pony Express Business Park

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. April 22, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

- 7.A. 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.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah Amending the General Plan Future Land Use Map for Certain Lands Known as Steeplechase South.

BACKGROUND: (Presented by Planner, Ashley Swensen). A proposed Plat Amendment of the Steeplechase South Subdivision, located at 877 N Pony Express Parkway. The purpose of the proposed Amendment is to subdivide a second lot for the previously constructed substation (Parcel #: 66:815:0002).

- 7.C. SITE PLAN - The District Lot 3

BACKGROUND: (Presented by Senior Planner, David Stroud). Site plan approval of a commercial multi-tenant building on Lot 3 of The District at Eagle Mountain at 4276 North 1620 East in the Commercial Community zone (Parcel # 59:044:0175).

7.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.35.140 Diagrams.

BACKGROUND: (Presented by Senior Planner, Robert Hobbs). A proposal to enact an ordinance amending Title 16, Chapter 35, Section 140 Diagrams by changing the section name and substituting new illustrations in a corrected format and order.

7.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.40.020 Land Use Table.

BACKGROUND: (Presented by Senior Planner, Robert Hobbs). Amending Title 17.40.020, deleting reference to conditional uses and Title 17.60.120; reformatting the section, specifying that a fence permit is required by the City, and clarifying when grey wooden fencing is required along Ranches Parkway.

7.F. DEVELOPMENT AGREEMENT AMENDMENT - Harmony DA Section 7 and 8

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
MAY 13, 2025**

TITLE:	VCBO architectural discussion
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	n/a
APPLICANT:	

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

PUBLIC HEARING

No

PREPARED BY

PRESENTED BY

RECOMMENDATION:

n/a

BACKGROUND:

VCBO will present to the Planning Commission and City Council the draft of design standards relating to commercial and multi-family architecture.

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

Discussion only.

ATTACHMENTS:

1. VCBO architectural draft code



Eagle Mountain Commercial & Multi-Family Design Standard Progress Discussion

PROJECT NO. 24025.99
APRIL 2024

VCBO



WHO WE ARE

Eagle Mountain is nestled next to the western mountains of Utah Valley and its wide open spaces provide easy access to wildlife, walking and biking trails, and a wide variety of other outdoor recreation, setting it apart from nearby cities. This close-knit community is connected to nature and removed from the hustle of city life. It's still close enough to the metro that residents can enjoy everything they need close to home.

Because Eagle Mountain is such a special place, people are drawn to it, which has led to rapid growth and development. As a city, Eagle Mountain aims to welcome new residents while protecting everything that makes the community special. Leaders are committed to growing responsibly and intentionally to balance economic opportunities with the stewardship of the surrounding natural environment. The City listens to resident concerns, and residents and City employees work together to ensure that Eagle Mountain continues to be a beautiful, thriving place for all who want to be here.

Project Vision & Goals

What do you hope to achieve with this update project?

- Support Eagle Mountain's vision to have high quality development, unique character, and encourage long-term residency
- Clarify and strengthen the standards and guidelines with simple evaluation metrics
- Define an array of material and color options and a process for regulating proposed alternatives

“Preserve the small town feel”

“Support wide-open, mountain living”

“Maintain a rustic atmosphere”

Likes

- Traditional architecture and treatments (masonry, brick, stone, cultured stone, wood trim/accents, some glass, some metal trim/fittings, no stucco).
- Building front along the street with overhang into the walkway near public ROW and make an "in-between" space that separated public sidewalk from building (landscape strip)
- Love a somewhat modern and open look
- Brick and wood. Western style, old town

Dislikes

- Do not like elements that look the same as everywhere else. We want unique!
- Do not like the vinyl looking products, stucco, or steel panels



Defining Aesthetics:

- Outdoor Destination
- Western
- Open and Spacious
- Small Town Feel
- Timeless
- Rustic Modern



Building Form & Materials:

- Varied / Articulated
- Warm and Inviting
- Human Scale
- Natural Materials / Earth Tones
- Individual Identities
- Simple
- Unique
- Open





PROPOSED STANDARD

Front Setbacks:

Min: 10 feet

At least 10 feet will be designated as an activity zone directly outside the building.

Rear Setbacks:

Min: 10 feet

Side Setbacks:

Min: 0 feet

Primary Entrance:

The primary entrance must address the activity zone and the primary street. A building may have more than one primary entrance.

The **primary entrance shall** be clearly identifiable and shall be **either set back from the primary facade by a minimum of three feet** or have a sheltering element such as an awning, arcade, or roof element that creates a protective entry that is a minimum of three feet in depth. **(or both?)**

KEY

Adjusted from previous standard

New standard





PROPOSED STANDARD

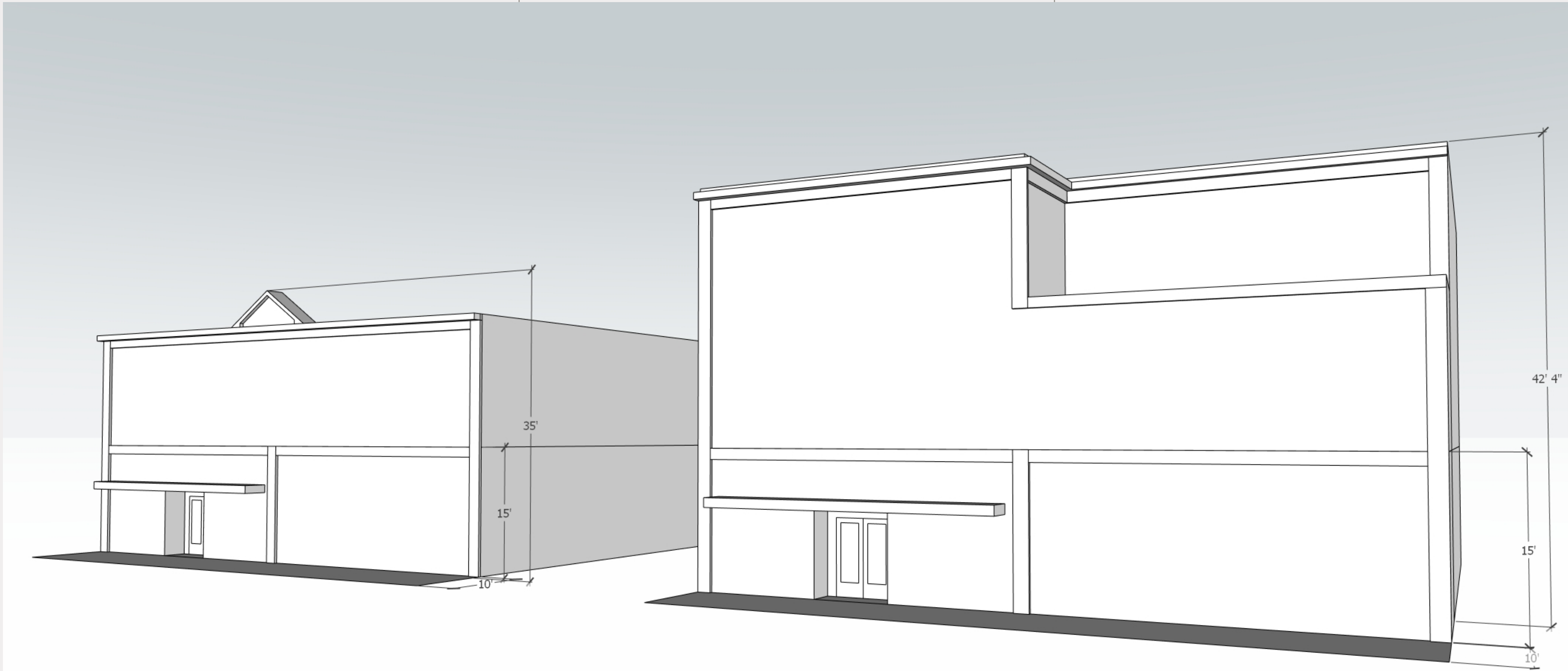
Building Height:

Max: 35 feet for 2 stories and **45 feet** for 3 stories

- 3rd story permitted if there is an outdoor amenity space at the 3rd level
- Ground floor min height: 15'

Upper Level Setbacks:

50% of the third floor (may reduce to 33%?) shall be stepped back at a distance equal to or greater than the floor height



KEY

Adjusted from previous standard

New standard



Downtown Commercial

Architectural Variation

PROPOSED STANDARD

Level Differentiation:

Clear delineation between the ground floor and upper floors using articulation.

- Use material variation, detailing such as cornices, lintels, and horizontal detailing above the ground floor.
- Additional detailing and articulation at the cap or roof is required.

Façade Articulation:

No wall section shall exceed 35 feet in length without architectural variation at the ground floor and 70 feet in length at upper floors.

Variation shall include a minimum of two of the following strategies:

- Modulate the facade a minimum of 2 feet in depth
- Visually highlight the building column structure of the building by using different materials or detailing with a min. 6” variation in depth
- Divide the storefront into distinct areas with no single storefront exceeding 20’ in length

PROPOSED STANDARD

Window/Wall Ratio:

50% window to wall ratio is required on the ground level. 30% is permitted on the upper levels.

- All windows at the ground level shall have a minimum visible light transmittance of 60%.

Window Expression:

All window opening shall be designed to include architectural detailing at the head and sill of the window to highlight the window and accentuate horizontal alignment at the façade.

Roof Expression:

Flat roofs are preferred and shall be screened with parapets on all sides of the building.

No pitched roof shall extend more than **25% the length of the primary street-facing façade.**

4’ overhead projections are required at 30% of openings

KEY

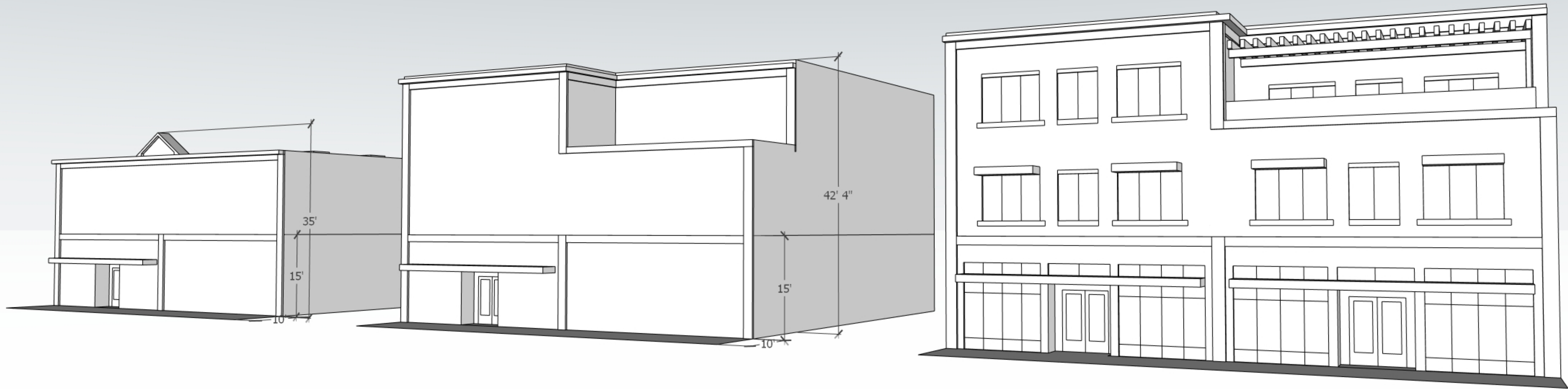
Adjusted from previous standard

New standard

VCBO

Downtown Commercial

Architectural Variation





PROPOSED STANDARD

Building Material:

Primary material: **Street facing walls shall be primarily brick.**

- Brick hues shall align with the natural colors of Eagle Mountain. Variation in the brick tone or limited contrast between the brick and mortar is preferred to provide a sense of human scale.

Secondary material: A secondary material (exclusing glass) is required, but shall not be used on over **20% of the building exterior at street facing facades.**

- Secondary materials shall be a natural material with a human scale. Materials may include natural stone, wood (or high quality wood-look material), composite concrete siding that emulates traditional wood siding, or high-quality metal.

KEY

Adjusted from previous standard

New standard





Sawgrass

Size Pictured:
Norman 4x4x12

Available In:
Structural Brick
Face Brick
BROWSE ALL SIZES

[f](#) [x](#) [p](#)



Tumbleweed

Size Pictured:
4x2-1/4x8 Modular Face Brick

Available In:
Structural Brick
Thin Brick
Face Brick
Pavers
BROWSE ALL SIZES



Bronzestone

Size Pictured:
4x2-1/4x8 Modular Face Brick

Available In:
Structural Brick
Thin Brick
Face Brick
BROWSE ALL SIZES



Mocha

Size Pictured:
4x2-1/4x8 Modular Face Brick

Available In:
Structural Brick
Thin Brick
Face Brick
BROWSE ALL SIZES

[f](#) [x](#) [p](#)



Ironstone

Size Pictured:
2-1/4 Norman Face Brick

Available In:
Structural Brick
Thin Brick
Face Brick
Pavers
BROWSE ALL SIZES

Downtown Commercial

Building Materials



PROPOSED STANDARD

Building Material:

- Accent materials of wood, or high quality wood-look materials at trellises, roof supports and/or soffits are encouraged.

Accent Colors:

- No more than 7.5% of any façade shall be an accent color
- Accent colors shall compliment the material palette and the Eagle Mountain City Brand Standards.
- Artwork, signage and awnings as approved by the Land Use Authority are exempt from this standard.

KEY

Adjusted from previous standard

New standard



Sawgrass

Size Pictured:
Norman 4x4x12

Available In:
Structural Brick
Face Brick
BROWSE ALL SIZES



Tumbleweed

Size Pictured:
4x2-1/4x8 Modular Face Brick

Available In:

Structural Brick
Thin Brick
Face Brick
Pavers

BROWSE ALL SIZES



Bronzestone

Size Pictured:
4x2-1/4x8 Modular Face Brick

Available In:

Structural Brick
Thin Brick
Face Brick

BROWSE ALL SIZES



Mocha

Size Pictured:
4x2-1/4x8 Modular Face Brick

Available In:

Structural Brick
Thin Brick
Face Brick

BROWSE ALL SIZES



Ironstone

Size Pictured:
2-1/4 Norman Face Brick

Available In:

Structural Brick
Thin Brick
Face Brick
Pavers

BROWSE ALL SIZES

	<u>Downtown Commercial Area</u> (master planned areas only)	<u>Commercial Neighborhood (CN)</u> (walkable commercial embeded in residential neighborhood)	<u>Commercial Community (CC)</u> (walkable and auto-oriented commerical along vehicular corridor)	<u>Commercial Regional (CR)</u> (traditional big-box, auto-oriented retail along major vehicular corridor)	<u>Business Park: Light Manufacturing/Distribution (LMD)</u>
Site/Setting					
Setbacks	<u>Front Setbacks:</u> Min: 10' Max: 10' except the main entry which can be set back an additional 5'. Any variation to the setbacks with require approval by the Land Use Authority. <u>Rear Setbacks:</u> Min: 10' <u>Side Setbacks:</u> Min: 0' with 10' min. and max. side street facing activity zone areas.	<u>Front Setbacks:</u> Min: 10' Max: 30' <u>Rear Setbacks:</u> Min: 20' <u>Side Setbacks:</u> Side Street Min: 10'	<u>Front Setbacks:</u> Min: 20' Max: 30' <u>Rear Setbacks:</u> Min: 20' <u>Side Setbacks:</u> Side Street Min: 10', with additional setback requirements when located adjacent to a residential zone district.	<u>Front Setbacks:</u> Min: 25' Max: N/A <u>Rear Setbacks:</u> Min: 20'/50' <u>Side Setbacks:</u> Side Street Min: 0' if adjacent to another LMD zoned parcel and 20'-50' when located adjacent to any other zone district, as determined by the Land Use Authority.	
Sidewalks	Sidewalks shall be provided as indicated in the Downtown Master Plan.	Sidewalks constructed at public right-of-way (ROW) and from ROW to all building entrances in accordance with Title 16 SUBDIVISIONS. A public sidewalk from the public right-of-way to the primary entry is required.			
Parking	Parking shall be located as indicated in the Downtown Master Plan. Any parking located along a street shall be set back from the sidewalk with a 10' landscaped buffer.	Parking areas shall be screened from street view by buildings along primary streets.	50% of parking areas shall be screened from street view by buildings on primary streets. Any parking located along a street shall be set back from the sidewalk with a 20' landscaped buffer.	Any parking located along a street shall be set back from the sidewalk with a 20' landscaped buffer.	
Vehicular Circulation	Streets shall be provided as indicated in the Downtown Master Plan. Drive-throughs not permitted.	<u>Vehicular Entrances</u> The minimum distance between intersections must align with Title 16 SUBDIVISIONS, Table 16.35.30 (b). <u>Drive-Throughs:</u> - Drive-throughs must be screened from the primary street by the building - Service lanes shall be a minimum of 10' and maximum of 12' wide - One escape lane that is 10' in width is required - Max 2 drive lanes permitted	Vehicular Entrances The minimum distance between intersections must align with Title 16 SUBDIVISIONS, Table 16.35.30 (b). Drive-Throughs: - Drive-through lanes may be unscreened along primary streetways - Service lanes shall be a minimum of 10' and maximum of 12' wide - One escape lane that is 10' in width is required - Max 3 drive lanes permitted	Vehicular Entrances The minimum distance between intersections must align with Title 16 SUBDIVISIONS, Table 16.35.30 (b).	
Landscape %	Landscape elements such as hanging plants and small planters are encouraged in activity and circulation zones and shall be designed to ensure they enhance and do not interfere with pedestrian activities.	Open space and native landscape are a key defining feature of Eagle Mountain. The entirety of setback area must be landscaped in accordance with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING. Landscape shall align with waterwise planting requirements and turf grass is limited to areas where it will be actively used for recreation such as sports, playgrounds, and community event space within the development.			
Streetscape Engagement					
Signage	Signage shall be provided as indicated in the Downtown Master Plan	Signage for a commerical development shall be rooted in the ground as a monument sign. Large aerial or pole signage is not permitted. The monument signage shall be located at each primary entryway and shall incorporate natual materials such as natural stone and/or wood. Individual business signage shall be wall or awning-mounted, and is permitted on a maximum of three sides of a building. Animated and digital building-based signage is not permitted. All signage shall comply with Chapter 17.80 SIGN REGULATIONS AND SIGN PERMITS (Chapter 6 of the Eagle Mountian Branding Playbook presents the City Signage, and should be used as a design reference for future developments.)			
Activity Zone	The front 10' feet of the parcel, facing the primary street, public space, or festival plaza shall be designed as an activity zone. This zone shall include hardscape to support pedestrian activities such as outdoor dining, seating, sales area, covered entryways, etc.			Activity zones with outdoor seating and enhanced landscape near the building entrance and facing the primary street are encouraged.	
Primary Entrance	The primary entrance must address the activity zone and the primary street. A building may have more than one primary entrance. The primary entrance shall be clearly identifiable and shall be either set back from the primary facade by a minimum of three feet or have a sheltering element such as an awning, arcade, or roof element that creates a protective entry that is a minimum of three feet in depth.	The primary entry shall be directly visible from the primary street frontage and include a roof or sheltering element such as a canopy, awning, or overhang.		The building entry shall be clearly identified from the primary street frontage or the primary vehicular and pedestrian access points.	

	Downtown Commercial Area	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)	Business Park: Light
	(master planned areas only)	(walkable commercial embeded in residential neighborhood)	(walkable and auto-oriented commerical along vehicular corridor)	(traditional big-box, auto-oriented retail along major vehicular corridor)	Manufacturing/Distribution (LMD)
Building Height and Massing					
Building Height	Max: 35' for 2 stories and 45' for 3 stories. - A third story is permitted if 30' of the primary street facing facade, or the length of a minimum of one structural bay (whichever is smaller) along the 3rd floor is an outdoor amenity space or occupied rooftop. - The ground floor shall be a minimum of 15' in height to preserve the prominence of the pedestrian level experience.	Max: 35' and 2 stories - 1st floor min: 15 feet (reference code for language/floor defintions)	Max: 45' and 3 stories. A fourth story is permitted if 30' of the primary street facing facade, or the length of a minimum of one structural bay (whichever is larger) along the 4th floor is an outdoor amenity space or occupied rooftop. Max: 20' for accessory buildings and structures		
Upper Level Setbacks	- A minimum of 50% of the length of the front elevation of the third floor shall be stepped back from the main facade to maximize sight lines, create patio/balcony space, and provide visual interest and articulation - The step back from the main facade shall be equal to or greater than the floor height		- A minimum of 20% of the length of the front elevation of the fourth floor shall be stepped back from the main facade to maximize sight lines, create patio/balcony space, and provide visual interest and articulation - The step back from the main facade shall be equal to or greater than the floor height		
Architectural Variation					
Level Differentiation	Buildings shall be designed with a clear delineation between the ground floor and upper floors. This may be articulated through material variation, detailing such as cornices, lintels, and horizontal detailing above the ground floor. Additional detailing and articulation at the cap or roof is required. This may be achieved through detail elements such as eaves, cornices, and frieze or bracket elements.				
Façade Articulation	All exterior walls facing a street, activity zone, or public space shall be articulated to reflect a human scale. No wall section shall exceed 35 feet in length without architectural variation on the ground floor and 70 feet in length at the upper floor(s). This variation shall include a minimum of two of the following strategies: - Modulate the facade by stepping portions of the building in or out a minimum of one foot in depth to create shadow lines and visually delineate areas of the building. - Visually highlight the building column structure of the building by using different materials or detailing to articulate engaged columns at the building exterior with a minimum of a 4" change in plane at the column bays. - Divide the storefront into distinct areas to provide visual interest. Storefront or window bays should be no longer than 20' in length without a break or change in material to reflect a human scale. - Provide overhead projections such as roof elements, balconies, cornices, covered entrances, trellises, pergolas, arcades, and colonnades. These elements shall extend a minimum of four feet from the primary building facade.	All exterior walls facing a street, activity zone, or public space shall be articulated to reflect a human scale. No wall section shall exceed 50 feet in length without architectural variation. This variation shall include a minimum of two of the following strategies: - Modulate the facade by stepping portions of the building in or out a minimum of two feet in depth to create shadow lines and visually deleineate areas of the building. - Visually highlight the building column structure of the building by using different materials or detailing to articulate engaged columns at the building exterior. - Divide the storefront into distinct areas to provide visual interest. Storefront or window bays should be no longer than 35' in length without a break or change in material to reflect a human scale. - Provide overhead projections such as roof elements, balconies, cornices, covered entrances, trellises, pergolas, arcades, and colonnades. These elements shall extend a minimum of four feet from the primary building facade.	All exterior walls facing a street, activity zone, or public space shall be articulated to reflect a human scale. No wall section shall exceed 50 feet in length without architectural variation. This variation shall include a minimum of two of the following strategies: - Modulate the facade by stepping portions of the building in or out a minimum of two feet in depth to create shadow lines and visually deleineate areas of the building. - Visually highlight the building column structure of the building by using different materials or detailing to articulate engaged columns at the building exterior. - Divide the storefront into distinct areas to provide visual interest. Storefront or window bays should be no longer than 35' in length without a break or change in material to reflect a human scale. - Provide overhead projections such as roof elements, balconies, cornices, covered entrances, trellises, pergolas, arcades, and colonnades. These elements shall extend a minimum of four feet from the primary building facade.	Building shall have architectural elements to provide visual interest and reduce the perceived mass of the building. This variation shall include a minimum of one of the following strategies: - Modulate the facade by stepping portions of the building in or out a minimum of two feet in depth to create shadow lines and visually deleineate areas of the building. - Visually highlight the building column structure of the building by using different materials or detailing to articulate engaged columns at the building exterior. - Provide overhead projections such as roof elements, covered entrances, trellises, or pergolas. These elements shall extend a minimum of four feet from the primary building facade.	
Window Design	A minimum window-to-wall ratio of 50% is required on the ground level at exterior walls facing a street, activity zone, or public space and a maximum window to wall ratio of 30% is permitted on the upper levels. - All windows at the ground level shall have a minimum visible light transmittance of 60%. All window opening shall be designed to include architectural detailing at the head and sill of the window to highlight the window and accentuate horizontal alignment at the façade.	A minimum window-to-wall ratio of 25% is required on the ground level on the primary facade, with a minumum of 7.5% window-to-wall ratio on other facades.	A minimum window-to-wall ratio of 25% is required on the ground level on the primary facade, with a minumum of 7.5% window-to-wall ratio on other facades.	Building entryways shall include a window wall or storefront system to clearly indicate the entryway. Each street-facing building façade should include some windows to provide visual interest.	
Roof Expression	Flat roofs are preferred and shall be screened with parapets on all sides of the building. Parapets shall be articulated with the facade to reduce the perceived mass of the building. The parapet height shall be sized to visually obscure any rooftop equipment from the pedestrian view from public and private streets. Parapets shall be varied and feature cornice treatments with architectural relief to and an architecturally detailed cap element to clearly delineate the top of the building. Pitched roof elements shall be used for architectural interest and variation. No pitched roof shall extend more than 25% the length of the primary street-facing facade Lower roof elements, trellises, awnings, and other architectural shade elements are required to create visual interest and provide a human scale. These shall be located over the main entry and/or over occupied rooftop space. 30% of the exterior windows facing the primary street shall be covered with an architectural element.	Pitched roofs shall be varied to ensure no singular roof element dominates the building. pitched roofs shall be a minimum slope of 6:12. Flat roofs shall be screened with parapets on all sides of the building. The parapet height shall be sized to visually obscure any rooftop equipment from the pedestrian view from public and private streets. Where this is not viable, a screen or wall system shall be used to block rooftop equipment from view. Parapets shall provide a cap element to clearly delineate the top of the building. Lower roof elements, trellises, awnings, and other architectural shade elements are required to create visual interest and provide a human scale. These shall be located over the main entry and/or over occupied rooftop space.	Pitched roofs shall be varied to ensure no singular roof element dominates the building. pitched roofs shall be a minimum slope of 6:12. Flat roofs shall be screened with parapets on all sides of the building. The parapet height shall be sized to visually obscure any rooftop equipment from the pedestrian view from public and private streets. Where this is not viable, a screen or wall system shall be used to block rooftop equipment from view. Lower roof elements, trellises, awnings, and other architectural shade elements are encouraged to create visual interest and provide a human scale. These should be located over the main entry and/or over occupied rooftop space.		

	<u>Downtown Commercial Area</u> <u>(master planned areas only)</u>	<u>Commercial Neighborhood (CN)</u> <u>(walkable commercial embeded in residential neighborhood)</u>	<u>Commercial Community (CC)</u> <u>(walkable and auto-oriented commerical along vehicular corridor)</u>	<u>Commercial Regional (CR)</u> <u>(traditional big-box, auto-oriented retail along major vehicular corridor)</u>	<u>Business Park: Light Manufacturing/Distribution (LMD)</u>
Building Materials					
	Primary material: Street facing walls shall be primarily brick. - Brick hues shall align with the natural colors of Eagle Mountain. Variation in the brick tone or limited contrast between the brick and mortar is preferred to provide a sense of human scale. Secondary material: A secondary material (excluding glass) is required, but shall not be used on over 20% of the building exterior at street facing facades. - Secondary materials shall be a natural material with a human scale. Materials may include natural stone, wood (or high quality wood-look material), composite concrete siding that emulates traditional wood siding, or high-quality metal. Variation from the standard may be granted by the Land Use Authority.	Buildings shall be clad in high-quality natural materials such as brick masonry, natural stone, wood, composite concrete siding that emulates traditional wood siding, or high-quality metal at all street-facing facades. - Masonry and stone should reflect natural tones. - Wood and wood-look materials should be natural in color. - Painted, powder-coated and weathering steel may be used, colors should be brown or gray. Corrugated metal is not permitted. Variation from the standard may be granted by the Land Use Authority.	80% of the primary building facade shall be clad in high-quality natural materials such as brick masonry, natural stone, wood, composite concrete siding that emulates traditional wood siding, or high-quality metal. 40% of all other facades should also include one or more of these materials for visual interest and quality. - Masonry and stone should reflect natural tones - Wood and wood-look materials should be natural in color. - Painted, powder-coated and weathering steel may be used, colors should be brown or gray. Variation from the standard may be granted by the Land Use Authority.	50% of the primary building facade shall be clad in high-quality natural materials such as brick masonry, natural stone, wood, composite concrete siding that emulates traditional wood siding, or high-quality metal. 20% of of all other facades should also include one or more of these materials for visual interest and quality. - Masonry and stone should reflect natural tones - Wood and wood-look materials should be natural in color. - Painted, powder-coated and weathering steel may be used, colors should be should be predominantly neutral tones. Variation from the standard may be granted by the Land Use Authority.	The main building entry and 20% of the primary facade shall be clad in high-quality natural materials such as brick masonry, natural stone, wood, composite concrete siding that emulates traditional wood siding, or high-quality metal. 10% of all other facades should also include one or more of these materials for visual interest and quality. - Masonry and stone should reflect natural tones - Wood and wood-look materials should be natural in color. - Painted, powder-coated and weathering steel may be used, colors should be predominantly neutral tones. Variation from the standard may be granted by the Land Use Authority.
	Accent Colors may be used to support a business brand, or highlight key architectural features or elements. - No more than 7.5% of any façade and should be finished using an accent color. Accent colors and materials shall compliment the material palette above as well as the Eagle Mountain City Brand Standards, and be approved by the Land Use Authority. - Artwork, signage and awnings as approved by the Land Use Authority are exempt from this standard.				
	*Developer is responsible for costruction of the public right-of-way elements associated with the project in accordance with Chapter 16 of the Eagle Mountain Municpal Code				

VCBO Multi-Family Visual Preference Response



Likes

- Buildings that have character but are not quirky
- Differing elements for individual units
- Traditional materials and architectural treatment
- Consideration of the building configuration and spacing to parking
- More architectural interest and flexibility with parking lots opposed to personal garages
- Outdoors and open space feel

Dislikes

- Boxy architecture
- Garages and driveways dictating architecture



PROPOSED STANDARD

Front Setbacks:

Main Structure Min: 15 feet

Garage Min: 22 feet

Rear Setbacks:

Min: 30 feet

Side Setbacks:

Min: 15 feet

Primary Entrance:

Each unit shall have a unique entrance.

Shared entries are permitted but must be clearly identifiable as the main entry and shall include a protective roof element.

Entries shall be highlighted through the integration of a covered porch.

KEY

Adjusted from previous standard

New standard

Multi-Family
Site / Setting

PROPOSED STANDARD

Building Height:

Max: 35'

Up to 3 stories if rooftop amenities are provided. Min roof pitch or amenities up to 45’ permitted

Upper Level Setbacks:

50% of the third level shall be set back a minimum of 10’ from the primary façade.

PROPOSED STANDARD

Level Differentiation:

The third floor should be visually differentiated from the lower levels.

Building Articulation:

Building entryways shall be highlighted through architectural variation (façade extended in front of the main building face) and be protected by a roof element.

All facades shall include articulation.

- All facades shall include articulation in form. No façade length shall exceed 30 feet without horizontal articulation of 2 feet, min.
- The front façade should have a minimum of 20% window to wall ratio and the side and rear facades shall have a minimum 12.5% window to wall ratio.
- Garages shall be set back from the primary façade a minimum of 4 feet. Garages facing a side street or alley shall be set back from the primary façade a minimum of 6 inches.
- Entryways (roofs and porches at a minimum) shall be set forward a minimum of 3 feet from the primary façade.
- A horizontal break in materials or horizontal articulation is required between the second and third floors.



PROPOSED STANDARD

Roof Expression:

- Pitched roofs shall contain overhanging eaves and multiple roof planes for visual interest
- Flat roofs are permitted where rooftop amenities are located. Flat roofs shall be buffered from view by parapets on all sides
- No roof form shall exceed 30 feet in length without vertical articulation or change of form.

Multi-Family

Building Height / Massing



Multi-Family

Architectural Variation



PROPOSED STANDARD

Building Material:

Street facing primary building material shall be a human-scaled material such as brick, stone, or composite concrete siding that emulates traditional wood.

A secondary material must be provided for a minimum of 20% of any street-facing building façade. Secondary materials must also have a human scale, and may include any of the materials noted above.

Non-street facing facades shall have a human-scaled material for a minimum of 35% of the façade.

EIFS, stucco, or other more monolithic materials may only be used on non-street facing facades.

Building materials shall reflect the natural materials and colors of Eagle Mountain. Brick, stone (or stone-look), wood (or high quality wood-look material), composite concrete siding that emulates traditional wood siding, and high-quality metal are encouraged.

All proposed materials shall be presented to the Land Use Authority on a material board with actual product samples for approval.

Accent Colors:

Accent materials and colors outside those noted above may be used for up to 10% of the building finishes.

KEY

Adjusted from previous standard

New standard

Questions and Discussion





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 13, 2025**

TITLE:	Training Regarding Landscape Plans
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	n/a
APPLICANT:	n/a

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

PUBLIC HEARING

No

PREPARED BY

Rodney Hess

PRESENTED BY

Rodney Hess

RECOMMENDATION:

n/a

BACKGROUND:

n/a

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 13, 2025**

TITLE:	Pony Express Business Park Concept Plan
ITEM TYPE:	Concept Plan
FISCAL IMPACT:	n/a
APPLICANT:	Georgia Bales/JD Heiner

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial Community	2.2 Acres

PUBLIC HEARING

No

PREPARED BY

Ashley Swensen, Planner

PRESENTED BY

Ashley Swensen

RECOMMENDATION:

Staff recommends that the Planning Commission provide feedback to the Applicant and give their thoughts on whether the Applicant should apply for a Variance, or, that the wash setbacks are addressed through a Development Agreement.

BACKGROUND:

The Applicant seeks to build retail and restaurant space within the Pony Express Business Park plat. The property was zoned Commercial Community on April 21, 2020, allowing for both types of proposed development. The Applicant previously dedicated roughly 1-acre for open space along the west side of the development and .75 acres for right-of-way along Pony Express Parkway on April 6, 2021. A Staff level plat amendment was recorded on April 1, 2025, that adjusted the lot sizes and boundaries.

ITEMS FOR CONSIDERATION:

The Applicant seeks permission to build within the Tickville Gulch setbacks. They state that the gulch's setback would make most of lots 2 and 3 unbuildable (and small square-foot businesses that could fit on the lot would not provide enough return on investment). They also state that their previous dedication of roughly 1-acre for open space upon the western boundary of the plat was intended to mitigate the wash issues. Please see below for more in-depth findings on the concept plan, most of which will be cleaned up with a full site plan application.

- Wash setbacks and mitigation: In order to build according to concept plan, a Variance or Development Agreement will be required to build within the 50 ft wash setbacks.
- Shared Parking Agreement: Parking is measured by lot. Per EMMC 17.55.100., a shared parking agreement will need to be entered into for parking that overlaps with more than one lot.
- Water rights: Unsure if there is existing capacity from previous phases of this project for water and sewer. Applicant has yet to submit water rights.

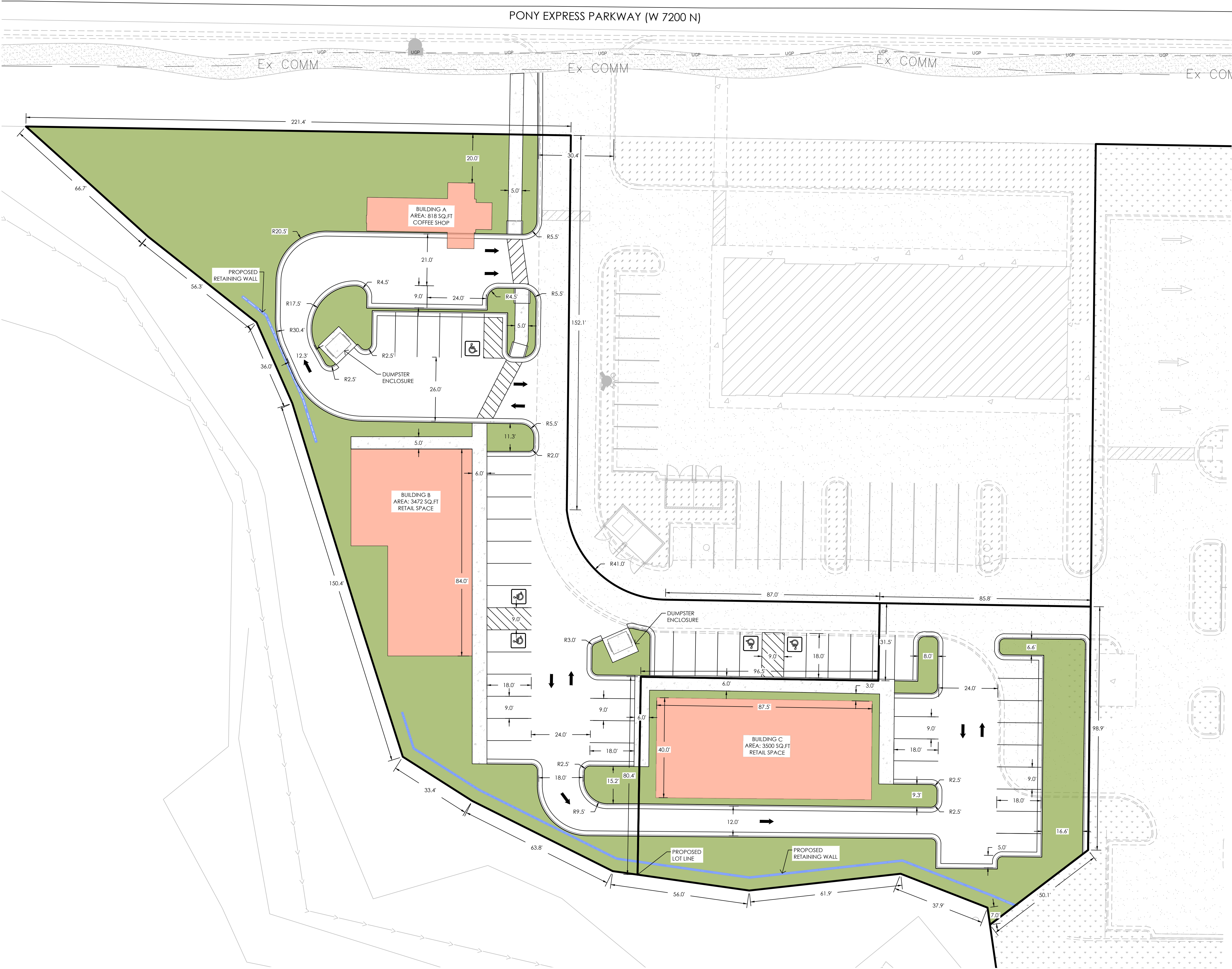
- Shared Access: The private access road between Lots 2 and 3 will require execution of a cross-access, shared maintenance agreement.
- Dumpsters: Will need one dumpster per lot rather than shared dumpsters between lots.
- Parking Islands: Islands are required every 12 stalls in a row per EMMC 17.55.080 (c.)(2.)
- Need to provide ADA stall widths and requirements per EMMC 17.55.070

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Pony Express Business Park Concept Plan



CONCEPT TABULATIONS	
TOTAL ACREAGE:	1.288 ACRES
LANDSCAPE:	0.45 ACRES
CURRENT ZONE:	COMMERCIAL COMMUNITY (CC)

LOT 3A	
TOTAL AREA:	0.877 ACRES

BUILDING A	
BUILDING USE:	FAST FOOD/DRIVE-THRU
BUILDING AREA:	818 SQ. FT

PARKING REQUIREMENT BUILDING A	
REQUIRED:	7 STALLS
PROVIDED:	7 STALLS (1 ADA STALL)

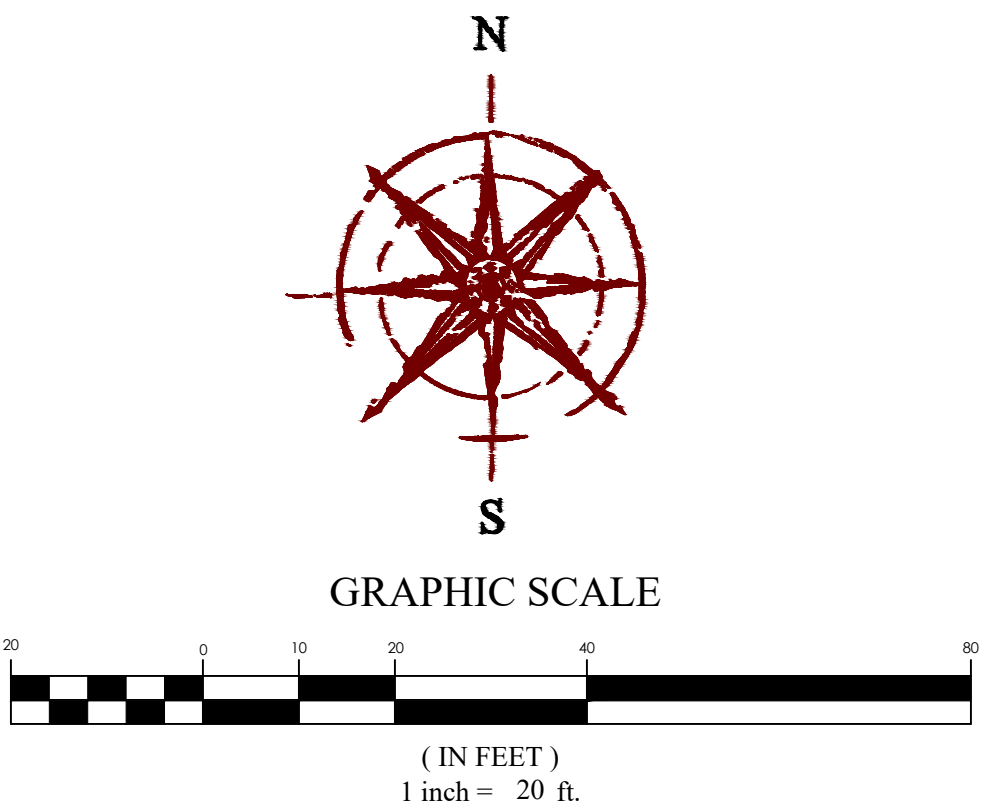
BUILDING B	
BUILDING USE:	RETAIL
BUILDING AREA:	3,472 SQ. FT

PARKING REQUIREMENT BUILDING B	
REQUIRED:	12 STALLS
PROVIDED:	13 STALLS (2 ADA STALLS)

LOT 2A	
TOTAL AREA:	0.411 ACRES

BUILDING C	
BUILDING USE:	FAST FOOD /DRIVE-THRU
BUILDING AREA:	3,500 SQFT

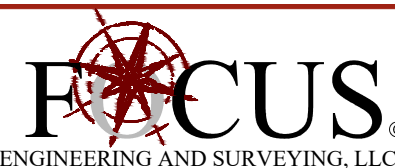
PARKING	
REQUIRED:	28 STALLS
PROVIDED:	28 STALLS (2 ADA STALLS)



PONY EXPRESS BUSINESS PARK PHASE 3 concept A

EAGLE MOUNTAIN, UTAH
3/28/2025
25-0015

Note: This plan is for illustrative purposes. Boundaries may be based on information obtained through public data and we can't confirm its accuracy. It is recommended that a boundary survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



Z:_2025\25-0015 Pony Express Business Park Phase 3\design\25-0015.dwg\concept\concept base\25-0015 concept.dwg



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 13, 2025**

TITLE:	April 22, 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. 4.22.2025 Draft PC Meeting Minutes to PC



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

April 22, 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, Craig Whiting, and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen, Planning Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Heather Lamb, Planning Secretary; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; and David Salazar, City Engineer.

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

Commissioner Allen called the meeting to order at 5:32 p.m.

1. Discussion Items

1. A. **DISCUSSION ITEM – Master Transportation Plan**

- What is the Master Development Plan (TMP)- Shane Eller, Horrocks Engineering, reviewed the process to draft an updated TMP. He addressed the following topics: existing transportation conditions, analysis of future transportation network, a list of recommended improvements and projects, 10- and 30-year projects, no build scenarios, funding for roadway network improvements, cost estimates for projects, and accommodation of alternative modes.

1. B. **DISCUSSION ITEM – Moderate Income Housing Element Update**

- Review of the 2025 Legislative General Session, MIH Requirements Key Elements, HB 37 Utah Code 10- 9a-403.2, Current MIH Strategies, and staff recommendations.

Commissioner Allen adjourned the work session at 6:26 p.m.

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

2. Commissioner Allen called the policy session to order at 6:31 p.m.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5. A. April 8, 2025, Planning Commission Minutes

MOTION: Commissioner Hess moved to approve the amended minutes from the April 8, 2025, Planning Commission Meeting. 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.

6. Status Report

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

7. Action and Advisory Items

7. A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Site Plan Known as Towns at Brylee Farms

Presentation Summary Points: Presented by Planner, Steven Lehmitz; a request for Site Plan amendment approval of the townhome elevations for the Towns at Brylee Farms development (Parcel #s: 59:034:0152, 59:034:0164, and 59:034:0165). The changes include introducing a two-story floor plan and different materials.

Discussion Summary Points:

- Desire to have more Architectural Design, specifically on the side of the building;
- Revisit Section: EMMC 17.72.030(C) at a later date;
- Trellis will not count towards architectural design.

Applicant's, Ross Holliday, Statement Summary Points:

- Trellises are normally in the landscape plans;
- Garages are not staggered in existing units;
- Usable square footage: 3 story: 1600-1700 – no basement, and 2 story: higher 1400 - 1500 square feet – no basement

Commissioner Allen opened the public hearing at 6:53 p.m. As there were no comments, he closed the hearing at 6:54 p.m.

MOTION:

Commissioner Hess moved to recommend approval to the City Council of Item 7. A. – Amending Site Plan known as Towns at Brylee Farms with the condition that the Applicant adds an architectural feature that meets code 17-72-40-E on the side elevations. Commissioner Allen 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. ORDINANCE/PUBLIC HEARING - Eagle Mountain City Natural Open Space and Wildlife Habitat Management Plan

Presentation Summary Points: Presented by Wildlife Biologist, Todd Black; a proposed Concept Plan for the 2025 Natural Open Space & Wildlife Habitat Management Plan. This is the next-to-final draft of the EMC Open Space Plan. This plan has been a year in the making and will guide the City on how to manage native open spaces within the city.

Commissioner Allen opened the public hearing at 7:11 p.m.

The following individuals spoke during the public comment period: Representing Eagle Mountain Nature and Wildlife Alliance (EMNWA), Marian Burningham, Co-Founder; Dustin Wagner, President; and Wendy Warren, Vice-President.

Commissioner Allen closed the public hearing at 7:18 p.m.

MOTION: Commissioner Whiting moved to forward a positive recommendation to the City Council of Item 7.B. -Eagle Mountain City Natural Open Space and Wildlife Habitat Management Plan, with the condition that the City considers feedback from Eagle Mountain Nature and Wildlife Alliance. 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.

8. Discussion Items

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for May 13, 2025.

10. Adjournment

MOTION: Commissioner Whiting moved to adjourn the meeting at 7:22 p.m. Commissioner Strong seconded the motion.

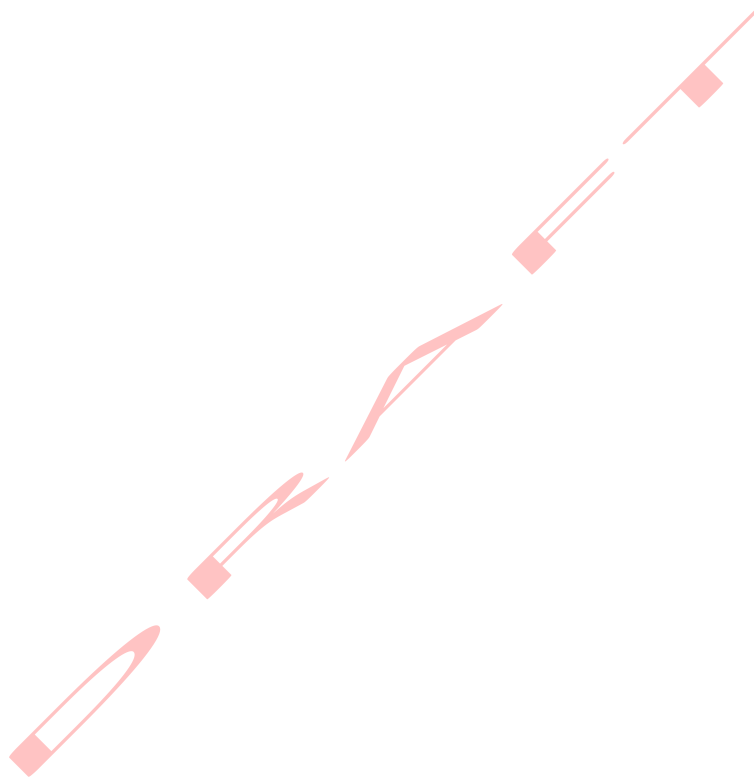
Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

The meeting was adjourned at 7:22 p.m.

Approved by the Planning Commission on

Brandon Larsen
Planning Director





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 13, 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

No

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission consider the plan as presented and decide whether to grant the requested exception or not.

BACKGROUND:

The Applicants are proposing an addition to the side of their home that is adjacent to Horizon Drive. The addition to the side would be for an accessory dwelling unit. The property has setbacks of 25 feet along all property lines. The proposed addition would, at its closest point, be almost 18 feet from the property line along Horizon Drive.

Since the March 11, 2025, meeting, the Applicant submitted an updated plan that changed the floor plan to ensure that only the accessory dwelling unit would be within the street-side setback.

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."

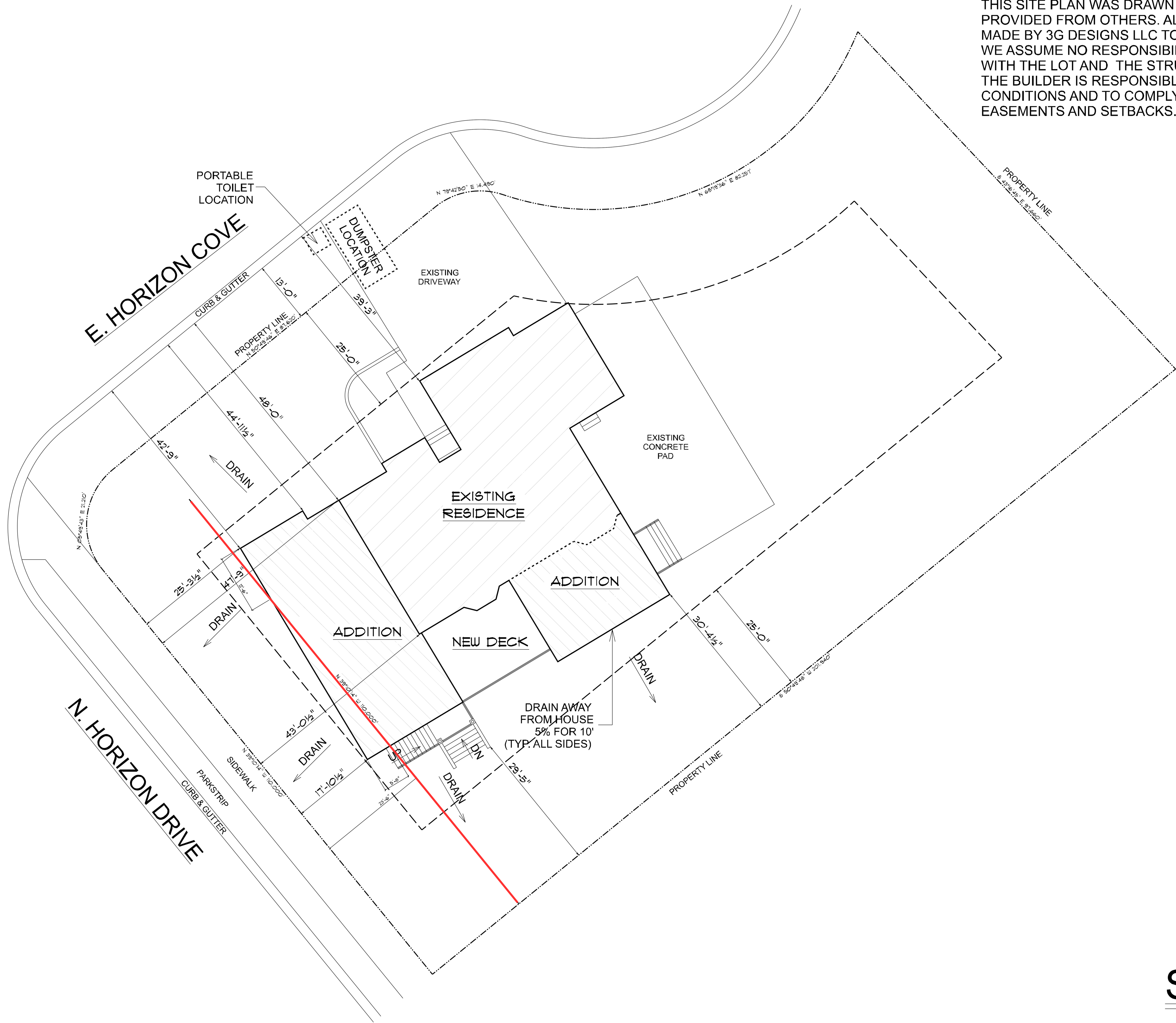
PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission tabled this item during the March 11, 2025, meeting. They asked that the Applicant to update their plan to show that only the accessory dwelling unit portion of the addition [would] protrude into the street/corner side setback.

ATTACHMENTS:

1. Site and Floor Plans - Atkinson ADU Exception

2. Aerial and Plat Maps - Atkinson ADU Exception
3. Owner's Letter of Intent - Atkinson ADU Exception
4. Letters from Neighbors - Atkinson ADU Exception



NOTE:
THIS SITE PLAN WAS DRAWN FROM INFORMATION PROVIDED FROM OTHERS. ALL EFFORTS HAVE BEEN MADE BY 3G DESIGNS LLC TO ENSURE ACCURACY. WE ASSUME NO RESPONSIBILITY FOR ANY UNSEEN ISSUES WITH THE LOT AND THE STRUCTURE PLACEMENT ON IT. THE BUILDER IS RESPONSIBLE TO VERIFY ACTUAL SITE CONDITIONS AND TO COMPLY WITH ALL LOCAL CODES, EASEMENTS AND SETBACKS.

3G DESIGNS

FUNCTIONAL · MODERN · INNOVATIVE

1235 WEST 280 NORTH PK#23
SALT LAKE CITY, UT 84116
CELL: 801-763-4718
EMAIL: 3GDESIGNSLLC@GMAIL.COM

ATTENTION
THESE PLANS, DRAWINGS, & DESIGNS ARE THE PROPERTY OF 3G DESIGNS, LLC. ALL RIGHTS ARE RESERVED WITH OUT 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:	03/21/25

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.

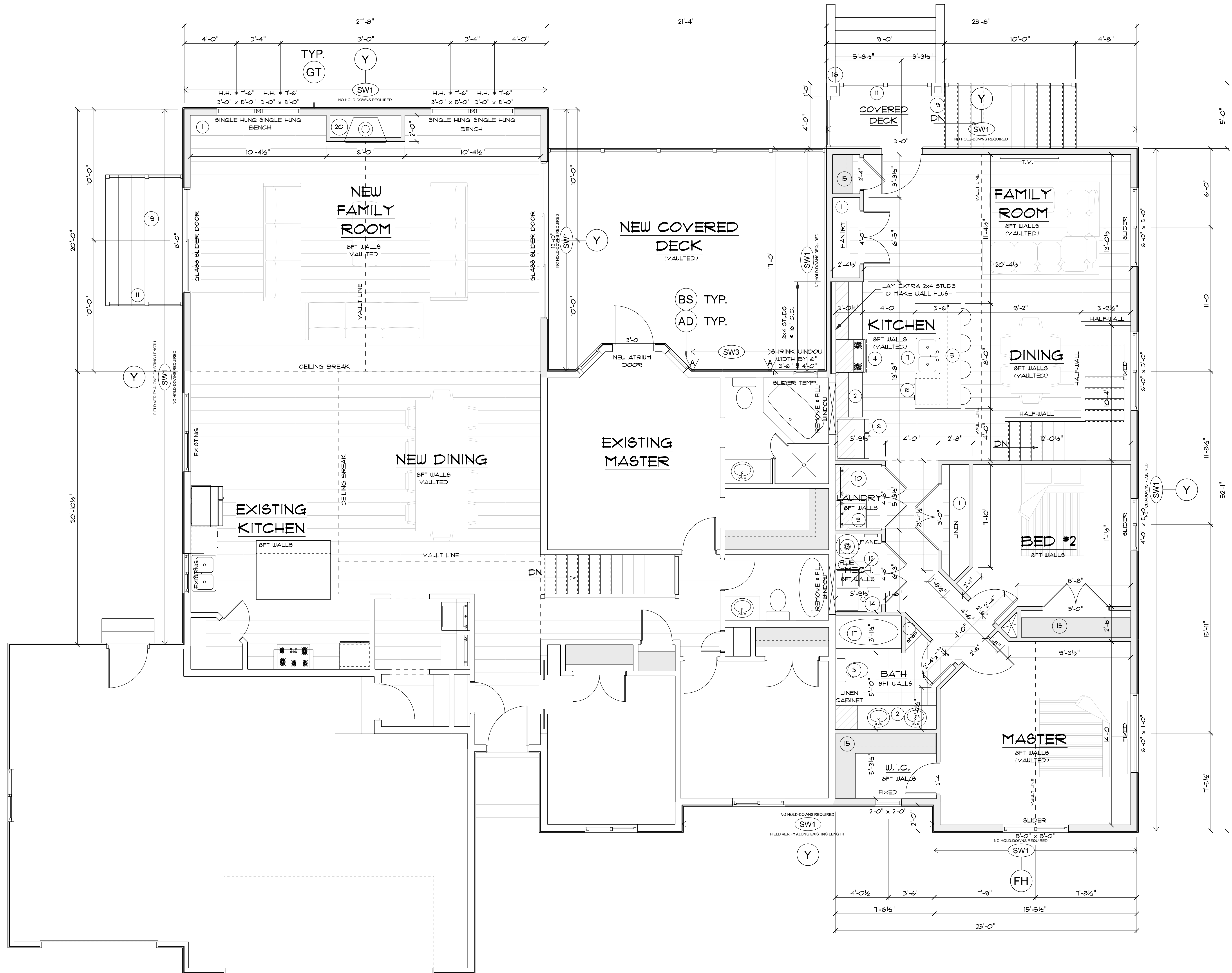
3G DESIGNS, LLC ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION FROM THESE PLANS. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PERFORM BUILDING REVIEWS OF THE PLANS AND TO ENSURE COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. 3G DESIGNS, LLC IS NOT A PROFESSIONAL ENGINEER OR ARCHITECT. THE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF 3G DESIGNS, LLC. THE USER OF THESE PLANS MUST BE AWARE OF THE LIMITATIONS OF THESE PLANS AND MUST CONSULT WITH A PROFESSIONAL ENGINEER OR ARCHITECT FOR ANY OTHER PURPOSES. THE USER OF THESE PLANS MUST BE AWARE OF THE LIMITATIONS OF THESE PLANS AND MUST CONSULT WITH A PROFESSIONAL ENGINEER OR ARCHITECT FOR ANY OTHER PURPOSES.

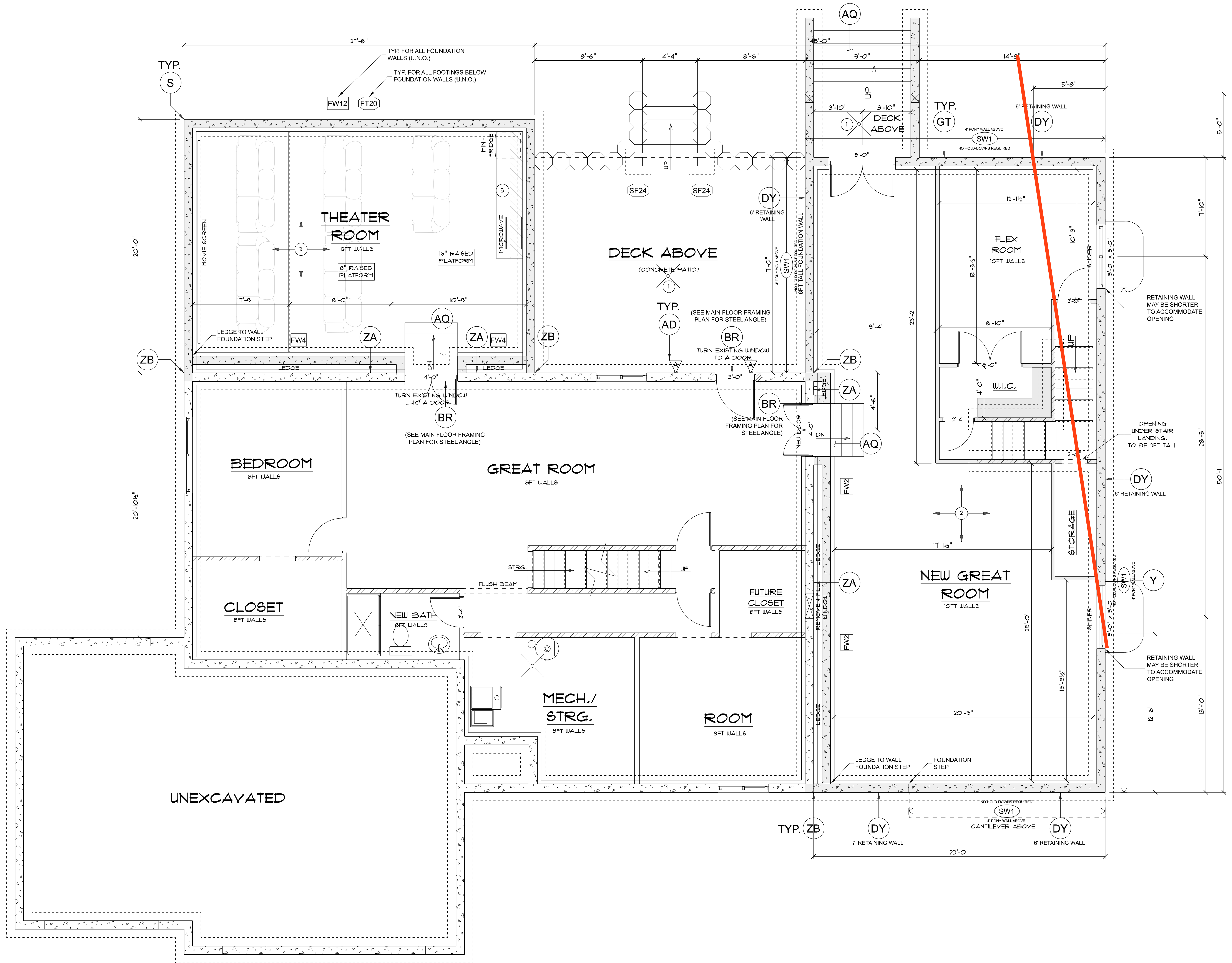
SITE
PLAN

SHEET:
2
OF:
13

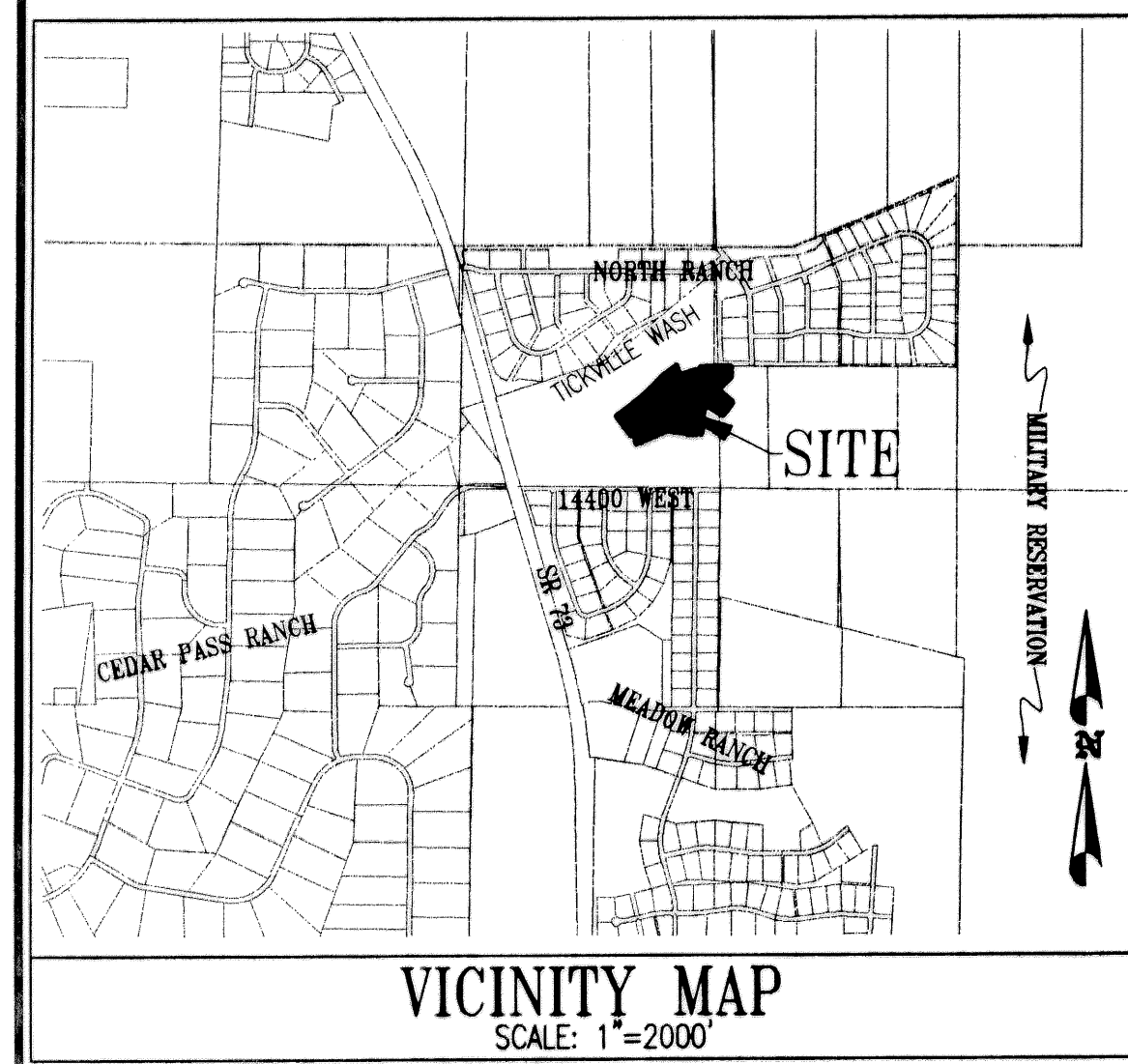
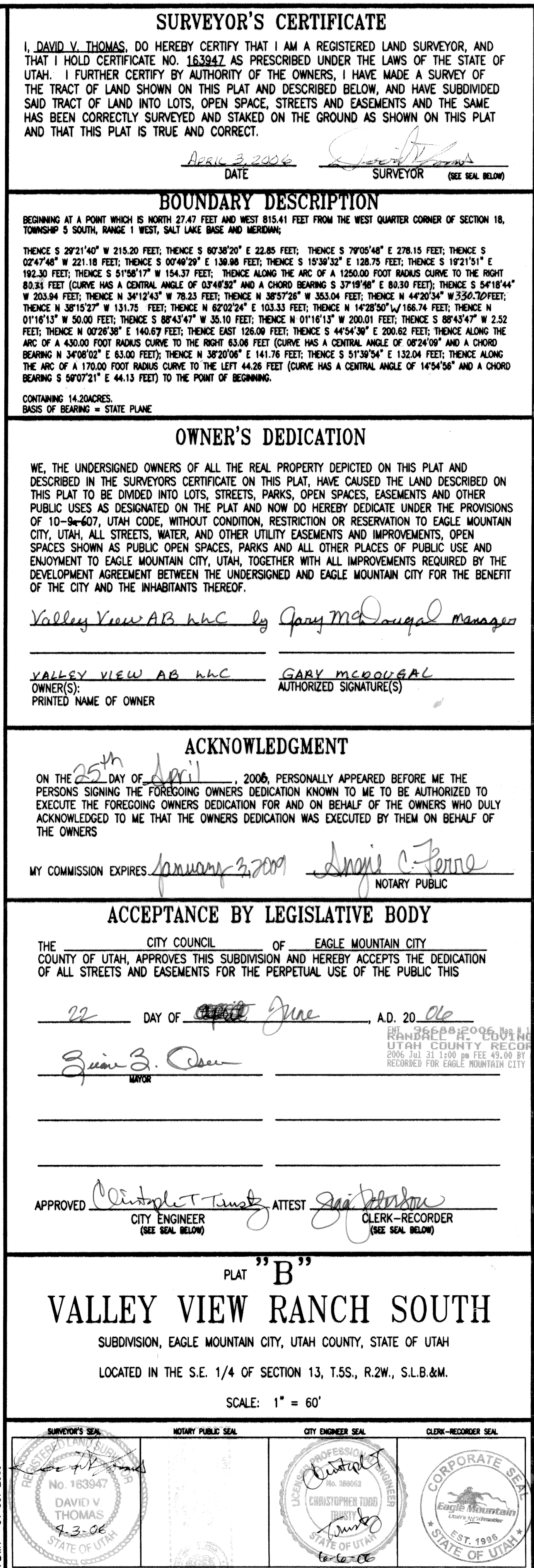
SITE PLAN

SCALE: 1"=10'-0"









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
MAY 13, 2025**

TITLE:	Steeplechase South Plat Amendment
ITEM TYPE:	General Plan Amendment
FISCAL IMPACT:	n/a
APPLICANT:	Travis Perry

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Business Park/Light Industry Zone: Other/Agriculture	109.145 Acres

PUBLIC HEARING

Yes

PREPARED BY

Ashley Swensen, Planner

PRESENTED BY

Ashley Swensen

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council in relation to the Steeplechase South Plat Amendment.

BACKGROUND:

The Applicant seeks to subdivide a lot specifically for the existing substation on parcel 66:815:0002. The purpose of this Plat Amendment is to convert what was an easement to Rocky Mountain Power and parcel the easement so the property can be transferred to Rocky Mountain Power. The RTI (Regional Technology and Industry) Overlay Zone was applied to this parcel on June 20, 2017. The Stadion Development Agreement was entered into on May 25, 2018, outlining specific uses such as substations and data centers.

ITEMS FOR CONSIDERATION:

- The Applicant submitted all required documents for a plat amendment excepting CC&Rs and Water Rights since they were not applicable in this specific amendment.
- No additional infrastructure will be built requiring water rights -- this is just to subdivide a lot for the existing substation.
- The City Recorder mentioned there may need to be some Vacation language in the Amendment, but this could be resolved and written in on the mylar at recording.

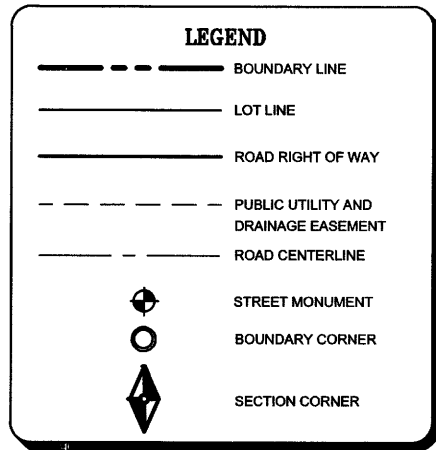
PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Recorded Plat
2. Proposed Plat Amendment

3. Steeplechase South Utility Plan



ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-2 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATOR OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(g)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER

1) A RECORDED EASEMENT OR RIGHT-OF-WAY
2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
3) TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
4) ANY OTHER PROVISION OF LAW.

Carl Edwards 4/21/21

ROCKY MOUNTAIN POWER DATE

DATE: 04-06-2021	DESIGNED SRV	
SCALE: 1" = 300'	DRAFTED SRV	
PROJECT No. 8FBK010500	CHECKED JT	SHEET 1 OF 1

687

300 0 300 600

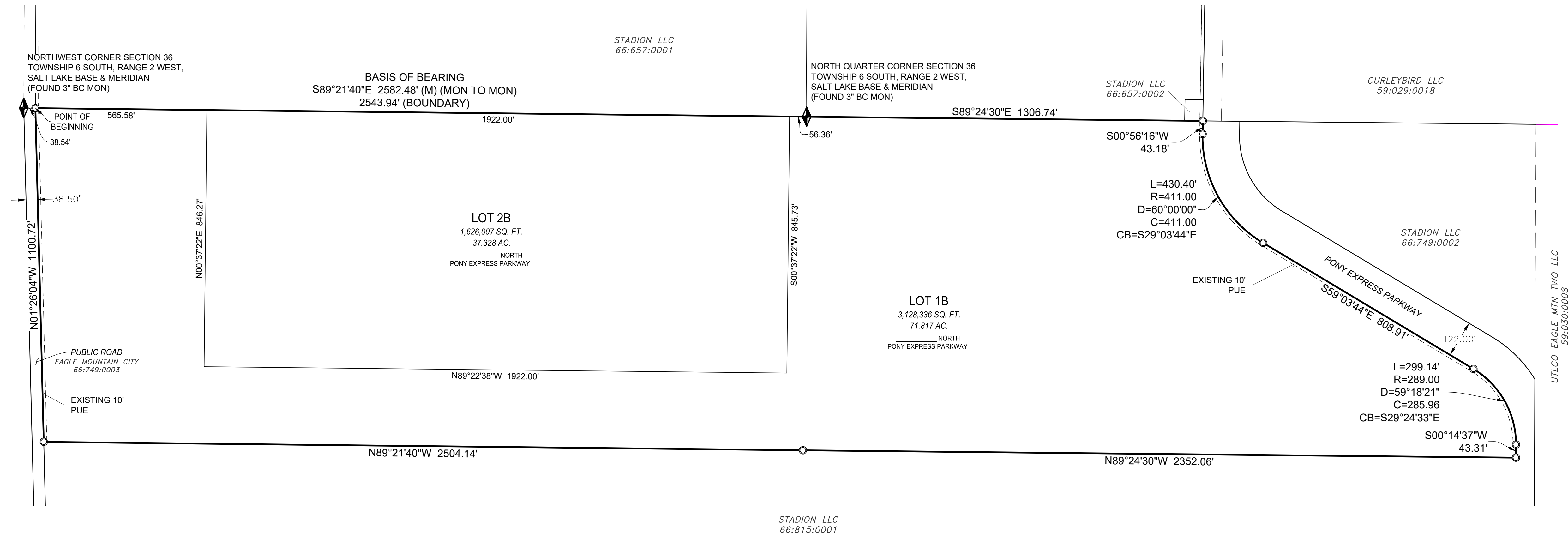
SCALE OF FEET

SURVEYOR'S CERTIFICATE I, SHAWN R. VERNON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8744084 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBE BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS: STEEPLECHASE SOUTH SUBDIVISION AMENDED AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT; AND THAT THE SAME IS TRUE AND CORRECT.	
LEGAL DESCRIPTION LOT 1 OF STEEPLECHASE SOUTH SUBDIVISION, RECORDED JUNE 1, 2020 AS ENTRY NO. 74983:2020, MAP NO. 17093 IN THE OFFICE OF THE UTAH COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING 391.14 FEET NORTH 89°39'30" WEST AND 88.00 FEET NORTH 00°20'30" EAST FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°39'30" WEST 2275.21 FEET; THENCE NORTH 88°46'51" WEST 2521.08 FEET; THENCE NORTH 00°04'24" WEST 2573.17 FEET; THENCE NORTH 01°26'04" WEST 2660.32 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE, ALONG SAID NORTH LINE SOUTH 89°21'40" EAST 2543.94 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE, CONTAINING ALONG SAID NORTH LINE, SOUTH 89°24'30" EAST 1306.74 FEET TO THE WEST LINE OF PONY EXPRESS PARKWAY AS SHOWN ON STEEPLECHASE SOUTH SUBDIVISION, RECORDED JUNE 1, 2020 AS ENTRY NO. 74983:2020, MAP NO. 17093 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE, ALONG SAID WEST LINE, THE FOLLOWING SIX (6) COURSES: (1) SOUTH 00°56'16" WEST 43.18 FEET, (2) SOUTHEASTERLY 430.40 FEET ALONG THE ARC OF A 411.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 60°00'00", (CHORD BEARS SOUTH 29°03'44" EAST 411.00 FEET), (3) SOUTH 59°03'44" EAST 808.91 FEET, (4) SOUTHEASTERLY 299.14 FEET ALONG THE ARC OF A 289.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 59°18'21", (CHORD BEARS SOUTH 29°24'33" EAST 285.96 FEET), (5) SOUTH 00°14'37" WEST 1615.86 FEET, (6) SOUTH 00°14'59" WEST 2574.76 FEET TO THE POINT OF BEGINNING. CONTAINS 24,725,364 SQUARE FEET OR 567.62 ACRES	
OWNER'S DEDICATION WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS 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 THERE OF OWNER(S): Stadion, LLC - Paul CLEMENTS AUTHORIZED REPRESENTATIVE AUTHORIZED SIGNATURE(S) [Signature] 4/13/2021	
ACKNOWLEDGMENT ON THE 13TH DAY OF April, 20 21, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS. MY COMMISSION EXPIRES 05/21/2024 [Signature] NOTARY PUBLIC SIGNATURE NOTARY PUBLIC COMMISSIONED IN UT [Signature] Louis Enriquez 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 7 DAY OF May, 20 21 [Signature] APPROVED BY MAYOR [Signature] APPROVED BY CITY ATTORNEY [Signature] APPROVED BY CITY ENGINEER (SEE SEAL BELOW) [Signature] ATTEST BY CITY RECORDER (SEE SEAL BELOW)	
STEEPLECHASE SOUTH SUBDIVISION AMENDED (AMENDING LOT 1 OF STEEPLECHASE SOUTH SUBDIVISION) LOCATED IN THE NW, NE, SW & SE QUARTERS OF SECTION 36 TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH	

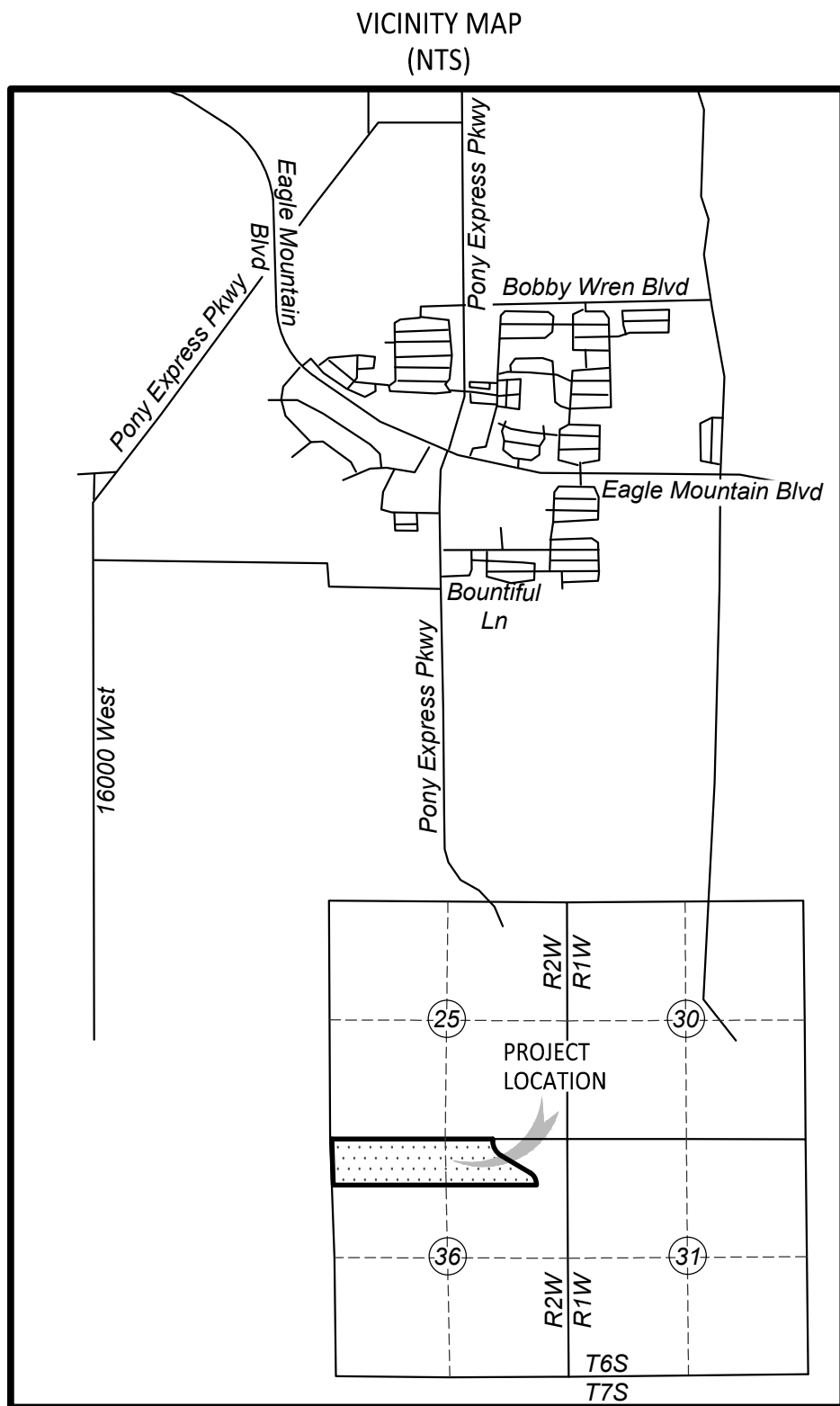
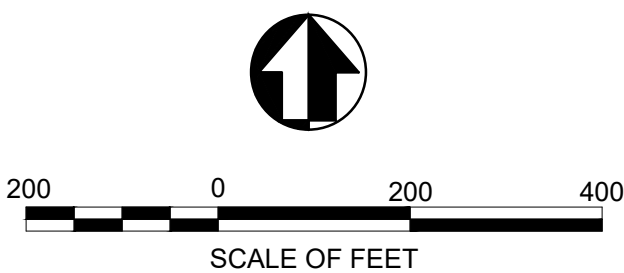
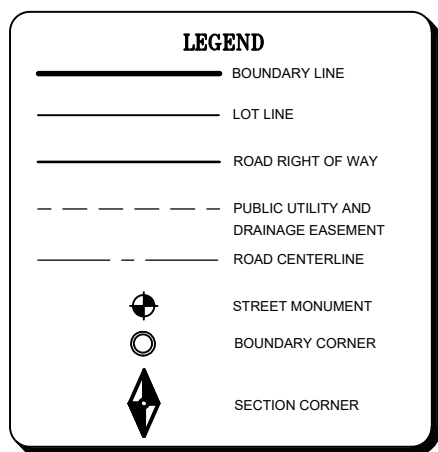
Sec. 36, T6S, R2W T4038 G-T
(STEELECHASE SOUTH SUB LOT 1)

STEEPLECHASE SOUTH SUBDIVISION SECOND AMENDMENT

AMENDING LOT 2A OF STEEPLECHASE SOUTH SUBDIVISION AMENDED
LOCATED IN THE NORTH HALF OF SECTION 36
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN



STADION LLC
66:815:0001



EXISTING EASEMENT

- 11 GRANT OF EASEMENT AND RIGHT-OF-WAY FOR SUBSTATION
GRANTOR: MONTE VISTA RANCH, L.C. A UTAH LIMITED LIABILITY COMPANY
GRANTEE: ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP.
DATE: MAY 25, 2018
ENTRY NO. 49097:2018
(BLANKET IN NATURE)
- 14 EASEMENT AGREEMENT
GRANTOR: CV PROPERTIES, LC, A UTAH LIMITED LIABILITY COMPANY
GRANTEE: STADION LLC, A DELAWARE LIMITED LIABILITY COMPANY
DATE: MARCH 21, 2020
ENTRY NO.: 39721:2020
(BLANKET IN NATURE)

NOTE: NUMBERS ARE EXCEPTIONS FROM TITLE REPORT

PLAT CALCULATIONS	
TOTAL AREA	109.145 AC
TOTAL AREA IN LOTS	109.145 AC
TOTAL AREA IN RIGHT-OF-WAY	0 AC
TOTAL OPEN SPACE	0 AC
TOTAL IMPROVED OPEN SPACE	0 AC
AVERAGE LOT SIZE	54.572 AC
LARGEST LOT SIZE	71.817 AC
SMALLEST LOT SIZE	37.328 AC
OVERALL DENSITY	2 LOT / 109 AC
TOTAL # OF LOTS	2

AGRICULTURE PROTECTION AREA

THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 10-9A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER

- 1) A RECORDED EASEMENT OR RIGHT-OF-WAY
2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER DATE

ENBRIDGE GAS UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). 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 PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT OF WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____, ENBRIDGE GAS UTAH
BY: _____ TITLE: _____

SURVEYOR'S CERTIFICATE

I, CRAIG E. AHRENS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 270814 DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREWITH, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; AND HAVE HEREBY SUBDIVIDED SAID TRACT, KNOW HEREAFTER AS:

STEEPLECHASE SOUTH SUBDIVISION
SECOND AMENDMENT

AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON

SIGNED THIS _____ DAY OF _____, 20____.

LEGAL DESCRIPTION

ALL OF LOT 2A, STEEPLECHASE SOUTH SUBDIVISION AMENDED, RECORDED MAY 21, 2021 AS ENTRY NO. 95466:2021, MAP NO. 17687 IN THE OFFICE OF THE UTAH COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 38.54 FEET SOUTH 89°21'40" EAST FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG THE NORTH LINE OF SAID SECTION 36, SOUTH 89°21'40" EAST 2543.94 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 36, SOUTH 89°24'30" EAST 1306.74 FEET TO THE WEST LINE OF PONY EXPRESS PARKWAY AS SHOWN ON STEEPLECHASE SOUTH SUBDIVISION, RECORDED JUNE 1, 2020 AS ENTRY NO. 74963:2020, MAP NO. 17093 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID WEST LINE, THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 00°56'16" WEST 43.18 FEET, (2) SOUTHEASTERLY 430.40 FEET ALONG THE ARC OF A 411.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 60°00'00", CHORD BEARS SOUTH 29°03'44" EAST 411.00 FEET, (3) SOUTH 59°03'44" EAST 808.91 FEET, (4) SOUTHEASTERLY 299.14 FEET ALONG THE ARC OF A 289.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 59°18'21", CHORD BEARS SOUTH 29°24'33" EAST 285.96 FEET, (5) SOUTH 00°14'37" WEST 43.31 FEET TO THE SOUTHERLY LINE OF SAID LOT 2A OF STEEPLECHASE SOUTH SUBDIVISION AMENDED; THENCE, ALONG SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°24'30" WEST 2352.06 FEET, (2) NORTH 89°21'40" WEST 2504.14 FEET; THENCE NORTH 01°26'04" WEST 1100.72 FEET TO THE POINT OF BEGINNING.

CONTAINS 4,754,343 SQUARE FEET OR 109.145 ACRES

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS 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 AND ALL OTHER PLACES OF PUBLIC USED 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 ON THE INHABITANTS THEREOF.

OWNER(S): _____ AUTHORIZED SIGNATURE(S) _____

ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ 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 _____ ATTEST BY CITY RECORDER _____
(SEE SEAL BELOW) (SEE SEAL BELOW)

STEEPLECHASE SOUTH SUBDIVISION
SECOND AMENDMENT

AMENDING LOT 2A OF STEEPLECHASE SOUTH SUBDIVISION AMENDED
LOCATED IN THE NW, NE, SW & SE QUARTER OF SECTION 36
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

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

PSOMAS

11456 South Temple Drive, Suite 200
South Jordan, UT 84095
(801) 270-5777 (801) 270-5782 (FAX)

DATE: 3-12-2025	DESIGNED QCM
SCALE: 1" = 200'	DRAFTED QCM
PROJECT No. 8FBK010500	CHECKED CEA

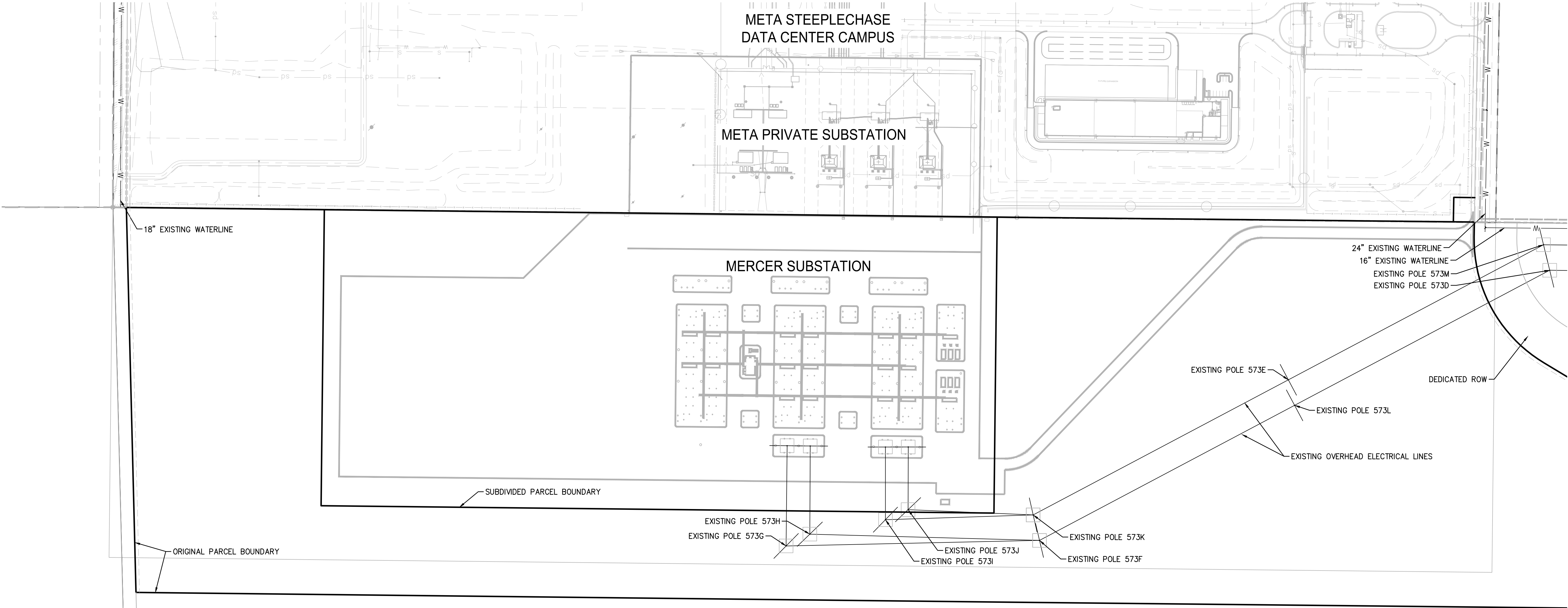
SHEET
1 OF 1

DIRECT COMMUNICATIONS APPROVAL

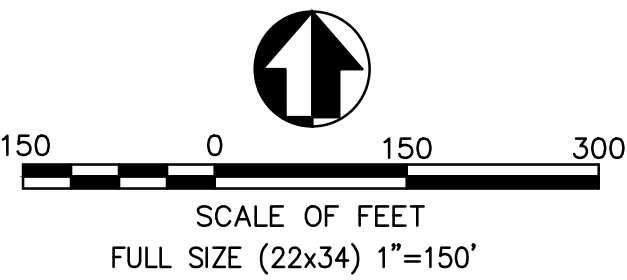
DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF

DIRECT COMMUNICATIONS _____ DATE _____

U:\8\ALF010300\CADD\DESIGN\EXHIBITS\2024-04-03 MERCER SUBSTATION UTILITY PLAN\STEEPLECHASE SOUTH SUBDIVISION - UTILITY PLAN.DWG BRADLEY MAGNUSSON 4/4/2024 9:44 AM



STEEPLECHASE SOUTH SUBDIVISION
UTILITY PLAN



PSOMAS

11456 South Temple Drive, Suite 200
South Jordan, UT 84095
(801) 270-5777



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 13, 2025**

TITLE:	The District Lot 3 site plan.
ITEM TYPE:	Site Plan
FISCAL IMPACT:	n/a
APPLICANT:	Forrest Gaskill

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Community Commercial / Commercial Community	0.92

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding The District Lot 3 site plan.

BACKGROUND:

Site plan approval of a multi-tenant building in The District at Eagle Mountain development. This development also includes McDonald's and Panda Express, which were approved by the City Council on May 6.

ITEMS FOR CONSIDERATION:

The proposed site plan complies with all applicable standards in the site plan development (EMMC 17.100) and commercial design (EMMC 17.72) zoning standards.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission shall recommend approval, with or without conditions, or denial to the City Council. If the Planning determines additional information is needed to render a recommendation, the item may be continued to permit the applicant to provide additional information.

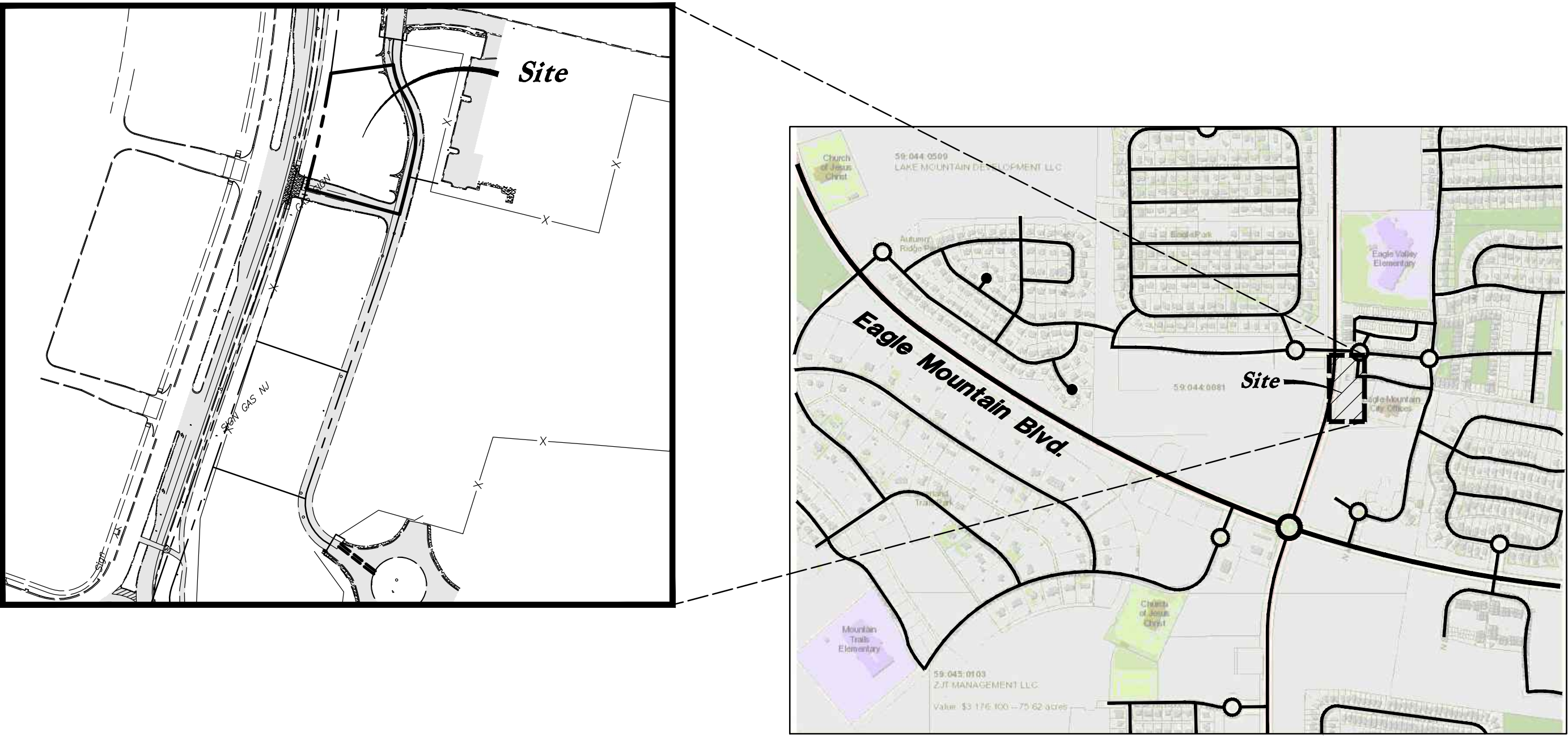
ATTACHMENTS:

1. The District Lot 3 civil
2. The District Lot 3 photometrics
3. The District Lot 3 elevations

The District at Eagle Mountain Town Center

Lot 3

Northeast Corner of Eagle Mountain Blvd & Pony Express
Eagle Mountain, Utah, 84005



Vicinity Map
Not to Scale

Civil Sheet Index

C0.0	Cover Sheet
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading & Accessible Details and Notes
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C4.4	Details
C5.1	Erosion Control Plan - Phase 1
C5.2	Erosion Control Plan - Phase 2
C5.3	Erosion Control Details
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details

Abbreviations			
BCR	Begin Curb Return	PP	Power Pole
BOL	Ballard	PT	Point of Tangency
BRW	Finish Grade - Bottom of Retaining Wall	PVC	Polyvinyl Chloride
CATV	Cable Television Box	PVI	Point of Vertical Intersection
CB	Catch Basin	RCP	Reinforced Concrete Pipe
CMP	Corrugated Metal Pipe	RD	Roof Drain
COB	Cleanout Box	SB	Signal Box
COTG	Cleanout to Grade	SD	Storm Drain
EA	Edge of Asphalt	SDMH	Storm Drain Manhole
EB	Electrical Box	SMH	Sewer Manhole
EC	End of Curve	SP	Signal Pole
ECR	End Curb Return	SS	Sanitary Sewer
FF	Finished Floor	SVZ	Sight Visibility Zone
g	Ground	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	Hose Bib	TBC	Top Back of Curb
HP	High Point	TG	Top of Grate
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade - Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PI	Point of Intersection	WP	Working Point
PM	Power Meter	WV	Water Valve

Legend			
Proposed Curb & Gutter	Existing Improvements	Existing Asphalt	
Proposed Open Face C & G	Existing Concrete	Existing Concrete	
Proposed Asphalt	Existing Inlet Box	Existing Catch Basin	
Proposed Concrete	Existing Manhole	Existing Fire Hydrant	
Proposed Truncated Domes	Existing Water Valve	Existing Overhead Power Line	
Proposed Inlet Box	Existing Water	Existing Sewer	
Proposed Manhole	Existing Secondary Water	Existing Storm Drain	
Proposed Transformer	Existing Gas	Existing Power	
Proposed Meter Box	Existing Telephone	Existing Telephone	
Proposed Water Meter	Existing Fence	Flowline	
Proposed Water Valve	Existing Power Line	Centerline	
Proposed Water Line	Existing Gas Meter	Existing Contour	
Proposed Sanitary Sewer	Existing Water Meter	Existing Spot	
Proposed Storm Drain	Existing Irrig. Control Box	Existing Light Pole	
Proposed Conduit Line	Existing Street Light	Existing Building	
Proposed Power Line	Existing Telephone Box	Existing Telephone Box	
Proposed Gas Line	Existing Power Meter	Existing Power Meter	
Proposed Fire Line	Existing Electrical Box	Existing Electrical Cabinet	
Proposed Secondary Water Line	Existing Gas Meter	Existing Water Meter	
Proposed Roof Drain	Existing Irrig. Control Box	Existing Ballast	
Proposed Fence	Existing Hose Bib	Working Point	
Ridge line	Existing Deciduous Tree	Existing Coniferous Tree	
Grade Break			
Proposed Contour			
Direction of Drainage			
Proposed Spot			
ADA Accessible Route			
Property Line			
Sawcut Line			
Proposed Light Pole			
Proposed Street Light			
Proposed Building			
Existing Power Pole			
Existing Power Pole w/ Guy			
Existing Utility Marker			
Existing Post			

Civil Note to Contractor

The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain, Utah County, Utah and Incorporated Areas Map Number 49049C0275F dated 19 June, 2020 (Not Printed). Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Basis of Bearings

A line between monuments found for Southwest Corner and the South Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 89°31'17" West as the Basis of Bearings to place the Survey on the NAD83 Central Zone State Plane Datum.

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M Assigned elevation using GPS methods
Elevation = 4865.18 feet
Utah County Surveyor Tie Sheet, Published 2 April, 2002 Observed 16 September, 2020

Legal Description

All of Lot 3 of the forthcoming The District at Eagle Mountain Subdivision

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AllWengineering.net

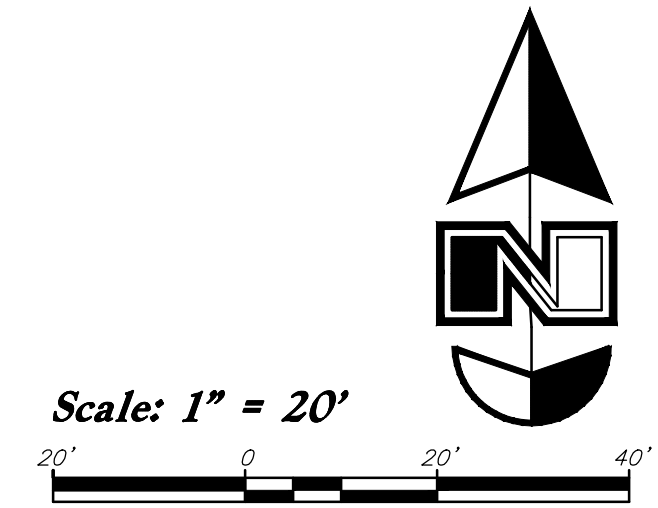
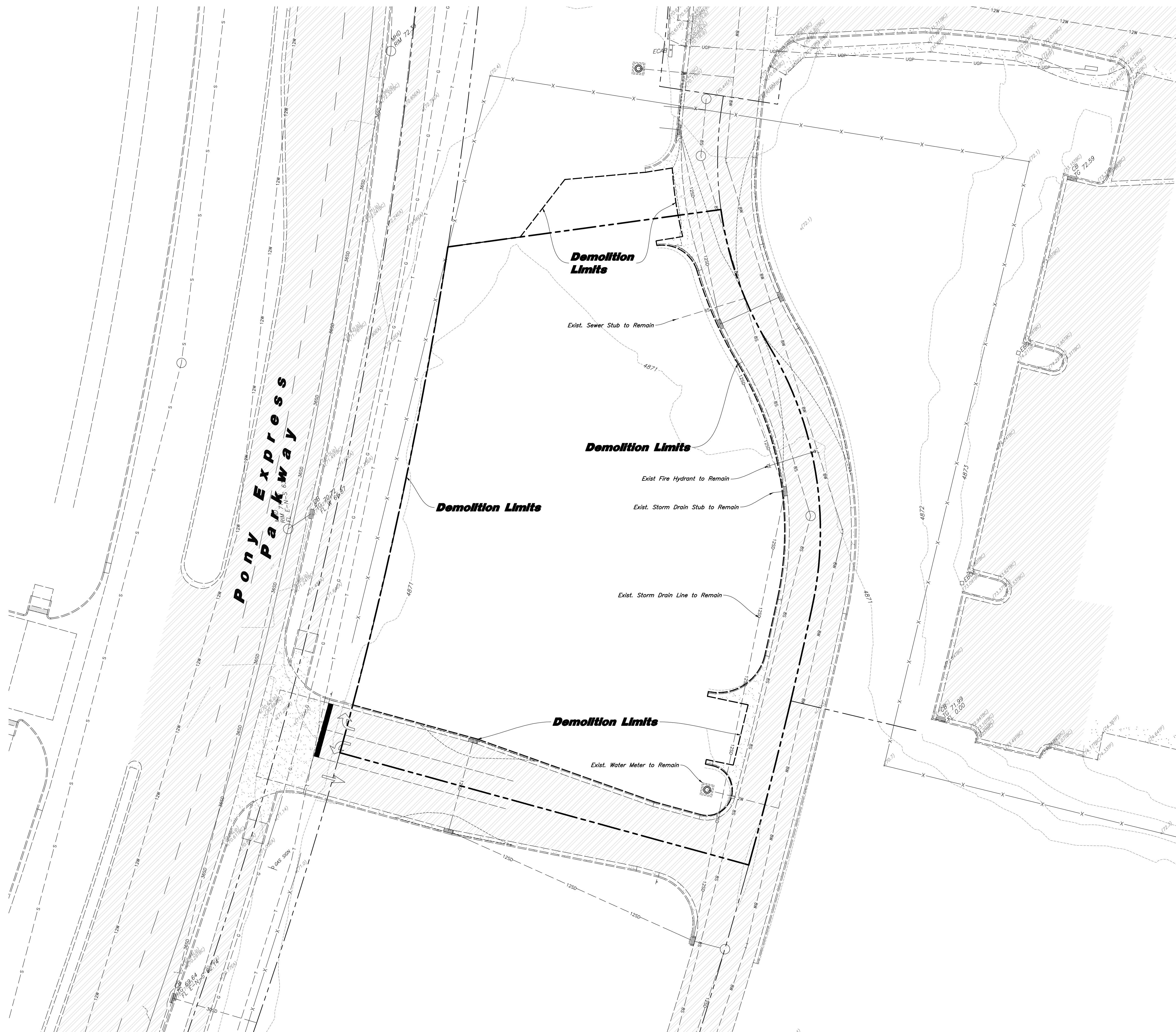
Cover Sheet
The District at Eagle Mountain Town Center Lot 3
(NEC) Eagle Mountain Boulevard and Pony Express Parkway
Eagle Mountain, Utah

DESIGNED BY: EM
DRAFTED BY: KF, DW
CLIENT NAME: EM Commercial Development, LLC
24-021CV

25 March, 2025

SHEET NO.

C0.0



General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
 - A. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-00. (The limits to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact the utility companies during construction. The Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of soil materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the material by the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.
17. Contractor shall shore and protect neighboring properties per OSHA standards during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property.
18. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the schedule or cost. Work in the affected area shall not proceed until directed by the Engineer.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

[illegible]

Designed by: EM
Drafted by: KF, DW
Client Name: EM Commercial Development, LLC. 24-021DM



Demolition Plan

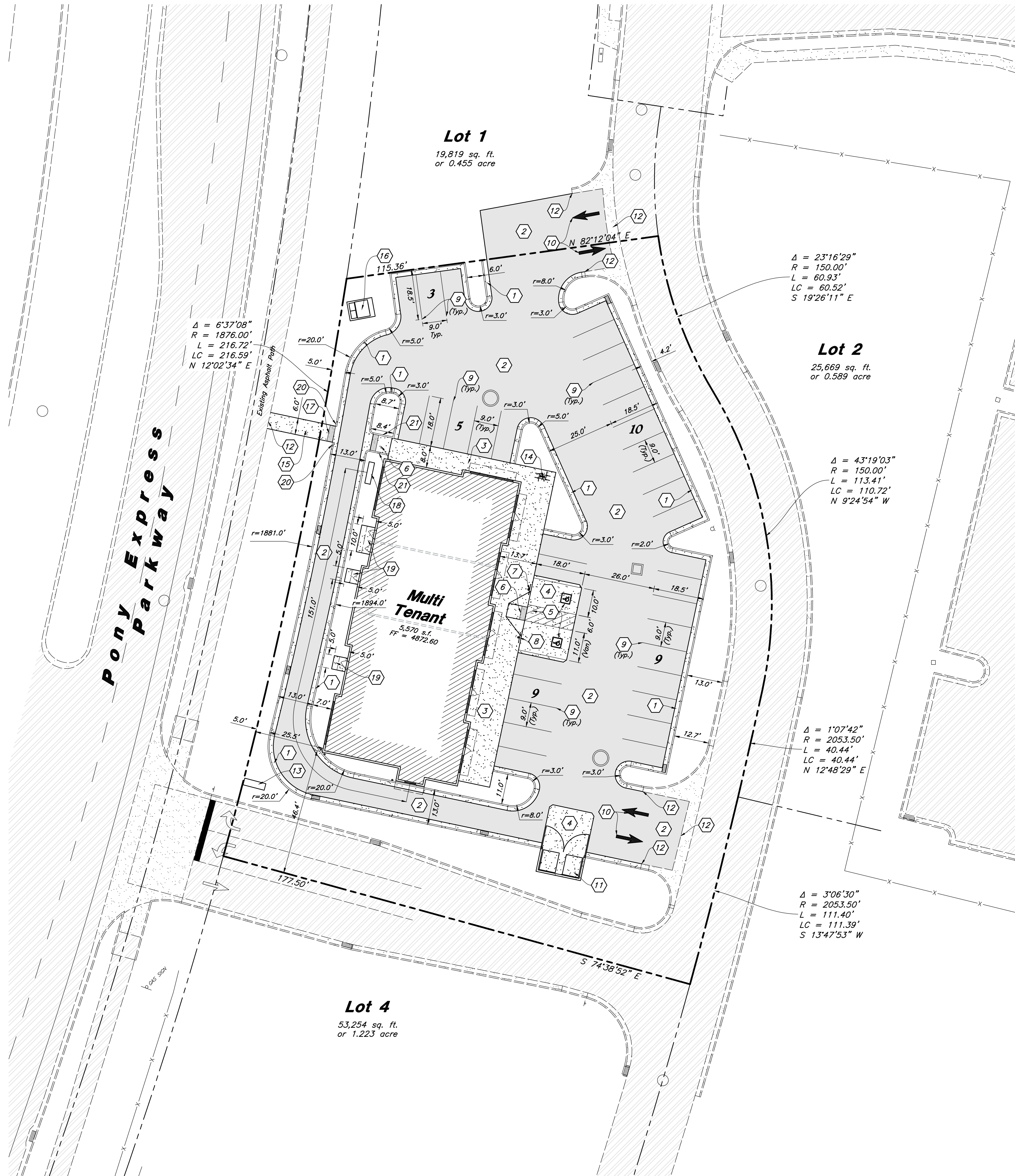
The District at Eagle Mountain Town Center Lot 3
(NEC) Eagle Mountain Boulevard and Pony Express Parkway
Eagle Mountain, Utah



25 March, 2025

SHEET NO.

CO.1

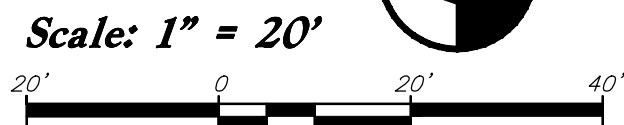


Site Data

Site Area = 40,250 s.f. (0.92 ac.)
Landscape Area Provided = 6,853 s.f. (17%)
Impervious Area Provided = 27,827 s.f. (69%)
Building Area = 5,570 s.f. (14%)
Fast Food/Drive Thru: 2,590 s.f. @ 1/125 = 20.72 Stalls
Restaurants: 2,713 s.f. @ 1/250 = 10.85 Stalls
Total Parking Required = 32 stalls
Total Parking Provided = 36 stalls

Hatch Legend

- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior



Site Construction Notes

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Thickened Edge Sidewalk
- Const. Concrete Paving
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition)
- Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition)
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Const. Directional Arrows per MUTCD
- Const. Dumpster Enclosure
- Connect to Exist. Improvements and Match Grade Elevations
- Const. Monument Sign (By Separate Permit)
- Const. Bike Rack
- Const. Concrete Sidewalk per Eagle Mountain City Stds.
- Transformer (See Electrical Plans)
- Const. Truncated Domes per ICC/ANSI A117.1 (Latest Edition)
- Menu Board (By Others)
- Const. Conc. Sidewalk
- Const. Curb Transition
- Const. Curb Wall

General Site Notes:

- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction, it is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

LITTER CLEAN UP PLAN:

Drive Thru Tenant to be responsible to pick up trash left on site by customers and deposit in shared garbage cans.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The 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 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.

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: KF, DW
Client Name:
EM Commercial Development, LLC.
24-021SP

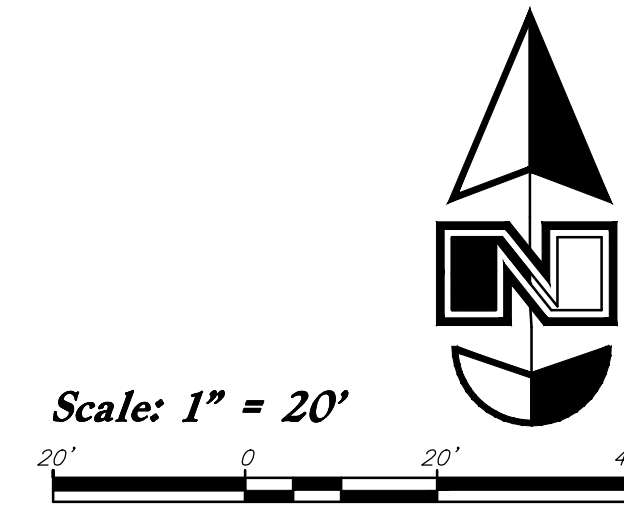


Site Plan
The District at Eagle Mountain Town Center Lot 3
(NEC) Eagle Mountain Boulevard and Pony Express Parkway
Eagle Mountain, Utah



25 March, 2025
SHEET NO.

C1.1



General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
 2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
 3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
 4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
 5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
 6. Fills shall be benched into competent material as per specifications and geotechnical report.
 7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
 8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
 9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
 10. Dust shall be controlled by watering.
 11. The location and protection of all utilities is the responsibility of the permittee.
 12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
 13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
 14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
 15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
 16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
 17. The recommendations in the following Geotechnical Engineering Report by GSH are included in the requirements of grading and site Preparation. The Report is titled "Report: Geotechnical Study, Proposed Eagle Mountain Shopping Center, Northwest of Piny, Express Parkway and Eagle Mountain Boulevard; Eagle Mountain, Utah."
- Project No. 3808-002-24
Dated: March 7, 2024
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
 19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
- ① 2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
- ② 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text marking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

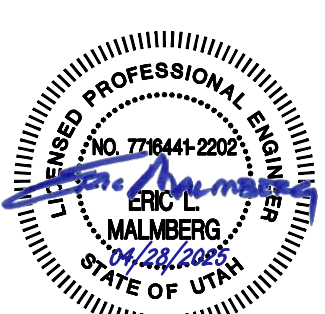
Grading Plan

The District at Eagle Mountain Town Center Lot 3

(NEC) Eagle Mountain Boulevard and Pony Express Parkway
Eagle Mountain, Utah

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Designed by: EM
Drafted by: KF, DW
Client Name:
EM Commercial
Development, LLC.
24-021GR

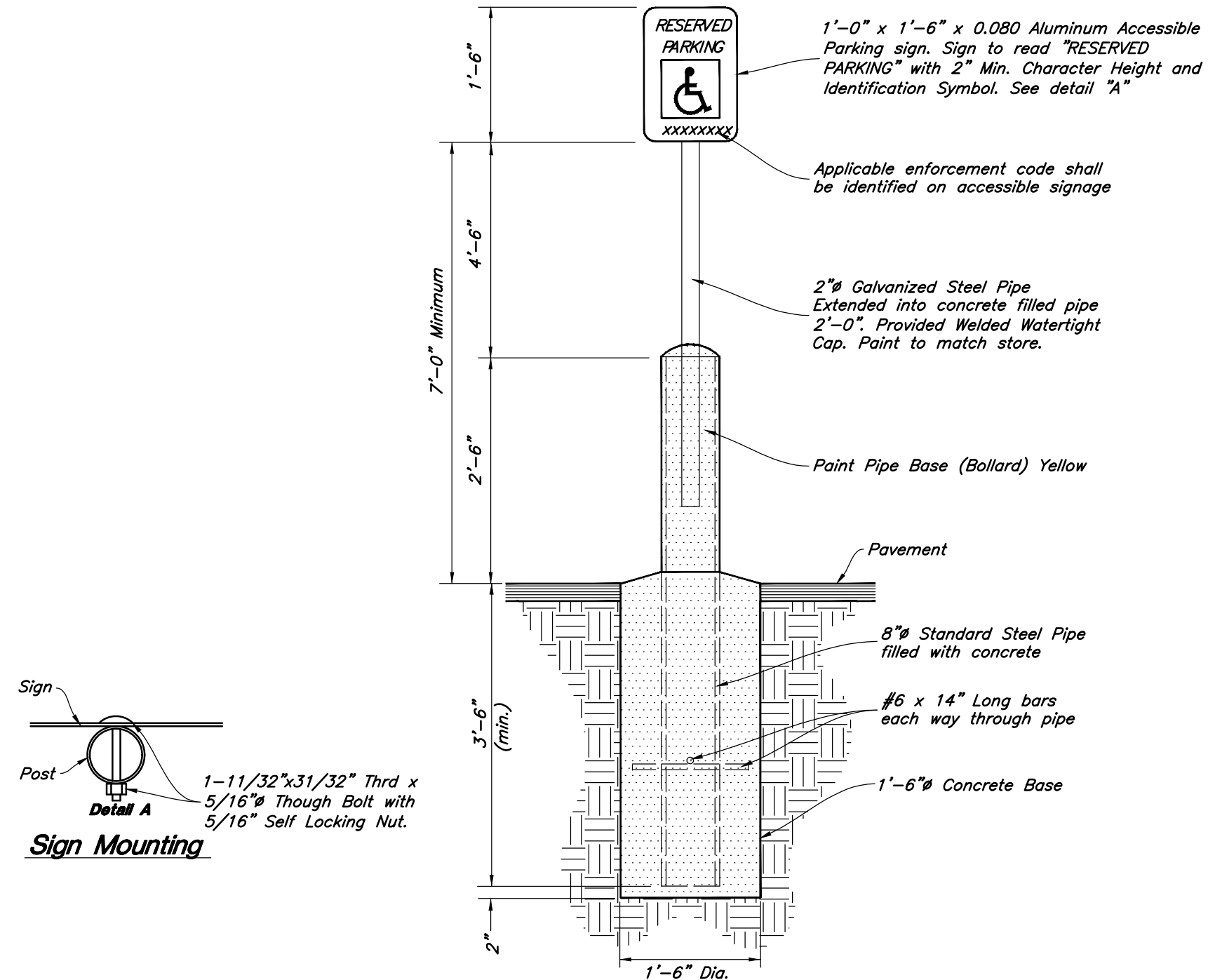
[illegible]

25 March, 2025

SHEET NO.

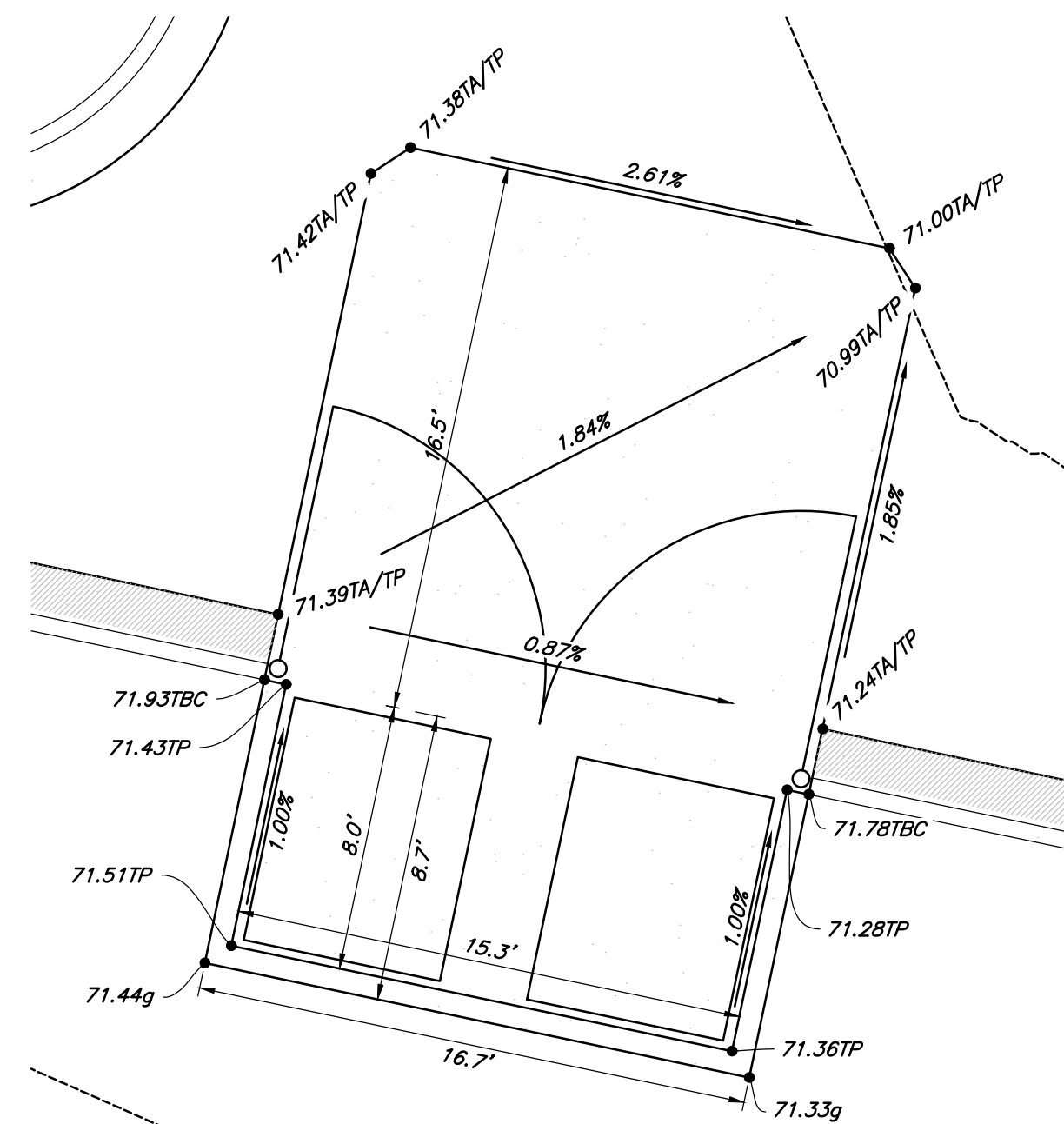
C2.1

This sign shall be used for all Accessible Stalls Identified as "VAN" on Site Plan. 1'-0" x 1'-6" x 0.080 Aluminum Accessible Van Stall Parking sign to read "RESERVED PARKING" and "VAN ACCESSIBLE" with Identification Symbol. See Detail A



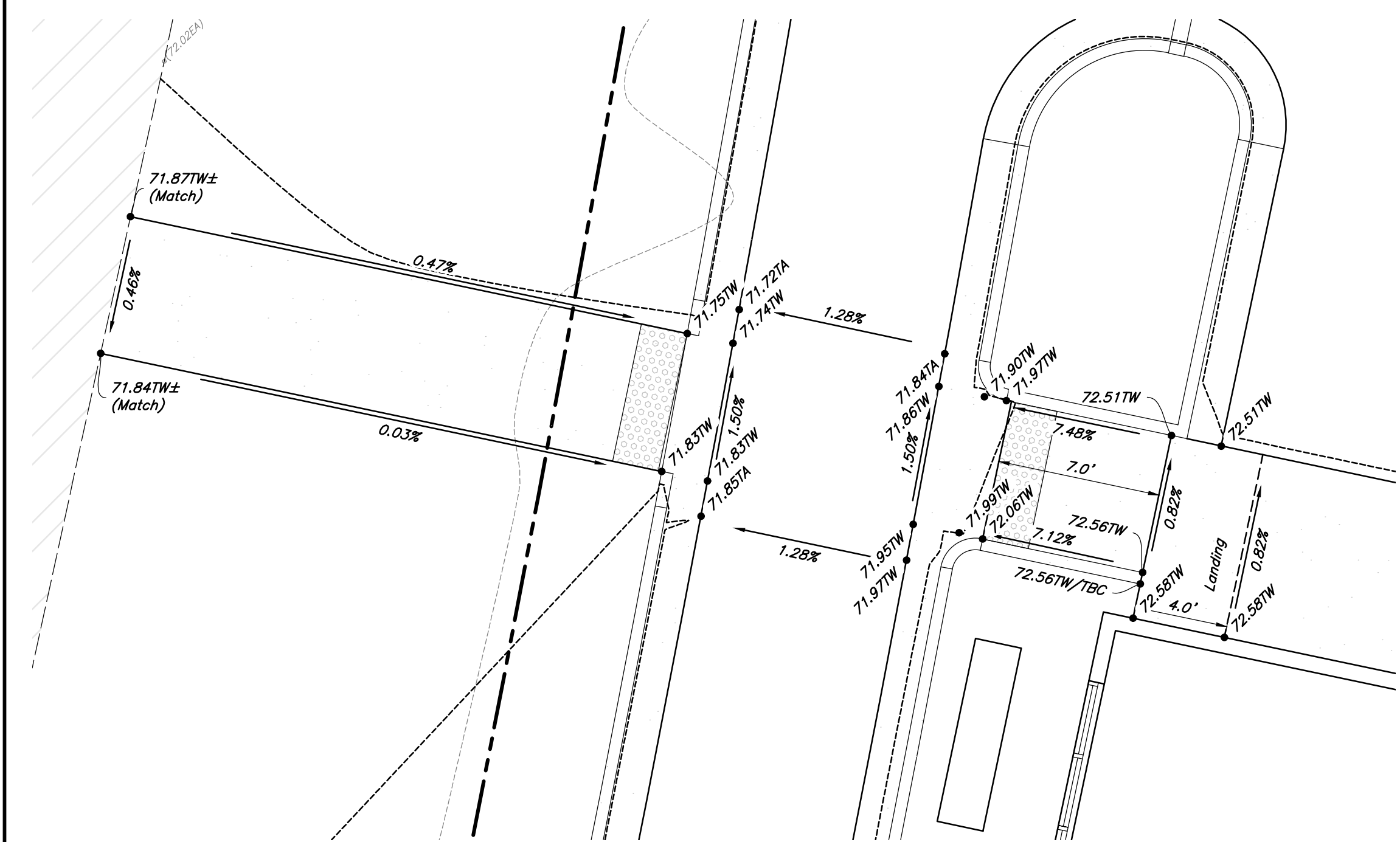
In Parking Lot Areas
Accessible Parking Sign w/ Bollard

Not to Scale



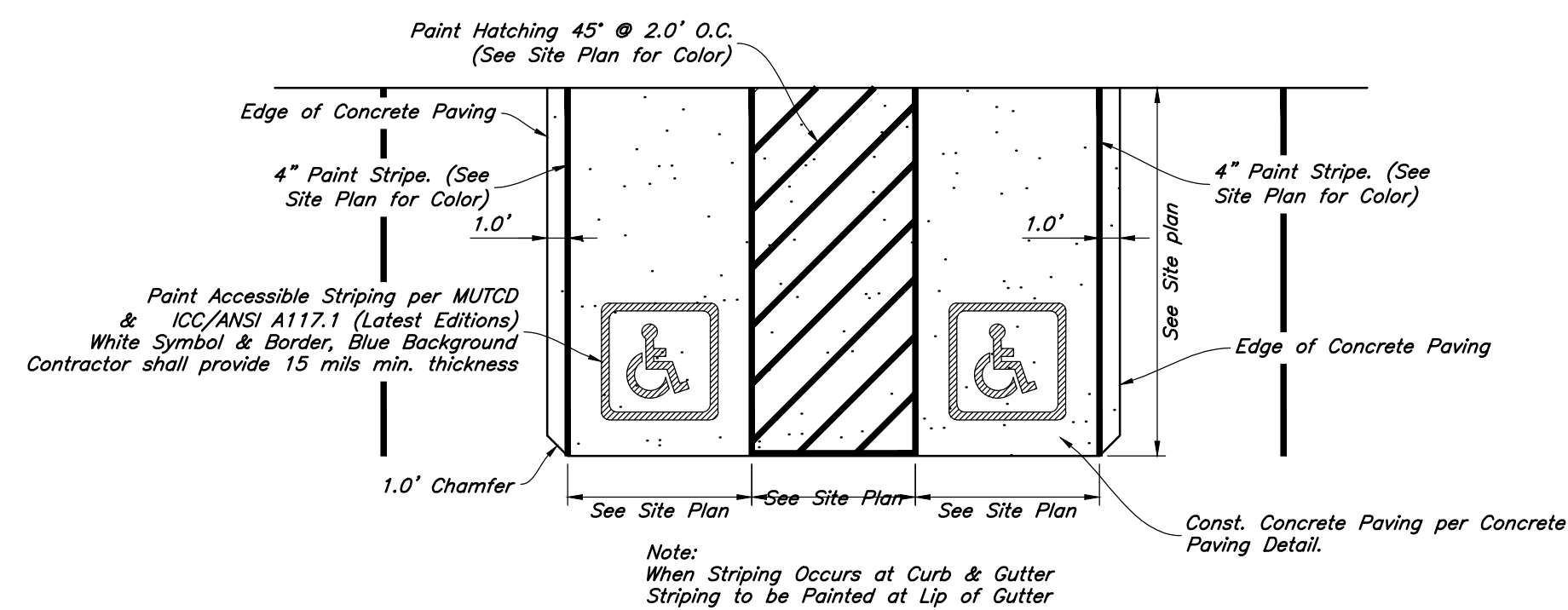
3 ***Trash Enclosure Grading***

Scale: 1" = 5'



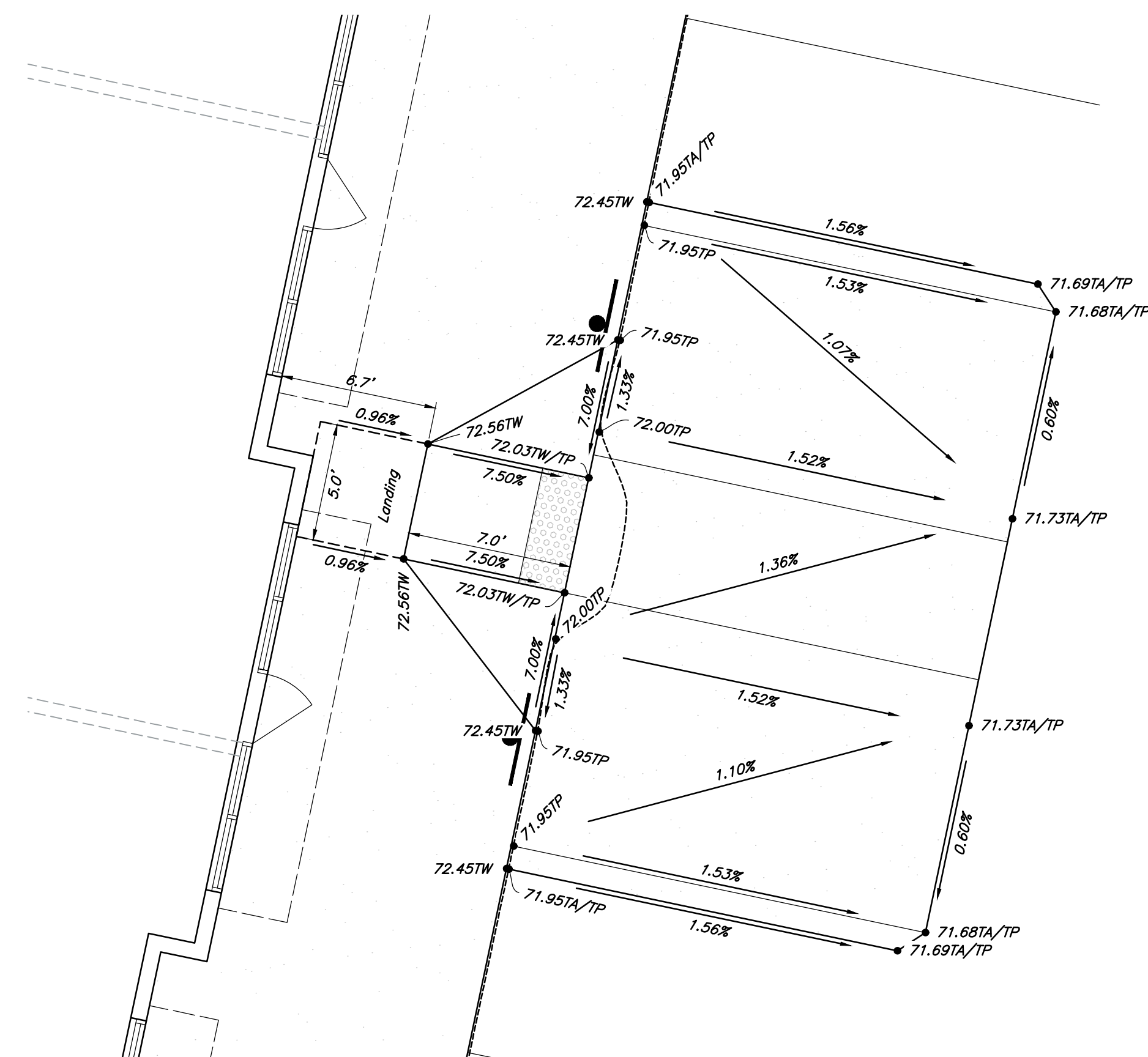
2 Accessible Ramps

Scale: 1' = 5'



4 Accessible Striping Detail

Not to Scale



1 Accessible Parking Stalls

Scale: 1' = 5

Prior to any construction of any Accessible Improvements, a Pre-Construction meeting shall be held between Contractor and Engineer. Contractor is Responsible to contact Engineer and Schedule Pre-Construction Meeting

1. *All public curb ramps shall be constructed in accordance with governing municipalities standards and specifications.*
2. *It is the contractors responsibility to obtain governing municipalities standards and specifications.*
3. *The Client, Contractor and Subcontractor should immediately notify the Consultant if at any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.*

1. Slopes provided are per Anderson Wahlén & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.
2. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1—Latest Edition) and/or FHAA.
3. Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
4. Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.
5. Contractor to transition curb or sidewalk height from 6" to 0" reveal. Curb or sidewalk height to match ramp throughout transition.

The District at Eagle Mountain Town Center Lot 3
Grading & Accessible Details and Notes



25 March, 2025

HEET NO.

C2.2

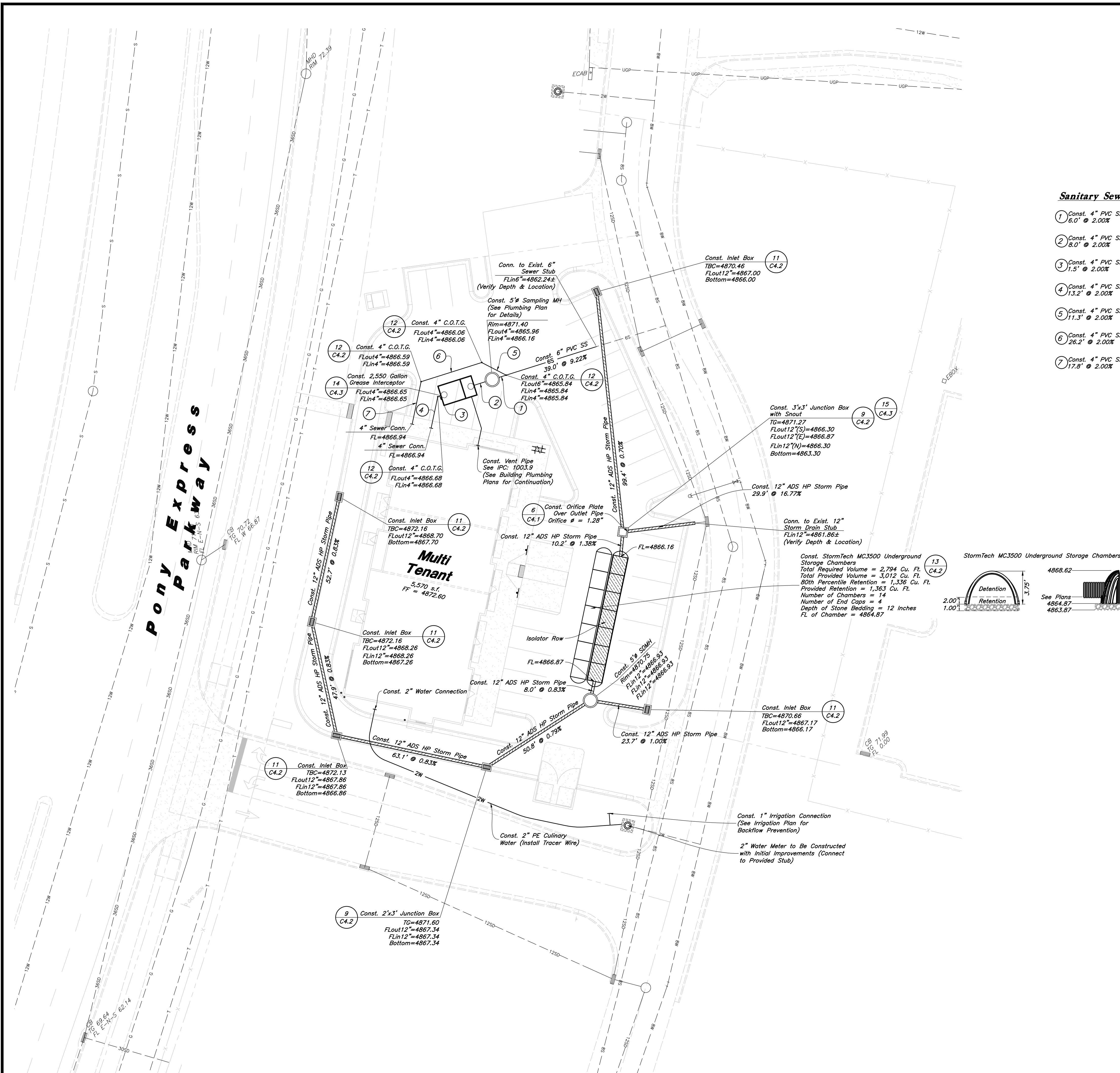
[illegible]

Designed by: EM
Drafted by: KF, DW
Client Name:
EM Commercial
Development, LLC.
24-021GR



(801) 521-8529 - AWAEngineering.net

\\A\24-021 The District at Eagle Mountain Lot 3 C3.DWG 3/24/2025 9:56:04 AM, candelw, 1:1, DWG



Scale: 1" = 20'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.
10. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller —
 - 1.1. Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
 - 1.2. Advanced Drainage Systems (ADS) HP storm Pipe, ASTM F2881 or AASHTO M330
2. 15" pipes or larger — Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.



Utility Plan

The District at Eagle Mountain Town Center Lot 3

(NEC) Eagle Mountain Boulevard and Pony Express Parkway

Eagle Mountain, Utah



25 March, 2025

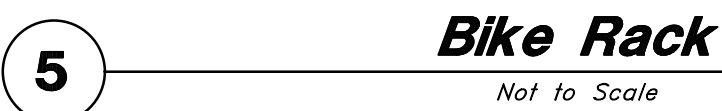
SHEET NO.

C3.1

DESIGNED BY: EM
DRAFTED BY: KF, DW
CLIENT NAME: EM Commercial Development, LLC
DATE: 24-021UT



- ## 7 Concrete Joint Detail

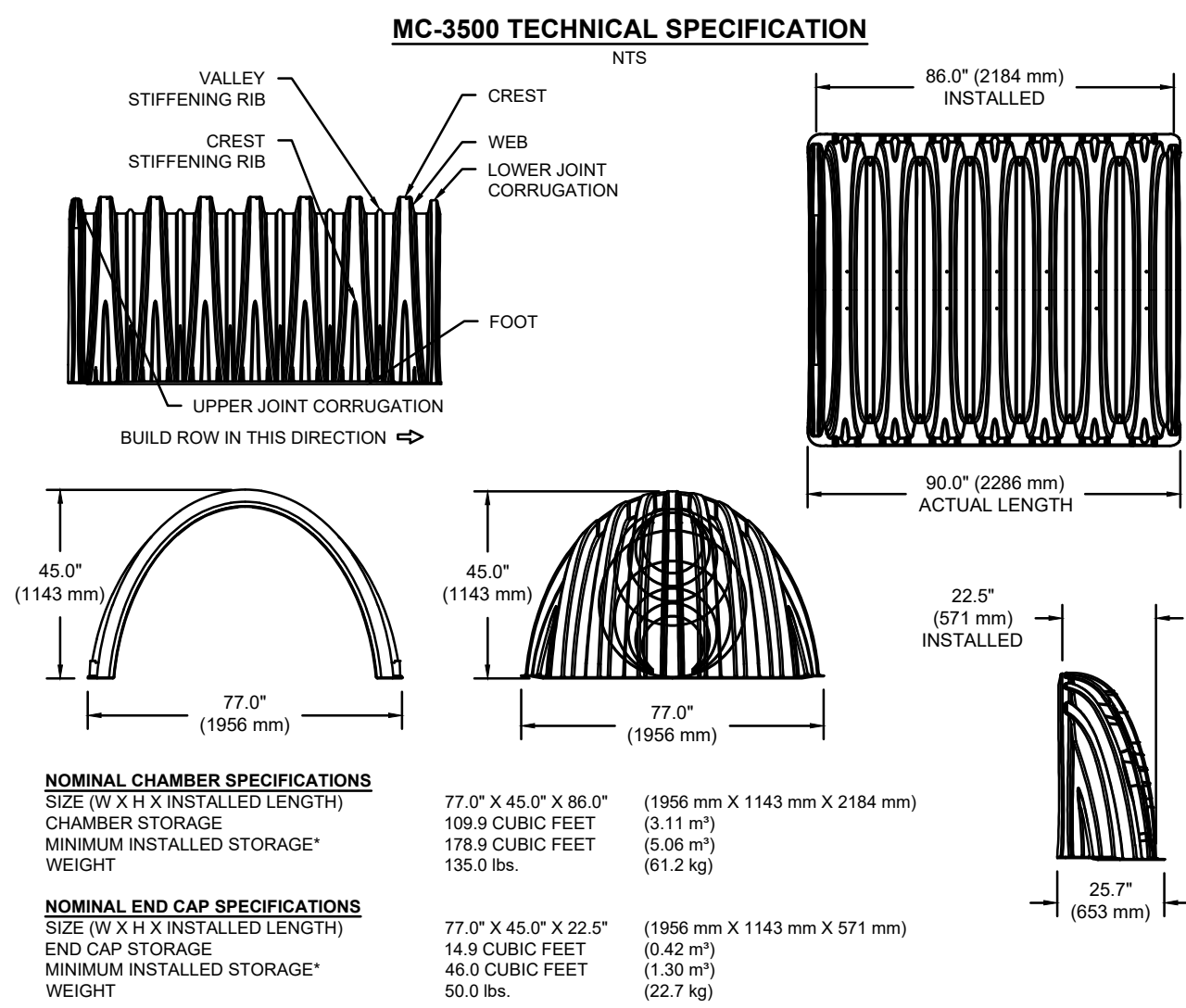


- 1** **24" Curb And Gutter**
Not to Scale

25 March, 2025

MEET NO.

C4.1

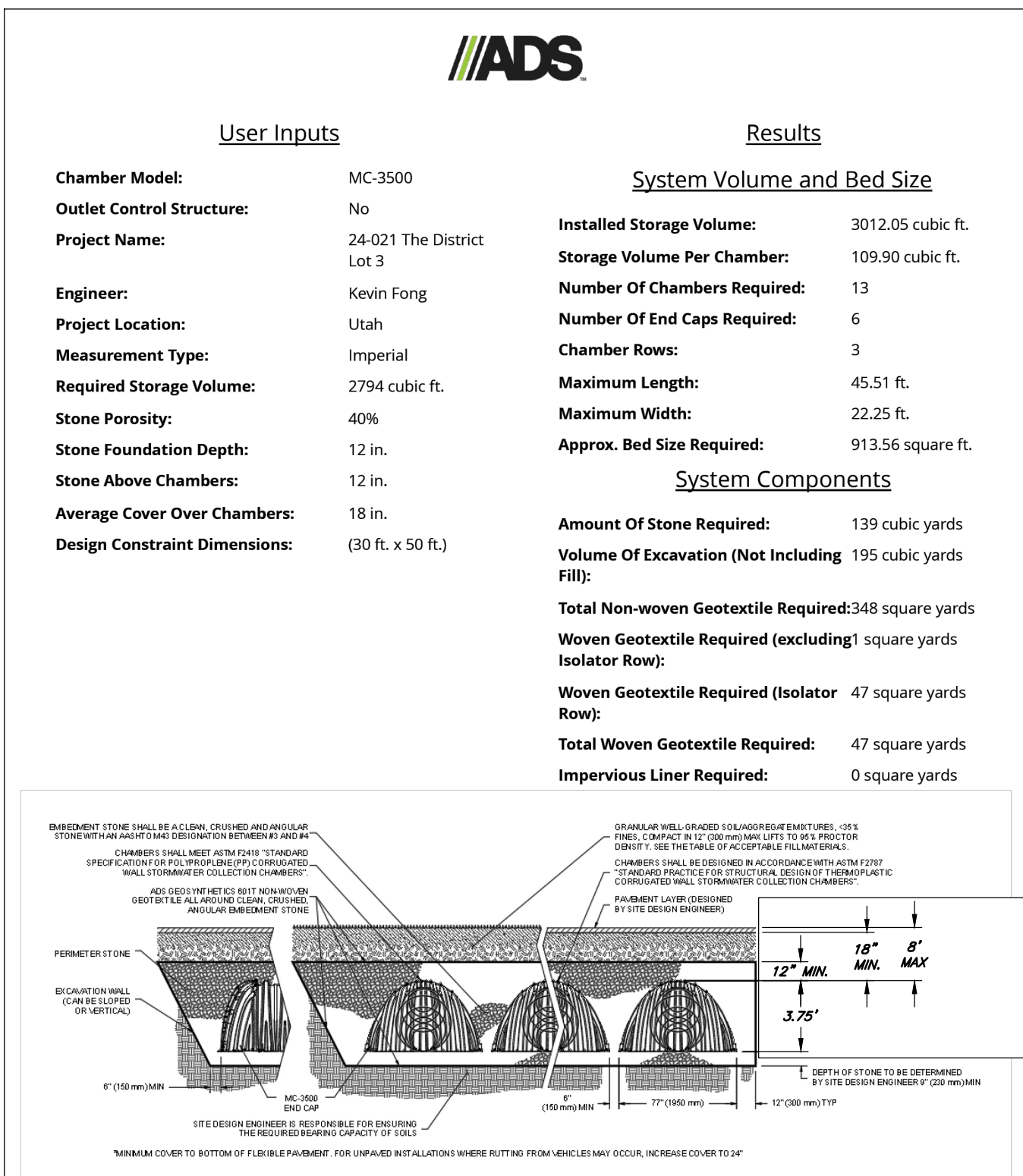


STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

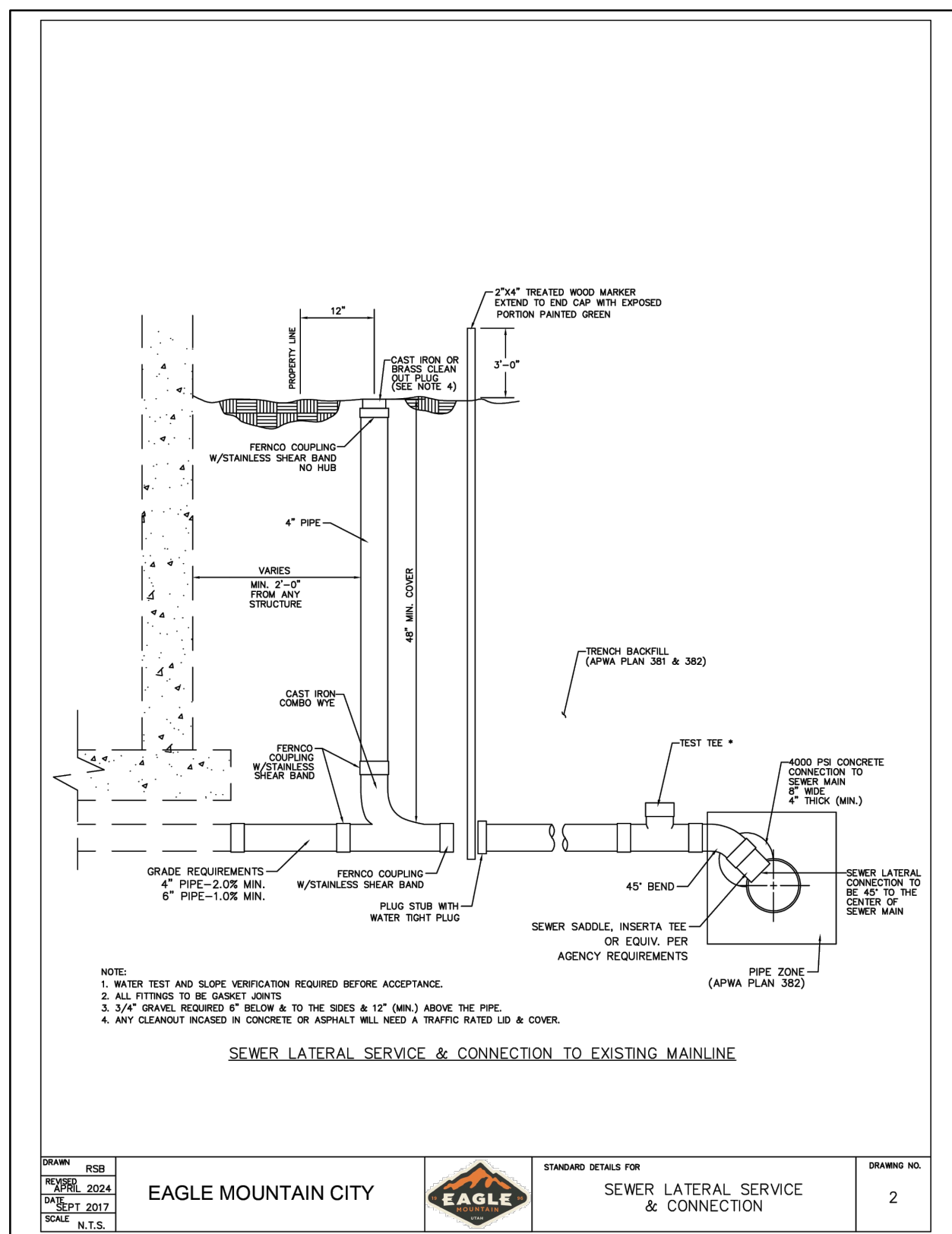
PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	0.66" (17 mm)
MC3500IEPP08B	8" (200 mm)	31.16" (791 mm)	0.61" (16 mm)
MC3500IEPP08T	8" (200 mm)	29.04" (738 mm)	0.57" (14 mm)
MC3500IEPP10B	10" (250 mm)	28.36" (670 mm)	0.53" (14 mm)
MC3500IEPP10T	10" (250 mm)	26.39" (670 mm)	0.49" (13 mm)
MC3500IEPP12B	12" (300 mm)	23.39" (594 mm)	0.45" (11 mm)
MC3500IEPP12T	12" (300 mm)	20.03" (509 mm)	0.41" (11 mm)
MC3500IEPP15B	15" (375 mm)	14.48" (368 mm)	0.26" (6 mm)
MC3500IEPP15T	15" (375 mm)	14.48" (368 mm)	0.26" (6 mm)
MC3500IEPP18B	18" (450 mm)	14.48" (368 mm)	0.26" (6 mm)
MC3500IEPP18T	18" (450 mm)	14.48" (368 mm)	0.26" (6 mm)
MC3500IEPP24B	24" (600 mm)	14.48" (368 mm)	0.26" (6 mm)
MC3500IEPP24T	24" (600 mm)	14.48" (368 mm)	0.26" (6 mm)
MC3500IEPP30B	30" (750 mm)	14.48" (368 mm)	0.26" (6 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

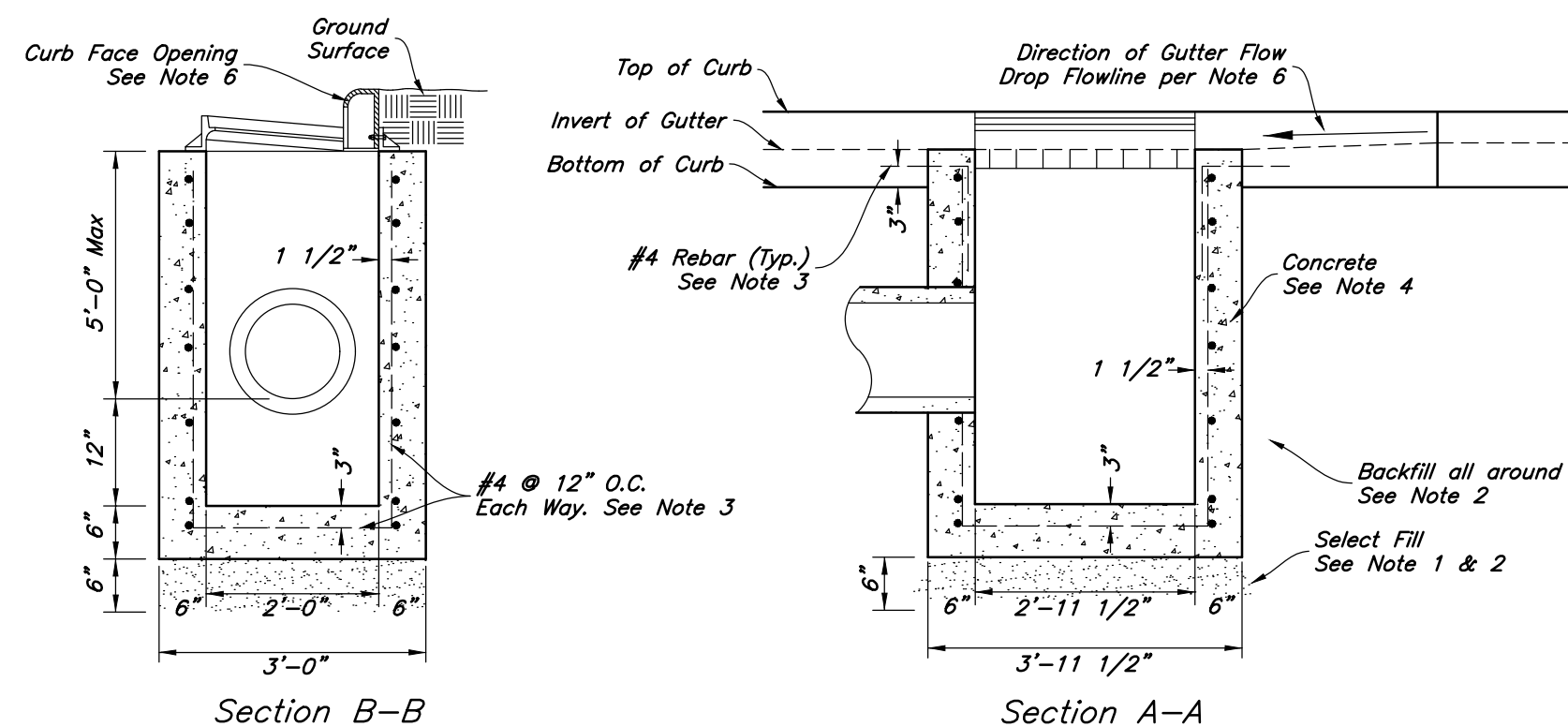
CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.



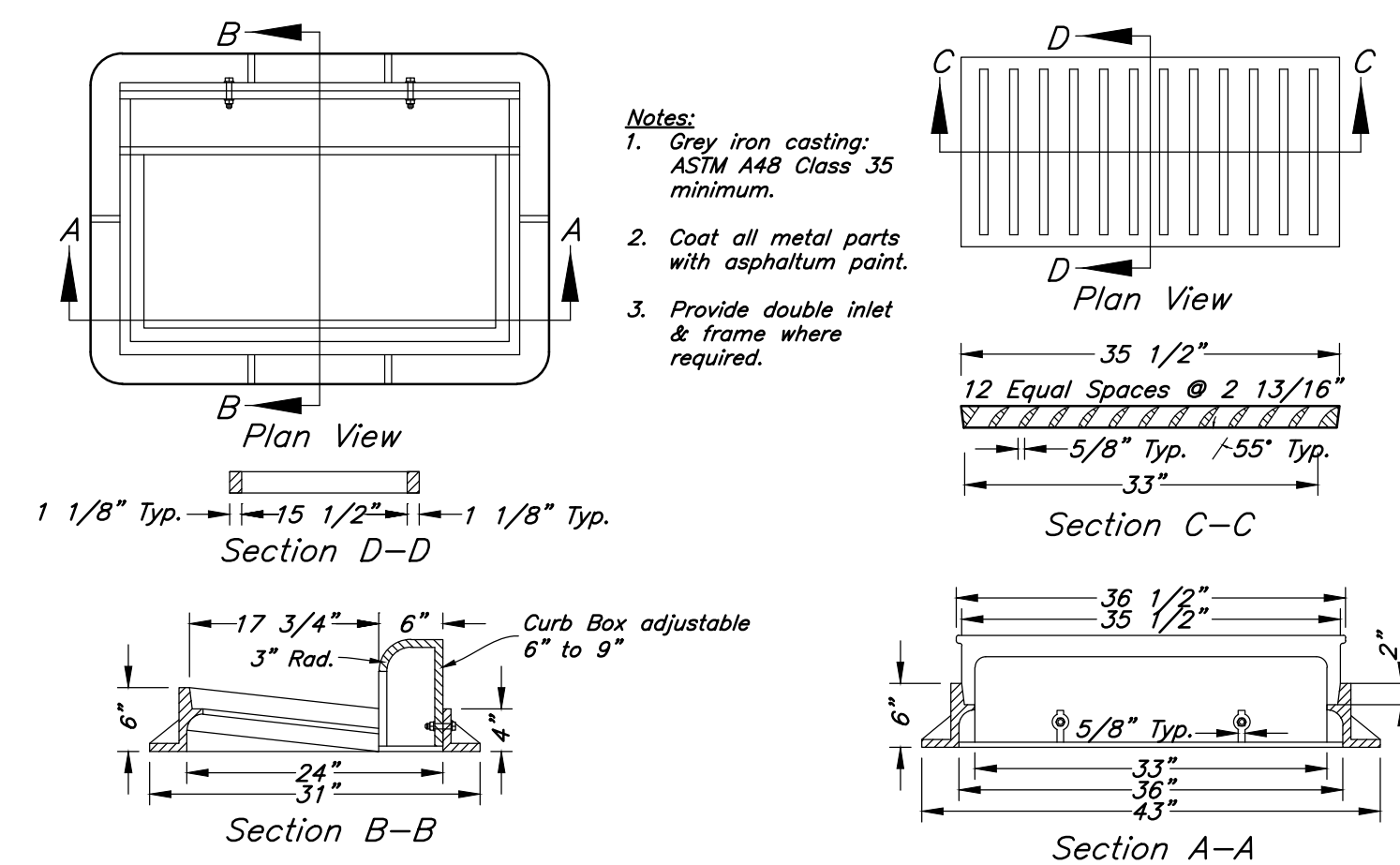
13 StormTech MC-3500 Chambers



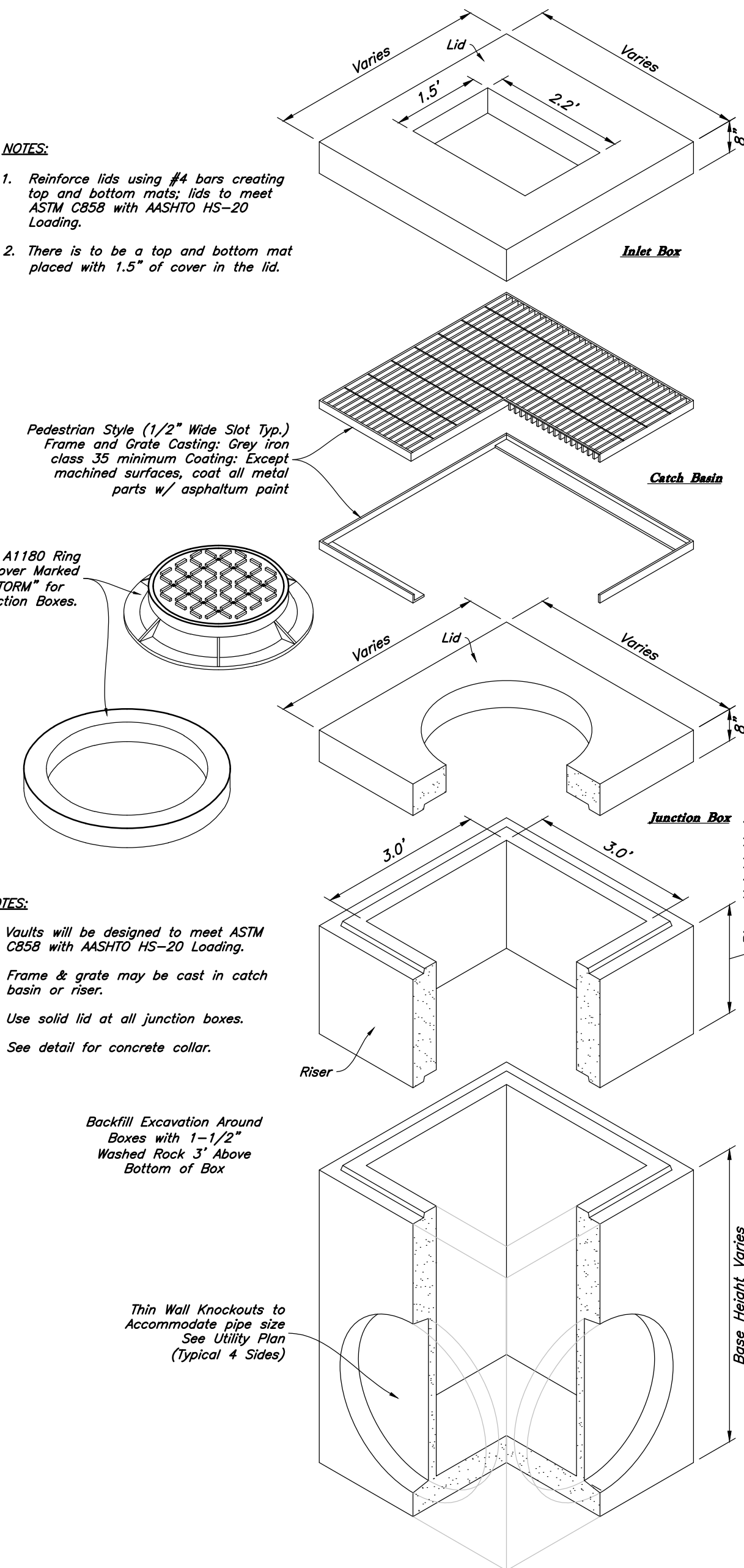
Eagle Mountain Typical Sewer Lateral & Cleanout



11 Curb Inlet with Single Grate



Inlet Grate Frame



Precast 3' x 3' Catch Basin Junction Box/inlet

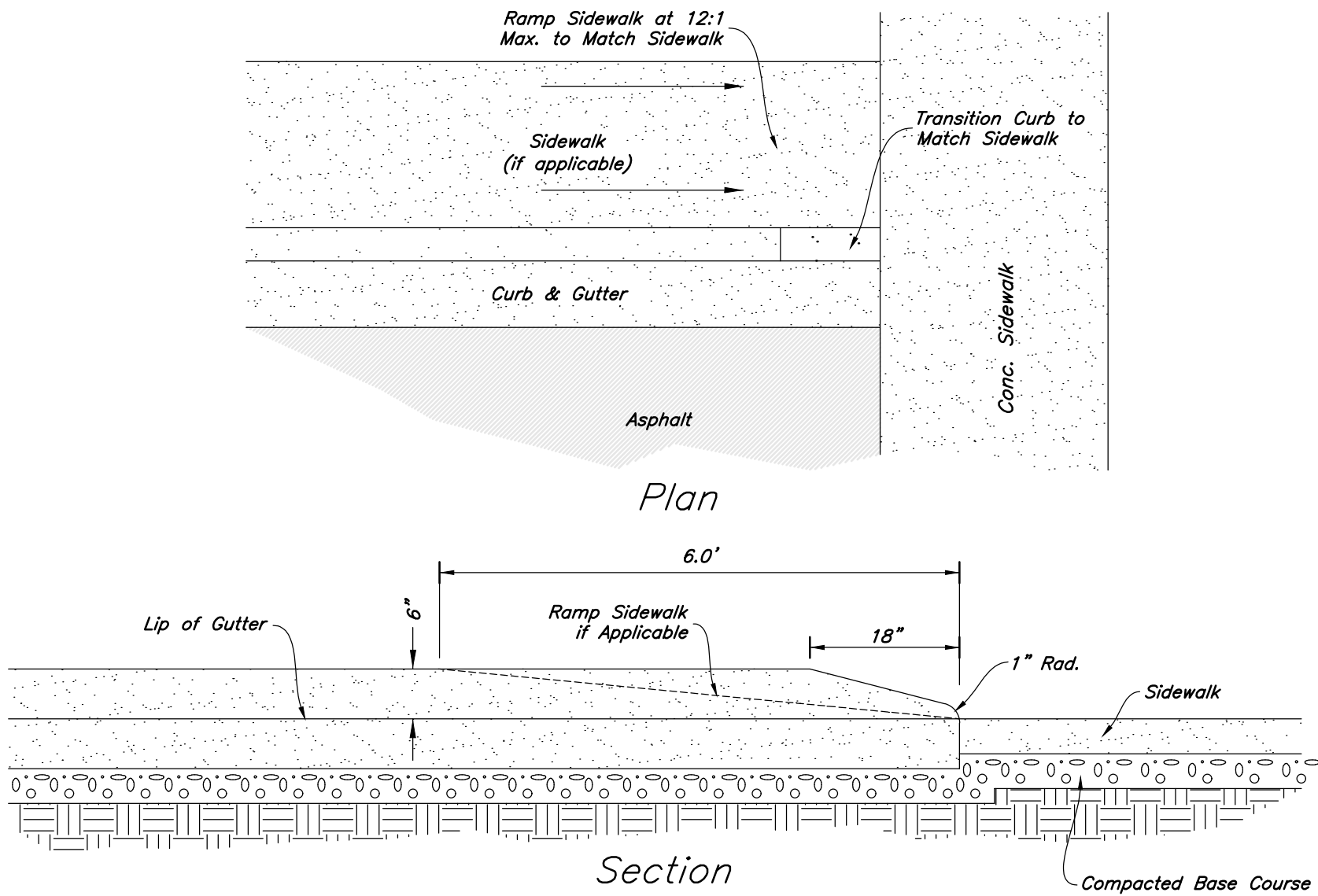
Designed by: EM
Drafted by: KF, DW
Client Name:
EM Commercial Development, LLC.
24-021DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWEEngineering.net

The District at Eagle Mountain Town Center Lot 3
(NEC) Eagle Mountain Boulevard and Pony Express Parkway
Eagle Mountain, Utah

PROFESSIONAL ENGINEER
NO. 778441-2202
ERIC L. MALMBERG
STATE OF UTAH

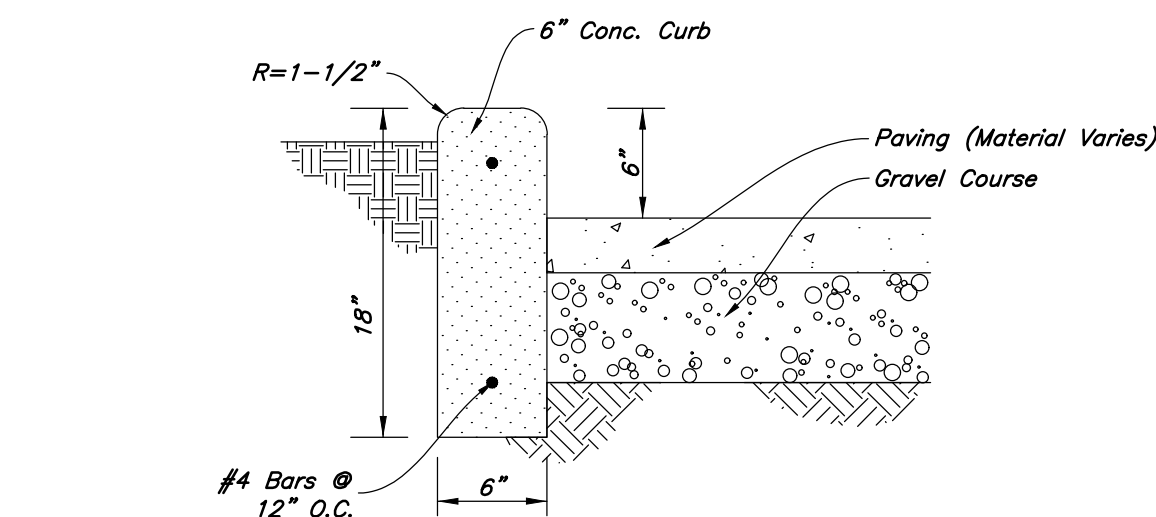
25 March, 2025
SHEET NO.
C4.2



18

Curb Transition

Not to Scale



17

Curb Wall Detail

Not to Scale

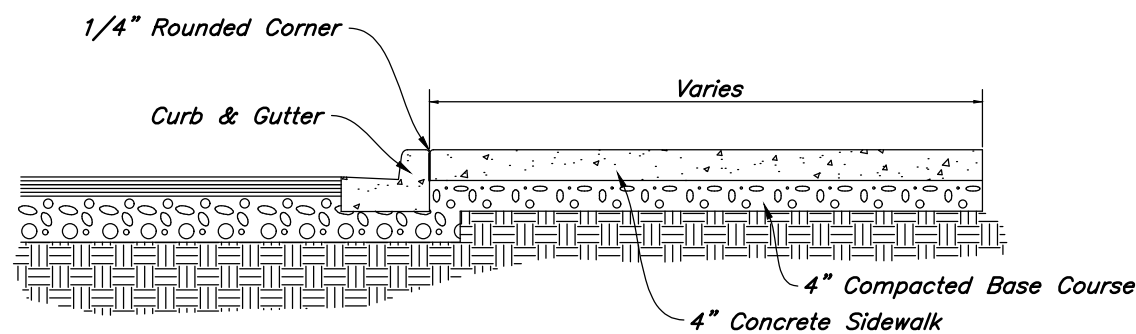
Contraction Joints

- A. Spacing = 10' O.C.

Expansion Joints

- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

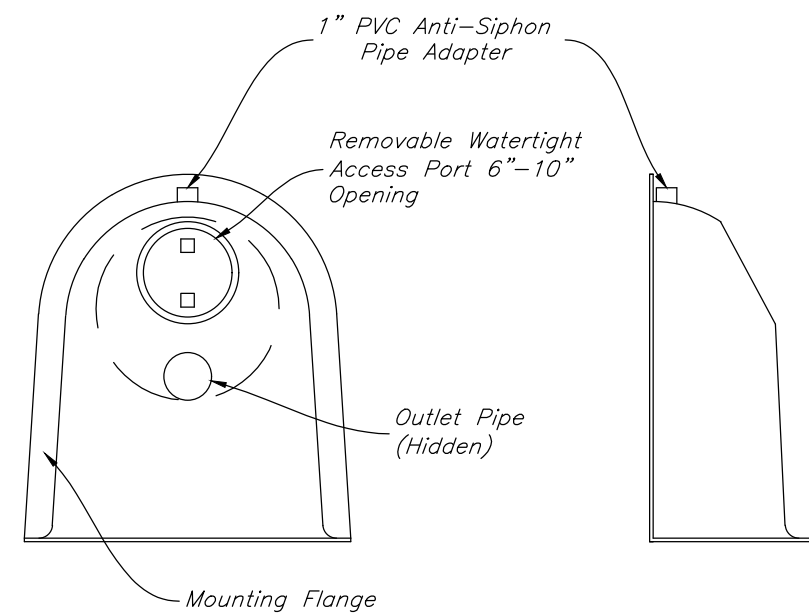
1. See Concrete Joint Detail



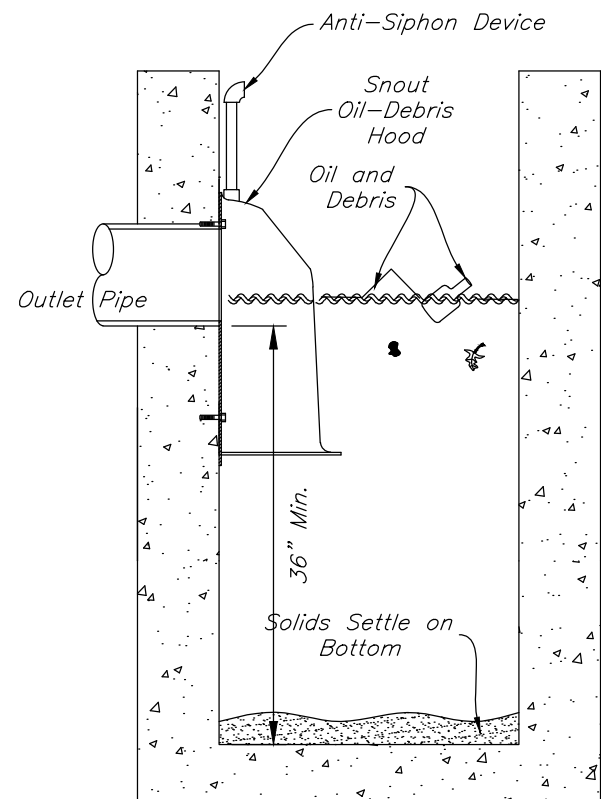
16

Typical Sidewalk Detail

Not to Scale

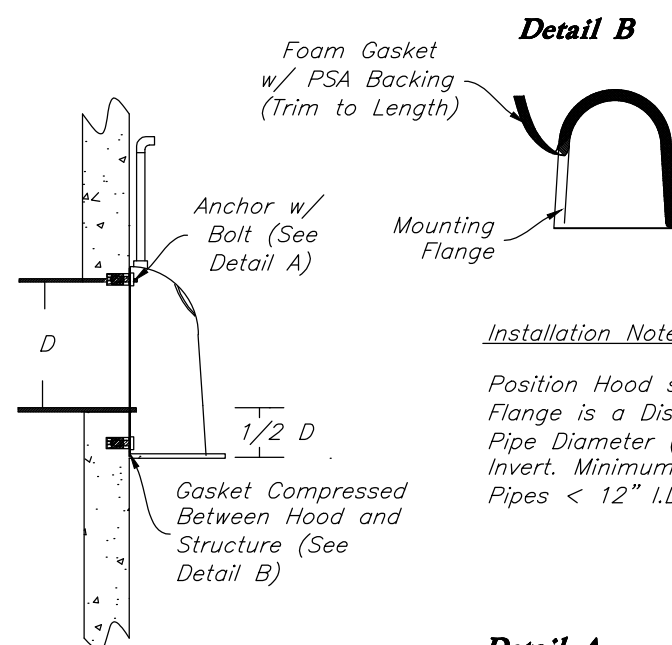


Front View

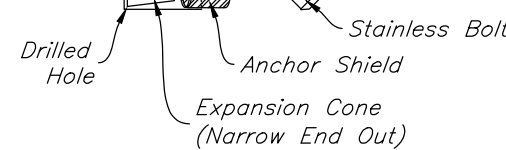


Side View

Note - Sump Depth of 36" min. for < or = 12" Ø Outlet, for outlets > or = 15" Ø Depth = 2.5-3x Ø.



Detail A



Detail A

Detail A

Detail A

Detail A

Detail A

Detail A

Detail A

Detail A

Detail A

Detail A

Detail A

Notes:

1. All hoods and traps for catch basins and water quality structures shall be as manufactured by:

Best Management Products, Inc.
53 Mt. Archer Rd.
Lyme, CT 06371
(860) 434-0277, (860) 434-3195 fax
toll free: (800) 504-8008 or (888) 354-7585
web site: www.bestmp.com
or pre-approved equal

2. All hoods shall be constructed of a glass reinforced resin composite with iso gel coat exterior finish with a minimum 0.125" laminate thickness.
3. All hoods shall be equipped with a watertight access port, a mounting flange, and an anti-siphon vent as drawn. (see configuration detail)
4. The size and position of the hood shall be determined by outlet pipe size as per manufacturer's recommendation.
5. The bottom of the hood shall extend downward a distance equal to 1/2 the outlet pipe diameter with a minimum distance of 6" for pipes <12" i.d.
6. The anti-siphon vent shall extend above hood by minimum of 3" and a maximum of 24" according to structure configuration.
7. The surface of the structure where the hood is mounted shall be finished smooth and free of loose material.
8. The hood shall be securely attached to structure wall with 3/8" stainless steel bolts and oil-resistant gasket as supplied by manufacturer. (see installation detail)
9. Installation instructions shall be furnished with manufacturer supplied installation kit.

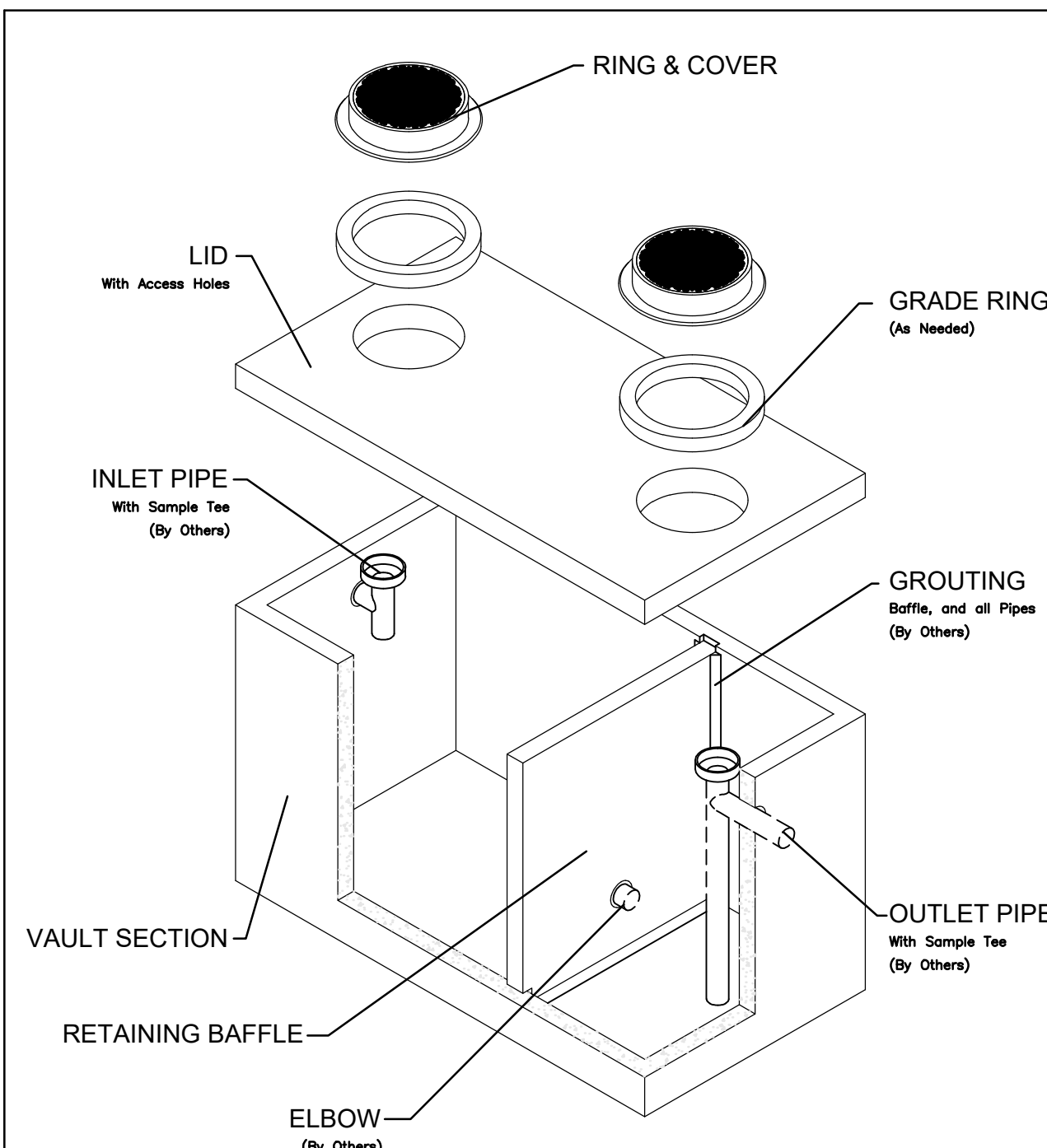
Installation kit shall include:

- a. installation instructions
b. pvc anti-siphon vent pipe and adapter
c. oil-resistant crushed cell foam gasket with psa backing
d. 3/8" stainless steel bolts
e. anchor shields

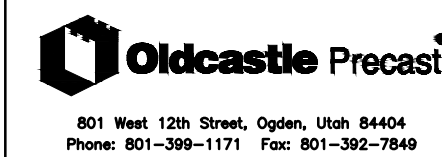
15

"Snout" Oil/Water Debris Separator

Not to Scale



NOTES:
1. Vault design complies with ASTM C-857 and C-858 with less than 2" of earth cover and an ASSTO HS-20 loading.
2. Contractor to grout baffles in place.
3. Contractor to fill all lift insert recesses with grout prior to backfill.
4. Contractor must fill the Separator unit with clean water before it is put into service.
5. Lifting insert type and location may change without notice.



Grease Trap

FILE NAME: 21OECGGREASETR
ISSUE DATE: 5/2008
www.oldcastleprecast.com

Grease Trap

430 to 5,000 Gallon

Copyright© 2008

14

Oldcastle Precast 2,550 Gallon Grease Interceptor

Not to Scale

Details

The District at Eagle Mountain Town Center Lot 3
(NEC) Eagle Mountain Boulevard and Pony Express Parkway
Eagle Mountain, Utah



25 March, 2025

SHEET NO.

C4.3



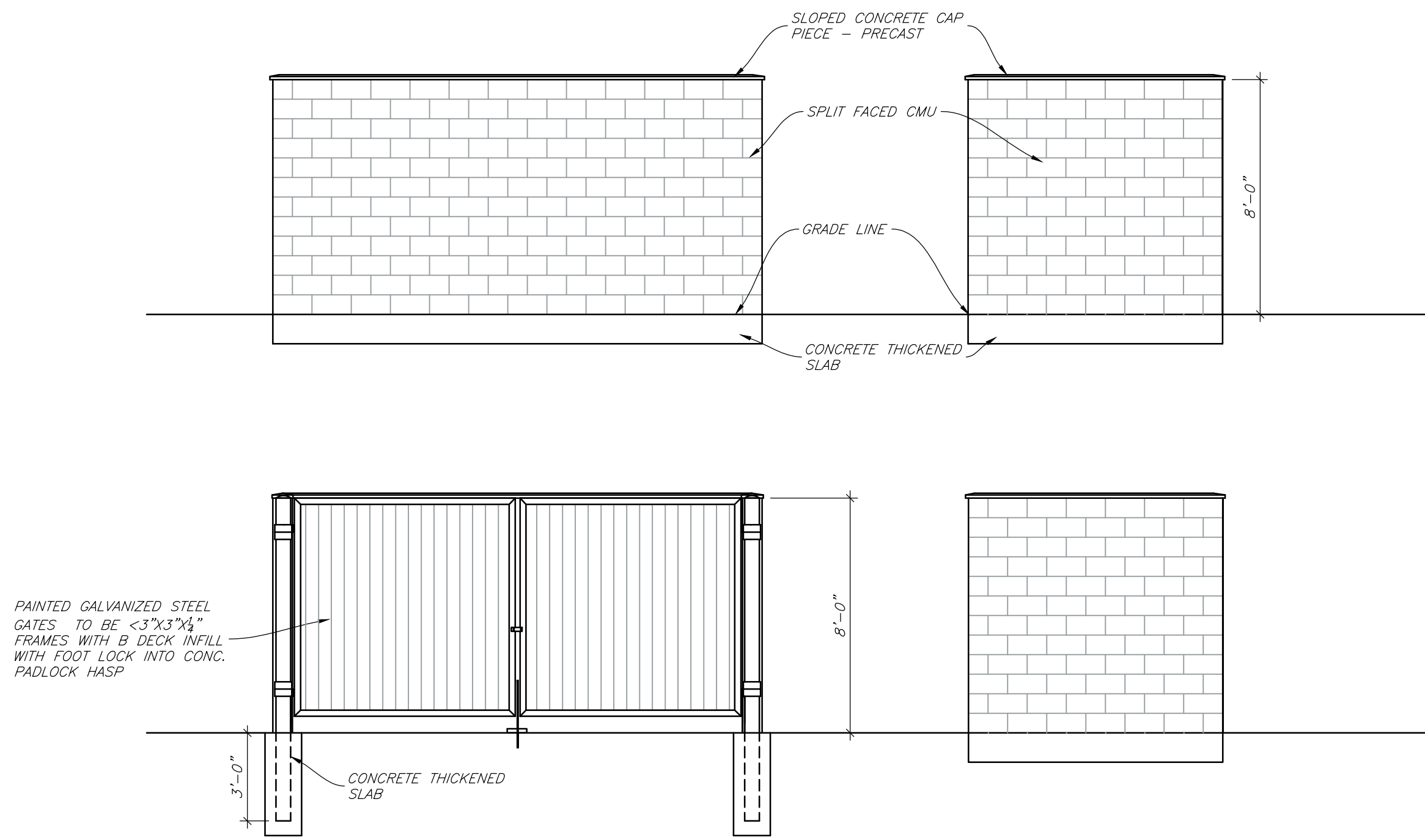
Designed by: EM

Drafted by: KF, DW

Client Name:

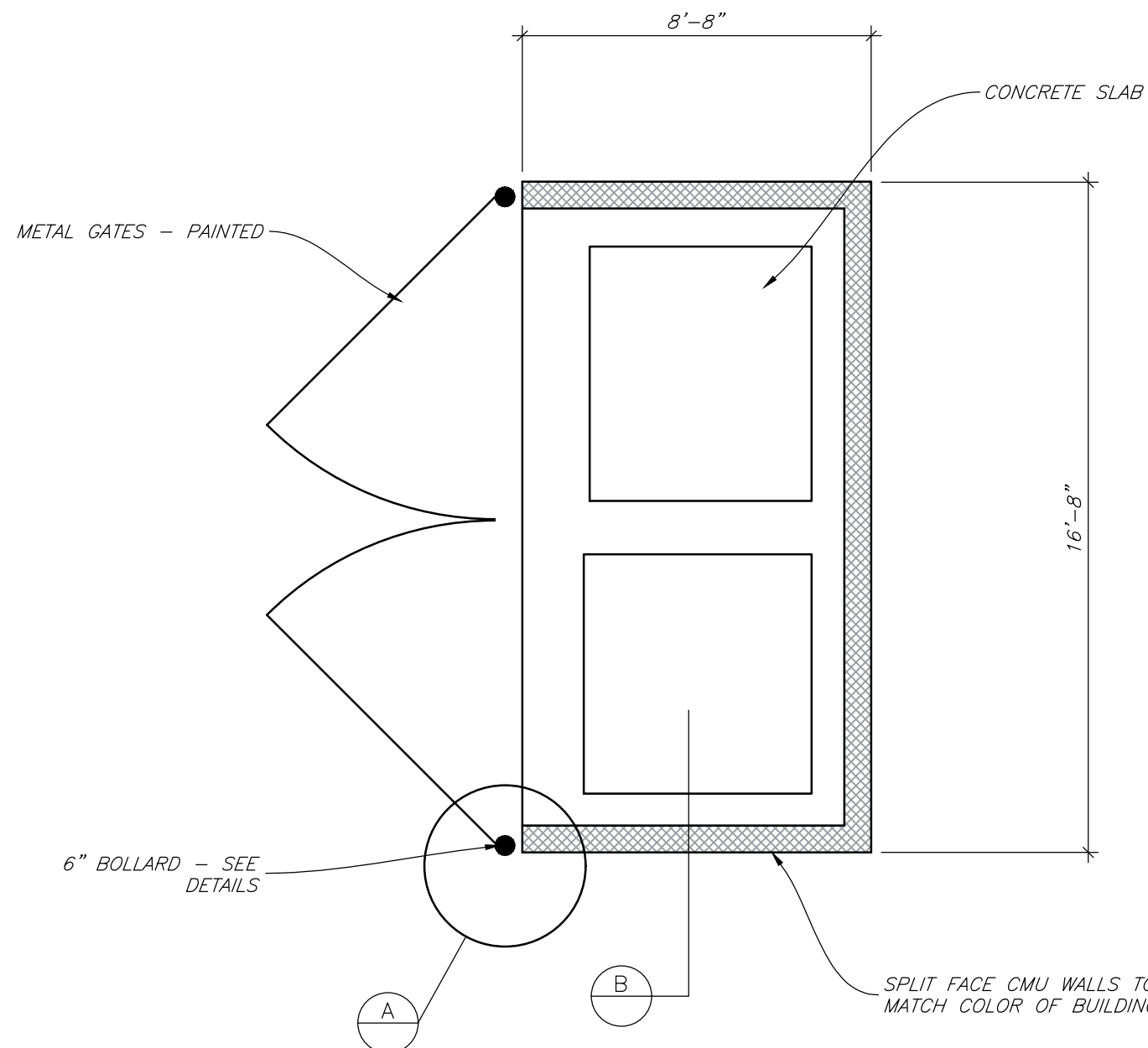
EM Commercial Development, LLC.

24-021DT



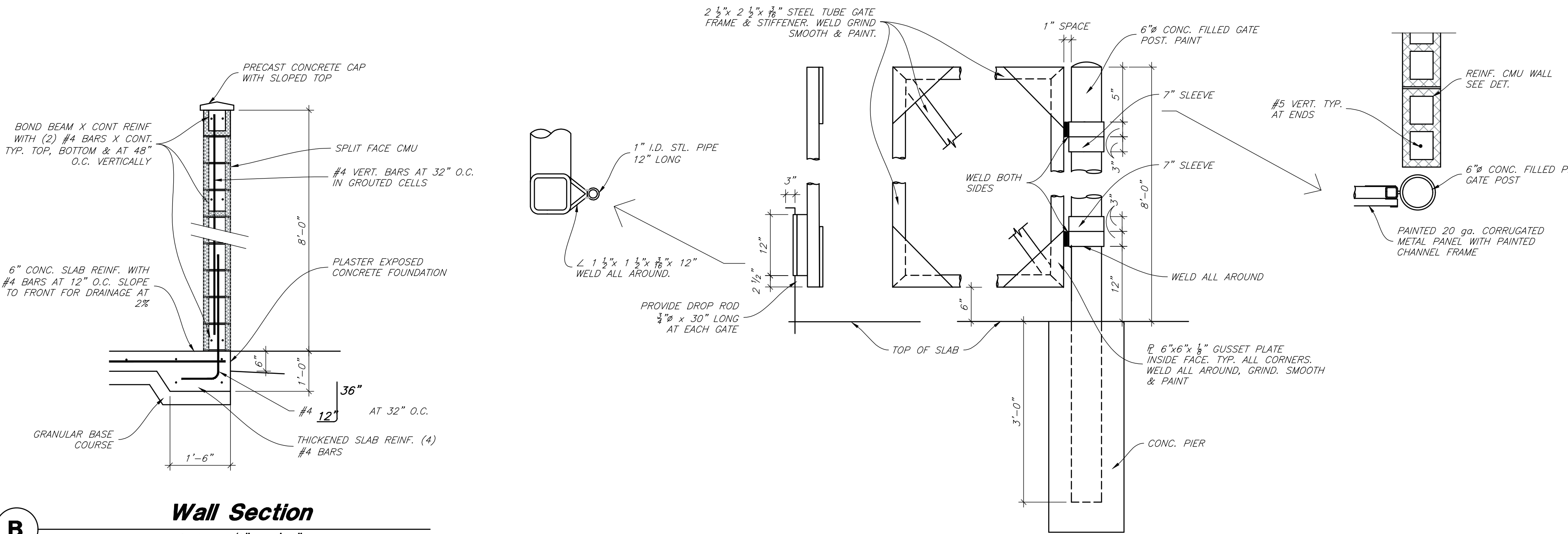
Elevations

Scale : 1/4" = 1'-0"



Site Plan

Scale : 1/4" = 1'-0"



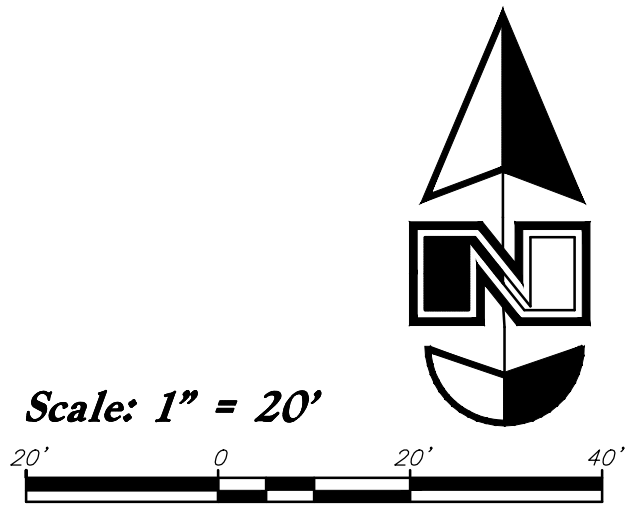
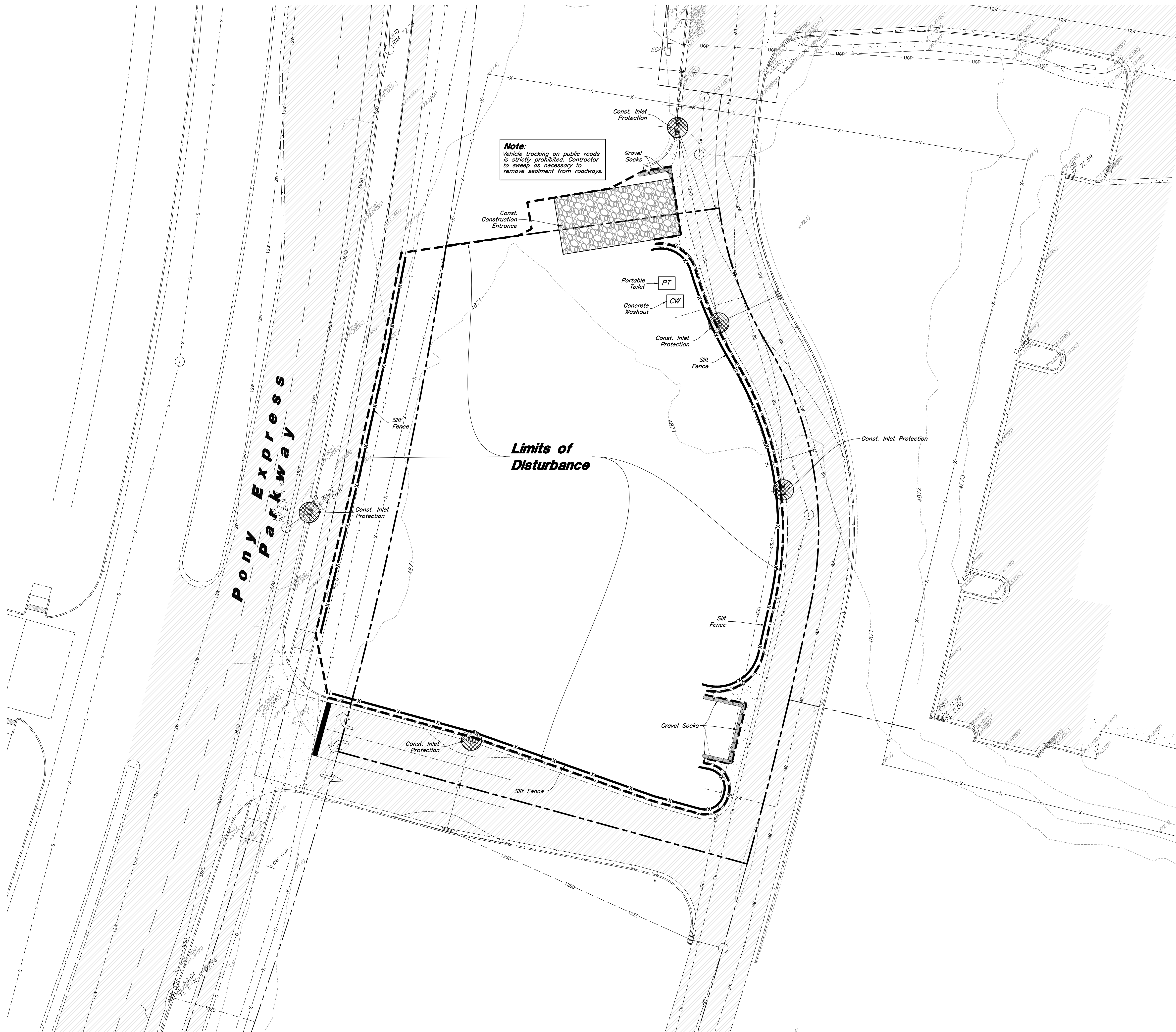
Wall Section

Scale : 1/2" = 1'-0"

Hinge and Door Details

Scale : 3/4" = 1'-0"

W:\24-021 The District at Eagle Mountain Lot 3 CDD.dwg(24-021EC.dwg, 4/10/2025 9:56:59 AM, donelw, 1:1, DWG



Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

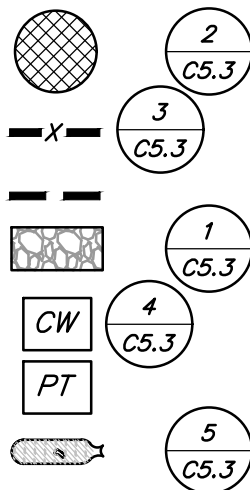
Portable Toilet

Gravel Sock

Existing Contour

Existing Spot

Proposed Contour



Erosion Control Notes

- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.
- Position portable toilets as to be secure and will not be tipped or knocked over. Locate toilets to be at least 10 feet from any storm water conveyance, inlet, curb and gutter, or conduit to a waterway.

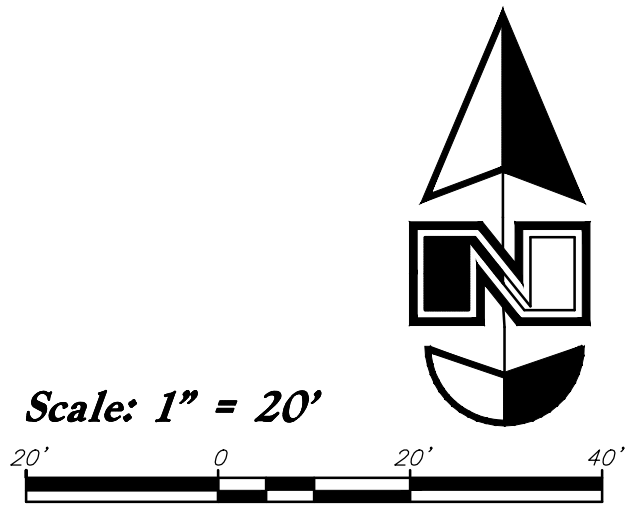
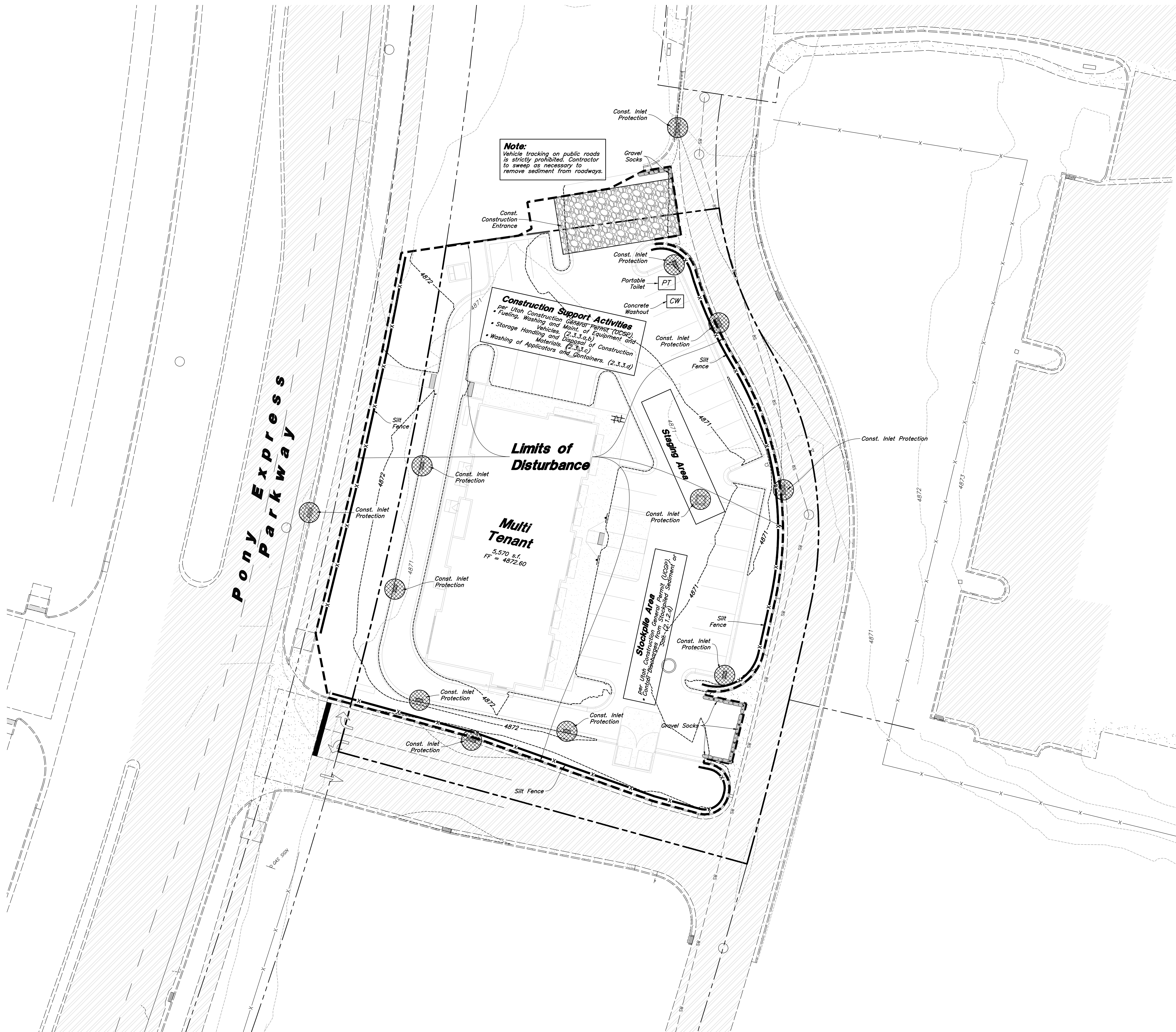


Erosion Control Plan - Phase 1
The District at Eagle Mountain Town Center Lot 3
(NEC) Eagle Mountain Boulevard and Pony Express Parkway
Eagle Mountain, Utah



25 March, 2025
SHEET NO.
C5.1

W:\24-021 The District at Eagle Mountain Lot 3 CDD.dwg 24-021EC.dwg, 4/10/2025 10:03:49 AM, candelw, 1:1, D.W.



Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

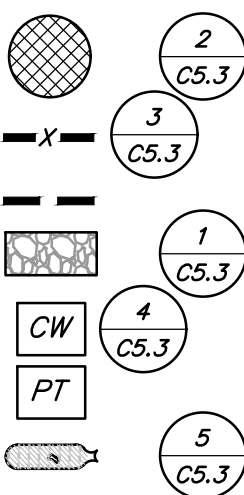
Portable Toilet

Gravel Sock

Existing Contour

Existing Spot

Proposed Contour



Erosion Control Notes

- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.
- Position portable toilets as to be secure and will not be tipped or knocked over. Locate toilets to be at least 10 feet from any storm water conveyance, inlet, curb and gutter, or conduit to a waterway.

Erosion Control Plan - Phase 2

The District at Eagle Mountain Town Center Lot 3
(NEC) Eagle Mountain Boulevard and Pony Express Parkway
Eagle Mountain, Utah



25 March, 2025

SHEET NO.

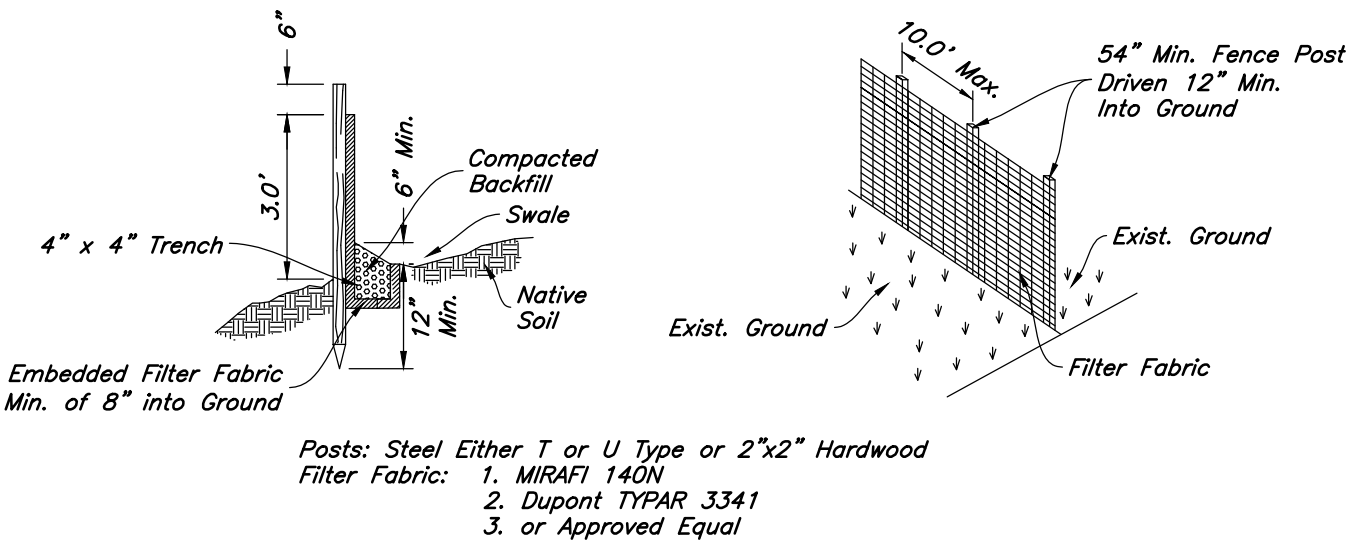
C5.2



Designed by: EM
Drafted by: KF, DW
Client Name:
EM Commercial
Development, LLC.
24-021EC

REV. DATE DESCRIPTION

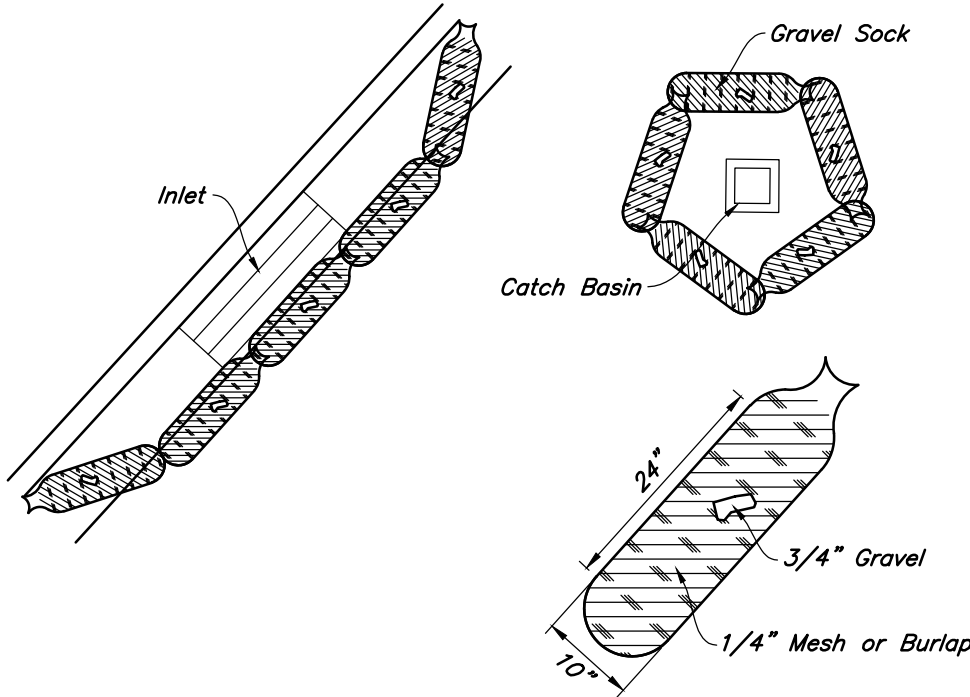
W:\24-021 The District at Eagle Mountain Lot 3 CDD.dwg\24-021EC.dwg, 4/10/2025 9:57:15 AM, danielw, 1:1, DWG



- Notes:
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
 2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
 3. Collected material shall be removed when "bulges" develop in the silt fence.

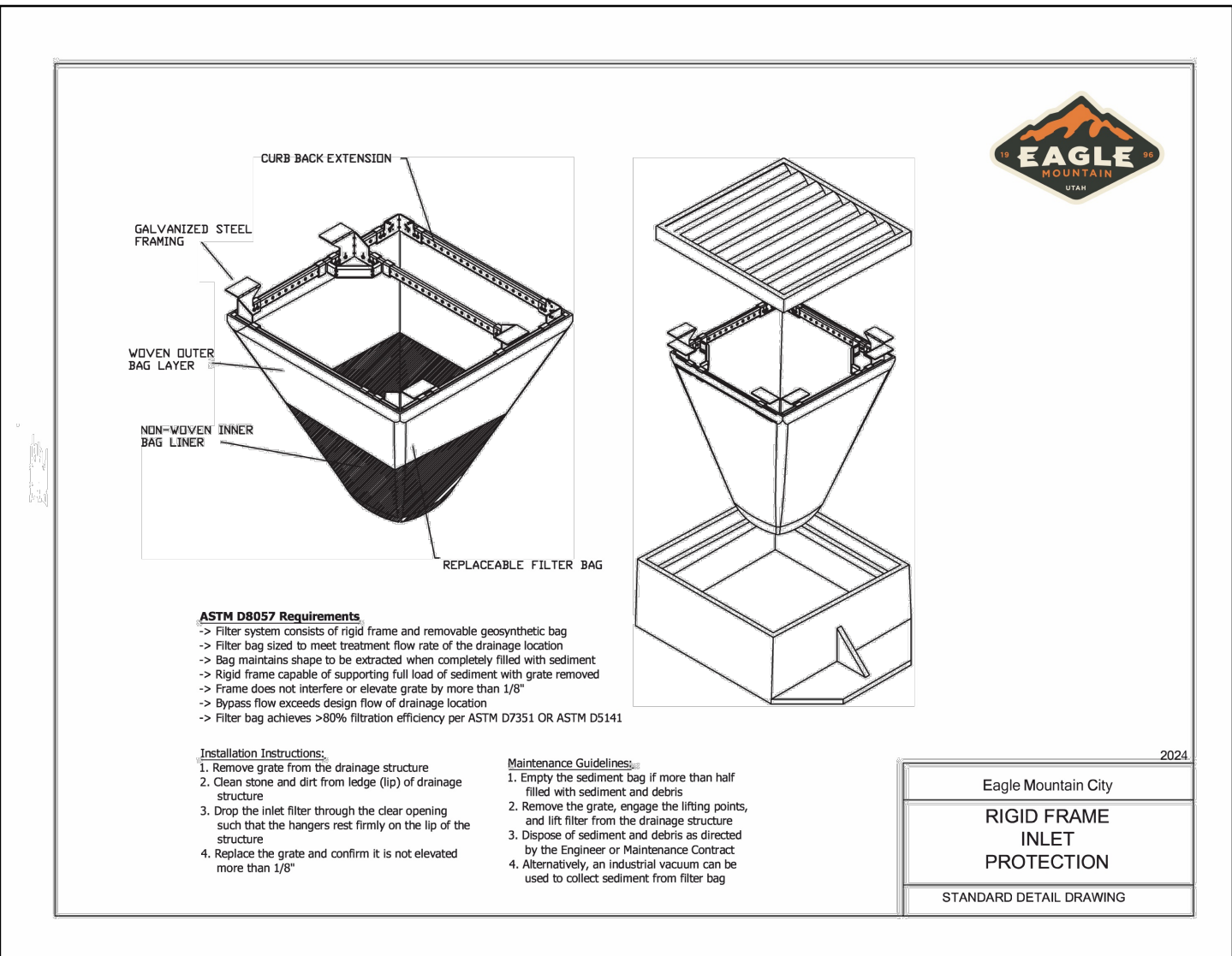
3 Silt Fence Section

Not to Scale



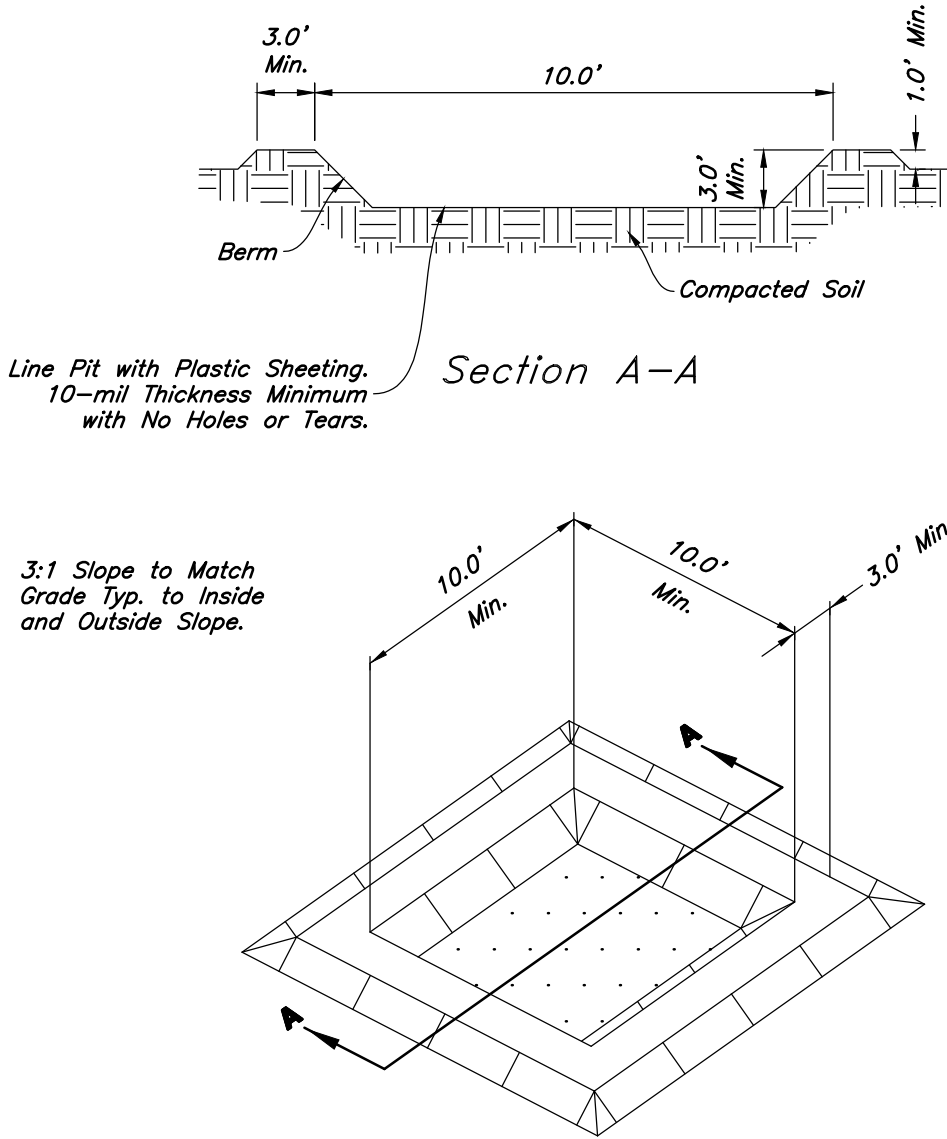
5 Sediment Barrier

Not to Scale



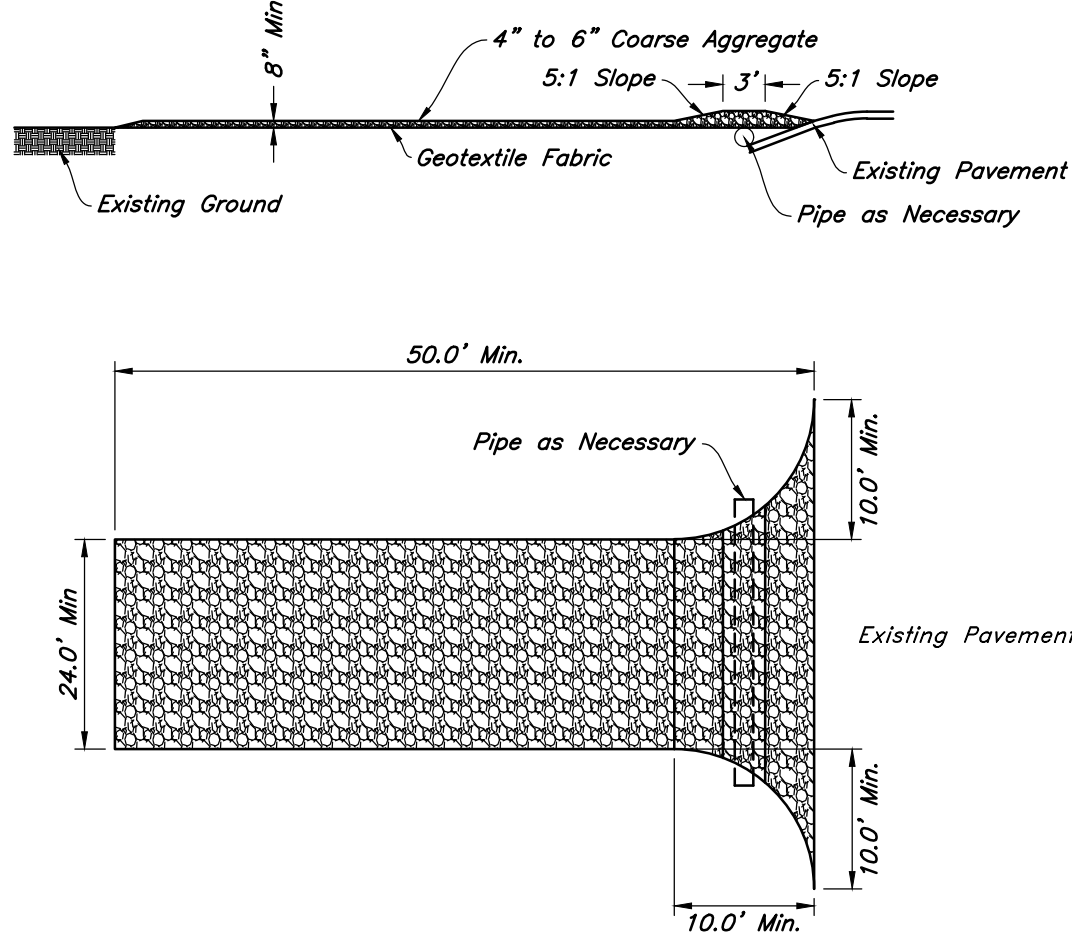
2 Inlet Protection

Not to Scale



4 Concrete Washout

Not to Scale



1 Stabilized Construction Entrance

Not to Scale



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWEngineering.net

Erosion Control Details

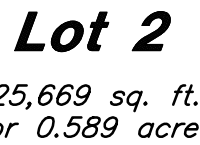
The District at Eagle Mountain Town Center Lot 3
(NEC) Eagle Mountain Boulevard and Pony Express Parkway
Eagle Mountain, Utah



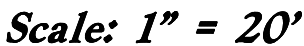
25 March, 2025

SHEET NO.

C5.3



1. The Site Owner will Install and Maintain all Landscaping/Irrigation Adjacent Along Pony Express Parkway.



<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>
---------------	------------	--------------------------------	-------------

GROUND COVER		
	28	<i>Arctostaphylos x coloradensis</i> 'Panchito' / Panchito Manzanita 5 gal 18" (H) x 48" (W)
	22	<i>Juniperus sabina</i> 'Buffalo' / Buffalo Juniper 5 gal 12" (H) x 60" (W)
	23	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac 5 gal 18" (H) x 60" (W)

MATERIAL SCHEDULE

 over Dewitt Pro's Weed Barrier; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Angular, and Earth Tone/Tan Colors From Utah Landscaping Rock (South Towne) Detail: 4/L3.1

Around Plant Material, Stone Shall be Used in all Planting Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Detail: 4/L3.1

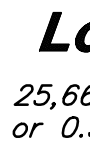
Angular and wash Proposed Stone, Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper

1. Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appearances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personal injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Existing and/or imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the existing/imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
17. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils. Remove all construction debris and foreign material.
18. Provide an eight (8) inch depth of imported topsoil in all shrub areas and twelve (12) inches in parking islands.

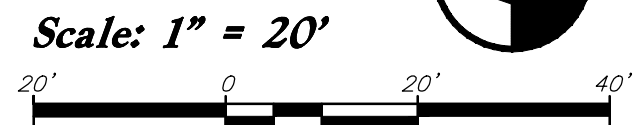
** All Plant Material has been Selected From the West Jordan Valley Water Conservancy District Low and Very Low Water Usage Plant List.*

1. See Sheet L3.1 for Planting Details.
2. All Landscape Material shall be Fully Irrigated by an Automatic Watering System. See Sheet L2.1 for Irrigation Layout. See Sheet L3.1 for Irrigation Details.
3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
4. Prior to Installing Stone, Apply an Application of Pre-escape Herbicide.
5. See Landscape Notes for Details regarding Landscape Maintenance Period.
6. No Ething Shall be Used Between Different Type of Stone. Provide a Define Distinct Edge Between Different Stone.
7. Adjacent Property Owner of ROW Shall Maintain Irrigation and Watering Unless a Master Common Owner Association Maintains.

- ⑦ Install Shrub Planter with Weed Barrier, Decorative Stone, and Plant Material; See Material Sch. for Stone Type
- ⑧ Install Landscape Boulder
- ⑨ Drive-Thru and Parking Lot Planting Screen to Screen Headlights from Leaving the Site; Planting Screen Shall Consist of a 42" High Shrub Hedge
- ⑩ Snow Storage Area; See Landscape Data Table for More Info.
- ⑪ Existing Fire Hydrant – See Civil Plans; Evenly Space Plant Material Around Light Poles
- ⑫ Menu Board by Separate Permit
- ⑬ New Electric Transformer; Adjust Plant Material as Needed to Allow Access to Transformer
- ⑭ Irrigation Backflow Preventer – See Irrigation Plan for Material and Location; Plant Material for Exact Location; Center Backflow between Plant Material and Away From Back of Curb to Avoid a Conflict with a Vehicle Bumper
- ⑮ New Light Pole – See Site Elect. Plans; Adjust Plant Material as Needed and Evenly Space Plant Material Around Light Poles
- ⑯ Water Meter for Building and Irrigation – See Utility Plan for More Detail
- ⑰ Bike Rack – See Civil Plans
- ⑱ Monument Sign by Separate Permit
- ⑲ Clear Vision Triangle – No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees are Allowed Within the Clear Vision Triangle (30'x30')
- ⑳ Install Landscape Area with Weed Barrier, Decorative Stone and no Plant Material; See Material Sch. for Stone Type



1. The Site Owner will Install and Maintain all Landscaping/Irrigation Adjacent Along Pony Express Parkway.



Irrigation Notes

1. See Sheet L3.1 for Plant Layout and Sheet L3.1 for Planting Details.
2. See Sheet L3.1 for Irrigation Details.
3. The City Reported a Water Pressure Range of 86-100 psi in the Area. The City Suggests that the Irrigation System Shall be Designed in the Range of 40-60 psi to Accommodate for Future Water Usage Growth in the City. The Irrigation is Design for 60 psi and Requires a Minimum of 53 psi.

Valve Callout

Valve Number

Valve Flow

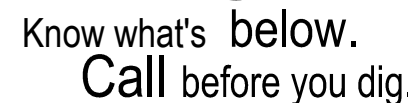
Valve Size

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP RATE
1	1"	Area for Drip Emitters	3.75	37.1	52.5	0.28 in/h
2	1"	Area for Drip Emitters	3.85	37.1	52.6	0.46 in/h
3	1"	Area for Drip Emitters	4.18	37.1	51.6	0.49 in/h
4	1"	Area for Drip Emitters	3.77	37.4	51.5	0.34 in/h

19. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
20. Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, elbows, or changes in direction shall occur under hardscape.
21. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
22. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
23. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
24. Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.
25. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
26. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with one set of drawings indicating actual location of piping, valves, wiring, and zones.
27. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during construction, permits, access, repairs and all damage to utilities, structures, site appearances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractor must have adequate liability, personal injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufacturers requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation installer shall repair or replace irrigation components and accessories that fail in materials and workmanship within specified warranty period. The warranty shall be 12 months and shall begin with final project acceptance.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. The complete system has no air systems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid

11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured stress p.s.i. Teflon tape all threaded fittings. The minimum depth of trench boxes shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
13. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100%(%) percent irrigation coverage of areas indicated.
14. Controllor valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
15. Control valve wire shall be #14 single conductor; while for common wire, red for power and black for ground. Provide (2) two spool wire that run the length of the mainline and the controllor. All wiring shall be UL-UL rated. All connections shall be made with water tight connectors (DBR/J or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote connection in valve boxes. In addition provide 36" extra wire length where line enters possible. Provide slack in control wires at all changes in direction.
16. Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
17. Quick couplers shall be a Rain Bird 44RC with a one inch Lasco unswired joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
18. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any other system components. After settle all trenches and excavations

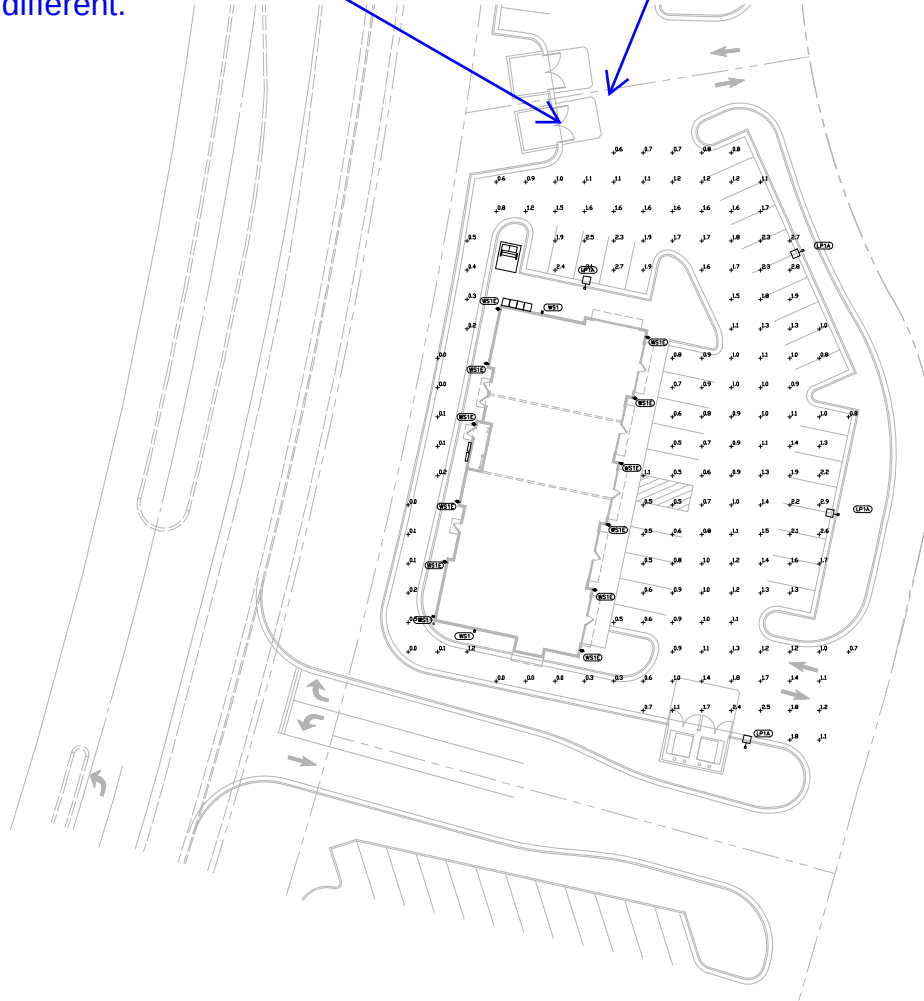


Not on site plan. Parking
number/location are
slightly different.

Parking here. Light
needed?

LUMENS PER IMPROVED ACRE CALCULATION			
Listing of wallwash or parking lots required to comply with IES recommendations:			
FEATURE TYPE	QUANTITY	LUMENS (lm) FEATURE	SUBTOTAL (lm)
WALL	4	13350	53400
WALL	9	1000	9000
WALL	11	1000	11000
		TOTAL	73400
TOTAL ACRES		TOTAL LUMENS	LUMENS PER IMPROVED ACRE
1.28 ACRES	0.83	73400	76714.2

ELECTRICAL KEY NOTES:
◇ .



1 ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"



ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED ON THIS DRAWING ARE OWNED BY AND THE PROPERTY OF TAFT ENGINEERING, LLC AND WERE CREATED, PROVIDED, AND DEVELOPED WITH THIS SPECIFIC PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF TAFT ENGINEERING, LLC. REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET VIOLATION UNDER 18 U.S.C. SEC. 1836.

NEW SHELL BUILDING FOR:
CORNER PARTNERS
THE DISTRICT AT EAGLE MOUNTAIN
LOT 3 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
ELECTRICAL SITE PLAN

ENG. PROJECT NO: 01-0058-2024
DATE: 01-23-2025
DRAWN BY: JMT
CHECKED BY: JMT
DESIGNED BY: JMT

© COPYRIGHT TAFT ENGINEERING

DATE	REVISION

SHEET TITLE

E101A

VDC VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046



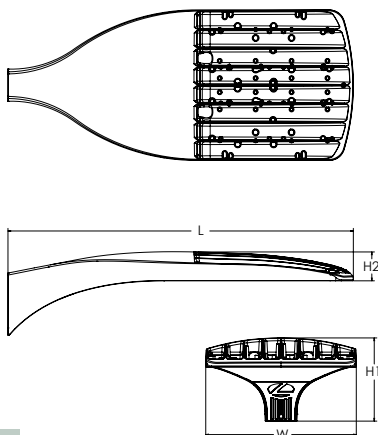
D-Series Size 1 LED Area Luminaire



d#series

Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED						
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P6 P2 P7 P3 P8 P4 P9 P5 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare ³ T4M Type IV medium T4LG Type IV low glare ³ TFTM Forward throw medium TSM Type V medium TSLG Type V low glare TSW Type V wide BLC3 Type III backlight control ³ BLC4 Type IV backlight control ³ LCCO Left corner cutoff ³ RCCO Right corner cutoff ³	MVOLT (120V-277V) ⁴ HVOLT (347V-480V) ^{5,6} XVOLT (277V - 480V) ^{7,8} 120 ^{16,26} 208 ^{16,26} 240 ^{16,26} 277 ^{16,26} 347 ^{16,26} 480 ^{16,26}	Shipped included SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling ⁹ RPA5 Round pole mounting #5 drilling ⁹ SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket ¹⁰ MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11,12,20,21} PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13,20,21} PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴ PERS Five-pin receptacle only (controls ordered separately) ^{14,21} PER7 Seven-pin receptacle only (controls ordered separately) ^{14,21} FAO Field adjustable output ^{15,21} BL30 Bi-level switched dimming, 30% ^{16,21} BL50 Bi-level switched dimming, 50% ^{16,21} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷ DS Dual switching ^{18,19,21}	Shipped installed SPD20KV 20KV surge protection HS Houseside shield (black finish standard) ²² L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²³ HA 50°C ambient operation ²⁴ BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) ²⁵ DF Double fuse (208, 240, 480V) ²⁶ Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

DSX1-LED
Rev. 01/28/25
Page 1 of 10

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

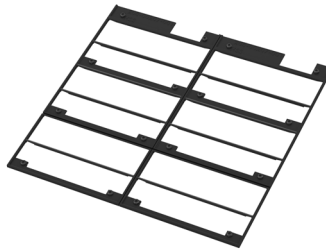
NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



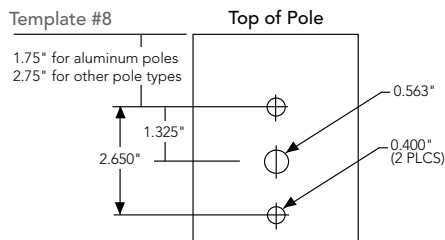
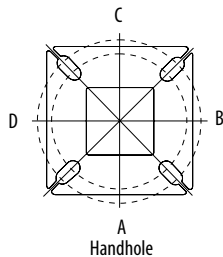
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

DSX1-LED
Rev. 01/28/25
Page 2 of 10

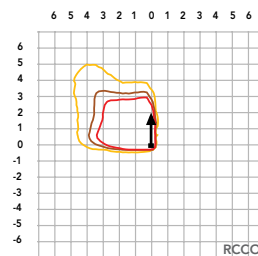
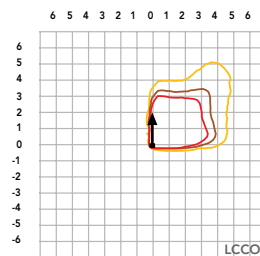
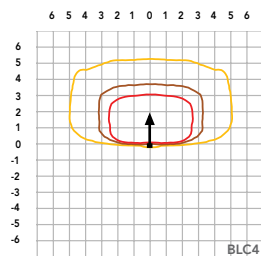
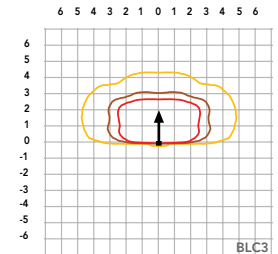
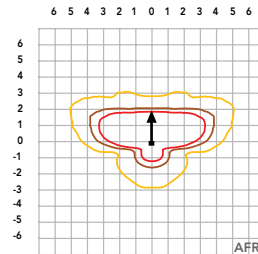
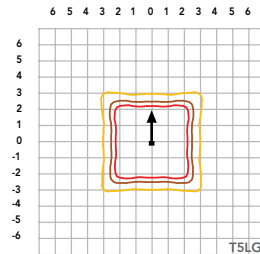
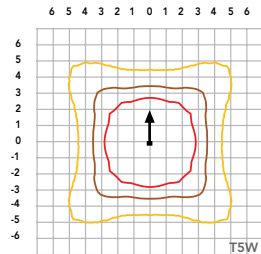
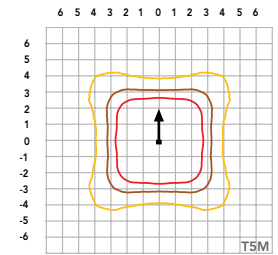
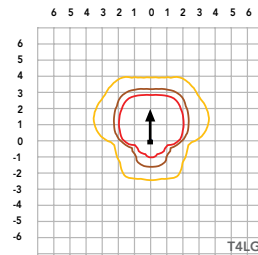
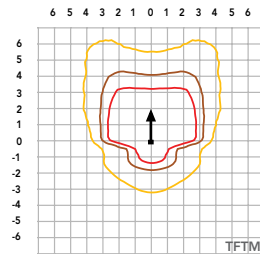
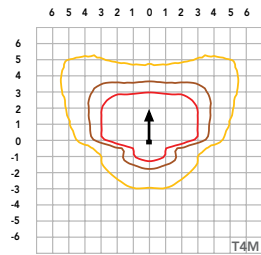
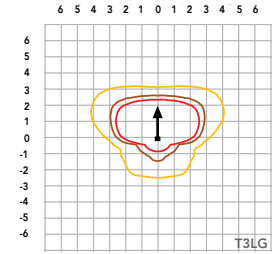
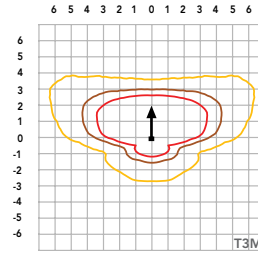
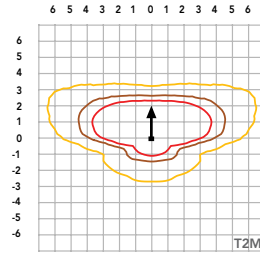
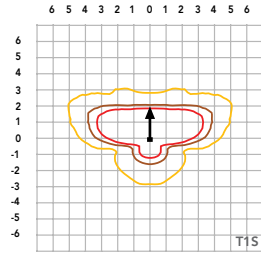
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](https://www.lithonia.com).

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

DSX1-LED
Rev. 01/28/25
Page 4 of 10

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	3	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

Performance Data

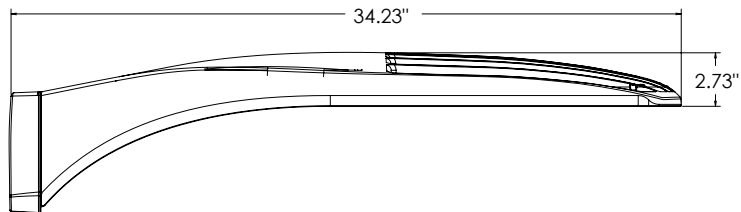
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

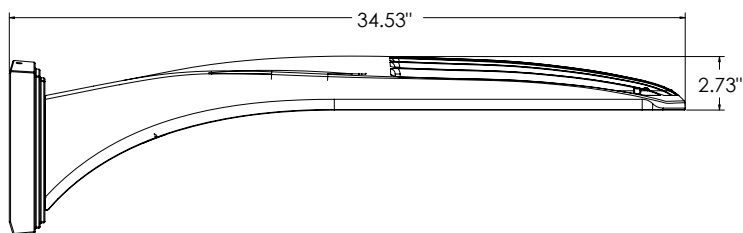
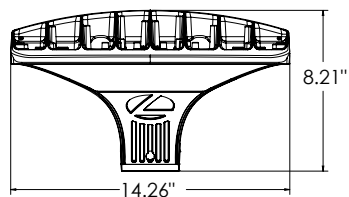
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

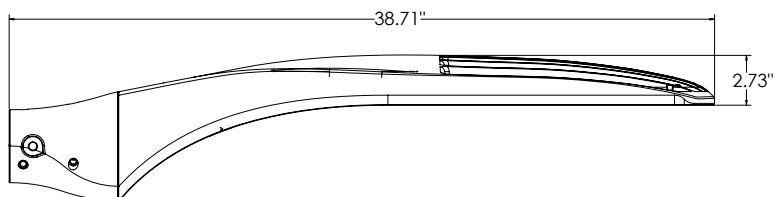
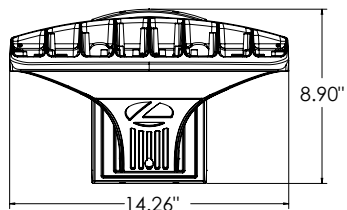
Dimensions



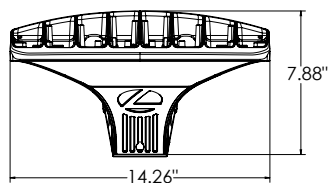
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



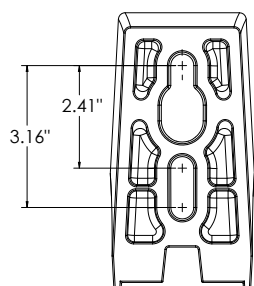
DSX1 with WBA mount
Weight: 38 lbs



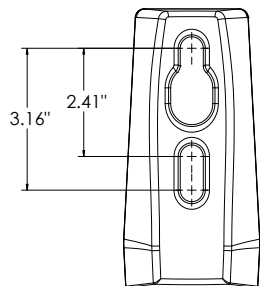
DSX1 with MA mount
Weight: 39 lbs



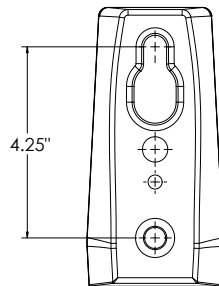
SPA (STANDARD ARM)



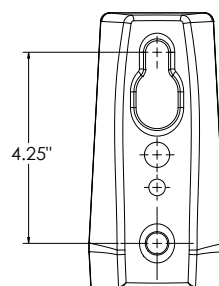
RPA



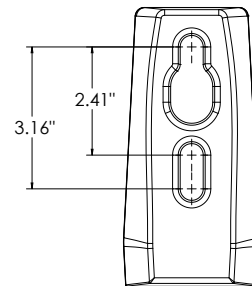
SPA5



RPA5

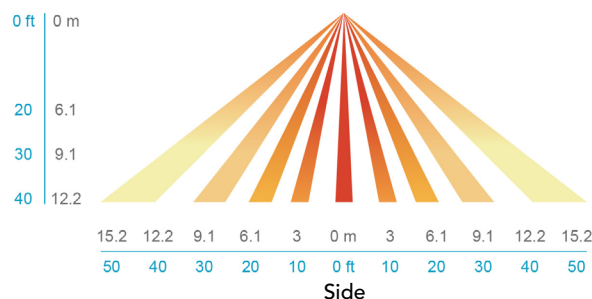
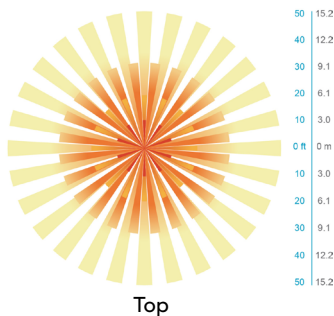
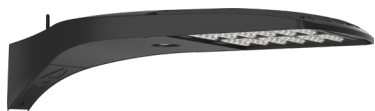


SPA8N



nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Project		Catalog #		Type	
Prepared by		Notes	Downlight only.		Date



Portfolio

LSR8B EC8B 8L

High Bay / Low Bay Ceiling, Pendant or Wall Mount

Typical Applications

Office • Education • Healthcare • Hospitality

Interactive Menu

- Order Information page 2
- Product Specification page 5
- Energy Data page 6
- Photometric Data page 7
- Connected Systems page 9
- Product Warranty

Product Certification



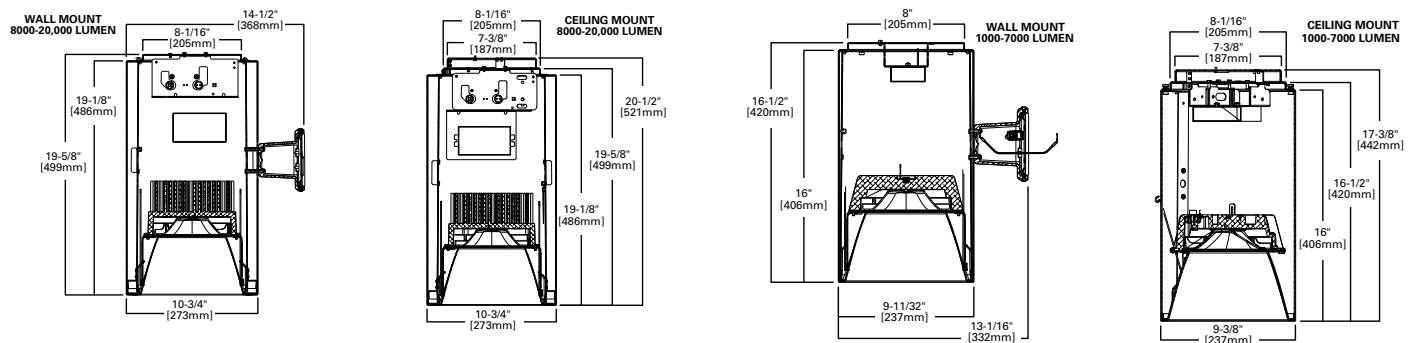
Product Features



Top Product Features

- 1,000 to 17,500 lumens; Surface, wall or optional pendant mount
- Offered in narrow beam, medium beam and wide beam distributions; 80, 90 or 97 CRI
- 2700K, 3000K, 3500K, 4000K, 5000K; D2W™ option from 3000K to 1850K
- W2N tunable white CCT range from 2700K to 6500K or 2000K to 5000K
- Two-stage reflector system produces smooth beam

Dimensional and Mounting Details



Order Information

SAMPLE ORDER NUMBER: LSR8B20D010MB

Housing	Lumens	Voltage	Driver	
Housing	Lumens ⁽¹⁾	Voltage	1 Driver	2 and 3 Drivers
LSR8B=Surface Ceiling Mount Cylinder LSRWM8B=Wall Mount Cylinder	10=1000 lumens 15=1500 lumens 20=2000 lumens 30=3000 lumens 40=4000 lumens 50=5000 lumens 60=6000 lumens 70=7000 lumens 80=8000 lumens 90=9000 lumens 100=10000 lumens 120=12000 lumens 150=15000 lumens 175= 17500 lumens remote driver only	blank=120-277V 3=347V ⁽²⁾	1000-4000 Lumen⁽⁴⁾ D010=0-10V Dimming, 1% to 100%, 120V-277V D010TR=0-10V 120-277V or 120V Line Voltage Dimming, 1% to 100% DE010=0-10V Linear Dimming, 0% to 100%, 120V-277V D5LT=5th Light® DALI DT6 Logarithmic Dimming, 0% to 100%, 120V-277V DMX=DMX/RDM Logarithmic Dimming, 0% to 100%, 120V-277V ⁽³⁾ DMXC5=DMX/RDM Logarithmic Dimming, 0% to 100%, 120V-277V, with RJ45 connection ⁽⁵⁾ DLE=Lutron Ecosystem dimming 1% to 100% DLV=Low Voltage System ⁽⁶⁾ 5000, 6000, and 7000 Lumen⁽⁵⁾ D010TE=0-10V or Trailing Edge Dimming, 5% to 100%, 120V-277V (120V Only for Trailing Edge Dimming) Tunable white 1000-2000 DE010W2N=0-10V dimming, 0% to 100%, 120V D5LTW2N=Fifth Light (DALI) Logarithmic Dimming, 0% to 100% DE010W2N2765 = 0-10V dimming, 0% to 100%, 120-277V, 2700K-6500K DE010W2N2050 = 0-10V dimming, 0% to 100%, 120-277V, 2000K-5000K D5LTW2N2765 = Fifth Light DALI DT6 Logarithmic Dimming, 0% to 100%, 120V-277V, 2700K-6500K D5LTW2N2050 =Fifth Light DALI DT6 Logarithmic Dimming, 0% to 100%, 120V-277V, 2000K-5000K	4000 and 6000 Lumen D2W (2 Drivers) 6000, 8000 and 9000 Lumen (2 Drivers) 9000 Lumen D2W (3 Drivers) 12,000 Lumen (3 Drivers) D010=0-10V, 120V-277V Dimming, 1% to 100% D010TR=0-10V, 120V-277V or 120V Line Voltage Dimming, 1% to 100% DE010=0-10V, 120V-277V Linear Dimming, 0% to 100% D5LT=5th Light® DALI DT6 Logarithmic Dimming, 0% to 100%, 120V-277V DMX=120V-277V, DMX/RDM Logarithmic Dimming, 0% to 100% ⁽³⁾ DMXC5=120V-277V, DMX/RDM Logarithmic Dimming 0% to 100% with RJ45 connection ⁽⁵⁾ DL2=120V Lutron® Hi-Lume Forward Phase Dimming, 1% to 100% DLE=120V-277V, Lutron Ecosystem dimming 1% to 100% 10,000, 12,000, 15,000, 17,500 Lumen D010TE=0-10V or Trailing Edge Dimming, 5% to 100%, 120V-277V Tunable white 3000-4000 1DE010W2N=0-10V dimming, 0% to 100%, 120V-277V 1D5LTW2N=120V-277V, Fifth Light (DALI) Logarithmic Dimming, 0% to 100% DE010W2N2765 = 0-10V dimming, 0% to 100%, 120-277V, 2700K-6500K DE010W2N2050 = 0-10V dimming, 0% to 100%, 120-277V, 2000K-5000K D5LTW2N2765 = Fifth Light DALI DT6 Logarithmic Dimming, 0% to 100%, 120V-277V, 2700K-6500K D5LTW2N2050 =Fifth Light DALI DT6 Logarithmic Dimming, 0% to 100%, 120V-277V, 2000K-5000K
Notes	Notes (1) Nominal Lumens will vary depending on selected color, driver and reflector finish.	Notes (2) 347V integral D010 only.	Notes (3) DMX fixtures default to full on upon loss of DMX signal. (4) For D2W up to 3000 lumens. (5) Not for use with D2W. (6) Limited to 3000 Lumens	

Dim to Warm	Remote	Finish
Dim to Warm	Remote	Finish ⁽⁸⁾
blank= For 3000 and below D2W = For 4000, 6000 and 9000	blank= Integral driver R= Remote driver ⁽⁷⁾	P=White MB=Matte Black SL=Silver BZ=Bronze
Notes	Notes (7) Order remote driver separately. See below to order.	Notes (8) Consult factory for custom finishes

SAMPLE ORDER NUMBER: ER8B30408035

Power Module	Lumen Levels	Color	
Power Module	Lumen Levels ⁽¹⁾	Color	
EC8B=8" LED Module for 7000 lumen and below ER8B=8" LED Module for 8000 lumen and above, and with multiple drives	1 Driver 1020=1000, 1500, or 2000 Lumens 3040=3000 or 4000 Lumens 5070=5000, 6000, or 7000 lumens 2 Drivers 60=6000 lumens, 2 LEDs 80120=8000, 9000, 10000, or 12000 lumens 3 Drivers 120=12000 lumens, 3 LEDs 150200=15000, or 17500	80 CRI 8027= 80CRI, 2700K 8030= 80CRI, 3000K 8035= 80CRI, 3500K 8040= 80CRI, 4000K 8050= 80CRI, 5000K Dim 2 Warm 1 Driver 109030D2W=1000 Lumen, 90 CRI, Dim 2 Warm, IC Rated 159030D2W=1500 Lumen, 90 CRI, Dim 2 Warm, IC Rated 209030D2W=2000 Lumen, 90 CRI, Dim 2 Warm, IC Rated 309030D2W=3000 Lumen, 90 CRI, Dim 2 Warm Dim 2 Warm 2 Drivers 409030D2W=4000 Lumen, 90 CRI, Dim 2 Warm 609030D2W=6000 Lumen, 90 CRI, Dim 2 Warm Dim 2 Warm 3 Drivers 909030D2W=9000 Lumen, 90 CRI, Dim 2 Warm	90 CRI 9024= 90CRI, 2400K 9027= 90CRI, 2700K 9030= 90CRI, 3000K 9035= 90CRI, 3500K 9040= 90CRI, 4000K 9050= 90CRI, 5000K W2N Tunable White 1 Driver 10W2N902050=1000 lumens, 90 CRI, Tunable white 2000K - 5000K 10W2N902765=1000 lumens, 90 CRI, Tunable white 2700K - 6500K 15W2N902050=1500 lumens, 90 CRI, Tunable white 2000K - 5000K 15W2N902765=1500 lumens, 90 CRI, Tunable white 2700K - 6500K 20W2N902050=2000 lumens, 90 CRI, Tunable white 2000K - 5000K 20W2N902765=2000 lumens, 90 CRI, Tunable white 2700K - 6500K W2N Tunable White 2 Drivers 30W2N902050=3000 lumens, 90 CRI, Tunable white 2000K - 5000K 30W2N902765=3000 lumens, 90 CRI, Tunable white 2700K - 6500K 40W2N902050=4000 lumens, 90 CRI, Tunable white 2000K - 5000K 40W2N902765=4000 lumens, 90 CRI, Tunable white 2700K - 6500K
	Notes	Notes	Notes
	(1) Nominal Lumens will vary depending on selected color, driver and reflector finish.		

Order Information

REQUIRED if Remote Driver (R) is specified on Cylinder

Remote Drivers	Lumens	Voltage	Driver	
Remote Drivers ⁽⁹⁾	Lumens	Voltage	1 Driver	2 and 3 Drivers
R100 =Remote 100 ft R75 = Remote 75ft R50 = Remote 50 ft R25 = Remote 25ft R15 = Remote 15ft R5 = Remote 5ft R2 = Remote 2 ft	10 =1000 lumens 15 =1500 lumens 20 =2000 lumens 30 =3000 lumens 40 =4000 lumens 50 =5000 lumens 60 =6000 lumens 70 =7000 lumens 80 =8000 lumens 90 =9000 lumens 100 =10000 lumens 120 =12000 lumens 150 =15000 lumens 175 = 17500 lumens	blank =120-277V ⁽¹⁰⁾ 1 =120V 2 =277V 3 =347V	1000-4000 Lumen⁽⁴⁾ D010 =0-10V Dimming, 1% to 100%, 120V-277V D010TR =0-10V 120-277V or 120V Line Voltage Dimming, 1% to 100% DE010 =0-10V Linear Dimming, 0% to 100%, 120V-277V D5LT =Fifth Light® DALI DT6 Logarithmic Dimming, 0% to 100%, 120V-277V DMX =DMX/RDM Logarithmic Dimming, 0% to 100%, 120V-277V ⁽³⁾ DMXC5 =DMX/RDM Logarithmic Dimming, 0% to 100%, 120V-277V, with RJ45 connection ⁽³⁾ DLE =Lutron Ecosystem dimming 1% to 100% DLV =Low Voltage System ⁽⁴⁾ 5000, 6000, and 7000 Lumen⁽⁵⁾ D010TE =0-10V or Trailing Edge Dimming, 5% to 100%, 120V-277V (120V Only for Trailing Edge Dimming) Tunable white 1000-2000 DE010W2N =0-10V dimming, 0% to 100%, 120V D5LTW2N =Fifth Light (DALI) Logarithmic Dimming, 0% to 100% DE010W2N2765 = 0-10V dimming, 0% to 100%, 120-277V, 2700K-6500K DE010W2N2050 = 0-10V dimming, 0% to 100%, 120-277V, 2000K-5000K D5LTW2N2765 = Fifth Light DALI dimming, 0% to 100%, 120-277V, 2700K-6500K D5LTW2N2050 =Fifth Light DALI dimming, 0% to 100%, 120-277V, 2000K-5000K	4000 and 6000 Lumen D2W (2 Drivers) 6000, 8000 and 9000 Lumen (2 Drivers) 9000 Lumen D2W (3 Drivers) 12,000 Lumen (3 Drivers) D010 =0-10V, 120V-277V Dimming, 1% to 100% D010TR =0-10V, 120V-277V or 120V Line Voltage Dimming, 1% to 100% 1DE010 =0-10V, 120V-277V Linear Dimming, 0% to 100% D5LT =120V-277V Fifth Light® (DALI) Logarithmic Dimming, 0% to 100% DMX =120V-277V, DMX/RDM Logarithmic Dimming, 0% to 100% ⁽³⁾ DMXC5 =120V-277V, DMX/RDM Logarithmic Dimming 0% to 100% with RJ45 connection ⁽³⁾ DL2 =120V Lutron® Hi-Lume Forward Phase Dimming, 1% to 100% DLE =120V-277V, Lutron Ecosystem dimming 1% to 100% 10,000, 12,000, 15,000, 17,500 Lumen D010TE =0-10V or Trailing Edge Dimming, 5% to 100%, 120V-277V
Notes (9) Lutron driver limited to 25'	Notes	Notes (10) 3000 and below. Up to 3000 lumens does not need voltage specified.	Notes (3) DMX fixtures default to full on upon loss of DMX signal. (4) For D2W up to 3000 lumens. (5) Not for use with D2W. (6) Limited to 3000 Lumens	

Options	Controls
Options	Controls
EM7 =7W emergency module with remote test switch EM14 =14W emergency module with remote test switch EMB0D =Bodine® Emergency Module with Remote Test Switch EMV7 =7W emergency module for use with DLV driver with remote test switch EMV14 =14W emergency module for use with DLV driver with remote test switch	WTA = Factory installed WaveLinX sensor Kit ^{(12) (16)} WTK = Factory installed WaveLinX Lite Sensor Kit ^{(12) (17)}
Notes	Notes (12) Refer to system specifications for additional information, features, and benefits. Order either factory installed option or accessory. (16) WTA = WaveLinX wireless sensor kit for daylight dimming, PIR motion sensing, and optional RLTS - Real Time Location Services, use with 0-10V only. (17) WTK = WaveLinX Lite tile mount sensor kit for daylight dimming, PIR motion sensing, use with D010 only (Refer to WaveLinX Lite system specifications)

SAMPLE ORDER NUMBER: 8LBM3LI

Trim	Distribution	Flange	Finish
Trim	Distribution ⁽¹³⁾	Flange	Finish
8LB =8" Reflector	N =Narrow Spun Aluminum M =Medium Spun Aluminum W =Wide Spun Aluminum S =Shallow Spun Aluminum SW =Single Wall Wash, Spun Aluminum DW =Double Wall Wash, Spun Aluminum	3 =Rimless	LI =Specular Clear H =Semi-Specular Clear WMH =Warm Haze WH =Wheat GPH =Graphite Haze B =Specular Black MW =Matte White
Notes	Notes (13) Beam angles are nominal with LI finish trims.	Notes	Notes

NOMINAL BEAM ANGLES WITH LI FINISH				
	Narrow	Medium	Wide	Shallow
1000-7000	15	40	73	86
8000-12000	30	44	73	86
15000-20000	34	46	73	86

Order Information

Accessories	Type	Lengths
Pendant Kit⁽¹⁵⁾ P836P =White pendant stem kit P836BZ =Bronze pendant stem kit P836MB =Matte black pendant stem kit P836SL =Silver pendant stem kit	Blank =5 conductor for use with 0-10V driver 3C =3 conductor for use with 120 or 277V 5C = 5 conductor for use with DSLT drivers DMX =No conductors for use with DMX RM = for Remote drivers	Blank =36" SP =* Specify 6" to 144" in 1" increments
Conduit Pendant Kit PMRCC6P = Round pendant stem kit with conduit knockout cover, white PMRCC6MB = Round pendant stem kit with conduit knockout cover, black PMRCC6BZ = Round pendant stem kit with conduit knockout cover, bronze PMRCC6SL = Round pendant stem kit with conduit knockout cover, silver		Blank =36" SP =* Specify 6" to 144" in 1" increments
Aircraft cable AC120P =120" white aircraft cable kit AC48P =48" white aircraft cable kit AC120MB =120" black aircraft cable kit AC48MB =48" black aircraft cable kit	Blank =5 conductor DMXC5 =DMX/RDM logarithmic Dimming with RJ45 connection	
Connected Lighting Systems⁽¹²⁾ WTA = Field installed WaveLinX sensor Kit ⁽¹⁶⁾ WTK = Field installed WaveLinX Lite Sensor Kit ⁽¹⁷⁾		
Notes (12) Refer to system specifications for additional information, features, and benefits. Order either factory installed option or accessory. (15) 0-45° slope (16) WTA = WaveLinX wireless sensor kit for daylight dimming, PIR motion sensing, and optional RLTS - Real Time Location Services, use with 0-10V only. (17) WTK = WaveLinX Lite tile mount sensor kit for daylight dimming, PIR motion sensing, use with D010 only (Refer to WaveLinX Lite system specifications)	Notes	Notes

Product Specifications

Lower Reflector

- Self-flanged, spun 0.062" thick aluminum lower reflector with a lensed upper optical chamber provides superior lumen output with minimal source brightness

Trim Retention

- Two torsion springs hold flange tightly to the cylinder lip

Housing

- Round seamless .060" thick spun aluminum housing
- White, bronze, silver or matte black. Consult factory for custom finishes
- Available in standard and shallow heights

Mounting

- Ceiling mounting plate installs to mounted junction box
- Cylinder mounts to plate with easy twist and lock hooks for ceiling mount
- For wall mount, mounting bracket plate attaches directly to wall-mounted junction box
- Optional pendant kits allow unit to be stem hung on ceilings with up to 45° slope

LED System

- Contains a plurality of high brightness white LED's combined with high reflectance upper reflector and convex transitional lens producing even distribution with no pixilation
- Lumen output shall not decrease by more than 10% over the minimum life of 55,000 hours (L90 > 55,000 hours)
- Color variation within 2-step MacAdam ellipses
- Flexible disconnect allows for tool-less replacement of LED engine from below ceiling
- Available in 2700K, 3000K, 3500K, 4000K and 5000K correlated color temperature (CCT)
- Available in 80, 90 or 97 color rendering index (CRI)

VividTune™ Color Tuning Solutions

- D2W™ – Dim-to-Warm shifts CCT from 3000K to 1850K as fixture dims, mimicking halogen sources
- W2N – Tunable white CCT range from 2700K to 6500K or 2000K to 5000K; 90 CRI

Driver

- Combination 0-10V trailing edge driver provides flicker-free dimming from 100% to 10%
- Optional 1% 0-10V, Fifth Light, DMX or Lutron® Ecosystem
- 1,000 - 7,000 lumens utilize one driver; 8,000 - 12,000 lumens utilize two drivers; 15,000 lumens utilize three drivers; reference ordering information for other variations
- Remote driver option up to 100' based on driver selection
- Distributed low voltage power system combines power, lighting, and controls with ease of installation.

Connected Lighting System Options

Two WaveLinX connected systems to choose from. Refer to WaveLinX system specifications and application guides for details.

WaveLinX Wireless System Tilemount Sensor Kit

- WaveLinX Wireless WTA tile mount sensor kit offers daylight dimming, PIR motion sensing, scene and zone configuration, automatic commissioning; and optional RLTS - Real Time Location Services available.

WaveLinX Lite System Tilemount Sensor Kit

- WaveLinX Lite WTK tile mount sensor kit offers daylight dimming and PIR motion sensing, scene and grouping configuration.

WaveLinX Tilemount Kits Application

- The WTA and WTK tilemount kits include a control module mounted on the luminaire junction box via 1/2" knock-out, and a tilemount sensor on 54-inch whip; for ceiling installation by direct-mount spring clips or via mounting bracket in octagon ceiling boxes.

- The WTA and WTK tilemount kits may be ordered as factory installed on the luminaire, or ordered separately as a field installed accessory kit.

Compliance

- Pendant and wall mount and 15,000 lumen cylinder cULus Listed for damp locations
- Ceiling surface mount cULus Listed for protected wet locations with covered ceiling
- EMI/RFI emissions per FCC 47CFR Part 18 Class B consumer limits
- RoHS compliant
- Photometric testing completed in accordance with IES LM-79
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11

Warranty

- Five-year warranty

Color Metric Summary

8027		8030		8035		8040		8050	
R _f	93.2	R _f	83.4	R _f	83.7	R _f	83.3	R _f	82.5
R _g	94.1	R _g	94.4	R _g	94.8	R _g	94	R _g	94.3
CRI	81.3	CRI	82.4	CRI	83.1	CRI	83.7	CRI	94.2
R ₉	0.7	R ₉	4.5	R ₉	9.1	R ₉	9.9	R ₉	11.9

9027		9030		9035		9040		9050	
R _f	92	R _f	91.6	R _f	90.9	R _f	89.4	R _f	88.4
R _g	98.4	R _g	98.6	R _g	98.3	R _g	96.6	R _g	96.8
CRI	93.4	CRI	93.2	CRI	93.3	CRI	91.8	CRI	91
R ₉	59.3	R ₉	60.2	R ₉	63.1	R ₉	58	R ₉	55.2

9727		9730	
R _f	95	R _f	94.2
R _g	100.1	R _g	99.6
CRI	98	CRI	98.5
R ₉	93.9	R ₉	94.7

Energy Data

ENERGY DATA
Sound Rating: Class A standards
(Values at non-dimming line voltage)
Minimum Starting Temperature: -20°C (-4°F)
EMI/RFI: FCC Title 47 CFR, Part 15, Class B (Consumer)
Power Factor: >0.90
Input Frequency: 50/60Hz

1000 Lumen D010	
Input Power: 11W	THD <14%
Input Current: 0.09A	277V Input Current: 0.04A

1500 Lumen D010	
Input Power: 15.5W	THD <13%
Input Current: 0.13A	277V Input Current: 0.06A

2000 Lumen D010	
Input Power: 21.2 W	THD <9%
Input Current: 0.18A	277V Input Current: 0.08A

3000 Lumen D010	
Input Power: 27.6 W	THD <10%
Input Current: 0.23A	277V Input Current: 0.10A

4000 Lumen D010	
Input Power: 41.6 W	THD <13%
Input Current: 0.35A	277V Input Current: 0.15A

5000 Lumen D010TE	
Input Power: 52.5 W	THD <12%
Input Current: 0.44A	277V Input Current: 0.19A

6000 Lumen D010TE	
Input Power: 59.7W	THD <14%
Input Current: 0.50A	277V Input Current: 0.22A

7000 Lumen D010TE	
Input Power: 75.8 W	THD <13%
Input Current: 0.64A	277V Input Current: 0.29A

8000 Lumen D010	
Input Power: 73.8 W	THD <13%
Input Current: 0.62A	277V Input Current: 0.26A

9000 Lumen D010	
Input Power: 86.9 W	THD <13%
Input Current: 0.72A	277V Input Current: 0.32A

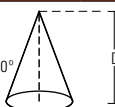
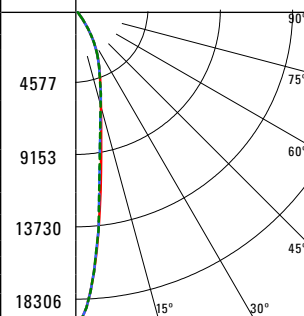
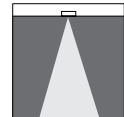
10000 Lumen D010TE	
Input Power: 115.4 W	THD <13%
Input Current: 0.96A	277V Input Current: 0.42A

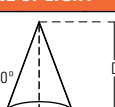
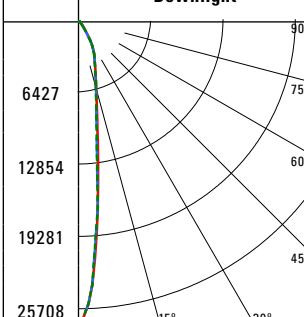
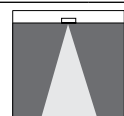
12000 Lumen D010TE	
Input Power: 119.4 W	THD <13%
Input Current: 1.0A	277V Input Current: 0.43A

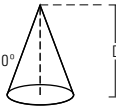
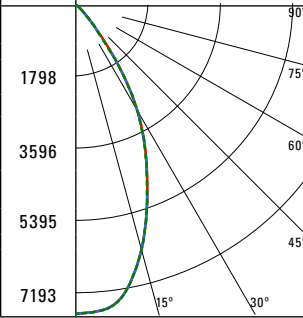
15000 Lumen D010TE	
Input Power: 173.7 W	THD <13%
Input Current: 1.45A	277V Input Current: 0.63A

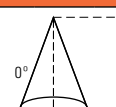
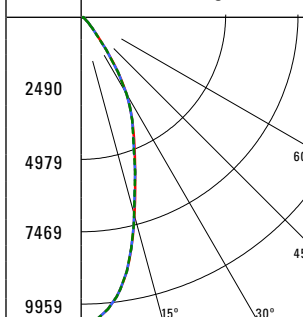
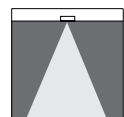
17500 Lumen D010TE	
Input Power: 179.1 W	THD <13%
Input Current: 1.49A	277V Input Current: 0.65A

Photometric Data

NARROW (30° BEAM)		CANDLEPOWER DISTRIBUTION		CONE OF LIGHT		CANDELA TABLE		ZONAL LUMEN SUMMARY			LUMINANCE																									
Test Number		Downlight				Degrees Vertical	Canдела	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance																								
Housing	LSR8B50D010			<table><tr><th>MH</th><th>FC</th><th>L</th><th>W</th></tr><tr><td>4'</td><td>1144.4</td><td>1.2</td><td>1.2</td></tr><tr><td>7'</td><td>373.7</td><td>2.2</td><td>2.2</td></tr><tr><td>9'</td><td>226.1</td><td>2.8</td><td>2.8</td></tr><tr><td>13'</td><td>108.3</td><td>4</td><td>4</td></tr><tr><td>16'</td><td>71.5</td><td>5</td><td>5</td></tr></table>		MH	FC	L	W	4'	1144.4	1.2	1.2	7'	373.7	2.2	2.2	9'	226.1	2.8	2.8	13'	108.3	4	4	16'	71.5	5	5	0	18310	0-30	4214	84.5	45	4330
MH	FC					L	W																													
4'	1144.4					1.2	1.2																													
7'	373.7					2.2	2.2																													
9'	226.1					2.8	2.8																													
13'	108.3	4	4																																	
16'	71.5	5	5																																	
Module	ER8B50835	5	14091	0-40	4883	97.9	55	253																												
Trim	8LBN0H	15	5762	0-60	4983	99.9	65	88																												
Lumens	4986	25	3117	0-90	4986	100	75	143																												
Efficacy	94.1 Lm/W	35	1021	90-180	0	0	85	0																												
SC	0.32	45	99	0-180	4986	100																														
																																				

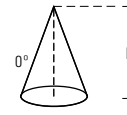
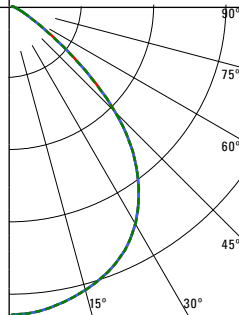
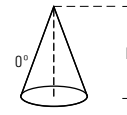
NARROW (30° BEAM)		CANDLEPOWER DISTRIBUTION		CONE OF LIGHT		CANDELA TABLE		ZONAL LUMEN SUMMARY			LUMINANCE																									
Test Number		Downlight				Degrees Vertical	Canдела	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance																								
Housing	LSR8B50D010			<table><tr><th>MH</th><th>FC</th><th>L</th><th>W</th></tr><tr><td>4'</td><td>1607</td><td>1</td><td>1</td></tr><tr><td>7'</td><td>524.7</td><td>1.6</td><td>1.6</td></tr><tr><td>9'</td><td>317.4</td><td>2.2</td><td>2.2</td></tr><tr><td>13'</td><td>152.1</td><td>3.2</td><td>3.2</td></tr><tr><td>16'</td><td>100.4</td><td>4</td><td>4</td></tr></table>		MH	FC	L	W	4'	1607	1	1	7'	524.7	1.6	1.6	9'	317.4	2.2	2.2	13'	152.1	3.2	3.2	16'	100.4	4	4	0	25712	0-30	4514	86	45	4422
MH	FC					L	W																													
4'	1607					1	1																													
7'	524.7					1.6	1.6																													
9'	317.4					2.2	2.2																													
13'	152.1	3.2	3.2																																	
16'	100.4	4	4																																	
Module	ER8B50835	5	17790	0-40	5134	97.8	55	382																												
Trim	8LBN0LI	15	5743	0-60	5238	99.8	65	518																												
Lumens	5248	25	3148	0-90	5248	100	75	429																												
Efficacy	99 Lm/W	35	879	90-180	0	0	85	0																												
SC	0.25	45	101	0-180	5248	100																														
																																				

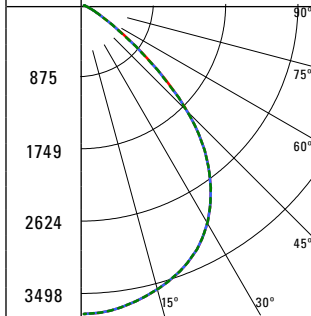
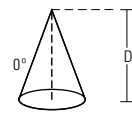
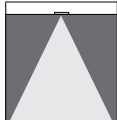
MEDIUM (50° BEAM)		CANDLEPOWER DISTRIBUTION		CONE OF LIGHT		CANDELA TABLE		ZONAL LUMEN SUMMARY			LUMINANCE																									
Test Number		Downlight				Degrees Vertical	Canдела	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance																								
Housing	LSR8B50D010			<table><tr><th>MH</th><th>FC</th><th>L</th><th>W</th></tr><tr><td>4'</td><td>449.8</td><td>3.2</td><td>3.2</td></tr><tr><td>7'</td><td>146.9</td><td>5.6</td><td>5.6</td></tr><tr><td>9'</td><td>88.8</td><td>7.2</td><td>7.2</td></tr><tr><td>13'</td><td>42.6</td><td>10.4</td><td>10.4</td></tr><tr><td>16'</td><td>28.1</td><td>12.8</td><td>12.8</td></tr></table>		MH	FC	L	W	4'	449.8	3.2	3.2	7'	146.9	5.6	5.6	9'	88.8	7.2	7.2	13'	42.6	10.4	10.4	16'	28.1	12.8	12.8	0	7197	0-30	4078	75.2	45	10619
MH	FC					L	W																													
4'	449.8					3.2	3.2																													
7'	146.9					5.6	5.6																													
9'	88.8					7.2	7.2																													
13'	42.6	10.4	10.4																																	
16'	28.1	12.8	12.8																																	
Module	ER8B50835	5	7141	0-40	5174	95.4	55	887																												
Trim	8LBM0H	15	5914	0-60	5422	99.9	65	175																												
Lumens	5426	25	3883	0-90	5426	100	75	143																												
Efficacy	102.4 Lm/W	35	1774	90-180	0	0	85	0																												
SC	0.8	45	244	0-180	5426	100																														
																																				

MEDIUM (50° BEAM)		CANDLEPOWER DISTRIBUTION		CONE OF LIGHT		CANDELA TABLE		ZONAL LUMEN SUMMARY			LUMINANCE																									
Test Number		Downlight				Degrees Vertical	Canдела	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance																								
Housing	LSR8B50D010			<table><tr><th>MH</th><th>FC</th><th>L</th><th>W</th></tr><tr><td>4'</td><td>622.7</td><td>2.4</td><td>2.4</td></tr><tr><td>7'</td><td>203.3</td><td>4.4</td><td>4.4</td></tr><tr><td>9'</td><td>123</td><td>5.6</td><td>5.6</td></tr><tr><td>13'</td><td>59</td><td>8</td><td>8</td></tr><tr><td>16'</td><td>38.9</td><td>10</td><td>10</td></tr></table>		MH	FC	L	W	4'	622.7	2.4	2.4	7'	203.3	4.4	4.4	9'	123	5.6	5.6	13'	59	8	8	16'	38.9	10	10	0	9963	0-30	4491	78.6	45	9546
MH	FC					L	W																													
4'	622.7					2.4	2.4																													
7'	203.3					4.4	4.4																													
9'	123					5.6	5.6																													
13'	59	8	8																																	
16'	38.9	10	10																																	
Module	ER8B50835	5	9498	0-40	5481	96	55	1435																												
Trim	8LBM0LI	15	6587	0-60	5702	99.8	65	518																												
Lumens	5711	25	3908	0-90	5711	100	75	214																												
Efficacy	107.8 Lm/W	35	1559	90-180	0	0	85	0																												
SC	0.63	45	219	0-180	5711	100																														
																																				

Photometric Data

 View IES files

SHALLOW (75° BEAM)		CANDLEPOWER DISTRIBUTION		CONE OF LIGHT				CANDELA TABLE		ZONAL LUMEN SUMMARY			LUMINANCE	
Test Number		Downlight						Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance
Housing	LSR8B50D010		875					0	3502	0-30	2670	44.2	45	71087
Module	ER8B50835							5	3477					
Trim	8LBS0H							15	3322	0-60	5920	98.1		
Lumens	6035							25	3056					
Efficacy	113.9 Lm/W							35	2525	90-180	0	0		
SC	1.2							45	1630					
		55		459										
		65		84										
		75		18										
		85		4										
		90		0										

SHALLOW (75° BEAM)		CANDLEPOWER DISTRIBUTION		CONE OF LIGHT				CANDELA TABLE		ZONAL LUMEN SUMMARY			LUMINANCE	
Test Number								Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance
Housing	LSR8B50D010							0	3460	0-30	2850	45.9	45	69395
Module	ER8B50835							5	3462	0-40	4513	72.7		
Trim	8LBS0LI							15	3498	0-60	6132	98.8		
Lumens	6206							25	3343	0-90	6206	100		
Efficacy	117.1 Lm/W	35	2681	90-180	0	0	75	631						
SC	1.28	45	1591	0-180	6206	100	85	637						
						55	418							
						65	57							
						75	5							
						85	2							
						90	0							

Nominal Scaling From 80 CRI 3500K		
CRI	CCT	Lumen Mult
80	2700	0.938
80	3000	0.962
80	3500	1.000
80	4000	0.993
80	5000	1.013
90	2700	0.784
90	3000	0.826
90	3500	0.853
90	4000	0.891
90	5000	0.922
97	2700	0.696
97	3000	0.737

Nominal Scaling From 5000 lumen package	
LUMEN PACKAGE	LUMEN MULT
1000 LUMEN	0.207
1500 LUMEN	0.280
2000 LUMEN	0.398
3000 LUMEN	0.562
4000 LUMEN	0.799
5000 LUMEN	1.000
6000 LUMEN	1.133
7000 LUMEN	1.368
8000 LUMEN	1.535
9000 LUMEN	1.729
10,000 LUMEN	1.994
12,000 LUMEN	2.261
15,000 LUMEN	2.949
17,500 LUMEN	3.329
20,000 LUMEN	3.924

Connected Systems

WaveLinX Lite - WTK Tilemount Sensor



- Intuitive Android™ or Apple® iOS® app for basic system code compliant set up and configuration via Bluetooth
- Up to 28 unique areas per project site (WaveLinX Lite Bluetooth network)
- Up to 50 devices for an area, any one of 16 control zones, up to 6 occupancy sets, and custom lighting scenes
- Automatic occupancy or vacancy, sensor sensitivity, daylight dimming, etc. configurable through the app
- Refer to the WaveLinX system specifications for details



Device Security



Manual Dimmer



Occupancy Sensor



Daylighting Control



Manually Switched ON/OFF



Tuning Control

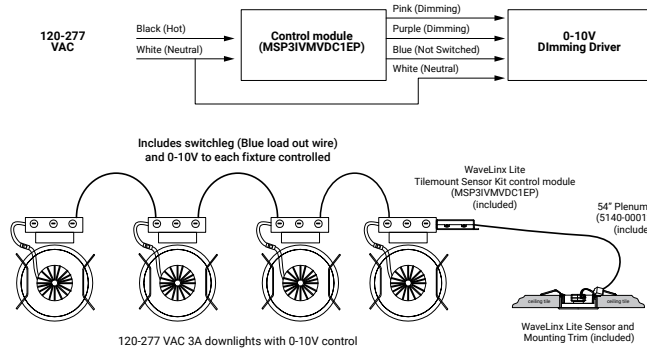


Lumen Maintenance Control

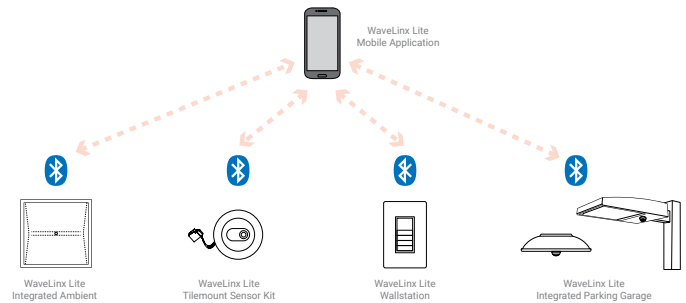


Scenes

WaveLinX Lite WTK Tilemount Wiring Diagram



WaveLinX Lite Bluetooth Enabled System



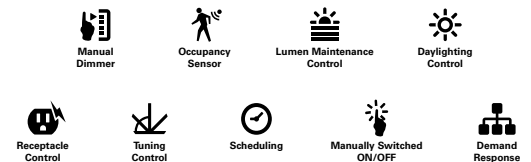
WaveLinX Wireless – WTA Tilemount Sensor



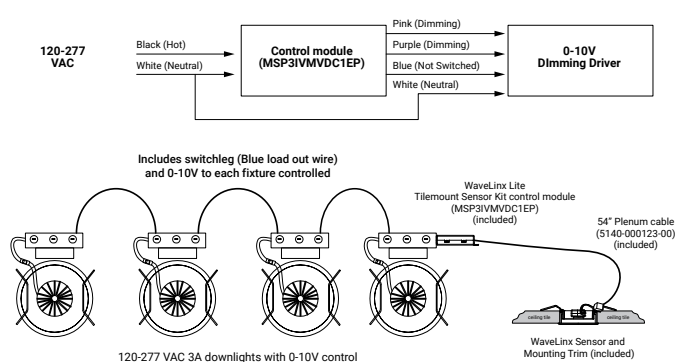
- WaveLinX Wireless functionality configures zones and customizes settings from one secure mobile app
- Automatic code commissioning that meets the strictest codes
- Fixtures and sensors integrate with Wireless Area Controller, Wall Stations, and Control Devices
- Stand-Alone Offices or Entire Building Network Installations



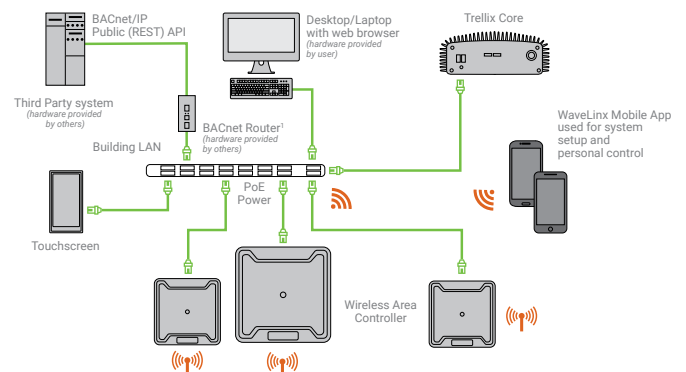
WaveLinX mobile app settings

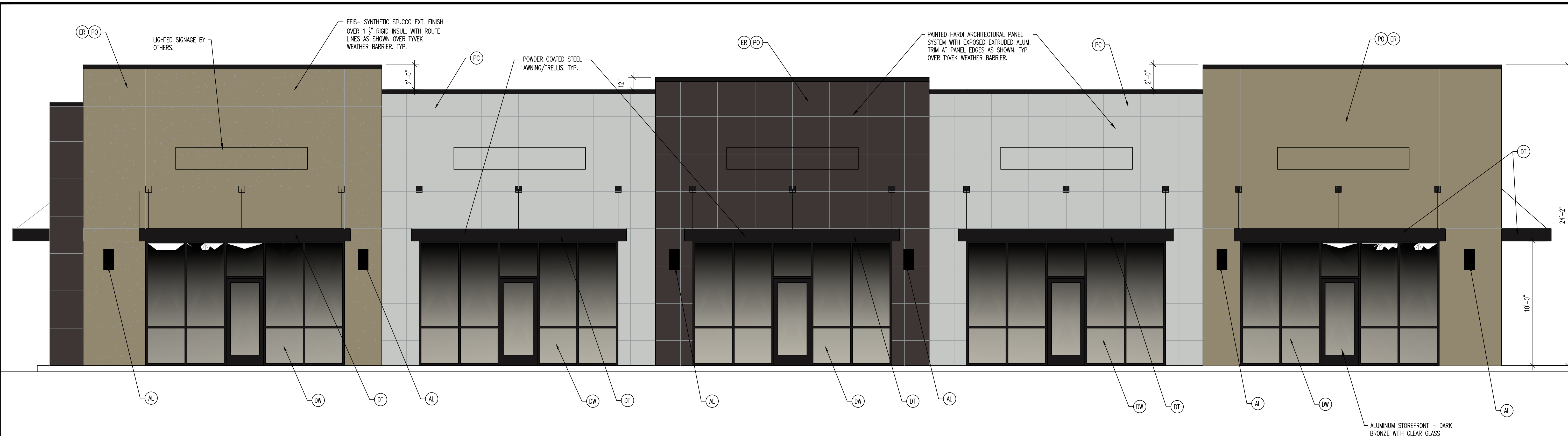


WaveLinX Lite WTA Tilemount Wiring Diagram



WaveLinX Wireless Trellix Building Management Integration





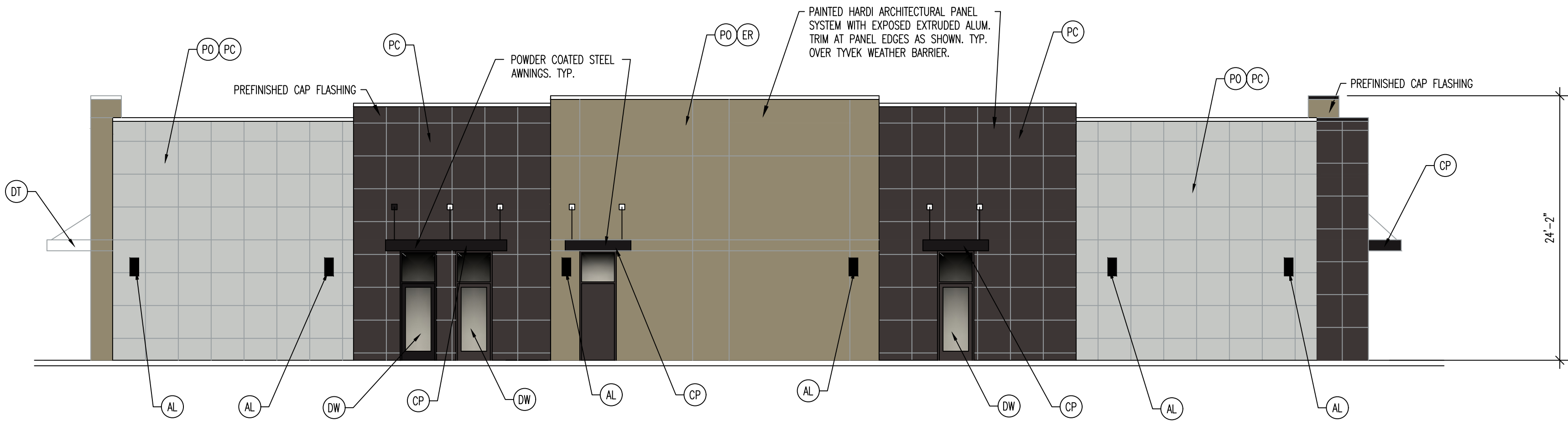
EAST ELEVATION

SCALE: 1/8" = 1'-0"

ARCHITECTURAL FEATURE SCHEDULE	
PO	POPOUT
ER	EFIS WITH REVEALS
PC	PAINTED CEMENT BRD. WITH DECORATIVE TRIMS
DW	DECORATIVE DOOR & WINDOW
CP	CANOPY
DT	DECORATIVE TRELLIS
AL	ARCHITECTURAL LIGHTING

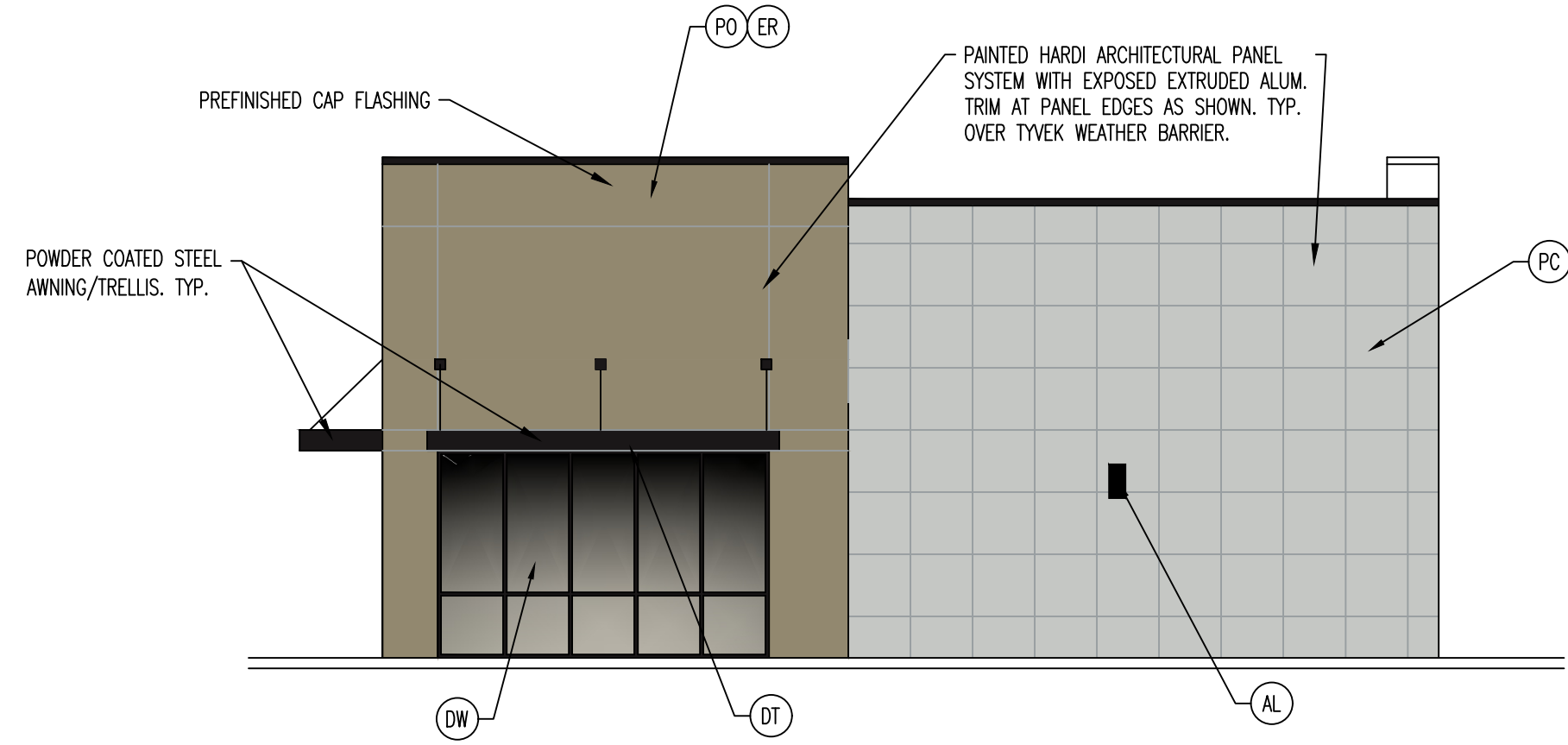
MATERIAL LEGEND:

HATCH	DESCRIPTION/MATERIAL	COLOR	SQ. FTG.	%SQ. FTG.	REMARKS
EAST ELEVATION - TOTAL = 2537 SF					
	ALUM STOREFRONT	DARK BRONZE	800 SF	32%	
EAST ELEVATIONS LESS STOREFRONT = 1737 SF					
	HARDIE PANEL	GRAY-DARK GRAY	958 SF	55%	PERCENT OF FACADE LESS STOREFRONT
	EFIS	TAUPE	718 SF	41%	PERCENT OF FACADE LESS STOREFRONT
	METAL TRIMS & AWNINGS	BLACK POWDER COAT	61 SF	4%	PERCENT OF FACADE LESS STOREFRONT
NORTH ELEVATION - TOTAL = 1108 SF					
	ALUM STOREFRONT	DARK BRONZE	160 SF	14%	
NORTH ELEVATION LESS STOREFRONT = 948 SF					
	HARDIE PANEL	GRAY-DARK GRAY	580 SF	61%	PERCENT OF FACADE LESS STOREFRONT
	EFIS	TAUPE	330 SF	35%	PERCENT OF FACADE LESS STOREFRONT
	METAL TRIMS & AWNINGS	BLACK POWDER COAT	38 SF	4%	PERCENT OF FACADE LESS STOREFRONT
SOUTH ELEVATION - TOTAL = 1108 SF					
	ALUM STOREFRONT	DARK BRONZE	16 SF	1%	
LEFT SIDE ELEVATION LESS STOREFRONT = 1092 SF					
	EFIS	TAUPE	299 SF	27%	PERCENT OF FACADE LESS STOREFRONT
	HARDIE PANEL SERIES	GRAY-DARK GRAY	777 SF	71%	PERCENT OF FACADE LESS STOREFRONT
	METAL TRIMS & AWNINGS	BLACK POWDER COAT	16 SF	2%	PERCENT OF FACADE LESS STOREFRONT
WEST ELEVATION - TOTAL = 2537 SF					
REAR ELEVATION LESS STOREFRONT = 2372 SF					
	HARDIE PANEL SERIES	GRAY-DARK GRAY	1552 SF	65%	PERCENT OF FACADE LESS STOREFRONT
	EFIS	TAUPE	723 SF	31%	PERCENT OF FACADE LESS STOREFRONT
	METAL TRIMS & AWNINGS	BLACK POWDER COAT	97 SF	4%	PERCENT OF FACADE LESS STOREFRONT
TOTALS:					
BUILDING	7326 SF				
STOREFRONT:	1141 SF = 13% OF TOTAL				
EFIS	2070 SF = 28% PERCENT OF FACADE LESS STOREFRONT				
HARDIE PANEL SYSTEM	3867 SF = 53% PERCENT OF FACADE LESS STOREFRONT				
MEATL TRIMS & AWNINGS	212 SF = 3% PERCENT OF FACADE LESS STOREFRONT				



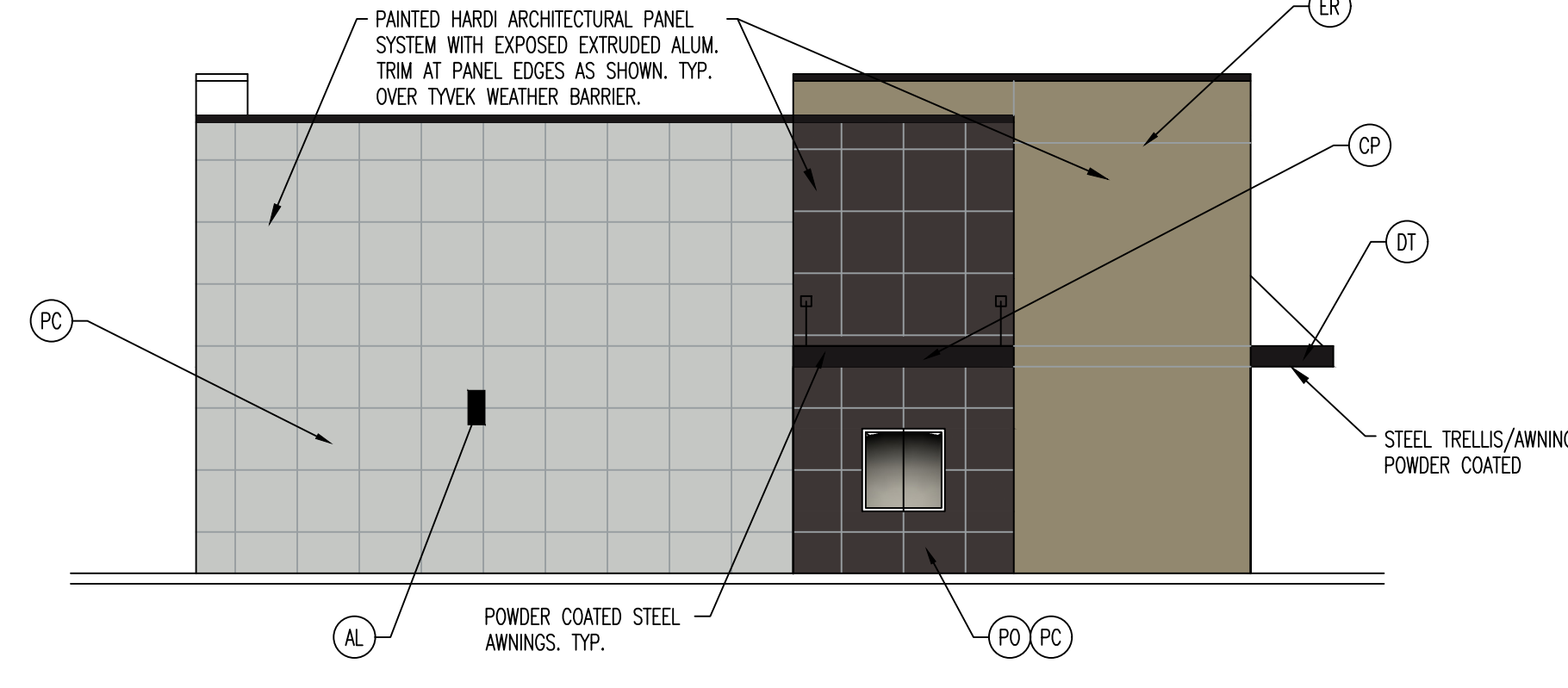
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

VVG

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046
vincentdesign@utah.comcastbiz.net

NEW SHELL BUILDING FOR:
CORNER PARTNERS
THE DISTRICT AT EAGLE MOUNTAIN

LOT 3 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
ELEVATIONS

ARCH. PROJECT NO: XX-XXX
DATE: X/X/X
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

© COPYRIGHT VDG ARCHITECTS

DATE REVISION
03/06/25 FEATURE SCHEDULE

SHEET TITLE

A-2.00

ARCHITECTURAL 2 of 4

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNINGS: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET. SEQ. AND OTHER LAWS.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 13, 2025**

TITLE:	Title 16 Right-of-Way Illustrations Revamp
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:

That the Planning Commission recommend to the City Council approval of the proposed amendments...

BACKGROUND:

The Amendment exhibit attached to this report was reviewed previously by the Planning Commission, who voted to recommend to the City Council its adoption. Subsequently, the Council tabled the matter to allow Staff to revise the amendment by introducing a new 50' right-of-way alternative into the types of roads allowed by the City. That has been done, along with a few minor corrections/revisions being made. Since so much time has passed since the item was reviewed by both bodies, Staff thought it appropriate to bring the matter back to the Commission and Council.

Passing the Amendment will provide the City with illustrations alike in depiction, in the correct order and with narrated measurements above each drawing. An original, primary reason for creation of the amendment was to fix the illustrations' formatting arranged by the codifier company that works with the City.

ITEMS FOR CONSIDERATION:

The Planning Commission should consider the potential consequences associated with the proposed code changes if recommended for adoption. 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:

Previously recommended approval of the amendments

ATTACHMENTS:

1. ROW illustrations Updated

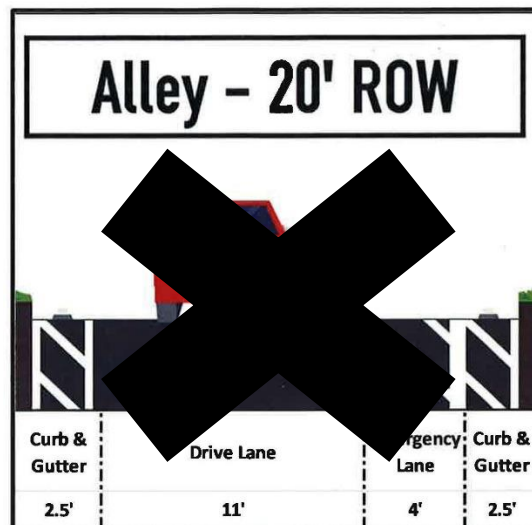
Chapter 16.35

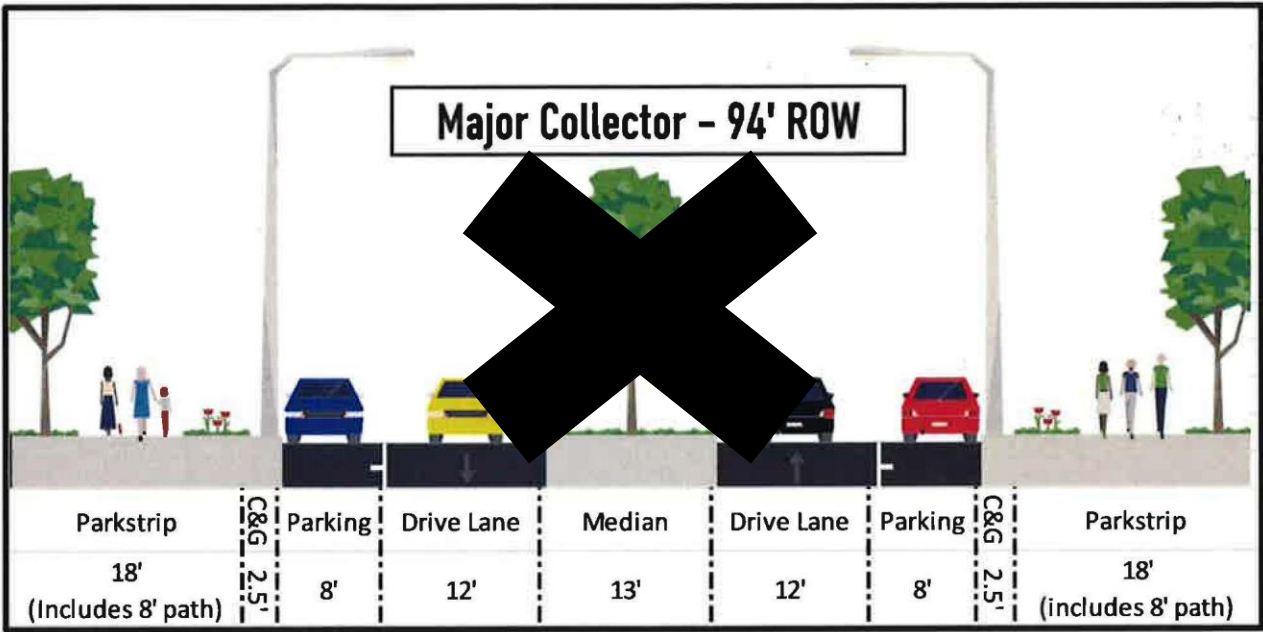
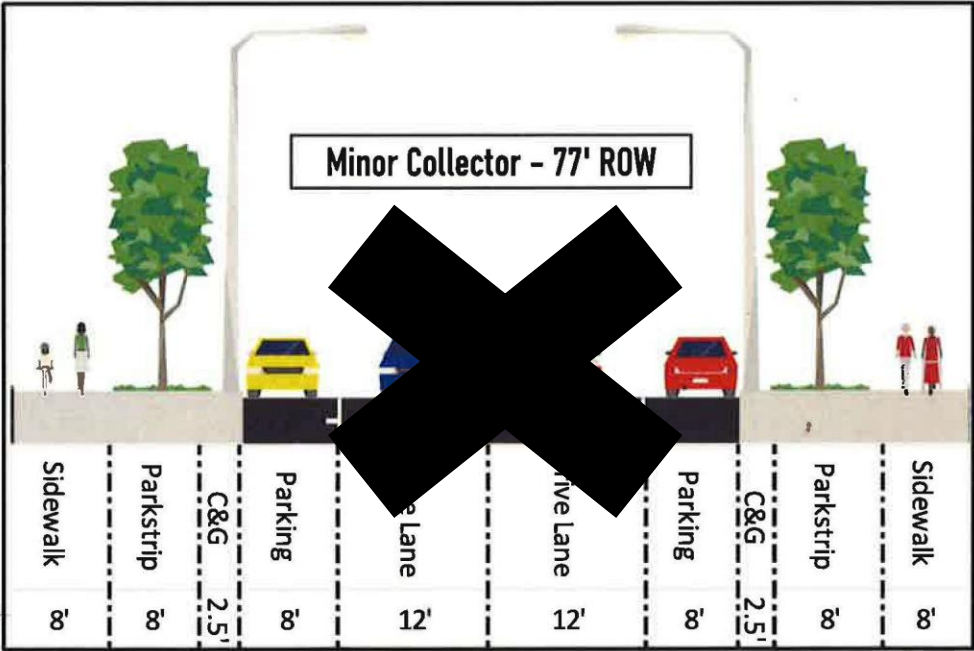
DEVELOPMENT STANDARDS FOR REQUIRED PUBLIC FACILITIES

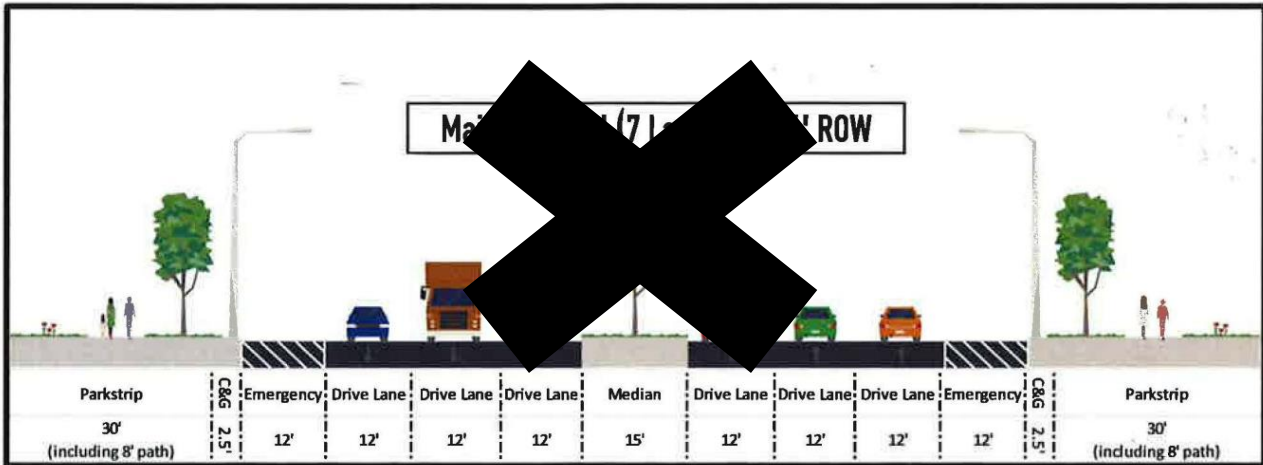
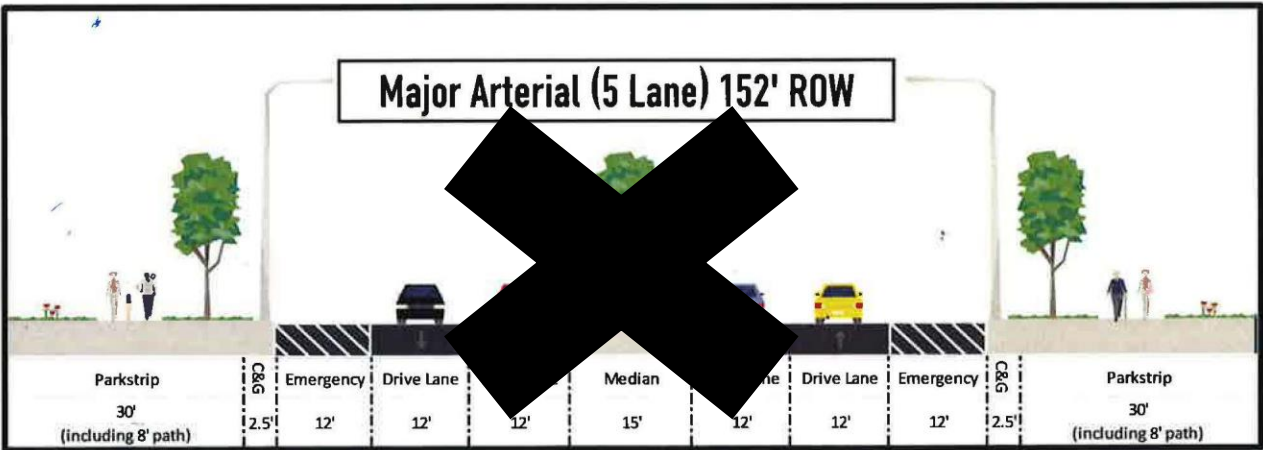
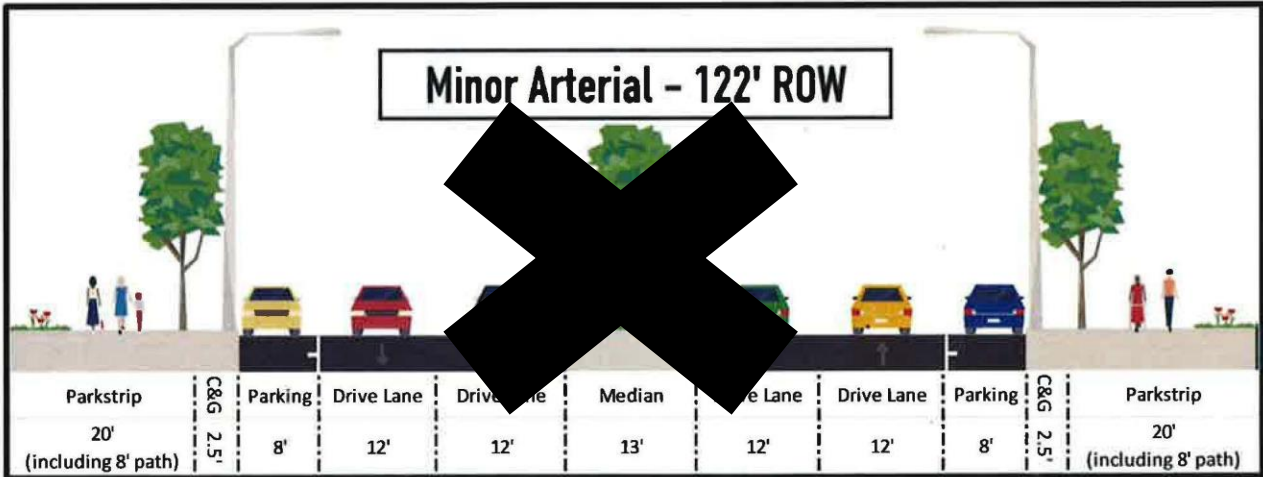
Sections:

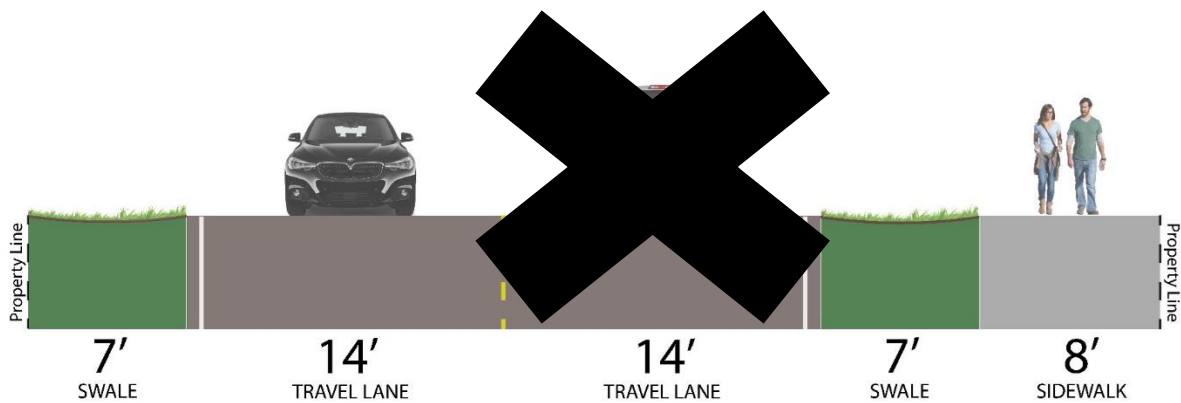
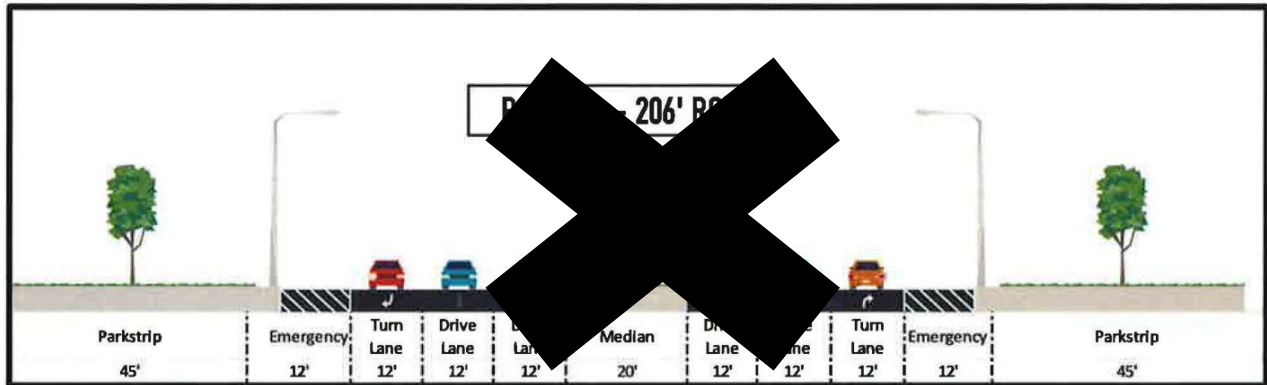
- 16.35.010 What this chapter does.
- 16.35.020 Purpose.
- 16.35.030 Eagle Mountain City Construction Specifications and Standards.
- 16.35.040 Potable water.
- 16.35.050 Wastewater disposal (sewer).
- 16.35.060 Public utilities.
- 16.35.070 Streets and street systems.
- 16.35.080 Street trees.
- 16.35.090 Privacy fencing.
- 16.35.100 Sidewalks, trails, and pathways.
- 16.35.105 Park and improved open space requirements.
- 16.35.110 *Repealed.*
- 16.35.120 *Repealed.*
- 16.35.125 *Repealed.*
- 16.35.130 Tables.
- 16.35.140 ~~Diagrams.~~ [Rights-of-way profiles illustrations](#)

~~16.35.140 Diagrams.~~



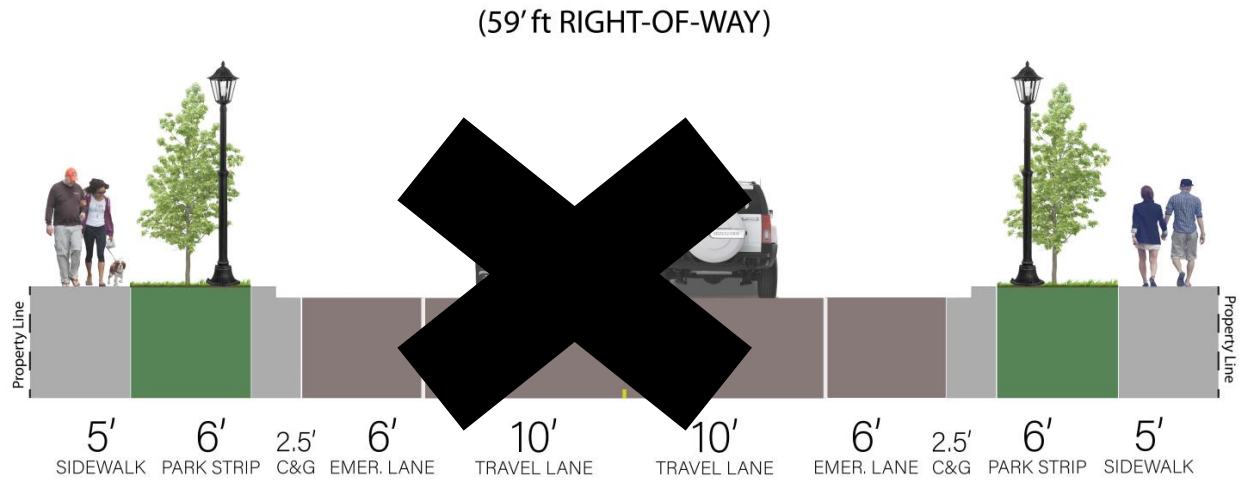






Road Type: Rural Street

(50 ft RIGHT-OF-WAY)
(WITH SWALE)



Road Type: Local Road

(59' ft RIGHT-OF-WAY)

[Ord. ~~Q-28-2022~~ § 2 (Exh. A); Ord. ~~Q-20-2016~~ § 2 (Exh. A)].

Rights of Way Profile Ready Reference List & Illustrations

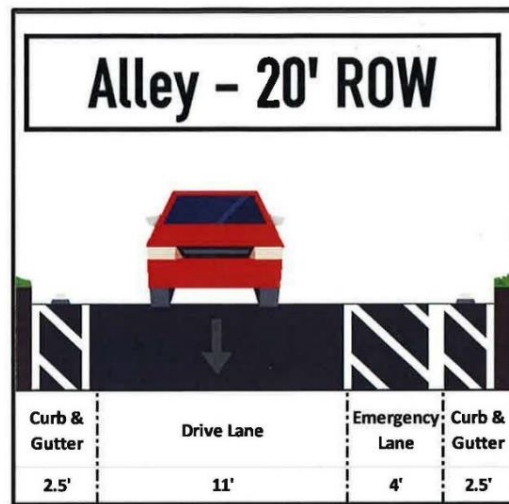
Service Drives Width Standards

One-Way: No-Parking Space Tie-In: Min. 12'

Two-Way: No-Parking Space Tie-In: Min. 20'

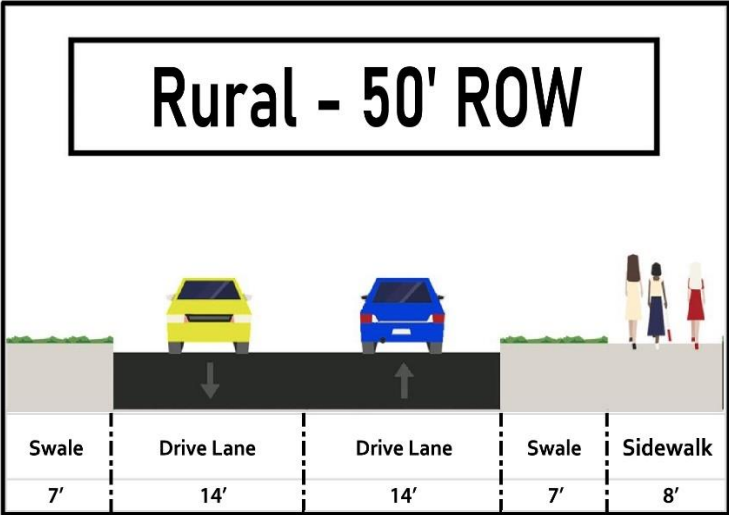
With Parking Tie-In: Where spaces and alley or service drive intersect, see/use EMMC Table 17.55.120(a)

Alley (20'): 2.5' curb & gutter + 11' drive lane + 4' emergency strip + 2.5' curb & gutter

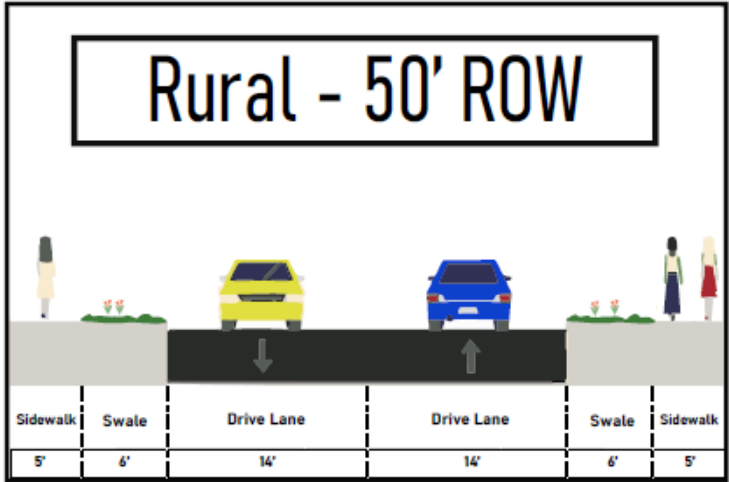


Street/Road Width Standards

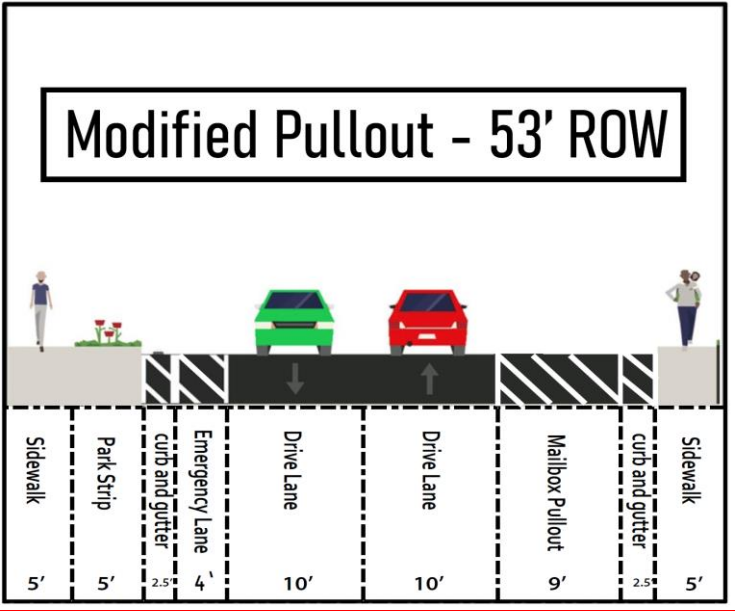
Rural (50'): 7' swale + 14' drive lane + 14' drive lane + 7' swale + 8' sidewalk (either side)



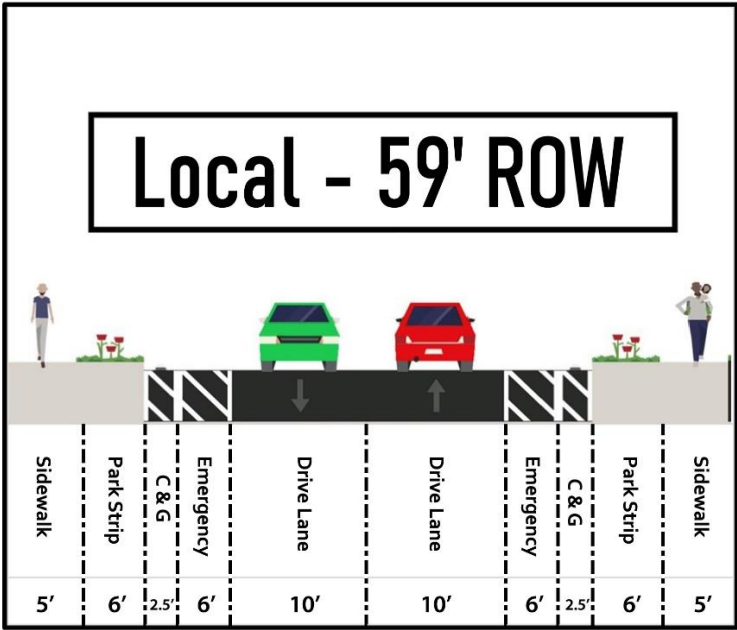
Alternative Rural (50'): 5' sidewalk + 6' swale + 14' drive lane + 14' drive lane + 6' swale + 5' sidewalk



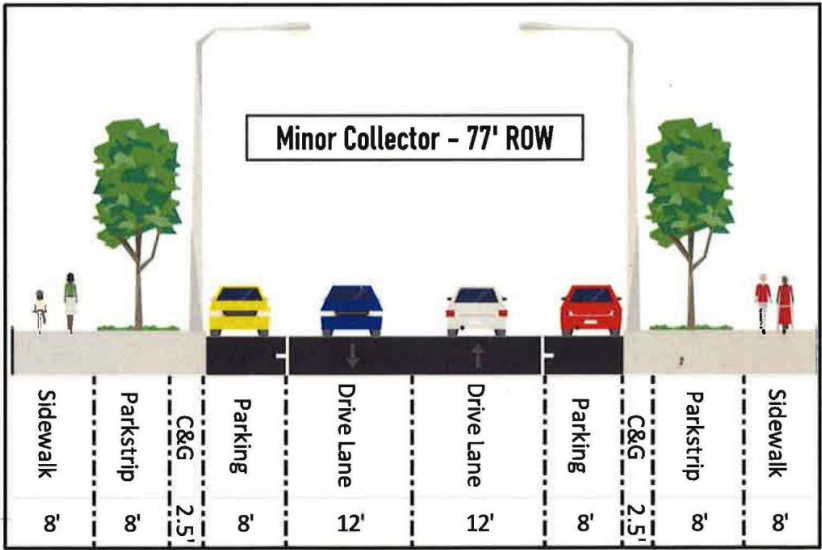
Modified (Modified Mailbox Pullout) Local (53'): 5' sidewalk, 5' parkstrip, 2.5' curb and gutter, 4' emergency lane, 10' drive lane, 10' drive lane, 9' mailbox pullout, 2.5' curb and gutter, 5' sidewalk



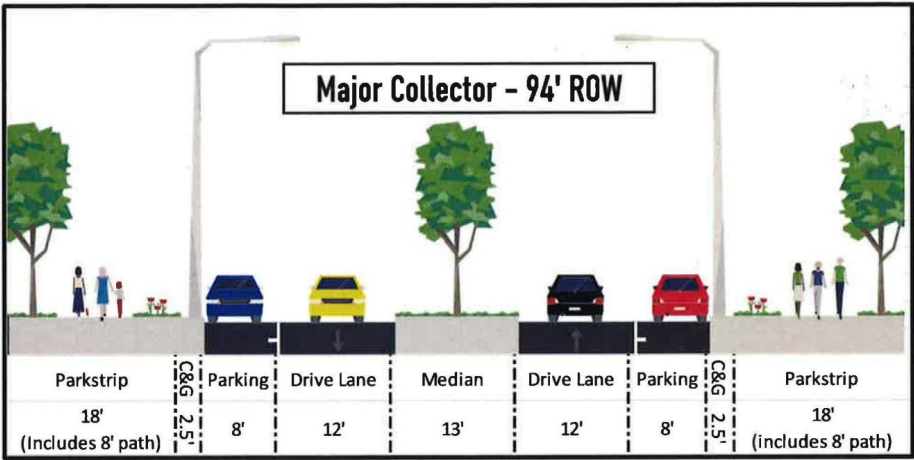
Local (59'): 5' sidewalk + 6' parkstrip + 2.5' curb & gutter + 6' emergency strip + 10' drive lane + 10' drive lane + 6' emergency strip + 2.5' curb & gutter + 6' parkstrip + 5' sidewalk



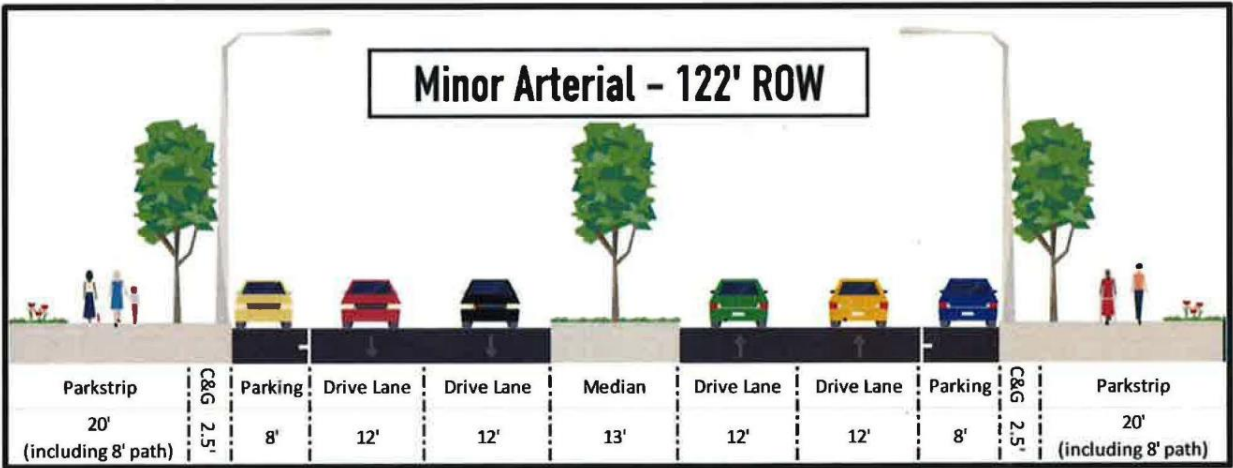
Minor Collector (77'): 8' sidewalk + 8' parkstrip + 2.5' curb & gutter + 8' parallel parking strip + 12' drive lane + 12' drive lane + 8' parallel parking strip + 2.5' curb & gutter + 8' parkstrip + 8' sidewalk



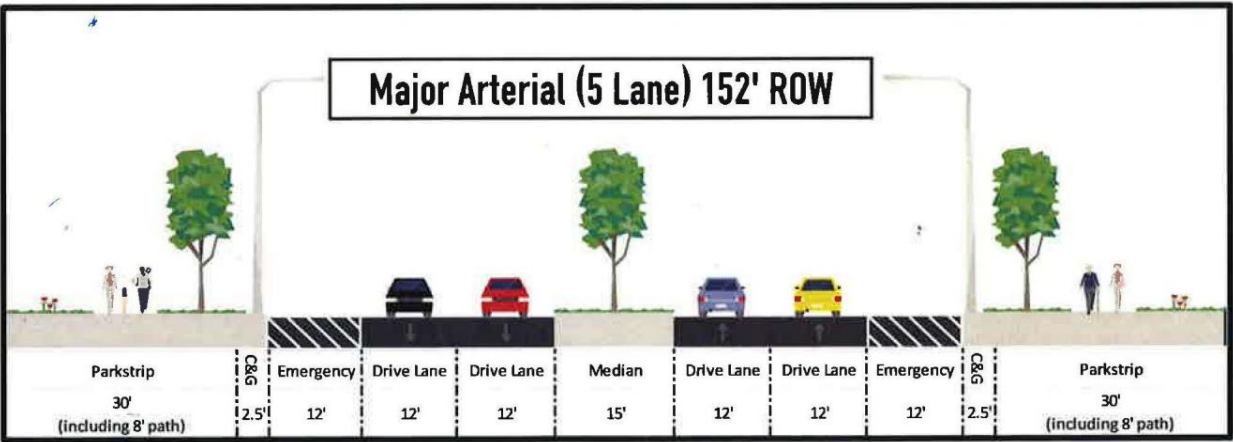
Major Collector (94'): 18' parkstrip (includes 8' path therein) + 2.5' curb & gutter + 12' drive lane + 13' median + 12' drive lane + 8' parallel parking strip + 2.5' curb & gutter + 18' parkstrip (includes 8' path therein)



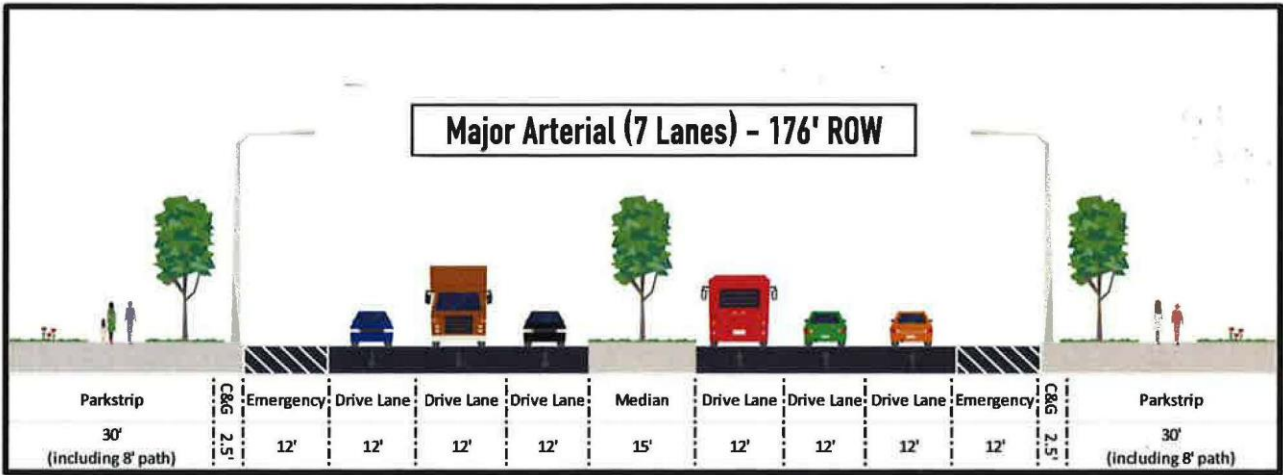
Minor Arterial (122'): 20' parkstrip (includes 8' path therein) + 2.5' curb & gutter + 8' parallel parking strip + 12' drive lane + 12' drive lane + 13' median + 12' drive lane + 12' drive lane + 8' parallel parking strip + 2.5' curb & gutter + 20' parkstrip (includes 8' path therein)



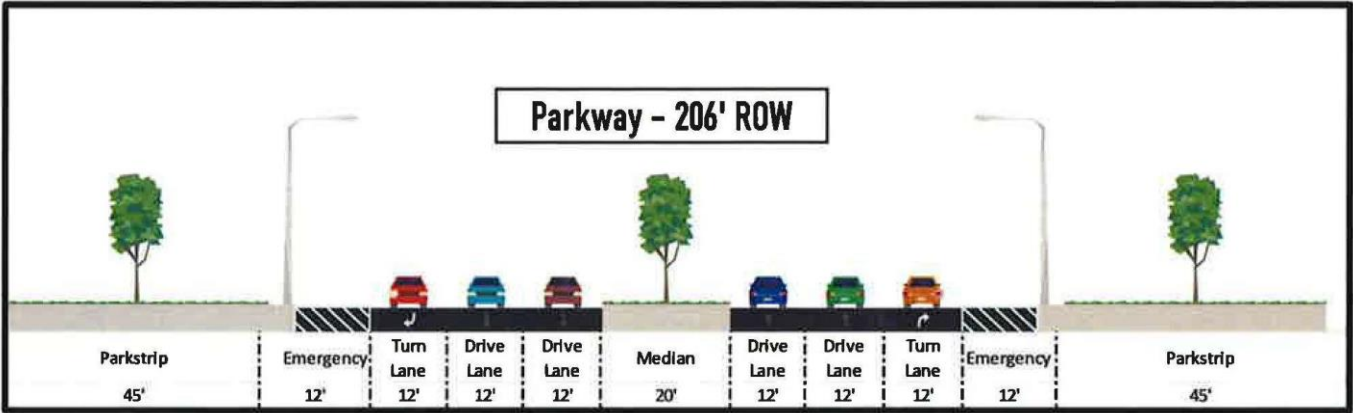
Major Arterial (152' - 5 lane): 30' parkstrip (includes 8' path therein) + 2.5' curb & gutter + 12' emergency strip + 12' drive lane + 12' drive lane + 15' median + 12' drive lane + 12' drive lane + 12' emergency strip + 2.5' curb & gutter + 30' parkstrip (includes 8' path therein)



Major Arterial (176' – 7 lanes): 30' parkstrip (includes 8' path therein) + 2.5' curb & gutter + 12' emergency strip + 12' drive lane + 12' drive lane + 12' drive lane + 15' median + 12' drive lane + 12' drive lane + 12' drive lane + 12' emergency strip + 2.5' curb & gutter + 30' parkstrip (includes 8' path therein)



Parkway (206'): 45' parkstrip + 12' emergency strip + 12' drive lane + 12' drive lane + 12' drive lane + 30' median + 12' drive lane + 12' drive lane + 12' drive lane + 12' emergency strip + 45' parkstrip





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 13, 2025**

TITLE:	Fence Code and CUP Code Patch
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:

That the Planning Commission recommend to the City Council approval of the proposed amendments...

BACKGROUND:

Council asked a short while ago for the CUP correction to be made found in the attached exhibit. Also, further dealings with fence issues have suggested a need to: 1) explicitly state that Fence Permits are required by the City; and, 2) to fine tune code language that addresses fencing along [the] Ranches Parkway.

ITEMS FOR CONSIDERATION:

The Planning Commission should consider the potential consequences associated with the proposed code changes if recommended for adoption. 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. Title 17 Patch.CUP and Fencing Edits

16.35.090 Privacy screening.

Residential subdivisions, business park, commercial, commercial storage, and industrial developments shall install six-foot-tall privacy screening made of durable materials consisting of either stone, masonry or decorative concrete (including precast concrete) along the rear and/or side lot lines of a project that abut(s) an arterial or collector road right-of-way, or one designated as such on the city's existing future transportation plan.

Developers/builders are required to install privacy screening prior to any building permits being issued in that phase of development that abuts such right-of-way. Property purchasers, at any such time as they desire to install screening along an arterial or collector where such is absent, shall install an acceptable wall.

~~Exception: In cases where a residential property abuts Ranches Parkway and screening has not already been installed by a developer/builder prior to occupancy of that property, screening installed by that lot's owner shall be a "Monterey Gray" wood fence. [Ord. O-41-2024 § 2 (Exh. A); Ord. O-33-2020 § 2 (Exh. A); Ord. O-06-2017 § 2 (Exh. A); Ord. O-17-2010 § 2 (Exh. A); Ord. O-27-2006 § 2 (Exh. A § 7.9); Ord. O-07-2006 § 2 (Exh. 1 § 7.9); Ord. O-23-2005 § 3 (Exh. 1(2) § 7.9)].~~

~~Exception: In cases where a residential property:~~

- ~~1. Either abuts the Ranches Parkway, or~~
- ~~2. Faces (at an angle within 45 degrees of being parallel) to Ranches Parkway, and~~
- ~~3. Is within 75' of the closest Ranches Parkway right-of-way line, and,~~
- ~~4. Where and when screening of the property (usually along a rear property line) from the Parkway has not already been installed by a developer/builder prior to occupancy of a house on that property, then,~~

~~Screening installed by that lot's owner and shall be a "Monterey Gray" colored wood fence – 6' maximum height.~~

~~Note that the fore-going requirement does not pertain to those properties in the Ranches with yards abutting or facing actively used golf course land (i.e., fairways or greens) where wrought iron type fencing is instead required between those yard areas [usually backyards] and the golf course.~~

17.40.020 Land use table.

~~The land use table in this section specifies the various land uses that are permitted, special, or conditionally permitted within the industrial zone. Uses that are not listed in the table are prohibited.~~

The land use table in this section specifies the various land uses that are permitted or specially permitted within the industrial zone. Uses that are not listed in the table are prohibited.

P = Permitted.

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

17.60.120 General fencing/screening provisions.

~~A. The standards in this section shall apply universally to fencing, walls, and screens in all zones unless specified otherwise. Various fence types are defined in EMMC 17.10.030. A fence permit or authorization via city site plan approval may be required by the city to sanction the placement of a fence or wall or privacy screen. Property owners should only install fencing on their property. If the property lines are not clearly marked, the city encourages the property owner(s) to consider having a surveyor determine property line locations and mark the same. Fence or wall height is measured or assessed from either: (1) the height of finished grade of the property whereupon a fence lies or to which it pertains, to the top of the fence or wall; or (2) from the height of the grade of a commercial or industrial building/parking pad where such is at a higher grade elevation than any abutting residentially zoned or developed property, whichever results in a higher screen.~~

A. The standards in this section shall apply universally to fencing, walls, and screens in all zones unless specified otherwise. Various fence types are defined in EMMC 17.10.030. A fence permit or authorization via city site plan approval shall be required by the city to sanction the placement of a fence or wall or privacy screen.

Property owners should only install fencing on their property. If the property lines are not clearly marked, the city encourages the property owner(s) to consider having a surveyor determine property line locations and mark the same. Fence or wall height is measured or assessed from either: (1) the height of finished grade of the property whereupon a fence lies or to which it pertains, to the top of the fence or wall; or (2) from the height of the grade of a commercial or industrial

building/parking pad where such is at a higher-grade elevation than any abutting residentially zoned or developed property, whichever results in a higher screen.

E. Walls or Fences as Buffers or Street Screens. Where required, screening walls or fences shall not be less than six feet in height. Required wall installations shall precede issuance of a building permit for a project related to a wall as per EMMC [16.35.090](#). Masonry or decorative concrete shall be used as a:

...

3. Street Screens. Where and when residential fencing abutting a road identified by the city as a “major” or “minor” “arterial,” or, as a “major” or “minor” “collector” is installed, it shall be of consistent height (not less than six feet), material and color, and be made of stone, masonry or decorative concrete.

Residential subdivisions, business park, commercial, commercial storage, and industrial developments shall install six-foot-tall privacy screening made of durable materials consisting of either stone, masonry or decorative concrete (including precast concrete) along the rear and/or side lot lines of a project that abut(s) an arterial or collector road right-of-way, or one designated as such on the city’s existing future transportation plan.

Developers/builders are required to install privacy screening prior to any building permits being issued in that phase of development that abuts such right-of-way. Property purchasers, at any such time as they desire to install screening along an arterial or collector where such is absent, shall install an acceptable wall.

~~Exception: In cases where a residential property abuts Ranches Parkway and screening has not already been installed by a developer/builder prior to occupancy of that property, screening installed by that lot’s owner shall be a “Monterey Gray” wood fence.~~

Exception: In cases where a residential property:

1. Either abuts the Ranches Parkway, or
2. Faces (at an angle within 45 degrees of being parallel) to Ranches Parkway, and
3. Is within 75’ of the closest Ranches Parkway right-of-way line, and,

4. Where and when screening of the property (usually along a rear property line) from the Parkway has not already been installed by a developer/builder prior to occupancy of a house on that property, then,

Screening installed by that lot's owner and shall be a "Monterey Gray" colored wood fence – 6' maximum height.

Note that the fore-going requirement does not pertain to those properties in the Ranches with yards abutting or facing actively used golf course land (i.e., fairways or greens) where wrought iron type fencing is instead required between those yard areas [usually backyards] and the golf course.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 13, 2025**

TITLE:	Harmony DA Sections 7 & 8 Development Agreement Amendment
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	n/a
APPLICANT:	City initiated

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

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

Recommend approval of amendment to MDA.

BACKGROUND:

In January 2015, Eagle Mountain Properties, L.C. ("Developer") and Eagle Mountain City ("City") entered into a Master Development Agreement ("MDA") regarding the development of the Harmony Development. Concurrent with the approval of the MDA, the City approved a preliminary plat for Harmony that was attached as an exhibit to the Agreement. In the MDA, the parties contemplated that a few portions of the development would be designed at a later date and would receive separate plat approval. The MDA refers to these portions of the development as "Alternative Block Designs".

Recently, the Developer filed a Site Plan Application for the Alternative Block Designs for review by the Planning Commission and City Council. During the review of that application, it was discovered that an MDA requirement found in Section 8 regarding minimum lot frontage requirements may prohibit the application. It was not the intent of the parties at the time the Agreement was entered into that Section 8 apply to the Alternative Block Designs. This Amendment is being brought to clarify that intent.

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. First Amendment to Harmony Development Agreement - Final

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT EAGLE MOUNTAIN
CITY AND EAGLE MOUNTAIN PROPERTIES L.C. FOR HARMONY
PRELIMINARY PLAT**

This First Amendment to Development Agreement for the Harmony Preliminary Plat ("First Amendment") is entered into this ____ day of May, 2025 ("Effective Date"), by and between Eagle Mountain City , a political subdivision of the State of Utah ("City"), and Eagle Mountain Properties L.C. , a Utah limited liability company, ("Developer") sometimes referred to jointly herein as "Parties."

RECITALS

WHEREAS the Parties previously entered into that certain Development Agreement for the Harmony project dated January 6, 2015 ("Agreement") with respect to real property located in Eagle Mountain City, State of Utah ("Property");

WHEREAS the Parties have cooperated in the preparation of this First Amendment and desire to enter into this First Amendment to modify and add certain terms to the Agreement;

WHEREAS this First Amendment clarifies the relationship between Sections 7 and 8 of the Agreement;

AGREEMENT

NOW, THEREFORE, in consideration of the promises, covenants, representations, and warranties hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Definitions. All capitalized terms used but not otherwise defined herein shall have the same meanings assigned such terms in the Agreement.

2. Lot Layout / Lot Size Variation. Developer's obligation to include a variety of lot sizes shall be modified as follows:

Section 8 shall be deleted and restated as follows:

8. Lot Layout / Lot Size Variation. There shall be a variety of lot sizes throughout the Harmony Preliminary Plat, with no single street having more than four lots in a row that are less than 52 feet wide; or, in other words, for every four lots in a row that are less than 52 feet wide, the next lot shall be at least 52 feet wide. Notwithstanding the foregoing, this lot width requirement shall not apply to the Alternative Block Designs contemplated in Section 7 of this Agreement. No more than three homes of the same elevation or color shall be located along a single row of homes.

3. Subordination of Conflicting Terms. In the event of a conflict in the terms and conditions of this First Amendment with the terms and conditions of the Agreement, the terms

and conditions of this First Amendment shall be binding and govern the conduct of the Parties.

4. No Other Changes. All provisions in the Agreement not specifically amended by this First Amendment shall remain in full force and effect.

5. Counterparts. This First Amendment may be executed in any number of counterparts, each of which when so executed and delivered, shall be deemed an original, but with all such counterparts being taken together to constitute a single original.

DEVELOPER
Eagle Mountain Properties L.C.,
a Utah limited liability company

By: Monte Vista Ranch, L.C.,
a Utah limited liability company, its Manager

By: MVR Management, LLC,
a Utah limited liability company, its Manager

By: _____
Manager, Tiffany A. Walden

DEVELOPER ACKNOWLEDGMENT

STATE OF _____)
:ss.
COUNTY OF _____)

On this ____ day of _____ 2025, before me, the undersigned notary public, personally appeared Tiffany A. Walden, the Manager of MVR Management, LLC, a Utah limited liability company, the Manager of Monte Vista Ranch, L.C., a Utah limited liability company, the Manager of Eagle Mountain Properties L.C., a Utah limited liability company, personally know to me or (proved on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged to me that she executed the same in her authorized capacity and that her signature on this instrument the person or the entity upon behalf of which the person acted executed this instrument.

NOTARY PUBLIC

CITY
Eagle Mountain City

By: Tom Westmoreland
Its: Mayor

Approved as to form and legality:

Attest:

City Attorney

City Recorder

CITY
ACKNOWLEDGMENT

STATE OF UTAH)
 :ss.
COUNTY OF UTAH)

On the _____ day of _____, 2025, Tom Westmoreland personally appeared before me who being by me duly sworn, did say that he is the Mayor of Eagle Mountain City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC