EAGLE MOUNTAIN
CITY COUNCIL MEETING – AMENDED AGENDA

AUGUST 5, 2025, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

4:00 PM WORK SESSION - CITY COUNCIL CHAMBERS

1. DISCUSSION AND INFORMATION ITEMS

This is an opportunity to provide information to the City Council. These items are for information only and do not require action by the City Council.

1.A. DISCUSSION - Proposed Amendment to the Eagle Mountain City Code Enacting Section 5.30 Regulating Food Trucks Operating on Public and Private Property
(Presented by BYU MPA Program, Summer Intern Carlos Vasquez)
(Anticipated time 15 minutes)

1.B. DISCUSSION - Proposed Amendment to the Eagle Mountain City Code Section 17.80 Sign Regulations and Sign Permits, relating to Monument Signs on Commercial Properties Fronting SR-73
(Presented by BYU MPA Program, Summer Intern Carlos Vasquez)
(anticipated time 10 minutes)

1.C. DISCUSSION - Privacy Program Policy Overview - HB0491 & HB0444
(Presented by BYU MPA Program, Summer Intern Jacob Lowe)
(anticipated time 10 minutes)

1.D. DISCUSSION - Architectural Standards - VCBO Architecture
(anticipated time 30 minutes)

2. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

3. CITY MANAGER INFORMATION ITEMS

4. ADJOURN TO A CLOSED SESSION

The City Council will adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. INTRODUCTIONS

8.A. 2025 Miss Eagle Mountain Royalty

9. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns, and comments. (Please limit your comments to three minutes each.)

10. CITY COUNCIL/MAYOR ITEMS

Time has been set aside for the City Council and Mayor to make comments.

CONSENT AGENDA

11. BOND RELEASES

11.A. Browns Meadow, Plat 2 - Into Warranty

11.B. Firefly NPA 5 Phase A, Plat 1 - Into Warranty

11.C. Harmony Phase A, Plat 15 - Into Warranty

11.D. Harmony Phase B, Plat 1 - Into Warranty

11.E. Pinnacles Phase A, Plat 1 - Into Warranty

11.F. Pinnacles Phase A, Plat 2 - Into Warranty

11.G. Eagle Point, Plat E - Out of Warranty

11.H. Marketplace at Eagle Mountain Town Center Phase 2 - Out of Warranty

11.I. Parkway Fields Phase C, Plat 1 - Out of Warranty

11.J. Parkway Fields Phase C, Plat 2 - Out of Warranty

11.K. Rush Creek Phase A, Plat 1 - Out of Warranty

11.L. Silverlake, Plat 31 - Out of Warranty

12. RESOLUTIONS

12.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for the LDS Chapel at 967 E Desert Willow Drive (Parcel ID #51:756:0106), as allowed in Eagle Mountain Municipal Code Section 8.15.080 (G)

13. PRELIMINARY PLATS & SITE PLANS

13.A. SITE PLAN - Meta/Available Storage Wireless Communication Tower

13.B. SITE PLAN - Brylee North Commercial Plat A - Lot 3

13.C. SITE PLAN - Pony Express Medical Office Building

SCHEDULED ITEMS

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving and Authorizing the Execution of an Interlocal Cooperation Agreement for Participation in the Utah Valley HOME Consortium

15. LEGISLATIVE ITEMS

15.A. UPDATE - Legislative Priorities List

16. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

This time is set aside for the City Council's and Mayor's comments on City business, and for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

17. COMMUNICATION ITEMS

17.A. Financial Report

18. 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.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on August 4, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.eaglemountain.gov, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **AUGUST 5, 2025**
TITLE:	DISCUSSION - Proposed Amendment to the Eagle Mountain City Code Enacting Section 5.30 Regulating Food Trucks Operating on Public and Private Property
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Carlos Vasquez	Carlos Vasquez

RECOMMENDATION:
Staff recommends that the City Council discuss the adoption of Chapter 5.30 of the Eagle Mountain Municipal Code to establish permit procedures, operating standards, and enforcement provisions for food trucks on city-owned and private property.

BACKGROUND:
Eagle Mountain City has experienced a sharp rise in demand for mobile food services, fueled by population growth and the community's enthusiasm for unique, local dining options. Events like Thursday Food Truck Nights at Cory Wride Memorial Park have become staples of civic life, with vendor waitlists. In parallel, food truck activity has increased across private commercial sites in the north of the city, creating a need for consistent standards that balance flexibility with public safety and fairness.

In anticipation of continued growth and to proactively guide this sector, the City has crafted its first dedicated chapter of code (EMMC 5.30) governing food truck operations on both public and private property. The new regulations aim to support small business entrepreneurship while protecting community interests such as cleanliness, parking access, traffic safety, and equitable vendor participation.

Key provisions include:

- Designated stalls and scheduled rotation for food trucks at Cory Wride Memorial Park
- Required overnight removal and site cleanup
- Limitations on drive-through-style service and amplified sound
- Streamlined application process with clear permit documentation
- Private property standards including surface requirements, traffic safety, and access control
- Uniform rules for signage, canopies, power sources, and ADA access

- Graduated enforcement procedures for noncompliance

This code chapter is designed to foster opportunity while ensuring that food truck activity remains safe, and meets the needs of the people of Eagle Mountain.

ITEMS FOR CONSIDERATION:
This code amendment limits food truck operations on public property to designated areas within city parks—primarily Cory Wride Memorial Park—to avoid direct competition with private commercial establishments. The primary goal is to provide convenient service options for the community in public spaces while supporting, rather than undermining, private-sector activity. At the same time, the ordinance establishes clear standards for food truck operations on private property to ensure safety, fairness, and compatibility with surrounding uses.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. EMMC 5.30 - DRAFT

Chapter 5.30
FOOD TRUCKS

Sections:

Article I. Definitions and General Provisions

5.30.010 – Purpose and Intent

5.30.020 – Definitions

Article II. Operation on City Owned Property

5.30.030 – Approved Sites and Exclusions

5.30.040 – Time Use Limits and Transient Nature

5.30.050 – Application Procedure and Fees

Article III. Operation on Private Property

5.30.060 – Where and How on Private Land

5.30.070 – Private Land Use Limits and Fees

Article IV. Design, Operations, and Enforcement

5.30.080 – Universal Operating Standards

5.30.090 – Special Event and High Traffic Exceptions

5.30.100 – Enforcement and Penalties

Article I. Definitions and General Provisions

5.30.010 Purpose and Intent.

Eagle Mountain recognizes the vibrancy and entrepreneurial spirit that Food Trucks bring to the community. At the same time, the city must protect public health, maintain safe traffic flow, preserve parking for park users, and foster fair opportunities. This chapter therefore establishes:

A. A transparent permit process for Food Trucks on city owned lands, beginning at Cory Wride Memorial Park's east lot, and in time, expanding to a dedicated Food Truck areas in the city.

B. A parallel, straightforward path for Food Trucks on private property, subject to land use and neighborhood considerations.

C. Uniform health, safety, and design standards drawn from Utah County Health Department, Fire Marshal, Parking Code, and best practices around the State.

D. Clear time limits and site rotation rules so parks remain open, clean, and available to all users; and

E. A graduated enforcement system that encourages compliance and preserves the rights of all stakeholders.

5.30.020 Definitions.

Whenever used in this chapter or, unless the context requires otherwise, elsewhere within any city ordinance:

"Food Truck" are mobile food units which meaning is defined in this Code, under Chapter 10.10.090.

"Food Truck Public Land Permit" is the permit authorizing Food Trucks operation on city–owned streets, parking lots, parks, or other municipal property under Article II.

"Eagle Mountain Business License" and "License" mean the general business license issued under Chapter 5.05 that every food truck operator shall hold before applying for either food truck public land or private land permits. Reciprocity will be granted for business licenses obtained from another political subdivision of the state provided that the license is in good standing.

"Stall" means a parking space reserved for FOOD TRUCK use at an approved public site (see Exhibit A and B for Cory Wride Park stalls).

Commented [GU1]: Ideally, we want to match our definition of food truck in our parking code. Also, we should probably use the more common term food truck, rather than mobile food unit.

Commented [GU2]: City

Commented [GU3]: shall

Commented [CV4]: include reciprocity for food trucks registered in other cities.

Article II. Operation on City Owned Property

5.30.030 Approved Sites and Exclusions.

Cory Wride Memorial Park (5806 Pony Express Parkway) is Eagle Mountain's inaugural food truck location. The park's Noth-West parking lot features seven designated stalls directly off Pony Express Parkway, chosen to balance high visibility with unobstructed access for park patrons and emergency vehicles.

5.30.040 Time Use Limits and Transient Nature.

To support vibrant, high-traffic programming and ensure equitable access to prime operating hours, Eagle Mountain establishes a dedicated Thursday reservation rotation for food trucks at Cory Wride Memorial Park during the summer season through the Events Department. Food Trucks must operate within the time limits of operating hours of the park, and are required to vacate the premises daily, at the conclusion of approved operating hours, to maintain parking availability for the general public:

A. Daily Maximum: Food trucks may reserve one Thursday at a time through the city's Events approved reservation portal on the city's website.

B. Days Cap: Once a food truck has completed its scheduled Thursday operation, it becomes eligible to reserve another available Thursday.

    1. To ensure compliance, food trucks will be required to register for scheduled space use through the Events section on the city's website. Enforcement may include periodic inspections, photographic documentation, and potential fines or permit suspension for violations.

    2. The events department will limit the number of food trucks, dates with specific events, and spaces between reservations that food trucks can access to ensure that the events meet the needs of the community.

    3. This rotation is limited to the park's designated food truck spaces and follows all standard rules and operating requirements under this chapter.

C. Overnight Removal: All vehicles, canopies, trash bins, tables, and other equipment related to the Food Truck or its operations must be removed from City property by the closing time of the park each day.

    1. The events department coordinates the trash collection for the city events. Food trucks are responsible for the cleanliness of the areas are assigned and the use of the trash bins provided by the City's events department.

D. No Drive-Throughs: Drive-through service lanes are expressly prohibited in public spaces.

These limits ensure every operator has an equal opportunity at prime park front parking, while preserving space for early morning crew cleanup and park maintenance activities.

5.30.050 Application Procedure and Fees.

To apply for a Food Truck Public Land Permit, complete the following:

Commented [GU5]: Consider adding the hours of operation to help clarify

Commented [GU6]: Will we offer an additional dumpster or will they have to remove all trash themselves?

Commented [CV7R6]: Trash - Additional Dumpster. * Parks
Parks permit has to sign **
Liable for clean

A. Obtain the Eagle Mountain Business License**.** No food truck may operate without first holding the City's basic business license (Section 5.05). Reciprocity will be granted for business licenses obtained from another political subdivision of the state provided that the license is in good standing.

B. Gather Permits & Documentation**:**

1. Utah County Health Department Food Truck permit or a Food Truck permit from the local health department that has jurisdiction over the area in which the majority of the Food Truck's operations occur.
2. State Fire Marshal clearance (annual inspection sticker).
3. Proof of general liability insurance (minimum $1 million; the Eagle Mountain City must be named as additional insured).
4. Confirmation email of the event date selection provided by the city.

C. Submit at least fourteen (14) days (two weeks) ahead of the date of reservation: Deliver your completed application, documentation, and payment, if required, through the city's website.

D. Pay the Permit Fee:

Permit fees for Food Trucks are established in the City's Consolidated Fee Schedule, which outlines the current rates for daily, monthly, and annual permits. Applicants should refer to the most recent version of this schedule to determine the applicable fees.

Once the application has been approved, the food truck will receive confirmation of their event permit, day assignment, and a reminder of all operating rules.

E. Special Events:

In the case of permits for special events or festivities that are not available on the regular registration schedule system, the food truck operators intending to participate shall contact the city's event department directly to obtain a special event permit. This permit ensures compliance with local regulations, including health and safety standards, and coordinates the distribution and use of public spaces during the event. Applications shall be submitted in accordance with the city's established procedures and timelines.

This provision helps ensure that Food Truck operations during special events are conducted safely and in harmony with community standards.

Commented [GU8]: Required by state law.

Commented [GU9]: Required by state law.

Commented [GU10]: Eagle Mountain City

Commented [GU11R10]: Select a stall from...

Commented [GU12]: There doesn't appear to be any legal authority for this prior practice. This chapter doesn't currently define what a temporary tax permit is or how it works. Recommend deletion. I will research the issue.

Commented [GU13]: Fix capitalization and clarify "ahead" of when.

Commented [GU14]: Business Licensing Specialist. Maybe consider changing to state once it's been approved rather than the completeness of the application.

Commented [GU15]: shall contact the City directly

Commented [GU16]: shall

Article III. Operation on Private Property

5.30.060 Where and How on Private Land.

A. Food trucks can vend on private, nonresidential lots only with the property owner's written affidavit granting permission for specific dates and times. No food truck may operate without first holding the City's basic business license (Section 5.05). Reciprocity will be granted for business licenses obtained from another political subdivision of the state provided that the license is in good standing.

B. Permits & Documentation**:**
   a. Utah County Health Department Food Truck permit or a Food Truck permit from the local health department that has jurisdiction over the area in which the majority of the Food Truck's operations occur.
   b. State Fire Marshal clearance (annual inspection sticker).
   c. Proof of general liability insurance (minimum $1 million; the Eagle Mountain City must be named as additional insured).

C. Food trucks operating on private property must be located on an improved surface either paved (asphalt, concrete) or maintained turf (grass). Operation on bare soil, gravel, or other unapproved unpaved surfaces is prohibited to ensure cleanliness, stability, and accessibility.

D. Food trucks operating on private property must not create traffic hazards or obstruct access for vehicles or pedestrians, considering the following:
   a. Food trucks must not be placed in a way that blocks driveways, fire lanes, loading zones, emergency access points, or internal circulation lanes.
   b. Food trucks shall not operate within 30 feet of any intersection or corner where their presence would reduce driver visibility or interfere with turning movements.
   c. Entry and exit points to the site must always remain fully accessible and visible, keeping the principle of a clear sigh triangle of visibility.
   d. Trucks must not be parked in locations that require customers to stand, wait, or queue in drive aisles or travel lanes.
   e. All placements must maintain compliance with ADA access routes and building entrances.

Commented [GU17]: Required by state law.

Commented [GU18]: Required by state law.

Commented [GU19]: Eagle Mountain City

Commented [GU20R19]: Select a stall from...

Article IV. Design, Operations, and Enforcement

5.30.080 Universal Operating Standards.

All food trucks, whether on City land or private property, must adhere to these baseline requirements:

A. Health and Wastewater: Comply with Utah County Health Department and Timpanogos Special Service District rules for food handling, grease, and wastewater disposal; dumping into storm drains is prohibited.

Commented [GU21]: Dumping into storm drains is prohibited.

B. Power and Utilities: Only self-contained generators and water tanks may be used, Connection to City utilities is allowed only with prior written permission and any necessary building permits.

C. Cleanliness: Provide onsite trash and recycling containers; pick up all litter before departure; leave the stall "broom swept" clean. Make sure the correct use of the trash containers provided by the city's Events department.

D. Vehicle Maintenance: Keep food trucks in professional condition—not visible damage that would affect the normal functioning of the food trucks.

E. Signage: Only permanent signs affixed to the food truck and one adjacent menu board (maximum 2 × 3 ft).

F. Canopy and Projection Limits: Any awning or canopy may extend no more than the area of the parking spaces delimited for the food truck, this also includes the space for chairs, tables or benches, considering that they must leave at least four (4) feet of clear pedestrian space and cannot obstruct the road access or traffic. (See exhibit 2).

G. Noise & Idling: Idling engines are not allowed when stationary; any music or amplified sound must comply with chapter 8.15 of the City Code.

5.30.090 Special Event and High Traffic Exceptions.

The City may suspend regular food truck operations along major event corridors or during large gatherings if public safety personnel determine that weather, parking, or traffic conditions require it. Any such restriction will be clearly outlined in the Special Event Permit issued by the City.

5.30.100 Enforcement and Penalties.

To ensure compliance without being overly punitive, Eagle Mountain adopts a three-strike approach:

- First Violation: A written warning, highlighting the specific code section and corrective steps.

- Second Violation (within 12 months): $150 fine plus a seven-day suspension of the applicable permit.
- Third Violation (within 12 months): Revocation of the food truck Public Land Permit for the remainder of its term, and referral to the Business License Officer to consider suspension or revocation of the Eagle Mountain Business License.

Operators may appeal against any enforcement action to the City Manager within ten (10) days of the notice; the City's decision is final.

Exhibit A – Designated stalls at Cory Wride Memorial Park

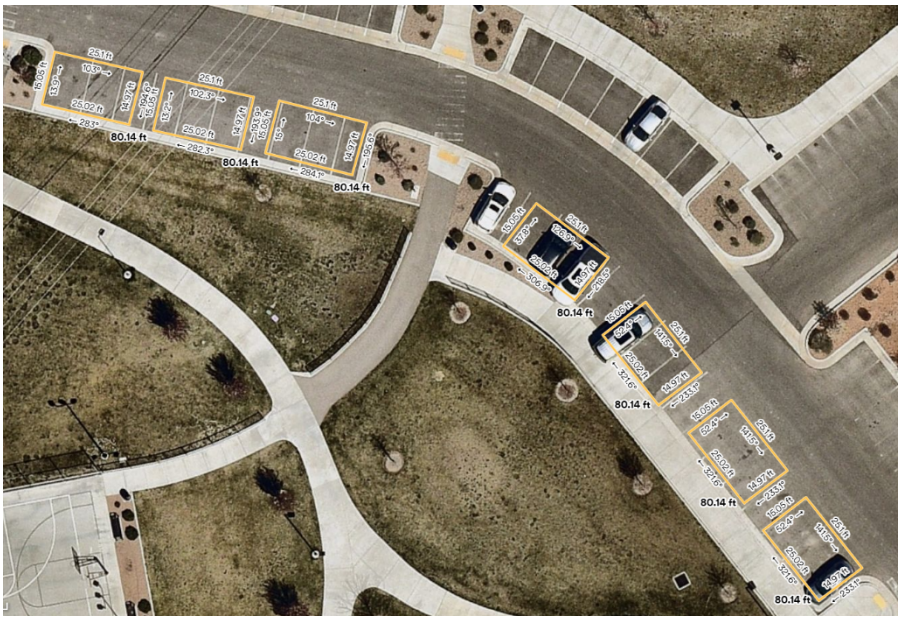


Exhibit B– Expected parking in the stalls at Cory Wride Memorial Park

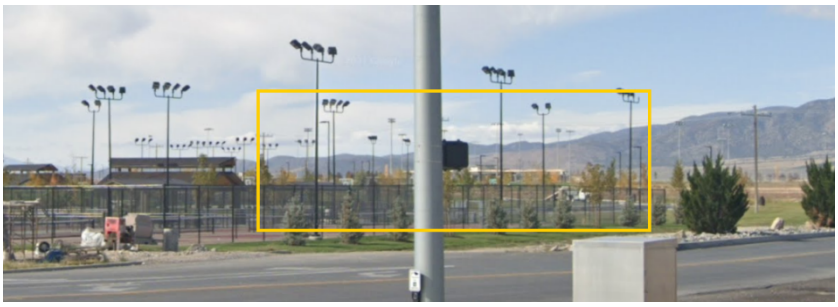
Exhibit C: Location of the Parking Space designated for Food Trucks

Additional Information:

Average Food Truck Size:

Visibility of the space for food trucks:

North- South



South- North

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **AUGUST 5, 2025**
TITLE:	DISCUSSION - Proposed Amendment to the Eagle Mountain City Code Section 17.80 Sign Regulations and Sign Permits, relating to Monument Signs on Commercial Properties Fronting SR-73
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Carlos Vasquez	Carlos Vasquez

RECOMMENDATION:
Staff recommend that the City Council discuss the adoption of an ordinance amending Chapter 17.80 of the Eagle Mountain City Code to create monument sign standards for commercial properties along SR-73.

BACKGROUND:
Eagle Mountain City has actively prioritized commercial development in strategic corridors, with a particular focus on the area along SR-73, which is undergoing significant transformation and is anticipated to become a major highway serving the region. In preparation for the growth and increased visibility this corridor will bring, City staff have proactively developed detailed regulations to guide how monument signs can be designed and installed along SR-73.

By creating these sign parameters ahead of new development, the City aims to ensure consistency, safety, and esthetics throughout the commercial corridor. This preventative approach helps avoid situations where early developers might set their own signage standards that could later prove incompatible with the community's vision or other projects.

The amendment would create a new section of code (EMMC 17.80.120) to regulate monument signs on private commercial parcels along SR-73. The amendment responds to visibility, safety, and aesthetic concerns unique to this high-speed corridor, where standard sign allowances are limited for this type of road.

Key provisions include:

- Monument signs only (pole and billboard signs prohibited)
- Strict private property placement (no public land use)
- Height and size limits determined by lot size
- Durable materials such as metal and concrete

- Internal LED illumination only; no animation or dynamic content
- Strict color and logo limits to ensure visual consistency
- Rules determining the frequency and spacing of the signs.
- Specific structure models (A and B) with detailed dimensions and esthetics
- Optional group signs for small properties
- Compliance with sight triangle rules and UDOT coordination

These regulations support clear, high-quality signage while respecting the unique development challenges along SR-73.

ITEMS FOR CONSIDERATION:
This item does not include a red-line version because it is completely new.

The City Council can discuss and carefully consider how this amendment advances several important objectives for the SR-73 commercial corridor:

- Promoting a Cohesive Commercial Identity: the amendment helps create a visually consistent and attractive appearance for all businesses.
- Maintaining Public Safety Through Sight Distance Controls: The amendment includes specific requirements to ensure that signs do not obstruct drivers' or pedestrians' clear line of sight at intersections and access points.
- Reducing Visual Clutter: With clearly defined limitations on sign dimensions and appearance, the amendment aims to prevent an excessive or disorderly array of signage that could distract drivers, overwhelm the visual environment, or detract from the overall appearance of the corridor.

PLANNING COMMISSION ACTION/RECOMMENDATION:
Scheduled to appear before the Planning Commission on August 12, 2025, for a recommendation to the City Council.

ATTACHMENTS:
1. EMMC 17.80.120 - DRAFT

Chapter 17.80
SIGN REGULATIONS AND SIGN PERMITS

17.80.120 Monument Signs on Commercial Properties Fronting SR-73

A. Applicability. This subsection applies exclusively to monument signs located on privately owned commercial property with frontage along Utah State Route 73 (SR-73) within Eagle Mountain City. These content and design restrictions apply only to signs permitted under this subsection and are not applicable to other sign types regulated in this chapter.

B. Purpose. To enhance visibility, public safety, and aesthetic appeal for businesses along SR-73 where topography, setbacks, or traffic speeds limit standard sign effectiveness.

C. Permitted Sign Type. Only monument signs are permitted under this subsection. The following are expressly prohibited:

1. Pole signs
2. Off-premises advertising signs (e.g., billboards)
3. Signs located within public rights-of-way or easements
4. Any other sign that is not a monument sign.

D. Location Standards. All signs must be located entirely on private property. Signs shall not encroach upon or be located within any public right-of-way, easement, or utility corridor.

E. Design and Construction Requirements.

1. Height and Area Standards

Sign height and area shall be based on the size of the commercial property or unified commercial development as follows:

Lot Area (acres)	Max Sign Area (sq ft)	Max Height (ft)
Less than 5	48 sq ft	10
5 to 20	192 sq ft	20
Greater than 20	432 sq ft	30

2. Materials. All signs shall be constructed of durable, weather-resistant materials such as concrete or metal, as described in this same code, under EMCC Schematic 17.80.180(c) – Monument Sign Schematics for SR-73. Wood or wood-based structural components are prohibited.
   Decorative finishes such as simulated wood grain or stone veneer may be applied to the exterior.
3. Illumination. Only internal LED illumination is allowed. Signs shall comply with all brightness and shielding standards in EMMC 17.80.060(D). Halo, external, or animated lighting is prohibited.
4. Copy and Design Restrictions. Only logos and alphanumeric text are allowed on signage; descriptive images, depictions of business activities, or symbolic art are prohibited.

Logos are permitted but may use only one primary non-white color; off-white must remain the predominant sign color.

No animation, video, or dynamic message content is permitted.

Only flat panel designs are permitted. Push-through, or raised letters are allowed but must be flush-mounted and sized for legibility.

5. Layout and Structure. Each sign shall consist of a rock or brick base occupying 20% of the total height, an optional decorative panel (e.g., faux wood) occupying 15%, and stacked sign panels occupying the remaining 65% (See EMMC Schematic 17.80.180(c) – Monument Sign Schematics for SR-73, Model A). In case of not opting for the decorative panel, the staked sign panels can occupy the remaining 80% (See EMMC Schematic 17.80.180(c) – Monument Sign Schematics for SR-73, Model B). The number and size of stacked panels shall be consistent with the approved models (A or B) adopted by the city.
6. Spacing and Quantity. Only one monument sign is permitted per commercial frontage under this subsection. A commercial frontage is defined as each separately platted parcel or a continuous stretch of 300 linear feet of SR-73 frontage. No more than one sign shall be installed within each 300-foot frontage segment.
   Individual businesses may not exceed the equivalent of two panels of space on a shared monument sign.
   In the event that the commercial property is located within a shopping plaza or a multi-store commercial development, they shall share a single monument sign that complies with all applicable size and design standards.
   Small commercial properties with insufficient lot size or frontage to qualify for an individual sign may voluntarily combine with one or more adjacent or nearby commercial parcels to create a joint monument sign, provided that:

a. The combined properties have at least 5 acres or 300 linear feet of total frontage;
b. The sign is located on private land within or immediately adjacent to one of the participating properties;
c. Only one joint sign is allowed per combined grouping;
d. The total sign size is determined based on the combined lot area; and
e. The sign complies with the approved SR-73 monument sign schematics.

Any such joint monument sign shall be approved as part of a consolidated sign permit application, including written consent from all participating property owners.

F. Visibility and Regulatory Coordination.

1. Visibility Triangle Compliance.

To preserve public safety and ensure clear sightlines for motorists, all monument signs shall comply with clear sight zone requirements at intersections and driveways. These zones shall be defined as a triangle formed by:

a. From the corner of the intersection or driveway, 30 feet along the edge of each roadway or driveway.
b. Those two points are connected with a diagonal line to form a triangle.
c. This triangular area must remain free of any part of the sign (including base, lighting, or landscaping) that exceeds 30 inches in height above the adjacent road surface.

In addition to the requirements of this Section, the sign shall comply with Utah Code § 41-6a-1401, as amended, and related provisions of the Utah Traffic Code, which prohibit parking and obstructions that impair visibility within regulated distances of intersections, signs, and traffic control devices.

2. Coordination with UDOT.

Applicants shall contact the appropriate Region 3 Office of the Utah Department of Transportation (UDOT) to verify that the proposed monument sign, including placement and height, complies with all applicable state regulations, including UDOT's Access Management Manual and Outdoor Advertising Control standards. Approval under this section does not waive any state or city-level requirements. Proof of such coordination may be required prior to issuance of a sign permit.

G. Approval Process. Monument signs proposed under this subsection shall be approved as part of the building permit process for the associated commercial property. If no new building permit is being sought, a separate sign permit must be obtained through the City's Planning Department.

The review shall confirm full compliance with all applicable standards in this subsection, including those for design, location, materials, visibility, lighting, spacing, and state coordination.

Commercial property owners with existing buildings along SR-73 may also apply for a monument sign under this subsection, provided the proposed sign complies with all applicable requirements.

Review and approval of such signs shall follow the same standards and include verification of coordination with UDOT, as outlined in subsection F.

H. Maintenance and Discontinued Use. Signs shall be maintained in a clean, safe, and structurally sound condition capable of withstanding typical environmental conditions including wind, rain, and snow.
A sign must be removed within 60 calendar days of discontinued use, including the permanent closure of the commercial property or development it serves, or abandonment of the sign. This includes involuntary destruction due to an accident or natural event unless the sign is repaired or replaced.

I. Exceptions and Supremacy. Signs permitted under this subsection are exempt from all other provisions of EMMC 17.80.070(A)–(F), including but not limited to standard monument sign height, materials, lighting, and size requirements. No variance or administrative exception is required if the sign complies with this subsection.

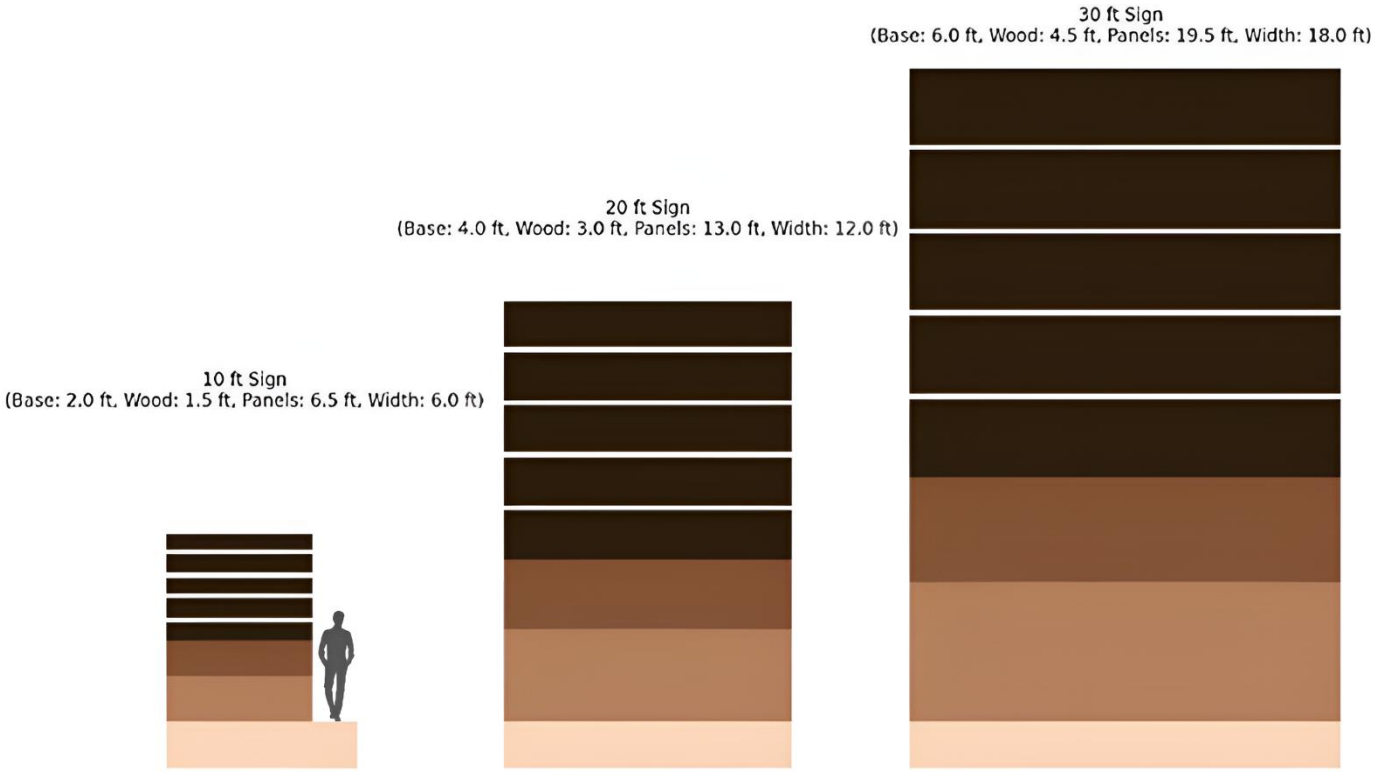
17.80.130 Exempt signs.

R. Signs constructed under 17.80.120 subsection are exempt from the requirements specified in previous sections, following the guidelines described in the section of Schematic 17.80.180(c) – Monument Sign Schematics for SR-73.

Schematic 17.80.180(c) – Monument Sign Schematics for SR-73

A. MODEL A: Three-Zone Structure (Rock Base + Wood Panel + Panel Stack)

Scaled to 10’, 20’, 30’ total heights



Ground (peach): A 2 ft “ground-plane” rectangle at the very bottom (for dimensional context only).

Rock Base (lightest brown): Occupies 20 % of the total sign height.

Wood-like panel (middle sepia-brown): Occupies approximately 15% of the total sign height.

Five Stacked Sign Panels (dark brown): Occupy the remaining 65 % of the total. Each of the five is equal in height (with small gaps between them for visual distinction and enhanced readability).

Dimensional Table

Using these percentages, the table below lists exact foot-values for each of the three total-height options. It is set Width = 3 × (Rock Base Height) for a uniform, stable footprint.

Sign Size	Total Height	Rock Base Height (20 % of total)	Wood Panel Height (15 % of total)	Panel Stack Height (65 % of total)	Width (3× Base)
10 ft	10 ft	2.0 ft	1.5 ft	6.5 ft	6 ft (3×2 ft)
20 ft	20 ft	4.0 ft	3.0 ft	13.0 ft	12 ft (3×4 ft)
30 ft	30 ft	6.0 ft	4.5 ft	19.5 ft	18 ft (3×6 ft)

Total Height	Base Depth	Panel Depth
10 ft	2.0 ft	1.0 ft
20 ft	2.5 ft	1.5 ft
30 ft	3.0 ft	2.0 ft

1. **Rock or Brick Base Width:** The same as the “Width” column, since the stone-veneered bottom is full-face width.
2. **Wood-like Panel Region:** A single decorative section right above the rock base.
3. **Panel Stack:** All five dark-brown sign panels combined occupy the “Panel Stack Height”, subdivided evenly into five strips:

   10 ft sign → 6.5 ft ÷ 5 = 1.30 ft each

   20 ft sign → 13.0 ft ÷ 5 = 2.60 ft each

   30 ft sign → 19.5 ft ÷ 5 = 3.90 ft each

Panel & Text Layout

1. **Primary Text (with logo):**

   Should occupy the topmost of the five dark panels and extend to the space of two panels for visibility, adapting to the needs of the business.

It can be around 35 %–40 % of the panel-stack's height.

10 ft sign: Panel-stack = 6.5 ft → Primary band around 2.3 ft (35%).

20 ft sign: Panel-stack = 13 ft → Primary band around 4.6 ft.

30 ft sign: Panel-stack = 19.5 ft → Primary band around 6.8 ft.

2. **Secondary Brands:**

   Each panel band below the primary should be between 15 % and 20 **%** of the panel stack.

3. **Spacing ("Reveals") Between Panels:**

   Leave a small gap (10 % of each panel's height) above each board for backlighting or separation.

   A 10% reveal between boards gives a clean, separate look.

4. **Font & Color:**

   Use a bold, high-contrast white or off-white face on each dark brown panel. Colors shall be the same for all businesses on the sign.

   Typeface consistency with good legibility from a distance is ideal.

   Ensure letters maintain a minimum height of 20 % of each band's height for visibility.

   The top panel's logo can display only one main color that is different from off-white. Off-white should still be the main color of the sign.

5. **Rock Base Details:**

   Install stone veneer pattern (as seen in model 1). Mortared seams and slight texture variation are ideal.

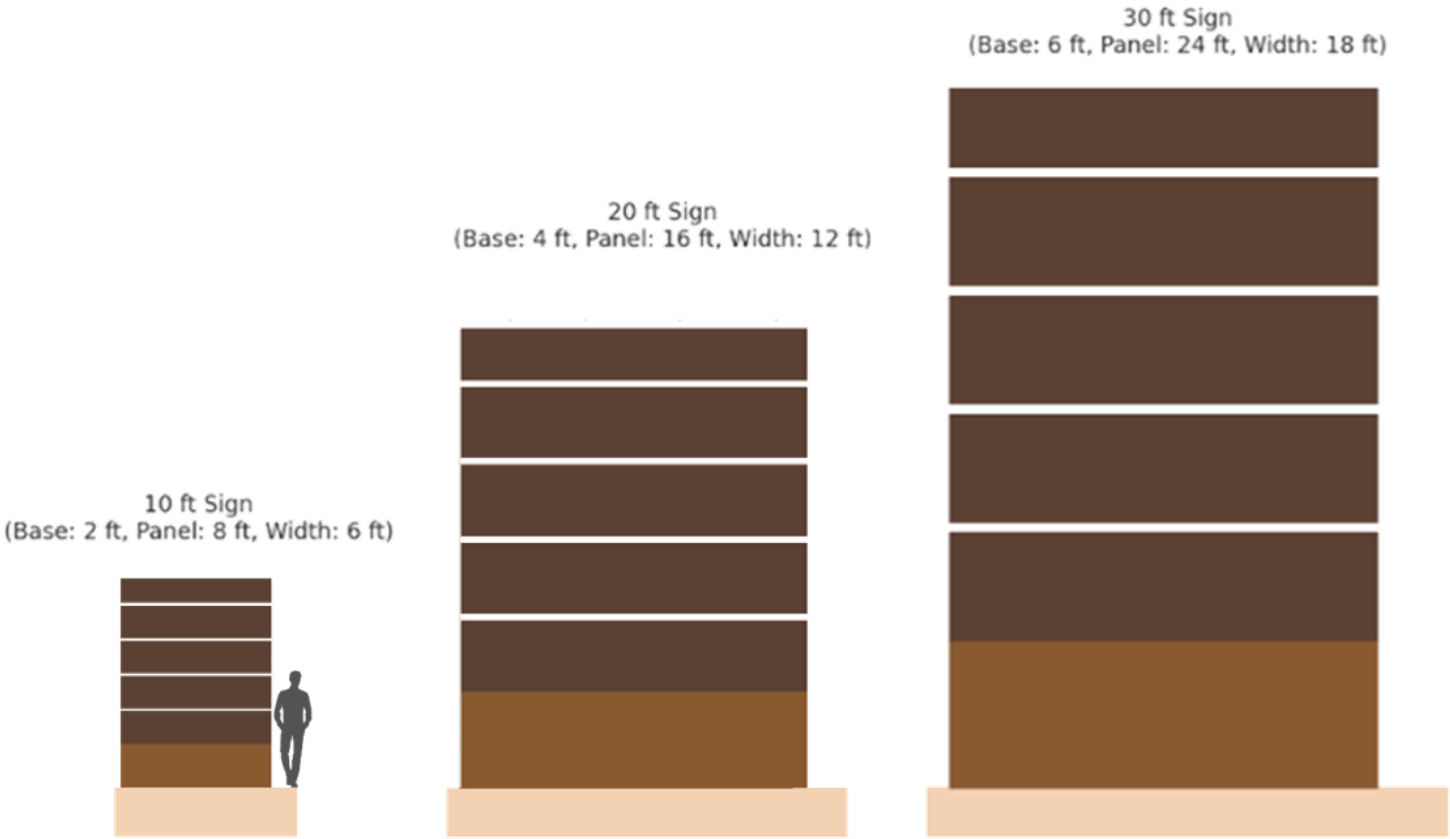
   Consider a slight cap (concrete) that overhangs at the top of the rock base to shed water.

6. **Wood Panel Options:**

   Material Choice**.** It is recommended to use durable materials considering the city's climatic conditions.

B. MODEL B: Two-Zone Structure (Rock Base + Panel Stack)

Scaled Diagrams (10’, 20’, 30’ total heights)



In each subplot:

The bottom light–tan rectangle is the “ground” for reference.
The brownish-gold rectangle above it is the rock base.
The darker, stacked rectangles above that are the five sign panels (each panel occupies an equal slice of the panel stack).

Dimensional Table

The rock base occupies approximately 20 % of the total sign height, and the five panels together occupy the remaining 80%. The width of the sign (both base and panels) follows the same aspect ratio.

Below are the dimensions. “Panel height” is the sum of all five panels.

Total Sign Height	**Base Height (20 % of total)**	**Panel Stack Height (80 % of total)**	**Overall Width**
10 ft	2.0 ft	8 ft	6 ft
20 ft	4.0 ft	16 ft	12 ft
30 ft	6.0 ft	24 ft	18ft

Total Height	**Base Depth**	**Panel Depth**
10 ft	2.0 ft	1.0 ft
20 ft	2.5 ft	1.5 ft
30 ft	3.0 ft	2.0 ft

1. Rock or Brick Base (brownish gold): Height = 20.2 % of the total. You can see, for example, that at 30 ft total, the rock base is 6.06 ft tall.
2. Five Stacked Panels (dark brown): Each panel is the same height, together filling 80 % of the total. In the 10 ft version, all five occupy 8 ft, so each is 1.6 ft tall.

Sign Size	**Number of Panels**	**Each Panel Height (if equal)**
10 ft	5	8.0 ft ÷ 5 = 1.6 ft
20 ft	5	16.0 ft ÷ 5 = 3.2 ft
30 ft	5	24.0 ft ÷ 5 = 4.8 ft

Panel & Text Layout

1. **Primary Text (with logo):**

   Should occupy the topmost of the five dark panels and extend to the space of two panels for visibility, adapting to the needs of the business.

   It can be around 35 %–40 % of the panel-stack's height.

   10 ft sign: Panel-stack = 6.5 ft → Primary band around 2.3 ft (35%).

   20 ft sign: Panel-stack = 13 ft → Primary band around 4.6 ft.

   30 ft sign: Panel-stack = 19.5 ft → Primary band around 6.8 ft.

2. **Secondary Brands:**

   Each panel band below the primary should be between 15 % and 20 **%** of the panel stack.

3. **Spacing ("Reveals") Between Panels:**

   Leave a small gap (10 % of each panel's height) above each board for backlighting or separation.

   A 10% reveal between boards gives a clean, separate look.

4. **Font & Color:**

   Use a bold, high-contrast white or off-white face on each dark brown panel. Colors shall be the same for all businesses on the sign.

   Typeface consistency with good legibility from a distance is ideal.

   Ensure letters maintain a minimum height of 20 % of each band's height for visibility.

   The top panel's logo can display only one main color that is different from white or off-white. White or off-white should still be the main color of the sign.

5. **Rock or Brick Base Details:**

   Install stone veneer pattern (as seen in model 2). Mortared seams and slight texture variation are ideal.

   Consider a slight cap (concrete) that overhangs at the top of the rock base to shed water.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **AUGUST 5, 2025**
TITLE:	DISCUSSION - Privacy Program Policy Overview - HB0491 & HB0444
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Jacob Lowe	Jacob Lowe

RECOMMENDATION:
Staff recommends that the City Council discuss the adoption of a Privacy Program Policy and the designation of a Chief Privacy Officer, in compliance with HB0491 and HB0444, as adopted during the 2024 Legislative Session and now codified in Utah Code. This will return at a future meeting for adoption.

BACKGROUND:
As a city, Eagle Mountain is entrusted with residents' personal information such as names, addresses, birthdates, phone numbers, etc. The residents give the city this information or "data" with the trust that the data is the minimum needed to provide them with the services they request and that their data is kept safe.

House Bills 444 and 491 formalize this inherent trust between governmental entities and the residents they serve.

These bills require cities to do the following:

- **Designate a Chief Privacy Officer**: this person will report to the State about the city's privacy efforts and oversee the training of city records officers.
- **Implement a Privacy Program Policy:** this includes city employee training on best privacy practices, formalized guidelines on handling personal information, and a data breach response plan.
- **Update Privacy Notices**: ensure that residents know what personal information the city holds on to, for how long, and how residents can edit personal information if they need to.

These bills provide the following deadlines:

- By December 2025, complete the above requirements.

- By July 1, 2027, conduct a self-assessment to measure city compliance and identify strategies to strengthen city privacy practices, then implement those strategies.

ITEMS FOR CONSIDERATION:
The Office of Data Privacy has provided templates for all the above requirements, including the self-assessment required by July 1, 2027.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Overview of Privacy Policy Requirements

Below are House Bills 491 and 444 data privacy requirements for Eagle Mountain City.

1. Designate a Chief Privacy Officer
    a. **Scope of Designation:** Oversee privacy program policies, ensure City compliance with state code, and cooperate with state archivist regarding records requirements.[1]
    b. **Appoint and Train Records Officers:** These officers are trained to work with the state archives and to care for records.[2]
    c. **Prepare an Annual Report:** On or before December 31, the Chief Privacy Officer prepares a report of the following information:[3]
        i. City compliance with training requirements,
        ii. update of the City's data privacy program,
        iii. description of City privacy practices,
        iv. strategies for improving privacy program(s) and practices,
        v. any high-risk processing activities,
        vi. a list of the types of personal data the City currently shares, sells, or purchases,
        vii. the legal basis for sharing, selling, or purchasing personal data,
        viii. the category of individuals or entities:
            1. with whom the City shares personal data;
            2. to whom the City sells personal data; or
            3. from whom the City purchases personal data;
        ix. the percentage of the City's employees that have fulfilled the data privacy training requirements,
        x. a description of any non-compliant processing activities and the City's strategy for bringing those activities into compliance.
2. Privacy Program Policy
    a. **Privacy Program:** Initiate a data privacy program before December 31, 2025.[4]
    b. **Privacy Practices:**
        i. obtain and process only the minimum amount of personal data reasonably necessary to efficiently achieve a specified purpose;[5]
        ii. do not:
            1. establish, maintain, or use undisclosed or covert surveillance of individuals unless permitted by law

Commented [NW1]: just double check this point. Does it specifically state Dec 31? Is it referring to calendar year or fiscal year?

[1] Utah State Code Section 63A-12-103 (1, 4-10).
[2] Utah State Code Section 63A-12-103(2-3).
[3] Utah State Code Section 63A-19-401.3.
[4] Utah State Code Section 63A-19-401(2)(a)(i).
[5] Utah State Code Section 63A-19-401(2)(a)(ii)

2. sell personal data unless expressly required by law
3. share personal data unless permitted by law

iii. update correct retention and disposition of personal data[6]

c. **Vendors:** Ensure City contractors follow the new data privacy standards.[7]

d. **Data Breach:** Update data breach procedures and policies to account for new data breach requirements.[8]

e. **Training:** Data privacy training for all City employees who have access to (or supervise someone who has access to) personal data. Required within 30 days of hiring and annually thereafter.[9]

f. **Disciplinary Action:** Consequences for violation of data privacy policies.[10]

g. **Records Evaluation and Report:** Evaluate records and make designations, classifications, and annotations.[11] For each record, file the purpose of collection, maintenance, or use by Eagle Mountain City.[12]

3. Privacy Notice

a. **Privacy Notice:** Update the privacy notice to meet the new requirements.[13][14]

i. The notice should be conspicuous at point of data collection, include reasons for data collection and processing information, and explain consequences if data is not provided.

ii. Provide a way for individuals to amend or correct data that has been given to Eagle Mountain City.[15]

b. **Website:** Work with the City's communications department to update the City's website data privacy notice and administrator information.[16]

Commented [NW2]: as a heads up, we already have one, it just needs to be edited. Make sure that is reflected here so they don't think we don't have one.

Deadlines:

1. Initiate a data privacy program before December 31, 2025.
2. Identify, document, and prepare a strategy for non-compliant data processing activity to bring into compliance before July 1, 2027.[17]

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[6] Utah State Code Section 63A-19-404.
[7] Utah State Code Section 63A-19-401.4
[8] Utah State Code Section 63A-19-406
[9] Utah State Code Section 63A-19-401.2.
[10] Utah State Code Section 63A-19-602.
[11] Utah State Code Section 63G-2-307
[12] Utah State Code Section 63G-2-601
[13] Utah State Code Section 63A-19-401.2.
[14] Utah State Code Section 63G-2-601(2)(a).
[15] Utah State Code Section 63A-19-402.5
[16] Utah State Code Section 63A-19-402(5).
[17] Utah State Code Section 63A-19-401(2)(a)(iv).

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **AUGUST 5, 2025**
TITLE:	DISCUSSION - Architectural Standards - VCBO Architecture
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	David Stroud, Senior Planner	David Stroud

RECOMMENDATION:
Staff recommends that the City Council provide feedback on the proposed/updated architectural standards from VCBO Architecture.

BACKGROUND:
Discussion of the latest draft to the design standards of commercial and multi-family development. It is anticipated that the next time this is scheduled on the City Council agenda it will be for approval. This is the timeline we are working on with the consultant and is subject to modification.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. VCBO Design Standards - DRAFT

Chapter 17.72
COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS

Sections:

17.72.010 What this chapter does.
17.72.020 Purpose.
17.72.030 Definitions.
17.72.040 Commercial design standards
17.72.0503~~0~~ Commercial s~~S~~ite design standards.
17.72.0604~~0~~ Commercial a~~A~~rchitectural standards.
17.72.070 Multi-family design standards
17.72.080 Multi-family site design
17.72.090 Multi-family architectural standards
17.72.100 Appendix A: Commercial design
17.72.110 Appendix B: Multi-family design

17.72.010 What this chapter does.

This chapter provides standards and guidelines for the site and building design of commercial and multifamily developments. T~~Although t~~hese standards ~~are not required for~~ also apply to industrial parks, warehouses, or large corporate office or campus developments as noted~~, they are highly encouraged~~. [Ord. O-11-2008 § 3 (Exh. B § 24.1)].

17.72.020 Purpose.

The purpose of this chapter is to provide standards and guidelines to enhance the visual quality of development, to help create developments that encourage pedestrian activity, to promote buildings of lasting architecture and aesthetic appeal, to increase functionality and safety of parking areas for pedestrians and vehicles, to minimize the visual expanse of pavement through good site design, and to ensure that a sense of place is created and maintained while the city experiences growth and development. This chapter shall be applied to all commercial and multifamily projects within the city and shall be reviewed during the site plan application process. [Ord. O-11-2008 § 3 (Exh. B § 24.2)].

17.72.030 Definitions.

Commercial zones. Reference Chapter 17.35 COMMERCIAL ZONES. The commercial zones referenced in this document will be referred to by the following: Commercial

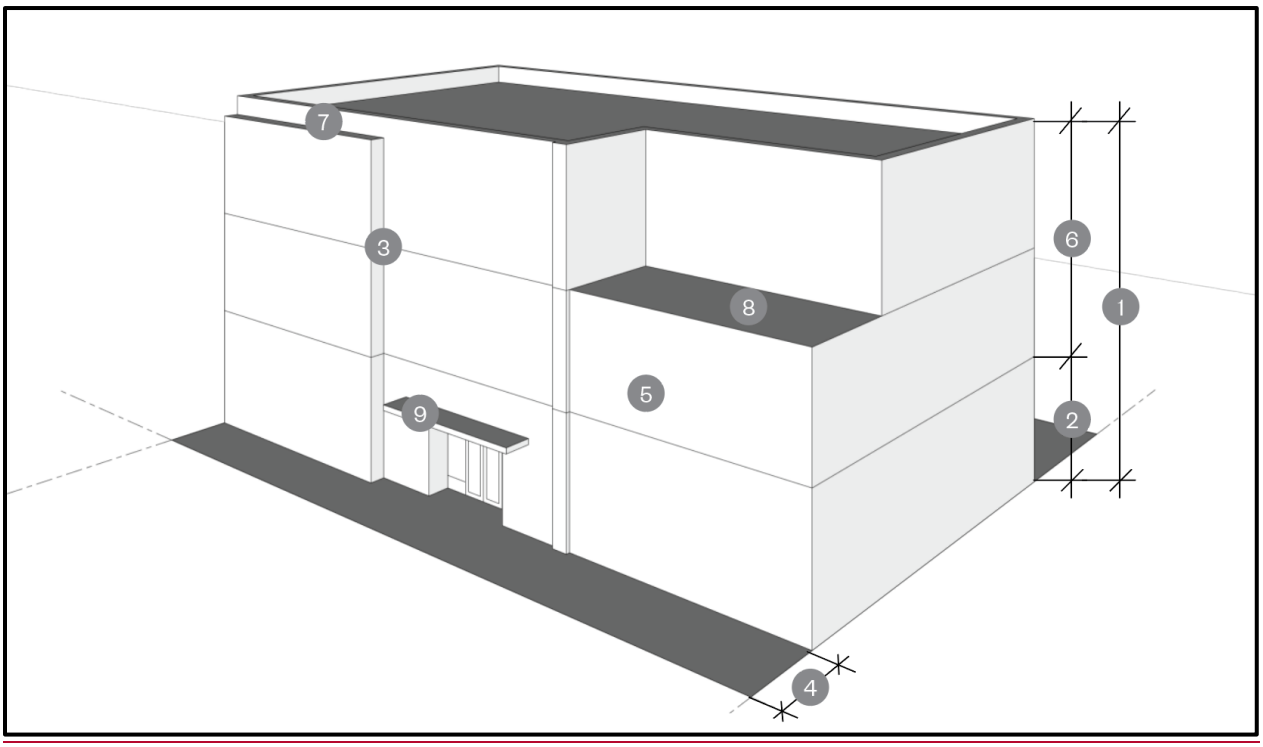
Downtown (CD), Commercial Neighborhood (CN), Commercial Community (CC), and Commercial Regional (CR).

Pad site. A pad site is a smaller commercial building on the periphery of a Commercial Community or Commercial Regional zone. They are held to the same site and architectural standards as Commercial Neighborhood zones unless otherwise noted.

Business park zones. Reference Chapter 17.37 BUSINESS PARK ZONES. This zone will be referenced as Business Park (BP).

Multi-family zones. Reference Chapter 17.25 RESIDENTIAL ZONES. The residential zones referenced in this document will be referred to by the following: MF1 and MF2.

Architectural terms. The diagram below portrays terms that are referenced throughout this document.



1. Building Height: Measured from the average grade to the highest point of the roof
2. Ground Floor: The level of a building with the primary building entrance(s), typically at ground level. Measured from the floor surface of that level to the floor surface above.
3. Horizontal Articulation: Projections from the building inward or outward.

4. Setback: Offset from a specific boundary such as the public ROW or the building facade.
5. Structural Bay: The space between columns and beams in a building forming a structural module.
6. Upper Floors: Any floors above the ground floor
7. Vertical Articulation: Projections from the building upward.
8. Upper Level Step-back: A portion of the building that is setback from the facade to create architectural interest and often is used for outdoor amenity space.
~~1.~~9. Awnings, trellises, roof elements that project from the facade

17.72.040 Commercial design standards.

These commercial design standards apply to commercial zones referenced in Chapter 17.35 with the addition of Commercial Downtown Area and Business Park Zones.

17.72.050~~30~~ Commercial s~~S~~ite design standards.

The arrangement of different elements of a project on the site is vital to creating an environment that is focused on the street and the pedestrian, rather than the vehicle and parking areas. A site can be designed to be visually appealing from the street and still be functional and safe for vehicular circulation and pedestrian access. Minor variations to these standards may be considered by the P~~p~~lanning C~~c~~ommission and C~~c~~ity C~~c~~ouncil if a property contains one of the following constraints: wetlands, steep hillsides, major drainage washes, unusual property shape, existing easements, or a similar constraint/difficulty that can be directly tied to a design standard and adequately justified by the applicant.

Refer to 17.72.100 Appendix A: Commercial design – Commercial Site and Setting Diagrams for application of the following standards into each zone.

A. Building Location. Buildings should be located at or near the minimum front setback line as identified in Title 17, with pedestrian access leading to the primary entrance and landscaping placed between the building and the street~~. Parking should be located to the side or the rear of commercial buildings, not between the street and the building~~. ~~If parking is situated between the building and the street, significant increases in landscaping, berming, and architectural features are required to break up and screen the expanse of pavement.~~

1. Commercial Building Orientation. The primary entrance to a commercial building ~~should~~ shall be oriented toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.

Required: CN, CC, or Pad Site example of a building located near front setback, addressing the street.

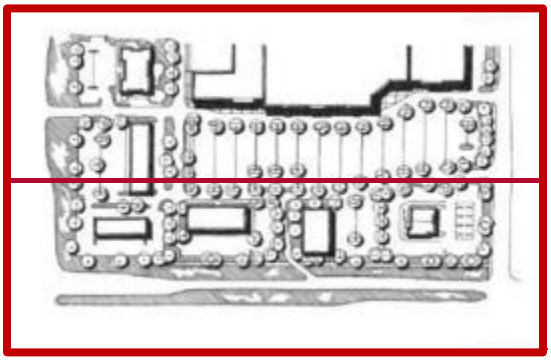
B. ~~Commercial~~ Parking ~~Location.~~ Locate surface parking to the side or the rear of buildings so that it is screened from view from the primary street. Parking ~~should not be located~~is limited between any commercial building and the street as noted in Table 1 below. This is especially important on corners. Large 30,000+ square-foot buildings (excluding Business Parks) shall follow the same standard, or be designed with pad site buildings along the street edge to screen the expanse of pavement. Pad sites shall meet the same site standards as CN zones unless otherwise noted.

~~1. Downtown Commercial Areas. Parking shall be located as indicated in the Downtown Master Plan.~~

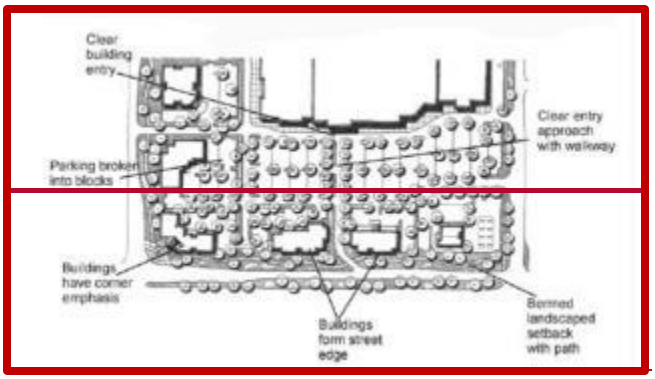
Table 1. Commercial Parking

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park

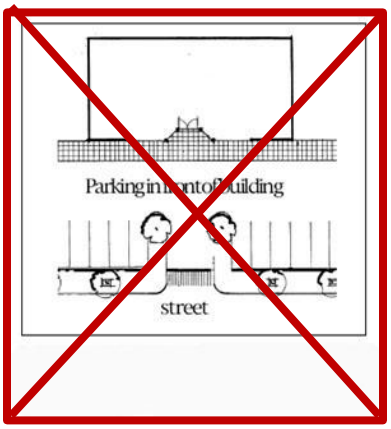
Parking between building and the primary street	Not permitted		Only permitted if building exceeds 30,000 sf and pad sites are used	Permitted
% Screened by building from Primary Street	As indicated	66%	50% - pad sites may be used to help screen parking	NA
Landscape between lot and primary street	10' and align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING		20' and align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING	
Structured parking façade treatment	Shall be wrapped by a façade that meets all of the same architectural standards as the buildings.		NA	
Structured parking fronting primary street	Shall have an active use on the ground floor.	Shall have an active use on the ground floor.	NA	



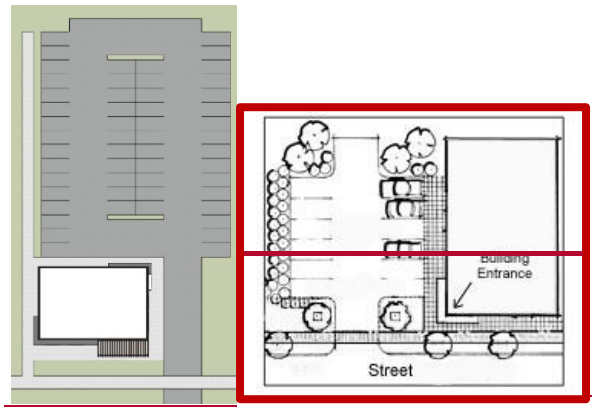
~~*Inappropriate – Parking and pavement between pad site buildings and street; buildings do very little to screen parking*~~



~~Appropriate – Pad site buildings are placed at street edge and shield a majority of the parking area~~



Not Permitted – Parking between building and street



Required ~~Appropriate~~ – Parking to the side of the building and behind the front facade of building

C. Vehicular Circulation. All commercial developments shall provide a clearly defined and efficient vehicular circulation system that promotes safe and logical traffic flow

throughout the site. Vehicular entrances shall comply with Title 16 SUBDIVISIONS, Table 16.35.130 (b). Any drive throughs shall be located as noted in table 3 and may require screening from street view.

Table 2. Drive Through Standards

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Drive Through Screening	NA	100% - Any drive throughs shall be screened from view by the building or located behind the building from the primary street.	0% - Drive-throughs at pad sites shall be located to the rear or side of the building. They shall not be located between the primary street and the building.		NA
Drive Through Service Lane Standard	NA	Min. width: 10' Max. width: 12' Max. 1 permitted	Min. width: 10' Max. width: 12' Max. 2 permitted		NA
Drive Through Escape Lane	NA	1 lane, Min. 10' wide required in addition to service lane			NA

Permitted: Drive through located on the side of the building on Pad Sites.

D. Sidewalks. A public sidewalk from the public right-of-way to the primary entry or entries is required for all developments. Pedestrian access must also comply with 17.55.090 Pedestrian Walkways and Accesses.

E. Landscaping. Open space and native landscape are a key defining feature of Eagle Mountain. The entirety of the required 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. Landscaping shall also comply with 17.55.080 Landscaping in Parking and Drive Lane Areas.

F. Signage. Signage for a commercial 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 natural materials such as 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 Mountain Branding Playbook presents the City Signage, and should be used as a design reference for future developments.)

G. Activity Zone. An activity zone is encouraged and may be required in front of the primary building. This zone shall include hardscape to support pedestrian activities such as outdoor dining, seating, sales area, covered entryways, etc.

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.

Table 3. Activity Zone Standards

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Activity zone	Required		Encouraged		
Minimum depth	10’		15’		
Minimum frontage	100% of building frontage	50% of building frontage	Min. 30’ of the façade length at the primary entryway		

Required: Activity zone in front of primary entrances in CD, CN, and pad sites

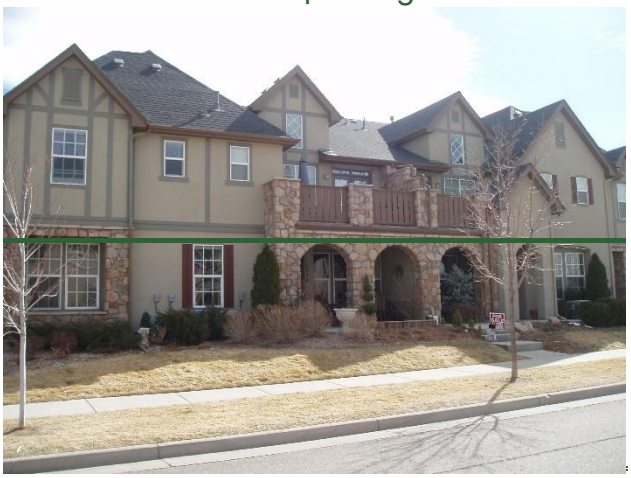
Plaza and open space within retail developments enhances the pedestrian and shopping experience

~~C. Multifamily Parking/Garages. Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. If garages are placed on the front facade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street-facing facade of a building.~~

~~1. Fire Access.~~

~~a. Access Off of a Minimum 26-Foot-Wide Over-Sized Alley or Service Drive (Functions in Such Case as a "Fire-Access Road"). The 26-foot-wide drive fire access, when used, shall be restricted to having parking along only one side (those sides which adjoin fire hydrants) and shall have "No Parking" signs posted along those same sides. In cases where a roadway~~

~~is at least 35 feet wide, parking may be allowed along both sides of a fire access road and no parking restriction will be required.~~



~~Appropriate – Multifamily facades not dominated by garages~~

~~Garages accessed by private service drive~~

~~D. Open/Plaza Space. It is important to treat the unbuilt portion of a site as a designed, functioning space. The different elements of a site shall be arranged in a way that maximizes useable open/plaza space. This is especially important in multifamily projects. Buildings should be clustered and open space should be combined in larger, more useable areas. Creativity with open space design is also encouraged.~~

~~Buildings are clustered to maximize useable open space~~

~~Plaza and open space within retail developments enhances the pedestrian and shopping experience~~

[Ord. O-46-2023 § 2 (Exh. A); Ord. O-02-2019 § 2 (Exh. A); Ord. O-11-2008 § 3 (Exh. B § 24.3)].

17.72.~~040~~ 060 Commercial Architectural standards.

The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to commercial ~~and multifamily~~ developments. V~~Minor v~~ariations to these standards may be considered by the Land Use Authority ~~planning commission and city council~~ with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard.

~~For the purpose of this section, a duplex or twin home shall not be considered a multifamily dwelling. The architectural design standards contained in this section shall not apply to duplex or twin home dwellings unless contained in a development agreement.~~

A. Architectural Style/Theme. Commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial ~~and multifamily~~ structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.

B. Primary Entrance. Building entries must be clearly identifiable through their design from the primary street frontage and the primary vehicular and pedestrian access points. All primary entries shall be sheltered either through a setback from the primary façade and/or through the inclusion of a sheltering feature such as an awning, arcade, or roof element that creates a protective entry. The sheltering elements shall extend a minimum of five feet.

~~B. Main Entrance. The main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall also be clearly identifiable, and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico.~~

Required: *Clearly identifiable covered entry*

~~Multifamily unit entry defined with covered porch~~

~~Inappropriate~~Not Permitted: Entryway not clearly defined; no sheltering element

C. Building Height. The maximum allowable building height shall align with Chapter 17.35.040 Commercial Development Standards. An additional story may be permitted if the standards for upper level step-backs are met for Commercial Community and Commercial Regional zones.

Refer to 17.72.100 Appendix A: Commercial design – Height, Massing, and Articulation Diagrams for application of the following standards into each zone.

1. Commercial Downtown and Commercial Neighborhood. The ground floor shall be a minimum of 15' in height to preserve the prominence of pedestrian level experience.

D. Upper Level Step-backs. When used, step-backs shall be designed 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.

Refer to 17.72.100 Appendix A: Commercial design – Commercial Upper Level Step-backs Diagrams for application of the following standards into each zone.

1. Commercial Community and Commercial Regional. A minimum of 20% of the length of the front elevation of the fourth floor shall be stepped back from the main façade. These step-backs are encouraged at the corners of the building.

E. Level Differentiation. For Commercial Downtown, Commercial Neighborhood. and Commercial Community zones, 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 are required. This may be achieved through detail elements such as eaves, cornices, and frieze or bracket elements.

F. Façade Articulation. Vertical and horizontal articulation and relief reduces the perceived scale of buildings. All exterior walls facing a street, activity zone, or public space shall be articulated to reflect a human scale. This variation shall include the following strategies:

- Modulate the facade by stepping portions of the building in or out the distance required by Table 4 to create shadow lines and visually delineate areas of the building. Or 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 change in plane at the column bays.
- Divide the storefront into distinct areas to provide visual interest. Storefront or window bays should not exceed the length specified without a break or change in material to reflect a human scale.

Table 4. Articulation Standards

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Maximum wall section without architectural variation on ground floor	35’		50’		
Maximum wall section without architectural variation on upper floors	70’		70’		NA
Minimum façade step in or out	1’		2’		

Minimum change in plane at the column bays	4”	6”	NA
Maximum continuous storefront or window bays	20’	25’	30’

Refer to 17.72.100 Appendix A: Commercial design – Height, Massing, and Articulation Diagrams and Architectural Detail Diagrams for application of the following standards into each zone.

Appropriate Articulation

Inappropriate Articulation

Not Permitted: Flat facades with only color changes

G. Window/Wall Ratio. A minimum window-to-wall ratio is required on the ground level at exterior walls facing a street, activity zone, or public space and a minimum or maximum window to wall ratio is identified for the upper levels. Windows are required on all street facing facades at a minimum of 7.5%.

1. Commercial Downtown and Commercial Neighborhood. Windows must meet a 50% minimum of the ground level façade. Upper levels or non-primary facades may have up to 30% windows. Architectural detailing is required at the head and sill of each window.

2. Commercial Community, Commercial Regional, and Business Park. Windows must meet a 25% minimum of the ground level façade. Architectural detailing is encouraged at the head and sill of each window.

H~~C~~. Roof ~~Design~~Expression. The primary roof form of a structure should help reduce the perceived scale of the building. ~~All commercial buildings shall contain either sloping roofs with overhanging eaves, or a decorative parapet and multiple roof planes and heights. Decorative cornices and roof projections such as cupolas or towers are also encouraged. Multifamily buildings shall contain overhanging eaves and multiple roof planes when pitched roofs are used, and varying parapet heights when flat roofs are used.~~

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.

Pitched roofs shall be varied to ensure no singular roof element dominates the building. Pitched roofs shall be a minimum slope of 6:12.

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 over any occupied rooftop space.

1. Commercial Downtown. Flat roofs are preferred. 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 façade. Parapets shall be varied and feature cornice treatments and/or an architecturally detailed cap elements to clearly delineate the top of the building.

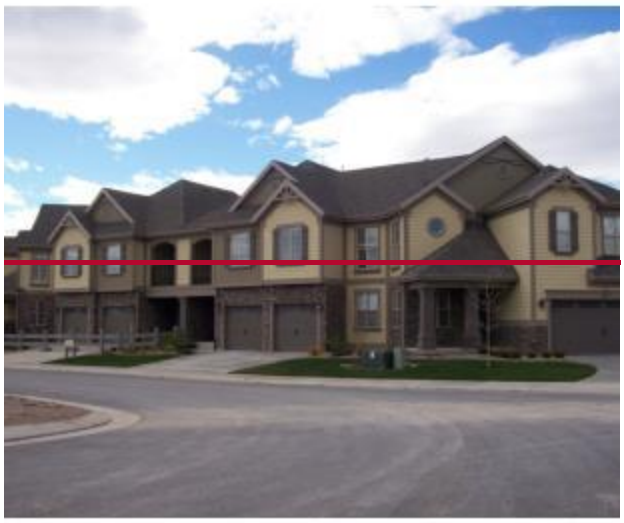
2. Commercial Neighborhood and Commercial Community. A cap element is required to clearly delineate the top of the building.

3. Commercial Regional and Business Park. The roof must be vertically varied in height with a minimum 2' elevation change, in conjunction with horizontal articulation to add architectural interest to the building.

Refer to 17.72.100 Appendix A: Commercial design – Architectural Detail Diagrams for application of the following standards into each zone.

Required: Where pitched roofs are desired, they shall meet a minimum slope of 6:12

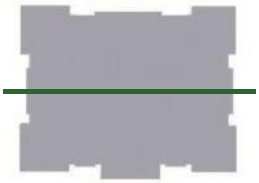
OCK

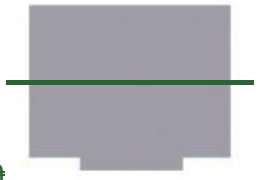


Decorative parapets and multiple roof planes/projections

~~D. Building Articulation. Vertical and horizontal articulation and relief reduces the perceived scale of buildings. Buildings shall include facade modulation (stepping portions of the facade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged unit planes within the same structure, and other techniques to help identify individual residential units in a multifamily structure, and to avoid large,~~

~~featureless and/or panelized surfaces on commercial buildings. Large uninterrupted expanses of a building wall are prohibited.~~





~~Appropriate Articulation~~

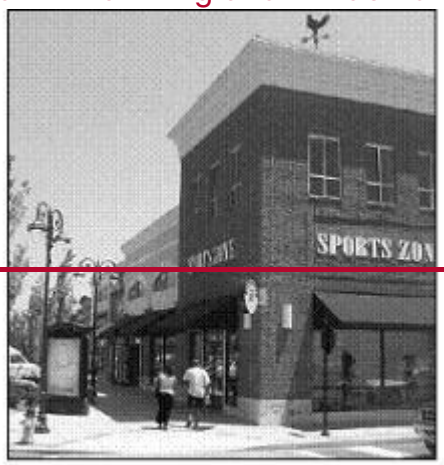
~~Inappropriate Articulation~~

~~Inappropriate~~ Not permitted building articulation

~~E. Architectural Detailing. Pedestrian-scaled architectural features/details shall be incorporated into commercial and multifamily buildings to orient the building to pedestrian activity and to increase the overall visual appeal of the structure.~~

~~1. Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details.~~

~~Area between building entrances is treated with awning and windows to create a~~



~~pedestrian-friendly environment~~

~~Appropriate use of awnings, building materials, and windows addressing the street and sidewalk~~

~~Trellis structure, decorative parapet, building articulation, awnings~~

~~Tower feature, overhanging eaves, decorative windows, mix of building materials, trellis structures, etc.~~

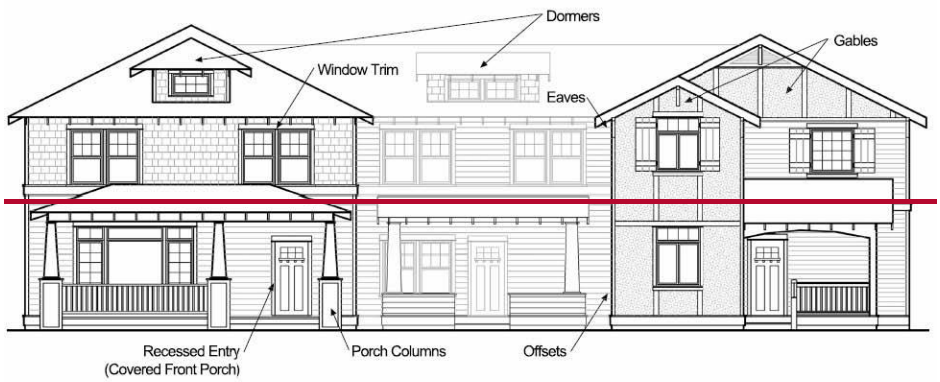
~~2. Multifamily townhome buildings shall incorporate a majority of the following architectural detailing: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable.~~

~~3. Multifamily stacked buildings shall incorporate a majority of the following architectural detailing: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable. In addition to the above standards, the following shall apply:~~

~~a. Each unit above grade shall include a minimum of a 50 square foot balcony;~~

~~b. At grade or below grade units shall include a minimum of a 75 square foot patio; and~~

~~c. If rooftop amenities are provided, such amenities shall not be used in the calculation of overall required development amenities.~~



~~Porches, window grids, material mix, building articulation~~

~~Porch, balcony, columns, building articulation, window grids, decorative garage doors, decorative roof treatments, multiple roof planes, variation in building color and materials~~

I~~F~~. Building Materials. Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures. The building facades 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.

- Masonry and stone should reflect natural tones.
- Wood and wood-look materials should be natural in color.
- Painted, powder-coated and high-quality composite metals may be used, colors should be neutral grays and browns.

A material board with actual materials and colors shall be presented to the Land Use Authority for approval.

1. Commercial Neighborhood and Commercial Community. Wood and high-quality wood-look materials are encouraged to reflect the natural environment of Eagle Mountain.

Table 5. Building Material

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Percent of primary material on all facades visible from the public ROW	80% shall be brick or stone masonry	60% shall be high-quality natural material		30% shall be high-quality natural material	20% shall be high-quality natural material
Secondary material	One or more required.	One or more required and distinct in addition to glass			
Other façade treatments	NA	NA		NA	15% of all other facades should also include one or more of these materials for visual interest and quality.
Not Permitted Building Materials	• Corrugated metal • EIFS • Flat panel façade materials	• Corrug ated metal			10% of all other facades should also include one or more of these materials for visual interest and quality.

Sawgrass

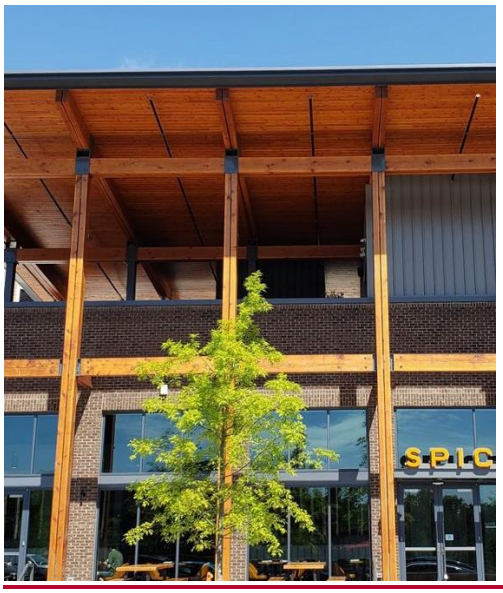
Tumbleweed

Bronzestone

Mocha

Ironstone

Recommended Brick Colors



Recommended: Masonry, stone, and metal materials are natural in appearance and complement each other

J. Accent Colors. 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.

1. Commercial Downtown. Accent colors may only be used to support a business brand through signage and awnings. Accent colors must be presented to and approved by the Land Use Authority.

Permitted: Accent colors used to support brand while complimenting building materials

~~Inappropriate~~Not Permitted: bright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community

Refer to 17.72.100 Appendix A: Commercial design – Building Materials Diagrams for application of the following standards into each zone.

K~~I~~. Lighting. All lighting shall be dark sky approved and designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring

uses/properties. The light bulb or light source of building lighting shall not be visible from beyond the property. Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on aesthetics, glare, and adequate light for safety. A lighting plan and lighting design details are required with a site plan application.

Lighting is aesthetic in appearance and direct light downward

L. Mechanical Equipment. All mechanical equipment shall be screened so as not to be visible from any public or private streets. Screens shall be aesthetically incorporated into the design of the building -and shall conform to the color and materials of the primary building. Screening includes walls, landscaping, parapet walls, or a combination. All electrical service equipment should be painted to match the wall color or screened to blend with the surrounding terrain.

M. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are

prohibited as screening. The consolidation of trash areas between businesses is encouraged.

Screening wall – same materials as building

[Ord. O-50-2023 § 2 (Exh. A); Ord. O-11-2023 § 2 (Exh. A); Ord. O-09-2017 § 2 (Exh. A); Ord. O-25-2008 § 2 (Exh. A §§ 24.4.9 – 24.4.12); Ord. O-11-2008 § 3 (Exh. B § 24.4)].

~~1. Multifamily structures shall utilize at least two exterior materials, including stucco, vinyl or fiber/cement siding, decorative rock/stone, brick, or other material deemed appropriate by the planning director. Each material shall be used on a minimum of 30 percent of the building, and used on all sides of the building. Other materials may be included as accents. Aluminum siding is prohibited.~~

~~2. All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other~~

~~materials deemed appropriate by the planning commission and city council may be~~

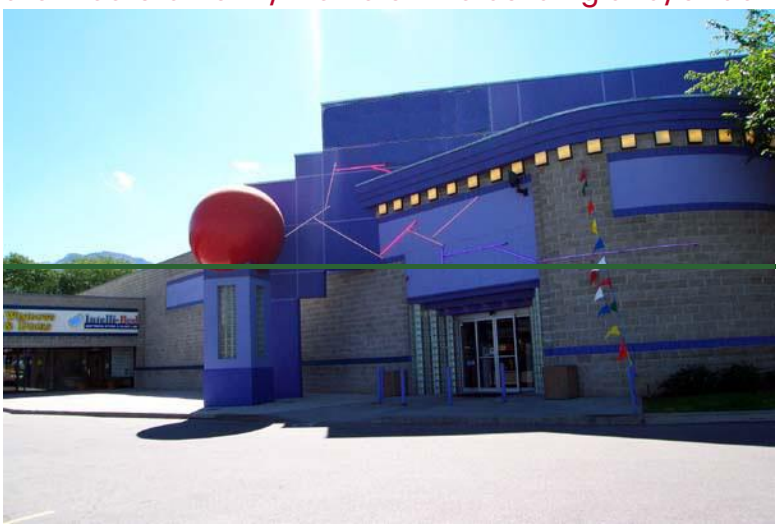
~~used as accents only.~~

~~Varied materials: brick, stone, decorative CMU, and even tile and metal –~~

~~identifiable franchise elements~~

~~Architectural detailing and mixture of materials on all sides – especially all street-facing sides~~

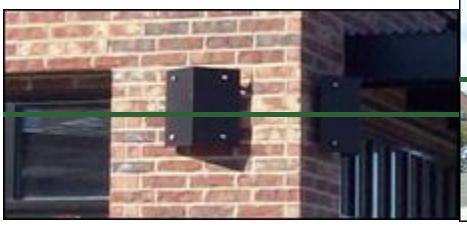
~~G. Building Color. Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc. A wide palette of colors is recommended, excluding any neon, ultra-bright, or reflective colors. A building's color palette should be similar to that of significant neighboring structures. Franchise colors and elements may be incorporated, but shall not overpower the architectural form/theme of the building and/or development.~~

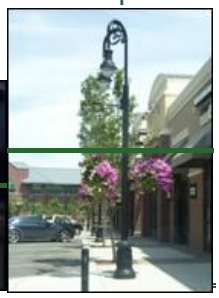


~~Inappropriate: bright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community~~

~~H. Multifamily Garage Doors. Garage doors shall not be the most prominent or visible feature on a building. They shall be accessed from the side or rear, or set back from the front facade. If garages are visible from the street, white doors are discouraged. Decorative doors are encouraged.~~

~~I. Lighting. All lighting shall be designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. The light bulb or light source of building lighting shall not be visible from beyond the property. Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on aesthetics, glare, and adequate light for safety. A lighting plan and lighting design details are required with a site plan application.~~





~~J. Mailbox Structures. Cluster mailboxes are generally required by the U.S. Postal Service for multifamily developments. These mailboxes, however, should not detract from the project, as they generally do when designed as a metal structure. Cluster mailboxes should emulate the buildings in materials and color.~~

~~Inappropriate~~

~~Appropriate~~

~~K. Mechanical Equipment. All mechanical equipment shall be screened so as not to be visible from any public or private streets. Screens shall be aesthetically incorporated into the design of the building and shall conform to the color and materials of the primary building. Screening includes walls, landscaping, parapet walls, or a combination. All electrical service equipment should be painted to match the wall color or screened to blend with the surrounding terrain.~~

~~Screening for mechanical equipment matches building in material and color~~

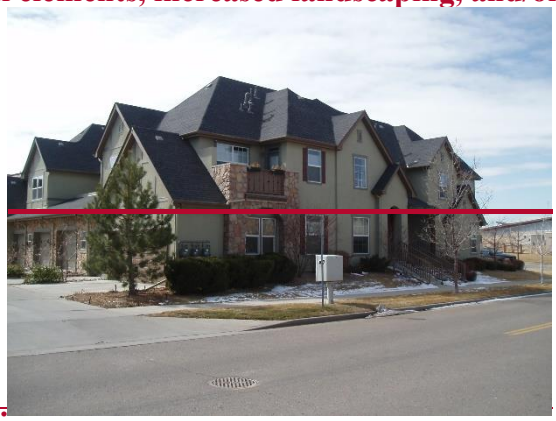
~~L. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are~~

~~prohibited as screening. The consolidation of trash areas between businesses is encouraged~~

~~Screening wall – same materials as building~~

~~[Ord. O-50-2023 § 2 (Exh. A); Ord. O-11-2023 § 2 (Exh. A); Ord. O-09-2017 § 2 (Exh. A); Ord. O-25-2008 § 2 (Exh. A §§ 24.4.9 – 24.4.12); Ord. O-11-2008 § 3 (Exh. B § 24.4)].~~

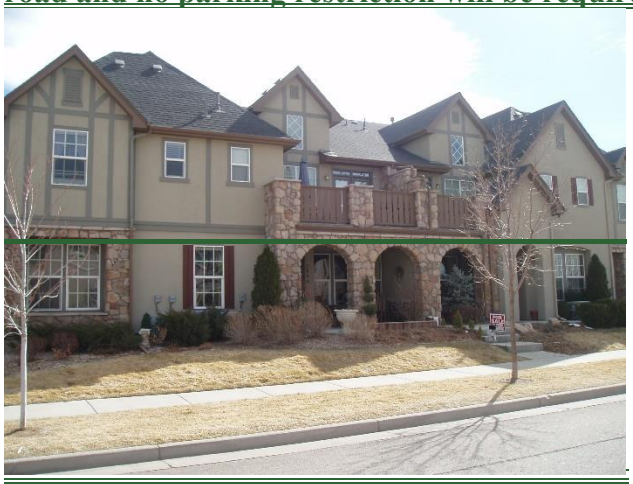
~~2. Multifamily Building Orientation. Multifamily developments often have buildings facing onto internal courtyards and open space. The buildings adjacent to streets, however, shall front those streets and provide a primary entrance toward the street. If the side of a building faces a street, an entrance should be provided on that facade. Blank walls and/or rear facades should not be placed adjacent to streets. Orienting the primary entrances to a courtyard or open space without addressing the street-facing facade with entrances, windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.~~



C. Multifamily Parking/Garages. Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. If garages are placed on the front facade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street-facing facade of a building.

1. Fire Access.

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



Appropriate – Multifamily facades not dominated by garages

Garages accessed by private service drive

~~D. Open/Plaza Space. It is important to treat the unbuilt portion of a site as a designed, functioning space. The different elements of a site shall be arranged in a way that maximizes useable open/plaza space. This is especially important in multifamily projects. Buildings should be clustered and open space should be combined in larger, more useable areas. Creativity with open space design is also encouraged.~~

~~Buildings are clustered to maximize useable open space~~

17.72.070 Multi-family design standards.

These standards apply to buildings within the multi-family residential zones including MF1 and MF2. In addition to these standards, reference chapter 17.25.040 Residential Development Standards for building and layout restrictions. For the purpose of this section, a duplex or twin home shall not be considered a multifamily dwelling. The design standards contained in this section shall not apply to duplex or twin home dwellings unless contained in a development agreement.

The developer is responsible for construction of the public right-of-way elements associated with the project in accordance with Chapter 16 of the Eagle Mountain Municipal Code.

17.72.090 Multi-family site design.

A. Building Location. Building Location and Orientation. Buildings should be located at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping placed between the building(s) and the street. Multifamily developments often have buildings facing onto internal courtyards and open space. The buildings adjacent to streets, however, shall front those streets and provide a primary entrance toward the street.

Blank walls and/or rear facades should not be placed adjacent to streets. Orienting the primary entrances to a courtyard or open space without addressing the street-facing facade with entrances, windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.

> 1. Mansion House or Big House style multi-family buildings can have shared entryways, but these entries shall be clearly identifiable and include a protective roof element with a minimum of four feet in depth. If the side of a building faces a street, an entrance should be provided on that facade. Setbacks shall fall in accordance with Title 16 SUBDIVISIONS.

B. Parking. Surface and guest parking areas shall be located to the rear or side of buildings wherever feasible. Where parking may be visible from the primary street, it shall be screened by landscaping or other site elements. Garages shall be placed to the rear of buildings, accessed by a service drive where feasible. If garages must be located on the side or front of the building(s), they shall be a minimum distance of 15' from each other. Any garages placed on the front facade, shall comply with the following standards so as to minimize their appearance from the street:

- Horizontally staggered back and forth;

- Setback 5 feet from the front façade;
- Setback at least 20 feet from the front property line; and
- Decorative in appearance.

1. Drive access. Driveways shall not exceed grades of 12 percent. Private services drive to residential parking areas are encouraged, in alignment with Title 16 SUBDIVISIONS, Table 16.35.30 (b).

Appropriate – Multifamily facades not dominated by garages

Garages accessed by private service drive

D. Vehicular circulation. Private services drives to residential parking areas are encouraged, in alignment with Title 16 SUBDIVISIONS, Table 16.35.30 (b).

Refer to 17.72.100 Appendix B: Multi-family design – Site and Setting Diagrams for application of the following standards into each zone.

E. Open Space. Residential developments require improved open space in compliance with 17.25.040 Residential development standards. It is important to treat the unbuilt portion of a site as a designed, functioning space. The different buildings on site shall be arranged in a way that maximizes useable open/plaza space. Buildings should be clustered and open space should be combined in larger, more useable areas. Creativity with open space design is also encouraged.

Buildings are clustered to maximize useable open space

F. Landscaping: 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. Landscaping in surface parking areas shall also comply with 17.55.080 Landscaping in parking and drive lane areas. Traditional, landscaped front yards are required within the front setback. Landscaping shall align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING.

G. Signage. Signage for a multi-family 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 natural materials such as stone and/or wood. All signage shall comply with Chapter 17.80 SIGN REGULATIONS AND SIGN PERMITS (Chapter 6 of the Eagle Mountain Branding Playbook presents the City Signage, and should be used as a design reference for future developments.)

I. Lighting. All exterior lighting shall be dark sky complaint. All lighting shall be designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. (Chapter 17.72 EMMC). Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on aesthetics, glare, and adequate light for safety.

[Ord. O-46-2023 § 2 (Exh. A); Ord. O-02-2019 § 2 (Exh. A); Ord. O-11-2008 § 3 (Exh. B § 24.3)].

17.72.090 Multi-family Architectural standards.

The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to multifamily developments. Minor variations to these standards may be considered by the planning commission and city council with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard.

A. Architectural Style/Theme. All facades of multifamily structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.

B. Main Entrance. The primary entrance for each unit for a townhouse, rowhouse, or stacked flat shall have a uniquely designed entrance. These entries shall be highlighted through the integration of a covered porch. Entryways (roofs and porches at a minimum) shall be set forward a minimum of 3 feet from the primary façade.

Mansion House or Big House style multi-family buildings may have shared entryways, but these entries shall be clearly identifiable and shall include a protective roof element with a minimum of three feet in depth.

Multifamily unit entry defined with covered porch

Not Permitted: Entryway not clearly defined; no sheltering element

C. Building Height. The maximum allowable building height is 35 feet and up to 3 stories. An additional story may be permitted if the standards for upper level setbacks are met. For any ancillary structure, the maximum height allowed is 10' above primary structure. (Title 17.25 Residential Zones)

D. Upper Level Setbacks. Setbacks shall be designed 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.

1. An additional story may be permitted if a minimum of 30% of the length of the front elevation of the fourth floor is stepped back from the main façade.

E. Unit Outdoor Amenities. Each unit above the ground floor shall include a minimum of a 50 square foot balcony or patio with a minimum of 5-foot depth. Each unit on the ground floor or below shall include a minimum of 75 square foot patio.

F. Façade Articulation. All facades shall include articulation. All facades shall not exceed 30 feet without horizontal articulation of at least 2 feet to create visual interest and shadow patterns along the elevation to avoid monotonous building facades in accordance with 17.25 EMMC. A horizontal break in materials or horizontal articulation is required between the second and third floors.

G. Window/Wall Ratio. 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. All required windows shall be transparent. All windows on the primary façade shall incorporate at least two (2) of the following features

- Trim or molding at least four inches in width
- Canopies, shutters, or awnings proportional to window size; or
- Recessed insets from the primary facade by at least two inches

H. Roof Expression. For multifamily buildings, both flat and pitched roofs may be permitted. No roof form shall exceed 30 feet in length without vertical articulation or change of form.

Pitched roofs are the most appropriate within Eagle Mountain City and shall meet the following standards:

- A minimum roof pitch of 6/12
- Overhanging eaves with a minimum 16-inch overhang at the eaves (including gutters) on non-gable ends
- Multiple roof planes per building
- Deep eaves, overhangs, canopies and other architectural features that provide shelter from the elements in winter and shade in summer shall be incorporated in the building entryway.

Flat roofs are permitted where rooftop amenities are located. If a flat roof is used, it shall meet the following standards:

- Vary parapet height on all sides to visually obscure any rooftop equipment from the pedestrian view and from public and private streets.

Refer to 17.72.100 Appendix B: Multi-family design – Height, Massing, and Articulation, and Architectural Detail Diagrams for application of the following standards into each zone.

Decorative parapets and multiple roof planes/projections

I. Building Materials. Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures. The 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 facade.

- Masonry and stone should reflect natural tones.
- Wood and wood-look materials should be natural in color.
- Corrugated metal is not permitted.
- EIFS, stucco, or other more monolithic materials may only be used on non-street facing facades.

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

Varied materials: brick, stone, decorative CMU, and even tile and metal – identifiable franchise elements

J. Primary and Accent Colors. Each building, excluding the roof, shall use no more than four colors, maintaining a consistent color scheme that follows natural element patterns. A building's color palette should be similar to that of significant neighboring structures.

Accent Colors may be used to highlight key architectural features or elements. Accent colors and materials shall compliment the material palette as well as the Eagle Mountain City Brand Standards, and be approved by the Land Use Authority. Approved accent materials and colors may be used for up to 10% of the building finishes.

Permitted: Natural colors that compliment building materials

Not Permitted: bright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community

K. Mailbox Structures. Cluster mailboxes are required by the U.S. Postal Service for multifamily developments. These mailboxes, however, should not detract from the project, as they generally do when designed as a metal structure. Cluster mailboxes should emulate the buildings in materials and color.

Not Permitted

Encouraged

L. Mechanical Equipment. All mechanical equipment shall be screened so as not to be visible from any public or private streets. Screens shall be aesthetically incorporated into the design of the building and shall conform to the color and materials of the primary building. Screening includes walls, landscaping, parapet walls, or a combination. All electrical service equipment should be painted to match the wall color or screened to blend with the surrounding terrain.

M. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are prohibited as screening.

17.72.100 Appendix A: Commercial design.

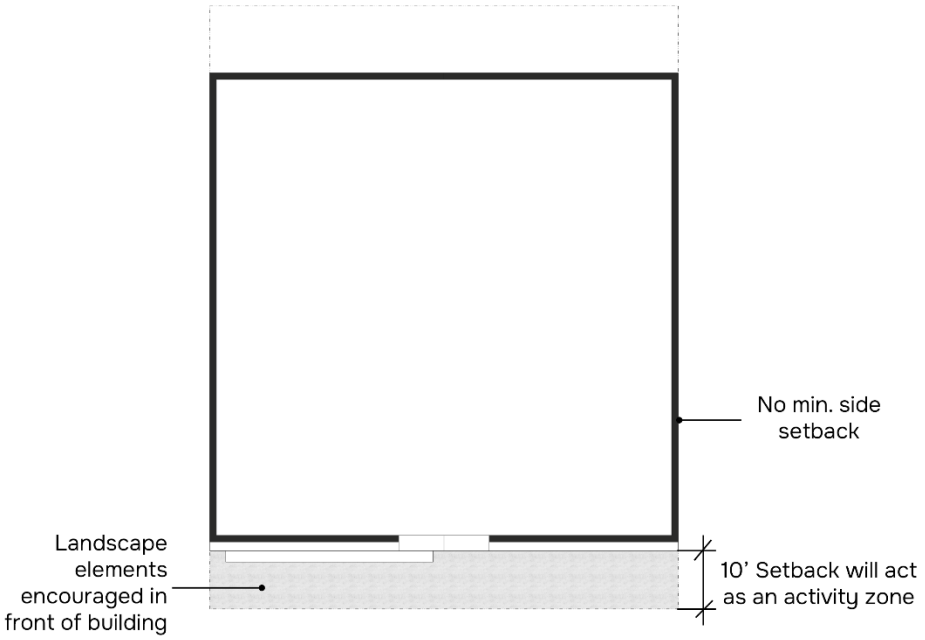
Commercial Downtown specific standards. Commercial Downtown developments shall be laid out and designed in accordance with the Downtown Master Plan.

	Commercial Downtown Setbacks
Front	Min. 10 feet, Max. 10 feet except the main entry which can be set back an additional 5 feet
Rear	Min. 10 feet
Side	Min. 0 feet at interior sides, Min. 10 feet at side street facing activity zone areas.

~~1. Downtown Commercial Areas. Parking shall be located as indicated in the Downtown Master Plan.~~

Commercial Diagram References

Site and Setting Diagrams.



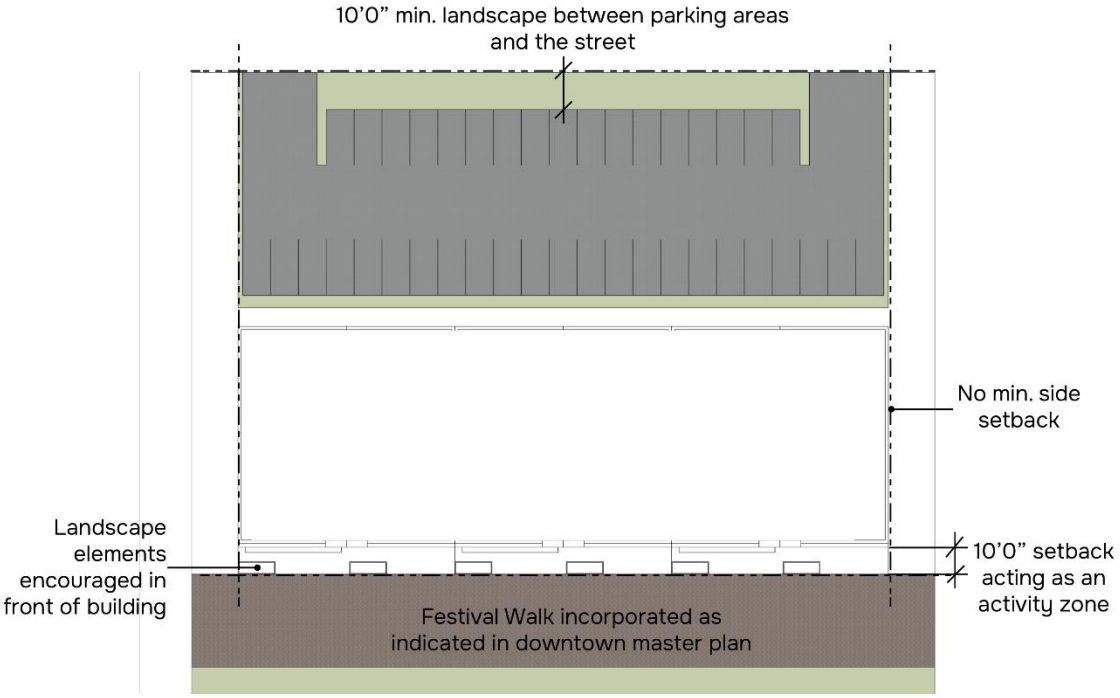


Diagram 1. Commercial Downtown Site and Setting

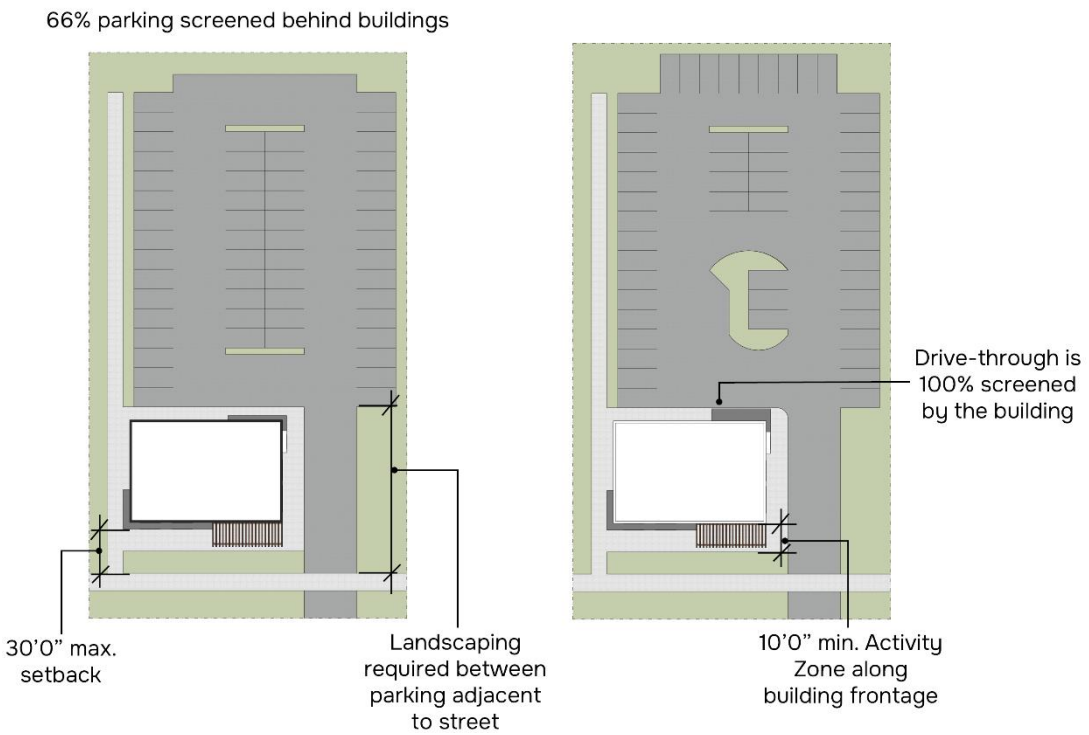


Diagram 2. Commercial Neighborhood Site and Setting

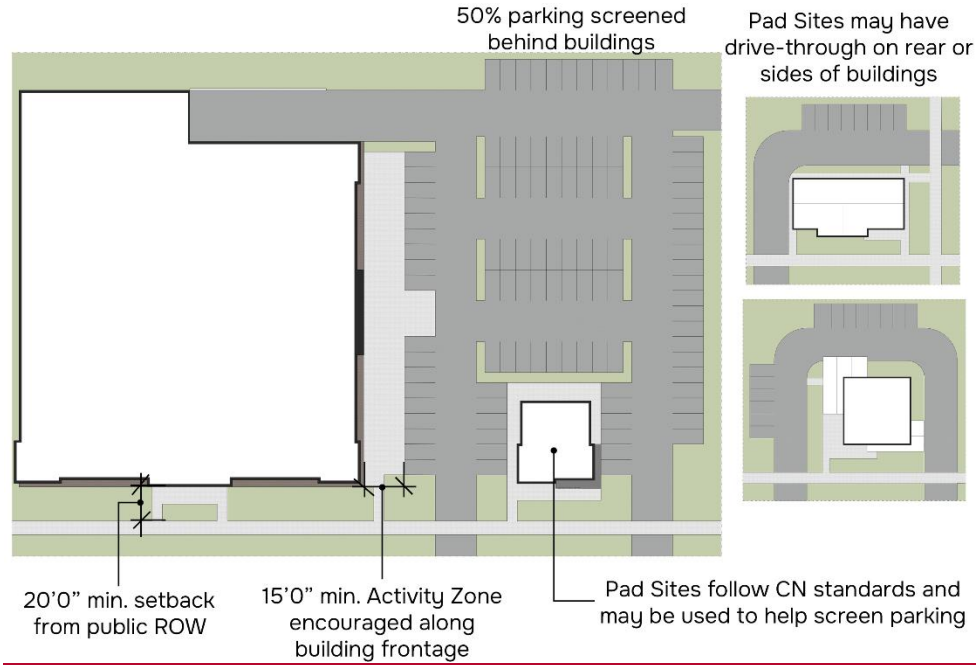


Diagram 3. Commercial Community and Commercial Regional Site and Setting

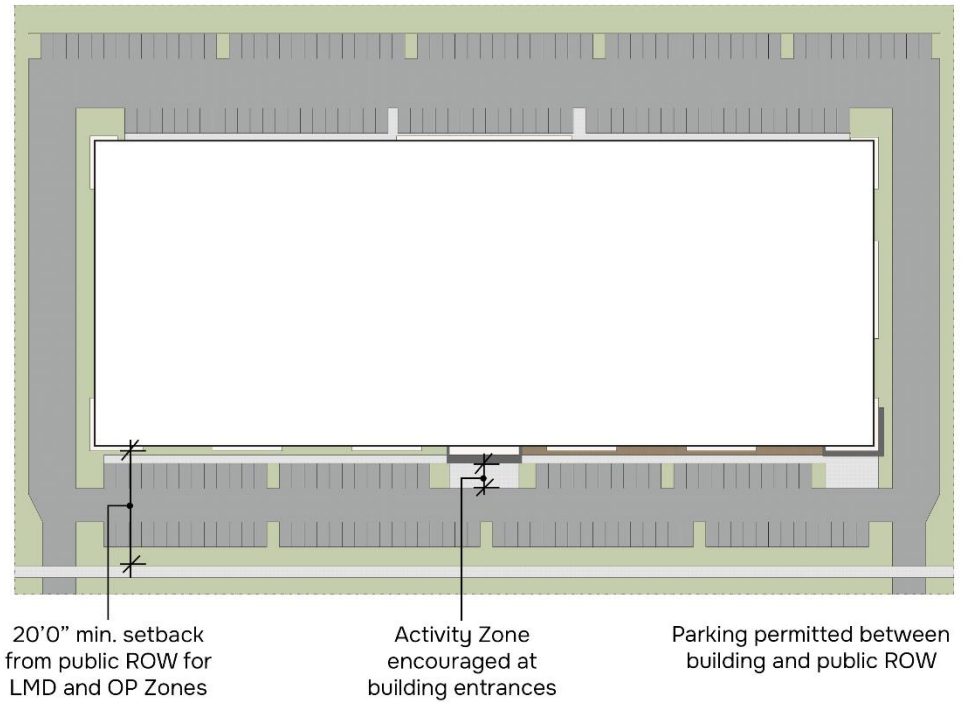


Diagram 4. Business Park Site and Setting

Height, Massing, and Articulation Diagrams.

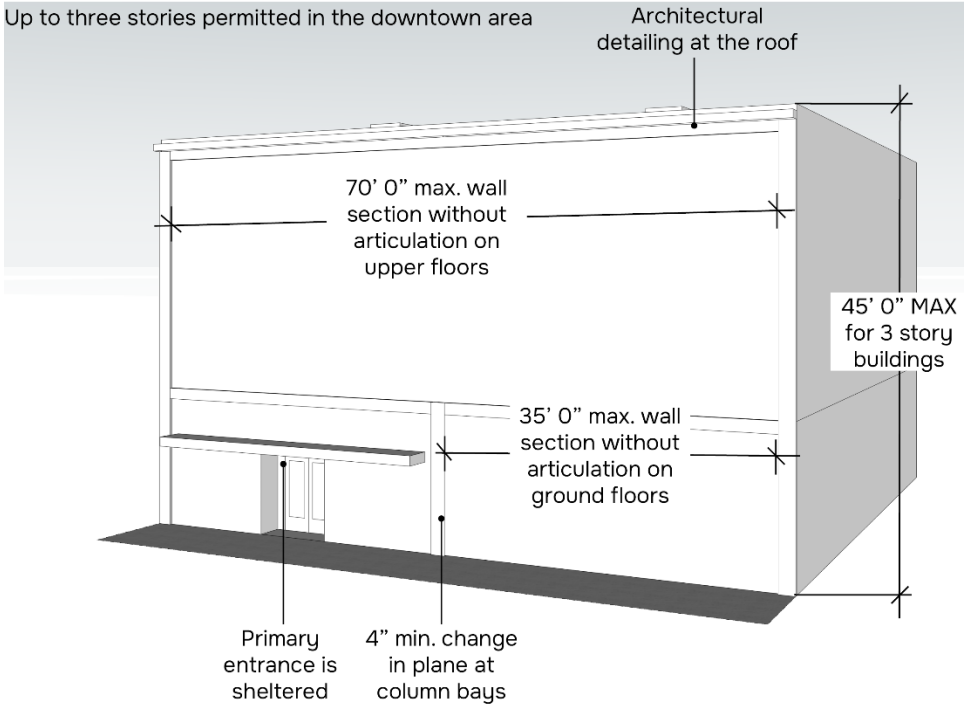


Diagram 5. Commercial Downtown Height, Massing, and Articulation

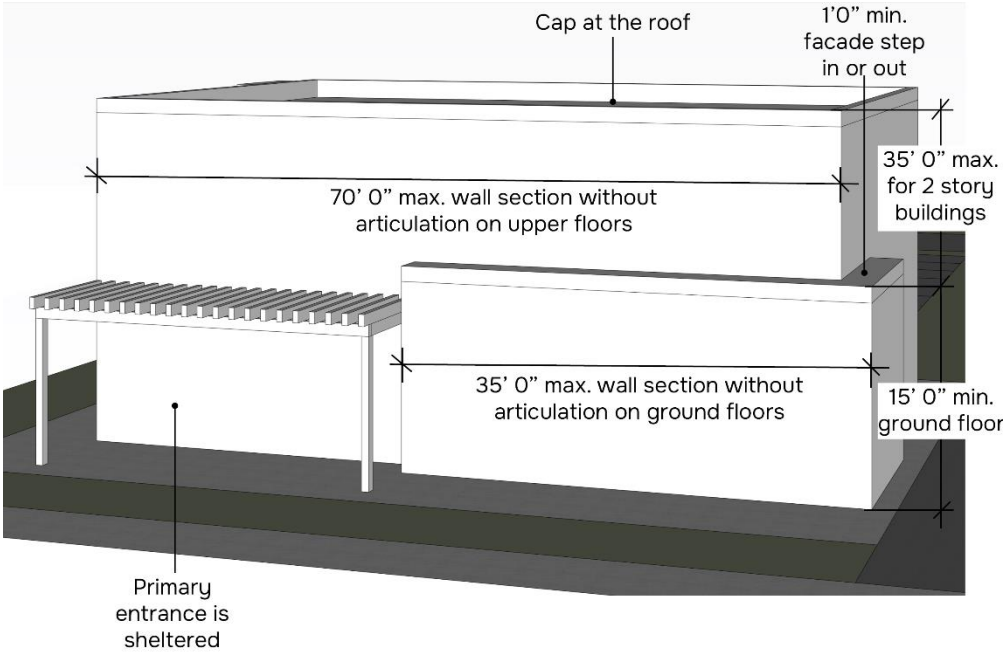


Diagram 6. Commercial Downtown and Commercial Neighborhood Height, Massing, and Articulation

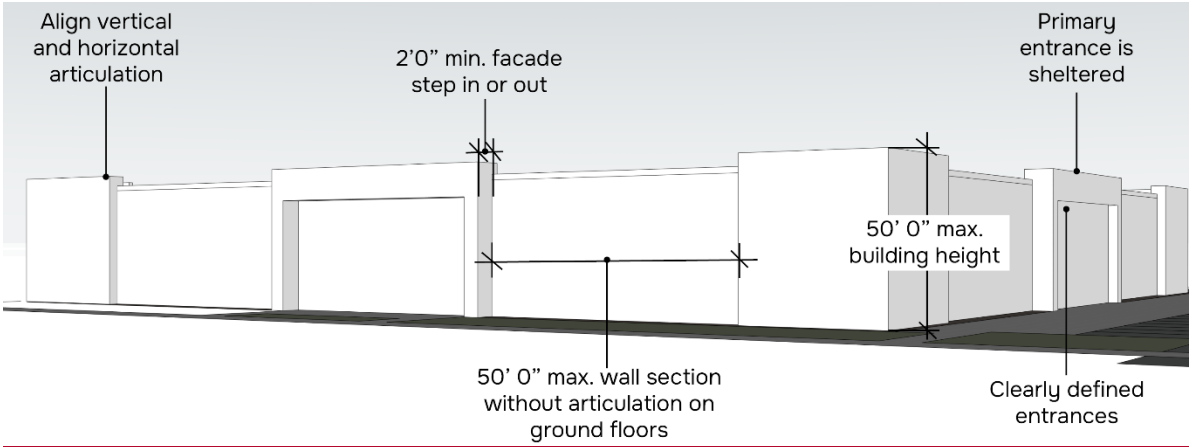


Diagram 7. Commercial Community and Commercial Regional Height, Massing, and Articulation

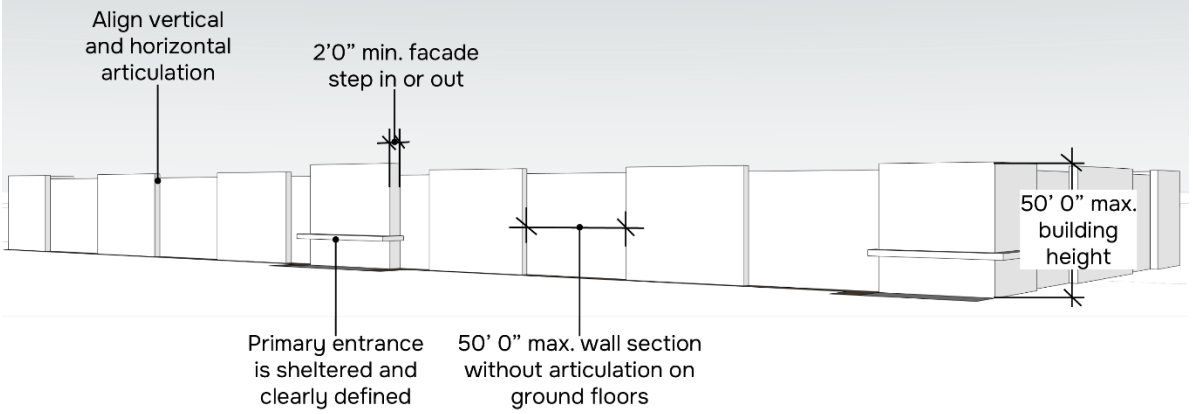


Diagram 8. Business Park Height, Massing, and Articulation

Upper Level Step-backs Diagram.

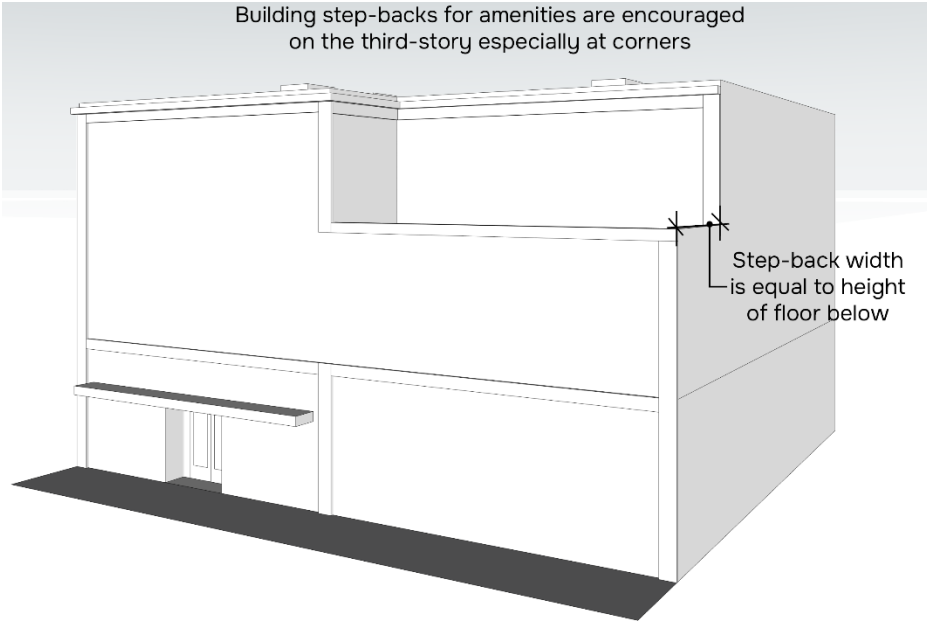


Diagram 9. Commercial Downtown Step-back (not required)

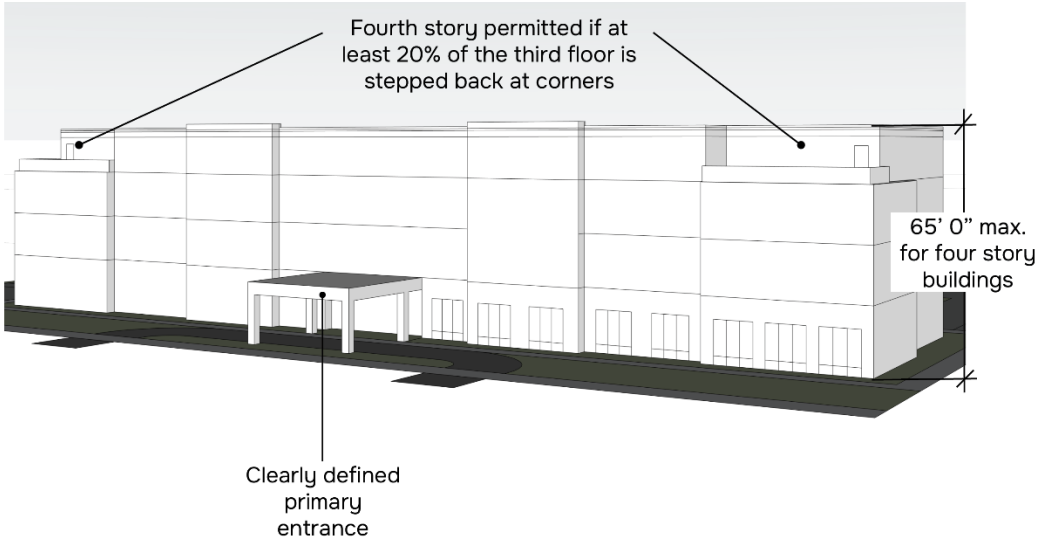


Diagram 10. Commercial Community and Commercial Regional Step-back

Architectural Detail Diagrams.

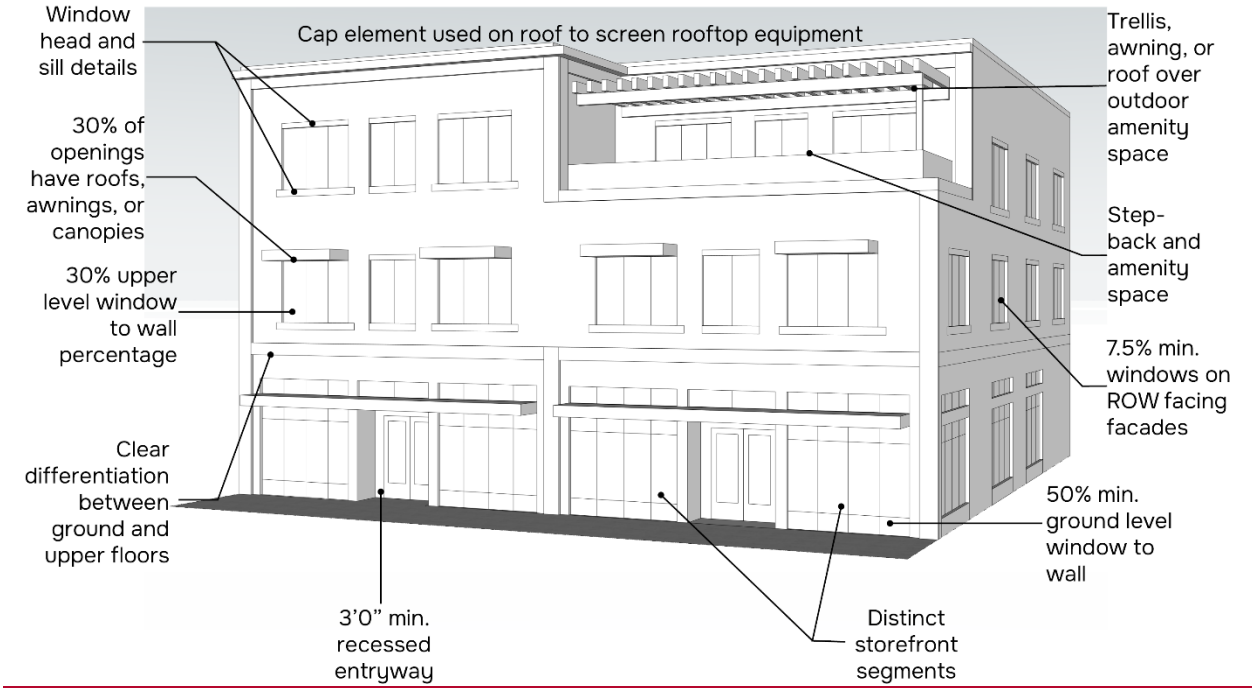


Diagram 11. Commercial Downtown Architectural Detail

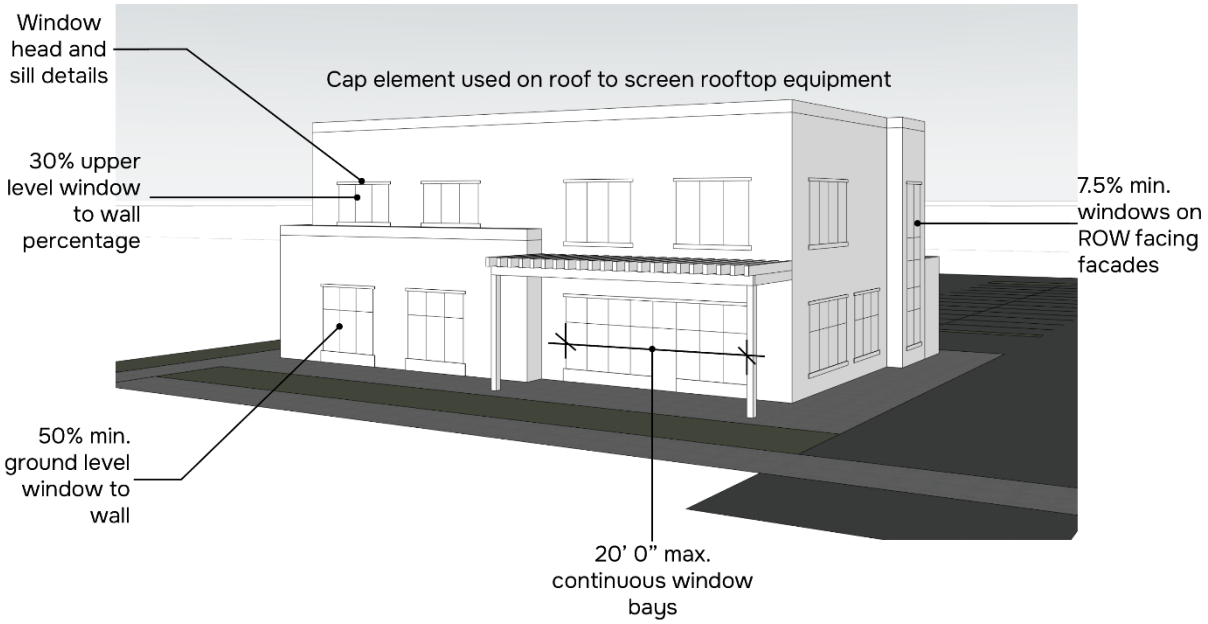


Diagram 12. Commercial Neighborhood Architectural Detail

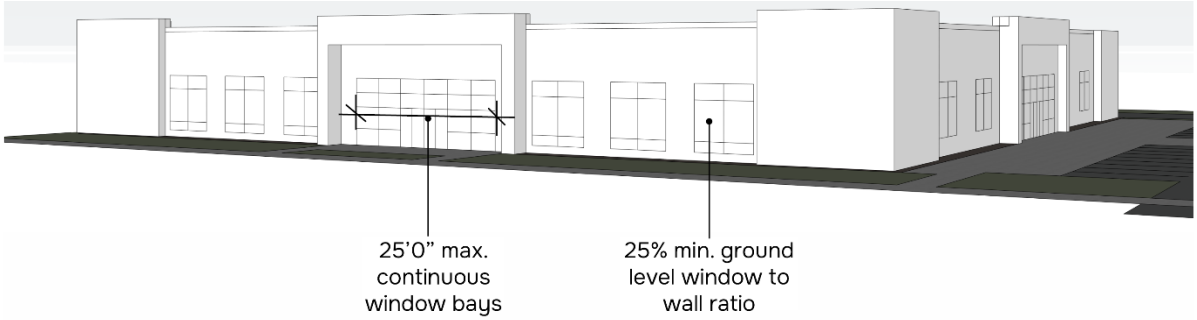


Diagram 13. Commercial Community and Commercial Regional Architectural Detail

Diagram 14. Business Park Architectural Detail

Building Materials Diagrams.

Diagram 15. Commercial Downtown Materials

Diagram 16. Commercial Neighborhood Materials

Diagram 17. Commercial Community and Commercial Regional Materials

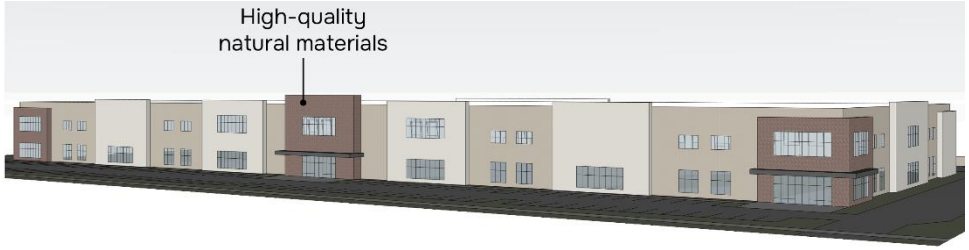


Diagram 18. Business Park Materials

17.72.110 Appendix B: Multi-family design.

Site/Setting Diagrams.

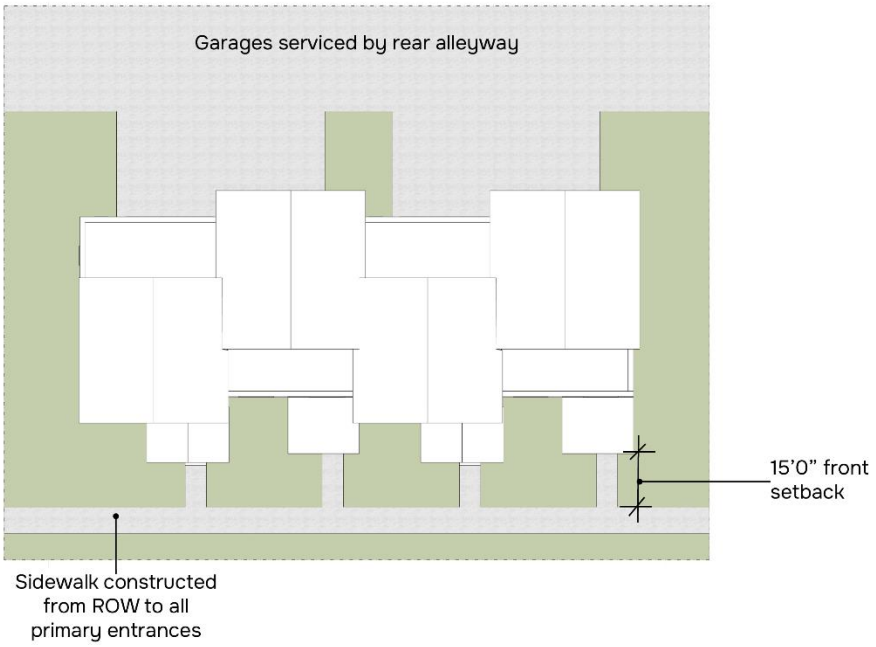


Diagram 19. Multi-family Site and Setting with Alley Access

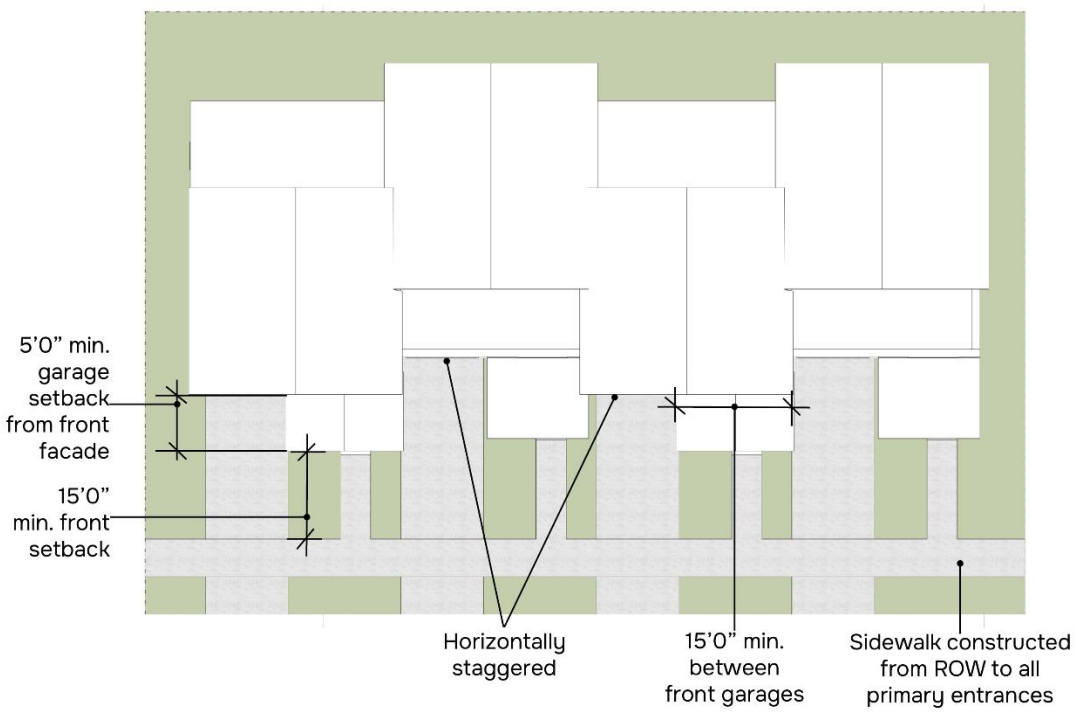


Diagram 20. Multi-family Site and Setting with Front Garages

Building Height, Massing, Articulation, and Architectural Detail Diagrams.

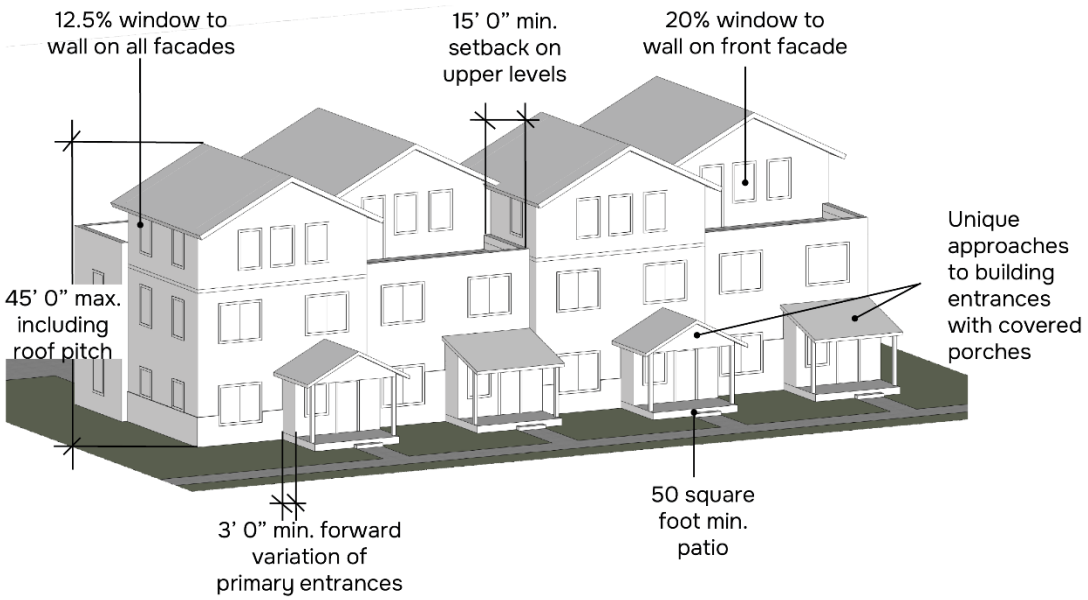


Diagram 21. Multi-Family Height, Massing, Articulation, and Architectural Detail with Alley Access

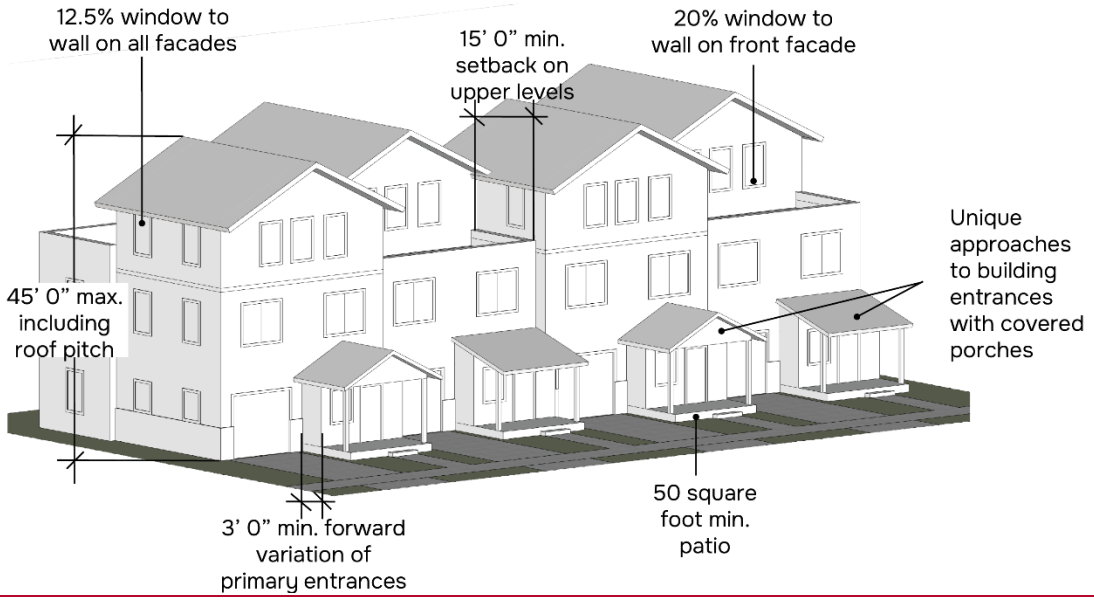


Diagram 22. Multi-Family Height, Massing, Articulation, and Architectural Detail with Front Garages

Building Materials Diagrams.

Diagram 23. Multi-family Materials with Alley Access

Diagram 24. Multi-Family Materials with Front Garages

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, July 8, 2025

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Browns Meadow plat 2 into warranty Bond Release**

City Recorder:

The above-mentioned subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder

BOND RELEASE REQUEST LETTER
Browns Meadow phases 1 & 2 Bond
Reduced
Revised

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release		
Original Bond Amount:	$	209,901.86
Previous Release Amount:	$	-
Amount to Release this Period:	$	72,972.60
Amount Remaining in Bond :	$	136,929.26

Bond Releases Summary		
#1	$	72,972.60
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	72,972.60

2/4/2025

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED Previous Period	This Period	% to date	MONIES RELEASED This Period	To Date
1	**SITE PREP.**										
a	Clear and grub	267653	0	SF	$0.08	$0.00	0	267653	100%	$0.00	$0.00
b	Cut and Fill ROW	623	0	CY	$4.80	$0.00	0	623	100%	$0.00	$0.00
c	Export ROW	7018	0	CY	$4.80	$0.00	0	7018	100%	$0.00	$0.00
d	Rough grade	127197	0	SF	$0.15	$0.00	0	127197	100%	$0.00	$0.00
2	**ROADWAY IMPROVEMENTS**										
a	3 inch Surface Course	124197	0	SF	$1.64	$0.00	0	124197	100%	$0.00	$0.00
b	6 inch Road base(also behind curb)	124197	0	SF	$0.85	$0.00	0	124197	100%	$0.00	$0.00
c	9 inch sub-base(e-fill)9behind curb)	124197	0	SF	$0.85	$0.00	0	124197	100%	$0.00	$0.00
d	8' asphalt trail	4463	446.3	LF	$44.00	$19,637.20	0	4463	100%	$19,637.20	$19,637.20
e	Street sign	7	0.7	EA	$400.00	$280.00	0	7	100%	$280.00	$280.00
f	Stop sign	3	0.3	EA	$400.00	$120.00	0	3	100%	$120.00	$120.00
g	ADA access ramps for trail	5	0.5	EA	$2,150.00	$1,075.00	0	5	100%	$1,075.00	$1,075.00
3	**CULINARY WATER**										
a	8" culinary waler c-900	4458	445.8	LF	$41.00	$18,277.80	0	4458	100%	$18,277.80	$18,277.80
b	8" gate valve	23	2.3	EA	$2,150.00	$4,945.00	0	23	100%	$4,945.00	$4,945.00
c	8" Tee	3	0.3	EA	$1,400.00	$420.00	0	3	100%	$420.00	$420.00
d	2" Blow off	1	0.1	EA	$2,800.00	$280.00	0	1	100%	$280.00	$280.00
e	Fire Hydrant	11	1.1	EA	$9,180.00	$10,098.00	0	11	100%	$10,098.00	$10,098.00
f	1" water service	37	3.7	EA	$2,250.00	$8,325.00	0	37	100%	$8,325.00	$8,325.00
g	Trench import	5046	504.6	TON	$15.00	$7,569.00	0	5046	100%	$7,569.00	$7,569.00
h	Place spoils on lots	2803	280.3	CY	$2.00	$560.60	0	2803	100%	$560.60	$560.60
i	Raise & collar valve boxes	23	2.3	EA	$450.00	$1,035.00	0	23	100%	$1,035.00	$1,035.00
j	Testing	1	0.1	EA	$3,500.00	$350.00	0	1	100%	$350.00	$350.00
4	**STORM DRAIN**										
a	15" RCP	890	0	LF	$45.00	$0.00	0	890	100%	$0.00	$0.00
b	Catch basin w/grate	12	0	EA	$3,100.00	$0.00	0	12	100%	$0.00	$0.00
c	Pipe collars	23	0	EA	$110.00	$0.00	0	23	100%	$0.00	$0.00
d	Flared end section	4	0	EA	$1,100.00	$0.00	0	4	100%	$0.00	$0.00
e	Place spoils on lots	690	0	CY	$2.00	$0.00	0	690	100%	$0.00	$0.00
f	Trench import	948	0	TON	$15.00	$0.00	0	948	100%	$0.00	$0.00
g	Testing	1	0	EA	$4,500.00	$0.00	0	1	100%	$0.00	$0.00
5	**MISC.**										
a	SWPPP	1	0	LS	$2,000.00	$0.00	0	1	100%	$0.00	$0.00
b	Material testing	1	0	LS	$5,000.00	$0.00	0	1	100%	$0.00	$0.00
c	Staking	1	0	LS	$10,000.00	$0.00	0	1	100%	$0.00	$0.00
d	Erosion control	1	0	LS	$15,000.00	$0.00	0	1	100%	$0.00	$0.00
e	Mobilization	1	0	EA	$7,500.00	$0.00	0	1	100%	$0.00	$0.00
f	Track out pad/sweeping	1	0	EA	$3,800.00	$0.00	0	1	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					**$72,972.60**					
	Original 10% Bond Coverage					$136,929.26					
	TOTAL BOND AMOUNT:					**$209,901.86**					

Released this Period $72,972.60

Vince Hogge, P.E.
Engineering Director

Date

Robert Ballif
Engineering Tech. II

2/4/25
Date

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

DATE:	Tuesday, July 8, 2025
TO:	Garrett Schmidt
FROM:	Robert Ballif – Engineering Tech. II
SUBJECT:	**Browns Meadow plat 2 entering warranty**

A walk-thru was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. II

After performing the walk-thru of the subdivision, have the following comments:

General Notes:

1. ~~ACAD as build files.~~
2. All water & PI cans to be checked at time of meter installation, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans have collar and EM City lid w/2-inch hole.
3. ~~Place property pins.~~

Browns Meadow Rd.:

1. ~~Lot #208 fire hydrant to be lowered.~~

Sautter Ln.:

1. ~~Clean up concrete spill on the road.~~

Ellensberg Rd.:

1. ~~Lot #205 the Iso valve lid to say Iso Valve.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the entering warranty release amount.

BROWNS MEADOW PHASE 2 SUBDIVISION

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19 [redacted]

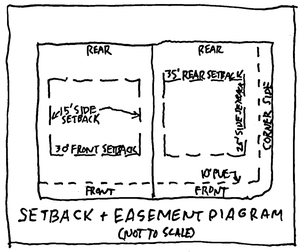
[redacted] TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH

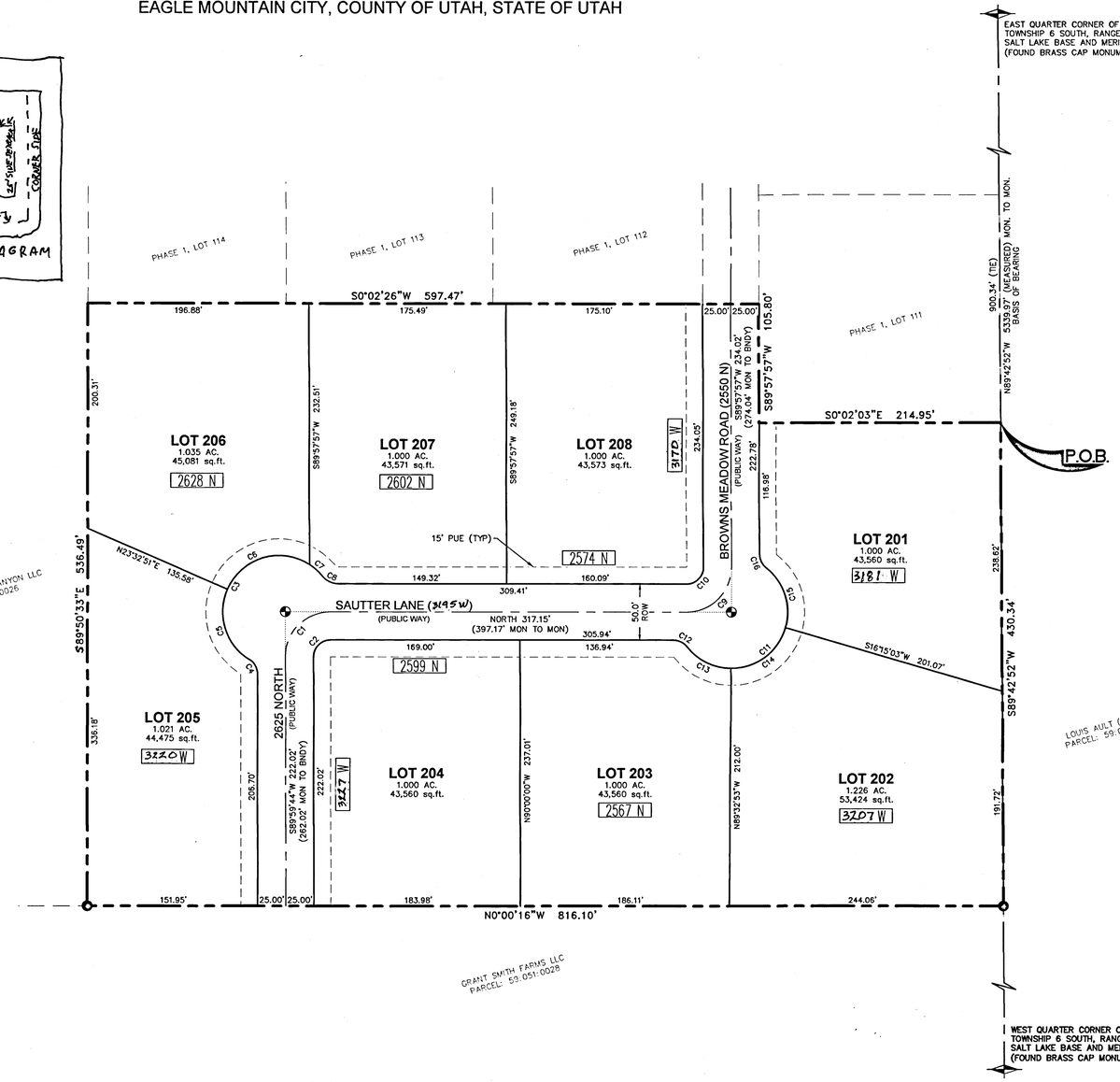
60 0 60 120

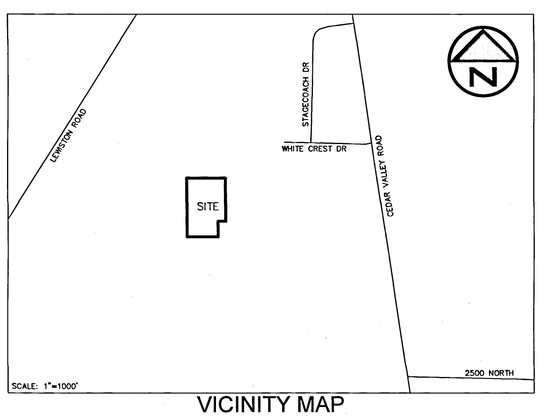
SCALE 1"=60'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	62.83'	40.00'	90°00'16"	N45°00'08"W	56.57'
C2	23.56'	15.00'	90°00'16"	N45°00'08"W	21.21'
C3	173.08'	50.00'	198°20'13"	S49°10'25"E	98.72'
C4	15.27'	15.00'	58°20'16"	N60°49'36"E	14.62'
C5	71.46'	50.00'	81°53'23"	N72°36'10"E	65.53'
C6	87.04'	50.00'	99°44'22"	S16°34'58"E	76.46'
C7	14.58'	50.00'	16°42'28"	S41°38'27"W	14.53'
C8	17.45'	20.00'	49°59'41"	S24°59'51"W	16.90'
C9	62.86'	40.00'	90°02'03"	N45°01'02"W	56.59'
C10	23.57'	15.00'	90°02'03"	S45°01'02"E	21.22'
C11	169.36'	50.00'	194°04'28"	N45°01'02"W	99.25'
C12	13.62'	15.00'	52°01'12"	N26°00'36"E	13.16'
C13	45.00'	50.00'	51°34'05"	N26°14'10"E	43.50'
C14	64.75'	50.00'	74°12'04"	N36°38'55"W	60.32'
C15	59.61'	50.00'	68°18'19"	S72°05'54"W	56.14'
C16	13.62'	15.00'	52°01'12"	S63°57'20"W	13.16'



SETBACK + EASEMENT DIAGRAM
(NOT TO SCALE)





VICINITY MAP

PLAT CALCULATIONS

TOTAL ACREAGE:	9.499 ACRES
BUILDABLE ACREAGE:	9.499 ACRES
TOTAL ACREAGE IN LOTS:	8.283 ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL IMPROVED OPEN SPACE:	0 ACRES
AVERAGE LOT SIZE:	45,100 SF/1.035 ACRES
LARGEST LOT SIZE:	53,424 SF/1.226 ACRES
SMALLEST LOT SIZE:	43,560 SF/1.000 ACRES
OVERALL DENSITY:	0.84 LOTS/ACRE
TOTAL NUMBER OF LOTS:	8 LOTS

DEVELOPER CONTACT INFO

NAME: GARRETT SCHMIDT
PHONE: 801-554-5761
EMAIL: GARRETTSCHMIDT15@GMAIL.COM

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- ROW CENTERLINE
- NEW STREET MONUMENT
- FOUND REBAR AND CAP
- BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY / ROW LINE

NOTES:
1. THE ZONING OF THE SUBJECT PROPERTY IS RD1
2. A WILDING ENGINEERING REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

19631

COMCAST

APPROVED THIS 22 DAY OF January 2025.

SIGNATURE

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 RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) 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 EASEMENT, 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 APPLICATION TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
   (4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER — DATE 01/22/25

DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIED 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 1/22/2025

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSES, 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 DPEARTMENT AT 800-366-8532

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

APPROVED THIS 22 DAY OF January 2025
BY:
TITLE: PRE CON REP II

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS TO BE KNOWN AS BROWNS MEADOW PHASE 2 SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°42'52" WEST ALONG THE QUARTER SECTION LINE A DISTANCE OF 900.34 FEET FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING AT THE SOUTHWEST CORNER OF BROWNS MEADOW PHASE 1 SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, AND RUNNING THENCE SOUTH 89°42'52" WEST ALONG THE SECTION LINE A DISTANCE OF 430.34 FEET; THENCE NORTH 00°00'16" WEST 816.10 FEET; THENCE SOUTH 89°50'33" EAST 536.49 FEET TO THE NORTHWEST CORNER OF SAID BROWNS MEADOW PHASE 1 SUBDIVISION, THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, 1) SOUTH 00°02'26" WEST 597.47 FEET, 2) SOUTH 89°57'57" WEST 105.80 FEET, 3) SOUTH 00°02'03" EAST 214.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 413,766 SQUARE FEET OR 9.499 ACRES, MORE OR LESS.

OWNERS' DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, 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, IMPROVEMENTS, AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

GARRETT M. SCHMIDT, MANAGER
BROWNS MEADOW DEVELOPMENT, LLC.
A UTAH LIMITED LIABILITY COMPANY

AUTHORIZED SIGNATURE(S) — 01/21/2025

ENT 13704:2025 MAP# 19631
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Feb 26 09:23 AM FEE 66.00 BY LM
RECORDED FOR EAGLE MOUNTAIN CITY

LLC ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THIS 21 DAY OF January A.D. 2025 PERSONALLY APPEARED BEFORE ME GARRETT M. SCHMIDT, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS A MANAGER OF BROWNS MEADOW DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.

WITNESS MY HAND OFFICIAL SEAL.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC SIGNATURE:
NOTARY PUBLIC FULL NAME: Loreen N. Johnson
COMMISSION NUMBER: 725202
MY COMMISSION EXPIRES: 06.10.2026
A NOTARY PUBLIC COMMISSIONED IN UTAH

LOREEN N JOHNSON
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 725202
COMM. EXP. 06-10-2026

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 18 DAY OF February 2025.

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

BROWNS MEADOW PHASE 2 SUBDIVISION

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19 [redacted]

TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
SHEET 1 OF 2

SURVEYOR'S SEAL — NOTARY PUBLIC SEAL — CITY ENGINEER SEAL — CLERK-RECORDER SEAL

Sec 19, T6S, R2W, SLB&M TU038 JW

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Wednesday, July 30, 2025

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Firefly NPA 5 phase 'A' plat 1 into warranty Bond Release**

City Recorder:

The above-mentioned subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder

BOND RELEASE REQUEST LETTER
Firefly NPA 5 ph 'A' plat 1 Bond
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release		
Original Bond Amount:	$	215,918.33
Previous Release Amount:	$	-
Amount to Release this Period:	$	122,863.00
Amount Remaining in Bond :	$	93,055.33

Bond Releases Summary		
#1	$	122,863.00
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	122,863.00

7/30/2025

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDCUED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**ROADWAY IMPROVEMENTS**										
a	3-inch Surface Course	119034	0	SF	$1.25	$0.00	0	119034	100%	$0.00	$0.00
b	6-inch Road base	134728	0	SF	$0.70	$0.00	0	134728	100%	$0.00	$0.00
c	9-inch sub-base(e-fill)	134728	0	SF	$0.92	$0.00	0	134728	100%	$0.00	$0.00
d	3-inch Surface Course	39804	0	SF	$1.25	$0.00	0	39804	100%	$0.00	$0.00
e	6-inch Road base	39804	0	SF	$0.70	$0.00	0	39804	100%	$0.00	$0.00
f	9-inch sub-base(e-fill)	39804	0	SF	$0.92	$0.00	0	39804	100%	$0.00	$0.00
g	8' equestrian trail	34728	34728	SF	$3.00	$104,184.00	0	34728	100%	$104,184.00	$104,184.00
h	Street/stop signs	3	3	EA	$500.00	$1,500.00	0	3	100%	$1,500.00	$1,500.00
2	**CULINARY WATER**										
a	8" culinary water c-900 & fittings	5237	261.85	LF	$40.00	$10,474.00	0	5237	95%	$10,474.00	$10,474.00
b	8" gate valve	15	0.75	EA	$1,800.00	$1,350.00	0	15	95%	$1,350.00	$1,350.00
c	Fire Hydrant	14	0.7	EA	$3,500.00	$2,450.00	0	14	95%	$2,450.00	$2,450.00
d	1" water service	32	1.6	EA	$1,300.00	$2,080.00	0	32	95%	$2,080.00	$2,080.00
e	Blow off	6	0.3	EA	$2,500.00	$750.00	0	6	95%	$750.00	$750.00
f	Air vac	1	0.05	EA	$1,500.00	$75.00	0	1	95%	$75.00	$75.00
	TOTAL CONSTRUCTION COST					**$122,863.00**					
	Original 10% Bond Coverage					$93,055.33					
							Released this Period			$122,863.00	
	TOTAL BOND AMOUNT:					**$215,918.33**					

Vince Hogge, P.E.
Engineering Director

7-30-2025
Date

Robert Ballif
Engineering Tech. II

7/30/25
Date

FIREFLY

NPA 5 PHASE A PLAT 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

DIRECT COMMUNICATIONS

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

Virginia Allred 9/4/2024
DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN

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 § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. 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

Jeff Edwards 8/29/2024
ROCKY MOUNTAIN POWER DATE

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR 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.
QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

APPROVED THIS 28 DATE OF August 20 24
BY: [signature]
TITLE: Pre construction rep II

[COMCAST ENTITY] APPROVAL

APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. [COMCAST] DOES NOT WARRANT THE LOCATION OF ANY PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT MODIFY AFFECT, OR WAIVE ANY RIGHTS, OBLIGATIONS, OR LIABILITIES BY LAW OR EQUITY OR UNDER AND EASEMENT, RIGHT-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINS IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PROVISION OF TELECOMMUNICATIONS SERVICES OR THE TERMS OF SUCH SERVICES.

COMCAST REPRESENTATIVE [signature] DATE: 8-29-24

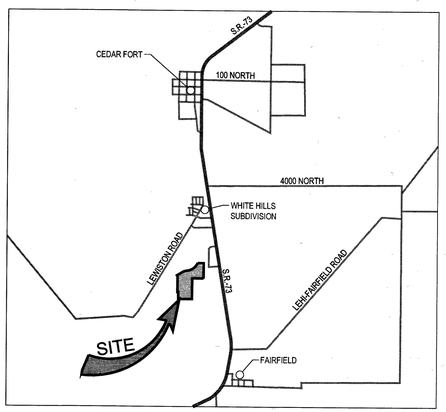
POLE CANYON BASIC LOCAL DISTRICT ("PCBLD")

THE BOARD OF THE POLE CANYON BASIC LOCAL DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE STREETS, EASEMENTS, TRAILS, OPEN SPACE, AND OTHER PARCELS OF LAND INTENDED TO BE DEDICATED TO THE POLE CANYON BASIC LOCAL DISTRICT IN THE LOCATION AND FOR THE PURPOSES DESCRIBED HEREIN.

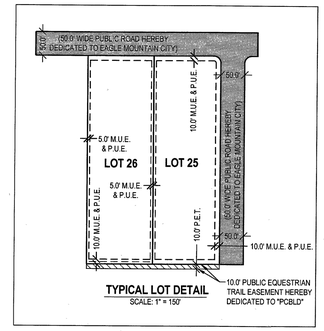
POLE CANYON BASIC LOCAL DISTRICT CHAIR
DATE: 8/28/2024
POLE CANYON BASIC LOCAL DISTRICT CLERK
DATE: 8/28/2024

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 00°30'42" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN HEREON.
2. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
3. PROPERTY CORNERS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "McNEIL ENG.", OR A NAIL & WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
4. 10.0' PUBLIC EQUESTRIAN TRAIL TO BE DEDICATED TO AND THEREAFTER OWNED AND MAINTAINED BY, THE POLE CANYON BASIC LOCAL DISTRICT FOR USE BY THE PUBLIC. 14034 S. 145 East Suite 204 Draper UT 84020
5. TYPICAL LOT SETBACKS ARE DETAILED IN THE APPROVED AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR THE FIREFLY MASTER PLANNED COMMUNITY. RECORDED AS ENTRY NO.: 47709-2023, AS MODIFIED PER ENTRY NO.: 68072:2023.



VICINITY MAP
SCALE: N.T.S.



TYPICAL LOT DETAIL
SCALE: 1" = 150'

PLAT CALCULATIONS

TOTAL ACREAGE:	52.428 AC.
UN-BUILDABLE ACREAGE:	1.687 AC.
TOTAL ACREAGE IN LOTS:	45.762 AC.
TOTAL OPEN SPACE:	1.687 AC.
TOTAL AREA IN STREET:	4.977 AC.
TOTAL IMPROVED OPEN SPACE:	NONE
AVERAGE LOT SIZE:	1.43 AC.
LARGEST LOT SIZE:	2.029 AC.
SMALLEST LOT SIZE:	1.298 AC.
OVERALL DENSITY:	1.6 UNITS PER ACRE
TOTAL NUMBER OF LOTS:	32

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 90°00'00" W	52.00'
L2	N 31°03'10" W	68.06'
L3	S 67°06'44" E	60.00'
L4	N 00°22'47" E	143.23'
L5	N 00°22'47" E	141.52'
L6	N 00°22'47" E	150.48'
L7	N 00°22'54" E	192.74'
L8	S 00°00'00" E	67.83'
L9	S 00°00'00" E	140.00'
L10	S 00°00'00" E	93.30'
L11	S 31°03'10" E	60.84'
L12	N 31°03'10" W	60.44'
L13	S 58°56'50" W	96.57'
L14	S 19°48'54" E	43.48'
L15	N 90°00'00" E	21.00'
L16	S 00°00'00" E	50.00'
L17	N 22°01'28" E	50.00'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	693.00'	313.27'	25°54'02"	N71°53'51"E	310.61
C2	858.50'	928.39'	61°57'37"	N53°52'04"E	883.81
C3	918.50'	212.11'	13°13'52"	S29°30'12"W	211.64
C4	75.00'	48.25'	36°51'47"	S18°25'54"W	47.43
C5	918.50'	11.93'	0°44'39"	S36°29'28"W	11.93
C6	125.00'	197.06'	90°19'27"	S45°09'44"W	177.28
C7	75.00'	118.23'	90°19'27"	N45°09'44"E	106.37
C10	868.50'	515.22'	33°59'21"	S53°51'28"W	507.59
C11	125.00'	80.42'	36°51'47"	N18°25'54"E	79.04
C14	868.50'	152.29'	10°02'49"	S75°52'33"W	152.10
C16	14.50'	22.69'	89°40'33"	S44°50'16"E	20.45
C18	625.00'	216.15'	19°48'54"	S9°54'27"E	215.07
C20	683.00'	149.79'	12°33'55"	S78°33'55"W	149.49
C21	868.50'	59.85'	3°56'55"	S82°52'25"W	59.84
C22	22.50'	35.47'	90°19'29"	S45°09'44"W	31.91
C23	22.50'	35.19'	89°37'14"	S44°48'37"E	31.71
C24	22.50'	35.49'	90°22'46"	S45°11'23"W	31.92
C25	50.00'	137.86'	157°58'32"	S11°00'44"W	98.16
C26	30.00'	35.59'	67°58'32"	S33°59'16"E	33.54
C28	14.50'	22.78'	90°00'00"	N45°00'00"W	20.51
C30	50.00'	78.54'	90°00'00"	N45°00'00"W	70.71
C33	14.50'	22.78'	90°00'00"	N45°00'00"E	20.51
C34	575.00'	198.86'	19°48'54"	N9°54'27"W	197.87
C35	683.00'	108.95'	9°08'24"	S63°31'02"W	108.84
C36	897.50'	218.91'	13°58'31"	S29°52'31"W	218.37
C37	96.00'	61.76'	36°51'47"	S18°25'54"W	60.70
C39	104.00'	163.85'	90°19'29"	S45°09'44"W	147.49
C41	604.00'	208.89'	19°48'54"	S9°54'27"E	207.85
C42	693.00'	21.01'	1°44'12"	S71°23'03"W	21.00
C43	693.00'	29.01'	2°23'53"	S69°19'00"W	29.00
C44	868.50'	211.84'	13°58'31"	N29°52'31"E	211.32
C46	693.00'	110.92'	9°10'13"	S63°31'57"W	110.80
C47	693.00'	152.34'	12°35'44"	S78°33'01"W	152.04

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO.:6135190, IN ACCORDANCE WITH TIT.E 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH STATE CODE 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

FIREFLY
NPA 5 PHASE A PLAT 1

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

A parcel of Land situate within the Northeast Quarter of Section 19, Township 6 South, Range 2 West, Salt Lake Base and meridian, located in Eagle Mountain City, County of Utah State of Utah, said parcel being a portion of that certain tract of land conveyed to GSFJV, LLC., per Quit-Claim Deed recorded February 21, 2023, as Entry No.: 10502:2023, of official Utah County records and being more particularly described as follows:

Beginning at a 5/8' rebar and red nylon cap stamped "MCNEIL ENG.", marking the Northwest corner of the J & J Ranches Subdivision, recorded as Map No.: 17064, of official records, said Northwest corner being South 0°30'40" West, along the Quarter Section Line common to Sections 19 & 20, a distance of 353.88 feet, to the North line of said J & J Ranches Subdivision and North 89°27'13" West, along said North line, a distance of 600.00 feet, from the Utah County brass monument marking the Section Corner common to Sections 17, 18, 19, & 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 0°30'42" West, along the West line of said J & J Ranch Subdivision and the projection thereof, a distance of 977.96 feet, to a rebar and cap stamped L.S. 356548, set per Record of Survey 19-140, on file with the Utah County Surveyors Office; thence North 89°40'31" West, along the North line of the Ranch at Pole Canyon, LLC. parcel and the North line of said Record of Survey, a distance of 733.66 feet, to the Easterly line of said tract of land conveyed to GSFJV, LLC., per Quit-Claim Deed recorded February 21, 2023, as Entry No.: 10502:2023; thence South 0°22'47" West, along said Easterly line, a distance of 1334.90 feet, to the Center-East 1/16th corner of said Section 19; thence North 89°54'04" West, along the East-West Center Quarter line, a distance of 888.98 feet, to the Westerly line of the herein described NPA 5 PHASE A PLAT 1; thence along the lines of said subdivision the following Nine (9) courses: (1) North, a distance of 447.27 feet; (2) West, a distance of 52.00 feet; (3) North, a distance of 1008.12 feet; (4) North 31°03'10" West, a distance of 68.06 feet; (5) North 58°56'50" East, a distance of 392.01 feet, to a point of curvature; (6) Northeasterly along the arc of a 693.00-foot radius curve to the right, through a central angle of 25°54'02", a distance of 313.27 feet, subtended by a long chord bearing North 71°53'51" East, a distance of 310.61 feet, to a point of reverse curve; (7) thence northeasterly along the arc of a 858.50-foot radius curve to the left, the center of which bears North 5°09'07" West, through a central angle of 61°57'37", a distance of 928.39 feet, subtended by a long chord bearing North 53°52'04" East, a distance of 883.81 feet; (8) departing said curve on a radial line bearing South 67°06'44" East, a distance of 60.00 feet, to a point of intersection of the with the Westerly projection of the aforesaid North line of J & J Ranches Subdivision; (9) South 89°27'13" East, along said Westerly projection, a distance of 327.17 feet, to the point of beginning.

Contains: 2,283,778 Square Feet, or 52.428 acres, in Thirty-Two (32) residential lots

Dennis K Withers
DENNIS K. WITHERS, (SEE SEAL BELOW)
L.S. LICENSE NO. 6135190

OWNER'S CERTIFICATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AID SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREET, TRAILS, AND EASEMENTS AND DO HEREBY DEDICATE THE SAME TO EAGLE MOUNTAIN CITY OR THE POLE CANYON BASIC LOCAL DISTRICT ("PCBLD") AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

GSFJV, LLC., A UTAH LIMITED LIABILITY COMPANY

BY: NATHAN SHIPP (PRINT NAME) [signature] (SIGNATURE) 9/12/24
ITS: MANAGER (TITLE)

ACKNOWLEDGEMENT

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

ON THIS 12 DAY OF September IN THE YEAR 20 24, BEFORE ME Diane G. Kunz, A NOTARY PUBLIC, PERSONALLY APPEARED NATHAN SHIPP THE MANAGER OF GSFJV, A UTAH LIMITED LIABILITY COMPANY PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE FIREFLY NPA 5 PHASE A PLAT 1 AND WAS SIGNED BY HIM ON BEHALF OF SAID COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

COMMISSION NUMBER 734027
MY COMMISSION EXPIRES 11/16/2027
[signature]
PRINT NAME: Diane G. Kunz
A NOTARY PUBLIC COMMISSIONED IN UTAH

DIANE G. KUNZ
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires November 16, 2027
COMMISSION NUMBER 734027

ACCEPTANCE OF 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 THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS 28 DAY OF August 20 24

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

ENT 75595:2024 MAP# 19485
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Oct 30 10:51 AM FEE 164.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

FIREFLY NPA 5 PHASE A PLAT 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1" = 100' FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 08/27/24 DENNIS K. WITHERS No. 6135190 STATE OF UTAH		9.9.24	

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

SHEET 1 OF 2

19485
Sheet 1 of 2

Sec 19, T6S, R2W, SLB&M TU053 JW

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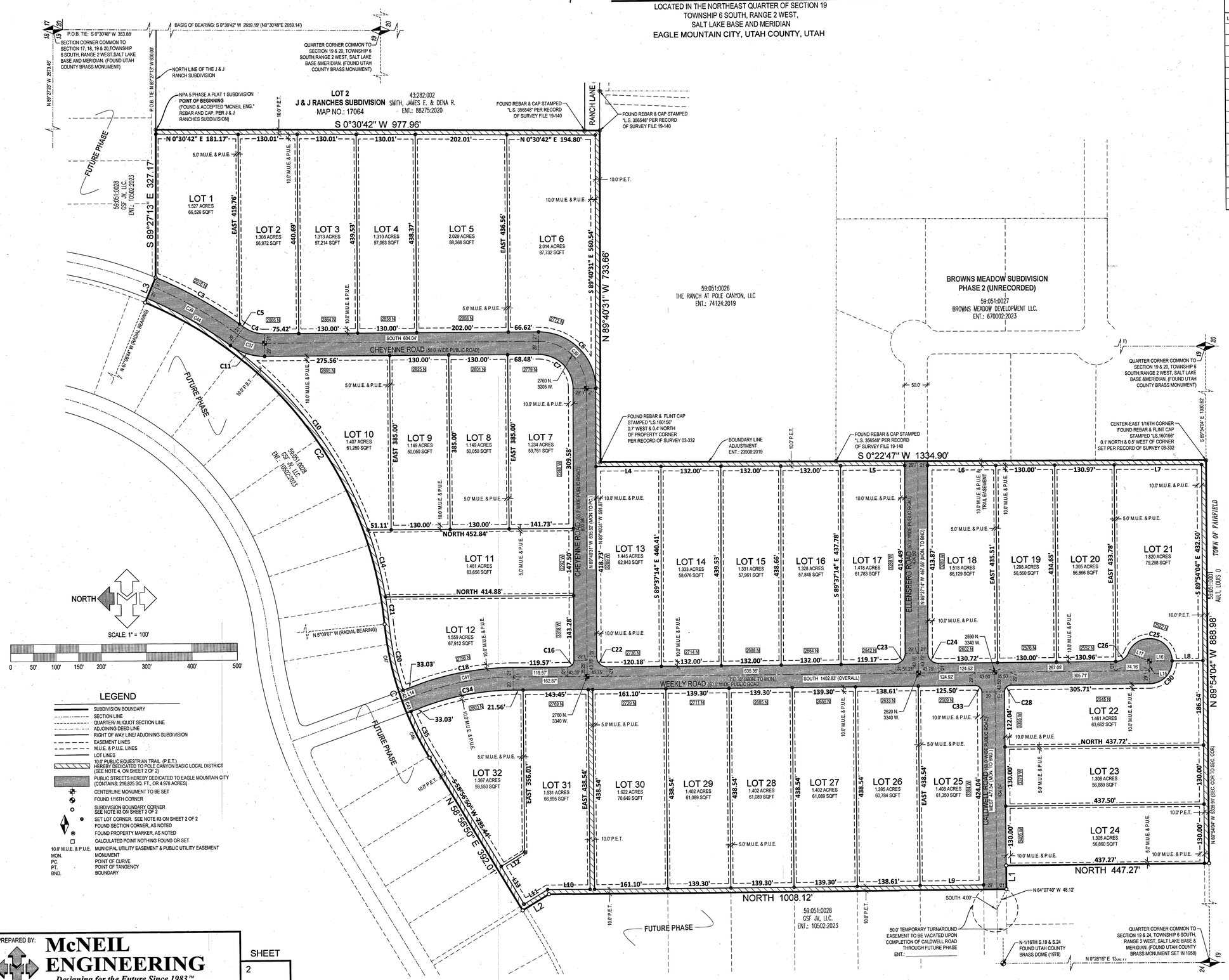
FIREFLY

NPA 5 PHASE A PLAT 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 90°00'00" W	52.00'
L2	N 31°03'10" W	68.06'
L3	S 67°06'44" E	60.00'
L4	N 00°22'47" E	143.23'
L5	N 00°22'47" E	141.52'
L6	N 00°22'47" E	150.48'
L7	N 00°22'54" E	192.74'
L8	S 00°00'00" E	67.83'
L9	S 00°00'00" E	140.00'
L10	S 00°00'00" E	93.30'
L11	S 31°03'10" E	60.84'
L12	N 31°03'10" W	60.44'
L13	S 58°56'50" W	96.57'
L14	S 19°48'54" E	43.48'
L15	N 90°00'00" E	21.00'
L16	S 00°00'00" E	50.00'
L17	N 22°01'28" E	50.00'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	693.00'	313.27'	25°54'02"	N71°53'51"E	310.61
C2	858.50'	928.39'	61°57'37"	N53°52'04"E	883.81
C3	918.50'	212.11'	13°13'52"	S29°30'12"W	211.64
C4	75.00'	48.25'	36°51'47"	S18°25'54"W	47.43
C5	918.50'	11.93'	0°44'39"	S38°29'28"W	11.93
C6	125.00'	197.06'	90°19'27"	S45°09'44"W	177.28
C7	75.00'	118.23'	90°19'27"	N45°09'44"E	106.37
C10	868.50'	515.22'	33°59'21"	S53°51'28"W	507.69
C11	125.00'	80.42'	36°51'47"	N18°25'54"E	79.04
C14	868.50'	152.29'	10°02'49"	S75°52'33"W	152.10
C16	14.50'	22.69'	89°40'33"	S44°50'16"E	20.45
C18	625.00'	216.15'	19°48'54"	S9°54'27"E	215.07
C20	683.00'	149.79'	12°33'55"	S78°33'55"W	149.49
C21	868.50'	59.85'	3°56'55"	S82°52'25"W	59.84
C22	22.50'	35.47'	90°19'29"	S45°09'44"W	31.91
C23	22.50'	35.19'	89°37'14"	S44°48'37"E	31.71
C24	22.50'	35.49'	90°22'46"	S45°11'23"W	31.92
C25	50.00'	137.86'	157°58'32"	S11°00'44"W	98.16
C26	30.00'	35.59'	67°58'32"	S33°59'16"E	33.54
C28	14.50'	22.78'	90°00'00"	N45°00'00"W	20.51
C30	50.00'	78.54'	90°00'00"	N45°00'00"W	70.71
C33	14.50'	22.78'	90°00'00"	N45°00'00"E	20.51
C34	575.00'	198.86'	19°48'54"	N9°54'27"W	197.87
C35	683.00'	108.95'	9°08'24"	S63°31'02"W	108.84
C36	897.50'	218.91'	13°58'31"	S29°52'31"W	218.37
C37	96.00'	61.76'	36°51'47"	S18°25'54"W	60.70
C39	104.00'	163.95'	90°19'29"	S45°09'44"W	147.49
C41	604.00'	208.89'	19°48'54"	S9°54'27"E	207.85
C42	693.00'	21.01'	1°44'12"	S71°23'03"W	21.00
C43	693.00'	29.01'	2°23'53"	S69°19'00"W	29.00
C44	868.50'	211.84'	13°58'31"	N29°52'31"E	211.32
C46	693.00'	110.92'	9°10'13"	S63°31'57"W	110.80
C47	693.00'	152.34'	12°35'44"	S78°33'01"W	152.04

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- QUARTER/ ALIQUOT SECTION LINE
- ADJOINING DEED LINE
- RIGHT OF WAY LINE/ ADJOINING SUBDIVISION
- EASEMENT LINES
- M.U.E. & P.U.E. LINES
- LOT LINES
- 10.0' PUBLIC EQUESTRIAN TRAIL (P.E.T.) HEREBY DEDICATED TO POLE CANYON BASIC LOCAL DISTRICT (SEE NOTE 4, ON SHEET 2 OF 2)
- PUBLIC STREETS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY (CONTAINS: 216,825 SQ. FT., OR 4.978 ACRES)
- CENTERLINE MONUMENT TO BE SET
- FOUND 1/16TH CORNER
- SUBDIVISION BOUNDARY CORNER SEE NOTE #3 ON SHEET 2 OF 2
- SET LOT CORNER. SEE NOTE #3 ON SHEET 2 OF 2
- FOUND SECTION CORNER, AS NOTED
- FOUND PROPERTY MARKER, AS NOTED
- CALCULATED POINT NOTHING FOUND OR SET

10.0' M.U.E. & P.U.E.	MUNICIPAL UTILITY EASEMENT & PUBLIC UTILITY EASEMENT
MON.	MONUMENT
PC.	POINT OF CURVE
PT.	POINT OF TANGENCY
BND.	BOUNDARY

PREPARED BY:
McNEIL ENGINEERING
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SHEET 2 OF 2

19485
Sheet 2 of 2

19485
ENT 75595:2024 MAP# 19485
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Oct 20 10:51 AM FEE 164.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

C:\Users\KENT-1 MCN\AppData\Local\Temp\AcPublish_39464\185184_NPA-5_Subdivision.dwg Aug 27, 2024 - 4:15pm

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Monday, July 21, 2025

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Harmony phase 'A' plat 15 into warranty Bond Release**

City Recorder:

The above-mentioned subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder

BOND RELEASE REQUEST LETTER
Harmony phase "A" plat 15 Bond
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release		
Original Bond Amount:	$	295,637.63
Previous Release Amount:	$	-
Amount to Release this Period:	$	241,793.66
Amount Remaining in Bond :	$	53,843.97

Bond Releases Summary		
#1	$	241,793.66
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	241,793.66

7/21/2025

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**SITE PREP.**										
a	SWPPP	1	0.5	LS	$3,000.00	$1,500.00	0	1	50%	$1,500.00	$1,500.00
2	**ROADWAY IMPROVEMENTS**										
a	3" Asphalt Roadway	25447	25447	SF	$1.90	$48,349.30	0	25447	100%	$48,349.30	$48,349.30
b	6" road base	31558	31558	SF	$0.85	$26,824.30	0	31558	100%	$26,824.30	$26,824.30
c	9" subbase	31558	31558	SF	$1.12	$35,344.96	0	31558	100%	$35,344.96	$35,344.96
d	4" sidewalk w/base	1723	1723	SF	$6.70	$11,544.10	0	1723	100%	$11,544.10	$11,544.10
e	ADA ramps & placards	2	2	EA	$1,725.00	$3,450.00	0	2	100%	$3,450.00	$3,450.00
f	30" Curb & Gutter modified	1746	1746	LF	$23.25	$40,594.50	0	1746	100%	$40,594.50	$40,594.50
g	Street Signs	1	1	EA	$200.00	$200.00	0	1	100%	$200.00	$200.00
h	Stop signs	1	1	EA	$200.00	$200.00	0	1	100%	$200.00	$200.00
3	**CULINARY WATER**										
a	8" C-900 water line	895	179	LF	$45.50	$8,144.50	0	895	100%	$8,144.50	$8,144.50
b	8" gate valve	3	0.6	EA	$2,400.00	$1,440.00	0	3	100%	$1,440.00	$1,440.00
c	1" service	26	5.2	EA	$1,985.00	$10,322.00	0	26	100%	$10,322.00	$10,322.00
d	Fire Hydrant	2	0.4	EA	$7,600.00	$3,040.00	0	2	100%	$3,040.00	$3,040.00
e	Sampling station	1	0.2	EA	$3,000.00	$600.00	0	1	100%	$600.00	$600.00
f	Stub & plug 8" temp blow off 2"	1	0.2	EA	$1,545.00	$309.00	0	1	100%	$309.00	$309.00
g	Connect to existing	2	0.4	EA	$3,695.00	$1,478.00	0	2	100%	$1,478.00	$1,478.00
4	**SEWER**										
a	8" sewer main	605	121	LF	$48.00	$5,808.00	0	605	100%	$5,808.00	$5,808.00
b	48" Sewer manholes	2	0.4	EA	$5,175.00	$2,070.00	0	2	100%	$2,070.00	$2,070.00
c	4" Sewer services	24	4.8	EA	$1,550.00	$7,440.00	0	24	100%	$7,440.00	$7,440.00
d	Connect to existing	1	0.2	EA	$1,400.00	$280.00	0	1	100%	$280.00	$280.00
5	**STORM DRAIN**										
a	Retention pond	172000	34400	CF	$0.25	$8,600.00	0	172000	100%	$8,600.00	$8,600.00
b	30" storm drainpipe	268	53.6	LF	$115.00	$6,164.00	0	268	100%	$6,164.00	$6,164.00
c	24" storm drainpipe	390	78	LF	$97.00	$7,566.00	0	390	100%	$7,566.00	$7,566.00
d	15" storm drainpipe	85	17	LF	$58.00	$986.00	0	85	100%	$986.00	$986.00
e	3'x6' combo box	5	1	EA	$5,150.00	$5,150.00	0	5	100%	$5,150.00	$5,150.00
f	60" Storm drain manhole w/collars	2	0.4	EA	$4,700.00	$1,880.00	0	2	100%	$1,880.00	$1,880.00
g	2x3 catch basin	1	0.2	EA	$2,575.00	$515.00	0	1	100%	$515.00	$515.00
h	60" storm drain manhole sump in pond	1	0.2	EA	$6,000.00	$1,200.00	0	1	100%	$1,200.00	$1,200.00
i	Connect to existing 24"	1	0.2	EA	$3,970.00	$794.00	0	1	100%	$794.00	$794.00
	TOTAL CONSTRUCTION COST					**$241,793.66**					
	Original 10% Bond Coverage					$53,843.97	Released this Period			$241,793.66	
	TOTAL BOND AMOUNT:					**$295,637.63**					

Vince Hogge
Vince Hogge, P.E.
Engineering Director

7-21-2025
Date

Robert Ballif
Robert Ballif
Engineering Tech. II

7/21/25
Date

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Monday, July 21, 2025
TO: Brandon Rindlisbacher
FROM: Robert Ballif Engineering Tech. II
SUBJECT: Harmony phase "A" plat 15 walk through

A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – EM Engineering Tech. II

After performing a walk-through, we have the following comments:

General Notes:

1. ~~As built CAD files.~~
2. All water cans to be checked at time of meter install, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans to have collar and EM City lid w/2-inch hole.
3. ~~Remove all the plastic covers off the ADA placards.~~

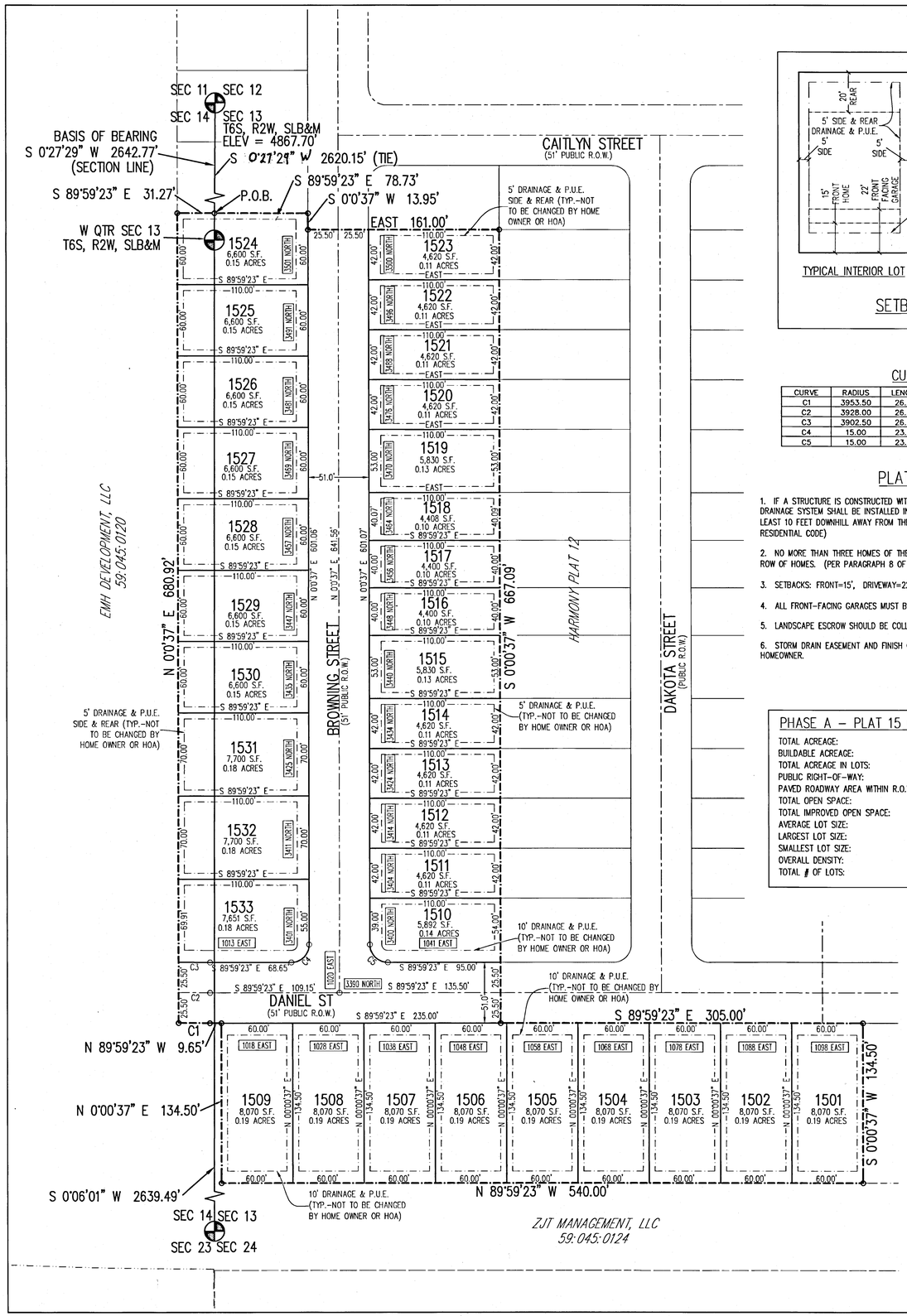
Browning St.:

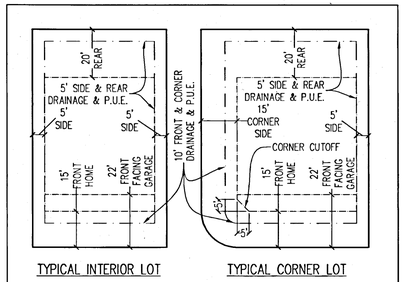
1. Manhole and valve collars to be checked at exit.
2. ~~Property pins to be placed.~~

Daniel St.:

1. Manhole and valve collars to be checked at exit.
2. ~~Property pins to be placed.~~
3. ~~Lot #'s 1501 to 1505 are missing the sewer stamps in the curb and property pins.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for entering warranty.





SETBACK DIAGRAM

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	3953.50	26.36	0°22'55"	26.36	N 89°47'56" W
C2	3928.00	26.36	0°23'4"	26.36	S 89°47'52" E
C3	3902.50	26.36	0°23'13"	26.35	S 89°47'47" E
C4	15.00	23.56	90°0'0"	21.21	N 45°0'37" E
C5	15.00	23.56	90°0'0"	21.21	S 44°59'23" E

PLAT NOTES:

1. IF A STRUCTURE IS CONSTRUCTED WITH LESS THAN AN EIGHT-FOOT SETBACK, PIPING OR OTHER APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED IN THAT SIDE YARD PRIOR TO OCCUPANCY, SENDING THE WATER AT LEAST 10 FEET DOWNHILL AWAY FROM THE FOUNDATION (IN CONFORMANCE TO THE CURRENT INTERNATIONAL RESIDENTIAL CODE)

2. NO MORE THAN THREE HOMES OF THE SAME ELEVATION OR COLOR SHALL BE LOCATED ALONG A SINGLE ROW OF HOMES. (PER PARAGRAPH 8 OF THE HARMONY DEVELOPMENT AGREEMENT).

3. SETBACKS: FRONT=15', DRIVEWAY=22', REAR=20', CORNER=15', SIDE=10' TOTAL (MIN. 5' ON ONE SIDE)

4. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

5. LANDSCAPE ESCROW SHOULD BE COLLECTED FOR THIS PLAT.

6. STORM DRAIN EASEMENT AND FINISH GRADES TO BE MAINTAINED AND NOT CHANGED BY HOA OR HOMEOWNER.

PHASE A – PLAT 15 CALCULATIONS

TOTAL ACREAGE:	5.85 ACRES
BUILDABLE ACREAGE:	5.85 ACRES
TOTAL ACREAGE IN LOTS:	4.81 ACRES
PUBLIC RIGHT-OF-WAY:	1.04 ACRES
PAVED ROADWAY AREA WITHIN R.O.W.	0.58 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	6,352 SF/0.15 ACRES
LARGEST LOT SIZE:	8,070 SF/0.19 ACRES
SMALLEST LOT SIZE:	4,400 SF/0.10 ACRES
OVERALL DENSITY:	5.64 LOTS/ACRE
TOTAL # OF LOTS:	33 LOTS

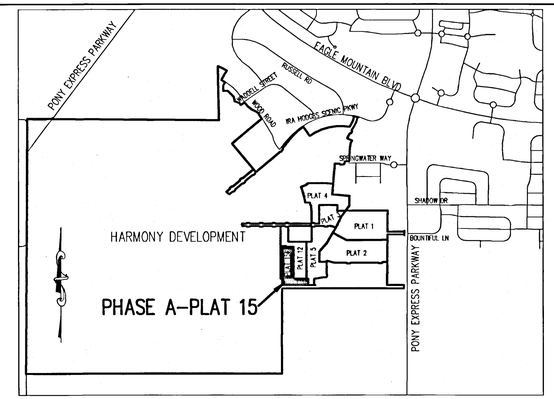
LOT DRAINAGE NOTES:

1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.

2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

50 25 0 50 100 150

Scale 1" = 50'



VICINITY MAP
NTS

FIRE NOTE:

TWO (2) FIRE HYDRANTS MEET IFC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

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

Wyatt R. Anderson 2-13-25
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS

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

Marjorie Kiffell 2/13/2025
DIRECT COMMUNICATIONS DATE

Enbridge Gas Utah

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or 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.

QUESTAR GAS COMPANY, dba ENBRIDGE GAS UTAH

Approved this 3 day of March 2025
By Deanna Kirell
Title PSE Con Ops II

FIRSTDIGITAL TELECOM

FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.1Tariff.

02/13/2025
FIRSTDIGITAL TELECOM DATE

19664

SURVEYOR:
AZTEC ENGINEERING
732 NORTH 780 WEST
AMERICAN FORK, UTAH 84003
(801) 224-7308

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____
DAY OF _____, A.D., 20____
CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

JAN. 30, 2025
DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 2620.15 FEET ALONG SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

thence South 89°59'23" East, a distance of 78.73 feet; thence South 00°00'37" West, a distance of 13.95 feet; thence East, a distance of 161.00 feet; thence South 00°00'37" West, a distance of 667.09 feet; thence South 89°59'23" East, a distance of 305.00 feet; thence South 00°00'37" West, a distance of 134.50 feet; thence North 89°59'23" West, a distance of 540.00 feet; thence North 00°00'37" East, a distance of 134.50 feet; thence North 89°59'23" West, a distance of 9.65 feet; thence along the arc of a 3,953.50 feet radius curve to the right through a central angle of 00°22'55" for 26.36 feet (chord bears North 89°47'56" West 26.36 feet); thence along a line non-tangent to said curve, North 00°00'37" East, a distance of 680.92 feet; thence South 89°59'23" East, a distance of 31.27 feet to the POINT OF BEGINNING.

Containing 254,938 square feet or 5.8526 acres, more or less.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN DEVELOPER PLAT 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 thereof.

OWNER(S): Meritage Homes of Utah, Inc. 2/6/2025
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

Michael Banner, Division Vice President

ACKNOWLEDGMENT

On the 6th day of February, 2025 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 acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 11-1-25
NOTARY PUBLIC SIGNATURE

720766
COMMISSION NUMBER

Victoria Lopez
PRINTED FULL NAME OF NOTARY

VICTORIA LOPEZ
Notary Public. State of Utah
My Commission Expires on:
November 01, 2025
Comm. Number: 720766

ENT 19671:2025 MAR 19 AM 11:41
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 19 04:10 PM FEE 114.00 BY MG
RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 4TH DAY OF March 2025

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

FINAL PLAT 15

HARMONY PHASE A

SUBDIVISION

LOCATED IN ~~THE NW CORNER OF~~ SEC 13, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Auditor's Seal
AARON D. THOMAS 1-30-25 STATE OF UTAH		PROFESSIONAL ENGINEER No. 5148730-2202 VINCE R. HOGGE 2-20-2025 STATE OF UTAH	EAGLE MOUNTAIN CORPORATE SEAL

Sec 13, T6S, R2W, SLB+M TU038 JW

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, July 22, 2025

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Harmony phase 'B' plat 1 into warranty Bond Release**

City Recorder:

The above-mentioned subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder

BOND RELEASE REQUEST LETTER
Harmony phase 'B' plat 1 Bond

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

2nd Bond Release	
Original Bond Amount:	$ 2,402,527.88
Previous Release Amount:	$ 2,016,849.88
Amount to Release this Period:	$ 167,266.38
Amount Remaining in Bond :	$ 218,411.63

Bond Releases Summary	
#1	$ 2,016,849.88
#2	$ -
#3	$ 167,266.38
#4	$ -
TOTAL	$ 2,184,116.25

7/22/2025

						QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**SITE PREP.**									
a	Mobilization	1	LS	$10,000.00	$10,000.00	1	0.05	100%	$500.00	$10,000.00
b	Clear & grub	619925	SF	$0.05	$30,996.25	588,929	30996.3	100%	$1,549.81	$30,996.25
c	SWPPP	1	LS	$16,200.00	$16,200.00	1	0.05	100%	$810.00	$16,200.00
d	Import fill-ROW	6000	TON	$16.75	$100,500.00	5,700	300	100%	$5,025.00	$100,500.00
2	**ROADWAY IMPROVEMENTS**									
a	3" Asphalt Roadway	87125	SF	$2.25	$196,031.25	82,769	4356.25	100%	$9,801.56	$196,031.25
b	6" road base	87125	SF	$1.30	$113,262.50	87,125	0	100%	$0.00	$113,262.50
c	9" subbase	4550	TON	$18.00	$81,900.00	4,550	0	100%	$0.00	$81,900.00
d	6" sidewalk	21120	SF	$6.50	$137,280.00	0	21120	100%	$137,280.00	$137,280.00
e	Sidewalk prep and base	26400	SF	$1.80	$47,520.00	26,400	0	100%	$0.00	$47,520.00
f	ADA ramps & placards	6	EA	$1,850.00	$11,100.00	0	6	100%	$11,100.00	$11,100.00
g	30" Curb & Gutter modified	5260	LF	$30.50	$160,430.00	5,260	0	100%	$0.00	$160,430.00
h	Rough grade	166025	SF	$0.15	$24,903.75	166,025	0	100%	$0.00	$24,903.75
i	Street Signs	3	EA	$200.00	$600.00	0	3	100%	$600.00	$600.00
j	Stop signs	3	EA	$200.00	$600.00	0	3	100%	$600.00	$600.00
3	**CULINARY WATER**									
a	8" C-900 water line	2780	LF	$50.00	$139,000.00	2,780	0	100%	$0.00	$139,000.00
b	8" gate valve	9	EA	$2,900.00	$26,100.00	9	0	100%	$0.00	$26,100.00
c	8" bend	3	EA	$1,000.00	$3,000.00	3	0	100%	$0.00	$3,000.00
d	8" tee	3	EA	$1,500.00	$4,500.00	3	0	100%	$0.00	$4,500.00
e	1" service	92	EA	$2,125.00	$195,500.00	92	0	100%	$0.00	$195,500.00
f	Fire Hydrant	6	EA	$8,900.00	$53,400.00	6	0	100%	$0.00	$53,400.00
g	Collars	15	EA	$650.00	$9,750.00	15	0	100%	$0.00	$9,750.00
h	Temp blow off 2"	4	EA	$1,150.00	$4,600.00	4	0	100%	$0.00	$4,600.00
i	Stub & cap 8" pipe	2	EA	$900.00	$1,800.00	2	0	100%	$0.00	$1,800.00
j	Import fill	3000	TON	$15.50	$46,500.00	3,000	0	100%	$0.00	$46,500.00
k	Connect to existing	3	EA	$2,500.00	$7,500.00	3	0	100%	$0.00	$7,500.00
4	**SEWER**									
a	8" sewer main	2325	LF	$58.00	$134,850.00	2,325	0	100%	$0.00	$134,850.00
b	15" sewer main	365	LF	$208.50	$76,102.50	365	0	100%	$0.00	$76,102.50
c	60" Sewer manholes	8	EA	$7,200.00	$57,600.00	8	0	100%	$0.00	$57,600.00
d	Manhole collars	8	EA	$700.00	$5,600.00	8	0	100%	$0.00	$5,600.00
e	4" Sewer services	92	EA	$1,725.00	$158,700.00	92	0	100%	$0.00	$158,700.00
f	Stub & cap 15" pipe	1	EA	$825.00	$825.00	1	0	100%	$0.00	$825.00
g	Import fill	7000	TON	$15.50	$108,500.00	7,000	0	100%	$0.00	$108,500.00
h	Connect to existing	3	EA	$2,500.00	$7,500.00	3	0	100%	$0.00	$7,500.00
5	**STORM DRAIN**									
a	15" storm drainpipe	1300	LF	$73.00	$94,900.00	1,300	0	100%	$0.00	$94,900.00
b	18" storm drainpipe	140	LF	$79.00	$11,060.00	140	0	100%	$0.00	$11,060.00
c	24" storm drainpipe	260	LF	$125.50	$32,630.00	260	0	100%	$0.00	$32,630.00
d	Combo box	3	EA	$7,200.00	$21,600.00	3	0	100%	$0.00	$21,600.00
e	60" Storm drain manhole w/collars	3	EA	$5,725.00	$17,175.00	3	0	100%	$0.00	$17,175.00
f	Curb inlet	3	EA	$3,850.00	$11,550.00	3	0	100%	$0.00	$11,550.00
g	Storm drain manhole collars	6	EA	$700.00	$4,200.00	6	0	100%	$0.00	$4,200.00
h	Import fill	900	TON	$15.50	$13,950.00	900	0	100%	$0.00	$13,950.00
i	Connect to existing	2	EA	$2,200.00	$4,400.00	2	0	100%	$0.00	$4,400.00
	TOTAL CONSTRUCTION COST				**$2,184,116.25**					
	10% Bond Coverage				$218,411.63					
						Released this Period			$167,266.38	
	TOTAL BOND AMOUNT:				**$2,402,527.88**					

Vince Hogge, P.E.
Engineering Director

7-23-2025
Date

Robert Ballif
Engineering Tech. II

7/22/25
Date

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Tuesday, July 22, 2025
FROM: Robert Ballif Engineering Tech. II
SUBJECT: Harmony phase "B" plat 1 walk through-updated

A walk-thru was performed on the above subdivision. The following were present.
Robert Ballif – EM Engineering Tech. II
After performing a walk-through, we have the following comments:

General Notes:

1. ~~As built CAD files.~~
2. All water cans to be checked at time of meter install, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans to have collar and EM City lid w/2-inch hole.
3. ~~Place street and stop signs.~~
4. ~~Finish the sidewalk.~~
5. ~~Place the ADA ramps and placards.~~
6. ~~Finish hydrants to city spec.~~

Nathan St.:

1. ~~Missing sewer & water lateral stamps on the curb, place brass pins with 'W' for water & 'S' for sewer. Marked with a red dot.~~
2. ~~Fix expansion boards that are sticking up to high, tripping hazard.~~
3. ~~Lot # 130 clean hydrant valve.~~
4. ~~Lot # 131 property pin missing.~~
5. ~~Lot # 136 missing sewer pin.~~

Calista Way:

1. Lot # 172 sewer manhole clean.
2. Missing sewer & water lateral stamps on the curb, place brass pin with a 'W' for water & 'S' for sewer. Marked with a red dot.
3. Lot # 167 storm drain manhole clean & add step.
4. Fix expansion boards that are sticking up to high, tripping hazard.

Waddell St.:

1. ~~Missing sewer & water lateral stamps on the curb, place brass pin with a 'W' for water & 'S' for sewer. Marked with a red dot.~~
2. ~~Fix expansion boards that are sticking up to high, tripping hazard.~~
3. ~~Intersection of Calista sewer manhole clean & add step.~~
4. ~~Lot # 106 & 107 finish the air vac to city spec. and remove concrete debris.~~
5. ~~Lot #'s 155 & 154 missing the property pin.~~
6. ~~Lot # 113 missing property pin. Sewer manhole clean.~~

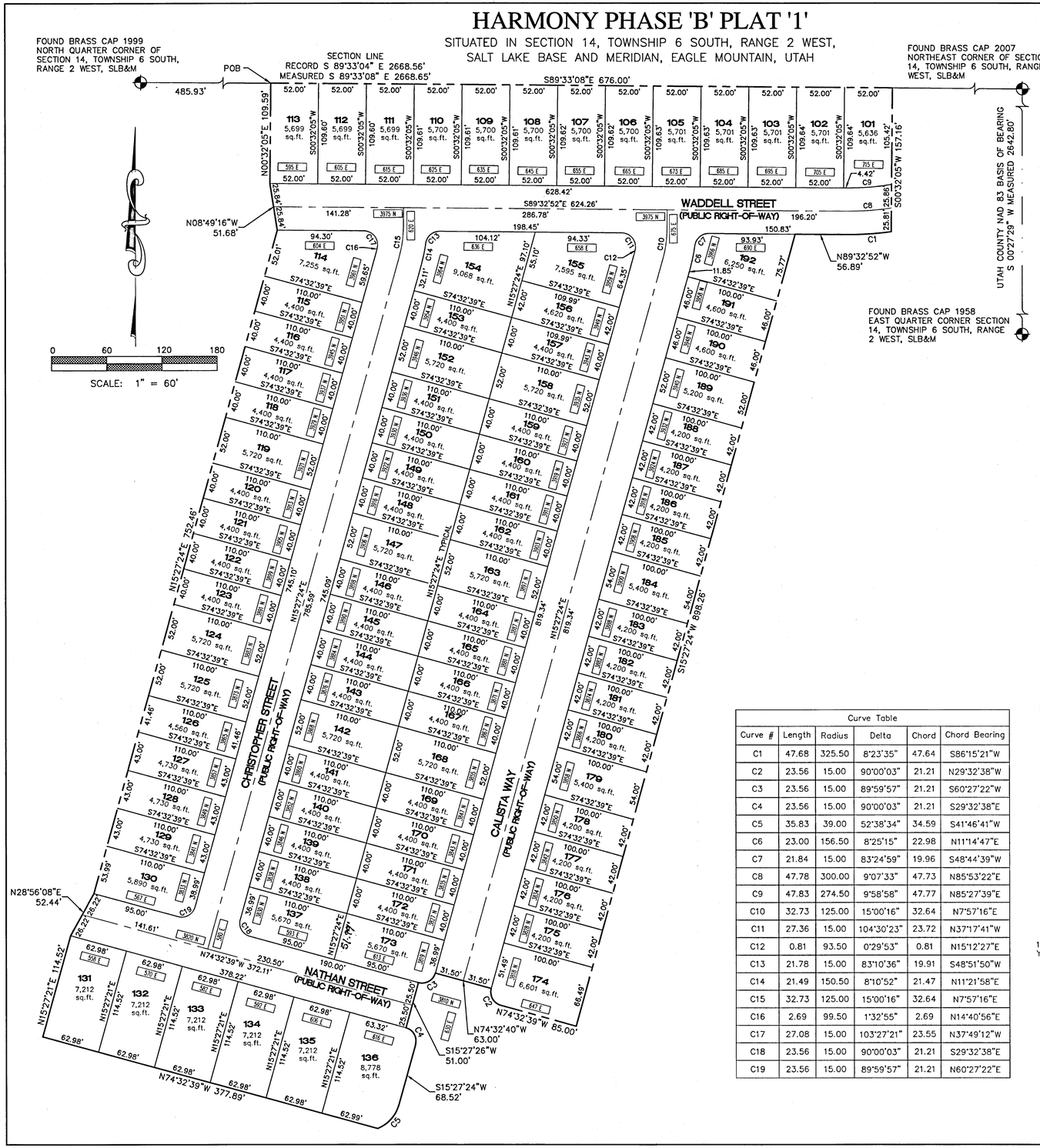
Christopher St.:

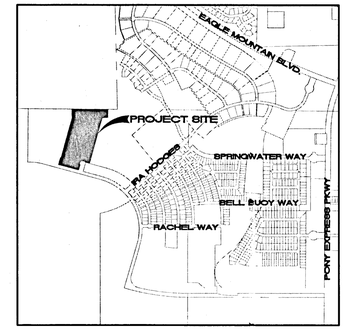
1. ~~Missing sewer & water lateral stamps on the curb, place brass pin with a 'W' for water & 'S' for sewer. Marked with a red dot.~~
2. ~~Fix expansion boards that are sticking up to high, tripping hazard.~~
3. ~~Intersection of Waddell west valve to be fixed.~~
4. Lot # 154 hydrant ~~to close to the sidewalk, move sidewalk or hydrant~~. Clean the valve, add pad with snake pit. Check at exit.
5. ~~Lot # 154 sewer manhole clean & add step to the bottom of the manhole.~~
6. ~~Lot #'s 122 & 123 sewer & storm drain manholes clean.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for entering warranty.

HARMONY PHASE 'B' PLAT '1'

SITUATED IN SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH





VICINITY MAP

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	47.68	325.50	8°23'35"	47.64	S86°15'21"W
C2	23.56	15.00	90°00'03"	21.21	N29°32'38"W
C3	23.56	15.00	89°59'57"	21.21	S60°27'22"W
C4	23.56	15.00	90°00'03"	21.21	S29°32'38"E
C5	35.83	39.00	52°38'34"	34.59	S41°46'41"W
C6	23.00	156.50	8°25'15"	22.98	N11°14'47"E
C7	21.84	15.00	83°24'59"	19.96	S48°44'39"W
C8	47.78	300.00	9°07'33"	47.73	N85°53'22"E
C9	47.83	274.50	9°58'58"	47.77	N85°27'39"E
C10	32.73	125.00	15°00'16"	32.64	N7°57'16"E
C11	27.36	15.00	104°30'23"	23.72	N37°17'41"W
C12	0.81	93.50	0°29'53"	0.81	N15°12'27"E
C13	21.78	15.00	83°10'36"	19.91	S48°51'50"W
C14	21.49	150.50	8°10'52"	21.47	N11°21'58"E
C15	32.73	125.00	15°00'16"	32.64	N7°57'16"E
C16	2.69	99.50	1°32'55"	2.69	N14°40'56"E
C17	27.08	15.00	103°27'21"	23.55	N37°49'12"W
C18	23.56	15.00	90°00'03"	21.21	S29°32'38"E
C19	23.56	15.00	89°59'57"	21.21	N60°27'22"E

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S. DATE Jan 27, 2025

BOUNDARY DESCRIPTION

Beginning at a point which is South 89°33'08" East 485.93 feet along the section line from the North Quarter Corner of Section 14, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 89°33'08" East 676.00 feet along the section line; thence South 00°32'05" West 157.16 feet; thence Westerly 47.68 feet along the arc of a 325.50 foot radius curve to the right, through a central angle of 08°23'35" the chord of which bears South 86°15'21" West 47.64 feet; thence North 89°32'52" West 56.89 feet; thence South 15°27'24" West 898.26 feet; thence North 74°32'39" West 85.00 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 90°00'03" the chord of which bears North 29°32'38" West 21.21 feet; thence North 74°32'40" West 63.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 89°59'57" the chord of which bears South 60°27'22" West 21.21 feet; thence South 15°27'26" West 51.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 90°00'03" the chord of which bears South 29°32'38" East 21.21 feet; thence South 15°27'24" West 68.52 feet; thence Southwesterly 35.83 feet along the arc of a 39.00 foot radius curve to the right, through a central angle of 52°38'34" the chord of which bears South 41°46'41" West 34.59 feet; thence North 74°32'39" West 377.89 feet; thence North 15°27'21" East 114.52 feet; thence North 28°56'08" East 52.44 feet; thence North 15°27'24" East 752.46 feet; thence North 08°49'16" West 51.68 feet; thence North 00°32'05" East 109.59 feet to the point of beginning.

Parcel contains: 14.234 acres

ENBRIDGE GAS UTAH ACCEPTANCE

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or 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.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS 11 DAY OF February, 2026

BY- Vineet Gill

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH TITLE- Prec cm Rep II

ROCKY MOUNTAIN POWER APPROVAL

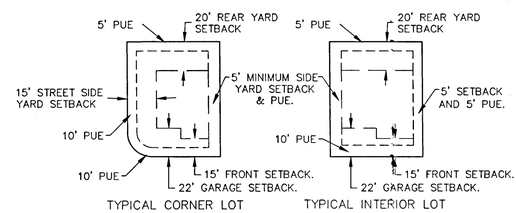
1. Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat 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 of right of way
   (2). The law applicable to prescriptive rights
   (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
   (4). Any other provision of law

ROCKY MOUNTAIN POWER 01/29/25 DATE

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 1/27/2025 DATE



SETBACK AND EASEMENT DETAIL
-NTS-

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

19779
ENT 47327:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jun 25 03:43 PM FEE 234.00 BY VC
RECORDED FOR EAGLE MOUNTAIN CITY

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, 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 on the inhabitants thereof.

OWNER(S): PRINTED — AUTHORIZED SIGNATURES

Nate Hutchinson
Building Construction Partners, LLC
Authorized Signer
January 27, 2025

ACKNOWLEDGEMENT

On the 27 day of Jan, 2025, 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 6/11/25

6/11/25 - 718363
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE
Matt Rasband
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision an 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 4th day of June, 2025

APPROVED BY MAYOR
APPROVED BY CITY ENGINEER
(See Seal Below)

APPROVED BY CITY ATTORNEY
ATTEST BY CITY RECORDER
(See Seal Below)

HARMONY PHASE 'B' PLAT '1'

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL — NOTARY PUBLIC SEAL — CITY-COUNTY ENGINEER SEAL — CLERK-RECORDED SEAL

#6779

Sec 14, T6S, R2W, SLB&M TU0038 JW

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, July 8, 2025

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Pinnacles phase 'A' plat 1 into warranty Bond Release**

City Recorder:

The above-mentioned subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder

BOND RELEASE REQUEST LETTER
Pinnacles phase A plat 1 Bond
Reduced
Revised

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

2nd Bond Release	
Original Bond Amount:	$ 2,484,275.49
Previous Release Amount:	$ 1,430,513.07
Amount to Release this Period:	$ 524,690.30
Amount Remaining in Bond :	$ 529,072.12

Bond Releases Summary	
#1	$ 1,430,513.07
#2	$ 524,690.30
#3	$ -
#4	$ -
TOTAL	$ 1,955,203.37

7/8/2025

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**SWPPP**										
a	SWPPP	1	0.5	LS	$5,000.00	$2,500.00	1	0.25	100%	$625.00	$2,500.00
2	**GRADING**										
a	Rough grading	425982	212991	SF	$0.11	$23,429.01	319,487	106496	100%	$5,857.25	$23,429.01
b	Mass ex/cut to fill	75345	37672.5	CY	$4.50	$169,526.25	56,509	18836.3	100%	$42,381.56	$169,526.25
3	**ROADWAY IMPROVEMENTS**										
a	3" asphalt	272563	136281.5	SF	$1.29	$175,803.14	245,307	27256.3	100%	$17,580.31	$175,803.14
b	6" road base	272563	136281.5	SF	$0.62	$84,494.53	245,307	27256.3	100%	$8,449.45	$84,494.53
c	8" subbase	55238	27619	SF	$0.74	$20,438.06	49,714	5523.8	100%	$2,043.81	$20,438.06
d	4" asphalt	55238	27619	SF	$1.80	$49,714.20	49,714	5523.8	100%	$4,971.42	$49,714.20
e	9" subbase	327801	163900.5	SF	$0.31	$50,809.16	295,021	32780.1	100%	$5,080.92	$50,809.16
f	30" curb	20565	10282.5	LF	$26.46	$272,074.95	18,509	2056.5	100%	$27,207.50	$272,074.95
g	Sidewalk	105810	52905	SF	$5.46	$288,649.68	21,162	84648	100%	$230,919.74	$288,649.68
h	6" base	105810	52905	SF	$1.66	$87,822.30	105,810	0	100%	$0.00	$87,822.30
i	ADA ramp	38	19	EA	$403.75	$7,671.25	0	38	100%	$7,671.25	$7,671.25
j	Streetlight - residential	27	13.5	EA	$6,000.00	$81,000.00	0	27	100%	$81,000.00	$81,000.00
k	Streetlight - tear drop	7	3.5	EA	$8,500.00	$29,750.00	0	7	100%	$29,750.00	$29,750.00
4	**CULINARY WATER**										
a	8" culinary water c-900	10327	2581.75	LF	$35.00	$90,361.25	9,294	1032.7	100%	$9,036.13	$90,361.25
b	8" gate valve	48	12	EA	$1,710.00	$20,520.00	43	4.8	100%	$2,052.00	$20,520.00
c	8" tee	14	3.5	EA	$1,000.00	$3,500.00	13	1.4	100%	$350.00	$3,500.00
d	8" cross	6	1.5	EA	$1,065.00	$1,597.50	5	0.6	100%	$159.75	$1,597.50
e	8" bend	30	7.5	EA	$705.00	$5,287.50	27	3	100%	$528.75	$5,287.50
f	10" culinary water c-900	2641	660.25	LF	$50.00	$33,012.50	2,377	264.1	100%	$3,301.25	$33,012.50
g	10" gate valve	5	1.25	EA	$3,560.00	$4,450.00	5	0.5	100%	$445.00	$4,450.00
h	10" tee	1	0.25	EA	$1,140.00	$285.00	1	0.1	100%	$28.50	$285.00
i	10" cross	1	0.25	EA	$1,215.00	$303.75	1	0.1	100%	$30.38	$303.75
j	Fire hydrant	21	5.25	EA	$5,945.00	$31,211.25	19	2.1	100%	$3,121.13	$31,211.25
k	3/4" service	106	26.5	EA	$1,615.00	$42,797.50	95	10.6	100%	$4,279.75	$42,797.50
l	2" service	1	0.25	EA	$7,125.00	$1,781.25	1	0.1	100%	$178.13	$1,781.25
m	2" blowoff	9	2.25	EA	$2,328.00	$5,238.00	8	0.9	100%	$523.80	$5,238.00
5	**STORM DRAIN**										
a	15" RCP storm drain	2346	566.5	LF	$44.00	$24,926.00	2,111	234.6	100%	$2,492.60	$24,926.00
b	18" RCP storm drain	1654	413.5	LF	$51.00	$21,088.50	1,489	165.4	100%	$2,108.85	$21,088.50
c	24" RCP storm drain	2449	612.25	LF	$68.00	$41,633.00	2,204	244.9	100%	$4,163.30	$41,633.00
d	36" RCP storm drain	1582	395.5	LF	$90.00	$35,595.00	1,424	158.2	100%	$3,559.50	$35,595.00
e	48" manhole	12	3	EA	$3,468.00	$10,404.00	11	1.2	100%	$1,040.40	$10,404.00
f	60" manhole	19	4.75	EA	$4,940.00	$23,465.00	17	1.9	100%	$2,346.50	$23,465.00
g	72" manhole	1	0.25	EA	$9,025.00	$2,256.25	1	0.1	100%	$225.63	$2,256.25
h	84" manhole	1	0.25	EA	$1,064.00	$266.00	1	0.1	100%	$26.60	$266.00
i	Combo box	27	6.75	EA	$5,264.00	$35,532.00	24	2.7	100%	$3,553.20	$35,532.00
j	Curb inlet 2x3x4	27	6.75	EA	$2,707.00	$18,272.25	24	2.7	100%	$1,827.23	$18,272.25
k	Curb inlet (double)	1	0.25	EA	$5,225.00	$1,306.25	1	0.1	100%	$130.63	$1,306.25
l	Flared end	5	1.25	EA	$1,306.00	$1,632.50	5	0.5	100%	$163.25	$1,632.50
6	**SEWER**										
a	8" PVC sewer main	8059	1611.8	LF	$42.00	$67,695.60	7,253	805.9	100%	$6,769.56	$67,695.60
b	60" manhole	11	2.2	EA	$4,750.00	$10,450.00	10	1.1	100%	$1,045.00	$10,450.00
c	48" manhole	41	8.2	EA	$3,800.00	$31,160.00	37	4.1	100%	$3,116.00	$31,160.00
d	4" sewer lateral	121	24.2	EA	$1,425.00	$34,485.00	109	12.1	100%	$3,448.50	$34,485.00
e	Fiberglass pump MH	1	0.2	EA	$50,100.00	$10,020.00	1	0.1	100%	$1,002.00	$10,020.00
f	Connect to existing	1	0.2	EA	$4,940.00	$988.00	1	0.1	100%	$98.80	$988.00
	TOTAL CONSTRUCTION COST					**$1,955,203.37**					
	Original 10% Bond Coverage					$529,072.12	Released this Period			$524,690.30	
	TOTAL BOND AMOUNT:					**$2,484,275.49**					

Vince Hogge, P.E.
Engineering Director

7-8-2025
Date

Robert Ballif
Engineering Tech. II

7/8/25
Date

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Tuesday, July 8, 2025
TO: John Kollman
FROM: Robert Ballif – Engineering Tech. II
SUBJECT: Pinnacles phase A plat 1 entering warranty-Updated

A walk-thru was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. II

After performing the walk-thru of the subdivision, have the following comments:

General Notes:

1. ~~ACAD as build files.~~
2. All water cans to be checked at time of meter install, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans to have collar and EM City lid w/2 inch hole.
3. All concrete sidewalks that are marked with a red 'X' will need to be removed before exit warranty.
4. All concrete sidewalks that are marked with red will need to be looked at when exit warranty to see how it holds up and may need to be removed at that time.
5. ~~All concrete curbing that has a red "x' will need to be removed before you can enter warranty.~~
6. All marked curb with a red line to be looked at exit warranty to see how it holds up, it may need to be removed at exit.
7. ~~All detention ponds to be certified.~~

Red Creek Rd.:

1. All concrete sidewalks that are marked with a red 'X' will need to be removed before exit warranty.
2. All concrete sidewalks that are marked with red will need to be looked at when exit warranty to see how it holds up and may need to be removed at that time.
3. ~~All concrete curbing that has a red "x' will need to be removed before you can enter warranty.~~
4. All marked curb with a red line to be looked at exit warranty to see how it holds up, it may need to be removed tat exit.
5. ~~Back of lot #101 hole in the asphalt to be fixed. Fix the blow off to the west with valve tower and plastic hand tight cap.~~
6. ~~Lot #101 & 204 sag in the asphalt to be fixed.~~
7. ~~The off site sewer and storm drain manholes, clean, add step to bottom of sewer, add step to storm, grout the pipes.~~
8. ~~Inlet grate to be replaced, fire hydrant raise.~~
9. ~~Intersection of Smooth Sands at the ADAs sections of sidewalk are undermined and need to be replaced and inspected.~~
10. ~~North storm drain add step.~~
11. ~~Clean valves at intersection of Smooth Sands.~~

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River Rock Dr.:

1. All concrete sidewalks that are marked with a red 'X' will need to be removed before exit warranty.
2. All concrete sidewalks that are marked with red will need to be looked at when exit warranty to see how it holds up and may need to be removed at that time.
3. ~~All concrete curbing that has a red "x' will need to be removed before you can enter warranty.~~
4. All marked curb with a red line to be looked at exit warranty to see how it holds up, it may need to be removed tat exit.
5. ~~Inter section of Red Creek sewer manhole clean. Loader parked on manhole, could not check.~~
6. ~~North of intersection at Red Creek blow off to be fixed and sewer manhole clean.~~
7. ~~Lot #197 storm drain add step. Loader parked on manhole, could not check.~~
8. ~~Intersection at Jasper Court section of walk undermined need to be replaced, need inspection. Storm drain manhole clean. sewer to have sewer lid not storm drain and add step.~~
9. ~~Lot #310 air vac to say water and turned on & add step. Sewer to have sewer lid & cleaned.~~
10. ~~Lot #309 hump in the asphalt.~~
11. ~~Lot #235 asphalt sag.~~
12. ~~Lot #237 asphalt sag.~~
13. ~~Intersection of Slate River storm drain to the west clean. Valves clean.~~

Old Cobble Way:

1. All concrete sidewalks that are marked with a red 'X' will need to be removed before exit warranty.
2. All concrete sidewalks that are marked with red will need to be looked at when exit warranty to see how it holds up and may need to be removed at that time.
3. ~~All concrete curbing that has a red "x' will need to be removed before you can enter warranty.~~
4. All marked curb with a red line to be looked at exit warranty to see how it holds up, it may need to be removed tat exit.
5. ~~Intersection of River Rock storm drain clean & add step.~~
6. ~~Lot #200 sewer manhole covered check.~~
7. ~~Lot #204 water can close to the sidewalk need to be moved to the middle of park strip.~~

Clear Granite Way:

1. All concrete sidewalks that are marked with a red 'X' will need to be removed before exit warranty.
2. All concrete sidewalks that are marked with red will need to be looked at when exit warranty to see how it holds up and may need to be removed at that time.
3. ~~All concrete curbing that has a red "x' will need to be removed before you can enter warranty.~~
4. All marked curb with a red line to be looked at exit warranty to see how it holds up, it may need to be removed tat exit.
5. ~~Intersection of Old Cobble sewer manhole step to be fixed at the bottom. Remove the wood under the whirly gig. Both sewer manholes clean.~~
6. ~~Lot #188 fire hydrant valve clean. intersection of Lukes storm drain clean & grout, sewer manhole clean remove step at the bottom and lid to say sewer.~~
7. ~~ADA at the intersection of Hudson undermined to be replaced and inspected. Sewer to have sewer lid and step added.~~
8. ~~Lot #107 & 108 sewer manhole clean.~~
9. ~~Lot #110 storm drain combo clean. Iso box to have a snout.~~
10. ~~Intersection Slate River Storm Drain grout. Clean water valves & fix the ones that are not turning.~~
11. ~~Lot #115 sewer manhole grout pipe & fix the asphalt.~~

12. ~~Lot #119 check irr. vault to be built to city spec. fill the holes in the box with spray foam where pipe comes in, at the park.~~
13. ~~Lot #'s 124 & 125 snout in the iso box.~~

Lukes St.:

1. All concrete sidewalks that are marked with a red 'X' will need to be removed before exit warranty.
2. All concrete sidewalks that are marked with red will need to be looked at when exit warranty to see how it holds up and may need to be removed at that time.
3. ~~All concrete curbing that has a red "x' will need to be removed before you can enter warranty.~~
4. All marked curb with a red line to be looked at exit warranty to see how it holds up, it may need to be removed tat exit.
5. ~~Inter section of Clear Granite sewer manhole clean.~~
6. ~~Storm drain manhole steps do not line up, needs to be fixed.~~
7. ~~Intersection of River Rock sag in asphalt by combo box.~~

Orange Stone Rd.:

1. All concrete sidewalks that are marked with a red 'X' will need to be removed before exit warranty.
2. All concrete sidewalks that are marked with red will need to be looked at when exit warranty to see how it holds up and may need to be removed at that time.
3. ~~All concrete curbing that has a red "x' will need to be removed before you can enter warranty.~~
4. All marked curb with a red line to be looked at exit warranty to see how it holds up, it may need to be removed tat exit.
5. ~~Lot #175 fire hydrant move back to the middle park strip from the curb.~~
6. ~~Lot #176 sewer manhole clean.~~
7. ~~Missing the street/stop & Quartz Creek.~~
8. ~~Intersection of Quarts Creek clean valves.~~

Quartz Creek Ln.:

1. All concrete sidewalks that are marked with a red 'X' will need to be removed before exit warranty.
2. All concrete sidewalks that are marked with red will need to be looked at when exit warranty to see how it holds up and may need to be removed at that time.
3. ~~All concrete curbing that has a red "x' will need to be removed before you can enter warranty.~~
4. All marked curb with a red line to be looked at exit warranty to see how it holds up, it may need to be removed tat exit.
5. ~~Intersection of Lukes St. storm drain clean & grout.~~
6. ~~Lot #172 raise hydrant.~~

Hudson Creek Way:

1. All concrete sidewalks that are marked with a red 'X' will need to be removed before exit warranty.
2. All concrete sidewalks that are marked with red will need to be looked at when exit warranty to see how it holds up and may need to be removed at that time.
3. ~~All concrete curbing that has a red "x' will need to be removed before you can enter warranty.~~
4. All marked curb with a red line to be looked at exit warranty to see how it holds up, it may need to be removed tat exit.
5. ~~Missing the street sign on Quartz & Hudson.~~
6. ~~At the knuckle the asphalt is missing around the manhole and inlet. Storm drain lid to be storm not sewer, clean & add step.~~
7. ~~Lot #171 sewer manhole clean.~~

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ENGINEERING

8. ~~Lot #166 sewer manhole add step.~~

Black Quartz Way:

1. All concrete sidewalks that are marked with a red 'X' will need to be removed before exit warranty.
2. All concrete sidewalks that are marked with red will need to be looked at when exit warranty to see how it holds up and may need to be removed at that time.
3. ~~All concrete curbing that has a red "x' will need to be removed before you can enter warranty.~~
4. All marked curb with a red line to be looked at exit warranty to see how it holds up, it may need to be removed tat exit.
5. ~~Intersection River Rock clean the valves.~~

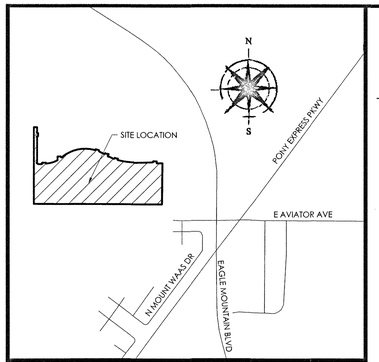
Slate River Rd.:

1. All concrete sidewalks that are marked with a red 'X' will need to be removed before exit warranty.
2. All concrete sidewalks that are marked with red will need to be looked at when exit warranty to see how it holds up and may need to be removed at that time.
3. ~~All concrete curbing that has a red "x' will need to be removed before you can enter warranty.~~
4. All marked curb with a red line to be looked at exit warranty to see how it holds up, it may need to be removed tat exit.
5. ~~Sewer manhole south of lot #114 add step.~~

Aviator Ave:

1. All concrete sidewalks that are marked with a red 'X' will need to be removed before exit warranty.
2. All concrete sidewalks that are marked with red will need to be looked at when exit warranty to see how it holds up and may need to be removed at that time.
3. ~~All concrete curbing that has a red "x' will need to be removed before you can enter warranty.~~
4. All marked curb with a red line to be looked at exit warranty to see how it holds up, it may need to be removed tat exit.
5. ~~Intersection of Rock Creek Rd. the east combo box grout under the grate.~~
6. ~~Both ADA ramps at the intersection of Red Creek Rd. remove the broken concrete in front and replace with Sika Flex.~~
7. ~~West end blow off add step to manhole and lid to say WATER not storm.~~
8. ~~Crack seal the middle joint in the road way all the way west to east of development.~~
9. ~~Tie in sewer manhole and water at Slate River intersection crack seal the patches.~~
10. ~~Tie in sewer manhole sag at collar and grout the pipes.~~
11. ~~Water tie in at the hydrant sag in the asphalt to be fixed.~~
12. ~~Fire hydrant next to the air vac the valve lid to be water not irrigation.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the entering warranty release amount.



VICINITY MAP
N.T.S

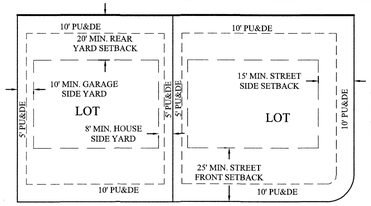
LEGEND

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

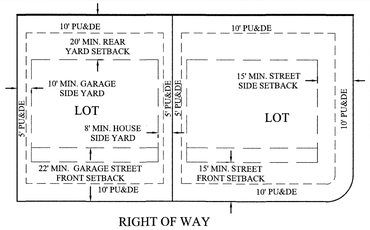
GRAPHIC SCALE

150 0 75 150 300 600

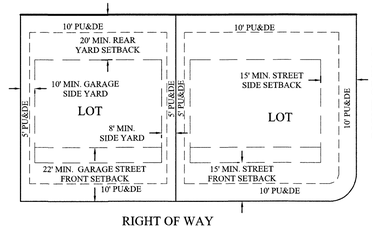
(IN FEET)
1 inch = 150ft.



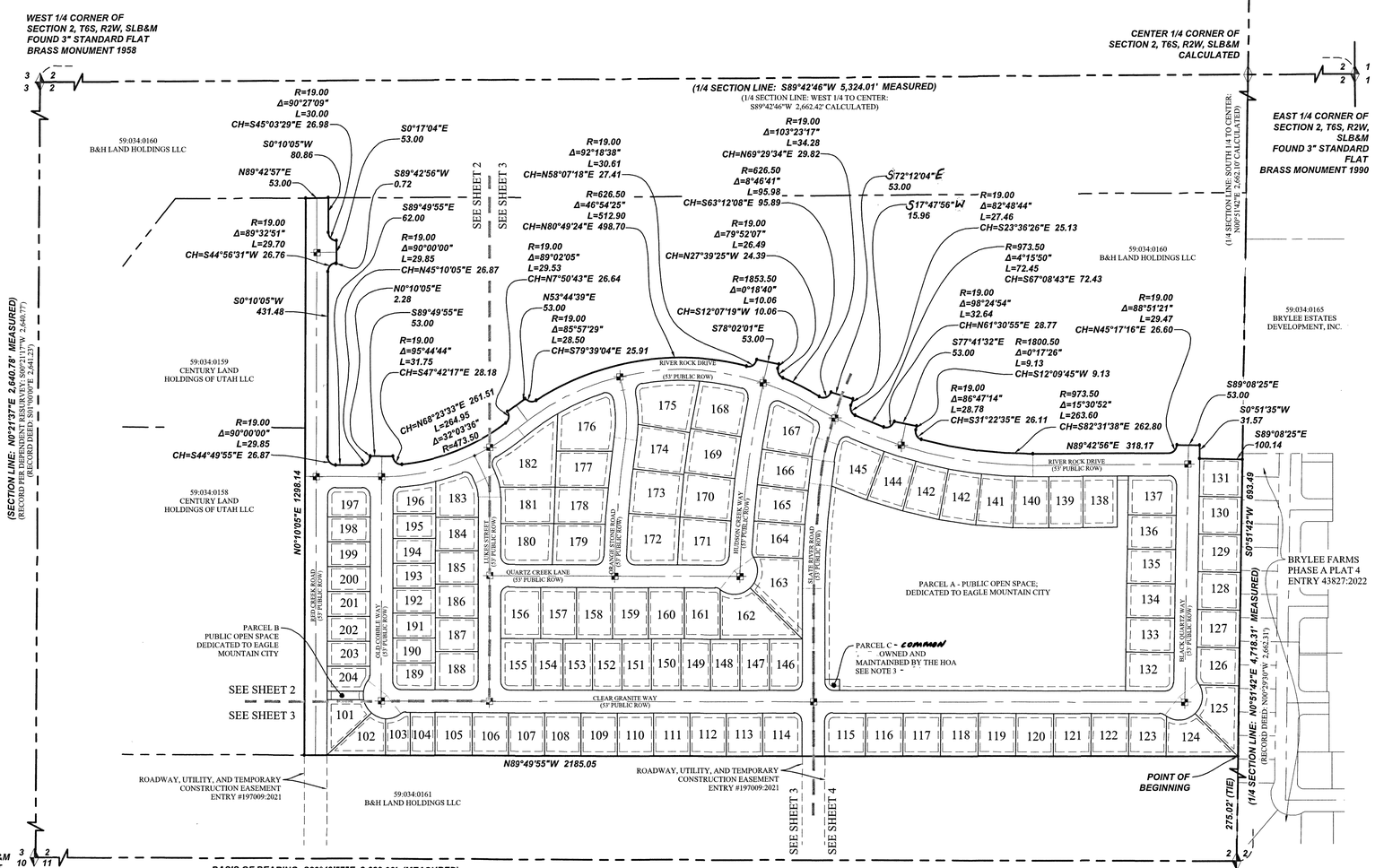
TYPICAL BUILDING SETBACKS
ZONE R2
N.T.S.



TYPICAL BUILDING SETBACKS
ZONE R3
N.T.S.



TYPICAL BUILDING SETBACKS
ZONE RC
N.T.S.



BASIS OF BEARING: S89°49'57"E 2,638.98' (MEASURED)
(RECORD PER DEPENDENT RESURVEY: S89°50'15"E 2,638.95')
(RECORD PER BRANDON PARK PHASE 6 PLAT: S89°49'57"E 2,638.89')
(RECORD DEED: N88°49'00"E 2,638.88')

ZONE R2 SITE TABULATIONS

- LOTS: 132-145, 156-182 (41 LOTS)
- TOTAL ACREAGE IN LOTS: 10.57 ACRES
- AVERAGE LOT SIZE: 0.26 ACRES OR 11,226 SQFT.
- LARGEST LOT SIZE: 0.37 ACRES OR 16,131 SQFT
- SMALLEST LOT SIZE: 0.21 ACRES OR 9,041 SQFT
- OVERALL DENSITY: 3.88 LOTS/ACRE

ZONE R3 SITE TABULATIONS

- LOTS: 105-131, 146-155, 183-188 (43 LOTS)
- TOTAL ACREAGE IN LOTS: 8.60 ACRES
- AVERAGE LOT SIZE: 0.20 ACRES OR 8,717 SQFT.
- LARGEST LOT SIZE: 0.25 ACRES OR 10,973 SQFT
- SMALLEST LOT SIZE: 0.18 ACRES OR 7,833 SQFT
- OVERALL DENSITY: 5.00 LOTS/ACRE

ZONE RC SITE TABULATIONS

- LOTS: 101-104, 189-204 (20 LOTS)
- TOTAL ACREAGE IN LOTS: 2.79 ACRES
- AVERAGE LOT SIZE: 0.14 ACRES OR 6,085 SQFT.
- LARGEST LOT SIZE: 0.19 ACRES OR 8,068 SQFT
- SMALLEST LOT SIZE: 0.12 ACRES OR 5,356 SQFT
- OVERALL DENSITY: 7.17 LOTS/ACRE

OVERALL SITE TABULATIONS

- TOTAL # OF LOTS: 104 LOTS
- TOTAL ACREAGE: 39.95 ACRES
- TOTAL ACREAGE IN LOTS: 21.96 ACRES
- TOTAL OPEN SPACE: 6.61 ACRES OR 287,770 SQFT.
- TOTAL AREA IN ROW 11.38 ACRES
- TOTAL ASPHALT AREA 6.73 ACRES OR 346,485 SQFT.
- AVERAGE LOT SIZE: 0.21 ACRES OR 9,200 SQFT.
- LARGEST LOT SIZE: 0.37 ACRES OR 16,131 SQFT
- SMALLEST LOT SIZE: 0.12 ACRES OR 5,356 SQFT
- OVERALL DENSITY: 2.65 LOTS/ACRE

NOTES

1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINE, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. PARCELS A & B TO BE OWNED AND MAINTAINED BY EAGLE MOUNTAIN CITY.
3. PARCELS C [illegible] OWNED AND MAINTAINED BY THE HOA. - *Common*

	R2	R3	RC
MAX GROSS DENSITY			
MIN LOT SIZE	8,000 SQFT	6,500 SQFT	4,500 SQFT
MIN AVERAGE LOT SIZE	10,890 SQFT	8,500 SQFT	6,000 SQFT
REQUIRED IMPROVED OPEN SPACE	900 SQFT/LOT	1,000 SQFT/LOT	1,000 SQFT/LOT
MIN LOT FRONTAGE	80'	62'	58'
MIN LOT FRONTAGE (CU L-DE-SAC)	40'	20'	20'
FRONT SETBACK	25'	15'	15'
FRONT GARAGE SETBACK	25'	22'	22'
REAR SETBACK	20'	20'	20'
SIDE SETBACK (HOUSE SIDE)	8'	8'	8'
SIDE SETBACK (GARAGE SIDE)	10'	10'	10'
SIDE SETBACK (STREET SIDE)	15'	15'	15'

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

DIRECT COMMUNICATIONS

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

Margie Clifford 5/23/2024
DIRECT COMMUNICATIONS DATE

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS 5 DAY OF June A.D. 2024
BY [signature]
TITLE RW-construction rep II

19388 1 of 4

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

Rel Edwards 5/22/2024
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, a parcel, streets, and easements, to be hereafter known as PINNACLES PLAT A PHASE 1, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood 04/16/2024
EVAN J. WOOD DATE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

BOUNDARY DESCRIPTION

A part of the Southwest 1/4 Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located along the Westerly property line of the property conveyed to Brylee Estates Development, Inc. by Special Warranty Deed recorded March 17, 2022 as Entry #33728:2022; said point being N0°51'42"E 275.02 feet along the Quarter Section line from the South 1/4 Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base & Meridian; thence N89°49'55"W 2,185.05 feet; thence N00°10'05"E 1,298.14 feet; thence N89°42'57"E 53.00 feet; thence S00°10'05"W 80.86 feet; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 30.00 feet through a central angle of 90°27'09" Chord: S45°03'29"E 26.98 feet; thence S00°17'04"E 53.00 feet; thence S89°42'56"W 0.72 feet; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 29.70 feet through a central angle of 89°32'51" Chord: S44°56'31"W 26.76 feet; thence S00°10'05"W 431.48 feet; thence Southeasterly along the arc of a curve to the left having a radius of 19.00 feet a distance of 29.85 feet through a central angle of 90°00'00" Chord: S44°49'55"E 26.87 feet; thence S89°49'55"E 62.00 feet; thence Northeasterly along the arc of a curve to the left having a radius of 19.00 feet a distance of 29.85 feet through a central angle of 90°00'00" Chord: N45°10'05"E 26.87 feet; thence N00°10'05"E 2.28 feet; thence S89°49'55"E 53.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: S89°49'55"E) a distance of 31.75 feet through a central angle of 95°44'44" Chord: S47°42'17"E 28.18 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 473.50 feet a distance of 264.95 feet through a central angle of 32°03'36" Chord: N68°23'33"E 261.51 feet; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 29.53 feet through a central angle of 89°02'05" Chord: N07°50'43"E 26.64 feet; thence N53°44'39"E 53.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: N53°19'41"E) a distance of 28.50 feet through a central angle of 85°57'29" Chord: S79°39'04"E 25.91 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 626.50 feet a distance of 512.90 feet through a central angle of 46°54'25" Chord: N80°49'24"E 498.70 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 19.00 feet a distance of 30.61 feet through a central angle of 92°18'38" Chord: N58°07'18"E 27.41 feet; thence S78°02'01"E 53.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 1,853.50 feet (radius bears: N78°02'01"W) a distance of 10.06 feet through a central angle of 00°18'40" Chord: S12°07'19"W 10.06 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 19.00 feet a distance of 26.49 feet through a central angle of 79°52'07" Chord: S27°39'25"E 24.39 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 626.50 feet a distance of 95.98 feet through a central angle of 08°46'41" Chord: S63°12'08"E 95.89 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 19.00 feet a distance of 34.28 feet through a central angle of 103°23'17" Chord: N69°29'34"E 29.82 feet; thence S72°12'04"E 53.00 feet; thence S17°47'56"W 15.96 feet; thence Southeasterly along the arc of a curve to the left having a radius of 19.00 feet a distance of 27.46 feet through a central angle of 82°48'44" Chord: S23°36'26"E 25.13 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 973.50 feet a distance of 72.45 feet through a central angle of 04°15'50" Chord: S67°08'43"E 72.43 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 32.64 feet through a central angle of 98°24'54" Chord: N61°30'55"E 28.77 feet; thence S77°41'32"E 53.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 1,800.50 feet (radius bears: S77°41'32"E) a distance of 9.13 feet through a central angle of 00°17'26" Chord: S12°09'45"W 9.13 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 28.78 feet through a central angle of 86°47'14" Chord: S31°22'35"E 26.11 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 973.50 feet a distance of 263.60 feet through a central angle of 15°30'52" Chord: S82°31'38"E 262.80 feet; thence N89°42'56"E 318.17 feet; thence Northeasterly along the arc of a curve to the left having a radius of 19.00 feet a distance of 29.47 feet through a central angle of 88°51'21" Chord: N45°17'16"E 26.60 feet; thence S89°08'25"E 53.00 feet; thence S00°51'35"W 31.57 feet; thence S89°08'25"E 100.14 feet to the Quarter Section line which is also a point on the Westerly property line conveyed to Brylee Estates Development, Inc.; thence along said Quarter Section and property line S00°51'42"W 693.49 feet to the point of beginning.

Contains: 39.89 acres± 104 Lots, 3 Parcels

OWNER'S DEDICATION

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

OWNER(S):

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

LIMITED LIABILITY ACKNOWLEDGMENT

BRENDA SOKOL
Notary Public - State of Utah
Comm. No. 727885
My Commission Expires on
Nov 21, 2026

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 15th DAY OF May A.D. 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Chase Turner WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Vice President OF Century Land Holdings L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 11/21/2026 — Brenda Sokol
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Tooele COUNTY

MY COMMISSION No. 727885 — Brenda Sokol
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 27 DAY OF March 2024

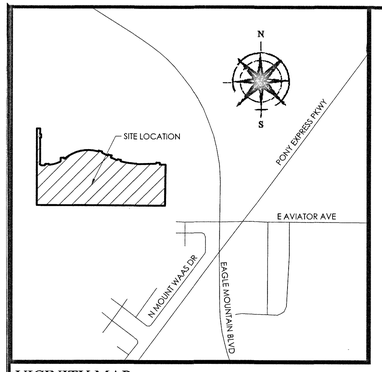
APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER — ATTEST BY CITY RECORDER
(SEE SEAL BELOW) — (SEE SEAL BELOW)

PINNACLES
PHASE A PLAT 1
SUBDIVISION

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

SURVEYOR'S SEAL		CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 183395 EVAN J. WOOD STATE OF UTAH 04/16/24	EAGLE MOUNTAIN CITY 1996 CORPORATE SEAL	LICENSED PROFESSIONAL ENGINEER No. 265052 CHRISTOPHER TODD TRUSTY STATE OF UTAH 5-6-24	ENT 61510:2024 MAP# 19388 ANDREA ALLEN UTAH COUNTY RECORDER 2024 Sep 9 04:25 PM FEE 414.00 BY AC RECORDED FOR EAGLE MOUNTAIN CITY

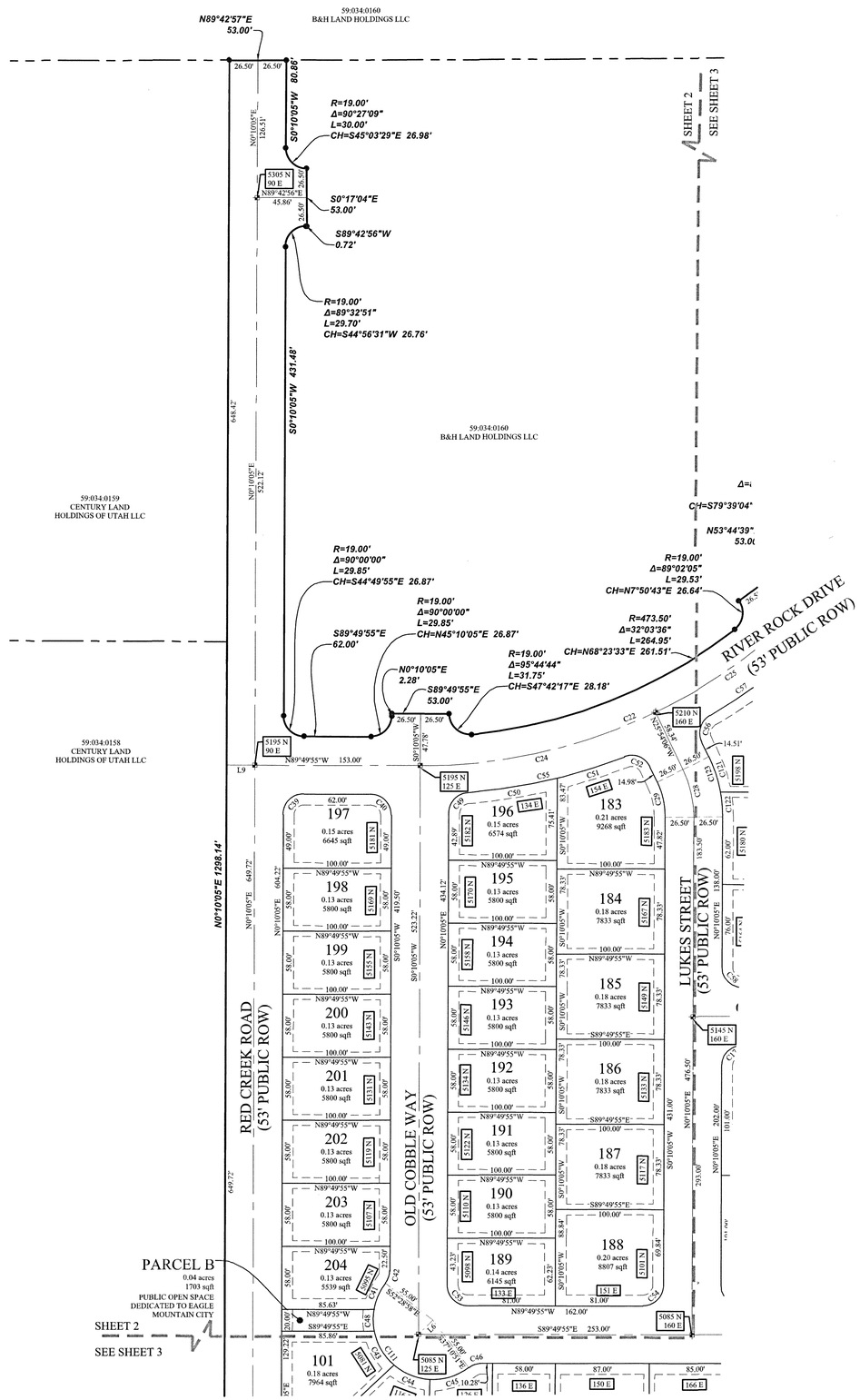
Z:\2022\22-0077 Century Pinnacles Phase 1\design\sheets\C2 FINAL PLAT.dwg
Sec 2, T6S, R2W SLB&M 14038 ZL



VICINITY MAP
N.T.S

LEGEND

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



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	90°00'02"	29.85	N45°10'04"E	26.87
C2	19.00	89°18'30"	29.62	S45°30'50"W	26.71
C3	55.00	4°34'53"	4.40	S54°33'38"E	4.40
C4	19.00	91°08'39"	30.22	S44°42'44"E	27.14
C5	1026.50	2°23'22"	42.81	S89°05'23"E	42.81
C6	1026.50	4°21'48"	78.17	S85°42'48"E	78.15
C7	1026.50	4°21'48"	78.17	S81°21'00"E	78.15
C8	19.00	37°35'44"	12.47	S71°02'03"E	12.24
C9	1026.50	4°21'48"	78.17	S72°37'24"E	78.15
C10	1000.00	17°57'17"	313.37	S81°18'25"E	312.09
C11	1000.00	9°37'18"	167.93	S67°31'08"E	167.73
C12	55.00	76°03'01"	73.00	N85°09'26"E	67.76
C13	55.00	76°18'46"	73.25	N08°58'32"E	67.96
C14	1000.00	27°34'35"	481.30	S76°29'46"E	476.67
C15	19.00	90°00'03"	29.85	S45°10'94"W	26.87
C16	19.00	90°00'00"	29.85	N44°49'55"W	26.87
C17	19.00	90°00'00"	29.85	N45°10'05"E	26.87
C18	55.00	1°20'34"	1.29	S52°29'06"E	1.29
C19	19.00	38°01'06"	12.61	S70°49'22"E	12.38
C20	55.00	7°33'18"	7.25	N32°57'29"W	7.25
C21	1026.50	4°21'48"	78.17	S76°59'12"E	78.15
C22	500.00	30°23'52"	265.27	N74°58'09"E	262.17
C23	600.00	25°43'46"	269.44	N63°25'22"E	267.18
C24	500.00	25°44'43"	224.67	N77°17'44"E	222.78
C25	500.00	13°51'53"	120.99	N57°29'26"E	120.70
C26	600.00	32°28'00"	339.99	S87°28'45"E	335.46
C27	600.00	2°46'12"	29.01	N51°56'35"E	29.00
C28	100.00	26°04'12"	45.50	N12°52'00"W	45.11
C29	73.50	26°04'12"	33.44	S12°52'00"E	33.16
C30	2173.00	12°00'33"	455.46	S06°54'37"W	454.63
C31	2146.50	2°14'23"	83.91	S07°44'13"W	83.90
C32	2146.50	2°38'05"	98.70	S10°10'27"W	98.69
C33	2173.00	0°16'17"	10.29	S13°03'92"W	10.29
C34	19.00	102°34'13"	34.01	S62°46'16"W	29.65
C35	573.50	6°44'10"	67.42	N62°34'13"W	67.39
C36	300.00	21°59'55"	115.18	S02°42'48"E	114.48
C37	2466.00	7°28'05"	321.42	S04°33'97"W	321.20
C38	1026.50	1°23'15"	24.86	N59°53'46"W	24.86
C39	19.00	90°00'00"	29.85	N45°10'05"E	26.87
C40	19.00	90°00'00"	29.85	S44°49'55"E	26.87
C41	55.00	27°30'58"	26.41	S23°45'13"W	26.16
C42	19.00	37°20'57"	12.39	S18°50'14"W	12.17
C43	55.00	37°58'02"	36.45	S29°56'07"E	35.78
C44	55.00	37°58'02"	36.45	S67°54'08"E	35.78
C45	55.00	40°17'42"	38.68	N72°58'00"E	37.89
C46	19.00	37°20'55"	12.39	N71°29'37"E	12.17
C47	19.00	89°59'57"	29.84	S44°49'56"E	26.87
C48	55.00	20°57'10"	20.11	S00°28'31"E	20.00
C49	19.00	85°12'55"	28.26	N42°46'33"E	25.73
C50	526.50	9°07'04"	83.78	N80°49'29"E	83.70
C51	526.50	7°05'04"	65.10	N72°43'25"E	65.06
C52	19.00	84°55'00"	28.16	S68°21'36"E	25.65
C53	19.00	90°00'00"	29.85	N44°49'54"W	26.87
C54	19.00	90°00'00"	29.85	S45°10'96"W	26.87
C55	526.50	16°12'07"	148.88	N77°16'57"E	148.39
C56	19.00	85°30'50"	28.36	N16°51'19"E	25.80
C57	526.50	9°03'15"	83.20	N55°05'07"E	83.11
C58	19.00	90°00'00"	29.85	N44°49'55"W	26.87
C59	19.00	78°23'19"	25.99	N21°23'44"W	24.01
C60	2492.50	1°45'42"	76.64	S02°43'11"W	76.63
C61	19.00	88°19'25"	29.29	S46°00'23"W	26.47
C62	2492.50	1°57'35"	85.26	S04°35'.0"W	85.25

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C63	2492.50	1°57'58"	85.53	S06°32'56"W	85.53
C64	2492.50	0°45'14"	32.80	S07°54'33"W	32.80
C65	573.50	11°37'25"	116.35	N65°43'04"E	116.15
C66	19.00	98°19'20"	32.60	S59°18'33"E	28.75
C67	273.50	18°26'03"	88.00	S00°55'52"E	87.62
C68	276.50	9°38'24"	46.52	N12°58'44"E	46.47
C69	326.50	12°45'41"	72.72	N04°43'08"W	72.57
C70	19.00	92°03'23"	30.53	N34°55'44"E	27.35
C71	573.50	13°24'27"	134.20	N87°39'39"E	133.90
C72	19.00	89°59'58"	29.84	N44°49'56"W	26.87
C73	2439.50	1°33'58"	66.68	N07°30'11"E	66.68
C74	326.50	6°37'27"	37.75	N04°58'26"E	37.73
C75	2439.50	2°26'59"	104.31	N05°29'42"E	104.30
C76	19.00	91°44'22"	30.42	N43°57'44"W	27.27
C77	2439.50	2°21'46"	100.60	N03°05'20"E	100.59
C78	2199.50	2°12'15"	84.62	S03°10'05"W	84.61
C79	19.00	88°06'08"	29.22	S46°07'01"W	26.42
C80	2199.50	2°34'36"	98.91	S05°33'30"W	98.90
C81	2199.50	2°34'36"	98.91	S08°08'06"W	98.90
C82	2199.50	2°23'27"	91.78	S10°37'07"W	91.78
C83	573.50	10°11'56"	102.08	S80°32'10"E	101.95
C84	19.00	87°15'03"	28.93	S31°48'41"E	26.22
C85	250.00	10°40'42"	46.59	N12°27'34"E	46.53
C86	19.00	96°33'34"	32.02	N66°04'43"E	28.36
C87	1026.50	4°47'59"	85.99	S68°02'30"E	85.97
C88	223.50	10°40'42"	41.65	N12°27'34"E	41.59
C89	2000.00	6°57'10"	242.70	S03°38'38"W	242.55
C90	1827.00	1°36'44"	51.41	S11°30'06"W	51.40
C91	1827.00	1°13'11"	38.90	S12°34'34"W	38.90
C92	276.50	1°02'19"	5.01	N07°38'22"E	5.01
C93	2026.50	2°14'23"	79.22	S05°29'50"W	79.21
C94	2146.50	2°14'23"	83.91	N05°29'50"E	83.90
C95	2146.50	1°56'15"	72.59	N03°24'31"E	72.58
C96	2026.50	2°15'10"	79.68	S03°15'03"W	79.67
C97	1973.50	6°57'10"	239.48	N03°38'38"E	239.34
C98	19.00	38°20'07"	12.71	N16°43'40"W	12.48
C99	2026.50	1°57'26"	69.22	S01°08'46"W	69.22
C100	55.00	82°42'40"	79.40	N05°27'37"E	72.68
C101	55.00	80°01'40"	76.82	N86°49'47"E	70.73
C102	19.00	37°35'44"	12.47	N17°56'16"W	12.24
C103	600.00	12°02'37"	126.12	S65°13'27"E	125.89
C104	600.00	55°25'34"	580.42	N81°02'28"E	558.05
C105	1000.00	2°59'56"	52.34	S60°42'06"E	52.34
C106	1000.00	0°30'24"	8.85	S62°27'17"E	8.85
C107	1026.50	6°41'16"	119.82	S68°59'09"E	119.75
C108	2026.50	0°30'12"	17.80	N06°52'07"E	17.80
C109	55.00	164°29'57"	157.91	S45°30'50"W	109.00
C110	55.00	164°04'55"	157.51	N46°08'44"E	108.94
C111	55.00	164°41'53"	158.10	S44°49'54"E	109.02
C112	2026.50	6°57'10"	245.91	S03°38'38"W	245.76
C113	2439.50	6°22'43"	271.58	S05°05'48"W	271.44
C114	2492.50	6°26'30"	280.23	S05°03'55"W	280.08
C115	326.50	19°23'08"	110.47	S01°24'24"E	109.94
C116	573.50	23°36'23"	236.29	N87°14'24"W	234.62
C117	2199.50	9°44'54"	374.22	N06°56'24"E	373.77
C118	2146.50	9°03'06"	339.11	S06°57'56"W	338.76
C119	573.50	20°58'18"	209.91	S61°02'38"W	208.74
C120	573.50	9°20'52"	93.57	N55°13'55"E	93.46
C121	126.50	15°35'34"	34.43	N18°06'19"W	34.32
C122	126.50	10°28'38"	23.13	S05°04'14"E	23.10
C123	126.50	26°04'12"	57.56	N12°52'00"W	57.06

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	55.00	15°45'15"	15.12	S38°56'19"W	15.08

Line Table		
LINE	DIRECTION	LENGTH
L1	S13°42'45"E	31.59
L2	N00°09'37"E	26.05
L3	N89°55'08"W	34.02
L4	S44°53'46"E	18.12
L5	S44°29'10"E	18.46
L6	S45°10'05"W	18.85
L7	S17°47'56"W	55.26
L8	S17°47'56"W	56.60
L9	N89°49'55"W	26.50

N

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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

19388 2014

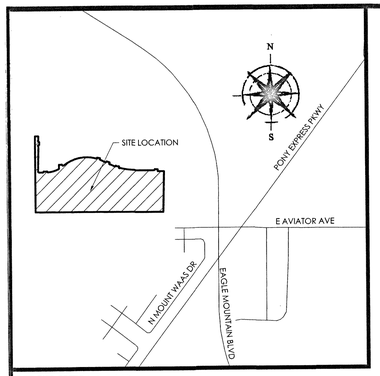
ENT 61510:2024 MAP# 19388
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 9 04:25 PM FEE 414.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

PROFESSIONAL LAND SURVEYOR
04/16/24
No. 183395
EVAN J. WOOD
STATE OF UTAH

PINNACLES
PHASE A PLAT 1
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

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

Z:_2022\22-0017 Century Pinnacles Phase 1\design 22-0017\dwg\Sheets\C2 FINAL PLAT.dwg



VICINITY MAP
N.T.S

LEGEND

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

N
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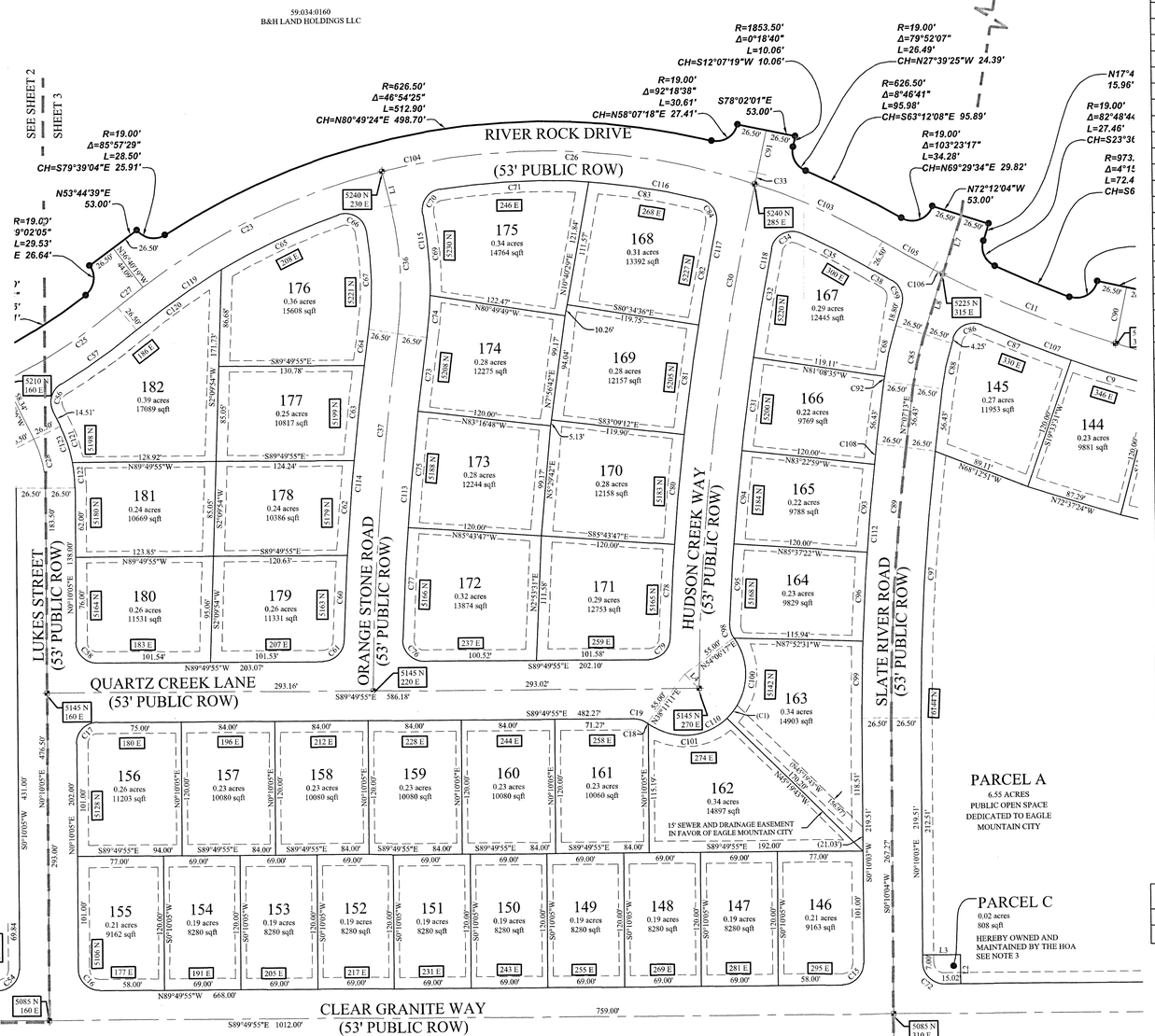
GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	90°00'02"	29.85	N45°10'04"E	26.87
C2	19.00	89°18'30"	29.62	S45°30'50"W	26.71
C3	55.00	4°34'53"	4.40	S54°31'38"E	4.40
C4	19.00	91°08'39"	30.22	S44°42'44"E	27.14
C5	1026.50	2°23'22"	42.81	S89°09'23"E	42.81
C6	1026.50	4°21'48"	78.17	S85°42'48"E	78.15
C7	1026.50	4°21'48"	78.17	S81°21'00"E	78.15
C8	19.00	37°35'44"	12.47	S71°02'03"E	12.24
C9	1026.50	4°21'48"	78.17	S72°37'24"E	78.15
C10	1000.00	17°57'17"	313.37	S81°11'25"E	312.09
C11	1000.00	9°37'18"	167.93	S67°31'08"E	167.73
C12	55.00	76°03'01"	73.00	N85°09'26"E	67.76
C13	55.00	76°18'46"	73.25	N08°51'32"E	67.96
C14	1000.00	27°34'35"	481.30	S76°29'46"E	476.67
C15	19.00	90°00'03"	29.85	S45°10'04"W	26.87
C16	19.00	90°00'00"	29.85	N44°49'55"W	26.87
C17	19.00	90°00'00"	29.85	N45°11'05"E	26.87
C18	55.00	1°20'34"	1.29	S52°29'06"E	1.29
C19	19.00	38°01'06"	12.61	S70°49'22"E	12.38
C20	55.00	7°33'18"	7.25	N32°57'29"W	7.25
C21	1026.50	4°21'48"	78.17	S76°59'12"E	78.15
C22	500.00	30°23'52"	265.27	N74°58'09"E	262.17
C23	600.00	25°43'46"	269.44	N63°25'22"E	267.18
C24	500.00	25°44'43"	224.67	N77°17'44"E	222.78
C25	500.00	13°51'53"	120.99	N57°29'26"E	120.70
C26	600.00	32°28'00"	339.99	S87°26'45"E	335.46
C27	600.00	2°46'12"	29.01	N51°56'35"E	29.00
C28	100.00	26°04'12"	45.50	N12°52'00"W	45.11
C29	73.50	26°04'12"	33.44	S12°52'00"E	33.16
C30	2173.00	12°00'33"	455.46	S06°54'37"W	454.63
C31	2146.50	2°14'23"	83.91	S07°44'13"W	83.90
C32	2146.50	2°38'05"	98.70	S10°11'27"W	98.69
C33	2173.00	0°16'17"	10.29	S13°03'02"W	10.29
C34	19.00	102°34'13"	34.01	S62°49'36"W	29.65
C35	573.50	6°44'10"	67.42	N62°34'13"W	67.39
C36	300.00	21°59'55"	115.18	S02°42'48"E	114.48
C37	2466.00	7°28'05"	321.42	S04°33'07"W	321.20
C38	1026.50	1°23'15"	24.86	N59°53'46"W	24.86
C39	19.00	90°00'00"	29.85	N45°10'05"E	26.87
C40	19.00	90°00'00"	29.85	S44°49'55"E	26.87
C41	55.00	27°30'58"	26.41	S23°48'33"W	26.16
C42	19.00	37°20'57"	12.39	S18°50'34"W	12.17
C43	55.00	37°58'02"	36.45	S29°36'07"E	35.78
C44	55.00	37°58'02"	36.45	S67°34'08"E	35.78
C45	55.00	40°17'42"	38.68	N72°58'00"E	37.89
C46	19.00	37°20'55"	12.39	N71°29'37"E	12.17
C47	19.00	89°59'57"	29.84	S44°49'56"E	26.87
C48	55.00	20°57'10"	20.11	S00°28'31"E	20.00
C49	19.00	85°12'55"	28.26	N42°46'33"E	25.73
C50	526.50	9°07'04"	83.78	N80°49'29"E	83.70
C51	526.50	7°05'04"	65.10	N72°43'25"E	65.06
C52	19.00	84°55'00"	28.16	S68°21'36"E	25.65
C53	19.00	90°00'00"	29.85	N44°49'54"W	26.87
C54	19.00	90°00'00"	29.85	S45°10'05"W	26.87
C55	526.50	16°12'07"	148.88	N77°16'57"E	148.39
C56	19.00	85°30'50"	28.36	N16°51'19"E	25.80
C57	526.50	9°03'15"	83.20	N55°05'07"E	83.11
C58	19.00	90°00'00"	29.85	N44°49'55"W	26.87
C59	19.00	78°23'19"	25.99	N21°23'44"W	24.01
C60	2492.50	1°45'42"	76.64	S02°43'31"W	76.63
C61	19.00	88°19'25"	29.29	S46°30'23"W	26.47
C62	2492.50	1°57'35"	85.26	S04°35'10"W	85.25

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C63	2492.50	1°57'58"	85.53	S06°32'56"W	85.53
C64	2492.50	0°45'14"	32.80	S07°54'33"W	32.80
C65	573.50	11°37'25"	116.35	N65°43'04"E	116.15
C66	19.00	98°19'20"	32.60	S59°18'33"E	28.75
C67	273.50	18°26'03"	88.00	S00°55'52"E	87.62
C68	276.50	9°38'24"	46.52	N12°58'44"E	46.47
C69	326.50	12°45'41"	72.72	N04°43'08"W	72.57
C70	19.00	92°03'23"	30.53	N34°55'44"E	27.35
C71	573.50	13°24'27"	134.20	N87°39'39"E	133.90
C72	19.00	89°59'58"	29.84	N44°49'56"W	26.87
C73	2439.50	1°33'58"	66.68	N07°30'11"E	66.68
C74	326.50	6°37'27"	37.75	N04°58'26"E	37.73
C75	2439.50	2°26'59"	104.31	N05°29'42"E	104.30
C76	19.00	91°44'22"	30.42	N43°57'44"W	27.27
C77	2439.50	2°22'46"	100.60	N03°05'20"E	100.59
C78	2199.50	2°12'15"	84.62	S03°10'05"W	84.61
C79	19.00	88°06'08"	29.22	S46°07'01"W	26.42
C80	2199.50	2°34'36"	98.91	S05°33'30"W	98.90
C81	2199.50	2°34'36"	98.91	S08°08'06"W	98.90
C82	2199.50	2°23'27"	91.78	S10°37'07"W	91.78
C83	573.50	10°11'56"	102.08	S80°32'10"E	101.95
C84	19.00	87°15'03"	28.93	S31°48'41"E	26.22
C85	250.00	10°40'42"	46.59	N12°27'34"E	46.53
C86	19.00	96°33'34"	32.02	N66°04'43"E	28.36
C87	1026.50	4°47'59"	85.99	S68°02'30"E	85.97
C88	223.50	10°40'42"	41.65	N12°27'34"E	41.59
C89	2000.00	6°57'10"	242.70	S03°38'38"W	242.55
C90	1827.00	1°36'44"	51.41	S11°30'06"W	51.40
C91	1827.00	1°13'11"	38.90	S12°34'34"W	38.90
C92	276.50	1°02'19"	5.01	N07°38'22"E	5.01
C93	2026.50	2°14'23"	79.22	S05°29'50"W	79.21
C94	2146.50	2°14'23"	83.91	N05°29'50"E	83.90
C95	2146.50	1°56'15"	72.59	N03°24'31"E	72.58
C96	2026.50	2°15'10"	79.68	S03°15'03"W	79.67
C97	1973.50	6°57'10"	239.48	N03°38'38"E	239.34
C98	19.00	38°20'07"	12.71	N16°43'40"W	12.48
C99	2026.50	1°57'26"	69.22	S01°08'46"W	69.22
C100	55.00	82°42'40"	79.40	N05°27'37"E	72.68
C101	55.00	80°01'40"	76.82	N86°49'47"E	70.73
C102	19.00	37°35'44"	12.47	N17°56'16"W	12.24
C103	600.00	12°02'37"	126.12	S65°13'27"E	125.89
C104	600.00	55°25'34"	580.42	N81°02'28"E	558.05
C105	1000.00	2°59'56"	52.34	S60°42'06"E	52.34
C106	1000.00	0°30'24"	8.85	S62°27'17"E	8.85
C107	1026.50	6°41'16"	119.82	S68°59'09"E	119.75
C108	2026.50	0°30'12"	17.80	N06°52'07"E	17.80
C109	55.00	164°29'57"	157.91	S45°30'50"W	109.00
C110	55.00	164°04'55"	157.51	N46°08'44"E	108.94
C111	55.00	164°41'53"	158.10	S44°49'54"E	109.02
C112	2026.50	6°57'10"	245.91	S03°38'38"W	245.76
C113	2439.50	6°22'43"	271.58	S05°05'48"W	271.44
C114	2492.50	6°26'30"	280.23	S05°03'55"W	280.08
C115	326.50	19°23'08"	110.47	S01°24'24"E	109.94
C116	573.50	23°30'23"	236.29	N87°14'24"W	234.62
C117	2199.50	9°44'54"	374.22	N06°56'24"E	373.77
C118	2146.50	9°03'06"	339.11	S06°57'56"W	338.76
C119	573.50	20°58'18"	209.91	S61°02'38"W	208.74
C120	573.50	9°20'52"	93.57	N55°13'55"E	93.46
C121	126.50	15°35'34"	34.43	N18°06'19"W	34.32
C122	126.50	10°28'38"	23.13	S05°04'14"E	23.10
C123	126.50	26°04'12"	57.56	N12°52'00"W	57.06

Line Table		
LINE	DIRECTION	LENGTH
L1	S13°42'45"E	31.59
L2	N00°09'37"E	26.05
L3	N89°55'08"W	34.02
L4	S44°53'46"E	18.12
L5	S44°29'10"E	18.46
L6	S45°10'05"W	18.85
L7	S17°47'56"W	55.26
L8	S17°47'56"W	56.60
L9	N89°49'55"W	26.50

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	55.00	15°45'15"	15.12	S38°56'.9"W	15.08

19388 3of4

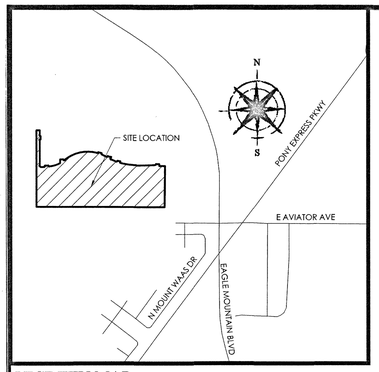
ENT 41510:2024 MAP# 19388
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 9 04:25 PM FEE 414.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

PROFESSIONAL LAND SURVEYOR
04/16/24
No. 183395
EVAN J. WOOD
STATE OF UTAH

PINNACLES
PHASE A PLAT 1
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

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

Z:\2022\22-0017 Century Pinnacles Phase 1\dwg\sheets\C2 FINAL PLAT.dwg



VICINITY MAP
N.T.S

LEGEND

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

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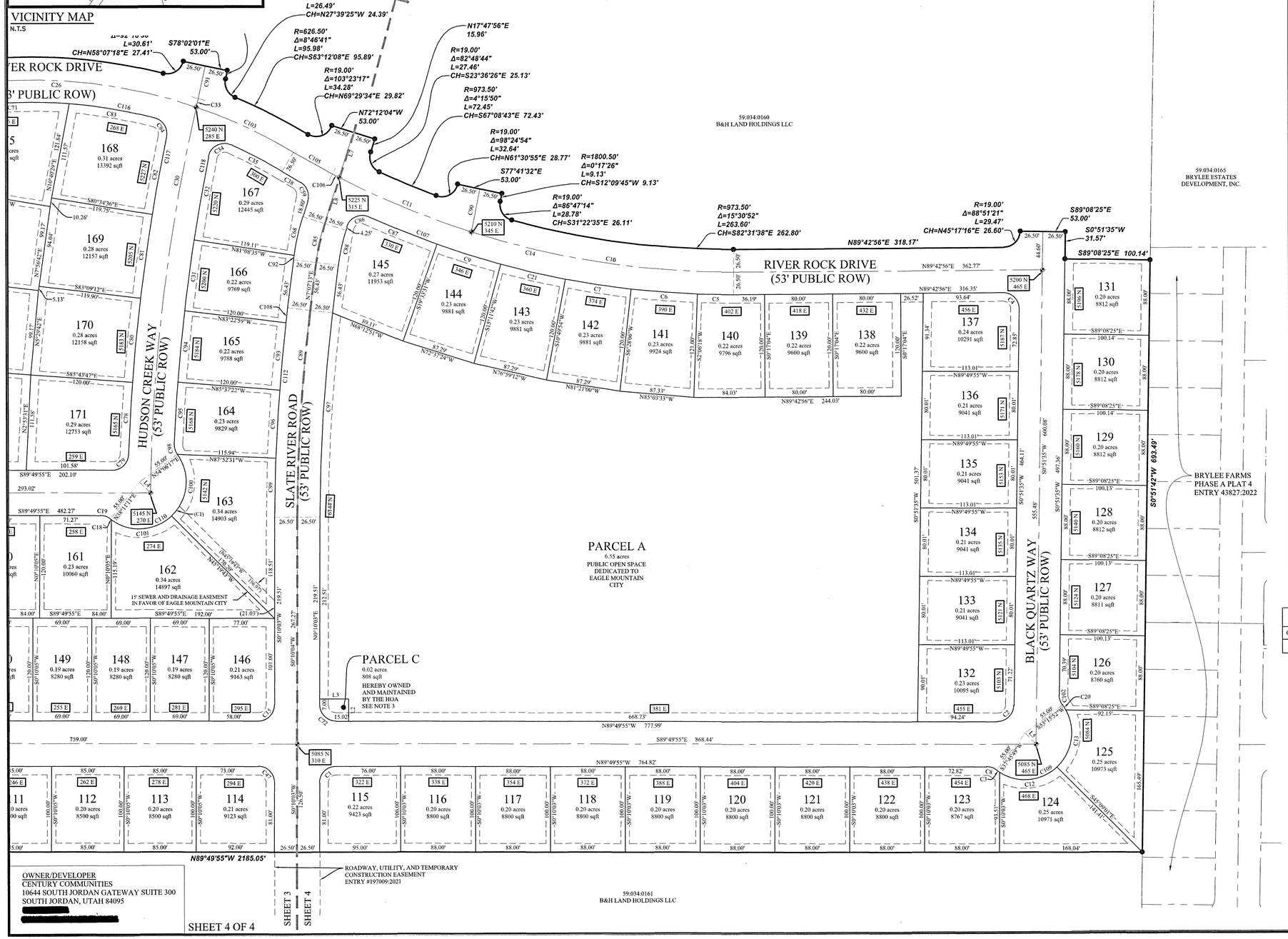
GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.


SEE SHEET 3
SHEET 4
59:034:0160
B&H LAND HOLDINGS LLC
59:034:0165
BRYLEE ESTATES
DEVELOPMENT, INC.
BRYLEE FARMS
PHASE A PLAT 4
ENTRY 43827:2022
RIVER ROCK DRIVE
(53' PUBLIC ROW)
HUDSON CREEK WAY
(53' PUBLIC ROW)
SLATE RIVER ROAD
(53' PUBLIC ROW)
BLACK QUARTZ WAY
(53' PUBLIC ROW)
PARCEL A
6.55 acres
PUBLIC OPEN SPACE
DEDICATED TO
EAGLE MOUNTAIN
CITY
PARCEL C
0.02 acres
808 sqft
HEREBY OWNED
AND MAINTAINED
BY THE HOA
SEE NOTE 3
15' SEWER AND DRAINAGE EASEMENT
IN FAVOR OF EAGLE MOUNTAIN CITY
ROADWAY, UTILITY, AND TEMPORARY
CONSTRUCTION EASEMENT
ENTRY #197009:2021
59:034:0161
B&H LAND HOLDINGS LLC
N89°49'55"W 2185.05'
S89°49'55"E 868.44'
N89°49'55"W 764.82'
N89°49'55"W 777.99'
668.73'
759.00'
293.02'
S89°49'55"E 202.10'
S89°49'55"E 482.27'
S89°49'55"E 192.00'
N89°42'56"E 318.17'
N89°42'56"E 316.35'
N89°42'56"E 362.77'
S89°08'25"E 100.14'
S0°51'35"W 31.57'
S89°08'25"E 53.00'
R=973.50'
Δ=15°30'52"
L=263.60'
CH=S82°31'38"E 262.80'
R=1800.50'
Δ=0°17'26"
L=9.13'
CH=S12°09'45"W 9.13'
R=19.00'
Δ=88°51'21"
L=29.47'
CH=N45°17'16"E 26.60'
R=19.00'
Δ=86°47'14"
L=28.78'
CH=S31°22'35"E 26.11'
R=19.00'
Δ=98°24'54"
L=32.64'
CH=N61°30'55"E 28.77'
S77°41'32"E
53.00'
R=19.00'
Δ=103°23'17"
L=34.28'
CH=N69°29'34"E 29.82'
R=626.50'
Δ=8°46'41"
L=95.98'
CH=S63°12'08"E 95.89'
R=19.00'
Δ=79°52'07"
L=26.49'
CH=N27°39'25"W 24.39'
N17°47'56"E
15.96'
R=19.00'
Δ=82°48'44"
L=27.46'
CH=S23°36'26"E 25.13'
R=973.50'
Δ=4°15'50"
L=72.45'
CH=S67°08'43"E 72.43'
N72°12'04"W
53.00'
S78°02'01"E
53.00'
L=30.61'
CH=N58°07'18"E 27.41'
S0°57'42"W 693.49'
S0°51'35"W 497.06'
S0°51'35"W 464.11'
S0°51'35"W 555.48'
S0°51'35"W 501.37'
S0°10'03"W 262.22'
S0°10'04"W 219.51'
N0°10'02"E 219.51'
N0°10'02"E 213.51'
S0°10'03"W 165.49'
S0°10'03"W 141.41'
S17°47'56"W 55.26'
S17°47'56"W 56.60'
S17°47'56"W 55.26'
S17°47'56"W 56.60'
S38°16'52"W 55.00'
S38°16'52"W 55.00'
N38°16'52"E 55.00'
N38°16'52"E 55.00'
N17°47'56"E 55.26'
N17°47'56"E 56.60'
N17°47'56"E 55.26'
N17°47'56"E 56.60'
N0°10'03"E 219.51'
N0°10'03"E 213.51'
N0°10'05"E 120.00'
N0°10'05"E 112.19'
N0°10'05"E 118.57'
N0°10'05"E 106.07'
N0°10'05"E 118.57'
N0°10'05"E 106.07'
N0°10'05"E 118.57'
N0°10'05"E 106.07

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, July 8, 2025

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Pinnacles phase 'A' plat 2 into warranty Bond Release**

City Recorder:

The above-mentioned subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder

BOND RELEASE REQUEST LETTER
Pinnacles phase A plat 2 Bond
Reduced
Revised

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release		
Original Bond Amount:	$	243,717.86
Previous Release Amount:	$	-
Amount to Release this Period:	$	2,505.74
Amount Remaining in Bond :	$	241,212.12

Bond Releases Summary		
#1	$	2,505.74
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	2,505.74

7/8/2025

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**SWPPP**										
a	SWPPP	1	0	LS	$5,000.00	$0.00	0	1	100%	$0.00	$0.00
2	**GRADING**										
a	Rough grading	887004	0	SF	$0.14	$0.00	0	887004	100%	$0.00	$0.00
b	Clear & grub site	156645	0	SF	$0.10	$0.00	0	156645	100%	$0.00	$0.00
c	Mobilization	1	0	LS	$18,000.00	$0.00	0	1	100%	$0.00	$0.00
3	**ROADWAY IMPROVEMENTS**										
a	3" asphalt	132026	0	SF	$1.38	$0.00	0	132026	100%	$0.00	$0.00
b	6" road base	132026	0	SF	$0.65	$0.00	0	132026	100%	$0.00	$0.00
c	30" curb	8764	0	LF	$27.85	$0.00	0	8764	100%	$0.00	$0.00
d	Sidewalk	43578	435.78	SF	$5.75	$2,505.74	0	43578	99%	$2,505.74	$2,505.74
e	6" base	43578	0	SF	$1.75	$0.00	0	43578	100%	$0.00	$0.00
f	ADA ramp	6	0	EA	$425.00	$0.00	0	6	100%	$0.00	$0.00
g	Streetlight - residential	12	0	EA	$4,890.00	$0.00	0	12	100%	$0.00	$0.00
h	Street/stop signs	6	0	EA	$335.00	$0.00	0	6	100%	$0.00	$0.00
4	**CULINARY WATER**										
a	8" culinary water c-900	4450	0	LF	$35.00	$0.00	0	4450	100%	$0.00	$0.00
b	8" gate valve	20	0	EA	$1,710.00	$0.00	0	20	100%	$0.00	$0.00
c	8" tee	15	0	EA	$1,000.00	$0.00	0	15	100%	$0.00	$0.00
d	8" bend	13	0	EA	$705.00	$0.00	0	13	100%	$0.00	$0.00
e	Fire hydrant	12	0	EA	$5,945.00	$0.00	0	12	100%	$0.00	$0.00
f	3/4" service	104	0	EA	$1,615.00	$0.00	0	104	100%	$0.00	$0.00
g	2" blowoff	1	0	EA	$2,328.00	$0.00	0	1	100%	$0.00	$0.00
5	**STORM DRAIN**										
a	15" RCP storm drain	2510	0	LF	$44.00	$0.00	0	2510	100%	$0.00	$0.00
b	8" ADS storm drain	4728	0	LF	$28.00	$0.00	0	4728	100%	$0.00	$0.00
c	60" manhole	12	0	EA	$4,940.00	$0.00	0	12	100%	$0.00	$0.00
d	Combo box	5	0	EA	$5,264.00	$0.00	0	5	100%	$0.00	$0.00
e	Curb inlet 2x3x4	7	0	EA	$2,707.00	$0.00	0	7	100%	$0.00	$0.00
f	Yard inlet	67	0	EA	$1,615.00	$0.00	0	67	100%	$0.00	$0.00
g	3x3 iso box	8	0	EA	$3,040.00	$0.00	0	8	100%	$0.00	$0.00
6	**SEWER**										
a	8" PVC sewer main	4210	0	LF	$42.00	$0.00	0	4210	100%	$0.00	$0.00
b	60" manhole	3	0	EA	$4,750.00	$0.00	0	3	100%	$0.00	$0.00
c	48" manhole	19	0	EA	$3,800.00	$0.00	0	19	100%	$0.00	$0.00
d	4" sewer lateral	104	0	EA	$1,425.00	$0.00	0	104	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					**$2,505.74**					
	Original 10% Bond Coverage					$241,212.12		Released this Period		$2,505.74	
	TOTAL BOND AMOUNT:					**$243,717.86**					

Vince Hogge, P.E.
Engineering Director

7-8-2025
Date

Robert Ballif
Engineering Tech. II

7/8/25
Date

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Tuesday, July 8, 2025
TO: John Kollman
FROM: Robert Ballif – Engineering Tech. II
SUBJECT: Pinnacles phase A plat 2 entering warranty-Updated

A walk-thru was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. II

After performing the walk-thru of the subdivision, have the following comments:

General Notes:

1. ~~ACAD as build files.~~
2. All water cans to be checked at time of meter install, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans to have collar and EM City lid w/2 inch hole.
3. ~~All concrete sidewalks or curbs that are marked with a red 'X' will need to be removed & replaced. Call for inspection before placing the concrete.~~
4. ~~The ISO boxes in the park strip to get inlet protection (fabric) or they need a solid lid not a grate.~~

Smooth Sandstone Way:

1. ~~Lot #279 air vac place foam up against the pipe and concrete where the sand is.~~
2. ~~Intersection of Old Cobble valve lid to be replaced.~~
3. ~~Lot #'s 274 & 273 air vac place foam up against the pipe and concrete where the sand is. Asphalt has sag at air vac manhole.~~

Hudson Creek Way:

1. ~~Lot #'s 257 & 256 fire hydrant find locate wire.~~

Slate River Rd.:

1. ~~Intersection of White Marble storm drain manhole fix the asphalt.~~
2. ~~Behind lot #261 extend sidewalk.~~
3. Behind the lots 261 to 256 place property pin in the curb on Slate River. Place by exit walk.
4. ~~Lot # 220 place ISO box to grade.~~

White Marble Way:

1. ~~Lot # 225 sag in the asphalt to be fixed.~~
2. ~~Air vac air vac place foam up against the pipe and concrete where the sand is. The 90 bend is touching the bottom of the manhole lid and there need to be a gap between the concrete lid and the PVC 90 bend.~~

Black Quartz Way:

1. ~~Intersection of White Marble storm drain manhole clean & grout.~~
2. ~~Lot #204 sidewalks undermined.~~

Flat Pebble Way:

1. ~~Lot #232 sag in the asphalt by the combo box.~~

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

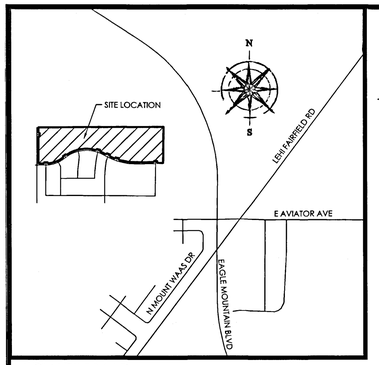
Jasper Court:

1. ~~Lot # 313 sag and bump in the asphalt to be fixed.~~

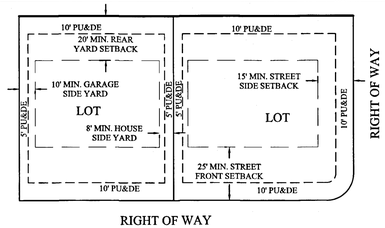
Old Cobble Way:

1. ~~Lot #'s 289 & 290 fire hydrant find locate wire.~~

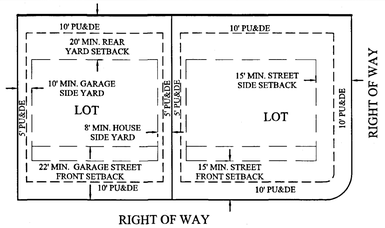
Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the entering warranty release amount.



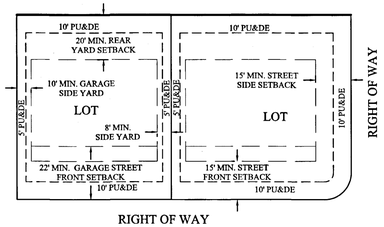
VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
ZONE R2
N.T.S.



TYPICAL BUILDING SETBACKS
ZONE R3
N.T.S.



TYPICAL BUILDING SETBACKS
ZONE RC
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (CALCULATED)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

ZONE R2 SITE TABULATIONS

- LOTS: 309-314 (6 LOTS)
- TOTAL ACREAGE IN LOTS: 1.63 ACRES
- AVERAGE LOT SIZE: 0.27 ACRES OR 11,828 SQFT.
- LARGEST LOT SIZE: 0.32 ACRES OR 14,134 SQFT
- SMALLEST LOT SIZE: 0.23 ACRES OR 10,009 SQFT
- OVERALL DENSITY: 3.68 LOTS/ACRE

ZONE R3 SITE TABULATIONS

- LOTS: 201-205, 221-255, 315-318 (44 LOTS)
- TOTAL ACREAGE IN LOTS: 8.39 ACRES
- AVERAGE LOT SIZE: 0.19 ACRES OR 8,500 SQFT.
- LARGEST LOT SIZE: 0.32 ACRES OR 13,935 SQFT
- SMALLEST LOT SIZE: 0.16 ACRES OR 7,000 SQFT
- OVERALL DENSITY: 5.24 LOTS/ACRE

ZONE RC SITE TABULATIONS

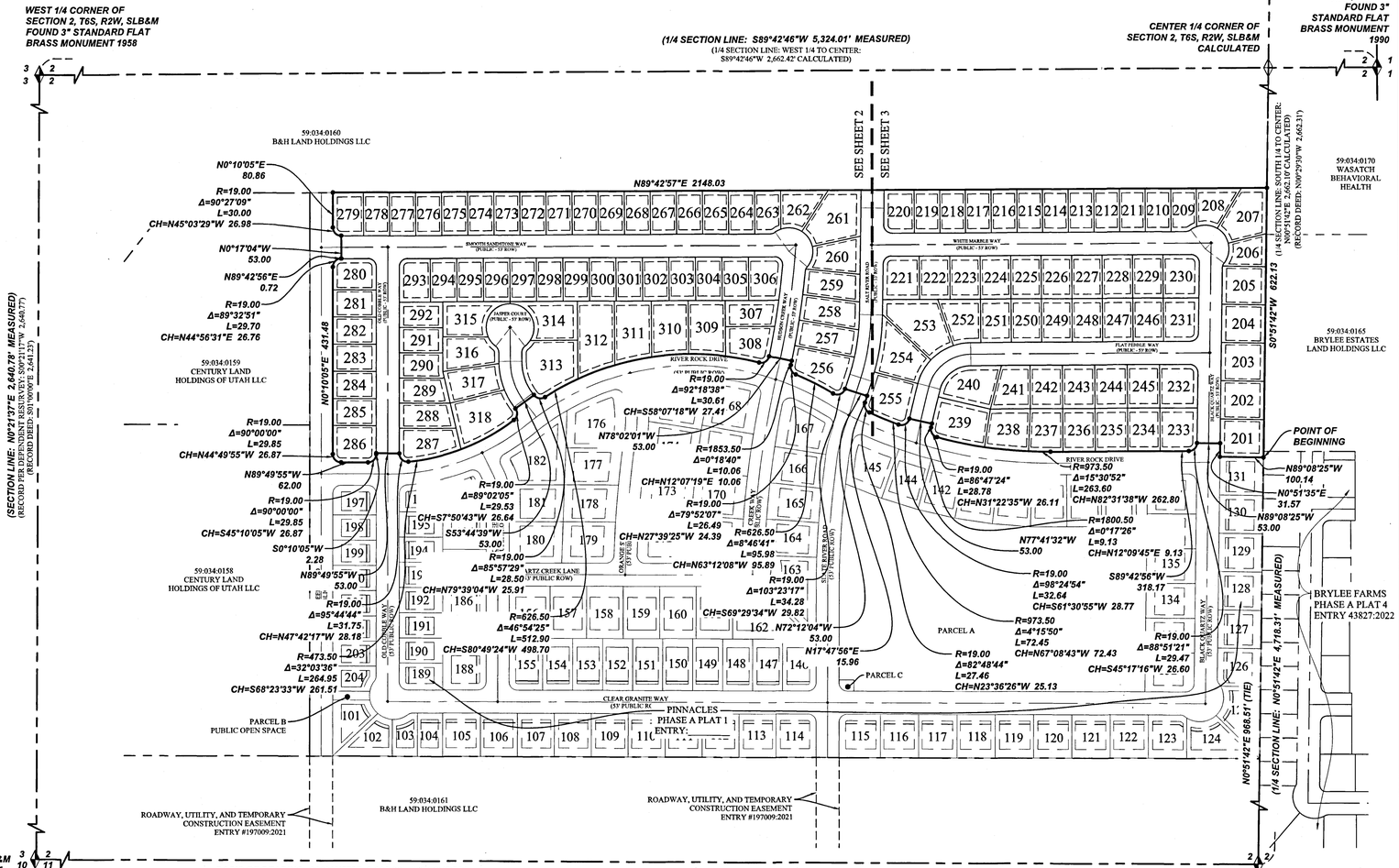
- LOTS: 206-220, 256-308 (68 LOTS)
- TOTAL ACREAGE IN LOTS: 10.35 ACRES
- AVERAGE LOT SIZE: 0.15 ACRES OR 6,630 SQFT.
- LARGEST LOT SIZE: 0.30 ACRES OR 12,858 SQFT
- SMALLEST LOT SIZE: 0.13 ACRES OR 5,766 SQFT
- OVERALL DENSITY: 6.57 LOTS/ACRE

OVERALL SITE TABULATIONS

- TOTAL # OF LOTS: 118 LOTS
- TOTAL ACREAGE: 25.90 ACRES
- TOTAL ACREAGE IN LOTS: 20.36 ACRES
- TOTAL AREA IN ROW 5.54 ACRES
- TOTAL ASPHALT AREA 3.03 ACRES OR 132,026 SQFT.
- AVERAGE LOT SIZE: 0.17 ACRES OR 7,517 SQFT.
- LARGEST LOT SIZE: 0.32 ACRES OR 14,134 SQFT
- SMALLEST LOT SIZE: 0.13 ACRES OR 5,766 SQFT
- OVERALL DENSITY: 5.80 LOTS/ACRE

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINE, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.



	R2	R3	RC
MAX GROSS DENSITY			
MIN LOT SIZE	8,000 SQFT	6,500 SQFT	4,500 SQFT
MIN AVERAGE LOT SIZE	10,890 SQFT	8,500 SQFT	6,000 SQFT
REQUIRED IMPROVED OPEN SPACE	900 SQFT/LOT	1,000 SQFT/LOT	1,000 SQFT/LOT
MIN LOT FRONTAGE	80'	62'	58'
MIN LOT FRONTAGE (CUL-DE-SAC)	40'	20'	20'
FRONT SETBACK	25'	15'	15'
FRONT GARAGE SETBACK	25'	22'	22'
REAR SETBACK	20'	20'	20'
SIDE SETBACK (HOUSE SIDE)	8'	8'	8'
SIDE SETBACK (GARAGE SIDE)	10'	10'	10'
SIDE SETBACK (STREET SIDE)	15'	15'	15'

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

SHEET 1 OF 3

DIRECT COMMUNICATIONS

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

Marjani Clifford 3/21/2025
DIRECT COMMUNICATIONS DATE

ENBRIDGE GAS UTAH:

Questar Gas Company dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISIONS OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHTS TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this 10 DAY OF April A.D. 20 25

By: Alex Cullimore

Title: Sr Ops Coordinator II

19838 1 of 3

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 3/27/25
DATE

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, streets, and easements, to be hereafter known as PINNACLES PLAT A PHASE 2, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

03/06/24
DATE

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning at a point along the 1/4 Section line N0°51'42"E 968.51 feet from the South 1/4 Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence N89°08'25"W 100.14 feet; thence N00°51'35"E 31.57 feet; thence N89°08'25"W 53.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N89°08'25"W) a distance of 29.47 feet through a central angle of 88°51'21" Chord: S45°17'16"W 26.60 feet; thence S89°42'56"W 318.17 feet; thence Westerly along the arc of a curve to the right having a radius of 973.50 feet a distance of 263.60 feet through a central angle of 15°30'52" Chord: N82°31'38"W 262.80 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N15°13'43"E) a distance of 28.78 feet through a central angle of 86°47'24" Chord: N31°22'35"W 26.11 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 1,800.50 feet (radius bears: S77°58'58"E) a distance of 9.13 feet through a central angle of 00°17'26" Chord: N12°09'45"E 9.13 feet; thence N77°41'32"W 53.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N77°41'32"W) a distance of 32.64 feet through a central angle of 98°24'54" Chord: S61°30'55"W 28.77 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 973.50 feet a distance of 72.45 feet through a central angle of 04°15'50" Chord: N67°08'43"W 72.43 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 19.00 feet a distance of 27.46 feet through a central angle of 82°48'44" Chord: N23°36'26"W 25.13 feet; thence N17°47'56"E 15.96 feet; thence N72°12'04"W 53.00 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N72°12'04"W) a distance of 34.28 feet through a central angle of 103°23'17" Chord: S69°29'34"W 29.82 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 626.50 feet a distance of 95.98 feet through a central angle of 08°46'41" Chord: N63°12'08"W 95.89 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 19.00 feet a distance of 26.49 feet through a central angle of 79°52'07" Chord: N27°39'25"W 24.39 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 1,853.50 feet a distance of 10.06 feet through a central angle of 00°18'40" Chord: N12°07'19"E 10.06 feet; thence N78°02'01"W 53.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N78°02'01"W) a distance of 30.61 feet through a central angle of 92°18'38" Chord: S58°07'18"W 27.41 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 626.50 feet a distance of 512.90 feet through a central angle of 46°54'25" Chord: S80°49'24"W 498.70 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 19.00 feet a distance of 28.50 feet through a central angle of 85°57'29" Chord: N79°39'04"W 25.91 feet; thence S53°44'39"W 53.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: S53°19'41"W) a distance of 29.53 feet through a central angle of 89°02'05" Chord: S07°50'43"W 26.64 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 473.50 feet a distance of 264.95 feet through a central angle of 32°03'36" Chord: S68°23'33"W 261.51 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 19.00 feet a distance of 31.75 feet through a central angle of 95°44'44" Chord: N47°42'17"W 28.18 feet; thence N89°49'55"W 53.00 feet; thence S00°10'05"W 2.28 feet; thence Southwesterly along the arc of a curve to the right having a radius of 19.00 feet a distance of 29.85 feet through a central angle of 90°00'00" Chord: S45°10'05"W 26.87 feet; thence N89°49'55"W 62.00 feet; thence Northwesterly along the arc of a curve to the right having a radius of 19.00 feet a distance of 29.85 feet through a central angle of 90°00'00" Chord: N44°49'55"W 26.87 feet; thence N00°10'05"E 431.48 feet; thence Northeasterly along the arc of a curve to the right having a radius of 19.00 feet a distance of 29.70 feet through a central angle of 89°32'51" Chord: N44°56'31"E 26.76 feet; thence N89°42'56"E 0.72 feet; thence N00°17'04"W 53.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a central angle of 90°27'09" Chord: N45°03'29"W 26.98 feet; thence N00°10'05"E 80.86 feet to a northerly boundary line of that Special Warranty Deed recorded November 23, 2021 as Entry No. 196901:2021 in the Utah County Recorder's Office.; thence along said deed N89°42'57"E 2,148.03 feet to said 1/4 Section Line; thence along said 1/4 Section Line S00°51'42"W 622.13 feet to the point of beginning.

Contains: 25.90 acres± 118 Lots

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):

PRINTED NAME OF OWNER
CHASE TURNER
CENTURY LAND HOLDINGS OF UTAH, LLC
12/12/2024

AUTHORIZED SIGNATURE(S)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 12th DAY OF December A.D. 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Chase Turner WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Vice President OF Century Land Holdings L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: Nov. 21, 2026
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

Brenda Sokol
- BRENDA SOKOL
Notary Public - State of Utah
Comm. No. 727885
My Commission Expires on
Nov 21, 2026

MY COMMISSION No. 727885
Brenda Sokol
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

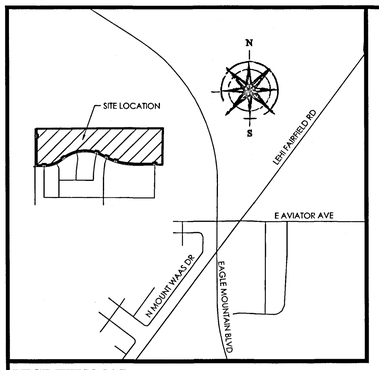
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 23 DAY OF May 2025.

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

PINNACLES
PHASE A PLAT 2
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	~~NOTARY PUBLIC~~ SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 183395 EVAN J. WOOD 03/06/24 STATE OF UTAH	EAGLE MOUNTAIN CORPORATE SEAL	PROFESSIONAL ENGINEER No. 5148730-2202 VINCE R. HOGGE 5-21-2025 STATE OF UTAH	ENT 55147:2025 MAP# 19838 ANDREA ALLEN UTAH COUNTY RECORDER 2025 Jul 23 02:17 PM FEE 356.00 BY LM RECORDED FOR EAGLE MOUNTAIN CITY

Z:_2022\22-0273 Century Pinnacles Phase 2\design 22-0273.dwg\sheets\C2 FINAL PLAT.dwg Jul 17, 2025 - 1:48pm TUO38 JW



VICINITY MAP
N.T.S

LEGEND

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

GRAPHIC SCALE

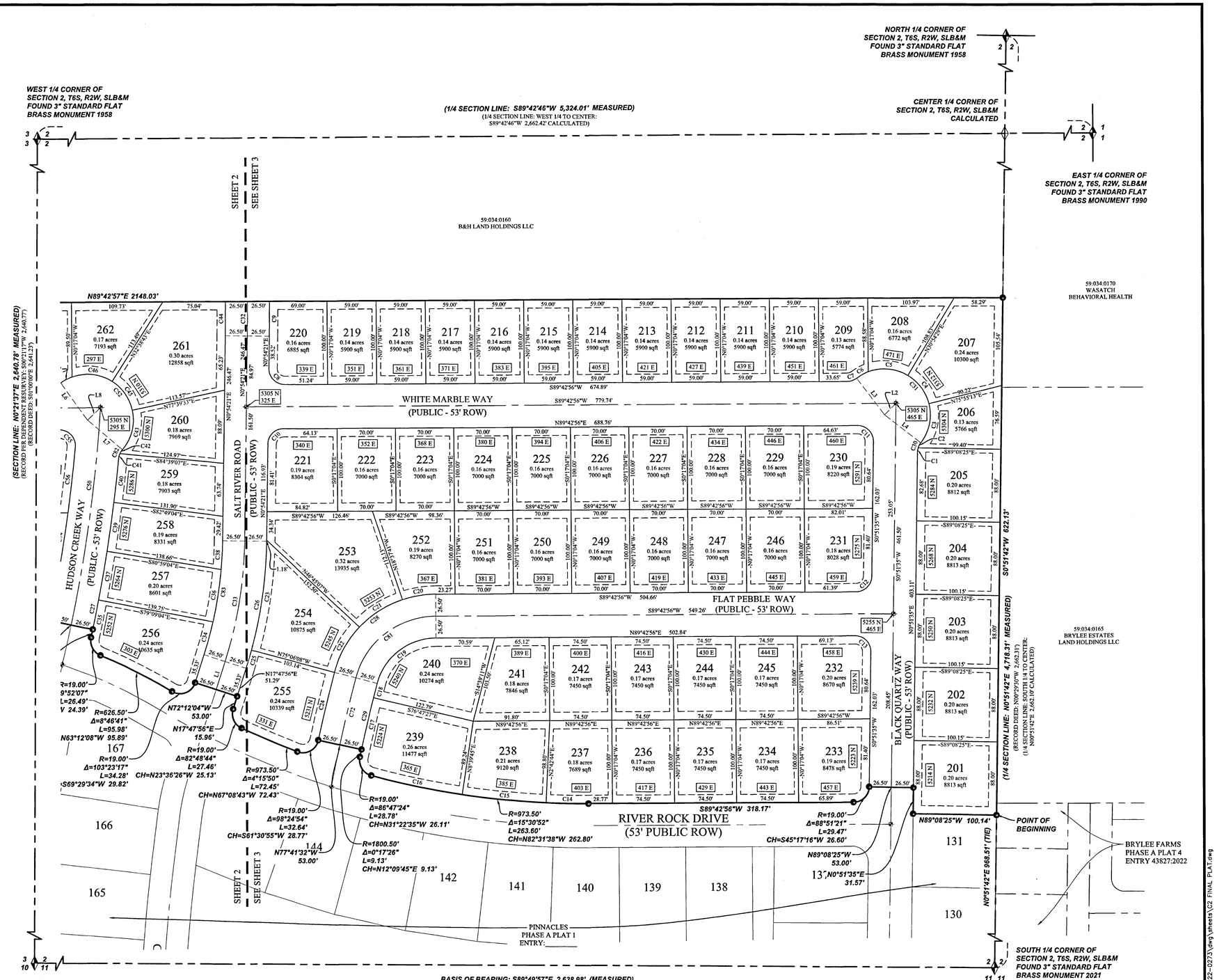
150 0 75 150 300 600

(IN FEET)
1 inch = 60 ft

Line Table		
LINE	DIRECTION	LENGTH
L1	N17°47'56"E	35.33
L2	N45°17'16"E	19.50
L3	N37°13'10"W	55.00
L4	N52°12'19"W	55.00
L5	N36°40'19"W	5.11
L6	N35°33'03"W	55.00
L7	N49°26'53"W	55.00
L8	N46°15'44"E	21.69
L9	N00°17'04"W	5.00
L10	S00°17'04"E	19.82
L11	N00°17'04"W	19.82
L12	S36°40'19"E	4.92
L13	N36°40'19"W	5.31

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	16°15'14"	5.39	N08°59'12"E	5.37
C2	19.00	20°40'52"	6.86	N27°27'15"E	6.82
C3	55.00	51°52'29"	49.80	N11°51'27"E	48.11
C4	55.00	45°00'44"	43.21	N36°35'09"W	42.11
C5	55.00	51°32'09"	49.47	N84°51'36"W	47.82
C6	55.00	16°35'30"	15.93	S61°04'35"W	15.87
C7	19.00	36°56'06"	12.25	S71°14'53"W	12.04
C8	19.00	91°11'25"	30.24	N44°41'22"W	27.15
C9	2026.50	1°11'25"	42.10	N00°18'38"E	42.10
C10	19.00	88°48'35"	29.45	N45°18'38"E	26.59
C11	19.00	91°08'39"	30.22	S44°42'44"E	27.14
C12	19.00	88°51'21"	29.47	S45°17'16"W	26.60
C13	19.00	91°08'39"	30.22	S44°42'44"E	27.14
C14	973.50	2°59'48"	50.91	N88°47'10"W	50.91
C15	973.50	5°57'02"	101.10	N84°18'46"W	101.06
C16	973.50	6°34'02"	111.58	N78°03'14"W	111.52
C17	1800.50	2°01'37"	63.70	N13°19'17"E	63.70
C18	1800.50	0°33'47"	17.69	N14°36'59"E	17.69
C19	73.50	74°49'04"	95.98	N52°18'24"E	89.30
C20	126.50	18°20'37"	40.50	S80°32'38"W	40.33
C21	126.50	28°07'26"	62.09	S57°18'36"W	61.47
C22	126.50	28°21'01"	62.59	S29°04'23"W	61.96
C23	526.50	14°25'54"	132.62	N08°07'18"E	132.27
C24	1853.50	2°35'24"	83.79	S13°36'10"W	83.78
C25	526.50	2°27'40"	22.62	N16°34'05"E	22.62
C26	526.50	16°53'35"	155.23	N09°21'08"E	154.67
C27	1853.50	6°44'38"	218.17	N08°54'19"E	218.04
C28	126.50	74°49'04"	165.19	S52°18'24"W	153.70
C29	1800.50	2°52'50"	90.52	S13°27'27"W	90.51
C30	19.00	36°56'06"	12.25	N19°19'38"E	12.04
C31	55.00	165°00'51"	158.40	N44°42'44"W	109.06
C32	2000.00	1°11'25"	41.55	N00°18'38"E	41.55
C33	500.00	16°53'35"	147.42	N09°21'08"E	146.89
C34	473.50	4°59'06"	41.20	S15°18'22"W	41.18
C35	1853.50	1°25'43"	46.21	N11°33'47"E	46.21
C36	473.50	7°43'19"	63.82	S08°57'10"W	63.77
C37	1853.50	1°50'00"	59.31	N09°55'56"E	59.30
C38	473.50	4°11'09"	34.59	S02°59'56"W	34.59
C39	1853.50	1°50'00"	59.31	N08°05'56"E	59.30
C40	1853.50	1°38'56"	53.34	N06°21'28"E	53.34
C41	19.00	18°24'08"	6.10	N14°44'04"E	6.08
C42	19.00	16°36'59"	5.51	N32°14'37"E	5.49

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C43	55.00	52°53'34"	50.77	N14°00'20"E	48.99
C44	1973.50	1°11'25"	41.00	S00°18'38"W	41.00
C45	55.00	45°00'50"	43.21	N34°50'52"W	42.11
C46	55.00	52°11'23"	50.10	N83°26'58"W	48.38
C47	55.00	16°00'24"	15.37	S62°27'09"W	15.32
C48	19.00	35°15'59"	11.69	S72°04'56"W	11.51
C49	150.00	36°23'15"	95.26	N18°28'42"W	93.67
C50	1827.00	8°16'50"	264.04	N07°49'34"E	263.81
C51	1800.50	6°42'37"	210.87	S08°36'40"W	210.75
C52	55.00	166°06'10"	159.45	N42°29'58"W	109.19
C53	19.00	90°27'09"	30.00	S45°03'29"E	26.98
C54	473.50	15°05'39"	124.74	S76°52'32"W	124.38
C55	19.00	95°32'25"	31.68	S42°30'51"E	28.14
C56	1800.50	2°32'14"	79.73	S06°31'29"W	79.73
C57	19.00	89°32'51"	29.70	N44°56'31"E	26.76
C58	176.50	20°07'36"	62.00	S11°55'06"E	61.68
C59	19.00	52°03'28"	17.26	S26°18'48"E	16.68
C60	55.00	28°47'35"	27.64	S37°56'45"E	27.35
C61	176.50	1°34'14"	4.84	S01°04'11"E	4.84
C62	55.00	113°32'09"	108.99	S33°13'07"W	92.01
C63	55.00	19°00'08"	18.24	N42°16'20"E	18.16
C64	19.00	52°03'28"	17.26	N25°44'40"E	16.68
C65	123.50	36°23'15"	78.43	N18°28'42"W	77.12
C66	55.00	122°47'06"	117.87	N28°37'16"W	96.57
C67	626.50	8°17'46"	90.71	S69°24'23"W	90.63
C68	626.50	7°57'33"	87.03	S77°32'02"W	86.96
C69	626.50	7°48'06"	85.31	S85°24'51"W	85.24
C70	626.50	7°47'39"	85.22	N86°47'17"W	85.16
C71	626.50	7°10'04"	78.38	N79°18'26"W	78.33
C72	1827.00	2°35'24"	82.59	S13°36'10"W	82.58
C73	1800.50	2°14'22"	70.38	S10°50'47"W	70.37
C74	1800.50	1°56'00"	60.76	S08°45'36"W	60.76
C75	176.50	14°41'26"	45.25	S29°19'36"E	45.13
C76	473.50	16°57'58"	140.21	S60°50'44"W	139.70
C77	626.50	7°53'18"	86.25	S61°18'51"W	86.19
C78	123.50	36°23'15"	78.43	N18°28'42"W	77.12
C79	176.50	36°23'15"	112.09	S18°28'42"E	110.22
C80	55.00	284°06'57"	272.73	S89°42'56"W	67.64
C81	100.00	74°49'04"	130.58	S52°18'24"W	121.50
C82	19.00	35°01'07"	11.61	S23°02'33"W	11.43
C83	473.50	16°53'35"	139.61	N09°21'08"E	139.10



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

SHEET 3 OF 3

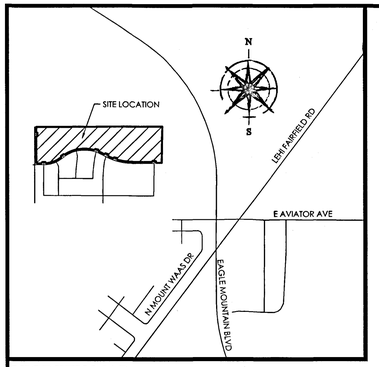
19838 2 of 3

ENT 55147:2025 MAP# 19838
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jul 23 02:17 PM FEE 356.00 BY LM
RECORDED FOR EAGLE MOUNTAIN CITY

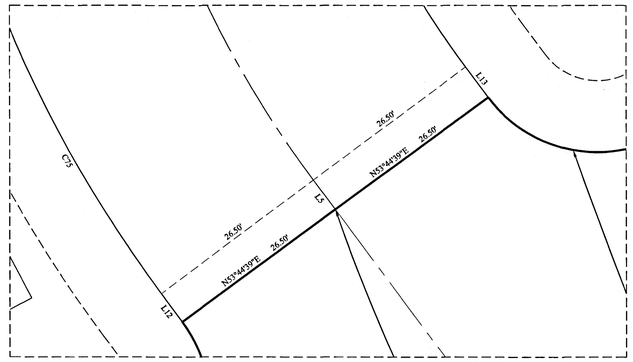
PROFESSIONAL LAND SURVEYOR
03/06/24
No. 183395
EVAN J. WOOD
STATE OF UTAH

PINNACLES
PHASE A PLAT 2
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

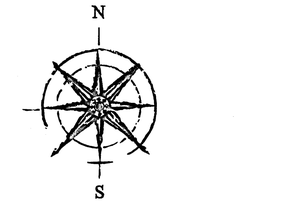
Z:_2022\22-0273 Century Pinnacles Phase 2\design\dwg\sheets\C2 FINAL PLAT.dwg



VICINITY MAP
N.T.S



DETAIL



GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

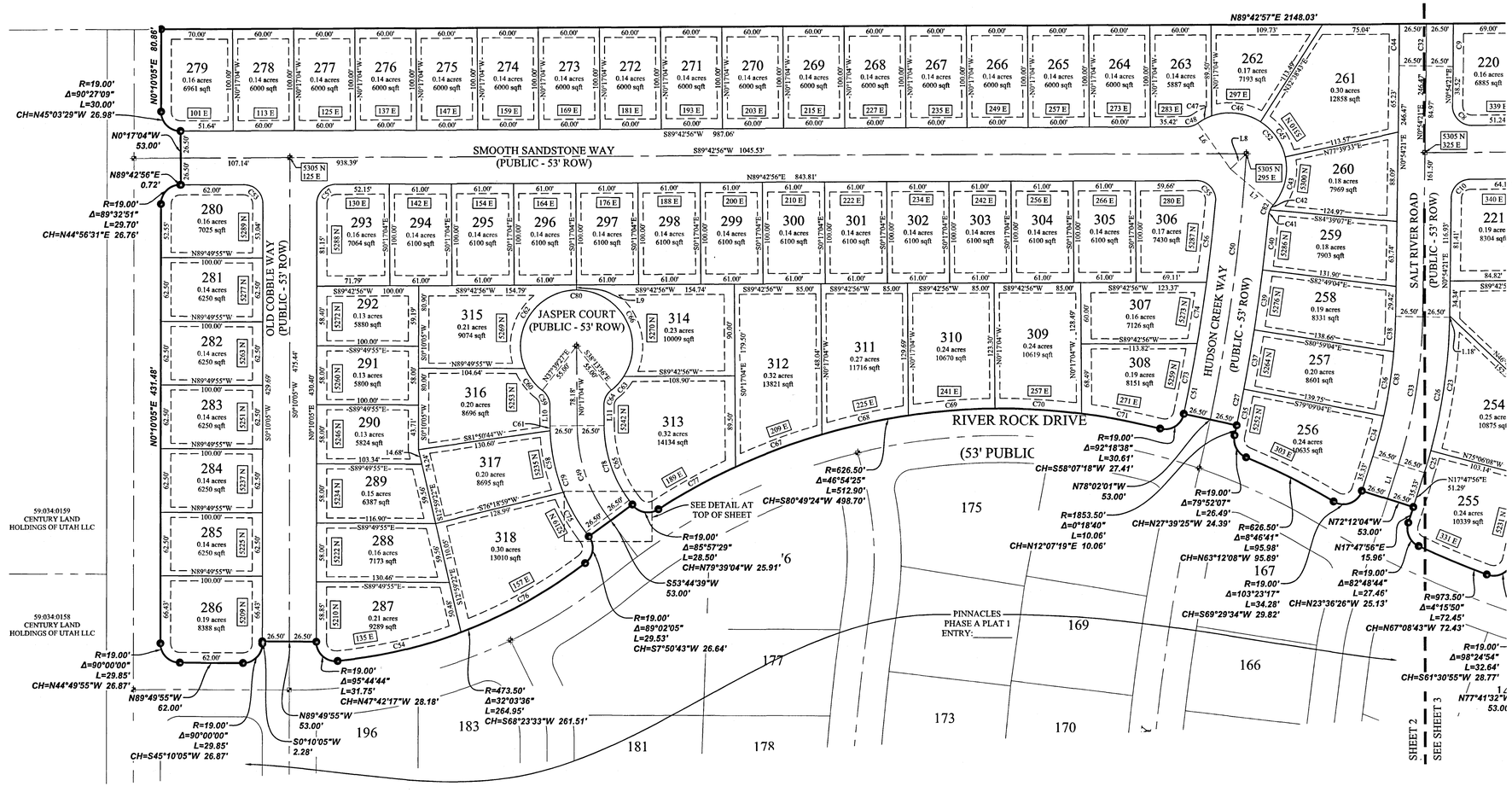
LEGEND

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

Line Table		
LINE	DIRECTION	LENGTH
L1	N17°47'56"E	35.33
L2	N45°17'16"E	19.50
L3	N37°13'10"W	55.00
L4	N52°12'19"W	55.00
L5	N36°40'19"W	5.11
L6	N35°33'03"W	55.00
L7	N49°26'53"W	55.00
L8	N46°15'44"E	21.69
L9	N00°17'04"W	5.00
L10	S00°17'04"E	19.82
L11	N00°17'04"W	19.82
L12	S36°40'19"E	4.92
L13	N36°40'19"W	5.31

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	16°15'14"	5.39	N08°59'12"E	5.37
C2	19.00	20°40'52"	6.86	N27°27'15"E	6.82
C3	55.00	51°52'29"	49.80	N11°51'27"E	48.11
C4	55.00	45°00'44"	43.21	N36°35'09"W	42.11
C5	55.00	51°32'09"	49.47	N84°51'36"W	47.82
C6	55.00	16°35'30"	15.93	S61°04'35"W	15.87
C7	19.00	36°56'06"	12.25	S71°14'53"W	12.04
C8	19.00	91°11'25"	30.24	N44°41'22"W	27.15
C9	2026.50	1°11'25"	42.10	N00°18'38"E	42.10
C10	19.00	88°48'35"	29.45	N45°18'38"E	26.59
C11	19.00	91°08'39"	30.22	S44°42'44"E	27.14
C12	19.00	88°51'21"	29.47	S45°17'16"W	26.60
C13	19.00	91°08'39"	30.22	S44°42'44"E	27.14
C14	973.50	2°59'48"	50.91	N88°47'10"W	50.91
C15	973.50	5°55'02"	101.10	N84°18'46"W	101.06
C16	973.50	6°34'02"	111.58	N78°03'14"W	111.52
C17	1800.50	2°01'37"	63.70	N13°19'17"E	63.70
C18	1800.50	0°33'47"	17.69	N14°36'59"E	17.69
C19	73.50	74°49'04"	95.98	N52°18'24"E	89.30
C20	126.50	18°20'37"	40.50	S80°32'38"W	40.33
C21	126.50	28°07'26"	62.09	S57°18'36"W	61.47
C22	126.50	28°21'01"	62.59	S29°04'23"W	61.96
C23	526.50	14°25'54"	132.62	N08°07'18"E	132.27
C24	1853.50	2°35'24"	83.79	S13°36'10"W	83.78
C25	526.50	2°27'40"	22.62	N16°34'05"E	22.62
C26	526.50	16°53'35"	155.23	N09°21'08"E	154.67
C27	1853.50	6°44'38"	218.17	N08°54'19"E	218.04
C28	126.50	74°49'04"	165.19	S52°18'24"W	153.70
C29	1800.50	2°52'50"	90.52	S13°27'27"W	90.51
C30	19.00	36°56'06"	12.25	N19°19'38"E	12.04
C31	55.00	165°00'51"	158.40	N44°42'44"W	109.06
C32	2000.00	1°11'25"	41.55	N00°18'38"E	41.55
C33	500.00	16°53'35"	147.42	N09°21'08"E	146.89
C34	473.50	4°59'06"	41.20	S15°18'22"W	41.18
C35	1853.50	1°25'43"	46.21	N11°33'47"E	46.21
C36	473.50	7°43'19"	63.82	S08°57'10"W	63.77
C37	1853.50	1°50'00"	59.31	N09°55'56"E	59.30
C38	473.50	4°11'09"	34.59	S02°59'56"W	34.59
C39	1853.50	1°50'00"	59.31	N08°05'56"E	59.30
C40	1853.50	1°38'56"	53.34	N06°21'28"E	53.34
C41	19.00	18°24'08"	6.10	N14°44'04"E	6.08
C42	19.00	16°36'59"	5.51	N32°14'37"E	5.49

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C43	55.00	52°53'34"	50.77	N14°06'20"E	48.99
C44	1973.50	1°11'25"	41.00	S00°18'38"W	41.00
C45	55.00	45°00'50"	43.21	N34°50'52"W	42.11
C46	55.00	52°11'23"	50.10	N83°26'58"W	48.38
C47	55.00	16°00'24"	15.37	S62°27'09"W	15.32
C48	19.00	35°15'59"	11.69	S72°04'56"W	11.51
C49	150.00	36°23'15"	95.26	N18°28'42"W	93.67
C50	1827.00	8°16'50"	264.04	N07°49'34"E	263.81
C51	1800.50	6°42'37"	210.87	S08°36'40"W	210.75
C52	55.00	166°06'10"	159.45	N42°29'58"W	109.19
C53	19.00	90°27'09"	30.00	S45°03'29"E	26.98
C54	473.50	15°05'39"	124.74	S76°52'32"W	124.38
C55	19.00	95°32'25"	31.68	S42°30'51"E	28.14
C56	1800.50	2°32'14"	79.73	S06°31'29"W	79.73
C57	19.00	89°32'51"	29.70	N44°56'31"E	26.76
C58	176.50	20°07'36"	62.00	S11°55'06"E	61.68
C59	19.00	52°03'28"	17.26	S26°18'48"E	16.68
C60	55.00	28°47'35"	27.64	S37°56'45"E	27.35
C61	176.50	1°34'14"	4.84	S01°04'11"E	4.84
C62	55.00	113°32'09"	108.99	S33°13'07"W	92.01
C63	55.00	19°00'08"	18.24	N42°16'20"E	18.16
C64	19.00	52°03'28"	17.26	N25°44'40"E	16.68
C65	123.50	36°23'15"	78.43	N18°28'42"W	77.12
C66	55.00	122°47'06"	117.87	N28°37'16"W	96.57
C67	626.50	8°17'46"	90.71	S69°24'23"W	90.63
C68	626.50	7°57'33"	87.03	S77°32'02"W	86.96
C69	626.50	7°48'06"	85.31	S85°24'51"W	85.24
C70	626.50	7°47'39"	85.22	N86°47'17"W	85.16
C71	626.50	7°10'04"	78.38	N79°18'26"W	78.33
C72	1827.00	2°35'24"	82.59	S13°36'10"W	82.58
C73	1800.50	2°14'22"	70.38	S10°50'47"W	70.37
C74	1800.50	1°56'00"	60.76	S08°45'36"W	60.76
C75	176.50	14°41'26"	45.25	S29°19'36"E	45.13
C76	473.50	16°57'58"	140.21	S60°50'44"W	139.70
C77	626.50	7°53'18"	86.25	S61°18'51"W	86.19
C78	123.50	36°23'15"	78.43	N18°28'42"W	77.12
C79	176.50	36°23'15"	112.09	S18°28'42"E	110.22
C80	55.00	284°06'57"	272.73	S89°42'56"W	67.64
C81	100.00	74°49'04"	130.58	S52°18'24"W	121.50
C82	19.00	35°01'07"	11.61	S23°02'33"W	11.43
C83	473.50	16°53'35"	139.61	N09°21'08"E	139.10



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

SHEET 2 OF 3

ENT 55147:2025 MAP# 19838
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jul 23 02:17 PM FEE 386.00 BY LM
RECORDED FOR EAGLE MOUNTAIN CITY

19838 3of 3

PROFESSIONAL LAND SURVEYOR
03/06/24
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PINNACLES
PHASE A PLAT 2
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

Z:_2022\22-0273 Century Pinnacles Phase 2\design 22-0273\dwg\sheets\C2 FINAL PLAT.dwg

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Monday, July 28, 2025

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Eagle Point plat 'E' out of warranty Bond Release**

City Recorder:

The above-mentioned subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder

EAGLE MOUNTAIN

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, December 14, 2020

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain, Utah 84005

Subject: **Eagle Point plat "E"** Bond Letter Requirements

City Recorder:

I have reviewed the improvement requirements for **Eagle Point plat "E"** Subdivision, and recommend the following bonding amount for this concept:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	**SWPPP**				
a	Rough grading	10500	CY	$2.00	$21,000.00
b	Clear & grub	5000	CY	$2.00	$10,000.00
c	Swppp	1	LS	$7,500.00	$7,500.00
2	**ROADWAY IMPROVEMENTS**				
a	3 inch Surface Course	224761	SF	$1.10	$247,237.10
b	6 inch Road base(also behind curb)	224761	SF	$0.60	$134,856.60
c	9 inch sub-base(e-fill)9behind curb)	281000	SF	$0.60	$168,600.00
d	30" curb & gutter	13600	LF	$21.00	$285,600.00
e	Vertical curb & gutter	750	LF	$23.00	$17,250.00
f	Round-a-bout curb & gutter	280	LF	$40.00	$11,200.00
g	5' Sidewalk	2250	LF	$4.80	$10,800.00
h	4' sidewalk	57600	LF	$4.80	$276,480.00
i	Street signs	13	EA	$350.00	$4,550.00
j	Stop signs	9	EA	$350.00	$3,150.00
k	ADA access ramps	28	EA	$1,300.00	$36,400.00
3	**CULINARY WATER**				
a	12" culinary water c-900 w/fittings	231	LF	$41.00	$9,471.00
b	12" valves	2	EA	$1,350.00	$2,700.00
c	8" culinary water c-900 w/fittings	7046	LF	$28.00	$197,288.00
d	Fire Hydrant	16	EA	$5,250.00	$84,000.00
e	8" gate valves	24	EA	$1,750.00	$42,000.00
f	Sampling station	1	EA	$1,200.00	$1,200.00
g	3/4" water service	147	EA	$1,000.00	$147,000.00

h	Air release valve	5	EA	$500.00	$2,500.00
i	Back fill/Import	10000	TON	$10.25	$102,500.00
4	**STORM DRAIN**				
a	15" storm drain	188	LF	$28.00	$5,264.00
b	18" storm drain	2059	LF	$34.00	$70,006.00
c	24" storm drain	1851	LF	$42.00	$77,742.00
d	60" manhole	13	EA	$3,650.00	$47,450.00
e	48" manhole	1	EA	$2,600.00	$2,600.00
f	Catch basin	14	EA	$2,700.00	$37,800.00
g	Double Catch basin	13	EA	$5,300.00	$68,900.00
h	Trench fill	5800	TON	$10.25	$59,450.00
5	**SEWER**				
a	10" Sewer pipe	1248	LF	$35.00	$43,680.00
b	8" Sewer pipe	6385	LF	$31.00	$197,935.00
c	4" sewer laterals	143	EA	$1,100.00	$157,300.00
d	60" sewer manhole	11	EA	$4,500.00	$49,500.00
e	48" sewer manholes	28	EA	$3,500.00	$98,000.00
f	Trench fill	38000	TON	$10.25	$389,500.00
	TOTAL CONSTRUCTION COST				**$3,128,409.70**
	10% Bond Coverage				$312,840.97
	TOTAL BOND AMOUNT:				**$3,441,250.67**

A total of 110 percent of the total construction cost shall be guaranteed in the form of a performance bond totaling **$3,441,250.67**. The above estimate is for determining the required bond amount only. The developer is fully responsible to comply with the Eagle Mountain City Construction Standards and Ordinances.

Please call me if you have any questions.
Sincerely,

Chris Trusty
Chris Trusty (Dec 14, 2023 14:35 MST)

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, Eagle Mountain City Recorder

Eagle Point plat E bond letter

Final Audit Report 2020-12-14

Created:	2020-12-14
By:	Julie Bencomo (jbencomo@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1qE2-yhhhykJoaOVL43noDa_IKE0Rukp

"Eagle Point plat E bond letter" History

Document created by Julie Bencomo (jbencomo@emcity.org)
2020-12-14 - 9:34:40 PM GMT- IP address: 206.251.40.168

Document emailed to Chris Trusty (ctrusty@emcity.org) for signature
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Document e-signed by Chris Trusty (ctrusty@emcity.org)
Signature Date: 2020-12-14 - 9:35:40 PM GMT - Time Source: server- IP address: 206.251.40.168

Agreement completed.
2020-12-14 - 9:35:40 PM GMT

Adobe Sign

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Monday, July 28, 2025
FROM: Robert Ballif Engineering Assistant
SUBJECT: Eagle Point plat "E" walk through exit warranty-updated

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A walk-thru was performed on the above Subdivision. The following were present.

Robert Ballif – Engineering Tech. II

After performing a walk-through, we have the following comments:

General:

1. ~~The sidewalk to be replaced is marked with a red 'X'.~~
2. ~~Exit sewer video.~~
3. ~~Crack seal asphalt cracks & transition lines.~~
4. ~~Any marked inlet with 'BMP' will need the BMP placed in the inlet to city spec.~~
5. ~~Remove any land bridges and replace any broken sidewalk.~~
6. ~~Any marked ADA ramps in the front, the concrete to be removed and sika flex placed to fill the gap.~~
7. ~~Place streetlights.~~

Dateman Dr.:

1. ~~The sidewalk to be replaced is marked with a red 'X'.~~
2. ~~The sidewalk that is missing the expansion board, needs to be placed every 50 to 60 feet.~~

Foxglove Way:

1. ~~The sidewalk to be replaced is marked with a red 'X'.~~
2. ~~The sidewalk that is missing the expansion board, needs to be placed every 50 to 60 feet.~~
3. ~~At EM Blvd. crack seal the phase line.~~

Cobble Creek Ln.:

1. ~~House #'s 2371 & 2372 REMOVE the BMPs from the inlets.~~
2. ~~The sidewalk that is missing the expansion board, needs to be placed every 50 to 60 feet.~~

Chapman Dr.:

1. ~~The sidewalk to be replaced is marked with a red 'X'.~~
2. ~~The sidewalk that is missing the expansion board, needs to be placed every 50 to 60 feet.~~

Woodbury ln.:

1. ~~The sidewalk to be replaced is marked with a red 'X'.~~
2. ~~The sidewalk that is missing the expansion board, needs to be placed every 50 to 60 feet.~~
3. ~~House #2242 expose the sewer manhole at the back of this house and bring to grade. Add a step. Manhole is at the back of this property and is in the dirt/gravel pathway.~~

Cinder Ln.:

1. ~~The sidewalk to be replaced is marked with a red 'X'.~~
2. ~~The sidewalk that is missing the expansion board, needs to be placed every 50 to 60 feet.~~

Boxwood Ln.:

1. ~~The sidewalk to be replaced is marked with a red 'X'.~~
2. ~~The sidewalk that is missing the expansion board, needs to be placed every 50 to 60 feet.~~

Spring St.:

1. ~~The sidewalk to be replaced is marked with a red 'X'.~~
2. ~~The sidewalk that is missing the expansion board, needs to be placed every 50 to 60 feet.~~

3. ~~House #2324 sag in the road to be fixed.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.

EAGLE POINT PLAT E

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH DIR	CH DIS
C1	90°00'00"	61.85	97.15	61.85	N45°20'11"E	87.47
C2	12°05'41"	205.00	43.27	21.72	S84°17'21"W	43.19
C3	18°15'32"	205.00	65.33	32.94	S69°06'44"W	65.05
C4	28°12'47"	20.00	9.85	5.03	N74°05'19"E	9.75
C5	58°43'42"	20.00	20.50	11.25	S62°26'29"E	19.61
C6	89°06'24"	40.00	62.21	39.38	N77°37'50"W	56.13
C7	59°08'29"	40.00	41.29	22.70	S28°14'38"W	39.48
C	55°51'44"	40.00	39.00	21.21	S29°15'33"E	37.47
C9	86°56'24"	20.00	30.35	18.96	N13°43'14"W	27.52
C10	01°34'12"	205.00	5.62	2.81	S28°57'52"W	5.62
C11	20°36'00"	205.00	73.71	37.25	S17°52'47"W	73.31
C12	07°34'47"	205.00	27.12	13.58	S03°47'23"W	27.10
C13	90°25'59"	20.00	31.63	20.21	N45°17'59"E	28.43
C14	89°24'01"	20.00	31.21	19.79	N44°42'01"W	28.14
C15	11°35'31"	205.00	41.48	20.81	S05°47'46"E	41.40
C16	18°19'15"	205.00	65.55	33.06	S29°45'09"E	65.27
C17	27°00'59"	20.00	9.43	4.80	N16°24'16"W	9.34
C18	63°36'51"	20.00	22.21	12.40	N28°54'39"E	21.08
C19	90°56'44"	40.00	63.49	40.67	S15°14'42"W	57.03
C20	90°15'48"	20.00	31.51	20.09	N44°31'55"W	28.35
C21	28°57'19"	40.00	20.21	10.33	S44°42'19"E	20.00
C22	00°23'53"	205.00	1.42	0.71	S89°27'52"E	1.42
C23	19°98'29"	205.00	71.47	36.10	S79°16'41"E	71.11
C24	89°44'12"	20.00	31.32	19.91	S45°28'05"W	28.22
C25	15°15'41"	205.00	54.60	27.46	N82°42'21"E	54.44
C26	14°49'55"	205.00	53.07	26.68	N67°39'33"E	52.92
C27	71°13'38"	20.00	24.86	14.33	N84°08'36"W	23.29
C28	19°24'52"	20.00	6.77	3.42	N38°49'45"W	6.74
C29	88°55'05"	40.00	62.08	39.25	S73°35'17"E	56.03
C30	55°15'30"	40.00	38.58	20.94	N34°19'25"E	37.10
C31	66°51'27"	40.00	46.68	26.40	N26°44'03"W	44.07
C32	90°37'41"	20.00	31.64	20.27	S14°36'56"E	28.44
C33	00°32'13"	205.00	1.92	0.96	N30°11'48"E	1.92
C34	20°30'36"	205.00	73.38	37.09	N19°40'23"E	72.99
C35	09°25'05"	205.00	33.70	16.89	N04°42'30"E	33.66
C36	07°42'27"	205.00	27.58	13.81	N03°51'13"W	27.56
C37	21°08'46"	205.00	75.66	38.27	N18°16'56"W	75.23
C38	00°18'43"	205.00	1.12	0.56	N29°08'25"W	1.12
C39	90°34'53"	20.00	31.62	20.20	S16°07'30"W	28.43
C40	63°12'29"	40.00	44.13	24.61	N29°48'43"E	41.92
C41	55°28'00"	40.00	38.72	21.03	N29°31'32"W	37.23
C42	92°16'21"	40.00	64.42	41.62	S76°36'18"W	57.68
C43	10°31'15"	20.00	3.67	1.84	N35°43'44"E	3.67
C44	80°03'38"	20.00	27.95	16.80	N81°01'11"E	25.73
C45	13°40'96"	205.00	48.90	24.57	N65°47'03"W	48.79
C46	17°08'43"	205.00	60.99	30.72	N81°08'27"W	60.76
C47	90°00'00"	61.85	97.15	61.85	S44°39'49"E	87.47
C48	44°49'54"	155.00	121.28	63.94	N67°14'52"W	118.21
C49	21°47'43"	160.23	60.95	30.85	S79°26'20"W	60.58
C50	19°50'15"	160.23	55.48	28.02	S58°37'21"W	55.20
C51	83°15'55"	85.00	123.53	75.55	S89°39'49"E	112.94
C52	24°41'30"	160.23	69.05	35.07	N60°22'36"W	68.52
C53	16°56'28"	160.23	47.38	23.86	N81°11'35"W	47.20
C54	45°10'06"	155.00	122.19	64.47	S67°45'08"W	119.05
C55	45°10'06"	155.00	122.19	64.47	S22°35'03"W	119.05
C56	89°24'01"	20.00	31.21	19.79	S44°42'01"E	28.14
C57	13°15'54"	155.00	35.88	18.02	N83°58'02"E	35.80
C58	09°50'05"	155.00	26.61	13.34	N72°25'03"E	26.57
C59	14°33'05"	205.00	52.06	26.17	S74°46'32"W	51.92
C60	08°17'07"	205.00	29.64	14.85	S86°11'38"W	29.62
C61	90°20'11"	20.00	31.53	20.12	N45°10'06"E	28.37
C62	44°49'54"	155.00	121.28	63.94	N22°24'57"W	118.21
C63	12°54'42"	155.00	34.93	17.54	S83°52'50"W	34.86
C64	09°55'36"	155.00	26.85	13.46	S72°27'45"W	26.82
C65	06°40'35"	205.00	23.89	11.96	N70°50'18"E	23.87
C66	16°25'24"	205.00	58.76	29.58	N82°23'17"E	58.56
C67	90°35'59"	20.00	31.63	20.21	S45°17'59"W	28.43
C68	89°39'49"	20.00	31.30	19.88	S44°49'54"E	28.20
C69	90°20'11"	20.00	31.53	20.12	N45°10'06"E	28.37
C70	89°39'49"	20.00	31.30	19.88	N44°49'54"W	28.20
C71	89°39'49"	20.00	31.30	19.88	N44°49'54"W	28.20
C72	90°20'11"	20.00	31.53	20.12	S45°10'06"W	28.37
C73	89°39'49"	20.00	31.30	19.88	S44°49'54"E	28.20
C74	90°20'11"	20.00	31.53	20.12	N45°10'06"E	28.37
C75	89°39'49"	20.00	31.30	19.88	N44°49'54"W	28.20
C76	90°20'11"	20.00	31.53	20.12	S45°10'06"W	28.37
C77	44°49'54"	155.00	121.28	63.94	S22°24'57"E	118.21
C78	44°49'54"	155.00	121.28	63.94	S67°14'52"E	118.21
C79	45°10'06"	155.00	122.19	64.47	N67°45'08"E	119.05
C80	45°10'06"	155.00	122.19	64.47	N22°35'03"E	119.05
C81	45°10'06"	180.00	141.90	74.87	S67°45'08"W	138.25
C82	45°10'06"	180.00	141.90	74.87	S22°35'03"W	138.25
C83	44°49'54"	180.00	140.84	74.25	S22°24'57"E	137.28
C84	44°49'54"	180.00	140.84	74.25	S67°14'52"E	137.28
C85	45°10'06"	180.00	141.90	74.87	N67°45'08"E	138.25
C86	45°10'06"	180.00	141.90	74.87	N22°35'03"E	138.25
C87	44°49'54"	180.00	140.84	74.25	N22°24'57"W	137.28
C88	44°49'54"	180.00	140.84	74.25	N67°14'52"W	137.28
C89	22°50'11"	180.00	71.74	36.35	S78°55'06"W	71.27
C90	23°05'59"	180.00	72.57	36.78	N79°02'59"E	72.08
C91	90°00'02"	20.00	31.42	20.00	N44°39'50"W	28.28
C92	90°00'00"	20.00	31.42	20.00	S45°20'11"W	28.28
C93	09°36'01"	205.00	34.35	17.21	S64°29'26"E	34.31
C94	74°19'17"	40.00	51.89	30.32	N83°39'23"E	48.32
C95	16°49'01"	40.00	11.74	5.91	N38°05'14"E	11.70
C96	90°37'51"	20.00	31.64	20.22	S74°59'39"W	28.44

LINE TABLE		
LINE	LENGTH	BEARING
L4	103.87	N33°36'40"E
L5	103.89	N32°56'34"W
L6	56.31	N02°27'19"W
L7	57.61	N89°12'00"W
L8	25.00	S44°49'54"E
L9	51.89	N28°48'03"W
L10	51.07	S29°18'36"W
L11	43.40	S35°10'29"E
L12	59.99	N24°37'44"E
L13	51.25	N29°11'52"E
L14	25.02	N87°48'44"W
L15	51.71	S28°54'43"E
L16	51.25	N29°11'52"E
L17	38.26	N40°48'12"W
L18	51.71	S28°54'43"E
L19	57.66	S87°16'24"W
L20	57.53	S03°15'49"W
L21	25.00	N45°10'06"E
L22	51.66	S61°23'36"W
L23	51.30	S60°29'49"E
L24	25.23	N08°08'57"E
L25	25.00	N44°49'54"W
L26	57.21	S86°13'01"E
L27	57.99	S02°12'43"E
L28	45.13	N33°38'13"E
L29	51.71	N28°54'43"W
L30	51.25	S29°11'52"W
L31	25.09	S85°12'06"E
L32	51.71	N28°54'43"W
L33	51.25	S29°11'52"W
L34	51.71	N28°54'43"W
L35	51.25	S29°11'52"W
L36	37.79	N41°25'10"E
L37	56.00	N05°46'41"E
L38	59.25	N89°42'08"E
L39	25.00	S45°19'96"W
L40	37.35	N51°55'42"W
L41	46.15	S56°51'35"E
L42	10.00	S90°08'00"W

EAGLE POINT PLAT E

MINIMUM LOT FRONTAGE = 64.47 FT
MINIMUM LOT SIZE = 5,695 SQ FT
TOTAL LOTS = 143
TOTAL PUBLIC USE/OPEN SPACE = 2.72 AC
TOTAL PLAT ACRES = 38.64
TOTAL LOT ACRES = 26.90
TOTAL STREET ACREAGE = 8.56
TOTAL PARK ACREAGE = .46
AVERAGE LOT SIZE = .19 AC

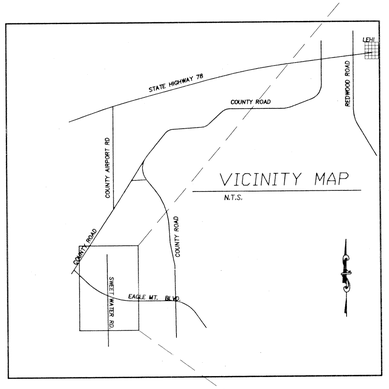
SUBDIVISION NAME: EAGLE POINT PLAT E
TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL

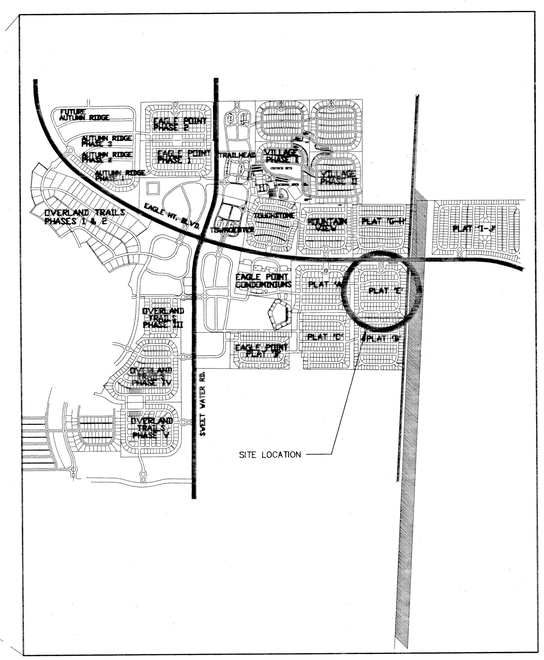
OWNER/DEVELOPER: PATTERSON CONSTRUCTION INC.
ATTN: WAYNE PATTERSON
2245 NORTH 1200 EAST
LEHI, UTAH 84043

PROJECT #99156
PLOT VIEW = '60'

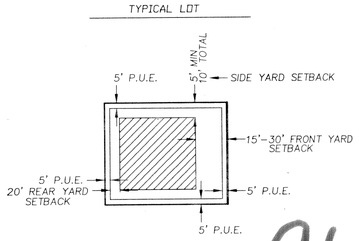
DRAFTED BY SKS 2/17/00
File name: F:\SDSKPRO\\99156\PLAT_E.DWG
Sheet Name: plat_title

60 0 60 180
Scale 1" = 60 ft





TYPICAL LOT



SURVEYOR'S CERTIFICATE

I, MELVIN MCQUARRIE DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 178851 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

7/18/00
DATE

SURVEYOR

BOUNDARY DESCRIPTION

COMMENCING AT A POINT S00°28'57"W ALONG THE SECTION LINE A DISTANCE OF 1360.31 FEET AND EAST A DISTANCE OF 1156.32 FEET FROM THE NORTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M TO THE POINT OF BEGINNING;

SAID POINT BEING ON THE EASTERLY BOUNDARY OF EAGLE POINT PLAT C;
THENCE N01°01'56"E 99.93 FEET ALONG SAID PLAT TO THE SOUTHEAST CORNER OF EAGLE POINT PLAT A;
THENCE NORTH 1216.01 FEET ALONG THE EASTERLY BOUNDARY OF SAID PLAT TO A POINT ON EAGLE MOUNTAIN BOULEVARD;
THENCE S89°39'49"E 1313.11 FEET ALONG SAID RIGHT OF WAY;
THENCE S03°12'41"W 1323.28 FEET;
THENCE N89°24'01"W 1240.83 TO THE POINT OF BEGINNING.

CONTAINS 38.64 ACRES.

ENT 106662:2002 Bk 1 9685
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2002 Sep 12 9:36 am FEE 203.00 BY BLS
RECORDED FOR EAGLE MOUNTAIN

7/18/00
DATE

SURVEYOR (SEE SEAL BELOW)

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 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO THE TOWN OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS EASEMENTS AND ALL OTHER PLACES OF PUBLIC USE TO THE TOWN OF EAGLE MOUNTAIN, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE TOWN OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE TOWN AND THE INHABITANTS THEREOF.

DAY OF Aug 26 A.D. 20 00

JAMES PATTERSON

(President) Patterson Construction Inc. AND EAGLE POINT PROPERTIES LIMITED PARTNERSHIP

TOWN ATTORNEY APPROVAL

APPROVED THIS 20 DAY OF August, A.D. 2002, BY THE TOWN ATTORNEY OF EAGLE MOUNTAIN TOWN.

CITY TOWN ATTORNEY

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE 22nd DAY OF Aug, A.D. 2000 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC (SEE SEAL BELOW)
2319 N 940 E LEHI, UTAH 84043
COMMISSION EXPIRES 12/14/05

ACCEPTANCE BY LEGISLATIVE BODY

THE ~~TOWN~~ CITY COUNCIL OF ~~TOWN OF~~ EAGLE MOUNTAIN CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 20TH DAY OF AUGUST, A.D. 2002.

APPROVED MAYOR ATTEST CLERK-RECORDER (SEE SEAL BELOW)

TOWN ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 20th DAY OF August, A.D. 2002, BY THE PLANNING COMMISSION OF OF EAGLE MOUNTAIN TOWN.

DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

TOWN ENGINEER APPROVAL

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE TOWN OF EAGLE MOUNTAIN.

APPROVED THIS 20 DAY OF Aug, A.D. 2002

TOWN ENGINEER

EAGLE POINT PLAT E

TOWN OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE 1" = 60 FEET

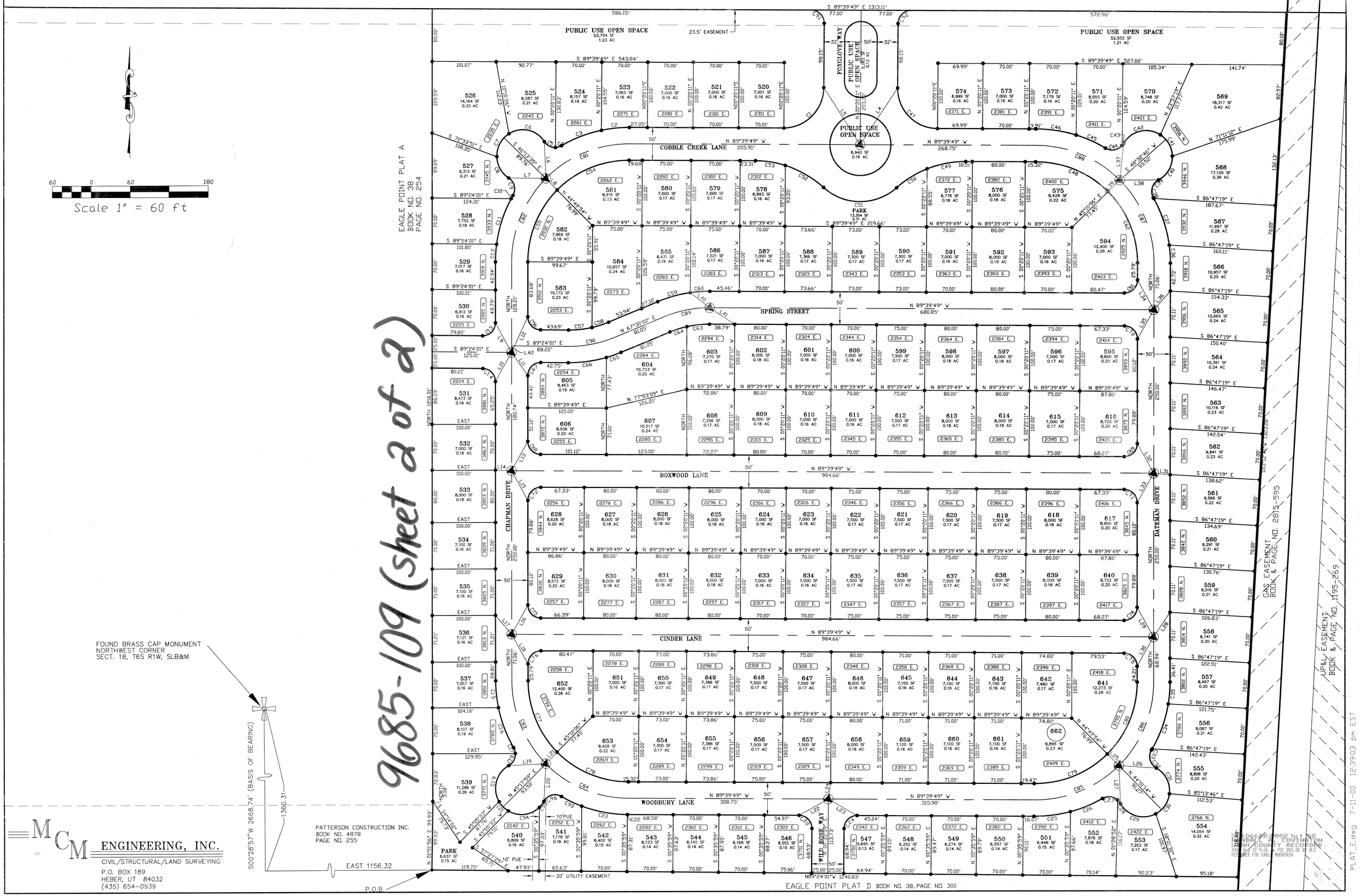
SURVEYOR'S SEAL — REGISTERED LAND SURVEYOR No. 178851 Melvin C. McQuarrie STATE OF UTAH 7/18/00
NOTARY PUBLIC — COMM. EXP.
TOWN ENGINEER SEAL
CLERK-RECORDER SEAL

MCM ENGINEERING, INC.
CIVIL/STRUCTURAL/LAND SURVEYING
P.O. BOX 189
HEBER, UT 84032
(435) 654-0939

9685-109 (sheet 1 of 2)

PLAT_E.dwg 7-11-00 12:43:18 pm EST SEC 18, T6S, R1W, SLB&M TU-038 JT

EAGLE MT. BLVD.; ENTRY NO. 83435; MAP NO. 7292



9685-109 (sheet 2 of 2)

MCM ENGINEERING, INC.
CIVIL/STRUCTURAL/LAND SURVEYING
P.O. BOX 189
HEBER, UT 84032
(435) 654-0939

PLAT.Edwg 7-11-00 12:39:03 pm EST

SHEET 2 OF 2

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Thursday, July 10, 2025

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Market Place at Eagle Mountain Town Center phase 2 out of warranty Bond Release**

City Recorder:

The above-mentioned subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder

EAGLE MOUNTAIN

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Tuesday, March 22, 2022

City Recorder's Office
Eagle Mountain City
1650 East Stagecoach Run
Eagle Mountain, Utah 84005

Subject: **Market Place at Eagle Mountain Town Center phase 2** Bond Letter Requirements

City Recorder:
I have reviewed the improvement requirements for **Market Place at Eagle Mountain Town Center phase 2**, and recommend the following bonding amount for this concept:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	**ROADWAY IMPROVEMENTS**				
a	30" curb & gutter	616	LF	$15.00	$9,240.00
b	Asphalt paving	21726	SF	$1.75	$38,020.50
c	Sidewalk	2616	SF	$4.00	$10,464.00
d	ADA ramp	10	EA	$1,200.00	$12,000.00
e	6' wide waterway	55	LF	$3.75	$206.25
f	SWPPP	1	LS	$3,000.00	$3,000.00
2	**STORM DRAIN**				
a	18" storm drain pipe	368	LF	$30.00	$11,040.00
b	15" storm drain pipe	46	LF	$30.00	$1,380.00
c	12" storm drain pipe	33	LF	$25.00	$825.00
d	Snout	1	EA	$500.00	$500.00
e	Inlet box	3	EA	$2,500.00	$7,500.00
f	Combo box	2	EA	$4,000.00	$8,000.00
3	**SEWER**				
a	8" sewer pipe	432	LF	$40.00	$17,280.00
b	Manhole	1	EA	$4,000.00	$4,000.00
c	Connect to existing	1	EA	$800.00	$800.00
4	**WATER**				
a	Hot tap	1	EA	$3,500.00	$3,500.00
b	2" blowoff	1	EA	$2,000.00	$2,000.00
c	8" c-900	311	LF	$45.00	$13,995.00
d	8" gate valve	1	EA	$2,000.00	$2,000.00
	TOTAL CONSTRUCTION COST				**$145,750.75**
	10% Bond Coverage				$14,575.08
	TOTAL BOND AMOUNT:				**$160,325.83**

A total of 110 percent of the total construction cost shall be guaranteed in the form of a performance bond totaling **$160,325.83**; the above estimate is for determining the required bond amount only. The developer is fully responsible to comply with the Eagle Mountain City Construction Standards and Ordinances.

Please call me if you have any questions.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, Eagle Mountain City Recorder

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE:	Thursday, July 10, 2025
TO:	Forrest Gaskill
FROM:	Robert Ballif Engineering Tech. II
SUBJECT:	**Market Place 2 walk through into warranty-updated**

A walk-thru was performed on the above Subdivision. The following were present.

Robert Ballif – EM Engineering Assistant

After performing a walk-through, we have the following comments:

General:

1. ~~Exit sewer video.~~

Private Road:

1. ~~Fire hydrant by Wing Stop place 6" riser on hydrant.~~
2. ~~Crack seal phase line by the round-about.~~

Raven Way:

1. ~~Crack seal phase line at the round-about on the west side.~~
2. ~~Storm drain combo box to the temporary pond clean.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for entering warranty.

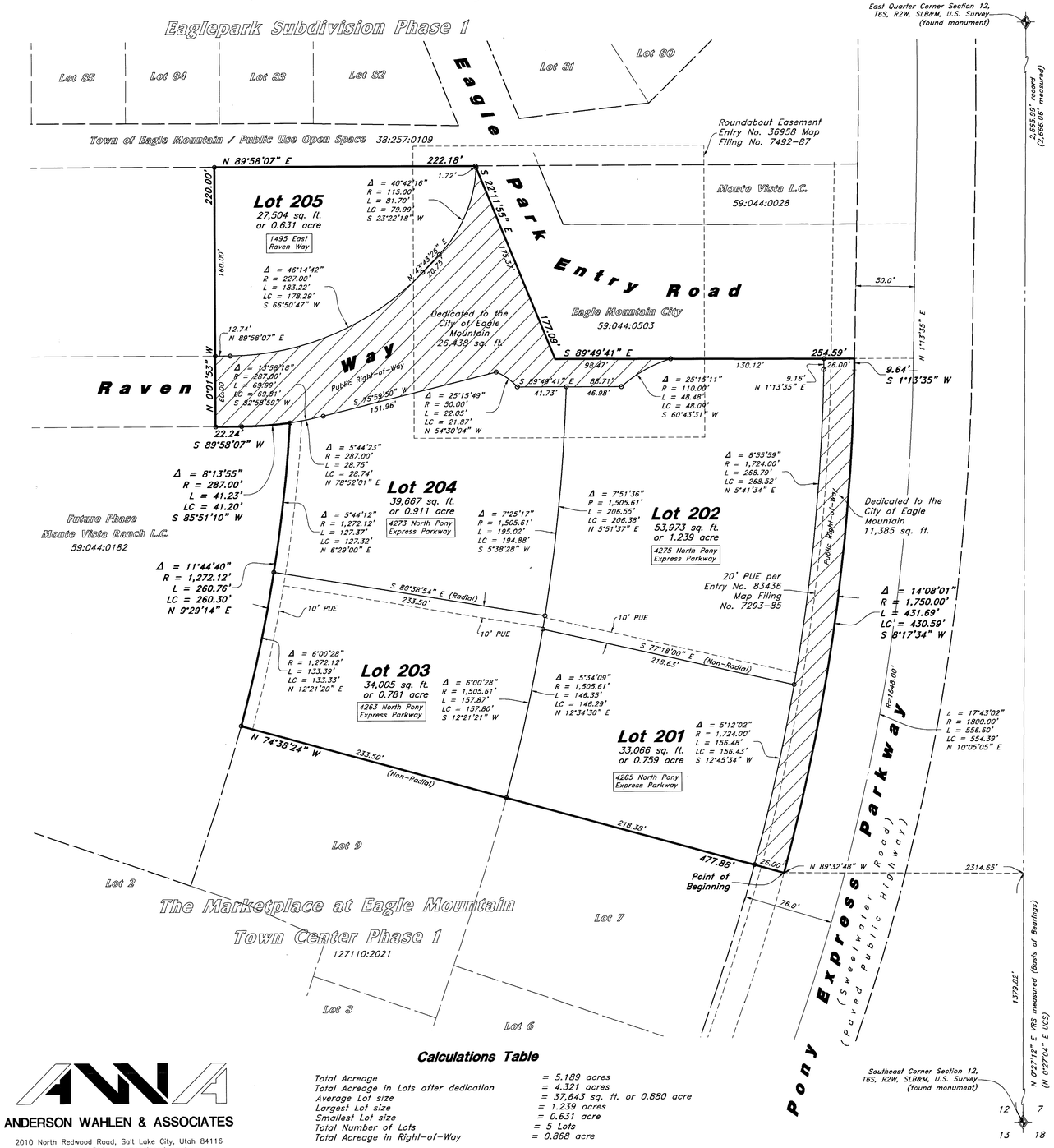
18-1805UB P2

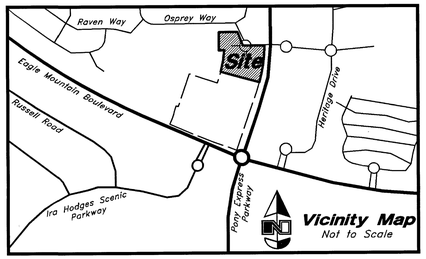
The Marketplace at Eagle Mountain Town Center
Phase 2

A part of the South Half of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah

February 2022

Scale: 1" = 50'





Narrative

This Subdivision was requested by Bill Gaskill to create 5 Lots.

This Survey retraces and honors a previous 2016 Boundary/Topographical Survey by Focus Engineering and Surveying, LLC, File No. 18-288, a 2020 ALTA Survey by Anderson Wahlen and Associates, and the adjacent The Marketplace at Eagle Mountain Subdivision.

A line between monuments found for the Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'12" East as the Basis of Bearings to place the Survey on the NAD 1983 Utah Central Zone State Plane datum.

Existing Agreements

This Subdivision is located in an existing property development subject to existing Cross-Access, Maintenance, underground utilities and other relevant agreements contained in the following recorded Declarations, Agreements and Amendments thereof, records of Utah County, Utah:

Declaration of Covenants, Conditions, Restrictions and Easements of Marketplace at Eagle Mountain Town Center recorded concurrent with Phase 1 on July 27, 2021 as Entry No. 130929:2021.

Declarations recorded October 29, 2009 as Entry No. 113261:2009 of Official Records, Amendment to Declarations recorded December 13, 2010 as Entry No. 108314:2010 of Official Records, Amendment to Declarations recorded May 25, 2018 as Entry No. 49096:2018 of Official Records, Amendment to Declarations recorded June 14, 2019 as Entry No. 54420:2019 of Official Records, Amendment to Declarations recorded September 17, 2019 as Entry No. 92248:2019 of Official Records and Amendment to Declarations recorded November 8, 2019 as Entry No. 117084:2019 of Official Records affects this site along with more land but contains nothing to plat.

Notice of Reinvestment Fee Covenant (Pursuant to Utah Code Ann. 56-1-46) and the terms, conditions and limitations contained therein, recorded May 20, 2010 as Entry No. 1553:2010 of Official Records affects this site along with more land but contains nothing to plat.

Easement Notes

Communications Easement Agreement in favor of FirstDigital Telecom, LLC, a Utah limited liability company recorded August 15, 2018 as Entry No. 77533:2018 of Official Records blankets this site along with more land but contains nothing to plat.

Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Corner
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"
- Road Dedication to Eagle Mountain City

Acknowledgment

State of }ss
County of

On the 4 day of March, 2022 personally appeared before me, the undersigned Notary Public, Tiffany Walden, who being by me duly sworn did say that she is the Manager of Diamante Vista, LLC a Utah limited liability company, by authority of its members or its articles of organization, and she acknowledged to me that said limited liability company executed the same.

Notary Public Full Name: Christine Giordano
Commission Number: 707893
My Commission Expires: 8/22/2023

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

NOTARY PUBLIC OF UTAH

Calculations Table

Total Acreage	= 5.189 acres
Total Acreage in Lots after dedication	= 4.321 acres
Average Lot size	= 37,643 sq. ft. or 0.880 acre
Largest Lot size	= 1.239 acres
Smallest Lot size	= 0.631 acre
Total Number of Lots	= 5 Lots
Total Acreage in Right-of-Way	= 0.868 acre

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWengineering.net

18306

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as The Marketplace at Eagle Mountain Town Center Phase 2.

Boundary Description

A part of the South Half of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain, Utah County, Utah:

Beginning at the Northeast Corner of The Marketplace at Eagle Mountain Town Center Subdivision, recorded as Entry No. 127110:2021 and as Map No. 17808, on the Westerly Line of Pony Express Parkway as it exists at 50.00 foot half-width, located 1379.82 feet North 0°27'12" East (North 0°27'04" East Utah County Survey record) along the East Line of said Section 12; and 2314.65 feet North 89°32'48" West from a Brass Cap Monument found marking the Southeast Corner of said Section 12; and running thence North 74°38'24" West 477.88 feet along the Northerly Line of said Subdivision to the Northwest Corner of Lot 9 of said Subdivision; thence Northeasterly along the arc of a 1272.12 foot radius curve to the left a distance of 260.76 feet (Center bears North 74°38'25" West, Central Angle equals 11°44'40" and Long Chord bears North 9°29'14" East 260.30 feet) to the future Southerly Line of Raven Way; thence along said future Southerly Line the following two courses: Southwesterly along the arc of a 287.00 foot radius curve to the right a distance of 41.23 feet (Center bears North 8°15'47" West, Central Angle equals 8°13'55" and Long Chord bears South 85°51'10" West 41.20 feet) to a point of tangency; and South 89°58'07" West 22.24 feet; thence North 0°01'53" West 220.00 feet to the South Line of Eaglepark Subdivision Phase I; thence North 89°58'07" East 222.18 feet to the Westerly Line of Eagle Park Entry Road; thence along the Westerly and Southerly lines of said Road the following two courses: South 22°11'55" East 177.09 feet; and South 89°49'41" East 254.59 feet to said Westerly Line of Pony Express Parkway; thence along said Westerly Line the following two courses: South 1°13'35" West 9.64 feet to a point on a curve; and Southwesterly along the arc of a 1750.00 foot radius curve to the right a distance of 431.69 feet (Center bears North 88°46'26" West, Central Angle equals 14°08'01" and Long Chord bears South 8°17'34" West 430.59 feet) to said Northeast Corner of The Marketplace at Eagle Mountain Town Center Subdivision and the point of beginning

Contains 226,038 sq. ft.
Or 5.189 acres
5 Lots

28 Feb, 2022
Date:

Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

We, the undersigned owners of all the real property depicted on this plat described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into 5 Lots, roads, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

In witness whereof we have hereunto set our hands this 4 day of March, A.D. 2022.

EM Commercial Development, LLC
by: EM, LLC, a Utah limited liability Company
by: William Gaskill
its: Manager

Diamante Vista, LLC
by: Tiffany Walden
its: Manager

Acknowledgment

State of }ss
County of

On the 4 day of March, 2022, personally appeared before me, the undersigned Notary Public, William Gaskill, who being by me duly sworn did say that he is the Manager of EM, LLC which is the Manager of EM Commercial Development, LLC a Utah limited liability company, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

ENT 51377:2022 Ryan B 18306
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Apr 26 9:15 am FEE 40.00 BY TR
RECORDED FOR EAGLE MOUNTAIN CITY

Notary Public Full Name: Christine Giordano
Commission Number: 707893
My Commission Expires: 8/22/2023

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

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 24 day of March, 2022.

Approved by Mayor

Approved by City Attorney

Approved by City Engineer

Attest by City Recorder
(See Seal Below)

The Marketplace at Eagle Mountain Town Center Phase 2

A part of the South Half of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH		REGISTERED PROFESSIONAL ENGINEER No. 280052 CHRISTOPHER TODD TRUSTY 4-22-22 STATE OF UTAH	EAGLE MOUNTAIN CITY

Bruce D. Pimper 28 Feb, 2022

SEC 12, T6S, R2W SLBM TV 38 DR

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Thursday, July 10, 2025

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Parkway Fields phase 'C' plat 1 out of warranty Bond Release**

City Recorder:

The above-mentioned subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder

EAGLE MOUNTAIN

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, October 23, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stagecoach Run
Eagle Mountain, Utah 84005

Subject: **Parkway Fields phase "C" plat 1** Bond Letter Requirements-Reduced

City Recorder:
I have reviewed the improvement requirements for **Parkway Fields phase "C" plat 1** Subdivision and recommend the following bonding amount for this concept.

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL
1	**SITE PREP.**					
a	Mobilization	1	0	LS	$10,000.00	$0.00
b	Clear & grub	763150	0	SF	$0.05	$0.00
c	Import fill	50000	0	TON	$16.25	$0.00
2	**ROADWAY IMPROVEMENTS**					
a	Rough grade	358475	358475	SF	$0.15	$53,771.25
b	3" Asphalt Roadway	72735	72735	SF	$1.25	$90,918.75
c	8" base	4075	4075	TON	$16.25	$66,218.75
d	9" sub-base	128430	0	SF	$3.25	$0.00
e	5" asphalt	128430	128430	SF	$1.30	$166,959.00
f	9" base	13580	13580	TON	$16.25	$220,675.00
g	18" sub-base	38300	0	SF	$1.05	$0.00
h	8' asphalt trail	16890	16890	SF	$4.45	$75,160.50
i	4' interior sidewalk	14705	14705	SF	$6.25	$91,906.25
j	5' sidewalk	22505	22505	SF	$6.25	$140,656.25
k	Sidewalk prep.	37210	37210	SF	$1.50	$55,815.00
l	ADA ramps & placards	5	5	EA	$1,650.00	$8,250.00
m	30" Curb & Gutter modified	4310	4310	LF	$28.50	$122,835.00
n	30" Curb & Gutter high back	3740	3740	LF	$28.50	$106,590.00
o	Median curb type P	412	412	LF	$24.00	$9,888.00
p	Parking stalls	7100	7100	SF	$2.15	$15,265.00
q	Stop/street signs	7	7	EA	$600.00	$4,200.00
3	**CULINARY WATER**					
a	8" C-900 water line	2960	296	LF	$50.00	$14,800.00
b	8" gate valve	17	1.7	EA	$2,900.00	$4,930.00
c	8" tee	5	0.5	EA	$1,500.00	$750.00
d	8" bend	6	0.6	EA	$1,000.00	$600.00

e	8"x18" cross	1	0.1	EA	$7,850.00	$785.00
f	18" C-900 water line	1920	192	LF	$168.00	$32,256.00
g	18" valve	2	0.2	EA	$7,850.00	$1,570.00
h	1" sample station	1	0.1	EA	$3,300.00	$330.00
i	3/4" service	116	11.6	EA	$2,100.00	$24,360.00
j	Fire Hydrant	12	1.2	EA	$8,900.00	$10,680.00
k	Connect to existing	2	0.2	EA	$2,500.00	$500.00
	PI					
l	12" C-900 irrigation line	760	190	LF	$89.00	$16,910.00
m	10" C-900 irrigation line	1180	295	LF	$72.00	$21,240.00
n	8" C-900 irrigation line	420	105	LF	$52.50	$5,512.50
o	6" C-900 irrigation line	480	120	LF	$44.00	$5,280.00
p	2" irr service	4	1	EA	$5,185.00	$5,185.00
q	6" bend	2	0.5	EA	$875.00	$437.50
r	12" valve	1	0.25	EA	$5,000.00	$1,250.00
s	10" valve	3	0.75	EA	$4,300.00	$3,225.00
t	8" valve	2	0.5	EA	$2,900.00	$1,450.00
u	6" valve	2	0.5	EA	$2,000.00	$1,000.00
v	12" cross	1	0.25	EA	$3,500.00	$875.00
w	10" cross	1	0.25	EA	$3,100.00	$775.00
4	**SEWER**					
a	8" sewer main	2520	126	LF	$51.00	$6,426.00
b	60" CIP sewer manhole	1	0.05	EA	$10,200.00	$510.00
c	60" Sewer manholes	5	0.25	EA	$7,200.00	$1,800.00
d	48" Sewer manholes	12	0.6	EA	$5,300.00	$3,180.00
e	4" Sewer services	116	5.8	EA	$1,525.00	$8,845.00
f	Connect to existing	2	0.1	EA	$2,200.00	$220.00
5	**STORM DRAIN**					
a	Connect to existing	2	0.1	EA	$1,800.00	$180.00
b	12" storm drainpipe	380	19	LF	$70.00	$1,330.00
c	15" storm drainpipe	220	11	LF	$73.00	$803.00
d	18" storm drainpipe	2120	106	LF	$79.00	$8,374.00
e	24" storm drainpipe	1660	83	LF	$97.50	$8,092.50
f	30" storm drainpipe	180	9	LF	$131.50	$1,183.50
g	60" storm drain manhole w/collars	12	0.6	EA	$5,400.00	$3,240.00
h	72" storm drain manhole w/collars	1	0.05	EA	$8,100.00	$405.00
i	Combo box	15	0.75	EA	$6,450.00	$4,837.50
j	Curb inlet box/tie in	12	0.6	EA	$3,700.00	$2,220.00
k	Double curb inlet box/tie in	3	0.15	EA	$6,925.00	$1,038.75
	TOTAL CONSTRUCTION COST					**$1,436,495.00**
	Original 10% Bond Coverage					$476,925.38
	TOTAL BOND AMOUNT:					**$1,913,420.38**

A total of 110 percent of the total construction cost shall be guaranteed in the form of a performance bond totaling **$1,913,420.38**; the above estimate is for determining the required bond amount only. The developer is fully responsible for complying with the Eagle Mountain City Construction Standards and Ordinances.

Please call me if you have any questions.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, Eagle Mountain City Recorder

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Thursday, July 10, 2025
TO: Will Welsh
FROM: Robert Ballif – Engineering Assistant
SUBJECT: Parkway Fields phase C plat 1 exit warranty-Updated

A walk-thru was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. II

After performing the walk-thru of the subdivision, have the following comments:

General Notes:

1. ~~Exit sewer video fixes.~~
2. ~~Land bridges to be removed and sidewalk checked.~~

Palisade Ave:

1. ~~Marked sidewalk and curb with a red 'X' to be replaced.~~
2. ~~All inlet protection to be cleaned and inlets.~~
3. ~~Intersection of Pole Canyon clean valves.~~
4. ~~Intersection Pole Canyon ADA's hollow to be fixed.~~
5. ~~Lot #3116 storm drain combo lid to say storm drain, not sewer.~~
6. ~~Lot #3092 by irrigation vault undermining of the sidewalk.~~
7. ~~Intersection Canyonlands storm drain manhole add step.~~

Canyonlands Ln.:

1. ~~Marked sidewalk and curb with a red 'X' to be replaced.~~
2. ~~All inlet protection to be cleaned and inlets.~~
3. ~~House #2019 storm drain combo lid to say storm drain, not sewer. Clean concrete out.~~

Hovenweep Dr.:

1. ~~House #3019 hydrant lower place riser 6". Move hydrant away from the driveway.~~

Otter Ln.:

1. ~~Marked sidewalk and curb with a red 'X' to be replaced.~~
2. ~~All inlet protection to be cleaned and inlets.~~
3. ~~Fix street sign at Canyonlands, Otte & Hovenweep.~~
4. ~~Clean valves at Canyonlands intersection.~~
5. ~~North end sewer & storm manholes clean.~~

Cedar Breaks Ln.:

1. ~~Marked sidewalk and curb with a red 'X' to be replaced.~~
2. ~~All inlet protection to be cleaned and inlets.~~

Antelope Ln.:

1. ~~Marked sidewalk and curb with a red 'X' to be replaced.~~
2. ~~All inlet protection to be cleaned and inlets.~~
3. ~~Intersection Bryce Canyon sewer manhole backed up, needs to be cleaned ASAP. lid to say sewer, not storm drain.~~
4. ~~Intersection of Bryce Canyon valve lids to say water, not irrigation.~~

Arches Dr.:

1. ~~House #3020 find the hydrant valve.~~
2. ~~House #3034 sewer manhole clean.~~

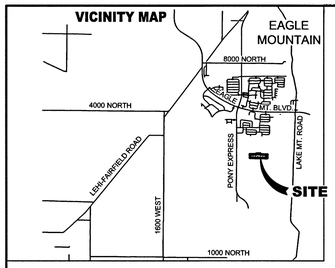
Bryce Canyon:

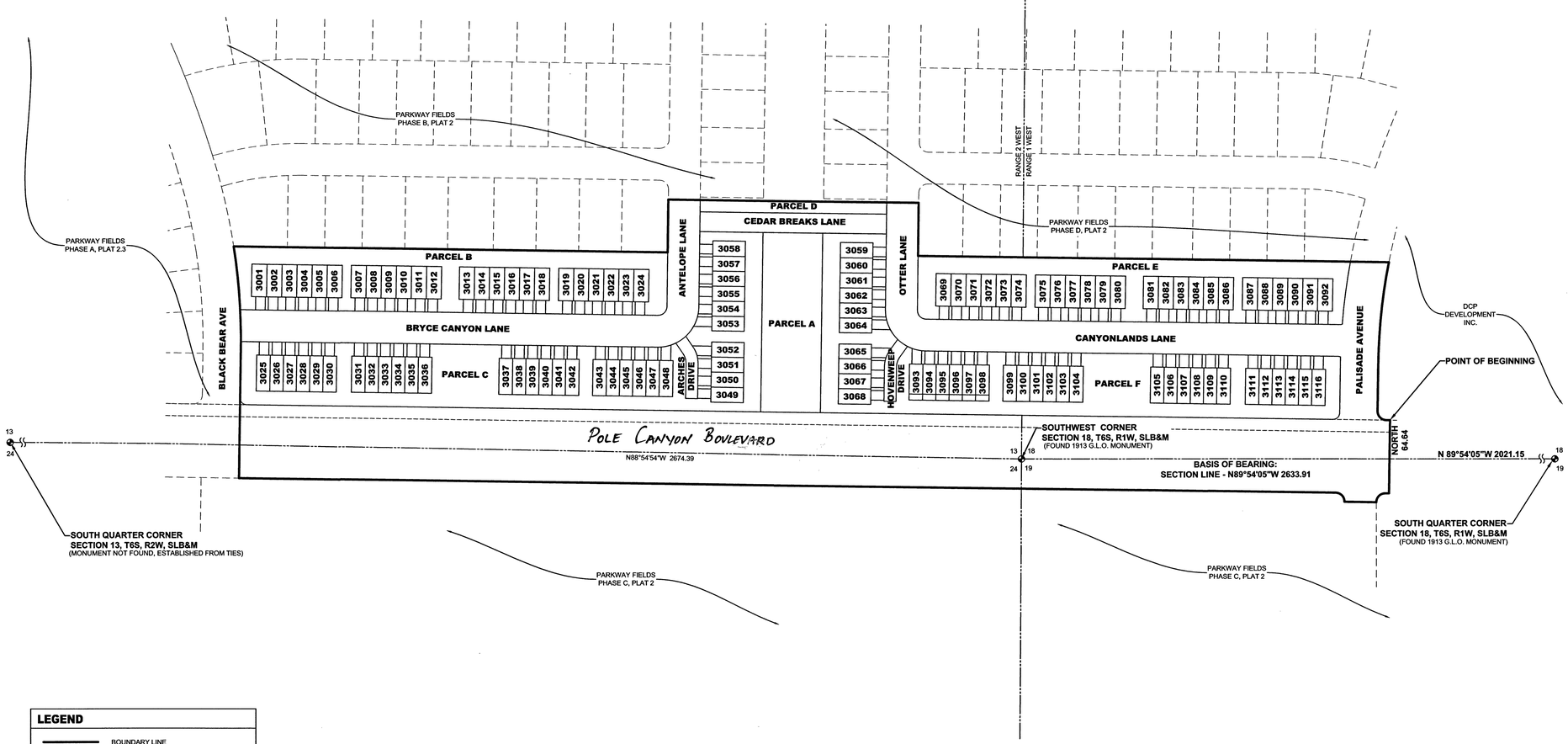
1. ~~Remove & replace sidewalk marked with red 'X'.~~

Pole Canyon Blvd.:

1. ~~Marked curb with a red 'X' to be replaced.~~
2. ~~Asphalt pathway damage both sides of the road to be fixed.~~
3. ~~Lot #3037 (House # 1840) hydrant valve clean. Find location wire.~~
4. ~~All inlet protection to be cleaned and inlets.~~
5. ~~House #1889 south side of the road, valves in park strip to be set to grade (they are too high and missing parts) and valve lids placed on top that say water.~~
6. ~~Club house (open space areas) combo box grout pipe & house #2986 south side of road grout pipe.~~
7. ~~House # 1967 sewer manhole lid to say sewer, not storm drain.~~
8. ~~North side of road across form house #2005 clean & grout pipes.~~
9. ~~House #2047 storm drain manhole add step.~~
10. ~~Intersection Palisades inlet southeast side grout pipes.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the exit warranty release amount.





SURVEYOR'S CERTIFICATE

I, CHAD POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°54'05"W ALONG THE SECTION LINE 2021.15 FEET AND NORTH 64.64 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S00°50'25"W 122.00 FEET; THENCE N89°09'35"W 6.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'32", CHORD: S45°50'39"W 21.21 FEET; THENCE N89°09'43"W 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N44°09'35"W 21.21 FEET; THENCE N89°09'35"W 1822.44 FEET TO THE SOUTHEAST CORNER OF PARKWAY FIELDS PHASE A, PLAT 2.3, DESCRIBED IN ENTRY NUMBER 39642:2023, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE EAST LINE OF SAID PLAT THE FOLLOWING TWO (2) COURSES: N00°50'25"E 213.09 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 172.71 FEET WITH A RADIUS OF 1036.50 FEET THROUGH A CENTRAL ANGLE OF 09°32'49", CHORD: N03°56'00"W 172.51 FEET; THENCE S89°09'35"E 721.23 FEET; THENCE N00°46'37"E 87.94 FEET; THENCE S89°13'23"E 416.00 FEET; THENCE S00°46'37"W 88.40 FEET; THENCE S89°09'35"E 782.86 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 172.82 FEET WITH A RADIUS OF 973.50 FEET THROUGH A CENTRAL ANGLE OF 10°10'16", CHORD: S05°55'33"W 172.59 FEET; THENCE S00°50'25"W 76.09 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S89°09'35"E 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±17.67 ACRES
769,694 SQ. FT.

NOVEMBER 13, 2023
DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS PARCELS A, B, C, D, E, AND F, AS INDICATED HEREON, TO THE PARKWAY FIELDS OWNERS ASSOCIATION, INC., WITH A REGISTERED ADDRESS OF 2940 WEST MAPLE LOOP DRIVE, SUITE 102, LEHI, UTAH 84043.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 15th DAY OF November, A.D. 2023

Nate Hutchinson, President, BCP Development Inc.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Utah S.S.

ON THIS 15th DAY OF November 2023 PERSONALLY APPEARED BEFORE ME Nate Hutchinson WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE President OF BCP Development Inc. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Nate Hutchinson ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 718363
MY COMMISSION EXPIRES: 6/11/25
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain 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 4 DAY OF December, A.D. 2023

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED ENGINEER (See Seal Below)

ATTEST CLERK-RECORDER (See Seal Below)

COUNTY RECORDER STAMP

ENT 78690:2023 MAP# 19008
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 6 09:29 AM FEE 394.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

PARKWAY FIELDS
PHASE C, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100'

SHEET 1 OF 3

SURVEYOR'S SEAL — CHAD A. POULSEN No. 501182 — 11/21/2023

NOTARY PUBLIC SEAL — MATT RASBAND, NOTARY PUBLIC-STATE OF UTAH, COMMISSION# 718363, COMM. EXP. 06-11-2025

CITY-COUNTY ENGINEER SEAL — LICENSED PROFESSIONAL ENGINEER, CHRISTOPHER TODD TRUSTY, No. 286952, STATE OF UTAH

COUNTY-RECORDER SEAL — CORPORATE SEAL, EAGLE MOUNTAIN, EST. 1996, STATE OF UTAH

LEGEND

———	BOUNDARY LINE
—·—·—	CENTERLINE
- - - - -	EASEMENT LINE
— — — —	EXISTING LOT LINES
———	PROPOSED LOT LINES
◉	EXISTING MONUMENT
⊙	PROPOSED MONUMENT
N/A	NO ACCESS

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. ALL COMMON AREAS AND LIMITED COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
3. ALL OPEN SPACE AND COMMON AREAS ARE OWNED AND MAINTAINED BY HOA.
4. PARCELS A, B, C, D, E, & F ARE OWNED AND MAINTAINED BY THE HOA.

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

TABULATIONS

TOTAL ACREAGE:	17.67 ACRES
TOTAL LIMITED COMMON AREA:	1.58 ACRES
TOTAL COMMON AREA:	4.77 ACRES
TOTAL PRIVATE PROPERTY:	2.94 ACRES
TOTAL ROW AREA:	8.03 ACRES
OVERALL DENSITY:	6.56 UNITS/ACRE
TOTAL # OF UNITS:	116 UNITS

TYPICAL SETBACKS AND MUE DETAILS	
ZONE: MF-1	
FRONT:	15'
FRONT GARAGE:	22'
REAR: (BETWEEN BUILDINGS)	30'
SIDE: (BETWEEN BUILDINGS)	15'
GARAGE SIDE: (BETWEEN BUILDINGS)	15'
STREET SIDE:	15'
FRONT MUE:	10'

19008
1 of 3

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA DOMINION ENERGY 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. NOTING 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). DOMINION ENERGY 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 ACKNOWLEDGMENT 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 DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH
APPROVED THIS 21 DAY OF November, 2023
BY:
TITLE: RW CONSTRUCTION REP II

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.

11/21/2023
DIRECT COMMUNICATIONS DATE

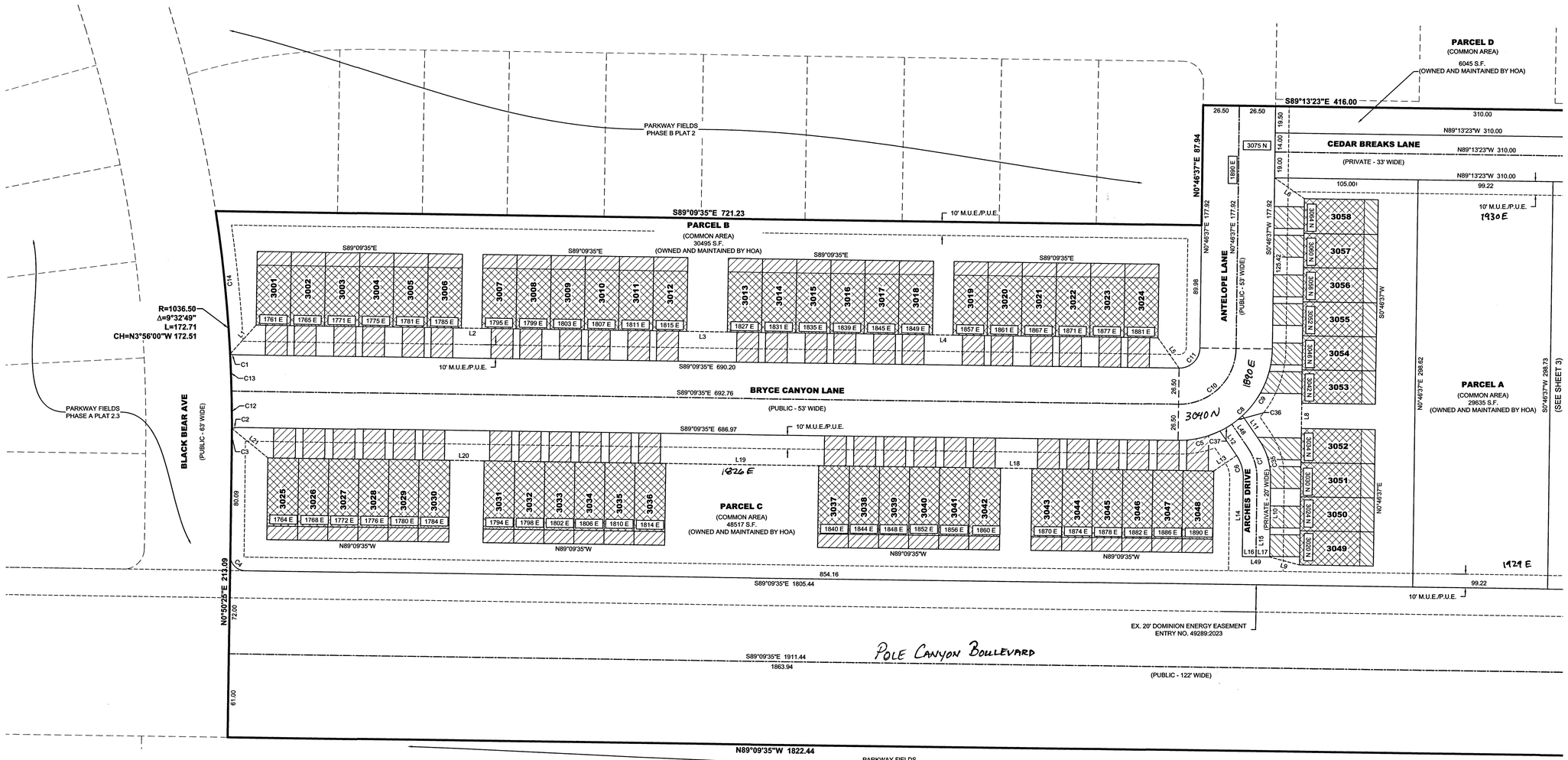
ROCKY MOUNTAIN POWER APPROVAL

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. §17-27a-603(4)(c)(ii) 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
   (4) ANY OTHER PROVISION OF LAW.

11/21/23
ROCKY MOUNTAIN POWER DATE

ENT 78690:2023 PG 3 of 3

SEC. 13, T6S, R2W; SEC. 18, T6S, R1W; SEC. 24, T6S, R2W; SEC. 19, T6S, R1W SLB&M



NORTH

SCALE: 1" = 40'

40 20 0 40

LINE TABLE

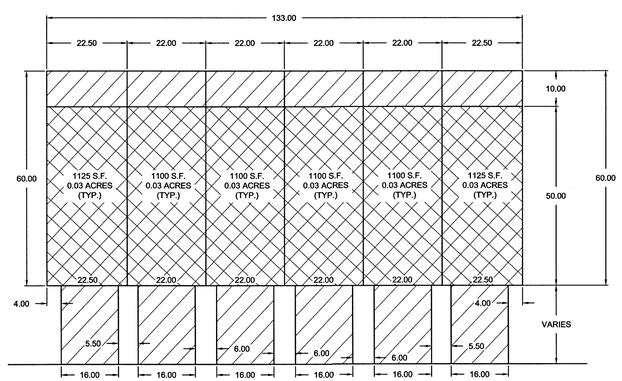
LINE	DIRECTION	LENGTH
L1	N41°53'45"E	28.46
L2	N89°09'35"W	15.00
L3	N89°09'35"W	29.70
L4	N89°09'35"W	15.00
L5	N34°48'13"W	27.07
L6	N54°56'10"W	26.63
L8	S0°46'37"W	18.55
L9	N74°58'54"W	22.69
L10	N0°46'37"E	57.95
L11	S34°18'17"E	21.64
L12	S34°18'17"E	21.64
L13	N56°01'31"E	20.22
L14	N0°46'37"E	57.95
L15	S0°46'37"W	57.95
L16	S89°13'23"E	10.00
L17	S89°13'23"E	10.00
L18	S89°09'35"E	23.00
L19	N89°09'35"W	111.85
L20	S89°09'35"E	25.00
L21	S50°43'25"E	33.96
L48	S34°18'17"E	20.90
L49	S89°13'23"E	20.00

CURVE TABLE

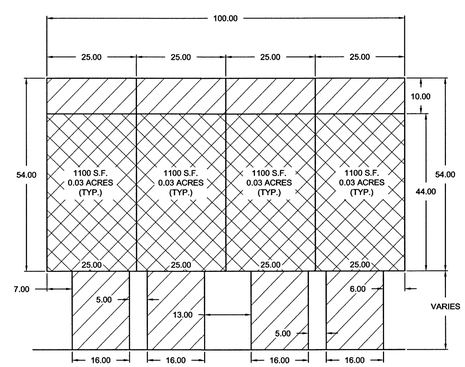
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	15°21'00"	4.02	S81°29'05"E 4.01
C2	15.00	19°48'11"	5.18	S80°56'20"W 5.16
C3	1036.50	0°43'11"	13.02	N0°28'49"E 13.02
C4	11.00	90°00'00"	17.28	S44°09'35"E 15.56
C5	68.00	26°41'18"	31.67	N77°29'46"E 31.39
C6	28.00	35°04'54"	17.14	N16°45'50"W 16.88
C7	38.00	35°04'54"	23.27	S16°45'50"E 22.91
C8	68.00	90°03'48"	106.89	N45°48'31"E 96.22
C9	68.00	46°27'43"	55.14	N24°00'28"E 53.64
C10	41.50	90°03'48"	65.23	N45°48'31"E 58.72
C11	15.00	90°03'48"	23.58	N45°48'31"E 21.22
C12	1036.50	1°30'52"	27.40	N0°38'13"W 27.40
C13	1036.50	1°29'47"	27.07	N2°08'32"W 27.07
C14	1036.50	5°48'58"	105.22	N5°47'55"W 105.17
C35	48.00	35°04'54"	29.39	N16°45'50"W 28.93
C36	68.00	8°27'23"	10.04	N51°28'02"E 10.03
C37	68.00	8°27'23"	10.04	N59°55'25"E 10.03

ENT 78690:2023 MAP# 19008
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 6 09:29 AM FEE 394.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

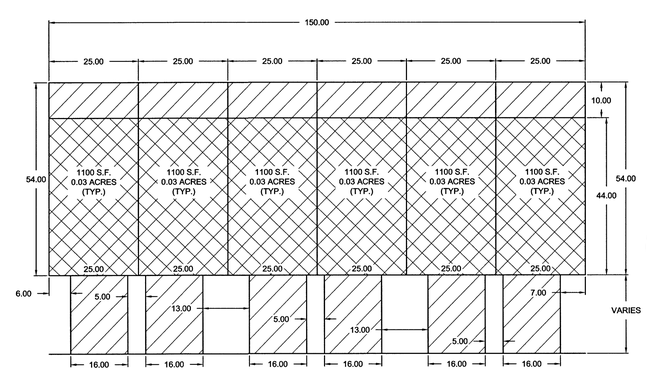
19008
2 of 3



ALLEY LOAD
6 PLEX
LOTS 3025-3048 & 3093-3116



FRONT LOAD
4 PLEX
LOTS 3049-3052 & 3065-3068



FRONT LOAD
6 PLEX
LOTS 3001-3024, 3053-3064 & 3069-3092

STATE OF UTAH
CHAD A. FJELSEN
No. 5011152
PROFESSIONAL LAND SURVEYOR
11/7/2023

LEGEND

BOUNDARY LINE	
CENTERLINE	
EASEMENT LINE	
EXISTING LOT LINES	
PROPOSED LOT LINES	
PROPOSED MONUMENT	
EXISTING MONUMENT	
LIMITED COMMON AREAS	1.93 ACRES
PRIVATE PROPERTY	2.94 ACRES
COMMON AREA (INCLUDING PRIVATE ROADS)	4.77 ACRES

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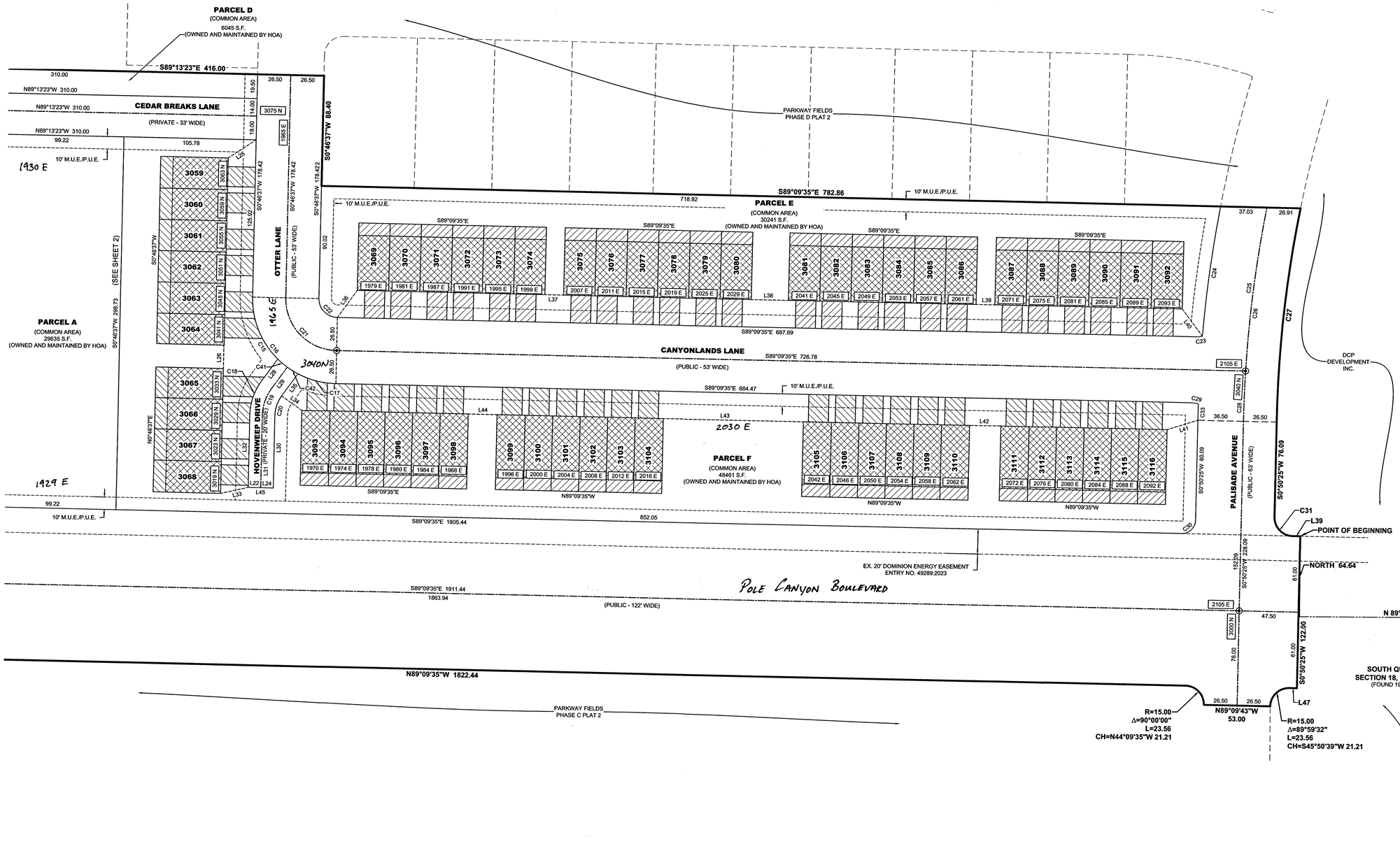
PARKWAY FIELDS
PHASE C, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40'



LINE TABLE

LINE	DIRECTION	LENGTH
L22	S89°05'47"E	10.00
L24	S89°05'47"E	10.00
L25	N56°29'21"E	26.63
L26	N0°46'37"E	18.82
L28	S35°59'06"W	21.98
L29	S35°59'06"W	21.25
L30	N0°46'37"E	57.70
L31	S0°46'37"W	57.68
L32	N0°46'37"E	57.66
L33	N77°02'25"E	22.65
L34	S54°44'35"E	19.84
L35	S35°59'06"W	22.00
L36	N35°51'15"E	26.86
L37	N89°09'35"W	15.00
L38	S89°09'35"E	29.70
L39	S89°09'35"E	15.00
L39	S89°09'35"E	6.00
L40	N36°47'46"W	27.10
L41	S72°28'45"W	25.69
L42	S89°09'35"E	25.00
L43	S89°09'35"E	111.85
L44	S89°09'35"E	23.00
L45	S89°05'47"E	20.00
L47	N89°09'35"W	6.00

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C15	68.00	46°24'32"	55.08	S22°25'39"E 53.59
C16	68.00	89°56'12"	106.74	S44°11'29"E 96.11
C17	68.00	26°36'53"	31.59	S75°51'09"E 31.30
C18	48.00	35°12'31"	29.50	S18°22'52"W 29.03
C19	38.00	35°12'30"	23.35	S18°22'52"W 22.99
C20	28.00	35°12'30"	17.21	S18°22'52"W 16.94
C21	41.50	89°56'12"	65.14	S44°11'29"E 58.66
C22	15.00	89°56'12"	23.55	S44°11'29"E 21.20
C23	15.00	15°21'00"	4.02	N83°09'55"E 4.01
C24	1036.50	5°48'58"	105.22	S7°28'45"W 105.17
C25	1000.00	7°34'59"	132.35	S6°56'51"W 132.25
C26	1000.00	9°53'56"	172.77	S5°47'23"W 172.55
C27	973.50	10°10'16"	172.82	S5°55'33"W 172.59
C28	1000.00	2°18'57"	40.42	S1°59'54"W 40.42
C29	15.00	19°48'11"	5.18	N79°15'30"W 5.16
C30	11.00	90°00'00"	17.28	N45°50'25"E 15.56
C31	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C33	1036.50	0°43'11"	13.02	S1°12'01"W 13.02
C41	68.00	8°27'21"	10.04	S49°51'36"E 10.03
C42	68.00	8°27'26"	10.04	S58°18'59"E 10.03

ENT 78690:2023 MAP# 19008
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 6 09:29 AM FEE 394.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

19008
3 of 3

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- PROPOSED MONUMENT
- EXISTING MONUMENT
- LIMITED COMMON AREAS — 1.93 ACRES
- PRIVATE PROPERTY — 2.94 ACRES
- COMMON AREA (INCLUDING PRIVATE ROADS) — 4.77 ACRES

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STATE OF UTAH
CHAD A. PEULSEN
No. 501182
11/13/2023
PROFESSIONAL LAND SURVEYOR

PARKWAY FIELDS
PHASE C, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40'

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, July 8, 2025

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Parkway Fields phase 'C' plat 2 out of warranty Bond Release**

City Recorder:

The above-mentioned subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder

EAGLE MOUNTAIN

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, October 23, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stagecoach Run
Eagle Mountain, Utah 84005

Subject: **Parkway Fields phase "C" plat 2** Bond Letter Requirements-Reduced

City Recorder:
I have reviewed the improvement requirements for **Parkway Fields phase "C" plat 2** Subdivision and recommend the following bonding amount for this concept.

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL
1	**SITE PREP.**					
a	Mobilization	1	0	LS	$10,000.00	$0.00
b	Clear & grub	600000	0	SF	$0.05	$0.00
c	Import fill	5925	0	TON	$16.25	$0.00
2	**ROADWAY IMPROVEMENTS**					
a	Rough grade	202845	202845	SF	$0.15	$30,426.75
b	3" Asphalt Roadway	91550	91550	SF	$1.90	$173,945.00
c	8" base	91550	91550	SF	$1.25	$114,437.50
d	9" sub-base	5110	5110	TON	$16.25	$83,037.50
e	Parking stalls	5900	5900	SF	$2.15	$12,685.00
f	8' asphalt trail	15005	15005	SF	$4.45	$66,772.25
g	4' interior sidewalk	18115	18115	SF	$6.25	$113,218.75
h	5' sidewalk	29400	29400	SF	$6.25	$183,750.00
i	Sidewalk prep.	47515	47515	SF	$1.50	$71,272.50
j	ADA ramps & placards	18	18	EA	$1,650.00	$29,700.00
k	30" Curb & Gutter modified	5750	5750	LF	$28.50	$163,875.00
l	24" mod curb (parking)	720	720	LF	$26.50	$19,080.00
m	Containment curb	412	412	LF	$24.00	$9,888.00
n	Stop signs	15	15	EA	$300.00	$4,500.00
o	Street signs	10	10	EA	$300.00	$3,000.00
3	**CULINARY WATER**					
a	8" C-900 water line	3460	865	LF	$50.00	$43,250.00
b	8" gate valve	21	5.25	EA	$2,900.00	$15,225.00
c	8" tee	3	0.75	EA	$1,500.00	$1,125.00
d	8" bend	5	1.25	EA	$1,000.00	$1,250.00
e	8" cross	3	0.75	EA	$2,100.00	$1,575.00
f	8" loop	7	1.75	EA	$6,700.00	$11,725.00

g	2" air vac	1	0.25	EA	$8,100.00	$2,025.00
h	1" sample station	1	0.25	EA	$3,300.00	$825.00
i	3/4" service	119	29.75	EA	$2,100.00	$62,475.00
j	Fire Hydrant	8	2	EA	$8,900.00	$17,800.00
k	Connect to existing	2	0.5	EA	$2,000.00	$1,000.00
	PI					
l	12" C-900 irrigation line	100	100	LF	$89.00	$8,900.00
m	8" C-900 irrigation line	260	260	LF	$52.50	$13,650.00
n	6" C-900 irrigation line	1300	1300	LF	$44.00	$57,200.00
o	2" irr service	5	5	EA	$5,185.00	$25,925.00
p	6" valve	11	11	EA	$2,000.00	$22,000.00
q	12" valve	2	2	EA	$5,000.00	$10,000.00
r	6" tee	2	2	EA	$1,300.00	$2,600.00
s	12"x6" tee	1	1	EA	$3,200.00	$3,200.00
t	6" cross	1	1	EA	$1,900.00	$1,900.00
u	6" bend	2	2	EA	$850.00	$1,700.00
v	Loop	7	7	EA	$6,700.00	$46,900.00
w	Connect to existing	3	3	EA	$2,500.00	$7,500.00
4	**SEWER**					
a	8" sewer main	1120	56	LF	$51.00	$2,856.00
b	10" sewer manhole	1160	58	LF	$59.00	$3,422.00
c	60" Sewer manholes	2	0.1	EA	$7,200.00	$720.00
d	48" Sewer manholes	10	0.5	EA	$5,300.00	$2,650.00
e	4" Sewer services	119	5.95	EA	$1,525.00	$9,073.75
f	Connect to existing	2	0.1	EA	$2,200.00	$220.00
5	**STORM DRAIN**					
a	Connect to existing	1	0.05	EA	$1,900.00	$95.00
b	12" storm drainpipe	520	26	LF	$67.00	$1,742.00
c	15" storm drainpipe	1160	58	LF	$73.00	$4,234.00
d	18" storm drainpipe	920	46	LF	$79.00	$3,634.00
e	24" storm drainpipe	420	21	LF	$97.50	$2,047.50
f	36" storm drainpipe	360	18	LF	$165.00	$2,970.00
g	60" storm drain manhole w/collars	5	0.25	EA	$5,400.00	$1,350.00
h	72" storm drain manhole w/collars	2	0.1	EA	$7,000.00	$700.00
i	Combo box	21	1.05	EA	$6,450.00	$6,772.50
j	Curb inlet box/tie in	21	1.05	EA	$3,700.00	$3,885.00
k	4' storm drain sump manhole	1	0.05	EA	$8,400.00	$420.00
	TOTAL CONSTRUCTION COST					**$1,486,130.00**
	Original 10% Bond Coverage					$298,627.95
	TOTAL BOND AMOUNT:					**$1,784,757.95**

A total of 110 percent of the total construction cost shall be guaranteed in the form of a performance bond totaling **$1,784,757.95;** the above estimate is for determining the required bond amount only. The developer is fully responsible for complying with the Eagle Mountain City Construction Standards and Ordinances.

Please call me if you have any questions.
Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, Eagle Mountain City Recorder

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE:	Tuesday, July 8, 2025
TO:	Will Welsh
FROM:	Robert Ballif – Engineering Tech. II
SUBJECT:	**Parkway Fields phase C plat 2 exit warranty-updated**

A walk-thru was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. II

After performing the walk-thru of the subdivision, have the following comments:

General Notes:

1. ~~Exit sewer video.~~

Black Bear Ave:

1. ~~Intersection of Pole Canyon Blvd. the valve lids to say irrigation not water.~~
2. ~~Marked sidewalk & curb & gutter with a red 'X' to be removed and replaced.~~

Rainbow Bridge Dr.:

1. ~~Intersection of Black Bear storm drain manhole add step.~~
2. ~~Marked sidewalk & curb & gutter with a red 'X' to be removed and replaced.~~
3. ~~House #1832 & 1872 concrete spill to be cleaned up.~~
4. ~~House #1868 crack seal asphalt patch.~~

Yuba Dr.:

1. ~~House #2978 sewer manhole add step.~~
2. ~~House #2986 sewer manhole grout pipe.~~

Golden Spike Dr.:

1. ~~Marked sidewalk & curb & gutter with a red 'X' to be removed and replaced.~~
2. ~~Intersection of Rainbow Bridge water valve lid broken, need to replace.~~

Capitol Reef Ave.:

1. ~~Marked sidewalk & curb & gutter with a red 'X' to be removed and replaced.~~
2. ~~Intersection Golden Spike southeast ADA ramp remove the asphalt off the placard.~~

Zion Dr.:

1. ~~Marked sidewalk & curb & gutter with a red 'X' to be removed and replaced.~~
2. ~~Intersection Capitol Reef storm drain manhole clean & grout.~~
3. ~~House #2923 combo box collar replace. Remove the concrete old collar off the road.~~
4. ~~House #2923 sewer manhole clean & lid to say SEWER, not storm drain.~~

Jordanelle Dr.:

1. ~~Intersection Sand Hollow house #2973 sewer manhole needs sewer lid not storm drain & step added.~~
2. ~~Intersection Sand Hollow valve to be cleaned.~~

Sand Hollow Dr.:

1. ~~Marked sidewalk & curb & gutter with a red 'X' to be removed and replaced.~~
2. ~~House #2040 sewer manhole add step. Lid to say sewer.~~

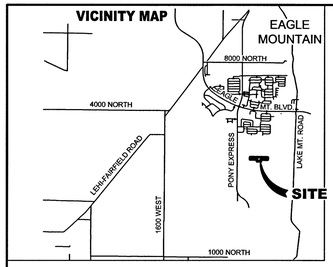
Palisade Ave.:

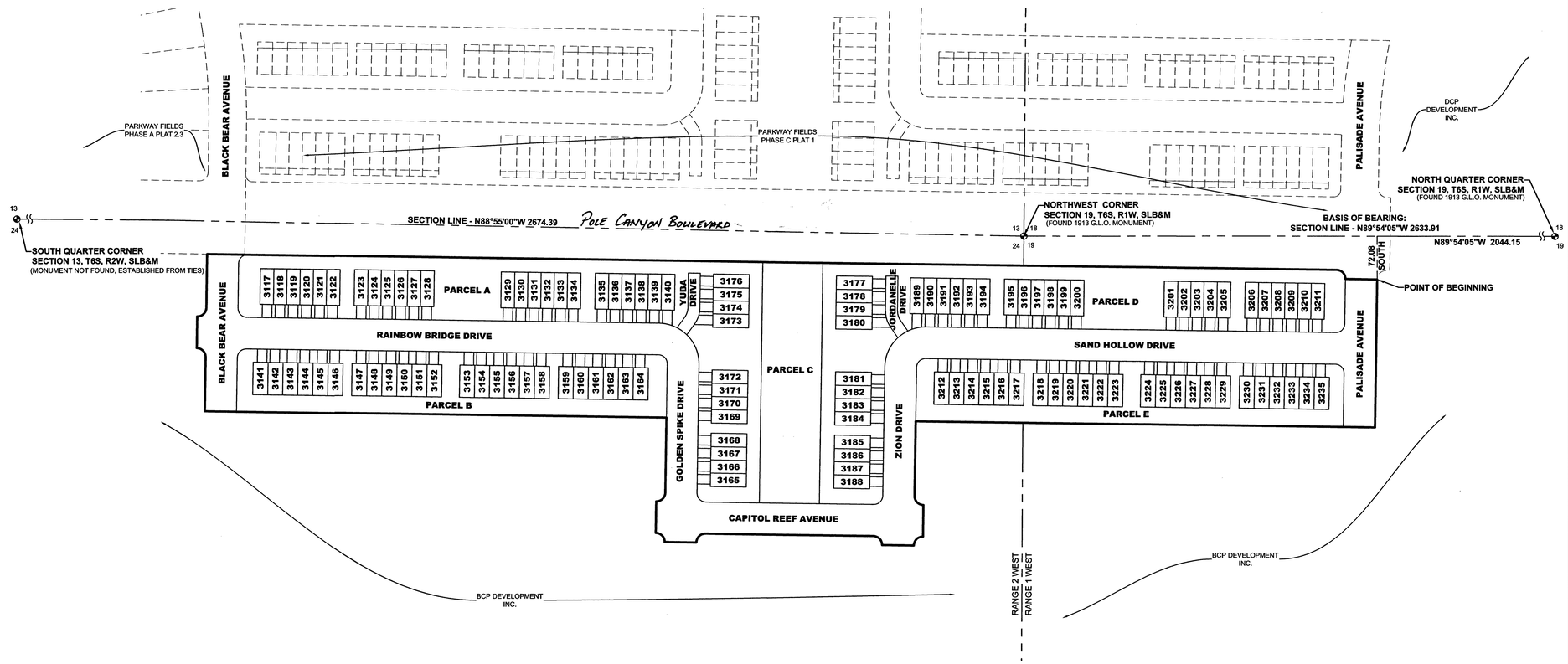
1. ~~Marked sidewalk & curb & gutter with a red 'X' to be removed and replaced.~~
2. ~~South end of the road to be finished, fill the hole and place asphalt.~~
3. ~~Fire hydrant off Pole Canyon Blvd south side, clean valve. Find locate wire.~~

Pole Canyon Blvd.:

~~1. Marked damage to the trailway to be fixed.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the exit warranty release amount.





SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°54'05"W ALONG THE SECTION LINE 2044.15 FEET AND SOUTH 72.08 FEET FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: THENCE S00°50'25"W 248.00 FEET; THENCE N89°09'35"W 766.94 FEET; THENCE S00°50'25"W 125.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S00°50'25"W 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°50'25"W 21.21 FEET; THENCE N89°09'35"W 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N44°09'35"W 21.21 FEET; THENCE N89°09'35"W 260.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°50'25"W 21.21 FEET; THENCE N89°09'35"W 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N44°09'35"W 21.21 FEET; THENCE N00°50'25"E 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N45°50'25"E 21.21 FEET; THENCE N00°50'25"E 125.00 FEET; THENCE N89°09'35"W 770.50 FEET; THENCE N00°50'25"E 90.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N44°09'35"W 21.21 FEET; THENCE N00°50'25"E 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N45°50'25"E 21.21 FEET; THENCE N00°50'25"E 90.00 FEET; THENCE S89°09'35"E 1885.44 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S89°09'43"E 53.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±13.72 ACRES
597,560 SQ. FT.

ENT 78691:2023 MAP# 19009
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 6 09:29 AM FEE 398.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

November 13, 2023
DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS PARCELS A, B, C, D, AND E, AS INDICATED HEREON, TO THE PARKWAY FIELDS OWNERS ASSOCIATION, INC., WITH A REGISTERED ADDRESS OF 2940 WEST MAPLE LOOP DRIVE, SUITE 102, LEHI, UTAH 84043.

and private roads

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13th DAY OF November, A.D. 20 23

BCP Development Inc., President, Nate Hutchinson

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

ON THIS 13 DAY OF November 2023 PERSONALLY APPEARED BEFORE ME Nate Hutchinson WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT (HE) SHE IS THE President OF BCP Development Inc. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Nate Hutchinson ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 718363
MY COMMISSION EXPIRES: 6/11/25
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain
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 21 DAY OF December, A.D. 2023

APPROVED BY _____ City Attorney

Tom Tenney, Mayor

APPROVED Christy Trusty
ENGINEER
(See Seal Below)

ATTEST _____
CLERK-RECORDER
(See Seal Below)

PARKWAY FIELDS
PHASE C, PLAT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100'

SHEET 1 OF 3

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
STATE OF UTAH CHAD A. POULSEN No. 501182 PROFESSIONAL LAND SURVEYOR 11/13/2023	MATT RASBAND NOTARY PUBLIC-STATE OF UTAH COMMISSION# 718363 COMM. EXP. 06-11-2025	LICENSED PROFESSIONAL ENGINEER CHRISTOPHER TODD TRUSTY No. 7605052 11-13-23 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

This form approved by Utah County and the municipalities therein.

LEI #2019-0046

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- N/A NO ACCESS

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. ALL COMMON AREAS AND LIMITED COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
3. ALL OPEN SPACE AND COMMON AREAS ARE OWNED AND MAINTAINED BY HOA.
4. PARCELS A,B,C,D & E ARE OWNED AND MAINTAINED BY HOA.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.0393
office@lei-eng.com
www.lei-eng.com

TABULATIONS

TOTAL ACREAGE:	13.72 ACRES
TOTAL LIMITED COMMON AREA:	1.54 ACRES
TOTAL COMMON AREA:	5.95 ACRES
TOTAL PRIVATE PROPERTY:	3.02 ACRES
TOTAL ROW AREA:	3.57 ACRES
OVERALL DENSITY:	8.67 UNITS/ACRE
TOTAL # OF UNITS:	119 UNITS

TYPICAL SETBACKS AND MUE DETAILS

ZONE: MF-1	
FRONT:	15'
FRONT GARAGE:	22'
REAR:	30' BETWEEN BUILDINGS
SIDE:	15' BETWEEN BUILDINGS
GARAGE SIDE:	15' BETWEEN BUILDINGS
STREET SIDE:	15'
FRONT MUE:	10'

19009
1 of 3

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR 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 DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS 21 DAY OF November, 20 23

BY: Jacob Little

TITLE: Pre Construction Rep II

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.

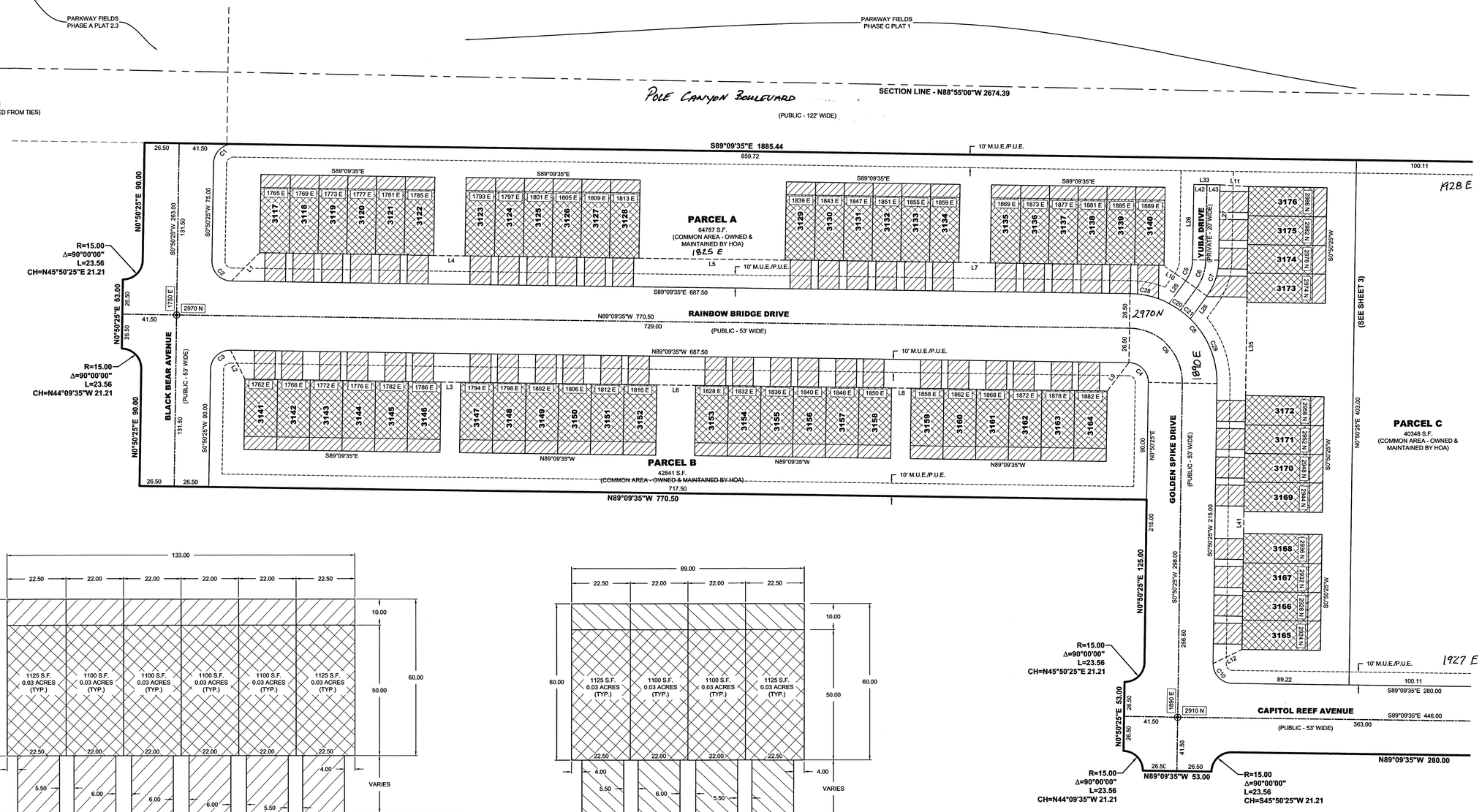
DIRECT COMMUNICATIONS — DATE 11/21/2023

ROCKY MOUNTAIN POWER APPROVAL

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. §17-27a-603(4)(c)(ii) 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
   (4) ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER — DATE 11/21/23

Sec. 24, T6S, R2W; Sec. 19, T6S, R1W SLB&M TU-038-S

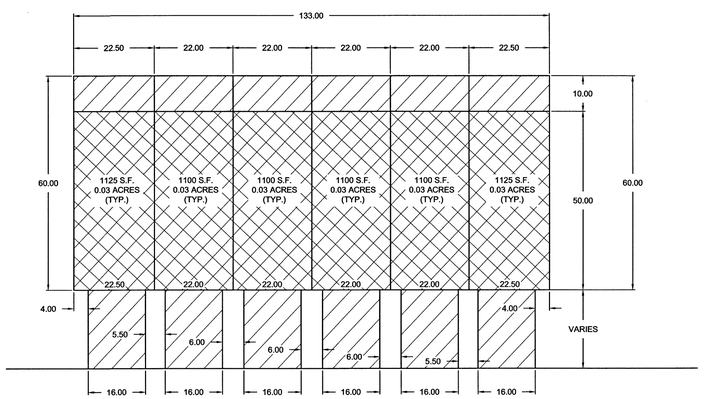


CURVE TABLE

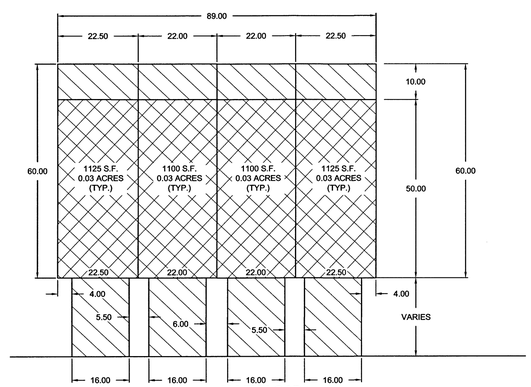
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C2	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C3	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C4	15.00	90°00'00"	23.56	N44°09'35"W 21.21
C5	28.00	35°08'41"	17.17	N18°24'46"E 16.91
C6	38.00	35°08'41"	23.31	N18°24'46"E 22.95
C7	48.00	35°08'41"	29.44	N18°24'46"E 28.98
C8	68.00	90°00'00"	106.81	N44°09'35"W 96.17
C9	41.50	90°00'00"	65.19	N44°09'35"W 58.69
C10	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C20	68.00	8°27'25"	10.04	S58°16'47"E 10.03
C21	68.00	8°27'22"	10.04	S49°49'24"E 10.03
C28	68.00	26°39'05"	31.63	N75°50'02"W 31.35
C29	68.00	46°26'08"	55.11	N22°22'39"W 53.61

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S45°10'11"W	30.75
L2	N26°41'29"W	24.81
L3	N89°09'35"W	15.00
L4	N89°09'35"W	24.00
L5	N89°09'35"W	111.85
L6	N89°09'35"W	29.70
L7	N89°09'35"W	24.00
L8	N89°09'35"W	15.00
L9	N37°25'33"E	27.40
L10	S55°23'40"E	20.64
L11	N86°29'20"W	21.86
L12	S63°59'48"W	24.61
L25	N35°59'06"E	21.71
L26	N0°50'25"E	57.92
L27	S0°50'25"W	57.89
L28	N35°59'06"E	21.70
L33	N89°05'47"W	20.00
L35	S0°50'25"W	71.48
L41	N0°50'25"E	16.93
L42	N89°05'47"W	10.00
L43	N89°05'47"W	10.00



ALLEY LOAD
6 PLEX
LOTS 3117-3140, 3189-3200, & 3206-3211



ALLEY LOAD
4 PLEX
LOTS 3165-3188

ENT 78691:2023 MAP# 19009
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 6 09:29 am FEE 396.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

19009
2 of 3

LEGEND

BOUNDARY LINE	
CENTERLINE	
EASEMENT LINE	
EXISTING LOT LINES	
PROPOSED LOT LINES	
PROPOSED MONUMENT	
EXISTING MONUMENT	
LIMITED COMMON AREAS	1.54 ACRES
PRIVATE PROPERTY	3.02 ACRES
COMMON AREA (INCLUDING PRIVATE ROADS)	5.95 ACRES

STATE OF UTAH
CHAD A. POULSEN
No. 501182
11/17/2023
PROFESSIONAL LAND SURVEYOR

PARKWAY FIELDS
PHASE C, PLAT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

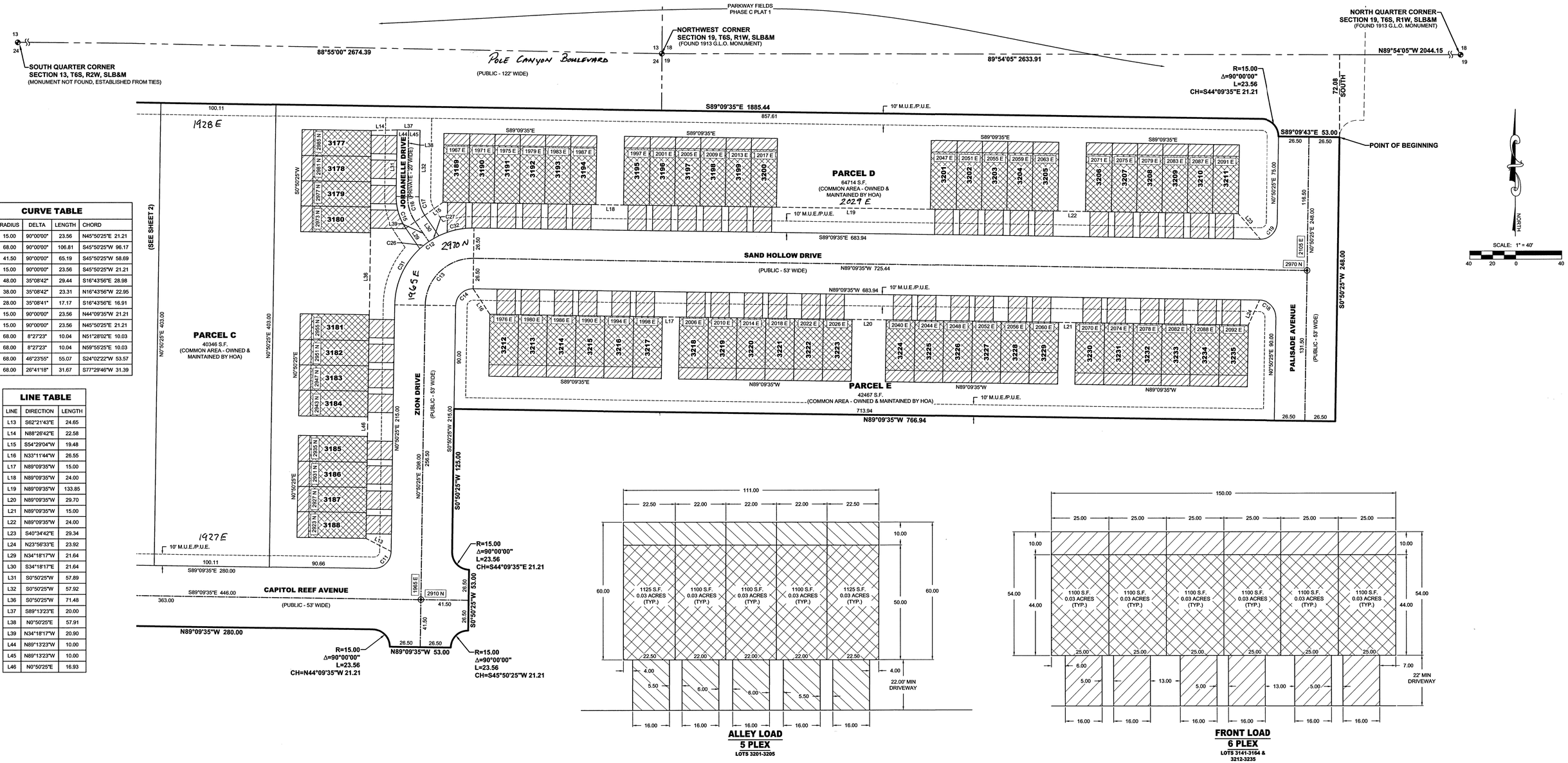
SHEET 2 OF 3

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
	LICENSED PROFESSIONAL ENGINEER No. 286052 CHRISTOPHER TODD TRUSTY 11-28-23 STATE OF UTAH	

This form approved by Utah County and the municipalities therein.

LEI #2019-0046

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



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C11	15.00	90°00'00"	23.56	N45°50'25"E 21.21
C12	68.00	90°00'00"	106.81	S45°50'25"W 96.17
C13	41.50	90°00'00"	65.19	S45°50'25"W 58.69
C14	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C15	48.00	35°08'42"	29.44	S16°43'56"E 28.98
C16	38.00	35°08'42"	23.31	N16°43'56"W 22.95
C17	28.00	35°08'41"	17.17	S16°43'56"E 16.91
C18	15.00	90°00'00"	23.56	N44°09'35"W 21.21
C19	15.00	90°00'00"	23.56	N45°50'25"E 21.21
C26	68.00	8°27'23"	10.04	N51°28'02"E 10.03
C27	68.00	8°27'23"	10.04	N59°55'25"E 10.03
C31	68.00	46°23'55"	55.07	S24°02'22"W 53.57
C32	68.00	26°41'18"	31.67	S77°29'46"W 31.39

LINE TABLE

LINE	DIRECTION	LENGTH
L13	S62°21'43"E	24.65
L14	N88°26'42"E	22.58
L15	S54°29'04"W	19.48
L16	N33°11'44"W	26.55
L17	N89°09'35"W	15.00
L18	N89°09'35"W	24.00
L19	N89°09'35"W	133.85
L20	N89°09'35"W	29.70
L21	N89°09'35"W	15.00
L22	N89°09'35"W	24.00
L23	S40°34'42"E	29.34
L24	N23°56'33"E	23.92
L29	N34°18'17"W	21.64
L30	S34°18'17"E	21.64
L31	S0°50'25"W	57.89
L32	S0°50'25"W	57.92
L36	S0°50'25"W	71.48
L37	S89°13'23"E	20.00
L38	N0°50'25"E	57.91
L39	N34°18'17"W	20.90
L44	N89°13'23"W	10.00
L45	N89°13'23"W	10.00
L46	N0°50'25"E	16.93

ALLEY LOAD
5 PLEX
LOTS 3201-3205

FRONT LOAD
6 PLEX
LOTS 3141-3164 &
3212-3235

ENT 78691:2023 MAP# 19009
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 6 09:29 AM FEE 398.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

19009
3 of 3

LEGEND

BOUNDARY LINE	
CENTERLINE	
EASEMENT LINE	
EXISTING LOT LINES	
PROPOSED LOT LINES	
PROPOSED MONUMENT	
EXISTING MONUMENT	
LIMITED COMMON AREAS	1.54 ACRES
PRIVATE PROPERTY	3.02 ACRES
COMMON AREA (INCLUDING PRIVATE ROADS)	5.95 ACRES

PARKWAY FIELDS
PHASE C, PLAT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 3 OF 3

SURVEYOR'S SEAL — STATE OF UTAH — STEVEN A. POULSEN No. 501182 — 11/17/2023 — PROFESSIONAL LAND SURVEYOR

CITY ENGINEER SEAL — LICENSED PROFESSIONAL ENGINEER — No. 286092 — CHRISTOPHER TODD TRUSTY — 11-28-23 — STATE OF UTAH

CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI #2019-0046

LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
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office@lei-eng.com
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2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Monday, July 21, 2025

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Rush Creek phase 'A' plat 1 out of warranty Bond Release**

City Recorder:

The above-mentioned subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder

EAGLE MOUNTAIN

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, May 18, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain, Utah 84005

Subject: **Rush Creek** Bond Letter Requirements-Reduced-Revised

City Recorder:

I have reviewed the improvement requirements for **Rush Creek** Subdivision, and recommend the following bonding amount for this concept:

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL
1	**SITE PREP.**					
a	Mobilization	1	0	LS	$57,500.00	$0.00
b	Strip topsoil & grub	200000	0	SF	$0.15	$0.00
c	Silt fence	3000	0	LF	$1.73	$0.00
d	SWPP sweeping	40	0	DAYS	$230.00	$0.00
e	Track pad	1	0	EA	$690.00	$0.00
2	**ROADWAY IMPROVEMENTS**					
a	3 inch Surface Course	122000	122000	SF	$1.96	$239,120.00
b	6 inch Road base(also behind curb)	122000	122000	SF	$1.04	$126,880.00
c	12 inch sub-base(e-fill)9behind curb)	143000	143000	SF	$1.27	$181,610.00
d	30" curb & gutter	7200	7200	LF	$23.30	$167,760.00
e	5' Sidewalk	5000	5000	LF	$27.60	$138,000.00
f	8' Sidewalk	2000	2000	LF	$43.70	$87,400.00
g	Manhole collars	21	21	EA	$460.00	$9,660.00
h	Valve collars	19	19	EA	$300.00	$5,700.00
i	Street/stop signs	4	4	EA	$345.00	$1,380.00
j	ADA access ramps	10	10	EA	$2,000.00	$20,000.00
k	Saw cut	1800	1800	LF	$1.73	$3,114.00
l	Asphalt patching	1000	1000	SF	$5.75	$5,750.00
m	Remove existing asphalt	1000	1000	SF	$2.30	$2,300.00
n	Street lights	6	6	EA	$4,600.00	$27,600.00
o	Trench fill	16000	8000	TON	$13.80	$110,400.00
3	**CULINARY WATER**					
a	8" culinary water c-900	4200	2100	LF	$49.45	$103,845.00
b	8" gate valve	7	3.5	EA	$2,587.00	$9,054.50

c	8" fittings	14	7	EA	$1,110.00	$7,770.00
d	8" hot tap	1	1	EA	$3,221.00	$3,221.00
e	12" water main	140	140	LF	$86.00	$12,040.00
f	12" butterfly valve	3	30	EA	$3,047.00	$91,410.00
g	12" fitting	2	2	EA	$1,627.00	$3,254.00
h	Fire Hydrant	11	3.3	EA	$7,532.00	$24,855.60
i	6" fire line stub	15	10.05	EA	$2,450.00	$24,622.50
j	2" water service	15	15	EA	$4,692.00	$70,380.00
k	2" blow off	4	4	EA	$1,817.00	$7,268.00
l	4" blow off	4	4	EA	$2,392.00	$9,568.00
4	**STORM DRAIN**					
a	15" RCP	2400	1200	LF	$47.85	$57,420.00
b	12" RCP	460	230	LF	$43.70	$10,051.00
c	Detention pond	1040	520	CY	$11.50	$5,980.00
d	Flared end section	3	1.5	EA	$750.00	$1,125.00
e	Combo box	1	0.5	EA	$6,450.00	$3,225.00
f	Curb inlet 2x3	9	4.5	EA	$3,617.00	$16,276.50
g	60" manhole	11	5.5	EA	$4,784.00	$26,312.00
5	**SEWER**					
a	10" Sewer pipe	530	265	LF	$48.25	$12,786.25
b	8" sewer	2550	1275	LF	$40.25	$51,318.75
c	6" lateral	15	7.5	EA	$1,932.00	$14,490.00
d	48" sewer manholes	8	4	EA	$5,175.00	$20,700.00
e	60" sewer manholes	3	1.5	EA	$6,325.00	$9,487.50
	TOTAL CONSTRUCTION COST					**$1,723,134.60**
	Original 10% Bond Coverage					$227,381.10
	TOTAL BOND AMOUNT:					**$1,950,515.70**

A total of 110 percent of the total construction cost shall be guaranteed in the form of a performance bond totaling **$1,950,515.70.** The above estimate is for determining the required bond amount only. The developer is fully responsible for complying with the Eagle Mountain City Construction Standards and Ordinances.

Please call me if you have any questions.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, Eagle Mountain City Recorder

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Monday, July 21, 2025
TO: Vince Hogge
FROM: Robert Ballif - Engineering Tech. II
SUBJECT: Rush Creek walk through-updated

A walk-thru was performed on the above Subdivision. The following were present.

Robert Ballif – EM Engineering Tech. II

After performing a walk-through on Rush Creek, we have the following comments:

General Notes:

1. ~~Exit sewer video.~~

River Bend Way:

1. ~~Storm drain manhole clean at intersection of Split Rock~~
2. ~~Lot #101 north east sewer manhole clean~~

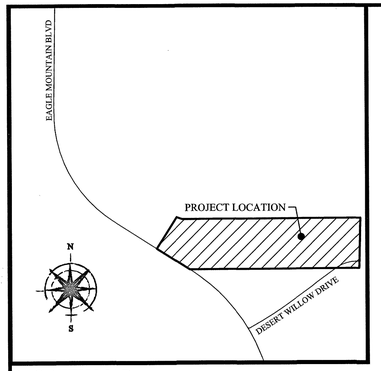
Split Rock Dr.:

1. ~~Lot #101 fire hydrant find the locate wire. To look like other hydrant, locate wires.~~
2. ~~Lot #105 clean sewer manhole.~~

Needle Rock Dr.:

1. ~~Lot #106 north sewer manhole clean.~~
2. ~~North end blow off valve clean.~~
3. ~~Intersection of Split Rock clean valve.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- RIGHT-OF-WAY DEDICATION

RUSH CREEK INDUSTRIAL PHASE A, PLAT 1

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

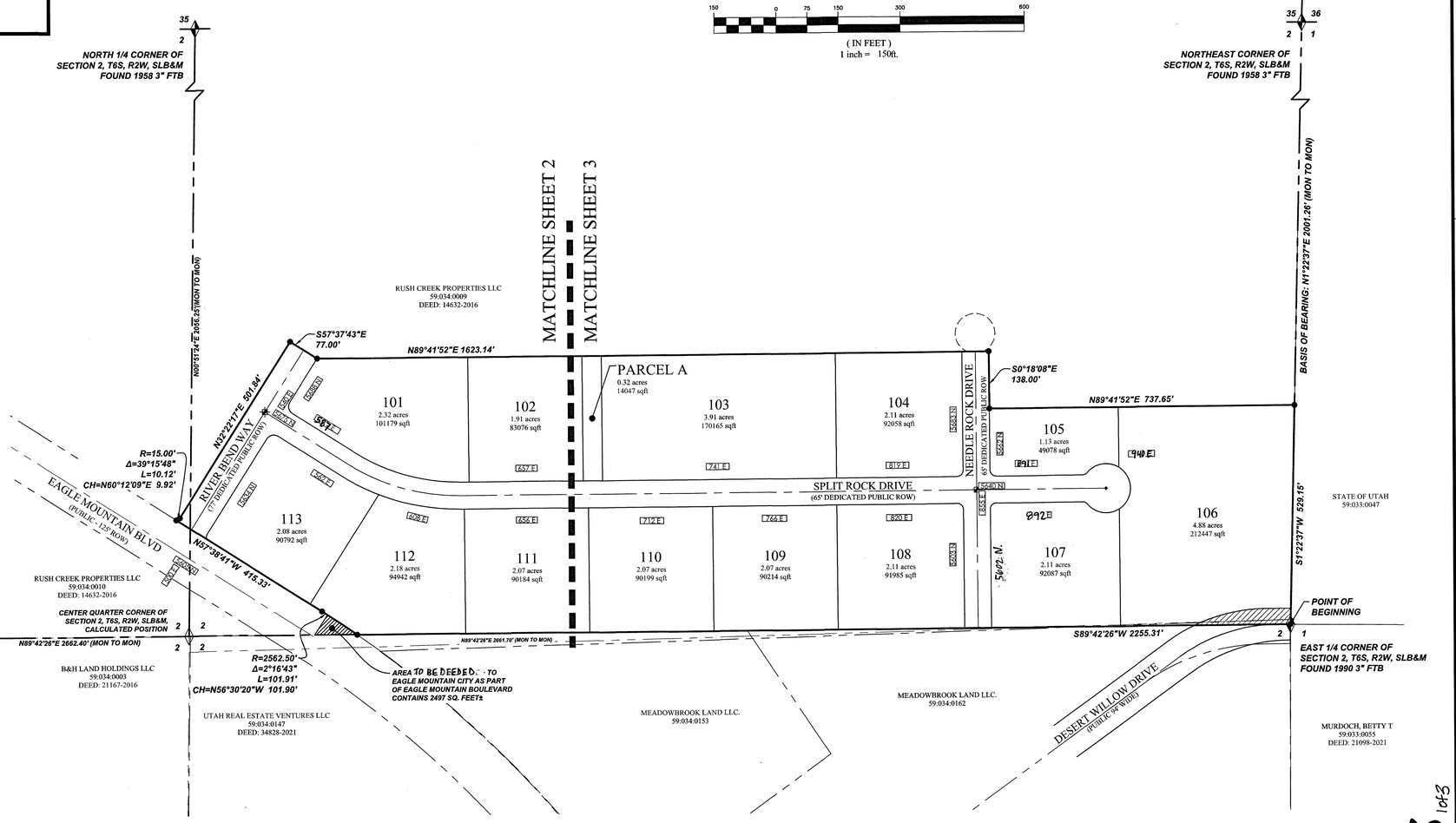
NOTES:

1. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
2. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
3. PARCEL A . . . . DEDICATED TO EAGLE MOUNTAIN CITY FOR STORM WATER RETENTION

PLAT CALCULATIONS:

TOTAL ACREAGE:	36.46 ACRES
TOTAL ACREAGE IN LOTS:	30.96 ACRES
TOTAL OPEN SPACE:	0.32 ACRES
AVERAGE LOT SIZE:	2.38 ACRES, 103,672 SQ FT
LARGEST LOT SIZE:	4.87 ACRES
SMALLEST LOT SIZE:	1.13 ACRES
OVERALL DENSITY:	.42 LOTS/ACRES
TOTAL # OF LOTS:	13 LOTS
AREA OF ASPHALT:	135,488 SQ FT

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150ft.



LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

KAMI LEE WICKHAM NOTARY PUBLIC - STATE OF UTAH COMMISSION # 716355 COMM. EXP. 01-25-2025

ON THE 11 DAY OF August A.D. 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Charlie Smith, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Owner/Mgr OF Rush Creek Prop. L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 1/25/2025
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 716355
Kami L Wickham
PRINTED FULL NAME OF NOTARY

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as RUSH CREEK INDUSTRIAL PHASE A, PLAT 1 and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439
08/04/23
DATE

BOUNDARY DESCRIPTION

A tract of land located in the Northeast Quarter and Northwest Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base & Meridian, as described in that certain Warranty Deed recorded as Entry No. 14632:2016 in the office of the Utah County Recorder, more particularly described as follows:

Beginning at the East 1/4 Corner of Section 2, T6S, R2W, SLB&M; running thence along the 1/4 Section line S89°42'26"W 2,255.31 feet to the northeasterly line of a tract of land described in that certain Warranty Deed recorded as Entry No. 48455:1997 in the office of the Utah County Recorder; thence along said deed the following two (2) courses: (1) northwesterly along the arc of a non-tangent curve to the left having a radius of 2,562.50 feet (radius bears: S34°38'02"W) a distance of 101.91 feet through a central angle of 02°16'43" Chord: N56°30'20"W 101.90 feet; thence (2) N57°38'41"W 415.33 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N10°09'57"W) a distance of 10.12 feet through a central angle of 39°15'48" Chord: N60°12'09"E 9.92 feet; thence N32°22'17"E 501.84 feet; thence S57°37'43"E 77.00 feet; thence N89°41'52"E 1623.14 feet; thence S0°18'08"E 138.00 feet; thence N89°41'52"E 737.65 feet to the Section line; thence along said Section line S01°22'37"W 529.15 feet to the point of beginning.

Area Contains: 36.46 acres±

13 Lots
1 Parcel

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)

Charlie Smith
RUSH CREEK PROPERTIES LLC — CHARLIE SMITH — 8/11/2023

Daniel Knight
AMERICAN WAY PROPERTIES LLC — DANIEL KNIGHT, MANAGER — 8/11/2023

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

ON THE 11 DAY OF August A.D. 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Daniel Knight, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF American Way Properties LLC, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 1/25/2025
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 716355
Kami L Wickham
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 5th DAY OF August, 2023

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

CORPORATE SEAL EAGLE MOUNTAIN EST 1996 STATE OF UTAH

18913 1of3

PROPOSED ZONING
ZONE LMD (LIGHT MANUFACTURING/DISTRIBUTION)
LOT SIZE N/A
FRONT SETBACK 20'
SIDE SETBACK NONE (EQUAL TO BUILDING HEIGHT. SEE NOTES)
CORNER SIDE SETBACK 20'
REAR SETBACK 20' (EQUAL TO BUILDING HEIGHT IF ADJACENT TO RESIDENTIAL.)

NOTES
1) THE APPROVAL AUTHORITY MAY APPROVE ALTERNATIVE HEIGHT OR SETBACKS IF, IN ITS JUDGEMENT, IT COMPLIES WITH ONE OR MORE OF THE FOLLOWING:

- DOES NOT INTERFERE WITH THE USE, ENJOYMENT, AND CHARACTER OF ADJACENT PROPERTIES;
- ADJACENT RESIDENTIAL-ZONED PROPERTY HAS A FUTURE LAND USE DESIGNATION THAT IS NOT RESIDENTIAL;
- HEIGHT OR SETBACKS ARE CONSISTENT WITH SIMILAR DEVELOPMENT WITHIN THE ZONE OR AREA;
- TOPOGRAPHY OR NATURAL FEATURES MAKE IT IMPOSSIBLE OR IMPRACTICABLE TO PLACE BUILDING WITHIN THE SETBACK

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

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
APPROVED THIS 8 DAY OF Aug A.D. 2023
BY
TITLE Pre-construction Rep II

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 — 8/10/23 DATE

PREPARED FOR
RUSH CREEK PROPERTIES LLC
1761 E. HIDDEN HILLS ROAD
EAGLE MOUNTAIN, UT 84005
CONTACT: CHARLIE SMITH

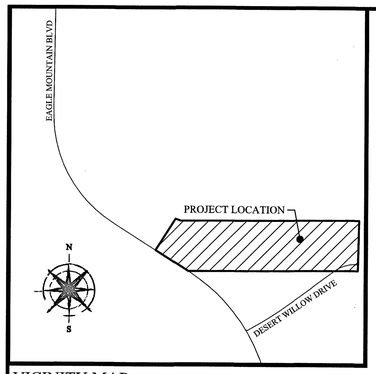
DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS — 8/9/2023 DATE

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 12554439 JUSTIN LUNDBERG STATE OF UTAH 08/04/23	KAMI LEE WICKHAM NOTARY PUBLIC - STATE OF UTAH COMMISSION # 716355 COMM. EXP. 01-25-2025	PROFESSIONAL ENGINEER No. 285052 CHRISTOPHER TODD TRUSTY 8/10/23 STATE OF UTAH	MAP# 18913 ENT 61319:2023 MAP# 18913 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Sep 15 11:02 AM FEE 178.00 BY MC RECORDED FOR EAGLE MOUNTAIN CITY

Z:\2020\20-0224 Rush Creek 80 Acre\design 20-0224\dwg\sheets\15 Lot Industrial Final Design Sheets\C2.0 Final plat.dwg



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- RIGHT-OF-WAY DEDICATION

NOTES:

1. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
2. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
3. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING
4. PARCEL A [illegible] DEDICATED TO EAGLE MOUNTAIN CITY FOR STORM WATER RETENTION

PLAT CALCULATIONS:

TOTAL ACREAGE:	36.46 ACRES
TOTAL ACREAGE IN LOTS:	30.96 ACRES
TOTAL OPEN SPACE:	0.32 ACRES
AVERAGE LOT SIZE:	2.38 ACRES, 103,672 SQ FT
LARGEST LOT SIZE:	4.87 ACRES
SMALLEST LOT SIZE:	1.13 ACRES
OVERALL DENSITY:	.42 LOTS/ACRES
TOTAL # OF LOTS:	13 LOTS
AREA OF ASPHALT:	135,488 SQ FT

PROPOSED ZONING
ZONE LMD (LIGHT MANUFACTURING/DISTRIBUTION)
LOT SIZE N/A
FRONT SETBACK 20'
SIDE SETBACK NONE (EQUAL TO BUILDING HEIGHT. SEE NOTES)
CORNER SIDE SETBACK 20'
REAR SETBACK 20' (EQUAL TO BUILDING HEIGHT IF ADJACENT TO RESIDENTIAL.)

NOTES
1)) THE APPROVAL AUTHORITY MAY APPROVE ALTERNATIVE HEIGHT OR SETBACKS IF, IN ITS JUDGEMENT, IT COMPLIES WITH ONE OR MORE OF THE FOLLOWING:

- DOES NOT INTERFERE WITH THE USE, ENJOYMENT, AND CHARACTER OF ADJACENT PROPERTIES;
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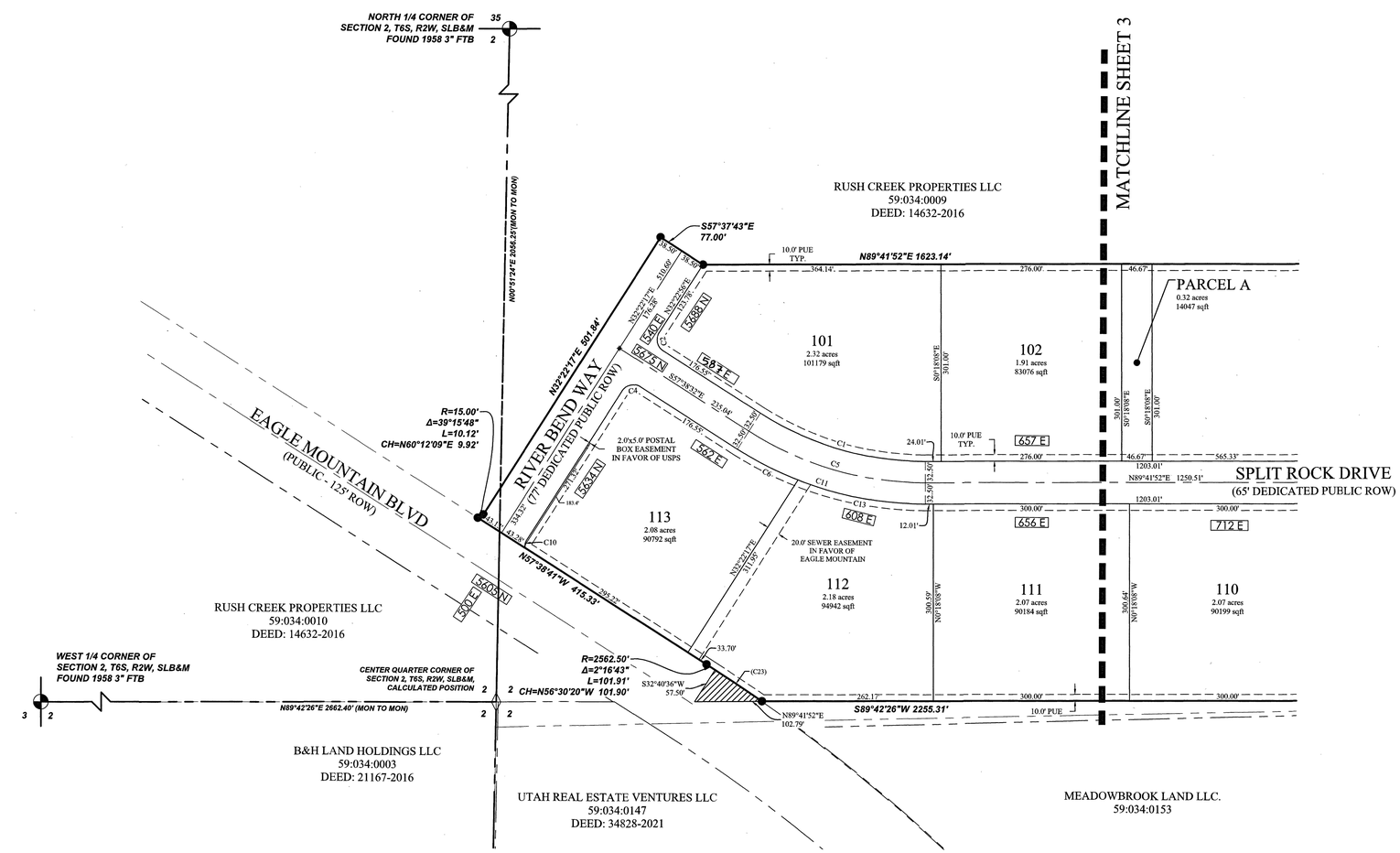


Line Table		
LINE	DIRECTION	LENGTH
L1	N00°17'32"W	38.50
L2	S89°42'28"W	33.00
L3	N00°17'32"W	38.50

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	467.50	32°39'36"	266.49	N73°58'20"W	262.89
C2	20.00	89°59'11"	31.41	N12°38'57"W	28.28
C3	15.00	90°00'00"	23.56	S44°41'52"W	21.21
C4	20.00	89°59'10"	31.41	S77°21'53"W	28.28
C5	490.82	32°52'00"	289.99	S74°01'22"E	281.10
C6	532.50	11°12'08"	104.11	N63°14'36"W	103.95
C7	15.00	90°00'00"	23.56	S44°41'52"W	21.21
C8	403.78	10°28'53"	73.87	N59°14'34"E	73.76
C9	400.00	35°42'21"	249.27	S71°51'18"W	245.26
C10	14.00	48°40'46"	11.89	S07°53'10"W	11.54
C11	532.50	32°39'36"	303.54	S73°58'20"E	299.45
C12	15.00	90°00'00"	23.56	S45°18'09"E	21.21
C13	532.50	21°27'28"	199.42	S79°34'24"E	198.26
C14	402.00	35°41'45"	250.45	S71°51'36"W	246.42
C15	15.00	90°00'00"	23.56	S45°18'08"E	21.21
C16	15.00	49°48'20"	13.04	N65°23'58"W	12.63
C17	15.00	50°19'28"	13.17	N64°31'57"E	12.76
C18	59.00	280°07'59"	288.47	S00°33'48"E	75.74
C19	59.00	115°25'41"	118.91	S00°18'08"E	99.76
C20	59.00	82°03'54"	84.51	N81°31'41"W	77.46
C21	59.00	82°33'32"	85.04	N80°39'51"E	77.87
C22	401.72	25°21'21"	177.76	N77°05'44"E	176.33

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C23)	2562.50	1°55'40"	86.21	N56°19'48"W	86.21

N
S
GRAPHIC SCALE
100 0 75 100 300 600
(IN FEET)
1 inch = 100ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR
RUSH CREEK PROPERTIES LLC
1761 E. HIDDEN HILLS ROAD
EAGLE MOUNTAIN, UT 84005
CONTACT: CHARLIE SMITH

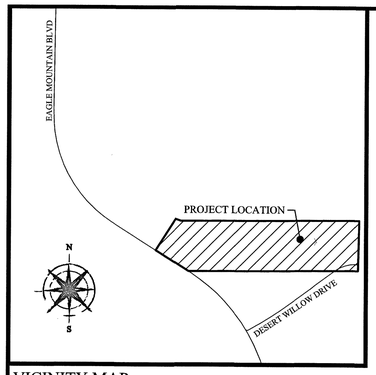
RUSH CREEK INDUSTRIAL PHASE A, PLAT 1

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

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 08/04/23 No. 12554818 JUSTIN LUNDBERG STATE OF UTAH		LICENSED PROFESSIONAL ENGINEER No. 289012 CHRISTOPHER TODD TRUSTY 5-08-23 STATE OF UTAH	ENT 61319:2023 MAP# 18913 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Sep 18 11:02 AM FEE 178.00 BY RC RECORDED FOR EAGLE MOUNTAIN CITY

18913 2023

Z:_2020\020-022A\dwg\sheets\15 Lot Industrial Final Design Sheets(C2) Final plat.dwg



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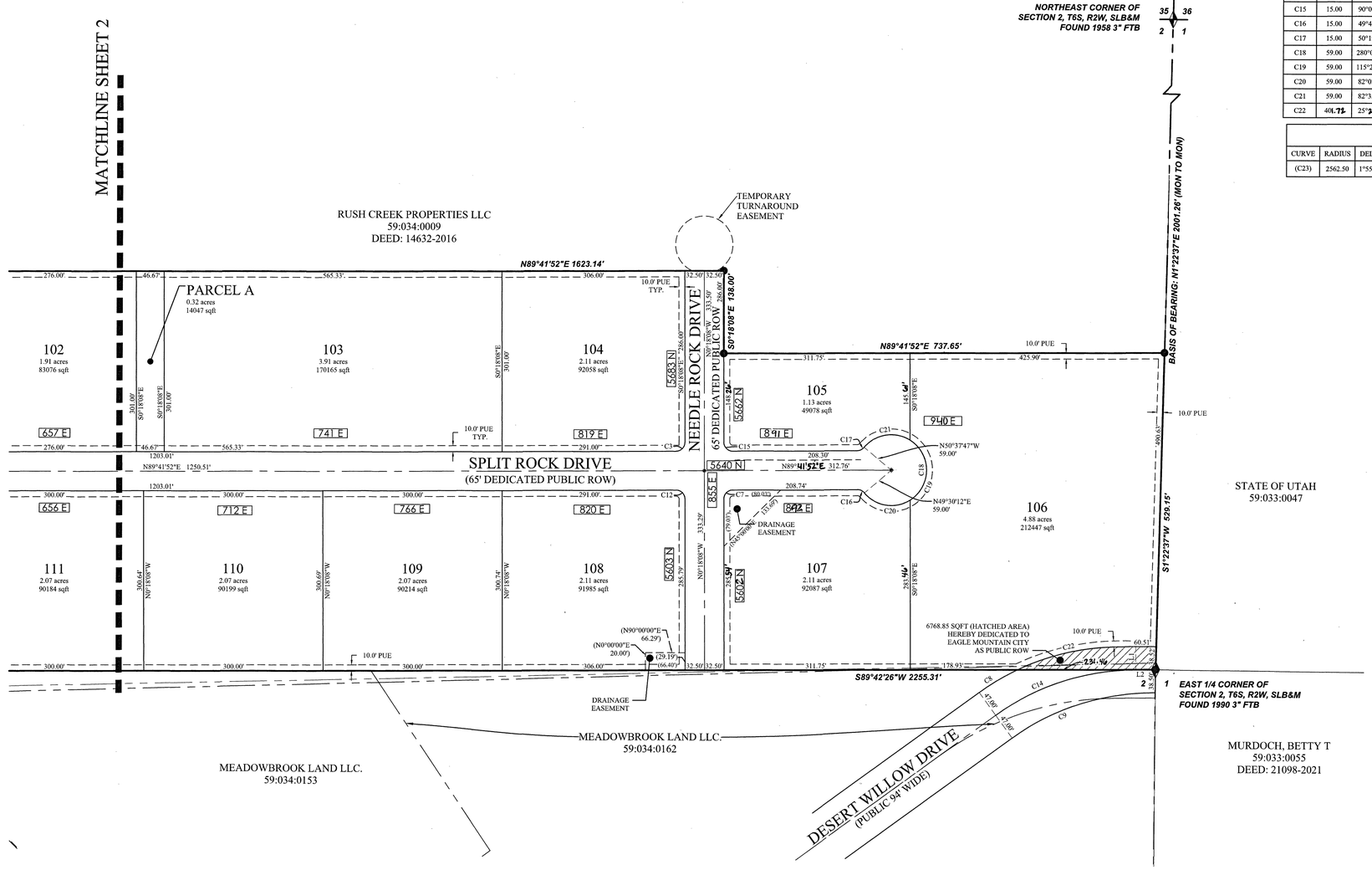

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18913 3042

RUSH CREEK INDUSTRIAL PHASE A, PLAT 1

SUBDIVISION

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

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 08/04/23 No. 12554438 JUSTIN LUNDBERG STATE OF UTAH		LICENSED PROFESSIONAL ENGINEER No. 289022 CHRISTOPHER TODD TRUSTY 4-28-23 STATE OF UTAH	ENT 61319:2023 MAP# 18913 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Sep 18 11:02 AM FEE 178.00 BY MC RECORDED FOR EAGLE MOUNTAIN CITY

PREPARED FOR
RUSH CREEK PROPERTIES LLC
1761 E. HIDDEN HILLS ROAD
EAGLE MOUNTAIN, UT 84005
CONTACT: CHARLIE SMITH

FOCUS©
ENGINEERING AND SURVEYING, LLC
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www.focusutah.com

Z:_2020\20-0224 Rush Creek 80 Acre\design 20-0224\dwg\sheets\15 Lot Industrial Final Design Sheets\22.2 Final plat.dwg

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Monday, July 28, 2025

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Silverlake plat 31 out of warranty Bond Release**

City Recorder:

The above-mentioned subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder

EAGLE MOUNTAIN

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, September 22, 2022

City Recorder's Office
Eagle Mountain City
1650 East Stagecoach Run
Eagle Mountain, Utah 84005

Subject: **Silverlake plat 31** Bond Letter Requirements-Reduced

City Recorder:
I have reviewed the improvement requirements for **Silverlake plat 31** Subdivision, and recommend the following bonding amount for this concept:

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL
1	**SITE PREP.**					
a	SWPPP	1	0.1	LS	$2,500.00	$250.00
b	Site cut/fill	1000	100	CY	$4.50	$450.00
c	Import fill	1000	100	TON	$14.25	$1,425.00
2	**ROADWAY IMPROVEMENTS**					
a	3" Asphalt Roadway	21700	0	SF	$1.40	$0.00
b	6" road base	21700	0	SF	$0.85	$0.00
c	9" subbase	30553	0	SF	$0.85	$0.00
d	4" Asphalt Roadway (SL PKWY)	8865	0	SF	$1.94	$0.00
e	8" road base (SL PKWY)	8865	0	SF	$1.11	$0.00
f	15" subbase (SL PKWY)	9800	0	SF	$1.37	$0.00
g	4" sidewalk w/6" of compacted base	7900	0	SF	$5.58	$0.00
h	ADA ramps & placards	4	0	EA	$1,250.00	$0.00
i	30" Curb & Gutter modified	1040	0	LF	$22.83	$0.00
j	Rough grade	48101	0	SF	$0.10	$0.00
k	8' Asphalt trail w/base	2600	0	SF	$3.23	$0.00
l	Street Signs	2	0	EA	$300.00	$0.00
m	Stop signs	2	0	EA	$300.00	$0.00
n	Ribbon curb stem roads	822	0	LF	$21.00	$0.00
o	30" high back	385	0	LF	$22.83	$0.00
p	2' concrete waterway	125	0	LF	$20.05	$0.00
q	Cross gutter	800	0	SF	$14.75	$0.00
r	5' concrete trail prep	540	0	SF	$1.35	$0.00
s	4" trail	540	0	LF	$2.95	$0.00
3	**CULINARY WATER**					

a	8" C-900 water line	800	0	LF	$35.65	$0.00
b	12" C-900 water line	360	0	LF	$61.50	$0.00
c	8" gate valve	6	0	EA	$2,050.00	$0.00
d	12" butterfly valve	5	0	EA	$2,482.00	$0.00
e	8" tee	2	0	EA	$1,300.00	$0.00
f	12" tee	3	0	EA	$2,625.00	$0.00
g	1" service	18	0	EA	$1,525.00	$0.00
h	3/4" service	6	0	EA	$1,350.00	$0.00
i	2" temp blow off	3	0	EA	$1,275.00	$0.00
j	Water collars	14	0	EA	$400.00	$0.00
k	Fire Hydrant	5	0	EA	$5,950.00	$0.00
4	**SEWER**					
a	8" sewer main	882	0	LF	$34.50	$0.00
b	48" Sewer manholes	3	0	EA	$3,600.00	$0.00
c	60" Sewer manhole	4	0	EA	$4,475.00	$0.00
d	4" Sewer services	24	0	EA	$1,260.00	$0.00
e	Manhole collars	8	0	EA	$450.00	$0.00
5	**STORM DRAIN**					
a	15" storm drainpipe	32	0	LF	$50.00	$0.00
b	2'x3' catch basin	1	0	EA	$2,450.00	$0.00
	TOTAL CONSTRUCTION COST					**$2,125.00**
	Original 10% Bond Coverage					$52,401.14
	TOTAL BOND AMOUNT:					**$54,526.14**

A total of 110 percent of the total construction cost shall be guaranteed in the form of a performance bond totaling **$54,526.14;** the above estimate is for determining the required bond amount only. The developer is fully responsible to comply with the Eagle Mountain City Construction Standards and Ordinances.

Please call me if you have any questions.
Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, Eagle Mountain City Recorder

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Monday, July 28, 2025
TO: Will Welsh
FROM: Robert Ballif – Engineering Tech. II
SUBJECT: Silverlake 31 exit warranty

A walk-thru was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. II

After performing the walk-thru of the subdivision, have the following comments:

General Notes:

1. ~~Exit sewer video.~~

Silverlake PKWY:

1. ~~East side of the road section of sidewalk to be replaced, marked with red 'X'.~~
2. ~~Crack seal phase line at the round-about.~~
3. ~~Spalling curb to be replaced.at the combo box on the west side by round-about.~~

Rustic Patch Rd.:

1. ~~Alley way house # 5041 fire hydrant missing the tracer wire and add step to sewer manhole.~~
2. ~~House # 5052 fire hydrant missing the tracer wire.~~

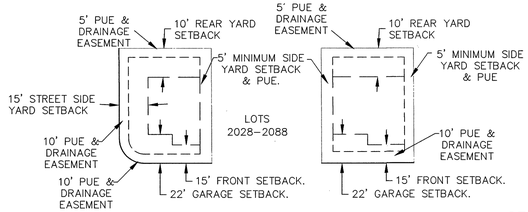
Golden Acres Loop:

1. ~~Alley ways house #7063 fire hydrant missing the tracer wire.~~
2. ~~House # 7030 clean hydrant valve.~~
3. ~~Alley way house # 7029 fire hydrant missing the tracer wire.~~
4. ~~Alley way house # 7009 sewer manhole at step at the bottom.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the exit warranty release amount.

SILVERLAKE PLAT "31"

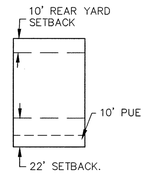
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH



TYPICAL CORNER LOT TYPICAL INTERIOR LOT

SETBACK AND EASEMENT DETAIL

-NTS-

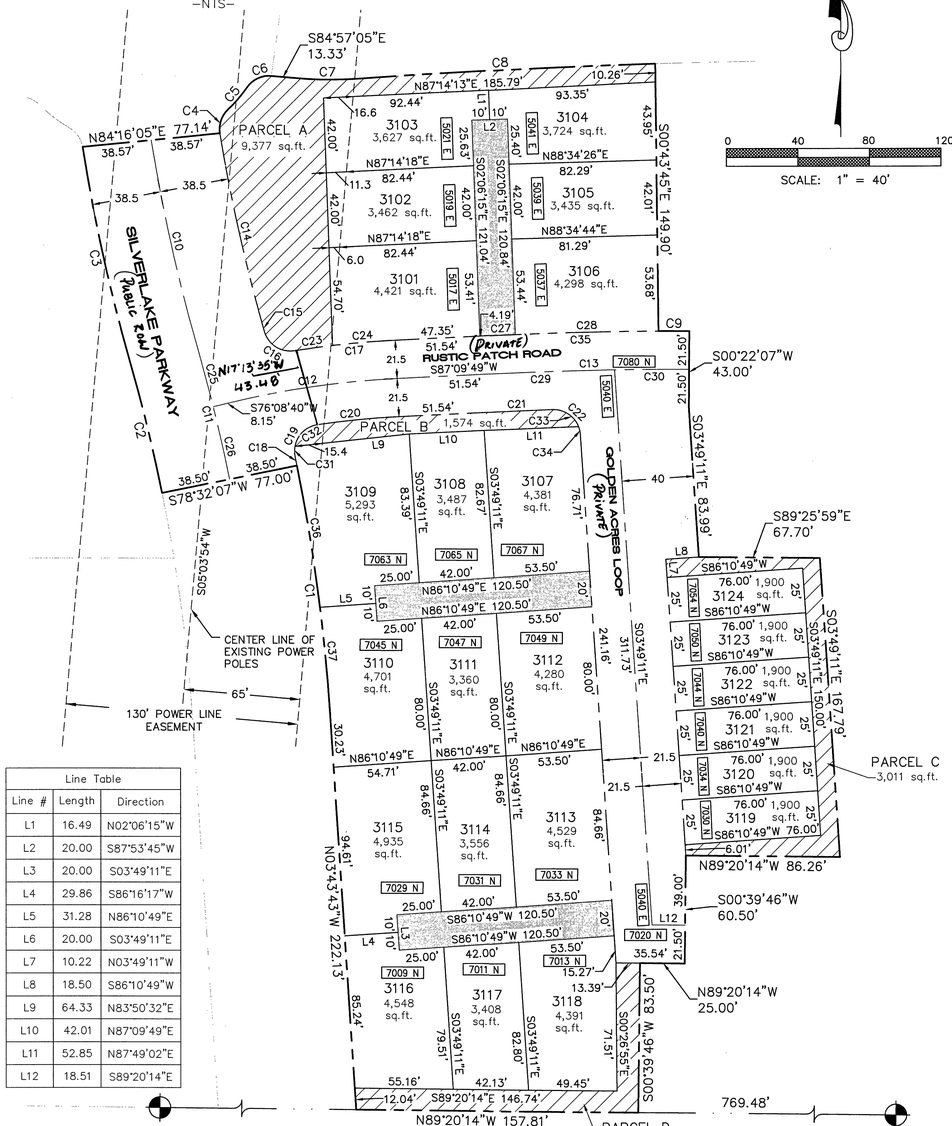


SETBACK & EASEMENT DETAIL

TYPICAL TOWNHOME LOT

-NTS-

LAND USE	
ACREAGE:	3.423 acres
ACREAGE IN LOTS:	1.957 acres
ACREAGE IN ROADS:	0.915 acres
SINGLE FAMILY LOTS:	18 LOTS
AVE. SINGLE FAMILY LOT:	4,102
TOWNHOME UNITS:	6 LOTS
TOTAL LOTS:	24 LOTS
LARGEST SINGLE FAMILY LOT:	5,293 SF
SMALLEST SINGLE FAMILY LOT:	3,360 SF
UNIT DENSITY:	7.01 LOTS PER ACRE



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	140.08	1037.50	7°44'10"	139.98	N07°35'48"W
C2	74.20	960.50	4°25'33"	74.18	N13°40'39"W
C3	124.79	1039.50	6°52'41"	124.71	N12°27'05"W
C4	14.68	15.00	56°03'43"	14.10	N18°45'21"E
C5	16.29	75.00	12°26'37"	16.26	N40°33'54"E
C6	15.89	15.00	60°42'19"	15.16	N64°41'45"E
C7	36.33	226.50	9°11'26"	36.29	S89°32'48"E
C8	165.30	3765.00	2°30'56"	165.29	N87°06'57"E
C9	17.26	2021.50	0°29'21"	17.26	S89°52'34"E
C10	117.96	1001.00	6°45'07"	117.89	S12°30'53"E
C11	77.17	999.00	4°25'33"	77.15	N13°40'39"W
C12	96.16	500.00	11°01'09"	96.01	S81°39'15"W
C13	111.87	2000.00	3°12'18"	111.86	S88°45'58"W
C14	111.13	962.50	6°36'56"	111.07	S12°34'58"E
C15	2.71	1037.50	0°08'58"	2.71	N15°48'57"W
C16	21.81	15.00	83°19'37"	19.94	S57°24'16"E
C17	56.72	521.50	6°13'54"	56.69	S84°02'52"W
C18	5.18	1037.50	0°17'11"	5.18	N11°36'28"W
C19	24.46	15.00	93°25'19"	21.84	S34°57'36"W
C20	45.87	478.50	5°29'34"	45.85	S84°25'02"W
C21	34.57	1978.50	1°00'04"	34.57	S87°39'51"W
C22	23.04	15.00	88°00'56"	20.84	N47°49'39"W
C23	21.58	521.50	2°22'14"	21.57	S82°07'05"W
C24	35.14	521.50	3°51'37"	35.13	S85°14'01"W
C25	35.48	999.00	2°02'05"	35.48	N14°52'23"W
C26	41.69	999.00	2°23'28"	41.69	N12°39'37"W
C27	15.81	2021.50	0°26'53"	15.81	S87°23'16"W
C28	80.01	2021.50	2°16'03"	80.00	S88°44'44"W
C29	70.22	2000.00	2°00'42"	70.22	S88°10'10"W
C30	41.65	2000.00	1°11'36"	41.65	S89°46'19"W
C31	5.77	15.00	22°01'17"	5.73	S00°44'25"E
C32	18.69	15.00	71°24'02"	17.51	S45°58'14"W
C33	18.52	15.00	70°45'01"	17.37	N56°27'36"W
C34	4.52	15.00	17°15'54"	4.50	N12°27'08"W
C35	113.07	2021.50	3°12'18"	113.06	S88°45'58"W
C36	85.47	1037.50	4°43'13"	85.45	N09°23'27"W
C37	59.80	1037.50	3°18'08"	59.79	N05°22'47"W

Line Table		
Line #	Length	Direction
L1	16.49	N02°06'15"W
L2	20.00	S87°53'45"W
L3	20.00	S03°49'11"E
L4	29.86	S86°16'17"W
L5	31.28	N86°10'49"E
L6	20.00	S03°49'11"E
L7	10.22	N03°49'11"W
L8	18.50	S86°10'49"W
L9	64.33	N83°50'32"E
L10	42.01	N87°09'49"E
L11	52.85	N87°49'02"E
L12	18.51	S89°20'14"E

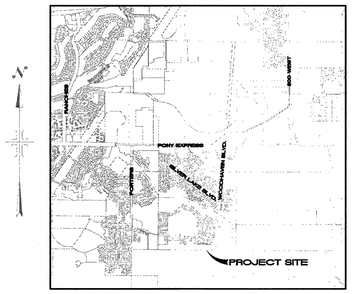
FOUND UTAH COUNTY BRASS CAP 1959 SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

BASIS OF BEARING: SECTION LINE N 89°20'14" W MEASURED 2652.73'

FOUND UTAH COUNTY BRASS CAP 1971 SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

0 40 80 120

SCALE: 1" = 40'



VICINITY MAP

NTS

DOMINION GAS COMPANY APPROVAL

Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other 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 of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion's right-of-way department at 1-800-366-8532

Approved this 27 day of April 20 22 Dominion Gas Company

By: Beverly Edwards Title: Pre-Con

ROCKY MOUNTAIN POWER APPROVAL

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 17-27a-603(4)(c)(ii) 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 of right of way
   (2). The law applicable to prescriptive rights
   (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
   (4). Any other provision of law

Del Edwards 4/26/22

ROCKY MOUNTAIN POWER DATE

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.

4/26/22

DIRECT COMMUNICATIONS DATE

18787

FOUND SECTION CORNER

COMMON AREA

LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)

BOUNDARY

SECTION LINE

ROAD CENTER LINE

EASEMENT LINE

NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3- PRIVACY FENCING FACING SILVERLAKE PARKWAY MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG SILVERLAKE PARKWAY.
4-THE LANDSCAPING ALONG SILVERLAKE PARKWAY TO BE MAINTAINED BY SILVERLAKE HOA.
5-PARCELS A, B AND C TO BE MAINTAINED BY SILVERLAKE HOA.
6-COLLECTOR ROAD FENCING REQUIRED ALONG SILVERLAKE PARKWAY PER AGREEMENT.

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "31" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°20'14" West 769.48 feet along the section line from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°20'14" West 157.81 feet along the section line; thence North 03°43'43" West 222.13 feet; thence Northerly 140.08 feet along the arc of a 1,037.50 foot radius curve to the left, through a central angle of 07°44'10" the chord of which bears North 07°35'48" West 139.98 feet; thence South 78°32'07" West 77.00 feet; thence Northerly 74.20 feet along the arc of a 960.50 foot radius curve to the left, through a central angle of 04°25'33" the chord of which bears North 13°40'39" West 74.18 feet; thence Northerly 124.79 feet along the arc of a 1,039.50 foot radius curve to the right, through a central angle of 06°52'41" the chord of which bears North 12°27'05" West 124.71 feet; thence North 84°16'05" East 77.14 feet; thence Northeasterly 14.68 feet along the arc of a 15 foot radius curve to the right, through a central angle of 56°03'43" the chord of which bears North 18°45'21" East 14.10 feet; thence Northeasterly 16.29 feet along the arc of a 75 foot radius curve to the left, through a central angle of 12°26'37" the chord of which bears North 40°33'54" East 16.26 feet; thence Northeasterly 15.89 feet along the arc of a 15 foot radius curve to the right, through a central angle of 60°42'19" the chord of which bears North 64°41'45" East 15.16 feet; thence South 84°57'05" East 13.33 feet; thence Easterly 36.33 feet along the arc of a 226.50 foot radius curve to the left, through a central angle of 09°11'26" the chord of which bears South 89°32'48" East 36.29 feet; thence Easterly 165.30 feet along the arc of a 3,765 foot radius curve to the right, through a central angle of 02°30'56" the chord of which bears North 87°06'57" East 165.29 feet; thence South 00°43'45" East 149.90 feet; thence Easterly 17.26 feet along the arc of a 2,021.50 foot radius curve to the right, through a central angle of 00°29'21" the chord of which bears South 89°52'34" East 17.26 feet; thence South 00°22'07" West 43.00 feet; thence South 03°49'11" East 83.99 feet; thence South 89°25'59" East 67.70 feet; thence South 03°49'11" East 167.79 feet; thence North 89°20'14" West 86.26 feet; thence South 00°39'46" West 60.50 feet; thence North 89°20'14" West 25.00 feet; thence South 00°39'46" West 83.50 feet to the point of beginning.

Parcel contains: 3.423 acres more or less.

Basis of Bearing: the line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°20'14" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

April 22, 2022 — DATE

Travis Trane — SURVEYOR (See Seal Below)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. PURSUANT TO UTAH CODE 10-9A-604(1d) THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HERON, TO THE SILVERLAKE MASTER HOME OWNERS ASSOCIATION, PO BOX 179, LEHI, UT, 84043

OWNER(S):

PRINTED NAME OF OWNER	AUTHORIZED SIGNATURE(S)
Rockcress Development Inc. Nate Hutchinson, President	(4.22.21)

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

On the 22 day of April, 2021, 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 6/11/25 — NOTARY PUBLIC SIGNATURE

718363 — COMMISSION NUMBER

Matt Rasband — PRINTED 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 15 day of March 20 23

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (See Seal Below) — ATTEST BY CITY RECORDER (See Seal Below)

See 28, T5S, R1W SLBM TV38

DR

PLAT "31"

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

RECORDING INFORMATION
Ent 36494:2023 Map # 18787
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 06 1:00 pm FEE 106.00 BY MG
RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR SEAL — NOTARY PUBLIC SEAL — CITY ENGINEER SEAL — CLERK-RECORDED SEAL

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **AUGUST 5, 2025**
TITLE:	SITE PLAN - Meta/Available Storage Wireless Communication Tower
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Sandra Layton, Atlas Tower 1, LLC

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Business Park/Light Industry Zoning: Industrial with the RTI Overlay	7 Acres

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Steven Lehmitz, Planner	Steven Lehmitz

RECOMMENDATION:
Staff recommends that the City Council approve the site plan for the Meta/Available Storage Wireless Communication Tower.

BACKGROUND:
The Applicant is proposing the construction of a 120' telecommunication monopole on the southwest corner of the Available Storage facility (2681 N Pony Express Parkway, Parcel No. 34:685:0001). A 50'x50' area would be fenced around the monopole, allowing for other necessary structures.

ITEMS FOR CONSIDERATION:
EMMC 17.55 Off-street Parking -- Complies

EMMC 17.72.030 Site design.
A. Building Location -- n/a
B. Commercial Parking Location -- n/a

EMMC 17.75.091 Communication facilities and towers.
A. General -- Complies
B. Location and Type Priority -- Complies
C. Burden of Proof -- Complies
D. Setbacks -- Complies
E. Collocation -- Complies
F. Safety -- Complies
...
I. Specific Regulations by Type.
  2. Monopoles.
    a. Justification -- Complies
    b. Visual Analysis -- Complies
    c. Maximum Height -- Complies

d. Setback -- Complies
e. Spacing -- Complies
f. Color -- Complies
g. Screening -- Complies

EMMC 17.100.050 Site plan development standards. The following are standards required for all site plans in any zoning district:
A. Use of Property -- Complies
B. Screening Requirements -- Complies
C. Access Requirements -- Complies
D. Off-Street Truck Loading Space -- n/a
E. Utilities -- Complies
F. Grading and Drainage -- Complies
G. Dedication of Water Shares -- n/a
H. Protection of Steep Slopes and Natural Drainages -- n/a

EMMC 17.100.060 Architectural requirements.
A. Mechanical Equipment -- Complies
B. Windows -- n/a
C. Building Lighting -- Complies
D. Trash Enclosures, Storage Areas, and External Structures -- n/a
E. Exterior Materials -- Complies
F. Landscape Guidelines -- Complies
G. Parking Lot and Street Lighting -- Complies
H. Enclosed Uses -- Complies
I. Businesses Moving into Existing Buildings -- n/a
J. Nuisances -- Complies

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission forwarded a positive recommendation (5-0) to the City Council.

ATTACHMENTS:
1. Site Plan and Elevations
2. Photo Simulation
3. Justification Letter

LEGEND

- PARENT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY CORNER
- EASEMENT/LEASE CORNER
- EXIST. METER
- EXIST. TRANSFORMER
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- --4650-- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- ---OHW--- OVERHEAD WIRE
- ---UGT--- BURIED TELCO
- ---UGG--- GAS LINE
- ----W---- WATER
- --- SS --- STORM SEWER
- ---R/W--- RIGHT-OF-WAY
- —— X —— FENCE
- EXISTING TREE LINE

1-A COORDINATES

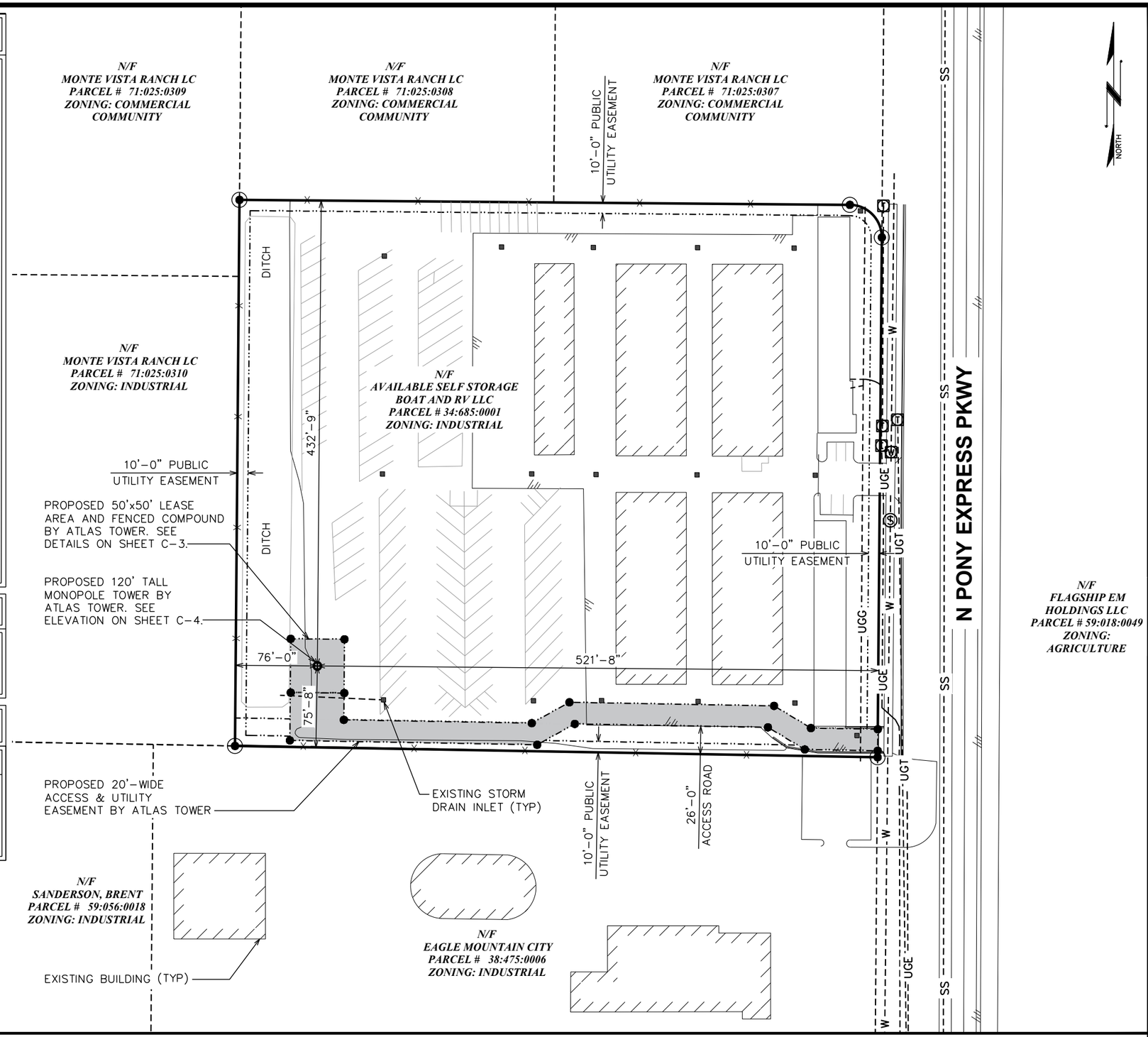
LATITUDE:	N 40° 17' 8.37" (NAD '83)
LONGITUDE:	W 112° 1' 3.05" (NAD '83)
GROUND ELEVATION:	4853'± (AMSL NAVD '88)

TOWER SETBACKS

PROPERTY LINE	REQUIRED	PROPOSED
NORTH	50'-0"	432'-9"±
EAST	25'-0"	521'-8"±
SOUTH	0'-0"	75'-8"±
WEST	20'-0"	76'-0"±

NOTES:

1. SITE IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD DESIGNATION ACCORDING TO FEMA FLOOD HAZARD MAP 49049C0275F, EFFECTIVE JUNE 19, 2020.



AREA PLAN

SCALE: 1" =100'

PROJECT INFORMATION:

META

2681 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
(UTAH COUNTY)

PLANS PREPARED FOR:

ATLAS TOWER

2500 30TH ST, SUITE 304
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:

TEP

4570 IVY STREET, SUITE B-100
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

TEP OPCO, LLC

PROFESSIONAL ENGINEER
No. 10832237-2202
NICHOLAS M. CONSTANTINE
STATE OF UTAH

May 13, 2025

REV	DATE	ISSUED FOR:
1	05-13-25	CONSTRUCTION
0	03-31-25	PRELIMINARY

DRAWN BY: KES CHECKED BY: KES

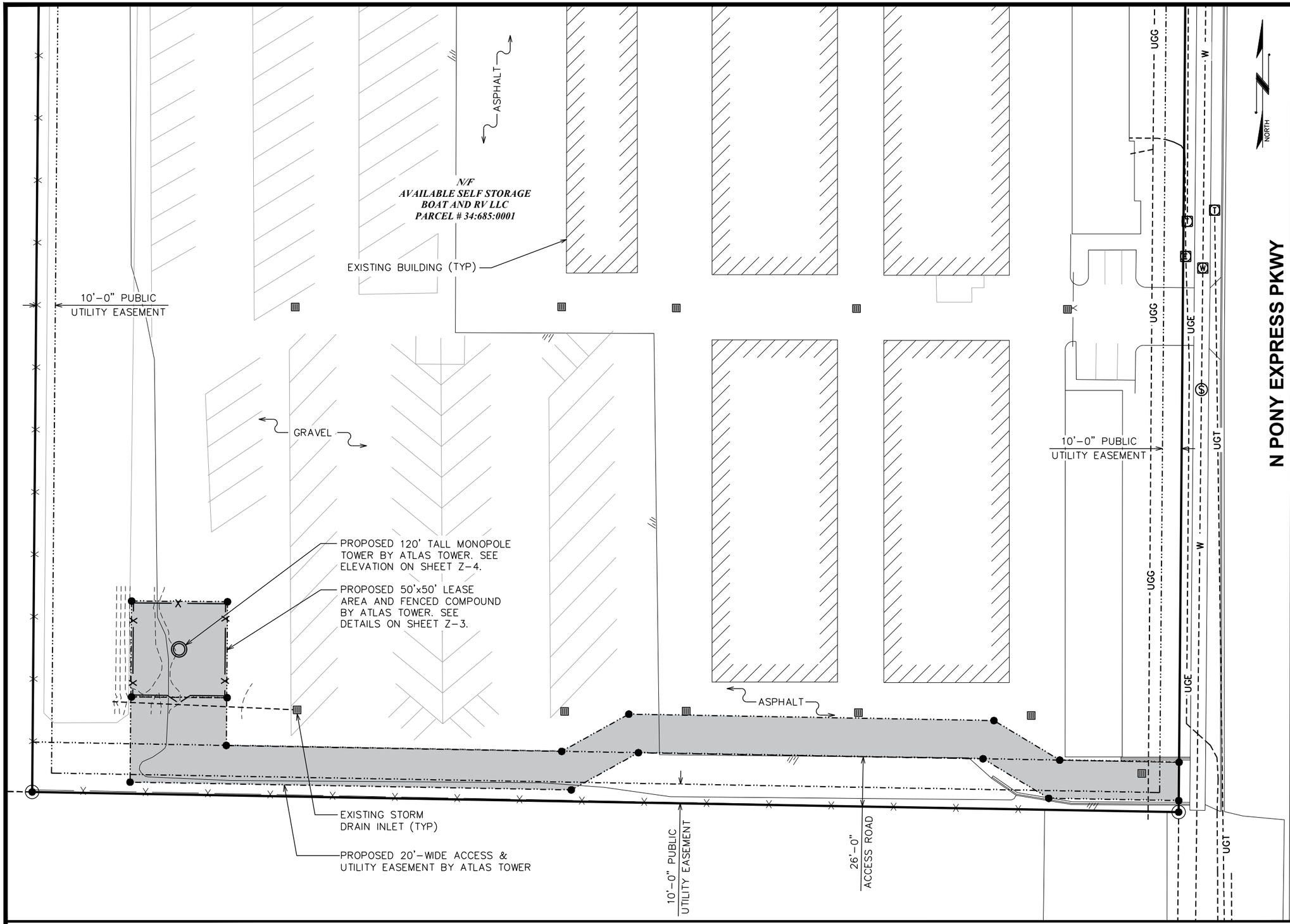
SHEET TITLE:

AREA PLAN

SHEET NUMBER: **C-1**

REVISION: 1

TEP#: 346352.464128



SITE PLAN

SCALE: 1" = 50'-0"

PROJECT INFORMATION:

META

2681 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
(UTAH COUNTY)

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2500 30TH ST, SUITE 304
BOULDER, CO 80301
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NICHOLAS M. CONSTANTINE
STATE OF UTAH

May 13, 2025

REV	DATE	ISSUED FOR:
1	05-13-25	CONSTRUCTION
0	03-31-25	PRELIMINARY

DRAWN BY: KES | CHECKED BY: KES

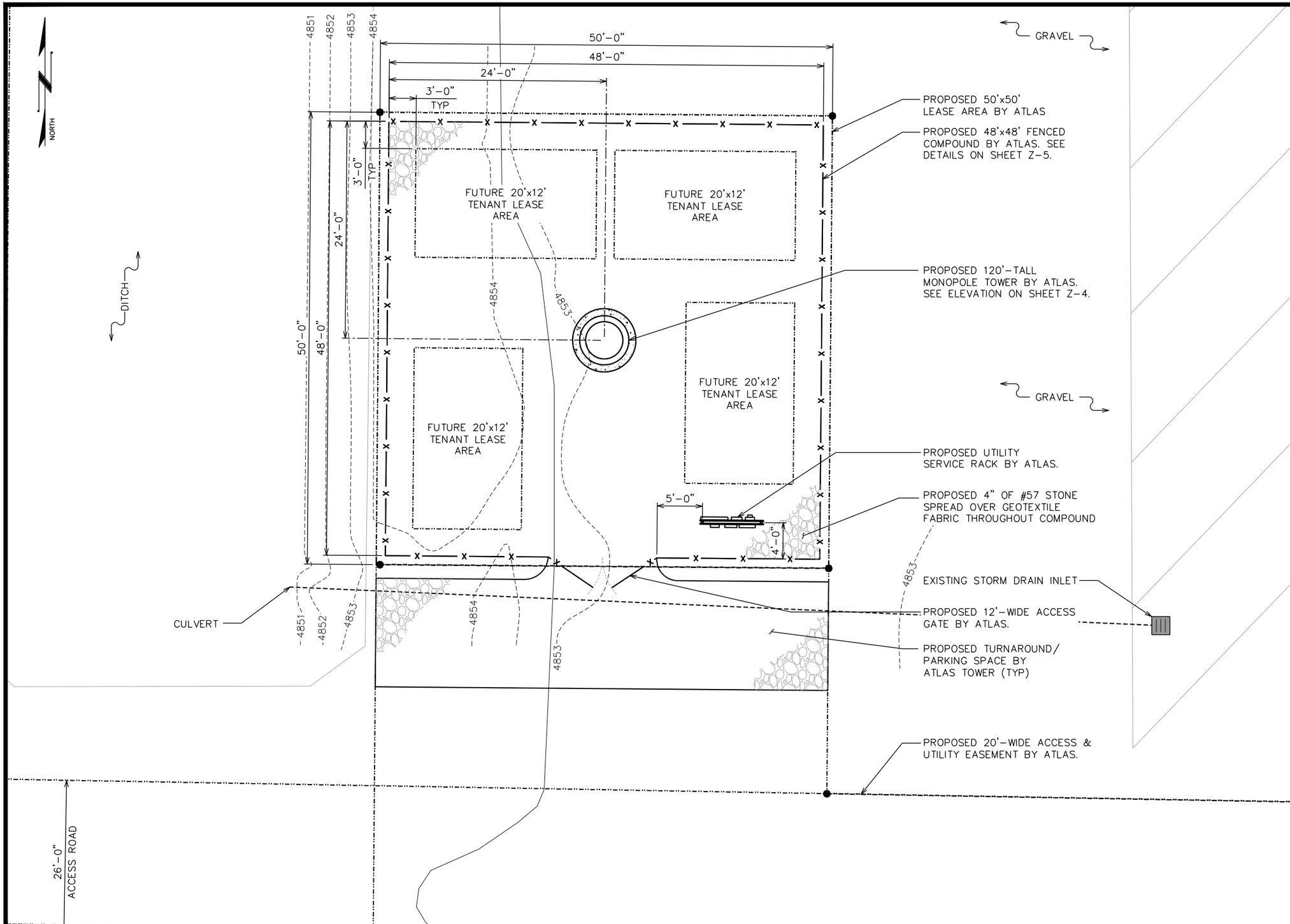
SHEET TITLE:

SITE PLAN

SHEET NUMBER: **C-2**

REVISION: 1

TEP#: 346352.464128



COMPOUND DETAIL

SCALE: 3/32" = 1'-0"

0 8 16
SCALE IN FEET

PROJECT INFORMATION:

META

2681 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
(UTAH COUNTY)

PLANS PREPARED FOR:

ATLAS TOWER

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BOULDER, CO 80301
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NICHOLAS M. CONSTANTINE
STATE OF UTAH

May 13, 2025

REV	DATE	ISSUED FOR:
1	05-13-25	CONSTRUCTION
0	03-31-25	PRELIMINARY

DRAWN BY: KES | CHECKED BY: KES

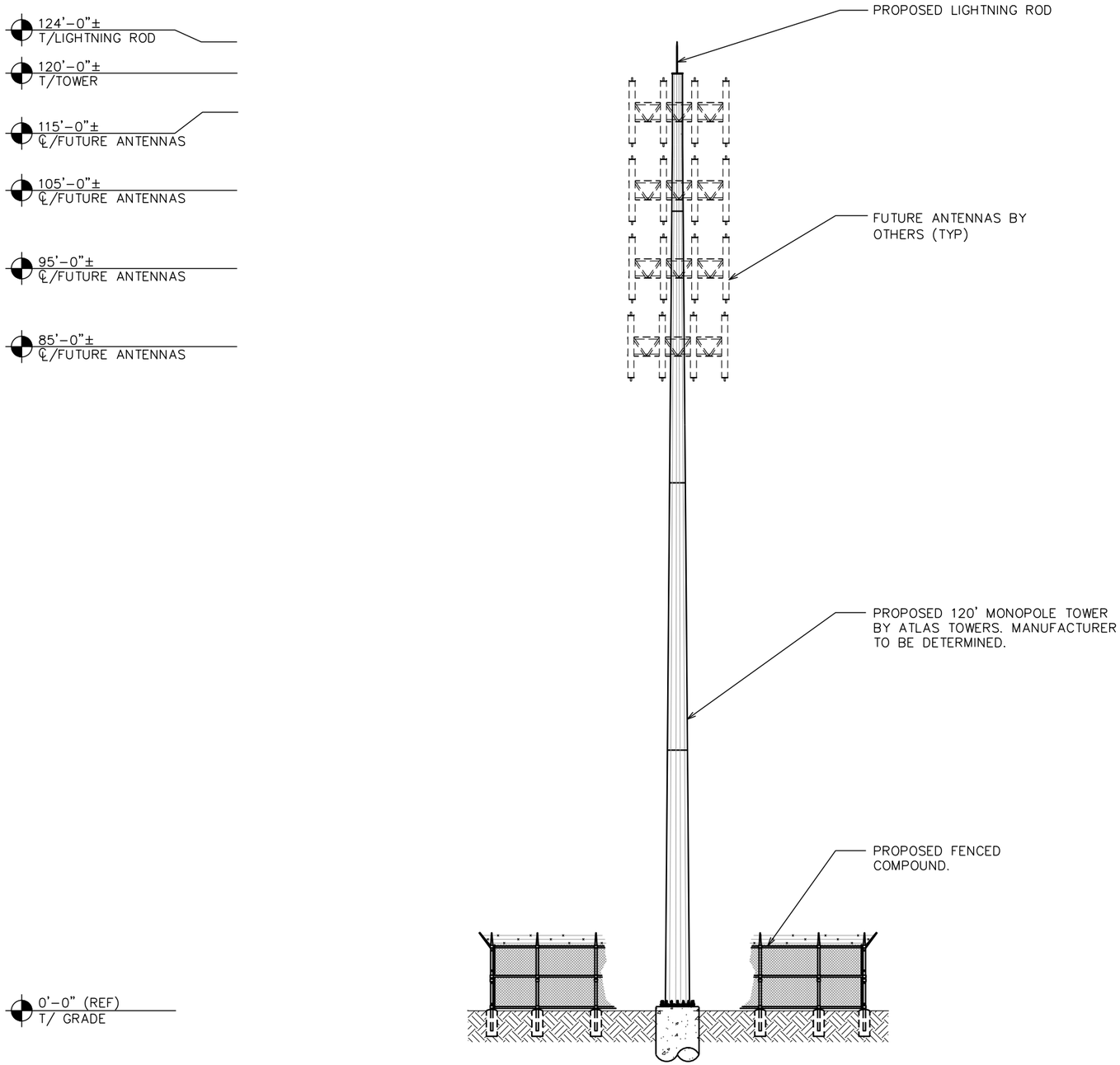
SHEET TITLE:

COMPOUND DETAIL

SHEET NUMBER: **C-3**

REVISION: 1

TEP#: 346352.464128



NOTES:

1. TOWER TO REMAIN GALVANIZED COLOR.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX ROUTED UP TOWER USING WAVEGUIDE LADDER.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

TOWER ELEVATION

SCALE: 1/16" = 1'-0"

0 16 32
SCALE IN FEET

PROJECT INFORMATION:

META

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EAGLE MOUNTAIN, UT 84005
(UTAH COUNTY)

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SEAL:

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PROFESSIONAL ENGINEER
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NICHOLAS M. CONSTANTINE
STATE OF UTAH

May 13, 2025

REV	DATE	ISSUED FOR:
1	05-13-25	CONSTRUCTION
0	03-31-25	PRELIMINARY

DRAWN BY: KES CHECKED BY: KES

SHEET TITLE:

TOWER ELEVATION

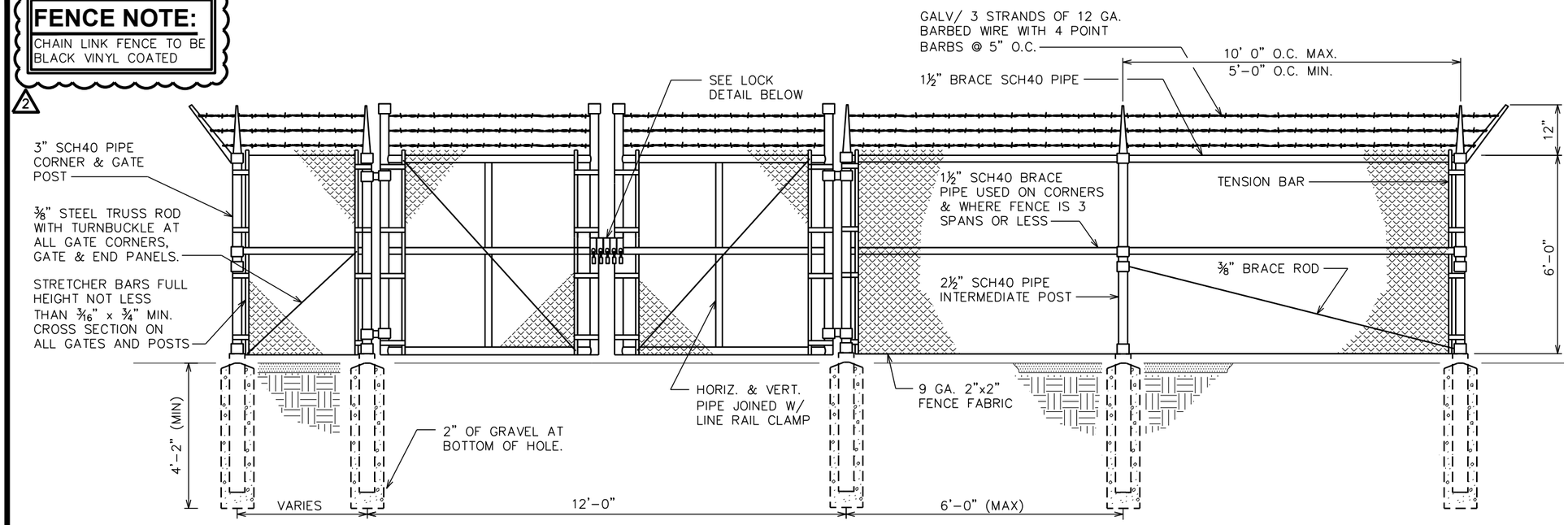
SHEET NUMBER: **C-4**

REVISION: 1

TEP#: 346352.464128

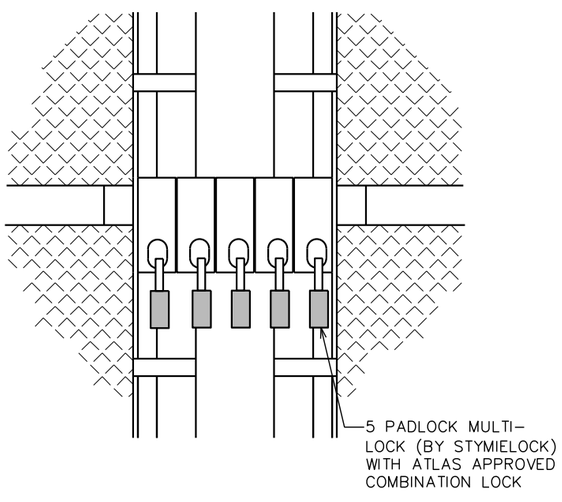
FENCE NOTE:
CHAIN LINK FENCE TO BE BLACK VINYL COATED

2



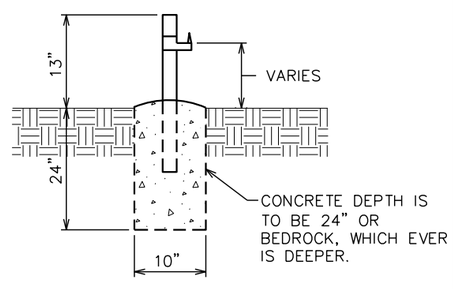
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



GATE LOCK DETAIL

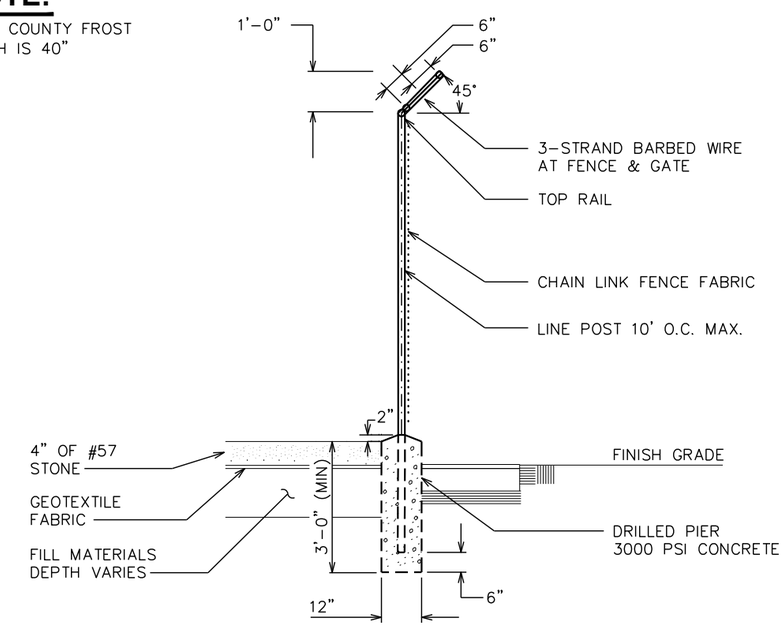
SCALE: N.T.S.



GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

NOTE:
UTAH COUNTY FROST DEPTH IS 40"



FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

PROJECT INFORMATION:

META

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PROFESSIONAL ENGINEER
No. 10832237-2202
NICHOLAS M. CONSTANTINE
STATE OF UTAH

June 13, 2025

REV	DATE	ISSUED FOR:
2	06-13-25	CONSTRUCTION
1	05-13-25	CONSTRUCTION

DRAWN BY: KES CHECKED BY: KES

SHEET TITLE:
FENCE DETAILS

SHEET NUMBER: **C-5**
REVISION: 2
TEP#: 346352.464128

ATLAS TOWER

USA • INTERNATIONAL

SITE NAME: META

PROPOSED 120' MONOPOLE TOWER

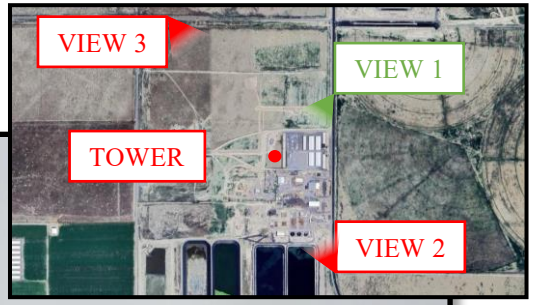
2681 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
(UTAH COUNTY)

Legend
Photo Location (PL)
Tower
PL 3
PL 1
PL 2
Tower
N Pony Express Pkwy
N Pony Express Pkwy
N
2000 ft
Google Earth
Image © 2025 Airbus

EXISTING VIEW: LOCATION 1

ATLAS TOWER
USA • INTERNATIONAL

SITE #:
SITE NAME: META
ADDRESS: 2681 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
COUNTY: UTAH



TEP

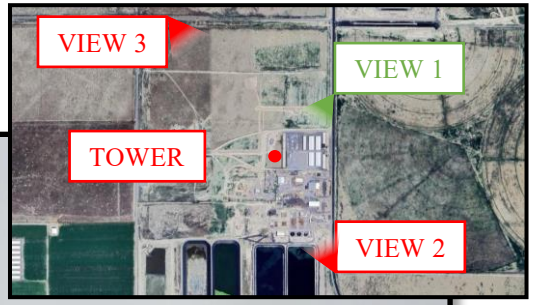
PHOTO RENDERED BY TEP OPCO, LCC

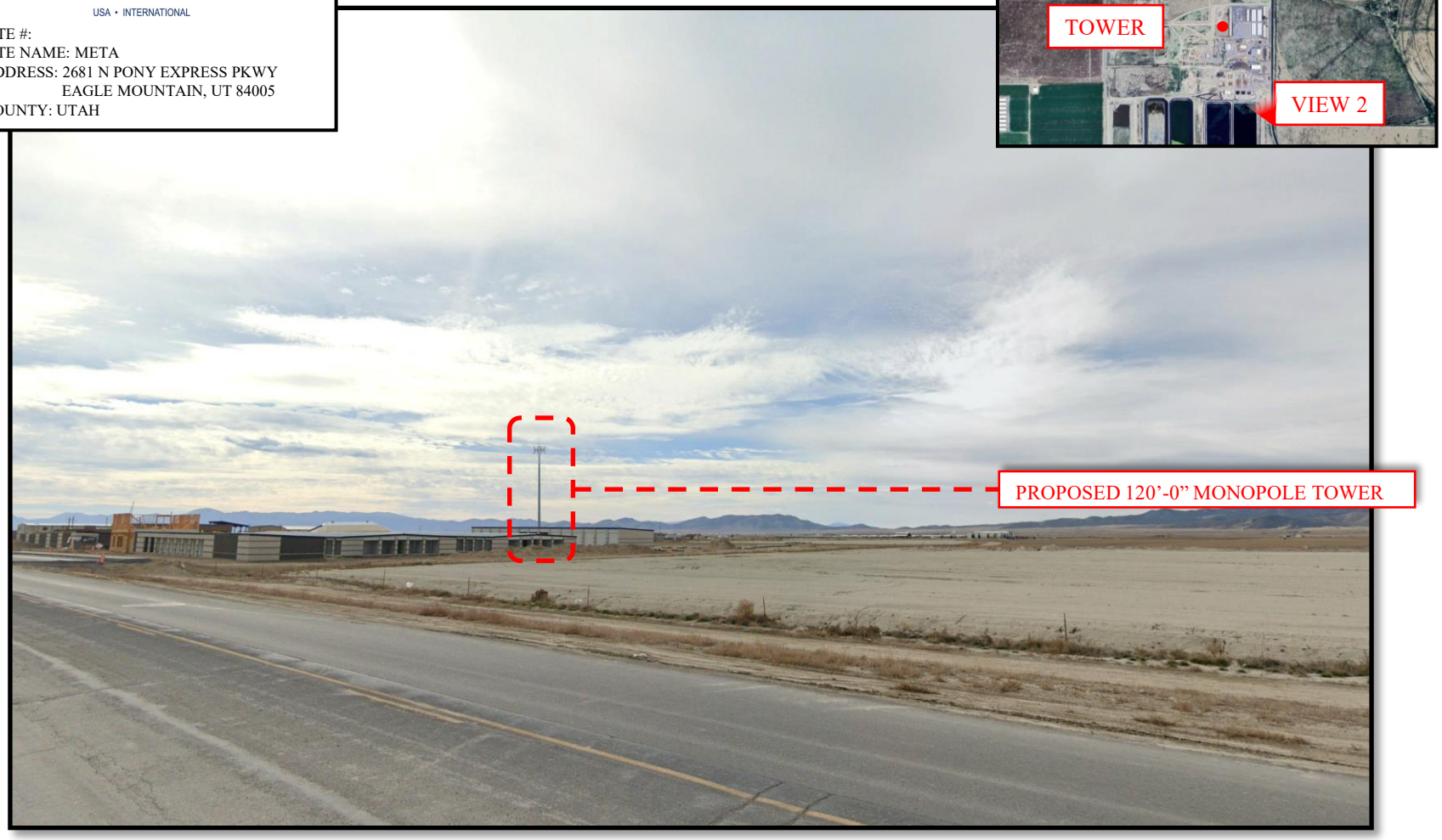
TEP

PROPOSED VIEW: LOCATION 1

ATLAS TOWER
USA • INTERNATIONAL

SITE #:
SITE NAME: META
ADDRESS: 2681 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
COUNTY: UTAH





TEP

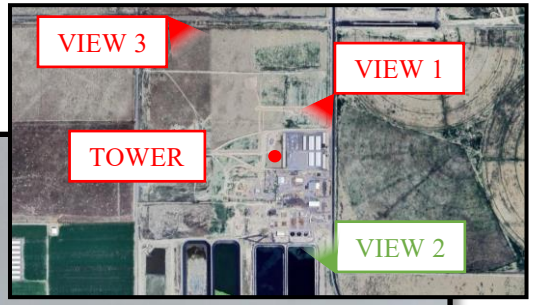
PHOTO RENDERED BY TEP OPCO, LCC

TEP

EXISTING VIEW: LOCATION 2

ATLAS TOWER
USA • INTERNATIONAL

SITE #:
SITE NAME: META
ADDRESS: 2681 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
COUNTY: UTAH



TEP

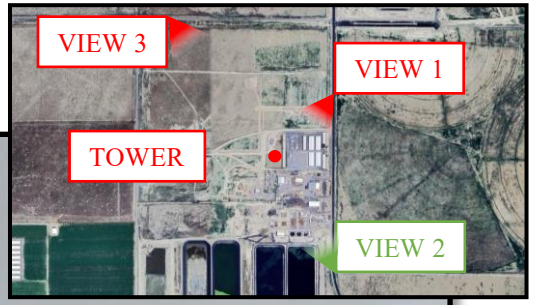
PHOTO RENDERED BY TEP OPCO, LCC

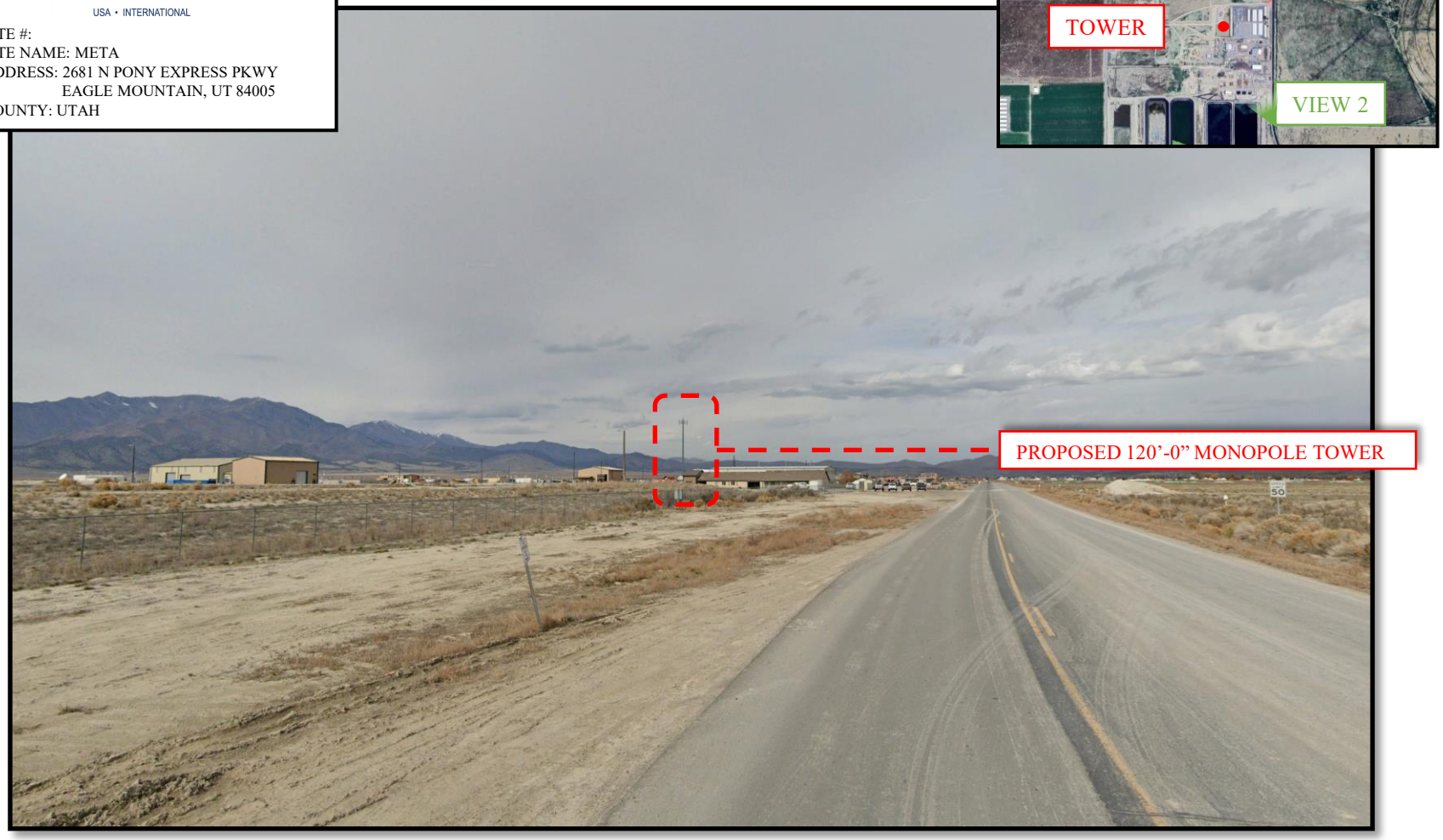
TEP

PROPOSED VIEW: LOCATION 2

ATLAS TOWER
USA • INTERNATIONAL

SITE #:
SITE NAME: META
ADDRESS: 2681 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
COUNTY: UTAH





TEP

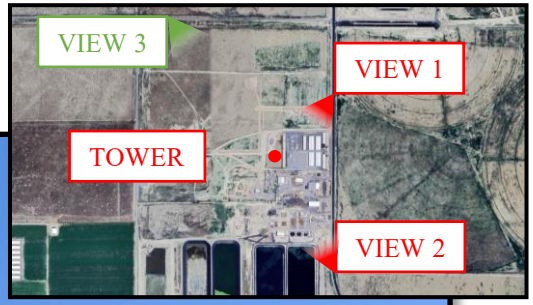
PHOTO RENDERED BY TEP OPCO, LCC

TEP

EXISTING VIEW: LOCATION 3

ATLAS TOWER
USA • INTERNATIONAL

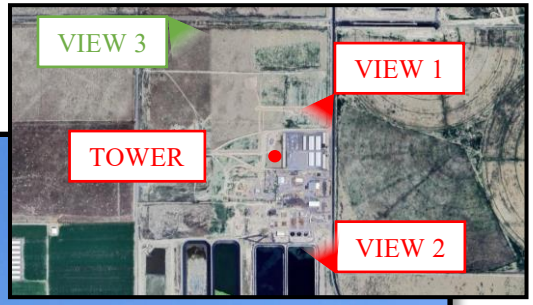
SITE #:
SITE NAME: META
ADDRESS: 2681 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
COUNTY: UTAH



PROPOSED VIEW: LOCATION 3

ATLAS TOWER
USA • INTERNATIONAL

SITE #:
SITE NAME: META
ADDRESS: 2681 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
COUNTY: UTAH



TEP

PHOTO RENDERED BY TEP OPCO, LCC

TEP

June 11, 2025

RE: RF Justification for Proposed 120' Wireless Communication Tower

To Whom It May Concern,

As a licensed Radio Frequency (RF) Engineer, I have conducted a technical analysis of wireless coverage in the vicinity of 2681 N Pony Express Parkway, Eagle Mountain, UT 84005, where a new wireless communication facility is proposed.

The analysis confirms that a **120-foot tower** is required at this location to provide adequate coverage to the growing community and to address current and anticipated service demands. The height is necessary to overcome terrain variations and existing vegetation and to ensure a clear line of sight for optimal signal propagation to the target service area.

There are currently **no existing structures** within or near the intended coverage area that could support the antenna equipment at the necessary elevation. Additionally, because the area is in an active phase of development, viable co-location opportunities are unavailable at this time.

This facility will play a crucial role in expanding wireless service, improving public safety communications, and supporting infrastructure for future technological growth in the community.
If you have any further questions regarding the technical justification, I am happy to provide additional details.

Sincerely,

Jeffrey Jockumsen
RF Engineer
Verizon Wireless

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **AUGUST 5, 2025**
TITLE:	SITE PLAN - Brylee North Commercial Plat A - Lot 3
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Bradford Murdock

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Employment Center/Campus / Commercial Regional	1.25

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	David Stroud, Senior Planner	David Stroud

RECOMMENDATION:
Staff recommends the City Council approve the Brylee North Commercial Plat A - Lot 3.

BACKGROUND:
The Applicant requests site plan approval to construct a multi-tenant commercial building in the Commercial Regional zone. The property and adjacent lots are accessed from Eagle Mountain Blvd. and Desert Willow Drive, and then a private internal road; Beckman Drive. There is no direct lot access from Eagle Mountain Blvd.

ITEMS FOR CONSIDERATION:
Staff has reviewed the plans and found the proposed development meets the standards of the Commercial Regional zone.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends the City Council approve the Brylee North Commercial Plat A - Lot 3 site plan.

ATTACHMENTS:
1. Civil Plans
2. Elevations
3. Landscaping Plans
4. Lighting Plans

EAGLE MOUNTAIN RETAIL
CONSTRUCTION DOCUMENTS

5390 NORTH EAGLE MOUNTAIN BLVD
EAGLE MOUNTAIN, UTAH

PROJECT CONTACTS

PROPERTY OWNER
NORTHPOINT
506 SOUTH MAIN STREET
BOUNTINFUL, UT 84010
CONTACT:
DAVID J MURDOCK
PHONE:(801) 558-5002
EMAIL: MURDOCK0170@MSN.COM

APPLICANT
REALM
ST GEORGE, UTAH
CONTACT: ED WALDVOGEL
PHONE: (801) 440-0293
EMAIL: ED@BUILDREALM.COM

ARCHITECT
SAM J. BRADY ARCHITECTS
200 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84111
CONTACT:
SAM BRADY
PHONE: (801) 595-1752
EMAIL: JAMESZ@HELTDESIGN.COM

PLANNING DEPARTMENT
EAGLE MOUNTAIN CITY
CONTACT: DAVID STROUD
PHONE: (801) 789-6615
EMAIL: DSTROUD@EAGLEMOUNTAIN.GOV

ENGINEERING DEPARTMENT
EAGLE MOUNTAIN CITY
CONTACT: VINCE HOGGE
PHONE: (801) 789-6671
EMAIL: BHOGGE@EAGLEMOUNTAIN.GOV

PUBLIC WORKS DEPARTMENT
EAGLE MOUNTAIN CITY
CONTACT: MACK STRAW
PHONE: (801) 789-6678
EMAIL: MSTRAW@EAGLEMOUNTAIN.GOV

PW / PARKS DEPARTMENT
EAGLE MOUNTAIN CITY
CONTACT: BRAD HICKMAN
PHONE: (801) 789-6664
EMAIL: BHICKMAN@EAGLEMOUNTAIN.GOV

FIRE DEPARTMENT
UNIFIED FIRE
CONTACT: DAN DEVOOGD
PHONE: (801) 743-7232
EMAIL: DDEVOOGD@UNIFIEDFIRE.ORG

SURVEYOR
ENSIGN ENGINEERING
45 W 10000 SOUTH SUITE 500
SANDY, UTAH 84070
CONTACT:
PHONE: (801) 255-0529

CIVIL ENGINEER
BISON CIVIL
6301 MOON VALLEY DRIVE
SOUTH JORDAN, UT 84009
CONTACT: RICHARD PIGGOTT, P.E.
PHONE: (801) 865-4212
EMAIL: BISONCIVIL@GMAIL.COM

VICINITY MAP
SCALE: NTS

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0-0	COVER SHEET
C0-1	GENERAL NOTES
C1-0	SITE PLAN
C1-1	SITE DETAILS (NOT PROVIDED)
C2-0	GRADING PLAN
C2-5	DRAINAGE PLAN
C4-0	UTILITY PLAN
C5-0	EROSION CONTROL PLAN
C5-1	EROSION CONTROL NOTES

SITE INFORMATION

SITE LOCATION	5390 N EAGLE MOUNTAIN BLVD EAGLE MOUNTAIN, UTAH LOT 3
PARCEL NUMBERS	272702-2-046-2004
TOTAL SITE AREA	1.247 ACRES (ACQUIRED FROM BRYLEE NORTH PARCEL MAPS)
EXISTING ZONING	COMMERCIAL REGIONAL
EXISTING USE	VACANT
PROPOSED USE	RETAIL
BUILDING AREA	9,542 S.F.
IMPERVIOUS AREA	36,563.3 S.F.
LANDSCAPE PROVIDED	8,193.7 S.F.
LANDSCAPE PERCENTAGE	15.1%
FRONT	10 FT
SIDE	0 FT
REAR	20 FT
PARKING REQUIREMENTS	1 PER 300 SF FOR RETAIL 1 PER 125 SF FOR RESTRAUNT (DT)
RETAIL	TYPE VB CONSTRUCTION WITH CONSIDERATIONS FOR SQUARE FOOTAGE
PARKING STALLS REQUIRED	44 STALLS MINIMUM 56 STALLS MAXIMUM
PARKING STALLS PROVIDED	57 STALLS
BUILDING RATIOS	2400 SQ FEET OF RESTAURANT = 2400 SF/125 = 20 STALLS 7142 SQ FEET OF RETAIL MIN = 7142 / 300 = 24 STALLS 7142 SQ FEET OF RETAIL MAX = 7142 / 200 = 36 STALLS

REVISIONS:

SITE PLAN	05/01/2025	EAGLE MTN RETAIL SITE PLAN

EAGLE MOUNTAIN RETAIL
5390 NORTH EAGLE MOUNTAIN HIGHWAY
EAGLE MOUNTAIN, UTAH
LOT 3

BISON CIVIL
SITE . DESIGN

BISON CIVIL
6301 MOON VALLEY DR.
SOUTH JORDAN, UT 84009
801 865-4212
BISONCIVIL@GMAIL.COM

COVER SHEET

ENGINEER	RP
DESIGNER	RP
REVIEWER	RP

SHEET NO.
C0-0

5/7/2025 8:32 PM

CULINARY WATER NOTES

1. NO WORK IS TO BEGIN UNTIL THE WATER DRAWINGS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE PUBLIC WORKS DEPARTMENT. FOLLOWING WATER DRAWING APPROVAL, 48-HOUR NOTICE IS TO BE GIVEN TO THE ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BEFORE 12:00 P.M. THE BUSINESS DAY PRIOR TO AN INSPECTION.
2. ALL WORK IS TO CONFORM TO EAGLE MOUNTAIN STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS AND THE CULINARY WATER POLICIES & DESIGN CRITERIA MANUAL.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE DRAWINGS OR BY NOTE 2, IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR EDITION OF THE ROAD AND BRIDGE POLICIES & DESIGN CRITERIA MANUALS FOR EAGLE MOUNTAIN.
4. A SINGLE PIPE MATERIAL IS TO BE USED THROUGHOUT THE PROJECT, UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
5. ALL SERVICE LATERALS 2-INCHES IN DIAMETER AND SMALLER IS TO BE COPPER TUBING WITH EAGLE MOUNTAIN APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES ARE TO BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES ARE TO BE LOCATED OUTSIDE OF DRIVEWAYS, GUTTERS, CURBS AND ALLEY GUTTERS.
8. THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND SANITARY SEWER OR STORM SEWER LINE CROSS:

   8.1. MINIMUM 18-INCH VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SANITARY OR STORM SEWER LINE. IF THE VERTICAL SEPARATION CANNOT BE MAINTAINED OR THE WATER LINE MUST BE PLACED UNDER THE SANITARY OR STORM SEWER LINE, THE SANITARY OR STORM SEWER LINE MUST BE CONSTRUCTED WITH ONE OF THE FOLLOWING OR, AS SHOWN ON THESE DRAWINGS:

   8.2. ENCASEMENT ALL SANITARY AND OR STORM SEWER PIPE JOINTS(MINIMUM)

   8.3. SLEEVING WITH POTABLE WATER SUPPLY QUALITY PIPE.

   8.4 EACH PROVISION MUST EXTEND ALONG THE SANITARY OR STORM SEWER, ON EITHER SIDE OF THE WATER MAIN, A MINIMUM 10-FOOT DISTANCE PERPENDICULAR TO THE EXTERIOR OF MAIN.

9. WARNING TAPE AND LOCATABLE TRACER WIRE IS TO BE REQUIRED OVER ALL MAINS, SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN. THIS IS TO INCLUDE ALL SEWER, STORM DRAIN, WATER, AND IRRIGATION LINE.
10. ALL WATER FACILITIES ARE TO BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTANCE WATER SAMPLE OBTAINED PRIOR TO CONNECTION TO THE EAGLE MOUNTAIN DISTRIBUTION SYSTEM.
11. CONTRACTOR/DEVELOPER IS ALSO RESPONSIBLE FOR INSTALLING THE TEMPORARY CONSTRUCTION WATER HYDRANT AND ¾-INCH & 1-INCH WATER METER AS NEEDED.
12. THE CONTRACTOR/DEVELOPER MUST OBTAIN ALL METERS AND PITS 1 INCH AND LARGER FROM EAGLE MOUNTAIN.
13. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE EAGLE MOUNTAIN ENGINEERING DEPARTMENT'S PRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE DRAWINGS.
14. APPROVAL OF THESE DRAWINGS FOR THE WATER USED STUB OUT INSTALLATION IS NOT TO BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE TO THIS PROPERTY.

WATER CROSSING NOTES

THE FOLLOWING ARE THE REQUIREMENTS THAT SHALL BE MET WHEN THERE IS A WATER-SEWER CROSSING: WHEN PROTECTION OF THE WATER LINE IS CONSIDERED, THE MINIMUM VERTICAL DISTANCE 18-INCHES MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SEWER/STORM LINE. IF THIS DISTANCE
CANNOT BE MAINTAINED BECAUSE OF PHYSICAL OBSTRUCTIONS OR THE WATER LINE MUST BE PLACED UNDER THE SEWER/STORM LINE, THE SEWER/STORM LINE MUST BE CONSTRUCTED WITH ANY ON IF THE FOLLOWING:
A. ENCASEMENT WITH 4-INCHES MINIMUM OF CONCRETE OR SLEEVING WITH WATER QUALITY PIPE.

EACH OF THESE PROVISIONS MUST BE EXTENDED FOR 10-FEET ON EITHER SIDES OF THE WATER LINE AT 90 DEGREES TO THE CROSSING

EAGLE MOUNTAIN GENERAL NOTES

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

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

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

GENERAL NOTES:

1. THIS SITE PLAN DEVELOPED IN SUPPORT OF A FINAL PLAN APPLICATION FOR EAGLE MOUNTAIN CITY.
2. EXISTING ZONE = LOCATED IN RESIDENTIAL ZONING.
3. SITE ADDRESS = LOCATED JUST NORTH OF MAJOR ST & SEARLE LN INTERSECTION.
4. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
5. SEE STORM DRAINAGE DISCUSSION ON SHEET G1.
6. SURVEYOR = DAVID OR AARON THOMAS, RLS . 801-224-7308
7. THERE ARE NO IRRIGATION DITCHES OR STRUCTURES, WASHES, CANALS, WELLS, STREAMS, SIGNIFICANT ROCK OUTCROPPINGS, WETLANDS, FLOOD PLAINS, OR OTHER NATURAL FEATURES ON SITE.
8. THERE ARE NO SITES PROPOSED TO BE DEDICATED FOR CHURCHES OR SCHOOLS IN THIS PLAT.
9. THERE ARE NO SITES INTENDED FOR CONDITIONAL OR COMMERCIAL USES.
10. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
11. GEOTECHNICAL REPORT, SOILS TESTS, & PAVEMENT DESIGN ARE PROVIDED AT TIME OF THIS FINAL PLAT SUBMITTAL.
12. CORNER LOTS MAY FACE EITHER STREET DEPENDING ON BUILDERS PREFERENCE.
13. THERE ARE NO EXISTING TREES OR LANDSCAPING FEATURES ON THIS SITE.
14. THERE WILL BE NO ENTRY MONUMENT SIGNS WITH THIS SUBDIVISION.
15. STREET LIGHTING TO COMPLY WITH SECTION 16:35:100 OF THE CITY CODE. SEE LOCATIONS FOR STREET LIGHTS ON PLAN.
16. EAGLE MOUNTAIN WILL OWN THE PROPOSED PUBLIC USE AREAS. THE HOME OWNERS ASSOCIATION WILL MAINTAIN THESE AREAS.
17. BUILDING ENVELOPES AND BUILDING SETBACKS ARE SHOWN THE FINAL PLAT. DETAILS OF CENTERLINE CURVES IN SHOWN ON THE FINAL PLAT.

GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION. CHANGES TO THE "RELEASED FOR CONSTRUCTION" DRAWINGS ARE TO BE APPROVED THROUGH THE CHANGE ORDER PROCESS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT(S).
6. CONTRACTOR IS TO GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE "RELEASED FOR CONSTRUCTION" DRAWINGS WITHIN THE HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION AS LISTED IN THE SOILS REPORT.
7. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED EVEN AFTER EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
9. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE IMMEDIATELY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEMS ARE REQUIRED THAT ARE NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS, AND BARRICADES, ETC.

EXCAVATION NOTES

1. CONTRACTOR SHALL HAVE UTILITIES MARKED BY BLUE STAKES PRIOR TO ANY EXCAVATION ON SITE OR IN LOCALIZED AREAS.
2. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

SEWER NOTES

1. THE LOCATION OF, AND EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES HAS BEEN DETERMINED TO THE BEST OF THE ENGINEER'S ABILITY, BUT IT SHALL BE THE SOLE DUTY OF THE CONTRACTOR TO VERIFY THE LOCATION OF THE EXISTING UTILITIES AND TO TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THESE UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY DAMAGE DONE TO EXISTING UTILITIES DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN A RECORD OF THE LOCATIONS OF ALL WASTEWATER LATERALS, TEES AND STUB OUTS. THIS RECORD SHALL BE DELIVERED TO THE DEVELOPER'S ENGINEERS PRIOR TO FINAL PAYMENT BEING AUTHORIZED.
3. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED WHERE NECESSARY.
4. THE CONTRACTOR SHALL MARK THE LOCATION OF ALL WASTEWATER LATERALS WITH THE LETTER "S" AT LEAST 2-INCH HIGH ENGRAVED INTO THE CURB.
5. ALL LATERALS TO NEW PIPELINES ARE TO BE TIED INTO MAIN LINE THROUGH USE OF FITTINGS. CUT-IN SADDLES ARE NOT ALLOWED.
6. THE WASTEWATER SYSTEM SHALL BE COMPLETED AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
7. WASTEWATER LINES WILL BE INTERNALLY INSPECTED BY A CONTRACTOR SUBCONTRACTOR AT THE OWNER/DEVELOPER'S EXPENSE.

GENERAL SITE CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE "WEST JORDAN CITY, UTAH CITY CODE"; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE INTERNATIONAL BUILDING CODE; THE INTERNATIONAL FIRE CODE; AND ALL LOCAL CITY CODES AND ORDINANCES AS APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON THE DRAWINGS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY LINES OR SERVICE LATERALS MAY NOT BE SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND IS TO TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO IT. THE CONTRACTOR IS TO USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND IS TO BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENT WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS ARE TO BE REPAIRED OR REPLACED SATISFACTORILY TO THE EAGLE MOUNTAIN ENGINEERING DEPARTMENT AND/OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION IS TO BE AS SHOWN ON THE "RELEASED FOR CONSTRUCTION" DRAWINGS. ANY REVISIONS ARE TO HAVE THE PRIOR WRITTEN APPROVAL OF THE ENGINEER THROUGH THE CHANGE ORDER PROCESS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF UNDERGROUND OBSTRUCTIONS AND AVOID DAMAGE AND CONFLICTS. EXPOSE POSSIBLE CONFLICTS IN ADVANCE OF CONSTRUCTION, SUCH AS UTILITY LINES AND DRAINAGE STRUCTURES. CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EACH AND VERIFY CLEARANCE FOR PROPOSED CONSTRUCTION. IMMEDIATELY NOTIFY ENGINEER OF CONFLICTS DISCOVERED OR CHANGES NEEDED TO ACCOMMODATE UNKNOWN OR CHANGED CONDITIONS.
6. THE CONTRACTOR IS TO TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS. ANY MONUMENT DISTURBED IS TO BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS.
7. CONTRACTOR IS TO ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE DRAWINGS.
8. CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER TO ENSURE ADEQUATE ACCESS TO ALLOW THE BUILDING TO REMAIN ACCESSIBLE TO CUSTOMERS DURING ALL CONSTRUCTION ACTIVITIES. MAINTAIN A MINIMUM 10'-0" WIDE ACCESS INTO THE PARKING LOT AT ALL TIMES.
9. CONTRACTOR SHALL PROVIDE BARRICADES, FENCING, ETC., TO PROTECT INDIVIDUALS ACCESSING THE BUILDING FROM ANY CONSTRUCTION AREAS.
10. ANY WORK REQUIRING "NO ACCESS" TO THE PARKING LOT OR BUILDING MUST BE COORDINATED WITH THE BUILDING OWNER AT LEAST 7 DAYS IN ADVANCE AND BE AGREED UPON IN WRITING.
11. CONTRACTOR SHALL REPLACE AT NO COST TO THE OWNER ALL PAVING, SIDEWALK, AND EXISTING AND ANY FACILITIES THAT ARE DAMAGED DURING THE COURSE OF WORK.
12. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS AND LICENSES.
13. TYPE V CEMENT IS TO BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE IS TO BE 4,000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
14. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
15. EXPANSION JOINTS ARE REQUIRED AT A MAXIMUM 300-FEET SPACING IN EXTRUDED-TYPE CURB AND GUTTER.
16. ASPHALT CEMENT (AC) PAVEMENT IS TO BE ½-INCH ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
17. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY IS TO BE REMOVED AND REPLACED.
18. SIDEWALK RAMPS ARE TO BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER EAGLE MOUNTAIN STANDARDS. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR AFTER APPROVAL BY THE CITY ENGINEER.
19. CONTRACTOR IS TO PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON THE DRAWINGS.
20. ALL GRADING WORK IS TO CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER, REVIEWED BY THE ENGINEERING DEPARTMENT, AND AS SHOWN ON THESE DRAWINGS.
21. EXACT LOCATION OF ALL SAW CUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY ENGINEER, IF THE LOCATION OF THESE SAW CUT LINES IS NOT CLEARLY SHOWN ON THE DRAWINGS, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
22. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., ARE TO BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOW LINES, AND CROSS GUTTERS, UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
23. ALL RETAINING WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL DRAWINGS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW RETAINING WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DIVISION.
24. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT-OF-WAY.

REVISIONS:		
SITE PLAN	05/01/2025	EAGLE MTN RETAIL SITE PLAN

EAGLE MOUNTAIN RETAIL

5390 NORTH EAGLE MOUNTAIN HIGHWAY
EAGLE MOUNTAIN, UTAH
LOT 3

BISON CIVIL
SITE . DESIGN

BISON CIVIL
6301 MOON VALLEY DR.
SOUTH JORDAN, UT 84009
801 865-4212
BISONCIVIL@GMAIL.COM

GENERAL NOTES

ENGINEER	RP
DESIGNER	RP
REVIEWER	RP

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C0-1

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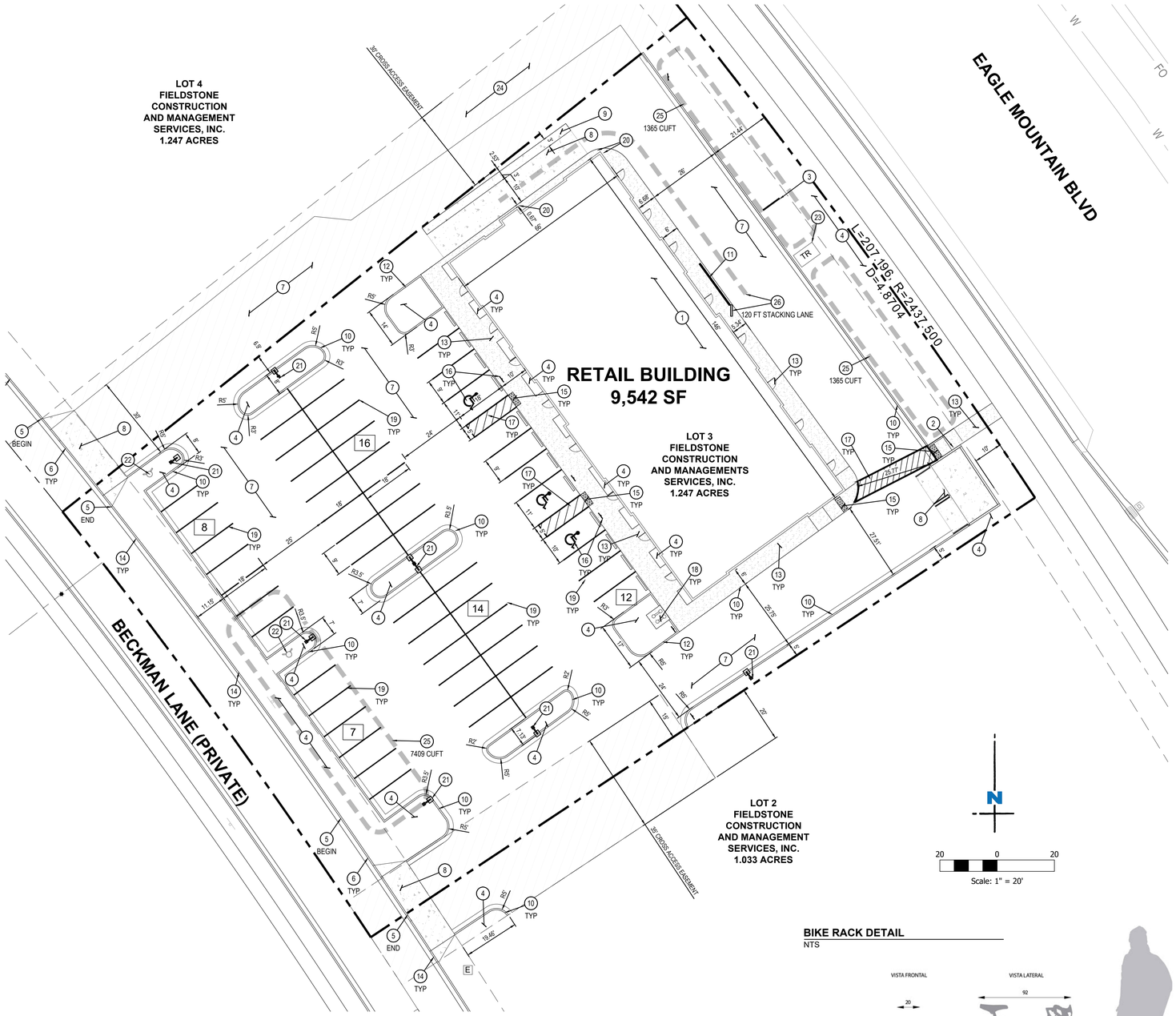


SITE PLAN KEY NOTES

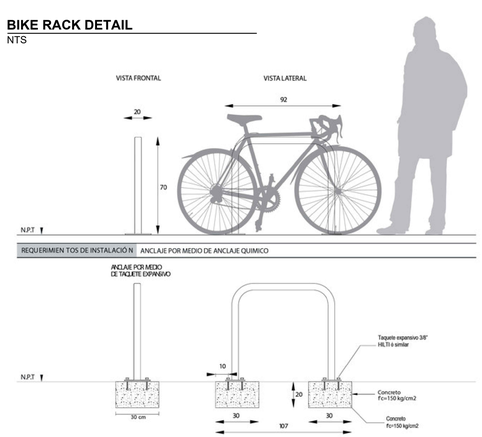
1. PROPOSED 9,542 SF (FOOTPRINT) BUILDING, REFERENCE ARCHITECTURAL PLANS.
2. PROPOSED TRASH ENCLOSURE, DETAILS PER ARCHITECTURE PLANS.
3. PROPOSED MONUMENT SIGN. SIGN DETAILS, SIZE AND EXACT LOCATION TO BE SPECIFIED DURING SIGN PERMITTING PROCESS.
4. FURNISH AND INSTALL PROPOSED LANDSCAPING AND IRRIGATION. REFERENCE LANDSCAPING AND IRRIGATION PLANS FOR DETAILS.
5. SAWCUT EXISTING CONCRETE CONCRETE CURB & GUTTER TO NEAREST EXISTING JOINT. SAWCUT AT LIP OF GUTTER, USE EDGE OF CONCRETE ROAD PANEL AS FORM.
6. FULL DEPTH SAWCUT EXISTING ASPHALT (2' MIN WIDTH) TO ACCOMMODATE INSTALLATION OF PROPOSED CURB, GUTTER AND SIDEWALK.
7. FURNISH AND INSTALL STANDARD DUTY ASPHALT PAVEMENT. REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION AND DETAIL A3/C1-1.
8. FURNISH AND INSTALL HEAVY DUTY CONCRETE PAVEMENT. REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION AND DETAILS.
9. FURNISH AND INSTALL 3' CONCRETE WATERWAY.
10. FURNISH AND INSTALL 6" CONCRETE CURB WITH 1.5' GUTTER SECTION PER TOWN OF SILT STANDARD & SPECIFICATIONS. REFERENCE A1 & A2/C1-1. SEE GRADING & DRAINAGE PLAN FOR INSTALLATION. REFERENCE GRADING PLAN, SHEET C2-0 FOR CATCH/RELEASE GUTTER LOCATIONS.
11. FURNISH AND INSTALL 8" MASONRY SCREEN WALL. SEE ARCHITECTURAL SHEETS.
12. FURNISH AND INSTALL 6" CURB.
13. FURNISH AND PLACE SIDEWALK . PROVIDE TURNOVER EDGE WHERE SHOWN. REF DETAIL A6/C1-1.
14. EXISTING CURB AND GUTTER. PROTECT IN PLACE.
15. FURNISH AND INSTALL ADA DUCTILE IRON DETECTABLE WARNING SURFACE PER STANDARDS & SPECIFICATIONS. REFERENCE DETAILS
16. PAINT ADA SYMBOL AND INSTALL ADA SIGN, INCLUDE 'VAN' SIGNAGE ON DESIGNATED STALL. REFERENCE DETAILS B1 & B2/C1-1.
17. PAINT 5" SOLID ADA ACCESSIBLE PATH STRIPING; TYPICAL AS SHOWN. REFERENCE MUTCD FOR DETAILS AND SPECIFICATIONS.
18. FURNISH AND INSTALL BIKE PARKING. REFERENCE THIS SHEET FOR DETAILS.
19. PAINT 4" WIDE SOLID WHITE PARKING STRIPES; TYPICAL AS SHOWN. REFERENCE MUTCD FOR DETAILS AND SPECIFICATIONS.
20. FURNISH AND INSTALL CONCRETE BOLLARD. REFERENCE DETAIL B3/C1-1.
21. FURNISH AND INSTALL SITE LIGHTING. REFERENCE PHOTOMETRIC AND ARCHITECTURAL PLANS FOR DETAILS
22. FURNISH AND INSTALL PROPOSED FIRE HYDRANT.
23. PROPSED TRANSFORMER LOCATION.
24. PROPOSED CROSS ACCESS EASEMENT.
25. PROPOSED SNOW STORAGE AREA.
26. PROPOSED MENU BOARD/ORDERBOARD. TENANT TO PRVOVIDE 120 FEET OF STACKING LANE BETWEEN PICKUP WINDOW AND ORDERBOARD.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- RIGHT OF WAY
- CENTERLINE
- PROPOSED BUILDING
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED STANDARD DUTY ASPHALT PAVING
- PROPOSED ASPHALT/CONCRETE SAWCUT
- PROPOSED PARKING STALL COUNT
- EXISTING STRIPING
- EXISTING CONCRETE CURB & GUTTER
- EXISTING CONCRETE SIDEWALK
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING UTILITY VAULT
- EXISTING UTILITY BOX
- EXISTING STORM DRAIN INLET/ MANHOLE
- EXISTING STREET LIGHT

BIKE RACK DETAIL

NTS



ICHMARK

BRYLEE NORTH RECORD DRAWINGS 4-22-2025

AL DESCRIPTION

OF LOT 3 BRYLEE NORTH PLAT 'A'
TED IN THE SOUTHEASET QUARTER OF SECTION 2
SHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
E MOUNTAIN, UTAH COUNTY, UTAH

FLOOD PLAIN NOTE

SITE IS LOCATED WITHIN FLOOD ZONE X

NOTES:

- ALL ADA REQUIREMENTS HAVE BEEN MET.
- REFERENCE GEOTECHNICAL REPORT REGARDING ALL GEOLOGICAL HAZARD FINDINGS.

TION NOTES:

S RESPONSIBLE FOR ANY
LY REQUIRED AS-BUILT DRAWINGS,
SITE TESTING, OR CERTIFICATES
ACCEPTANCE FROM THE CITY, UTILITY
MUNICIPALITY.

S RESPONSIBLE FOR THE PROTECTION OF
N SITE SURVEY MONUMENTATION
ROJECT CONSTRUCTION

LITTER MAINTENANCE

AS PART OF TENANT AGREEMENT, TENANTS ARE RESPONSIBLE TO MAINTAIN PARKING LOT LITTER ON SITE AND 15 FEET PAST PROPOPERTY LINE. THIS INCLUDES THE GUTTER OF EAGLE MOUNTAIN PARKWAY AND BECKHAM LANE. THE INSPECTIONS ARE TO OCCUR TWICE WEEKLY AND DAYS OF STRONG WIND. TENANTS TO INSPECT INLETS FOR DEBRIS ON AND OFFISTE ADJACENT TO THE SITE BI- MONTHLY. OWNER WILL MAINTAIN PROPOER TRASH CONTAINER DISPOSAL ON A REGULAR BASIS SO AS NOT TO EXCEED THE TOP OF CONTAINER.

REVISIONS:		
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EAGLE MOUNTAIN RETAIL

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LOT 3

BISON CIVIL
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SITE PLAN

ENGINEER	RP
DESIGNER	RP
REVIEWER	RP

SHEET NO.

C1-0

GRADING PLAN LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED BUILDING
- PROPOSED CURB & GUTTER (SPILL)
- PROPOSED CURB & GUTTER (CATCH)
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- TOP=XX.XX — PROPOSED TOP OF RETAINING WALL ELEVATION
- FFE=XXXX.XX — PROPOSED FINISHED FLOOR ELEVATION
- ME=XX.XX — PROPOSED MATCH EXISTING ELEVATION
- TBC=XX.XX — PROPOSED TOP BACK OF CURB ELEVATION
- TOS=XX.XX — PROPOSED TOP OF SIDEWALK
- FL=XX.XX — PROPOSED FLOW LINE OF SWALE
- PROPOSED SLOPE DIRECTION
- EXISTING SLOPE DIRECTION
- PROPOSED STORM DRAIN STRUCTURE
- EXISTING STORM DRAIN STRUCTURE
- TR — PROPOSED ELECTRICAL TRANSFORMER/BOX
- PROPOSED SITE LIGHTING
- EXISTING UTILITY BOX
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

CONSTRUCTION NOTES:

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CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING ON SITE SURVEY MONUMENTATION THROUGHOUT PROJECT CONSTRUCTION

SETTLEMENT

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SETTLEMENT OF BACKFILL WHICH MAY OCCUR WITHIN THE CORRECTION PERIOD STIPULATED WITHIN THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL MAKE, OR CAUSE TO BE MADE, ALL REPAIRS OR REPLACEMENTS MADE NECESSARY BY SETTLEMENT WITHIN 30 DAYS AFTER NOTICE FROM THE ENGINEER OR OWNER.

REVISIONS:		
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EAGLE MOUNTAIN RETAIL

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GRADING PLAN

ENGINEER	RP
DESIGNER	RP
REVIEWER	RP

SHEET NO.
C2-0

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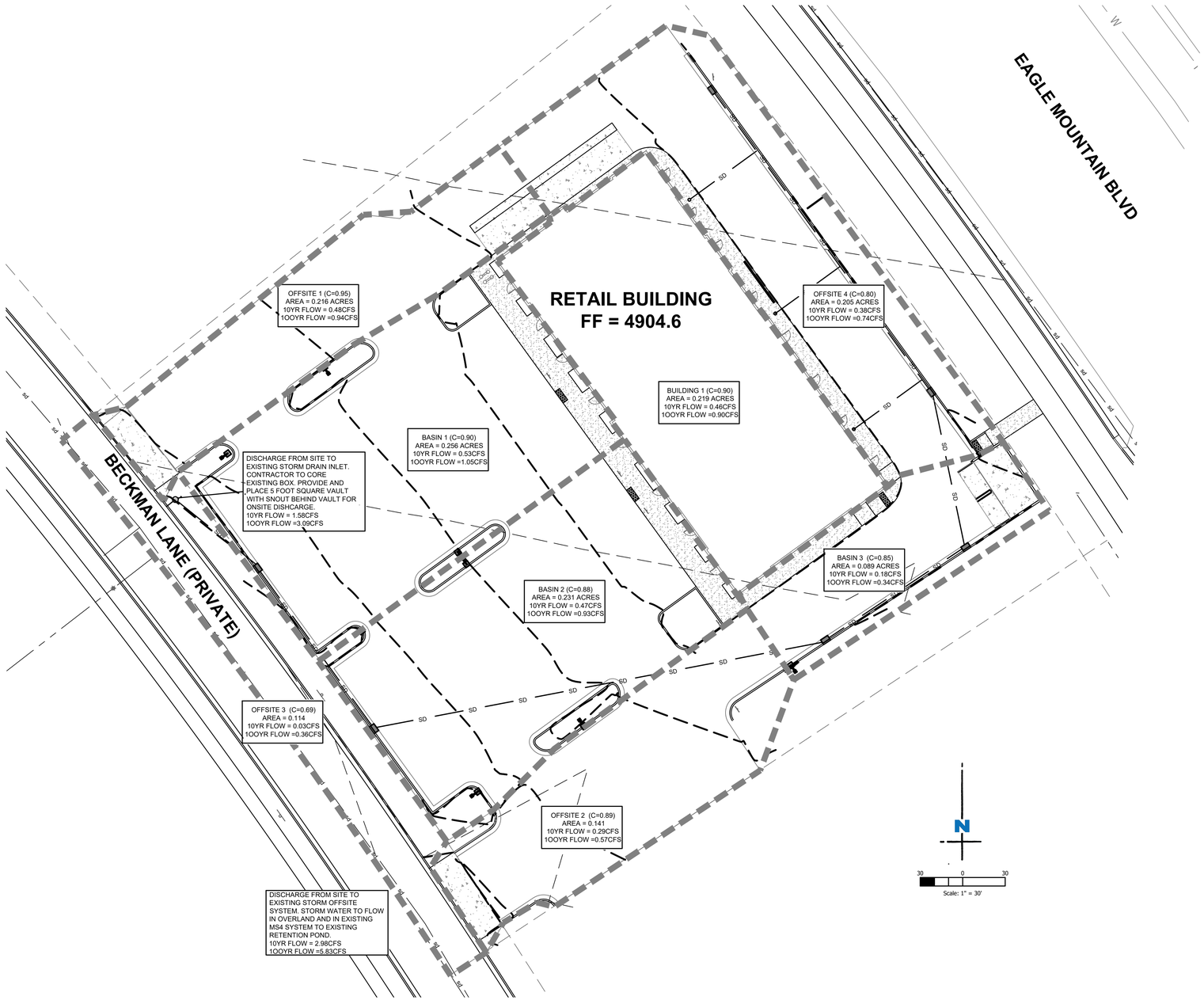

Area No.	Area	Runoff Coefficient	Length of Overland Flow	Avg. Basin Slope	Time of Concentration	10-Year Intensity	10-Year Peak Flow	100-Year Intensity	100-Year Peak Flow
	A	C	L_o	S_o	T_c	I	Q_{10}	I	Q_{100}
	(sq ft)		(ft)	(%)	(min)*	(in/hr)	(cfs)	(in/hr)	(cfs)
OS 1	9,409.0	0.95	175	1.8%	10.00	2.33	0.48	4.56	0.94
BASIN 1	11,151.4	0.90	175	1.8%	10.00	2.33	0.53	4.56	1.05
BASIN 2	10,062.4	0.88	185	1.8%	10.00	2.33	0.47	4.56	0.93
BASIN 3	3,876.8	0.85	79	1.8%	10.00	2.33	0.18	4.56	0.34
BASIN 4	8,929.8	0.80	83	1.8%	10.00	2.33	0.38	4.56	0.74
OS 2	6,142.0	0.89	90	1.8%	10.00	2.33	0.29	4.56	0.57
BLDG 1	9539.64	0.90	87	1.8%	10.00	2.33	0.11	4.56	0.90
OS 3	4965.84	0.69	123	1.8%	10.00	2.33	0.03	4.56	0.36
TOTAL	64,076.8	0.87	177	1.8%	10.00	2.33	2.98	4.56	5.83
TOTAL ONSITE	34,020.4	0.87		1.8%	10	2.33	1.58	4.56	3.09

Runoff Coefficient Calculations

Area No.	Total Area (ACRES)	Landscape (SF)	Pavement (SF)	Building (SF)	Runoff Coefficient
OS 1	0.216	-	9,409	-	0.95
BASIN 1	0.256	814	10,338	-	0.90
BASIN 2	0.231	909	9,154	-	0.88
BASIN 3	0.089	521	3,356	-	0.85
BASIN 4	0.205	1,837	7,093	-	0.80
OS 2	0.141	469	5,673	-	0.89
BLDG 1	0.219	-		9,542	0.90
OS 3	0.114	1690.18	3,276		0.69
TOTAL	1.471	6239.38	48297.74	9542.00	0.87
TOTAL ONSITE	1.0	4,080.7	29,939.7	9,542.0	0.87

Pipe No.	Pipe Roughness N	Pipe Slope (ft/ft)	Pipe Diameter (ft)	Max. Pipe Capacity (cfs)	Areas Contributing (Area No.)	Cont. Areas Q_{10} (cfs)	Cont. Areas Q_{100} (cfs)
1	0.013	0.005	0.67	0.86	BASIN 4	0.38	0.74
2	0.013	0.005	0.67	0.86	BASIN 3-4	0.56	1.09
3	0.013	0.005	1.00	2.52	BASIN 2-4	1.03	2.02
4	0.013	0.005	1.00	2.52	BASING 1-4	1.57	3.06

CONSTRUCTION NOTES:

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REVISIONS:

SITE PLAN	05/01/2025

EAGLE MTN RETAIL SITE PLAN

EAGLE MOUNTAIN RETAIL

5390 NORTH EAGLE MOUNTAIN HIGHWAY
EAGLE MOUNTAIN, UTAH
LOT 3

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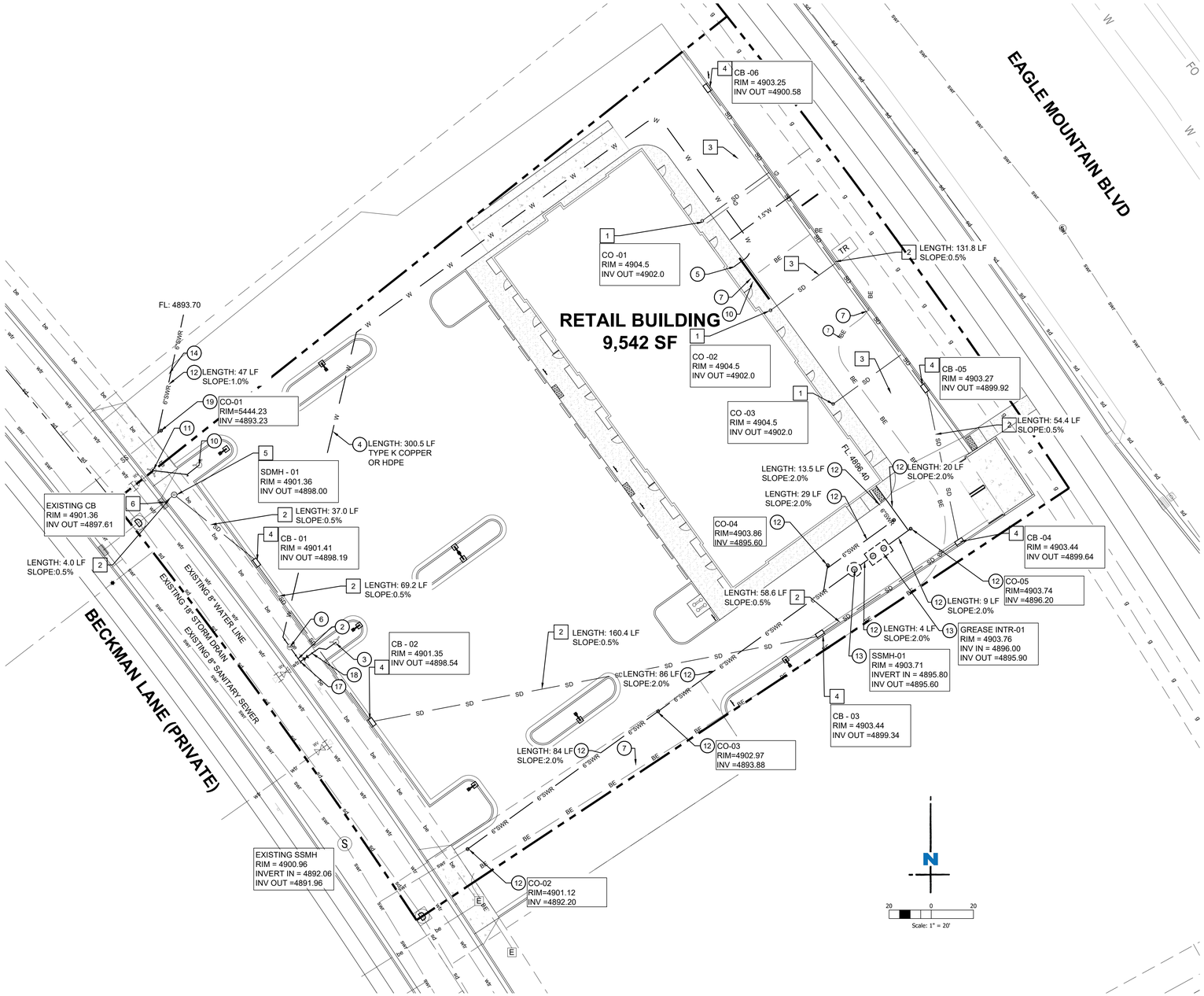
DRAINAGE PLAN

ENGINEER	RP
DESIGNER	RP
REVIEWER	RP

SHEET NO.

C2-5



UTILITY PLAN KEY NOTES

1. UTILITY CROSSING. FIELD VERIFY INVERTS AND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
2. 2" CULINARY WATER TAP PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS.
3. FURNISH AND INSTALL FIRE HYDRANT PER EAGLE MOUNTAIN STANDARDS. CONTRACTOR TO CUT AND INSTALL 8" TEE AND 8" C900 WATERLINE. ALL BENDS AND TEES TO HAVE THRUST BLOCKS PER CITY STANDARDS.
4. FURNISH AND INSTALL 2" WATER SERVICE LINE PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. TRENCHING AND BEDDING PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS.
5. 2" CULINARY WATER SERVICE CONNECTION AT BUILDING. REFERENCE ARCHITECTURAL AND PLUMBING PLANS FOR EXACT LOCATION AND CONNECTION DETAILS.
6. FURNISH AND INSTALL 2" WATER METER PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS.
7. ELECTRICAL SERVICE PROVIDER TO INSTALL 3Ø PRIMARY RISER TO SERVICE IN BUILDING. SEE ELECTRICAL PLANS.
8. FURNISH AND INSTALL TELECOM JUNCTION BOX AT BASE OF EXISTING POLE.
9. PROPOSED FIBER OPTIC/DATA SERVICE LINE. SIZE, TYPE AND ROUTING TO BE COORDINATED WITH ARCHITECTURAL PLANS AND SERVICE PROVIDER.
10. CONTRACTOR TO INSTALL RELOCATED FIRE HYDRANT. CONTRACTOR TO INSTALL PER CITY STANDARDS.
11. CONTRACTOR TO REMOVE AND RELOCATE EXISTING FIRE HYDRANT. CONTRACTOR TO INSTALL 8" ELBOW AND THRUST BLOCK PER CITY STANDARDS.
12. 6" SANITARY SEWER LINE AT 1.0% MIN. FURNISH AND INSTALL CLEAN OUTS AT 100 FT MAXIMUM SPACING
13. FURNISH AND INSTALL 15OO GALLON GREASE SEPARATOR WITH SAMPLING MANHOLE PER EAGLE MOUNTAIN STANDARDS.
14. EXISTING 6" SANITARY SEWER LATERAL. CONTRACTOR TO VERIFY INVERT ELEVATION PRIOR TO EXTENSION OF SERVICE LINE.
15. NOT USED.
16. NOT USED.
17. CONTRACTOR TO PROVIDE AND INSTALL 8"X8"X8" TEE WITH 8" X 3" REDUCER.
18. FURNISH AND INSTALL 8"X6" REDUCER.

DRAINAGE PLAN KEY NOTES

1. FURNISH AND INSTALL 6" STORM DRAIN CLEANOUT.
2. FURNISH AND INSTALL 12" PVC STORM DRAIN PIPE OR EQUILIVANT. SLOPE PER PLAN (MINIMUM 0.33%). INSTALLATION, TRENCHING AND BEDDING PER CITY DETAILS.
3. FURNISH AND INSTALL 30 LF 6" PVC STORM DRAIN PIPE OR EQUILIVANT. SLOPE PER PLAN (MINIMUM 0.33%). INSTALLATION, TRENCHING AND BEDDING PER CITY STANDARDS AND SPECIFICATIONS.
4. FURNISH AND INSTALL STORM DRAIN INLET.
5. FURNISH AND INSTALL 5' STORM DRAIN VAULT WITH SNOUT.
6. CONNECT TO EXISTING CATCH BASIN. CONTRACTOR TO CORE EXISTING WALL.

UTILITY PLAN LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED BUILDING
- PROPOSED WATER SERVICE LINE
- PROPOSED FIRE SERVICE LINE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN STRUCTURE
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN STRUCTURE
- PROPOSED FIBER OPTIC SERVICE
- EXISTING FIBER OPTIC MAIN
- PROPOSED ELECTRICAL SERVICE
- PROPOSED ELECTRICAL TRANSFORMER/BOX
- PROPOSED SITE LIGHTING
- EXISTING BURIED ELECTRICAL LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING UTILITY BOX
- EXISTING STREET LIGHT

CONSTRUCTION NOTES:

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CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING ON SITE SURVEY MONUMENTATION THROUGHOUT PROJECT CONSTRUCTION

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REVISIONS:		
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EAGLE MOUNTAIN RETAIL

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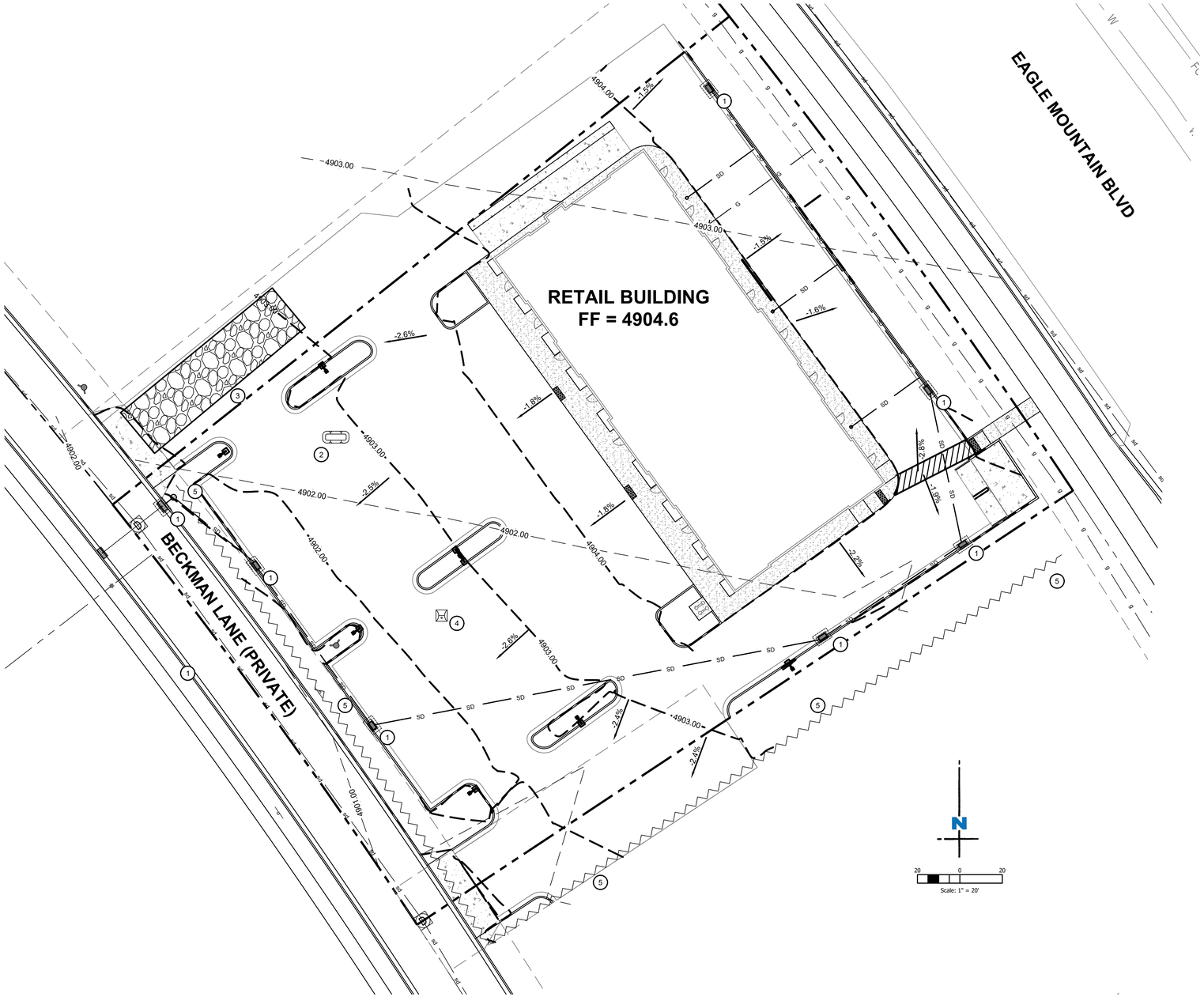
UTILITY PLAN

ENGINEER	RP
DESIGNER	RP
REVIEWER	RP

SHEET NO.

C4-0



EROSION CONTROL PLAN KEY NOTES

1. PROPOSED INLET PROTECTION, REFERENCE DETAIL A1 SHEET C3-1.
2. PROPOSED CONCRETE WASTE MANAGEMENT (WASH OUT), REFERENCE DETAIL A2 SHEET C3-1.
3. PROPOSED STABILIZED CONSTRUCTION ENTRANCE, REFERENCE DETAIL B3 SHEET C3-1.
4. PROPOSED PORTABLE TOILET, REFERENCE DETAIL A4 SHEET C3-1.
5. PROPOSED SILT FENCE, REFERENCE DETAIL B1 SHEET C3-1.

EROSION CONTROL PLAN LEGEND

- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MAJOR
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED PORTABLE TOILET
- PROPOSED CONCRETE WASHOUT
- PROPOSED CHECK DAM

CONSTRUCTION NOTES:

CONTRACTOR IS RESPONSIBLE FOR ANY JURISDICTIONALLY REQUIRED AS-BUILT DRAWINGS, ON-SITE OR OFF SITE TESTING, OR CERTIFICATES REQUIRED FOR ACCEPTANCE FROM THE CITY, UTILITY PROVIDERS, OR MUNICIPALITY.

CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING ON SITE SURVEY MONUMENTATION THROUGHOUT PROJECT CONSTRUCTION

5/7/2025 8:32 PM

REVISIONS:		
SITE PLAN	05/01/2025	EAGLE MTN RETAIL SITE PLAN

EAGLE MOUNTAIN RETAIL

5390 NORTH EAGLE MOUNTAIN HIGHWAY
EAGLE MOUNTAIN, UTAH
LOT 3

BISON CIVIL
SITE . DESIGN

BISON CIVIL
6301 MOON VALLEY DR
SOUTH JORDAN, UT 84009
801 865-4212
BISONCIVIL@GMAIL.COM

EROSION CONTROL PLAN

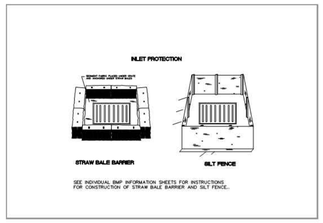
ENGINEER	RP
DESIGNER	RP
REVIEWER	RP

SHEET NO.

C5-0

BMP: Inlet Protection-Silt Fence or Straw Bales

IP-SFSB
Construction



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

INSTALLATION/APPLICATION CRITERIA:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.

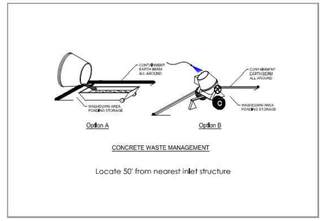
LIMITATIONS:
- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

MAINTENANCE:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4-inches in depth.
- Repair or realign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

A1

BMP: Concrete Waste Management

CWM
Construction



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

APPLICATION:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (6" tall by 6" wide).
- Train employees and subcontractors in proper concrete waste management.

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

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

A2

BMP: Land Grading

LG
Construction

DESCRIPTION:
Land grading involves reshaping the ground surface to planned grades as determined by an engineering survey, evaluation, and layout. Land grading provides more suitable topography for buildings, facilities, and other land uses and helps to control surface runoff, soil erosion, and sedimentation during and after construction.

APPLICATIONS:
Land grading is applicable to sites with uneven or steep topography or easily erodible soils, because it stabilizes slopes and decreases runoff velocity. Grading activities should maintain existing drainage patterns as much as possible.

INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

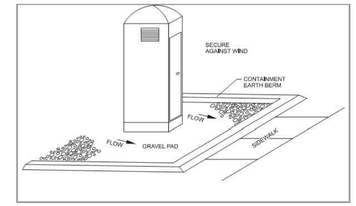
LIMITATIONS:
Improper grading practices that disrupt natural stormwater patterns might lead to poor drainage, high-runoff velocities, and increased peak flows during storm events. Clearing and grading the entire site without vegetated buffers promotes offsite transport of sediments and other pollutants. Design the grading plan with erosion and sediment control and stormwater management goals in mind; to ensure that the plan is implemented as intended, carefully supervise grading crews.

MAINTENANCE:
- Check all graded areas and supporting erosion and sediment control practices periodically, especially after heavy rainfalls.
- Promptly remove all sediment from diversions or other stormwater conveyances, and if washouts or breaks occur, repair them immediately.
- To prevent small-scale eroded areas from becoming significant gullies, maintain them promptly.

A3

BMP: Portable Toilets

PT
Construction



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

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

INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection leak.

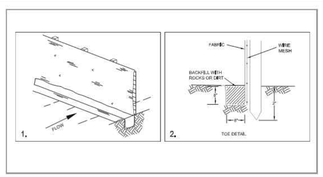
LIMITATIONS:
- No limitations.

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

A4

BMP: Silt Fence

SF
Construction



DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

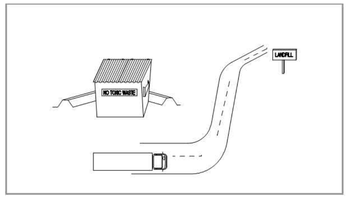
LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

B1

BMP: Waste Disposal

WD
Construction



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

APPLICATION:
All construction sites.

INSTALLATION:
- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
- Use watertight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
- Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porta-potty service in waste management activities.

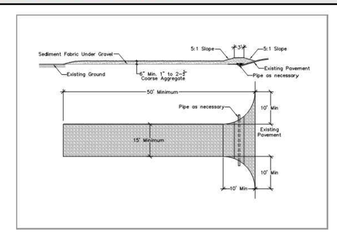
LIMITATIONS:
- On-site personnel are responsible for correct disposal of waste.

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

B2

BMP: Stabilized Construction Entrance

SCE
Construction



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

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

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

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

B3

REVISIONS:	05/01/2025	EAGLE MTN RETAIL SITE PLAN
SITE PLAN		

EAGLE MOUNTAIN RETAIL

5390 NORTH EAGLE MOUNTAIN HIGHWAY
EAGLE MOUNTAIN, UTAH
LOT 3

BISON CIVIL
SITE . DESIGN

BISON CIVIL
6301 MOON VALLEY DR.
SOUTH JORDAN, UT 84009
801 865-4212
BISONCIVIL@GMAIL.COM

EROSION CONTROL DETAILS

ENGINEER	RP
DESIGNER	RP
REVIEWER	RP

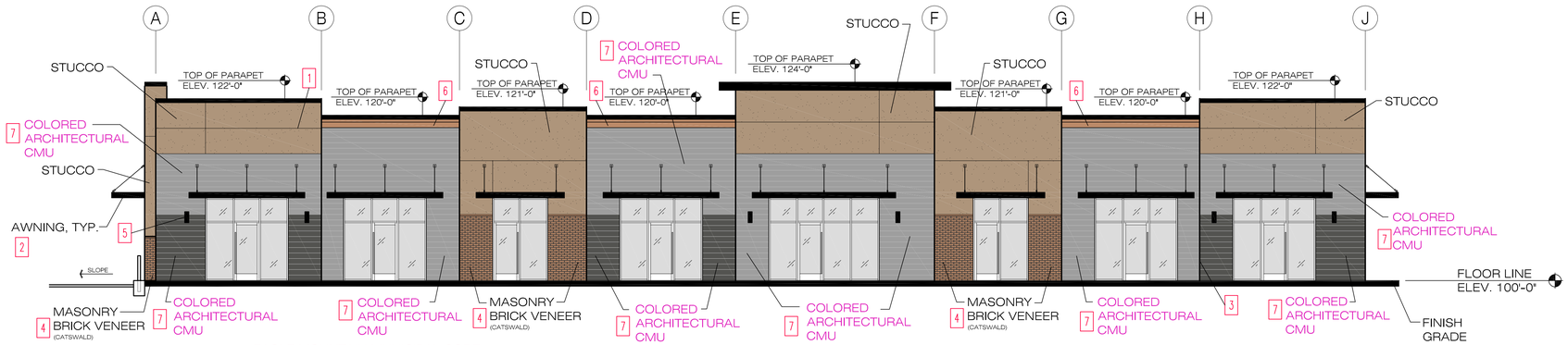
SHEET NO.
C5-1

5/7/2025 8:32 PM

NOTE:
ALL AWNINGS TO BE PROVIDED W/ HEAVY DUTY-GAUGE ALUM. COVER OVER STEEL TUBES W/ SMOOTH CONTINUOUS FINISH. JOINTS AT CORNERS ONLY.
ALL JOINTS AT CORNERS TO BE TIGHT FITTING/ SMOOTH FINISH.
ALL ALUM. TO BE BLACK: GAUGE AND COLOR TO BE APPROVED BY OWNER.

NOTE:
OWNER TO OBTAIN A SEPARATE SIGN PERMIT FROM EAGLE MOUNTAIN CITY ZONING FOR ALL PROPOSED SIGNS. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF EAGLE MOUNTAIN CITY.
SIGNAGE TO BE REVIEWED UNDER SEPARATE SUBMITTAL.

NOTE:
SIGNAGE SHALL BE REVIEWED UNDER A SEPARATE SIGN PERMIT APPLICATION.



EAGLE MOUNTAIN MUNICIPAL CODE
CHAPTER 17.72 COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS

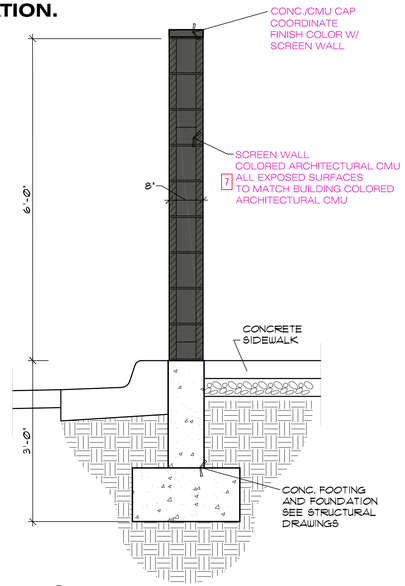
17.72.040 ARCHITECTURAL STANDARDS

1 REVEALS
2 AWNINGS
3 POP-OUTS
4 DECORATIVE BRICK
5 ARCHITECTURAL LIGHTING
6 ORNAMENTAL CORNICES
7 DECORATIVE MASONRY

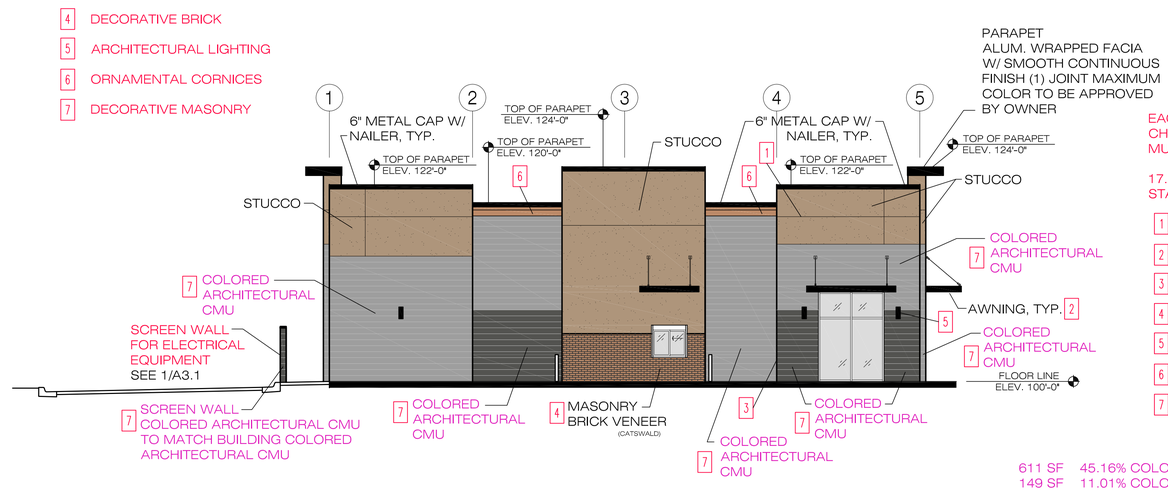
WEST ELEVATION

VISIBLE TO BECKMAN LANE
17.72.040 Architectural standards.
F. Building Materials
2. Stucco may not be used on more than 50 percent of a building.

1,067 SF	48.02% COLORED ARCHITECTURAL CMU LIGHT GRAY
224 SF	10.08% COLORED ARCHITECTURAL CMU DARK GRAY
145 SF	6.53% MASONRY BRICK VENEER
786 SF	35.37% STUCCO
2,222 SF	100%



1 SCREEN WALL SECTION
SCALE ½"=1'-0" (11X17)
SCALE 1"=1'-0" (24X36)



EAGLE MOUNTAIN MUNICIPAL CODE
CHAPTER 17.72 COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS

17.72.040 ARCHITECTURAL STANDARDS

1 REVEALS
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5 ARCHITECTURAL LIGHTING
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7 DECORATIVE MASONRY

NORTH ELEVATION

17.72.040 Architectural standards.
F. Building Materials
(portion) of 2. Stucco may not be used on more than 50 percent of a building.

611 SF	45.16% COLORED ARCHITECTURAL CMU LIGHT GRAY
149 SF	11.01% COLORED ARCHITECTURAL CMU DARK GRAY
75 SF	5.54% MASONRY BRICK VENEER
518 SF	38.29% STUCCO
1,353 SF	100%

EXTERIOR FENESTRATION NOTE
U-FACTOR FOR ALL WINDOWS/FENESTRATION TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NFRC 100, CERTIFIED BY AN INDEPENDENT LABORATORY, AND LABELED AS SUCH BY THE MANUFACTURER. THE STICKERS SHOULD BE LEFT ON THE WINDOWS UNTIL AFTER THEY HAVE BEEN INSPECTED, SITE BUILD FENESTRATION SHOULD BE PROVIDED WITH AN ONSITE CERTIFICATION THROUGH NFRC.
U-FACTOR: .38
SHGC RATING: .35
(SOLAR HEAT GAIN COEFFICIENT RATING)

sba
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www.sambrady.com

STATE OF UTAH SAMUEL J. BRADY 125666 LICENSED ARCHITECT

7/15/2025

5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

BUILDING ELEVATIONS
PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"
PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"
JULY 15, 2025
2510140131E.dwg

A3.1

NOTE:
ALL AWNINGS TO BE PROVIDED W/ HEAVY DUTY-GAUGE ALUM. COVER OVER STEEL TUBES W/ SMOOTH CONTINUOUS FINISH. JOINTS AT CORNERS ONLY.
ALL JOINTS AT CORNERS TO BE TIGHT FITTING/ SMOOTH FINISH.
ALL ALUM. TO BE BLACK: GAUGE AND COLOR TO BE APPROVED BY OWNER.

NOTE:
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NOTE:
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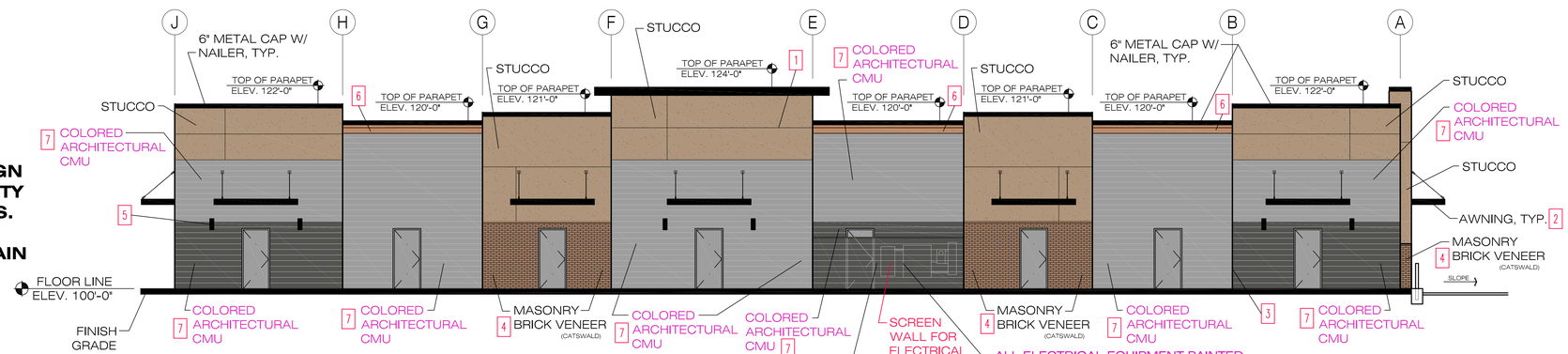

7 SCREEN WALL COLORED ARCHITECTURAL CMU TO MATCH BUILDING COLORED ARCHITECTURAL CMU

ALL ELECTRICAL EQUIPMENT PAINTED TO MATCH THE BUILDING
APPROXIMATE LOCATION OF ELECTRICAL EQUIPMENT
COORD. EXACT LOCATION W/ OWNER + ELECTRICAL + STRUCTURAL ENGINEERING DRAWINGS

EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 17.72 COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS

17.72.040 ARCHITECTURAL STANDARDS

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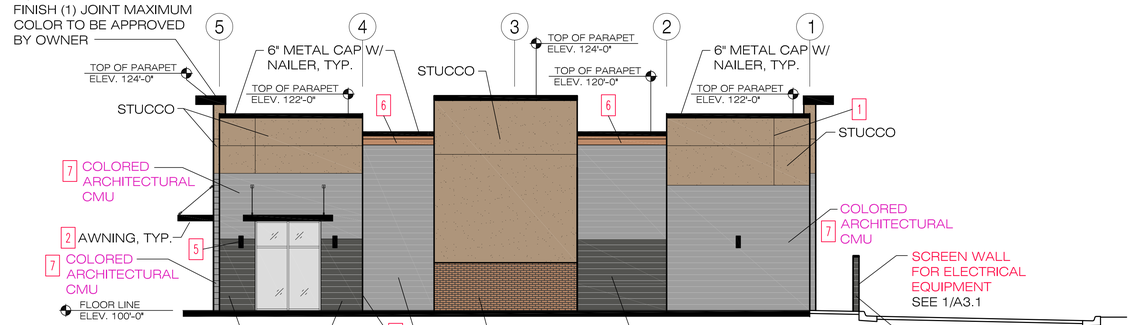
6 ORNAMENTAL CORNICES
7 DECORATIVE MASONRY

EAST ELEVATION

VISIBLE TO EAGLE MOUNTAIN BLVD

17.72.040 Architectural standards.
F. Building Materials
(portion) of 2. Stucco may not be used on more than 50 percent of a building.

1,447 SF	50.38%	COLORED ARCHITECTURAL CMU LIGHT GRAY
392 SF	13.65%	COLORED ARCHITECTURAL CMU DARK GRAY
205 SF	7.14%	MASONRY BRICK VENEER
828 SF	28.83%	STUCCO
2,872 SF	100%	



EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 17.72 COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS

17.72.040 ARCHITECTURAL STANDARDS

1 REVEALS
2 AWNINGS
3 POP-OUTS
4 DECORATIVE BRICK
5 ARCHITECTURAL LIGHTING
6 ORNAMENTAL CORNICES
7 DECORATIVE MASONRY

SOUTH ELEVATION

17.72.040 Architectural standards.
F. Building Materials
(portion) of 2. Stucco may not be used on more than 50 percent of a building.

611 SF	44.70%	COLORED ARCHITECTURAL CMU LIGHT GRAY
149 SF	10.90%	COLORED ARCHITECTURAL CMU DARK GRAY
85 SF	6.22%	MASONRY BRICK VENEER
522 SF	38.18%	STUCCO
1,367 SF	100%	

EXTERIOR FENESTRATION NOTE
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U-FACTOR: .38
SHGC RATING: .35
(SOLAR HEAT GAIN COEFFICIENT RATING)

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STATE OF UTAH SAMUEL J. BRADY 125666 LICENSED ARCHITECT

7/15/2025

5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

BUILDING ELEVATIONS

PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

JULY 15, 2025
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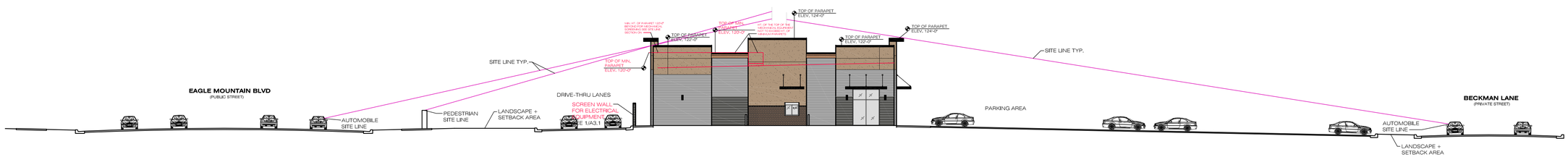

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7/15/2025

5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

SIGHT LINE ELEVATIONS

PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

JULY 15, 2025
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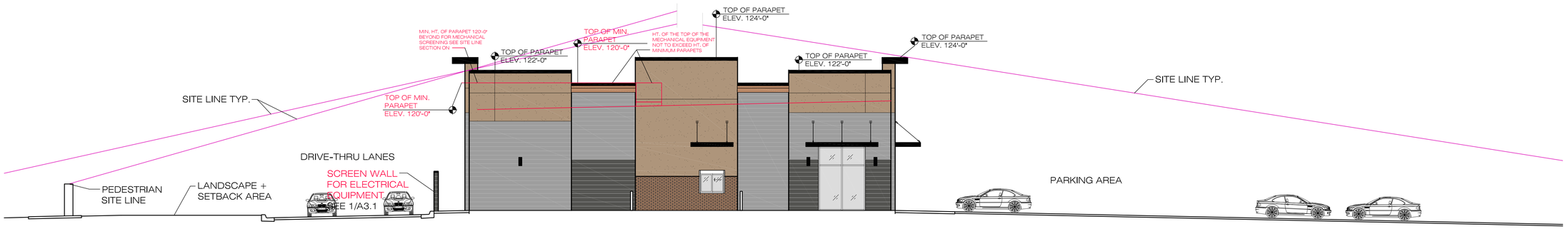

sba

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STATE OF UTAH
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7/15/2025

5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

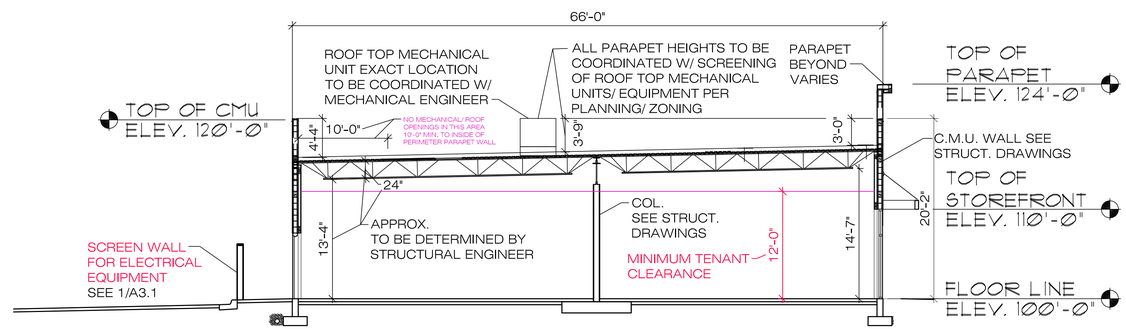
SIGHT LINE ELEVATIONS

PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

JULY 15, 2025
2510140131E.dwg

A3.4



BUILDING SECTION

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

SAMUEL J. BRADY

ARCHITECTS

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125666
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7/15/2025

5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

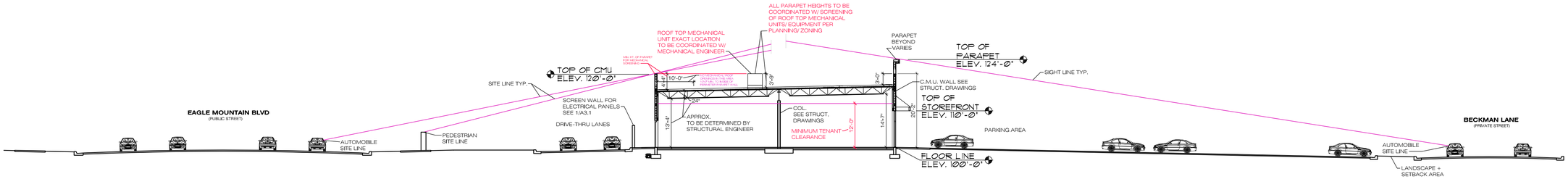
BUILDING SECTION

PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

JULY 15, 2025
2510140151B.dwg

A5.1



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STATE OF UTAH
SAMUEL J. BRADY
125666
LICENSED ARCHITECT

7/15/2025

5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

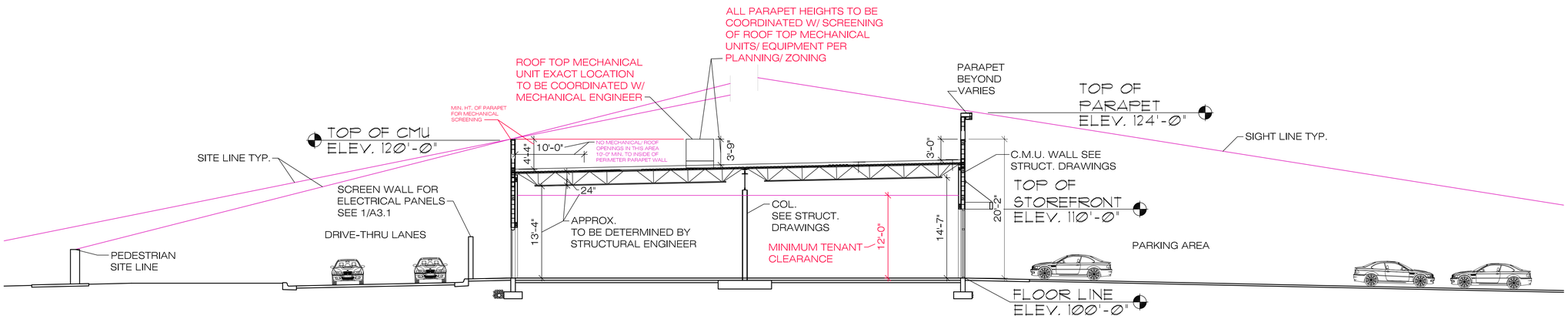
SIGHT LINE SECTIONS

PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

JULY 15, 2025
2510140151B.dwg

A5.2



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5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

SIGHT LINE SECTIONS

PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

JULY 15, 2025
2510140151B.dwg

A5.3

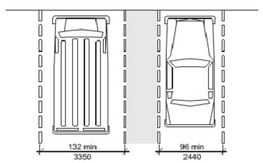
NOTE:
OWNER TO OBTAIN A SEPARATE SIGN PERMIT FROM EAGLE MOUNTAIN CITY ZONING FOR ALL PROPOSED SIGNS. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF EAGLE MOUNTAIN CITY. SIGNAGE TO BE REVIEWED UNDER SEPARATE SUBMITTAL.

NOTE:
SIGNAGE SHALL BE REVIEWED UNDER A SEPARATE SIGN PERMIT APPLICATION.

502.2 Vehicle Space Size.

Car parking spaces shall be 96 inches (2440 mm) minimum in width. Van parking spaces shall be 132 inches (3350 mm) minimum in width.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) minimum in width where the adjacent access aisle is 96 inches (2440 mm)minimum in width.



502.4 Access Aisle.

Car and van parking spaces shall have an adjacent access aisle complying with Section 502.4.

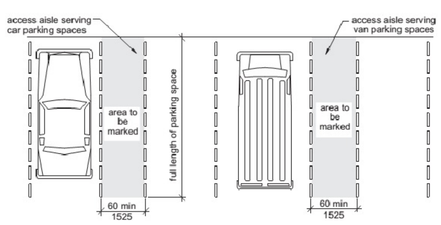


FIG. 502.4 PARKING SPACE ACCESS AISLE

2021 International Building Code (IBC)

CHAPTER 11 ACCESSIBILITY

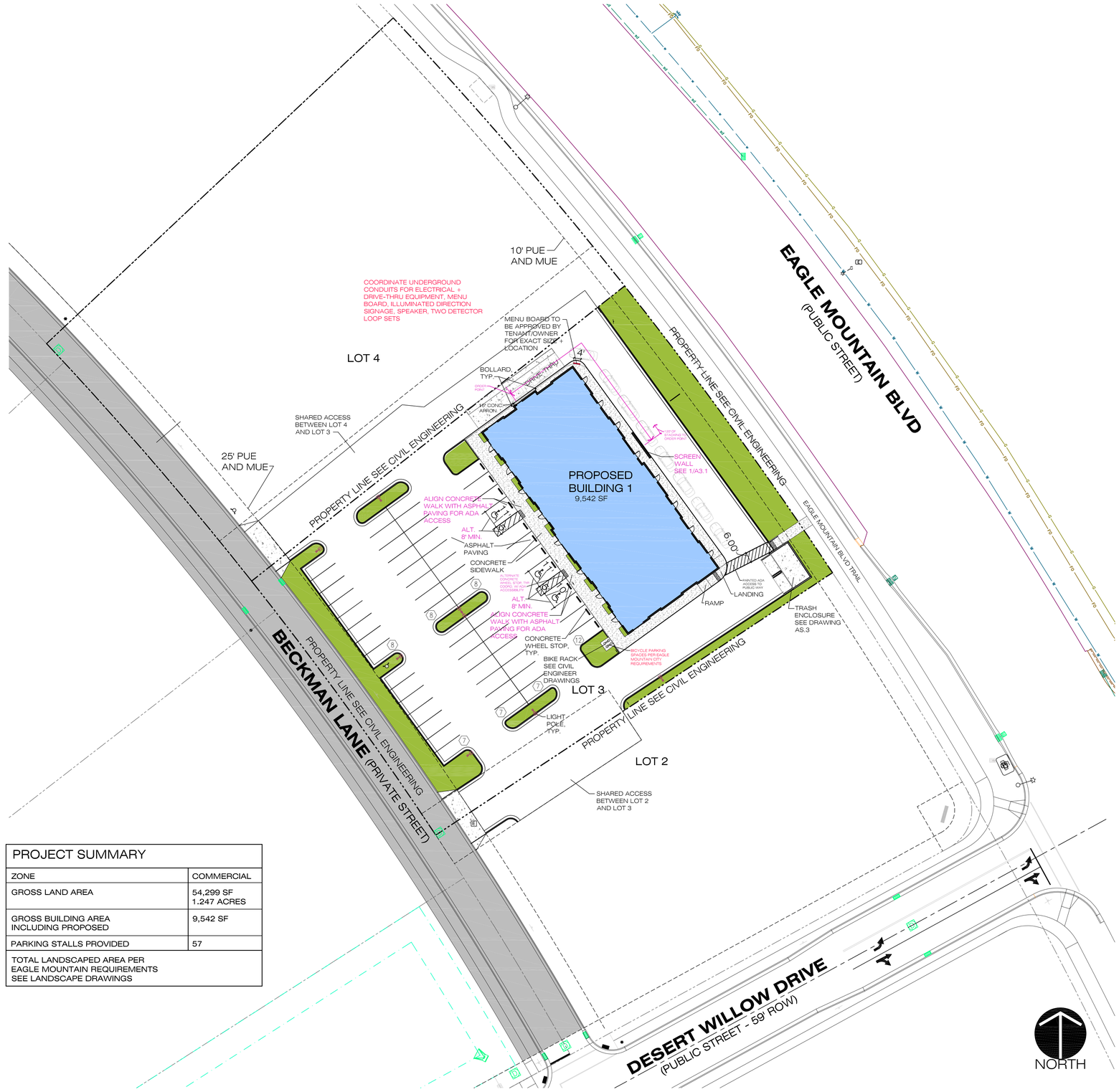
SECTION 1104
ACCESSIBLE ROUTE

1104.1 Site arrival points.

At least one *accessible route* within the *site* shall be provided from public transportation stops, *accessible* parking, *accessible* passenger loading zones, and public streets or sidewalks to the *accessible* building entrance served.

Exception: Other than in buildings or *facilities* containing or serving *Type B units*, an *accessible route* shall not be required between *site* arrival points and the building or *facility* entrance if the only means of access between them is a vehicular way not providing for pedestrian access.

PROJECT SUMMARY	
ZONE	COMMERCIAL
GROSS LAND AREA	54,299 SF 1.247 ACRES
GROSS BUILDING AREA INCLUDING PROPOSED	9,542 SF
PARKING STALLS PROVIDED	57
TOTAL LANDSCAPED AREA PER EAGLE MOUNTAIN REQUIREMENTS SEE LANDSCAPE DRAWINGS	



sba
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125666
LICENSED ARCHITECT

7/15/2025

5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

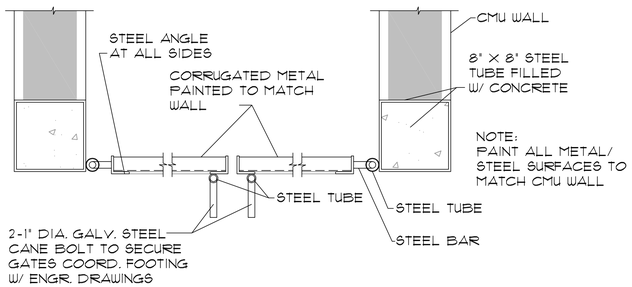
ARCHITECTURAL SITE PLAN

PAPER SIZE (11X17)
SCALE: 1" = 60'-0"

PAPER SIZE (24X36)
SCALE: 1" = 30'-0"

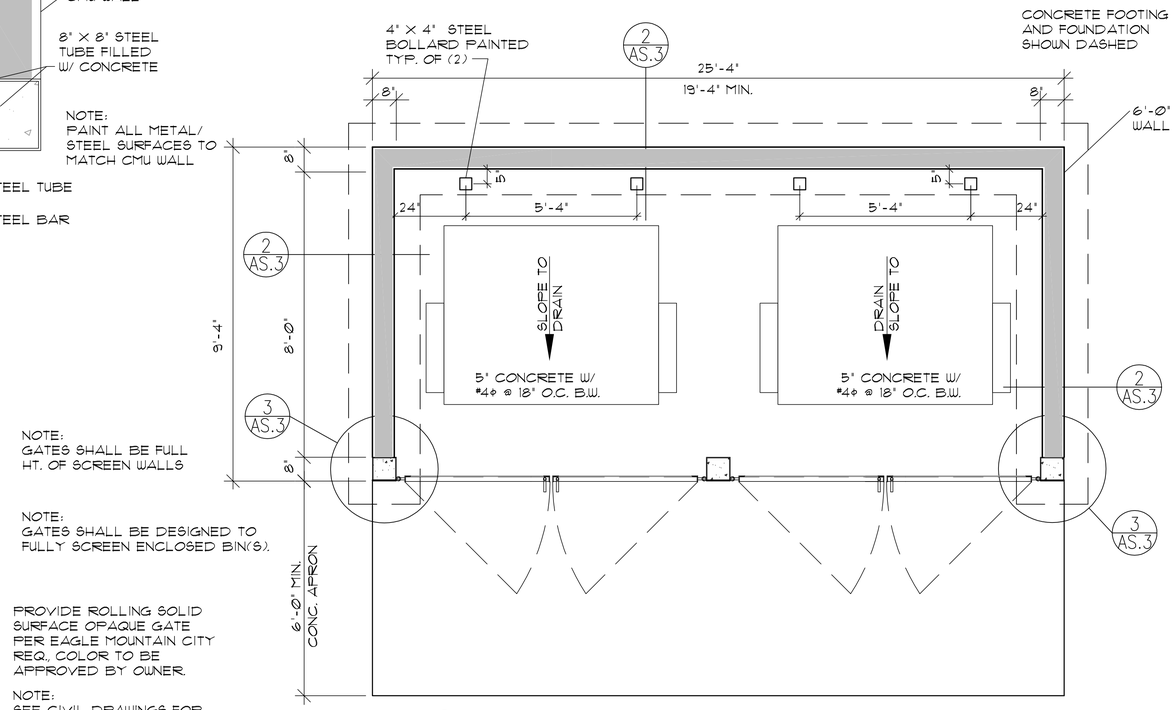
JULY 15, 2025
25101401AS1.dwg

AS.1



3 GATE DETAIL

SCALE 1½"=1'-0"



NOTE:
GATES SHALL BE FULL
HT. OF SCREEN WALLS

NOTE:
GATES SHALL BE DESIGNED TO
FULLY SCREEN ENCLOSED BIN(S).

PROVIDE ROLLING SOLID
SURFACE OPAQUE GATE
PER EAGLE MOUNTAIN CITY
REQ., COLOR TO BE
APPROVED BY OWNER.

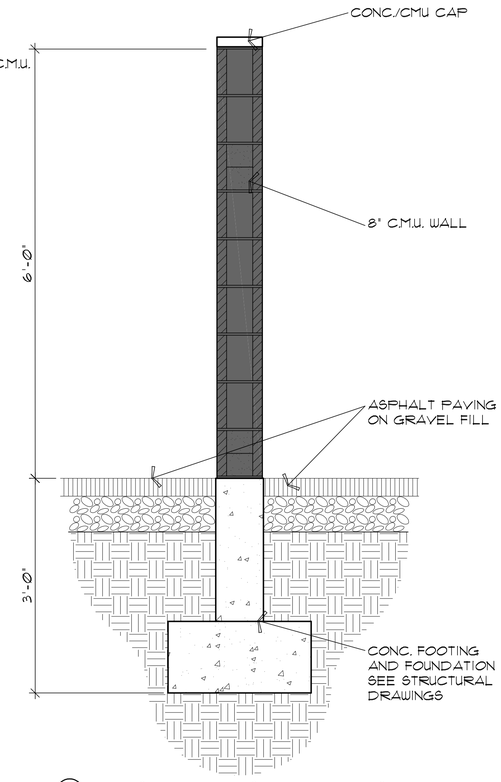
NOTE:
SEE CIVIL DRAWINGS FOR
LOCATION OF ENCLOSURE

NOTE:
TRASH ENCLOSURE SHALL
COMPLY W/ EAGLE MOUNTAIN
CITY REQUIREMENTS.

NOTE:
SEE STRUCTURAL
ENGINEER DRAWINGS

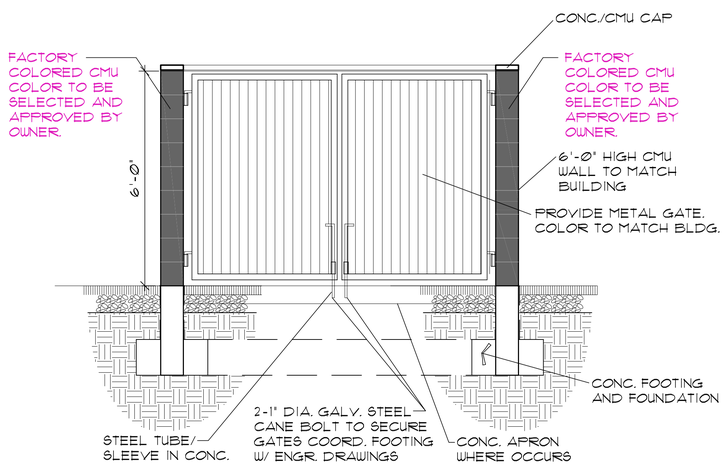
1 TRASH ENCLOSURE

SCALE 1/4"=1'-0" (11X17)
SCALE 1/2"=1'-0" (24X36)



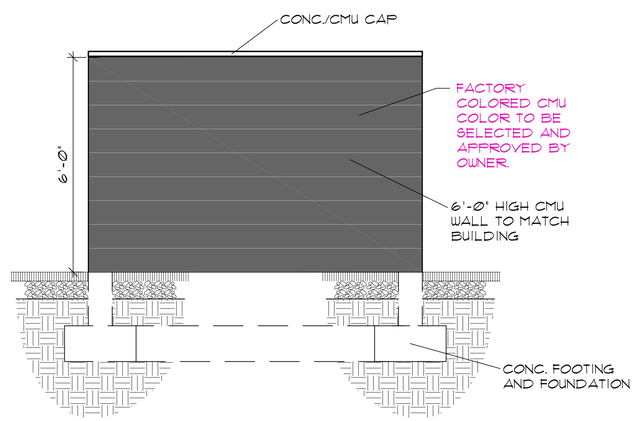
2 TRASH ENCLOSURE WALL SECTION

SCALE ½"=1'-0" (11X17)
SCALE 1"=1'-0" (24X36)



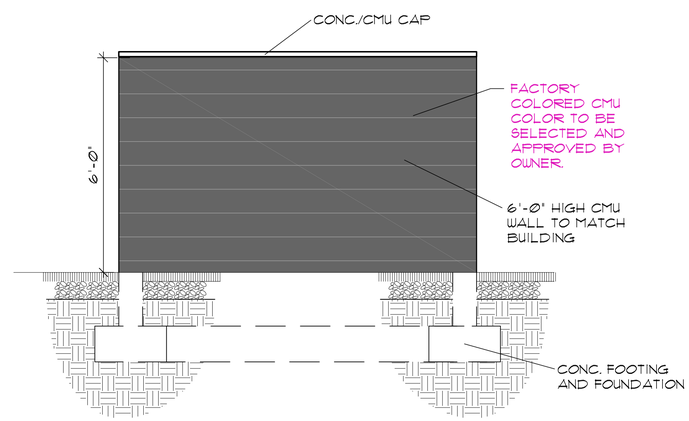
4 FRONT TRASH ENCLOSURE ELEVATION

SCALE 1/4"=1'-0" (11X17)
SCALE 1/2"=1'-0" (24X36)



5 SIDE TRASH ENCLOSURE ELEVATION

SCALE 1/4"=1'-0" (11X17)
SCALE 1/2"=1'-0" (24X36)



6 REAR TRASH ENCLOSURE ELEVATION

SCALE 1/4"=1'-0" (11X17)
SCALE 1/2"=1'-0" (24X36)

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STATE OF UTAH
SAMUEL J. BRADY
125666
LICENSED ARCHITECT

7/15/2025

5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

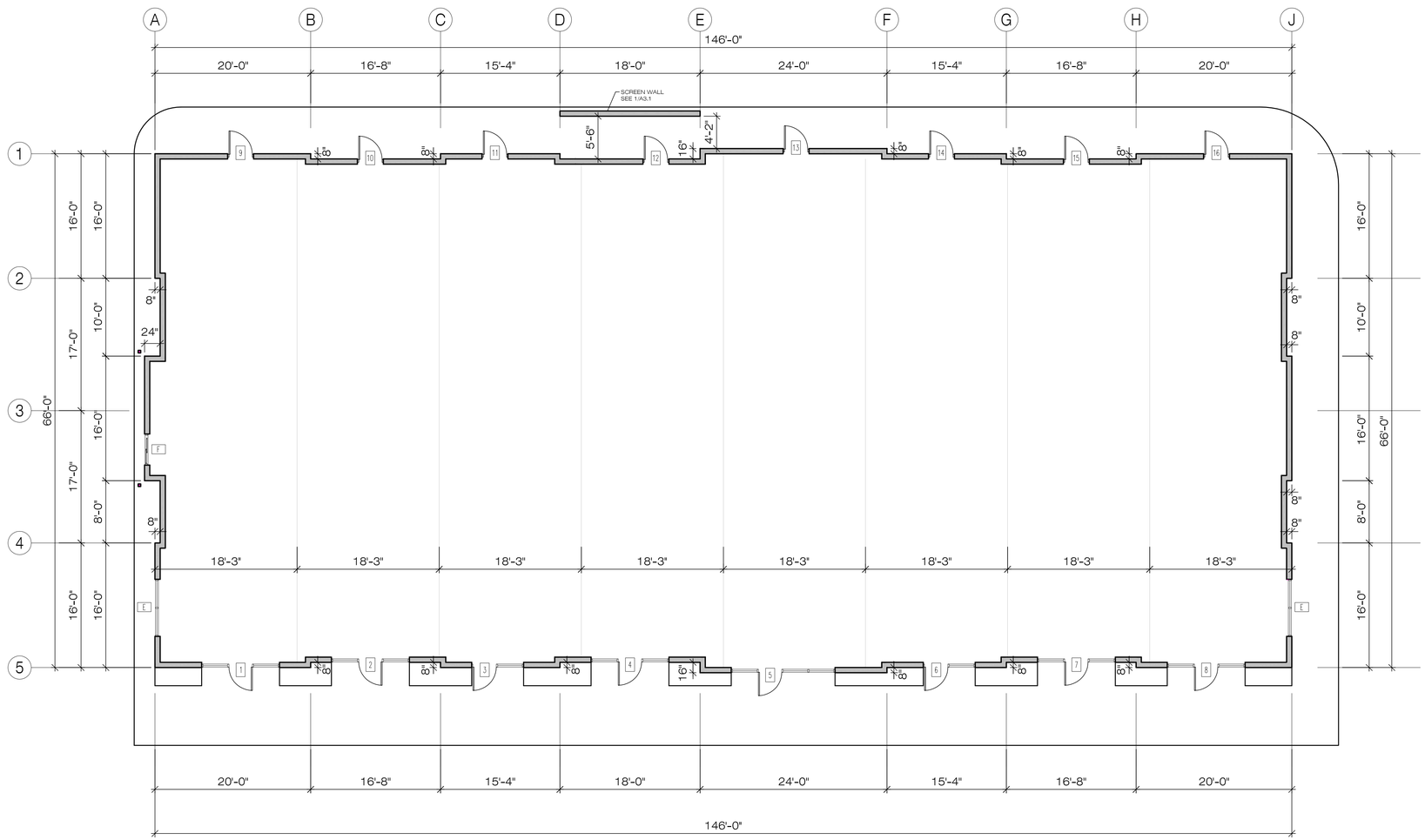
PROPOSED BUILDING

ARCHITECTURAL
SITE DETAILS

SCALE: AS SHOWN

JULY 15, 2025
25101401AS3.dwg

AS.3



WALL TYPES

C.M.U. WALL W/ WATER REPELLENT TREATED
W/ R-8 RIGID INSULATION TO DECK

GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECT'S APPROVAL, PRIOR TO ANY NEW CONSTRUCTION, TO INSURE THAT SPACE BUILD-OUT MEETS TENANT REQUIREMENTS.

NORTH

sba

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STATE OF UTAH
SAMUEL J BRADY
125666
LICENSED ARCHITECT

7/15/2025

5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

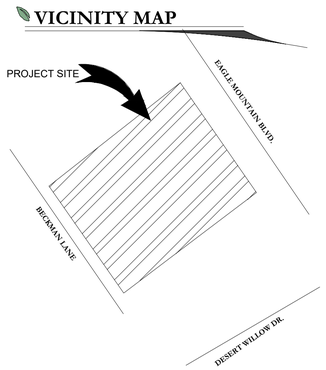
FLOOR PLAN

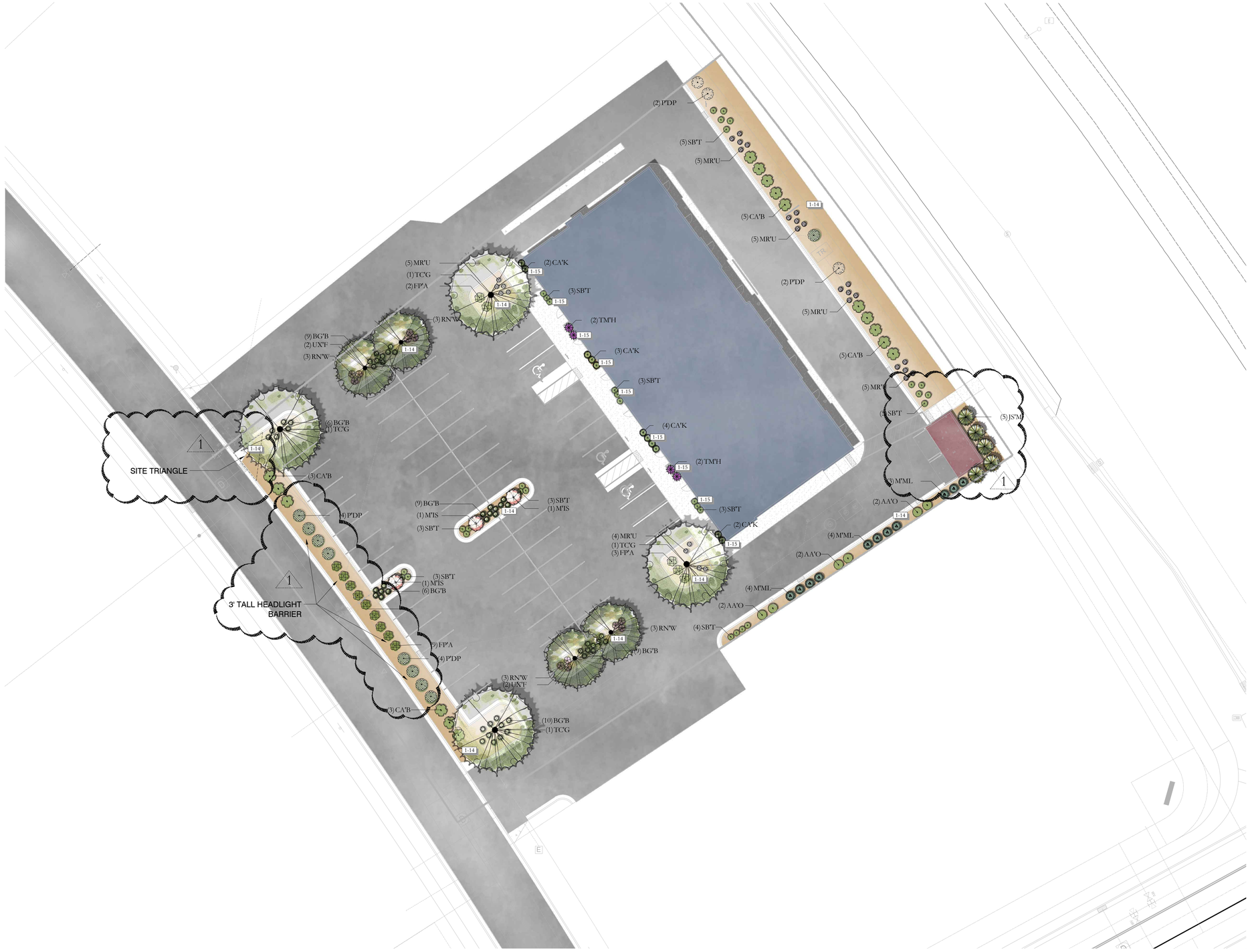
PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

JULY 15, 2025
2510140111A.dwg

A1.1





ISSUE DATE	PROJECT NUMBER
7/9/2025	UT25047

NO.	REVISION	DATE
1	CITY COMMENTS	06-06-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 06/10/25

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

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

LOT 3
5390 N. EAGLE MOUNTAIN BLVD
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

NORTHPOINT CONSTRUCTION & DEVELOPMENT
ATT: DAVID MURDOCK
801-558-5002
MURDOCK0170@MSN.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JERAY AINSWORTH
STATE OF UTAH
7/9/2025
ELECTRONIC SEAL

DRAWING INFO

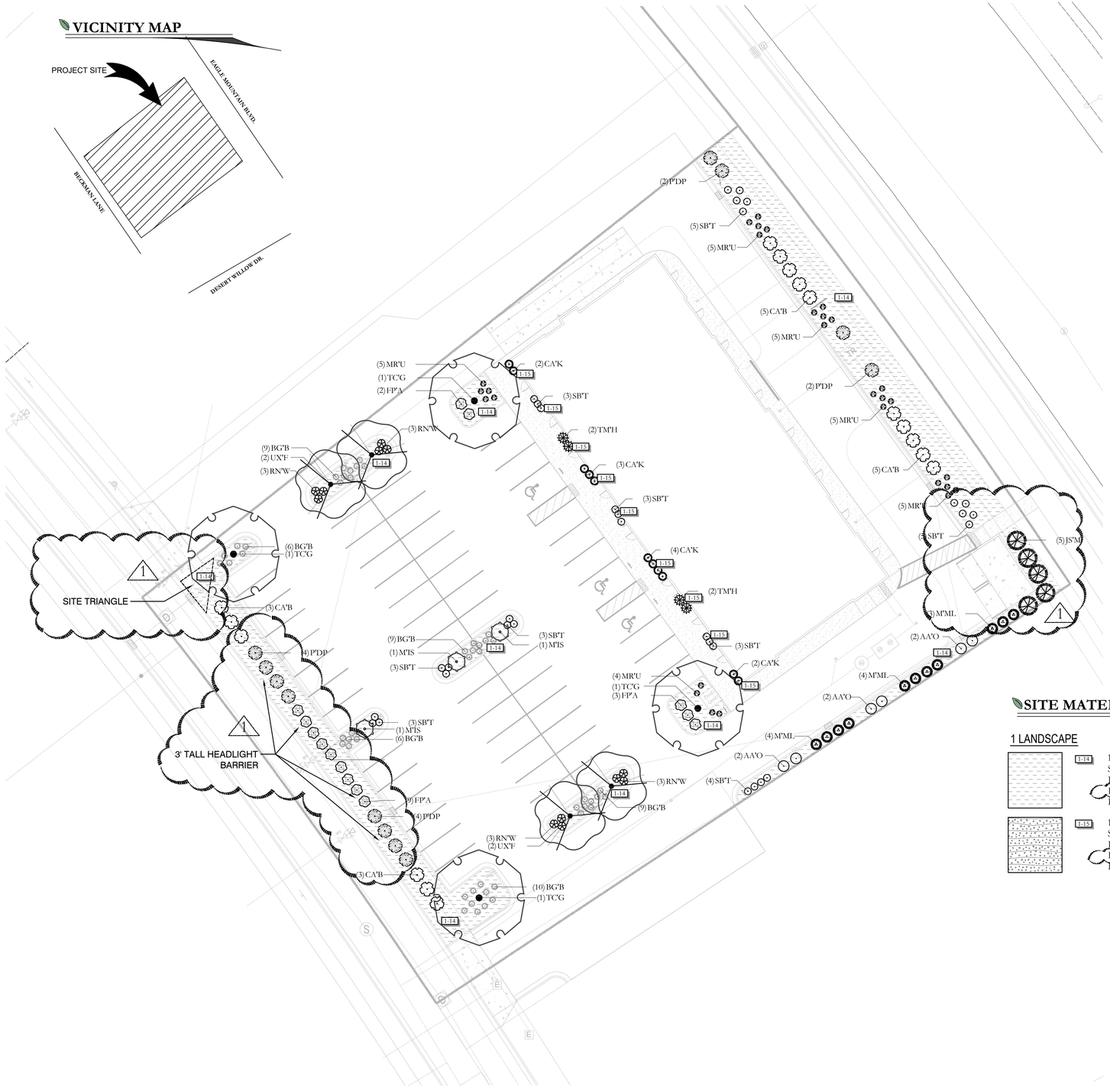
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/9/2025

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR

VICINITY MAP



SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

1 LANDSCAPE

1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. DEWITT OR EQUIVALENT WEED BARRIER REQUIRED. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	6,917 sf	1
1-15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. DEWITT OR EQUIVALENT WEED BARRIER REQUIRED. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	169 sf	1

PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

CONIFERS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	JS'M	5	Juniperus scopulorum `Moonglow` Moonglow Juniper Te2, 18x8; AV 20; sun; z3; Utah Lake water tolerant	B & B	6`

DECIDUOUS TREES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	M'IS	3	Malus x 'JFS KW214MX' Ivory Spear® Crabapple Moderate to low water; 15-20' x 7'; sun; z4; Utah Lake water tolerant	20 gal.	1.75"Cal
	TC'G	4	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden Td4; 40'x35'; AV 314; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	UX'F	4	Ulmus x `Frontier` Frontier Elm Td3; 35'x25'; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal

DECIDUOUS SHRUBS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AA'O	6	Amelanchier alnifolia `Obelisk` TM Standing Ovation Serviceberry Sd2; 15'x4'; AV50; sun to part shade; z2; Utah Lake water tolerant	5 gal
	CA'B	16	Cornus alba `Bailhalo` TM Ivory Halo Dogwood moderate; 5'x5'; sun to part shade; z4	5 gal
	FP'A	14	Fallugia paradoxa Apache Plume Sd1; 4'x4'; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal
	SB'T	32	Spiraea betulifolia `Tor` Birchleaf Spirea moderate; 2-3' x 2-3'; sun to part sun; z4	5 gal

EVERGREEN SHRUBS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	P'DP	12	Pinus mugo 'Pumilio' Dwarf Mugo Pine Moderate; 5' x 6'; sun; z2; Utah Lake water tolerant	5 gal
	TM'H	4	Taxus x media `Hicksii` Hicks Yew moderate; 10-12' x 3-4'; part sun to shade; z4; Utah Lake water tolerant	5 gal

GRASSES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BG'B	49	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama Tw0; 2.5' x 2.5'; AV .75; sun; Z4; Utah Lake water tolerant	1 gal
	CA'K	11	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4'x3'; AV 7; sun; z4; Utah Lake water tolerant	1 gal
	M'ML	11	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass Tw2; 5'x4'; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal
	MR'U	29	Muhlenbergia reverchonii `PUND01S` TM Undaunted Ruby Muhly Tw1; 3'x3'; AV 7; sun; z5; Utah Lake water tolerant	1 gal

ROSES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RN'W	12	Rosa x `Noaschnee` TM Flower Carpet White Groundcover Rose moderate; 2'x3'; sun; z5; Utah Lake water tolerant	5 gal

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7/9/2025	UT25047

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0' 10' 20' 40' 80'
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EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

NORTHPOINT CONSTRUCTION & DEVELOPMENT
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ARCHORTH
8128121-5301
7/9/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/9/2025

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

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

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC. MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

a. PH: 5.5-7.5

b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER

c. SAR (SODIUM ABSORPTION RATION): < 3.0

d. % OM (PERCENT ORGANIC MATTER): >1%

e. TEXTURE (PARTICLE SIZE: PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.

b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)

c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.

d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5.5" ALUMINUM EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

4. TURF - SOD LAYING

A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC., UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TO# 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOD
  - O ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL. LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - O **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR . COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - O **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED: DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - O **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - O **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - O **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - O **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
  - O **ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

MULCH

- ORGANIC
  - O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - O ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
- INORGANIC
  - O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

SITE MATERIALS LEGEND

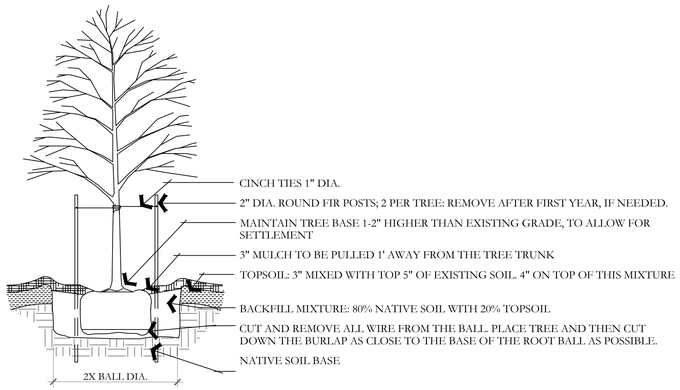
NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

1 LANDSCAPE

1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. DEWITT OR EQUIVALENT WEED BARRIER REQUIRED. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	6,917 sf	1
1-15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. DEWITT OR EQUIVALENT WEED BARRIER REQUIRED. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	169 sf	1

PLANT LEGEND

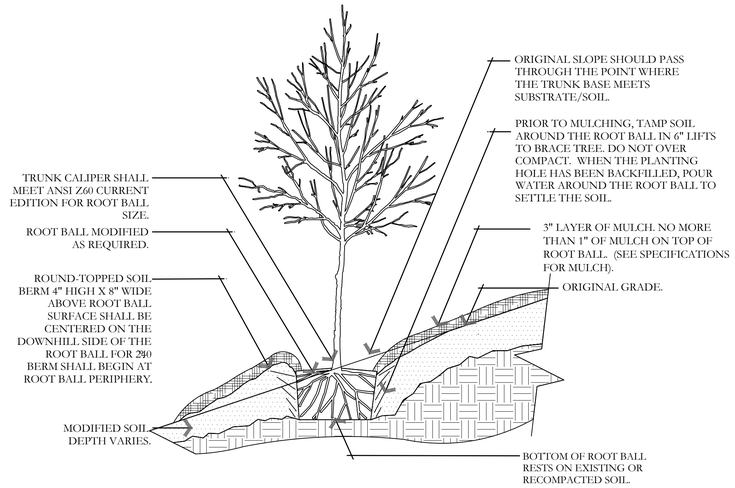
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE



A DECIDUOUS TREE PLANTING

NOT TO SCALE

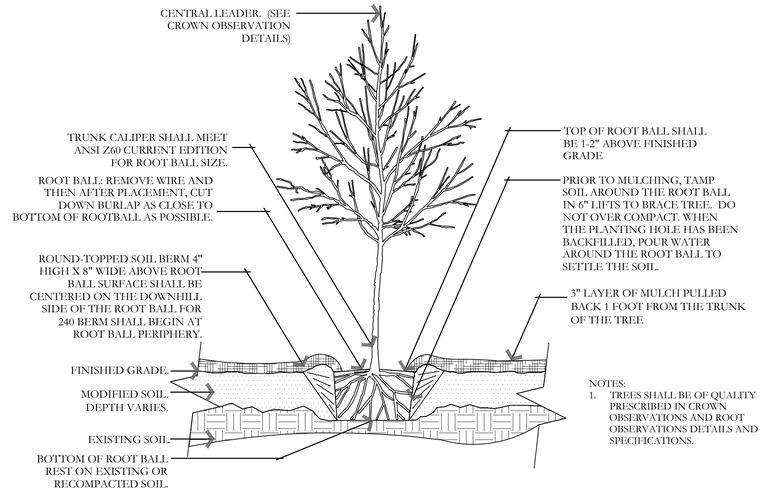
PKJ DESIGN GROUP



B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

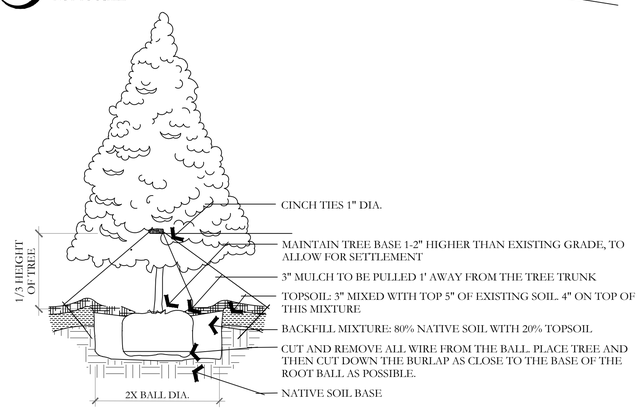
PKJ DESIGN GROUP



C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

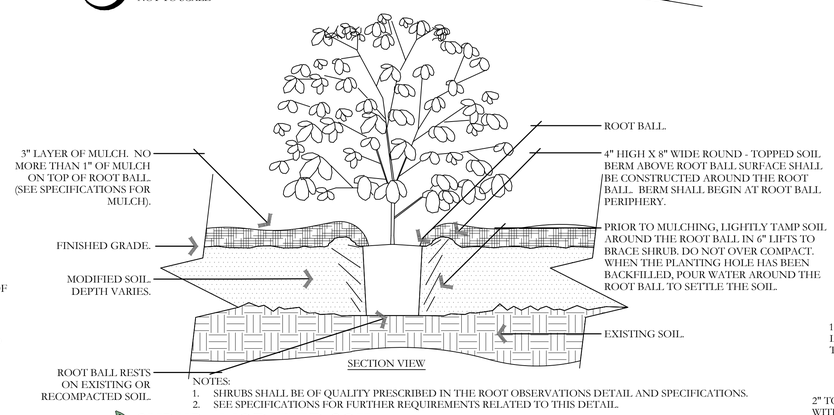
PKJ DESIGN GROUP



D EVERGREEN TREE PLANTING

NOT TO SCALE

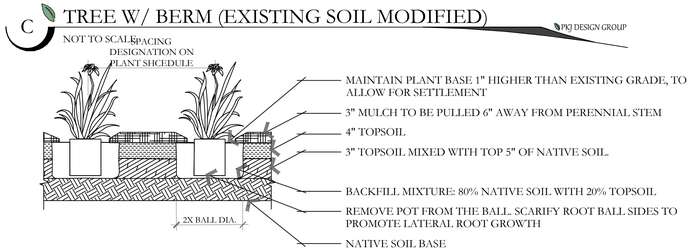
PKJ DESIGN GROUP



E SHRUB - MODIFIED SOIL

NOT TO SCALE

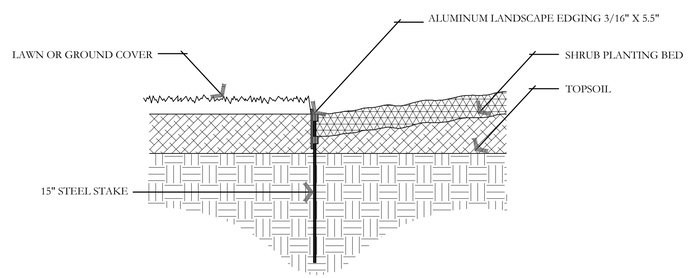
PKJ DESIGN GROUP



F PERENNIAL PLANTING

NOT TO SCALE

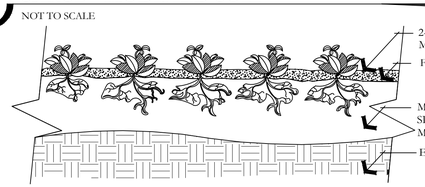
PKJ DESIGN GROUP



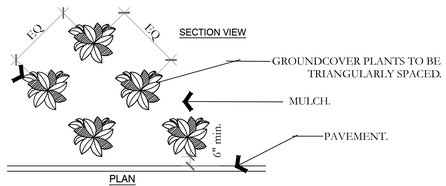
G METAL EDGING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



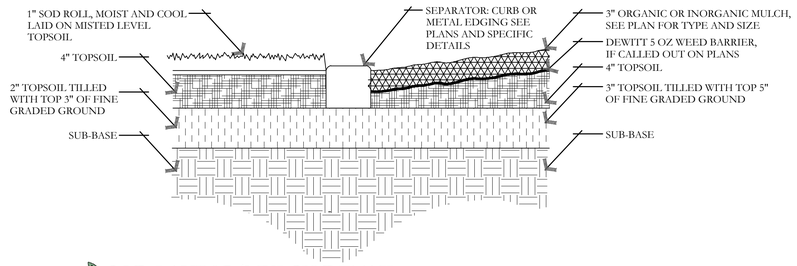
NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.



H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL

NOT TO SCALE

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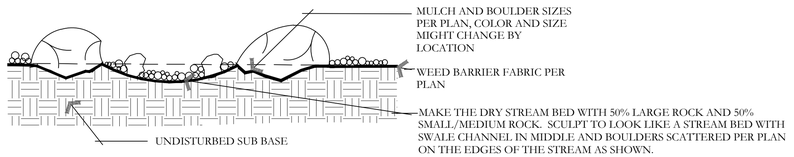

J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/9/2025	UT25047	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 06/10/25	LOT 3 5390 N. EAGLE MOUNTAIN BLVD EAGLE MOUNTAIN, UTAH	NORTHPOINT CONSTRUCTION & DEVELOPMENT ATT: DAVID MURDOCK 801-558-5002 MURDOCK0170@MSN.COM	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-6301 7/9/2025 STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/9/2025

NO.	REVISION	DATE
1	CITY COMMENTS	06-06-2025
2		
3		
4		
5		
6		
7		

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UTILITY NOTIFICATION CENTER, INC
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LANDSCAPE DETAILS

CITY PERMIT SET

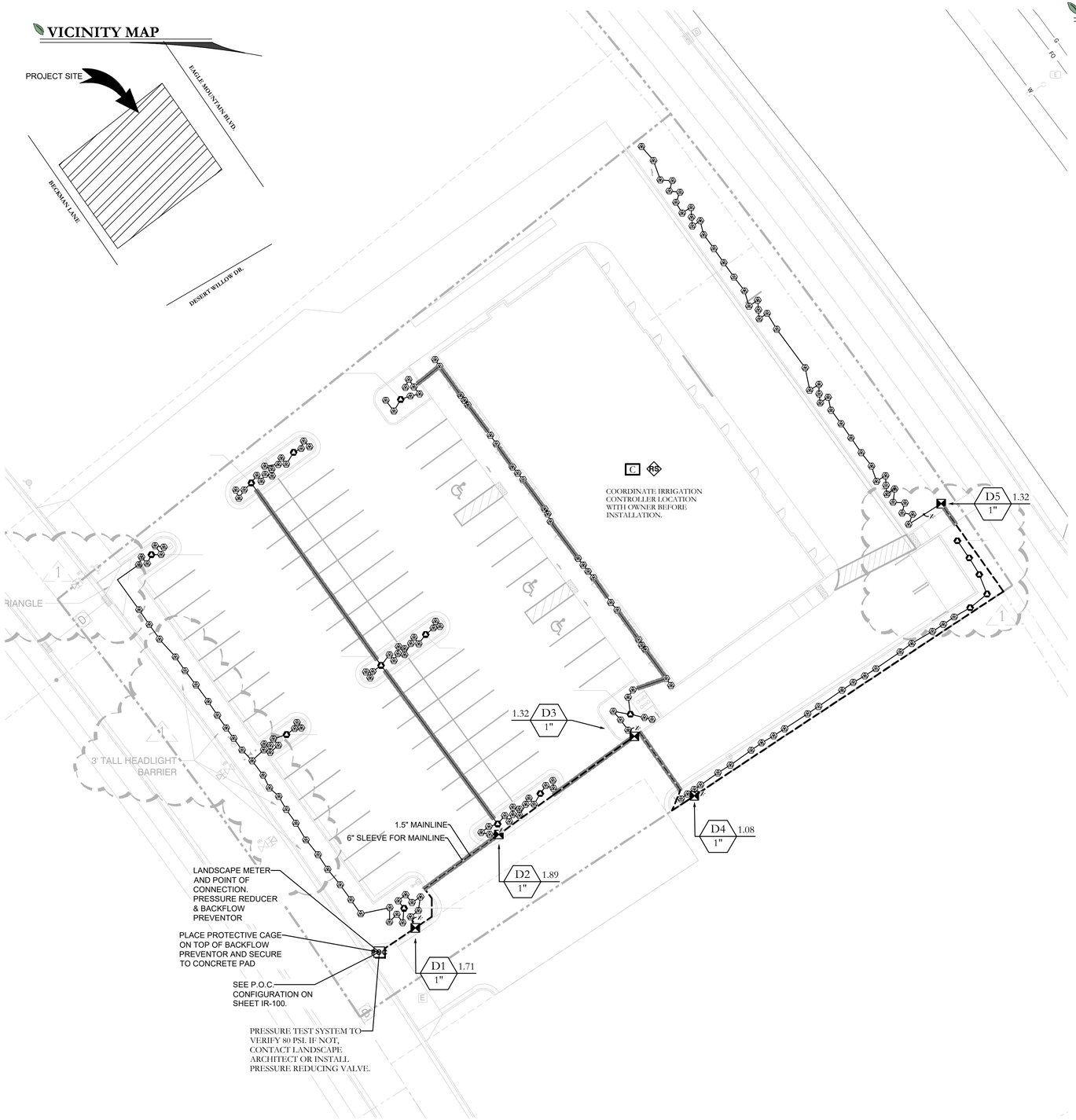
LP-501

VICINITY MAP

P.O.C. CONFIGURATION

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

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



IRRIGATION LEGEND

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

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	5
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	196
	Rain Bird XFS-09-18 Drip Ring(TREE)	16

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF	Zurn 475 2-1/2" Reduced Pressure Backflow Preventer	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Watersense Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
RS	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
FS	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
POC	Water Meter 2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,176 lf
	Irrigation Mainline: PVC Schedule 40	340.5 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	339.3 lf

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

ISSUE DATE	PROJECT NUMBER
7/9/2025	UT25047

NO.	REVISION	DATE
1	CITY COMMENTS	06-06-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 06/10/25

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N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

LOT 3
5390 N. EAGLE MOUNTAIN BLVD
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

NORTHPOINT CONSTRUCTION & DEVELOPMENT
ATT: DAVID MURDOCK
801-558-5002
MURDOCK0170@MSN.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-6301
7/9/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/9/2025

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¼", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 SPRAY SPRINKLERS

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral pipe with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of ¼" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS			2 HOURS			precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS						

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress.

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 times/month)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf irrigation event once every 2-3 days; Shrubs 1 time/week)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.		60 MIN.		60 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.			1 HOUR					

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions
Reference Utah DNR weekly watering guide: https://conservewater.utah.gov/weekly-lawn-watering-guide/

Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 time/month)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

IRRIGATION NOTES

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

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

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

ISSUE DATE	PROJECT NUMBER
7/9/2025	UT25047

NO.	REVISION	DATE
1	CITY COMMENTS	06-06-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 06/10/25

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

N

0' 25' 50' 100' 200'

GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

LOT 3
5390 N. EAGLE MOUNTAIN BLVD
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

NORTHPOINT CONSTRUCTION & DEVELOPMENT
ATT: DAVID MURDOCK
801-558-5002
MURDOCK0170@MSN.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 7/9/2025 ELECTRONIC SEAL STATE OF UTAH

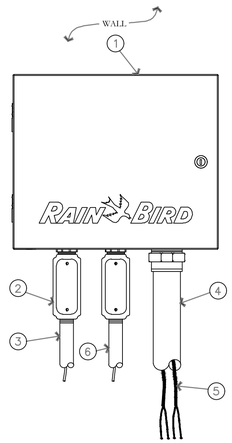
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 7/9/2025

IRRIGATION COVER

CITY PERMIT SET

IR-101



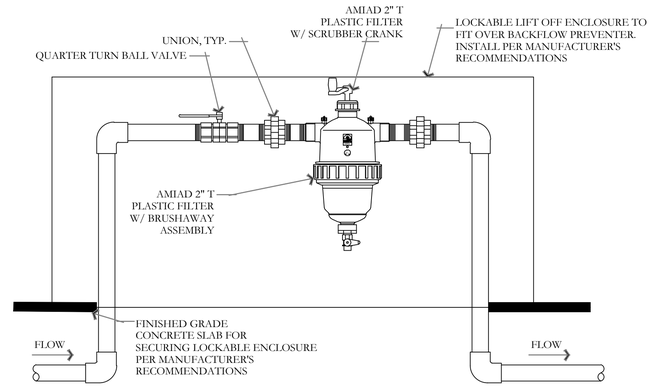
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

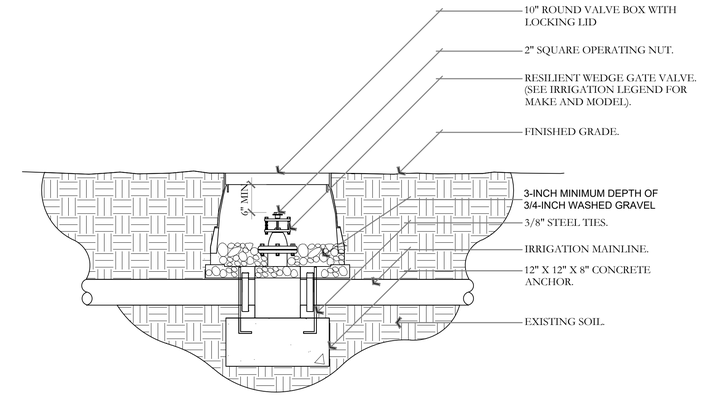
KEY SPECIFICATIONS

FEATURE ▶ / MODEL ▼	MAX PROGRAMS	STATIONS	MAX SIMUL.STATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET
NOT TO SCALE
PKJ DESIGN GROUP

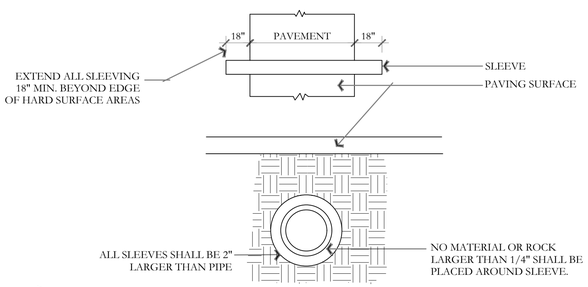


B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
NOT TO SCALE
PKJ DESIGN GROUP

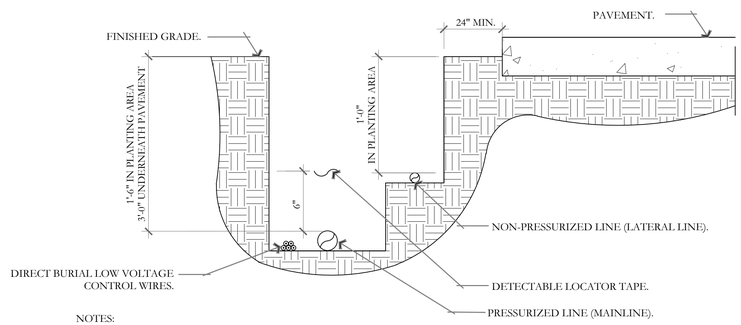


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE
PKJ DESIGN GROUP

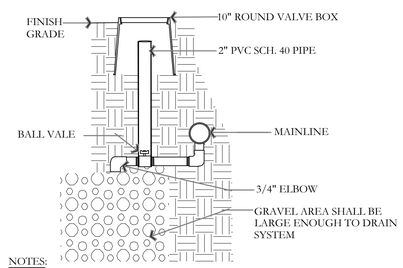


D TYPICAL SLEEVING DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



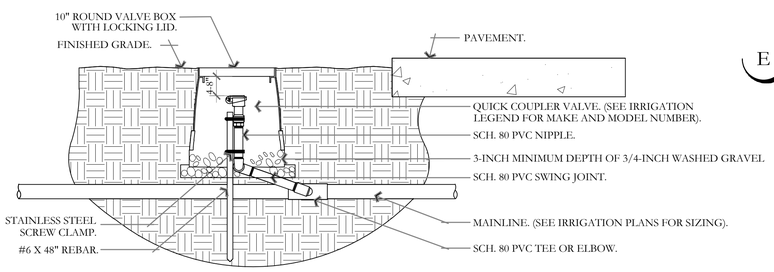
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



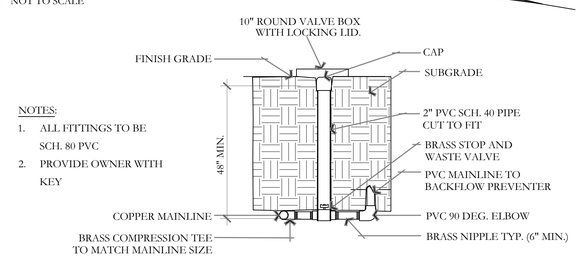
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

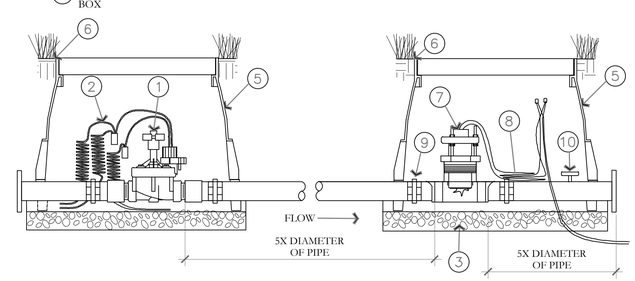
G QUICK COUPLER DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE
PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
5. FINISH GRADE
6. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
7. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
8. PVC PIPE UNION
9. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE
PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/9/2025	UT25047	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 06/10/25	LOT 3 5390 N. EAGLE MOUNTAIN BLVD EAGLE MOUNTAIN, UTAH	NORTHPOINT CONSTRUCTION & DEVELOPMENT ATT: DAVID MURDOCK 801-558-5002 MURDOCK0170@MSN.COM	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 7/9/2025 STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/9/2025

NO.	REVISION	DATE
1	CITY COMMENTS	06-06-2025
2		
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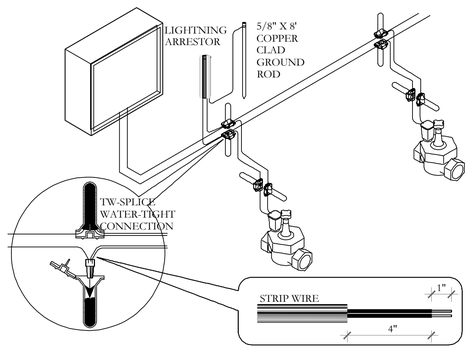
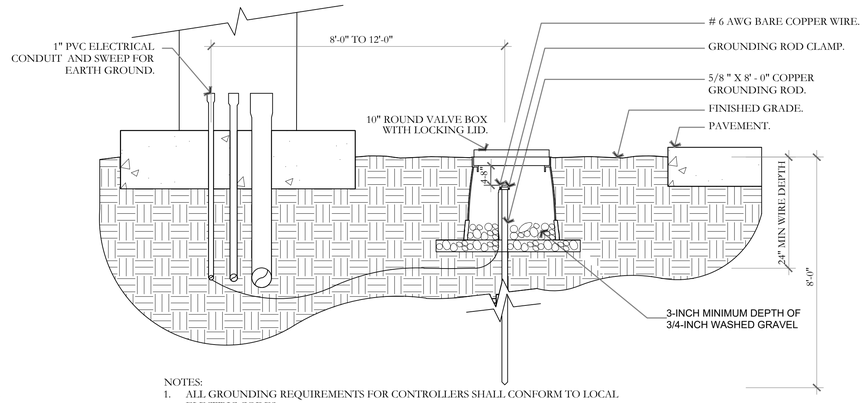
IRRIGATION DETAILS
CITY PERMIT SET
IR-501



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



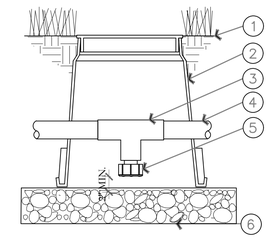
NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

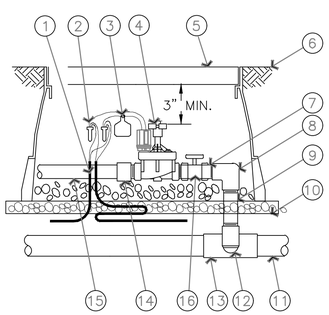


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

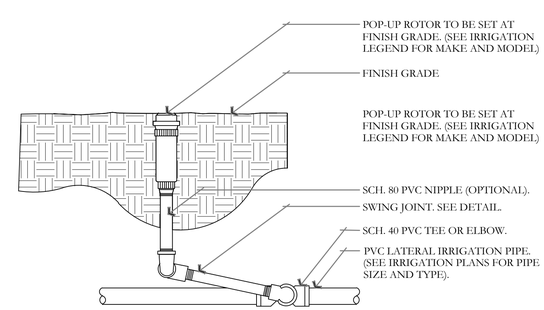


1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL `
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE

PKJ DESIGN GROUP



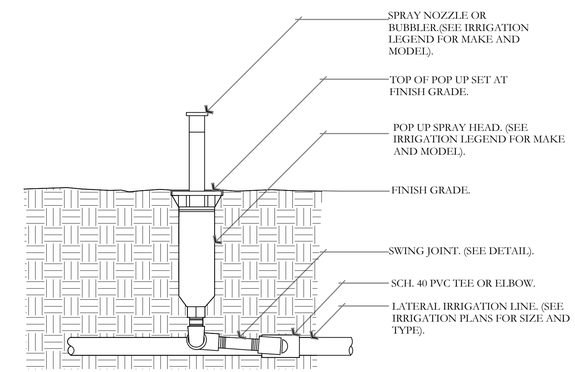
NOTES:

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

N ROTOR HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



NOTE:

1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

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ISSUE DATE	PROJECT NUMBER
7/9/2025	UT25047

NO.	REVISION	DATE
1	CITY COMMENTS	06-06-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 06/10/25

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

PROJECT INFORMATION

LOT 3
5390 N. EAGLE MOUNTAIN BLVD
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

NORTHPOINT CONSTRUCTION & DEVELOPMENT
ATT: DAVID MURDOCK
801-558-5002
MURDOCK0170@MSN.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

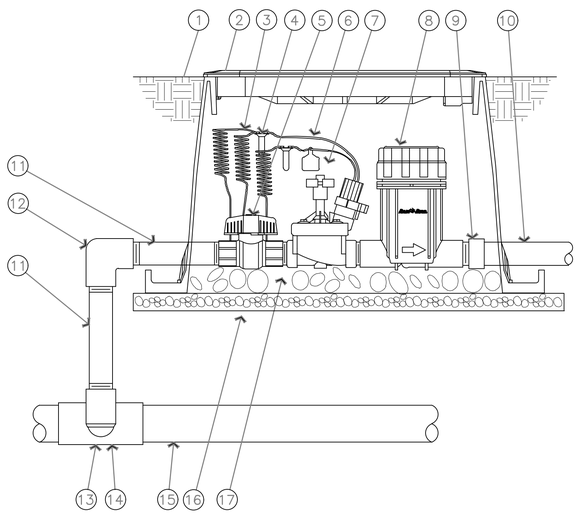
LICENSED LANDSCAPE ARCHITECT
JERRY AINSWORTH
8128121-6301
7/9/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/9/2025

IRRIGATION DETAILS

CITY PERMIT SET

IR-502



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

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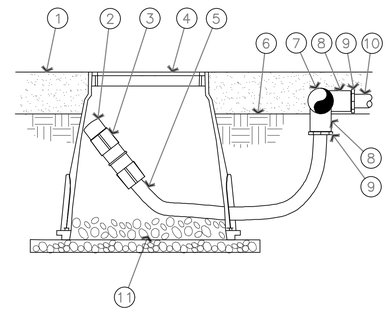


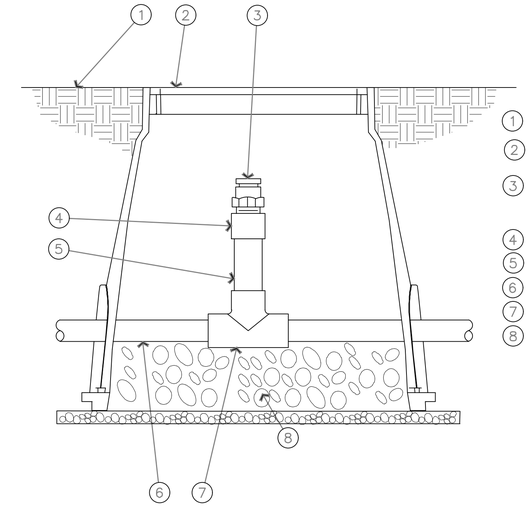
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

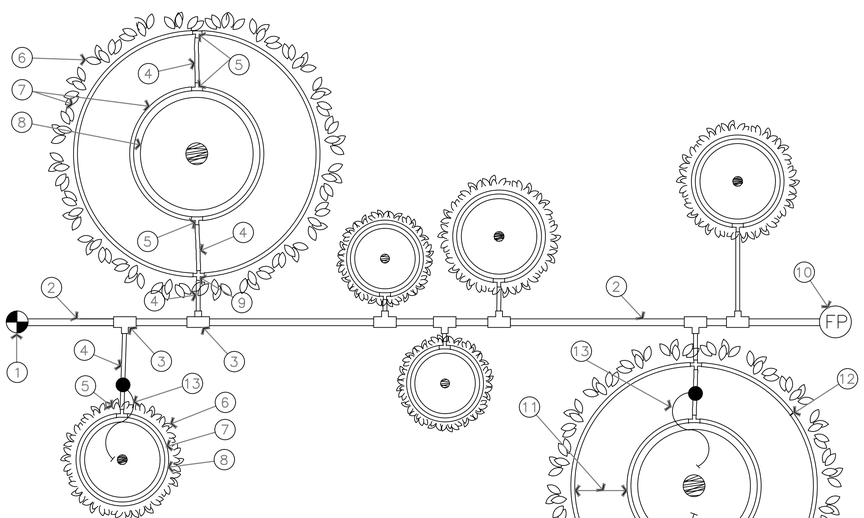


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
13. POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, F0UR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

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ISSUE DATE	PROJECT NUMBER
7/9/2025	UT25047

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDWORTH
8128121-5301
7/9/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/9/2025

IRRIGATION DETAILS

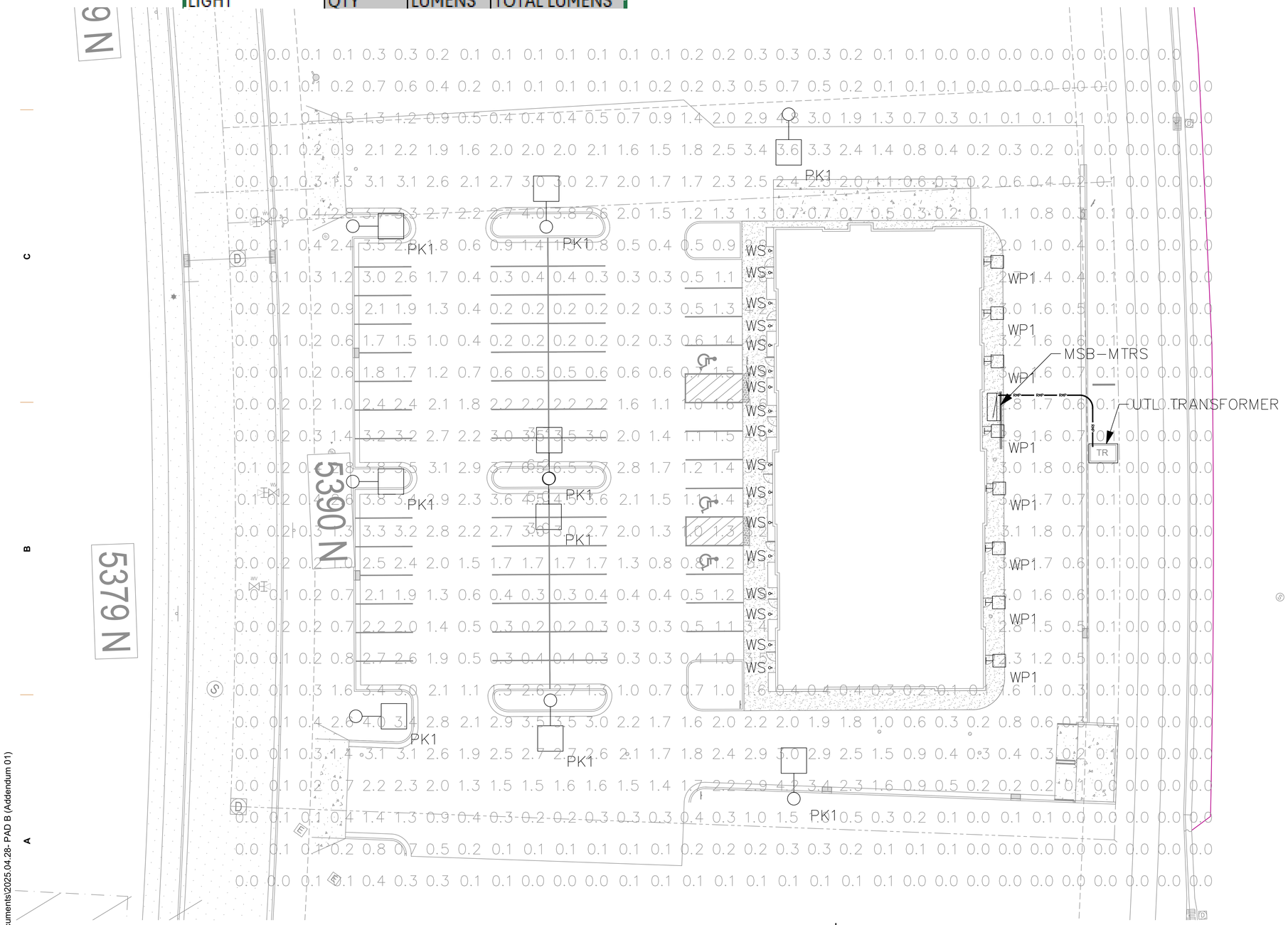
CITY PERMIT SET

IR-503

SITE LUMINAIRE SCHEDULE

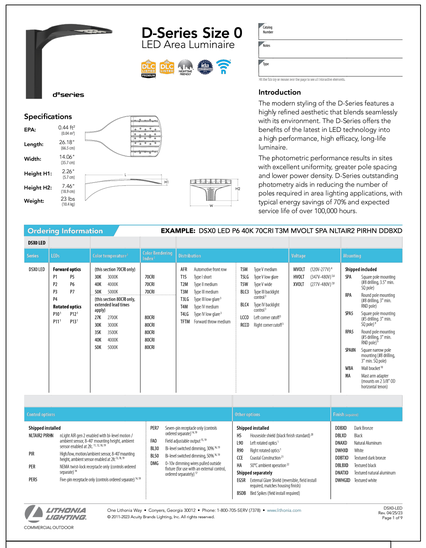
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	INPUT VA	TOTAL VA	VOLTS	VOLTS	NOTE 1	NOTE 2	QUANTITY
PK1		(1) 71W LED, PCBA LEM-30 4000K 319A 70 CRI	DSX0 LED P3 40K T3M MVOLT with houseside shield	ELECTRONIC	POLE	Lithonia Lighting, DSX0 LED P3 40K T3M MVOLT HS	71	71	MULTIPLE	MULTIPLE	MED ON 15 FT ROUND MATCHING POLE ON 2FT BASE	PHOTOCELL ON TIME CLOCK OFF 11PM	9
WP1		(1) 26.2W LED,	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, AMBPC, @ 700mA.	ELECTRONIC	WALL	Lithonia Lighting, DSXW1 LED 10C 700 AMBPC T3M MVOLT	26.2	26.2	120V 1P 2W	120	DARK SKY COMPLIANT	1/2 THE FIXTURE PC ON AND PC OFF-BALANCE PC ON TC OFF 11PM	8
WS		(1) 19W LED,	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, @ 350mA.		WALL	Lithonia Lighting, DSXW1 LED 10C 350 30K T3M MVOLT	13.3	13.3	MULTIPLE	MULTIPLE	LED DRIVER, NIGHT SKY COMPLIANT	1/2 THE FIXTURE PC ON AND PC OFF-BALANCE PC ON TC OFF 11P	17

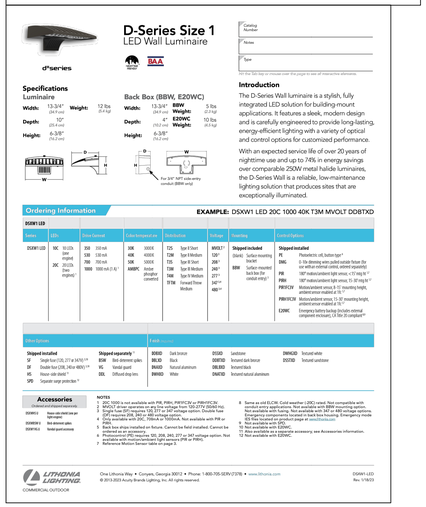
LIGHT	QTY	LUMENS	TOTAL LUMENS



SITE PLAN

REF. SCALE: 1"=1/16"





LIGHT	QTY	LUMENS	TOTAL LUMENS
PK1	9	7200	64800
WP1	8	2060	16480
WS	17	1300	22100
TOTAL LUMINS			103380
TOTAL SQ FT			73581
TOTAL ACRE			1.7
LUMENS PER ACRE			61201

REGISTERED PROFESSIONAL ENGINEER
No. 154513
JOSEPH S. HANCOCK
STATE OF UTAH

EDG
ENGINEERING
3580 SOUTH 6000 WEST
WEST VALLEY CITY, UTAH
VOICE: (801) 604-0928
EMAIL:
joehancock@edg-engineering.com

#	REVISION DESCRIPTION	DATE

EAGLE MOUNTAIN RETAIL
5390 NORTH EAGLE MOUNTAIN HIGHWAY
EAGLE MOUNTAIN, UTAH LOT 3

SITE LIGHTING
PROJ. #: 0020
DATE: 05/26/2025
DRAWN BY: JSH
SCALE:

SITE PERMIT

E102

C:\Users\anete\Documents\2025.04.28- PAD B (Addendum 01)

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **AUGUST 5, 2025**
TITLE:	SITE PLAN - Pony Express Medical Office Building
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	John Davis

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Commercial / Commercial	0.96

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	David Stroud, Senior Planner	David Stroud

RECOMMENDATION:
Staff recommends the City Council approve the Pony Express Medical Office Building site plan.

BACKGROUND:
The applicant requests site plan approval of a medical office building. Access is provided via Ira Hodges Scenic Parkway roundabout or through adjacent commercial uses along Eagle Mountain Blvd. The medical building has the potential to have up to four tenants.

ITEMS FOR CONSIDERATION:
Staff has reviewed the proposed site plan and find it conforms with standards related to commercial site design.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends the City Council approve the Pony Express Medical Office Building site plan with corrections to the landscape plan and material and architectural elements identified. Elements have since been identified. A minor change to the landscaping plan regarding plant height still needs to be corrected.

ATTACHMENTS:
1. Site Plan

PONY EXPRESS MEDICAL OFFICE BUILDING

1318 E EAGLE MOUNTAIN BLVD LOT #2
EAGLE MOUNTAIN, UT 84005

PROJECT SUMMARY

THIS PROJECT WILL CONSIST OF A CORE AND SHELL MIXED USE RETAIL BUILDING WITH TWO LEVELS. TENANT IMPROVEMENTS WILL DETERMINE THEIR INDIVIDUAL OCCUPANCIES, EGRESS, AND OCCUPANT LOADS.

CODE ANALYSIS

APPLICABLE CODES			
	Year		Year
International Building Code	2021	National Electrical Code	2020
International Mechanical Code	2021	ADA Accessibility Guidelines (ICC/ANSI A117.1)	2009
International Fuel Gas Code	2021		
International Plumbing Code	2021		
International Fire Code	2021		
International Energy Conservation Code	2021		

A. Occupancy and Group (IBC 311): A-2,B,M

Mixed Occupancy (IBC 508): Yes X No ____

B. Type of Construction (circle one):

I	I	II	II	III	III	IV	V	V
A	B	A	B	A	B	HT	A	B

C. Fire Resistance Rating Requirements for the Exterior Walls based on the fire separation distance (in hours):

North: 0 hr. South: 0 hr. East: 0 hr. West: 0 hr.

D. Mixed Occupancies: Yes Nonseparated Uses: No

E. Fire Sprinklers (IBC 903.3.1): Required: YES Provided: YES Type : NFPA 13

F. Number of Stories Allowed: 2 Number of Stories Provided: 2 Building Height Allowed: 60' Building Height Provided: 28'

G. Actual Building Area per Floor:

a) LEVEL 1 7,095 SF
b) LEVEL 2 2,990 SF
c) Total: 10,086 SF

H. Tabular Area (A_t): (Table 506.2): 18,000 SF

I. Area Modifications (IBC 506):

a) Unlimited Area Building (IBC 507.3): Yes ____ No X

b) Area Increase due to Frontage (IBC 506.3.3): Yes ____ No X

c) Amount of Increase: $If=[F/P - 0.25]W/30$ Allowable Area Increase: $Aa=[At + (NS \times If)] \times Sa$

J. Fire Resistance Rating Requirements for Building Elements (hours). (IBC TABLE 601 AND SECTIONS 704 - 713)

Element	Hours	Assembly Listing	Element	Hours	Assembly Listing
Exterior Bearing Walls	0		Floors - Ceiling Floors	0	
Interior Bearing Walls	0		Roofs - Ceiling Roofs	0	
Exterior Non-Bearing Walls	0		Exterior Doors and Windows	0	
Structural Frame	0		Shaft Enclosures	0	
Partitions - Permanent	0		Fire Walls	0	N/A
Fire Barriers	0	N/A	Fire Partitions	0	N/A
			Smoke Barriers	0	N/A

K. Design Occupant Load (IBC Table 1004.5): OCCUPANT LOAD TO BE DETERMINED BY INDIVIDUAL TENANTS

Exit Width Required (1005.3.2): - Exit Width Provided: -

Exit Access Travel Distance in X-X Occupancies w/ sprinklers (IBC Table 1017.2): 250'

L. Minimum Number of Required Plumbing Facilities (Table 2902.1):

	Water Closets		Lavatories	
	Required	Provided	Required	Provided
Male	EACH INDIVIDUAL TENANT WILL PROVIDE PLUMBING CALCS UNDER THEIR SEPARATE PERMITS			
Female	EACH INDIVIDUAL TENANT WILL PROVIDE PLUMBING CALCS UNDER THEIR SEPARATE PERMITS			
Drinking Fountains:			Service Sinks:	

DEFERRED SUBMITTALS

1. EXTERIOR BUILDING SIGNAGE
2. FIRE SPRINKLER SHOP DRAWINGS
3. FIRE ALARM SYSTEM
4. STAIR ENGINEERING AND REINFORCEMENT
5. METAL GUARDRAILS & HAND RAILS

CONTACT LIST

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CONTRACTOR
TBD

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CIR ENGINEERING
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COLBY@CIRENGINEERING.COM
(435)757-2004

MECH./PLUMB. ENGINEER
JTB HVAC & PLUMBING ENGINEERING
922 W. BAXTER DR. , SUITE 100
SOUTH JORDAN, UT 84095
ATTN: TONY CARVER
ACARVER@JTBENGINEERING.COM
801-849-8590

ELECTRICAL ENGINEER
ELEMENTAL ELECTRICAL ENGINEERS
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RIVERTON, UT 84065
ATTN: ERIC SMITH
ERIC@ELEMENTALELECTRICALENGINEERS.COM
801-618-9656

MUNICIPALITY

BUILDING DEPARTMENT

3726 EAST CAMPUS DRIVE
EAGLE MOUNTAIN, UT 84005
BuildingApps@SaratogaSpringsCity.com
801-789-6614

FIRE DEPARTMENT

3785 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005
801-743-7200

SYMBOLS

- X# A / b — WALL TYPE TAG
- 1 / A101 SIM REF. SHEET — VIEW CALLOUT
- CABINET DESIGN SERIES 212 WIDTH 30 HEIGHT 34 1/2 DEPTH 12 — CASEWORK TAG
- 101 — DOOR TYPE TAG
- 01 — WINDOW TAG
- 1 / A101 — INTERIOR ELEVATION TAG
- A — GRID HEAD
- Name Elevation — LEVEL CALLOUT
- NORTH ARROW
- ROOM NAME 101 150 SF — ROOM TAG
- 9 RISERS @ 7" 13 TREADS @ 11" — STAIR RUN TAG

ABBREVIATIONS

ABV	ABOVE	GND	GROUND
ACT	ACCOUSTICAL CEILING TILE	GWB	GYPSUM WALL BOARD
ADJ	ADJUST, ADJUSTABLE	GYP	GYPSUM
AFF	ABOVE FINISHED FLOOR	HM	HOLLOW METAL
BEL	BELOW	HOR	HORIZONTAL
BET	BETWEEN	HT	HEIGHT
BLDG	BUILDING	INSUL	INSULATION
BLKG	BLOCKING	JAN	JANITOR
BOT	BOTTOM	LH	LEFT HAND
BOW	BOTTOM OF WALL	LTG	LIGHTING
CI	CONTINUOUS INSULATION	MAINT	MAINTENANCE
CJ	CONTROL JOINT	MAT	MATERIAL
CL	CENTER LINE	MEMB	MEMBRANE
CLG	CEILING	MFG	MANUFACTURER
CLR	CLEAR	MTL	METAL
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
DEMO	DEMOLISH	OC	ON CENTER
DEPT	DEPARTMENT	OH	OVERHEAD
DIA	DIAMETER	OSB	ORIENTED-STRAND BOARD
DN	DOWN	QTY	QUANTITY
DWG	DRAWING	RB	RUBBER BASE
EA	EACH	RD	ROOF DRAIN
EIFS	EXTERIOR FINISH INSULATION SYSTEM	RD	ROOF DRAIN
ELEV	ELEVATOR	REQ	REQUIRED
EQ	EQUAL	RM	ROOM
FD	FLOOR DRAIN	SF	SQUARE FEET
FDN	FOUNDATION	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STANDARD
FF&E	FIXTURES, FURNISHINGS & EQUIPMENT	STL	STEEL
FO	FINISHED OPENING	TOC	TOP OF CONCRETE
FOC	FACE OF CONCRETE	TOF	TOP OF FOOTING
FTG	FOOTING	TOFW	TOP OF FOUNDATION WALL
FURN	FURNISH, FURNITURE	TOP	TOP OF PARAPET
FUT	FUTURE	TOS	TOP OF STRUCTURE
GFCI	GROUND FAULT CIRCUIT INTERRUPTED	TOW	TOP OF WALL
GFRC	GLASS FIBER REINFORCED CONCRETE	TYP	TYPICAL
		UNO	UNLESS NOTED OTHERWISE
		VIF	VERIFY IN FIELD

VICINITY MAP

SHEET INDEX

#	SHEET NAME
GENERAL	
G000	COVER SHEET
G001	GENERAL NOTES
G101	LEVEL 1 LIFE SAFETY PLAN
G102	LEVEL 2 LIFE SAFETY PLAN
CIVIL	
C	COVER SHEET
C0.1	EXISTING CONDITIONS/DEMOLITION PLAN
C1.0	SITE PLAN
C2.0	GRADING PLAN
C2.1	DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	DETAIL SHEET
C5.0	DETAIL SHEET
C5.1	STORMTECH DETAIL SHEET
C6.0	EROSION CONTROL PLAN (SWPP)
C7.0	EROSION CONTROL DETAIL SHEET
LANDSCAPE	
LP100	LANDSCAPE OVERALL PLAN
LP101	LANDSCAPE COVER
LP501	LANDSCAPE DETAILS
LP COLOR	COLOR ILLUSTRAION
LANDSCAPE IRRIGATION	
IR100	IRRIGATION OVERALL PLAN
IR101	IRRIGATION COVER
IR501	IRRIGATION DETIALS
IR502	IRRIGATION DETIALS
IR503	IRRIGATION DETIALS
ARCHITECTURAL SITE	
AS501	SITE DETAILS
STRUCTURAL	
S101	GENERAL STRUCTURAL NOTES
S102	GENERAL STRUCTURAL NOTES
S201	FOOTING AND FOUNDATION PLAN
S202	LEVEL 2/ LOW ROOF FRAMING PLAN
S203	HIGH ROOF FRAMING PLAN
S301	SCHEDULES
S302	SCHEDULES
S501	FOOTING AND FOUNDATION DETAILS
S502	FOOTING AND FOUNDATION DETAILS
S701	ROOF FRAMING DETAILS
S702	ROOF FRAMING DETAILS
ARCHITECTURAL	
A001	ASSEMBLY TYPES
A098	FOUNDATION PLAN
A099	FOUNDATION ISOMETRIC & DETAILS
A100.1	LEVEL 1 - SLAB PLAN
A100.2	LEVEL 2 - SLAB PLAN
A101	LEVEL 1 FLOOR PLAN
A102	LEVEL 2 FLOOR PLAN
A121	LEVEL 1 - REFLECTED CEILING PLAN
A122	LEVEL 2 - REFLECTED CEILING PLAN
A131	ROOF PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS - COLORED
A204	ELEVATIONS - COLORED
A300	ENERGY COMPLIANCE REPORTS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A303	BUILDING SECTIONS
A304	BUILDING SECTIONS
A305	WALL SECTIONS
A306	WALL SECTIONS
A401	PLANS - ENLARGED
A501	ACCESSIBILITY DETAILS
A502	ACCESSIBILITY DETAILS
A503	DETAILS
A504	DETAILS
A505	WINDOW DETAILS
A506	MANUFACTURER SPECS
A507	MANUFACTURER SPECS
A508	MANUFACTURER SPECS
A509	MANUFACTURER SPECS
A601	DOOR SCHEDULE
A602	WINDOW SCHEDULE
MECHANICAL	
M001	TITLE SHEET (LEGEND & ABBREVIATIONS)
M201	LEVEL 1 MECHANICAL PLAN
M202	LEVEL 2 MECHANICAL PLAN
M203	ROOF MECHANICAL PLAN
M701	MECHANICAL DETAILS & SCHEDULES
PLUMBING	
M703	LEVEL 1 PLUMBING PLAN
P202	LEVEL 2 PLUMBING PLAN
P203	ROOF PLUMBING PLAN
P701	PLUMBING DETAILS & SCHEDULES
ELECTRICAL	
E000	ELECTRICAL GENERAL SHEET
E101	MAIN LEVEL LIGHTING PLAN
E102	LEVEL 2 LIGHTING PLAN
E201	MAIN LEVEL POWER PLAN
E202	LEVEL 2 POWER PLAN
E601	ELECTRICAL SCHEDULES

SITE SUBMITTAL

PRINTED DATE
7/17/2025 8:15:45 AM

LAYTONDAVIS ARCHITECTS
2005 East 2700 South, Suite 200 | Salt Lake City, Utah 84109
p: 801.487.0715

PONY EXPRESS MEDICAL OFFICE BUILDING
1318 E EAGLE MOUNTAIN BLVD LOT #2
EAGLE MOUNTAIN, UT 84005

#	REV. DESCRIPTION	DATE
3	CITY COMMENTS	07/14/25

PROJECT NO.
24.169

DWN BY / CHK BY
AR/CB

TITLE
COVER SHEET

24X36 SHEET #
G000

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PONY EXPRESS MEDICAL OFFICE BUILDING

CIVIL SITE PLANS

1318 EAST EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN CITY, UTAH 84117

FEBRUARY 20th, 2025
REVISED MAY 2nd, 2025
REVISED MAY 22nd, 2025
REVISED JULY 7th, 2025

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 4240.0 PROPOSED GRADE CONTOURS
- 4240.0 EXISTING GRADE CONTOURS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PROPOSED CURB WALL
- REVERSE PAN CURB & GUTTER
- SS EXISTING SEWER
- SS PROPOSED SEWER
- W EXISTING WATER
- W PROPOSED WATER
- F EXISTING FIRE LINE
- F PROPOSED FIRE LINE
- SD EXSITING STORM DRAIN
- SD PROPOSED STORM DRAIN
- RD PROPOSED ROOF DRAIN
- G EXISTING GAS
- G PROPOSED GAS
- OHP EXISTING OVERHEAD POWER
- UGP EXISTING UNDERGROUND POWER
- UGP PROPOSED UNDERGROUND POWER
- T EXISTING TELEPHONE LINE
- T PROPOSED TELEPHONE LINE
- FO EXISTING FIBER OPTIC LINE
- FO PROPOSED FIBER OPTIC LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED LANDSCAPING
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED PARKING LOT LIGHT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING GATE VALVE
- EXISTING OVERHEAD POWER POLE
- TBC TOP BACK CONCRETE
- FF FINISHED FLOOR
- HW HIGH WATER
- TOG TOP OF GRATE
- TOL TOP OF LID
- IE INVERT ELEVATION
- EX EXISTING
- NG NATURAL GROUND
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE
- EC EDGE OF CONCRETE
- EA EDGE OF ASPHALT
- TOW TOP OF WALL
- TG TOP OF GRAVEL
- TL TOP OF LANDSCAPING
- TS TOP OF SIDEWALK
- PROP PROPOSED
- 390 TBC CALLOUT UNLESS OTHERWISE DESIGNATED

EAGLE MOUNTAIN CITY GENERAL NOTES FOR CONSTRUCTION DRAWINGS:

SEWER–
- PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES, & 12" ABOVE THE PIPE (MINIMUM).
- DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER AMINS & LATERALS.
- SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
- LATERAL STUBS: A)STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2x4 PAINTED GREEN. B)ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO, SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

STORM DRAIN–
- BEDDING:¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
- ADS: ALL ADS PIPE TO BE "HP" BRAND.
- COLLARS: COLLARS TO BE 1'x1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION–
- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRIN LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
- COLLARDS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¼" TO ⅜" DOWN FROM ASPHALT EDGE.

WATER–
- VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
- BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
- DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
- SERVICES & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
- SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID. 21" INSIDE DIAMETER CAN HDPE.
- WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
- WATER CAN: THE WATER CAN FOR ¾" & 1" SERVICES WILL NEED TO BE A 21" MINIMUM INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED FOLLOW APWA SPECIFICATION.
- HYDRANT: HYDRANTS TO BE 5' BURY MINIMUM.
- LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2x4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
- WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
- WATER MAIN LINE: NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BENC FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

VICINITY MAP
NOT TO SCALE

SHEET INDEX

CV	COVER SHEET
C0.1	EXISTING CONDITIONS / DEMOLITION PLAN
C1.0	SITE PLAN
C2.0	GRADING PLAN
C2.1	DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	DETAIL SHEET
C5.0	DETAIL SHEET
C5.1	STORMTECH DETAIL SHEET
C6.0	EROSION CONTROL PLAN (SWPPP)
C7.0	EROSION CONTROL DETAIL SHEET

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIRMENTS.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
8. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
9. INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WHERE APPLICABLE.
10. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN NO. 261.
11. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER APWA STANDARDS AND SPECIFICATIONS.
12. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
13. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
14. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
15. ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
16. THRUST BLOCKS TO BE INSTALLED PER APWA PLAN NO'S 561 AND 562. SEE DETAIL SHEET C5.
17. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
18. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
19. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
20. PUBLIC WAY IMPROVEMENTS SUCH AS EXISTING CURB, GUTTER, SIDEWALK AND DRIVE APPROACHES REQUIRE INSPECTION BY THE EAGLE MOUNTAIN CITY ENGINEERING DEPT. PRIOR TO FINAL INSPECTION AND CERTIFICATION OF OCCUPANCY ISSUANCE, TO DETERMINE REPLACEMENT REQUIREMENTS OF DEFECTIVE AND HAZARDOUS CONDITIONS.
21. ANY EXCAVATION, CONSTRUCTION OR STAGING OF MATERIALS OR EQUIPMENT IN THE PUBLIC RIGHT OF WAY REQUIRE A PUBLIC WAY PERMIT FORM EAGLE MOUNTAIN CITY ENGINEERING DIVISION.
22. PRIOR TO BEGINNING ANY WORK IN THE PUBLIC WAY, A LICENSED, BONDED AND INSURED CONTRACTOR MUST FIRST OBTAIN A PUBLIC WAY PERMIT FROM THE EAGLE MOUNTAIN CITY ENGINEERING PERMITS OFFICE, AND A TRAFFIC CONTROL PERMIT FROM SLC MAY ALSO BE REQUIRED.
23. ALL WORK WITHIN THE EAGLE MOUNTAIN CITY PUBLIC WAY SHALL CONFORM TO APWA 2012 STANDARD PLANS AND SPECIFICATIONS.
24. ALL CURB AND GUTTER DONE WITHIN THE PUBLIC WAY SHALL BE CONSTRUCTED AS PER APWA 205A, AND 251 OR 252.
25. THE DRIVE APPROACHES APRONS MUST BE CONCRETE TO THE PROPERTY LINE.
26. ALL ACCESSIBLE ROUTES AND ACCESSIBLE MEANS OF EGRESS ROUTES, THE MAXIMUM SLOPE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. ALL EXTERIOR LANDINGS AT DOORS SHALL NOT EXCEED 2% SLOPE.

FIRE DEPARTMENT NOTES:

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4½", AND 2½" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE 4½" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
7. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
8. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
9. FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
10. WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
11. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.

CIVIL ENGINEER:

CIR CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

ARCHITECT:

LAYTONDAVIS ARCHITECTS
2005 EAST 2700 SOUTH SUITE 200
SALT LAKE CITY, UTAH 84109
CONTACT PERSON: JOHN L DAVIS
PH: (801) 487-0715

Blue Stakes of UTAH 811 Bluestakes.org

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	SPC	05/02/25
2	CITY COMMENTS	SPC	05/22/25

DESIGNER: PROJECT ENGINEER:

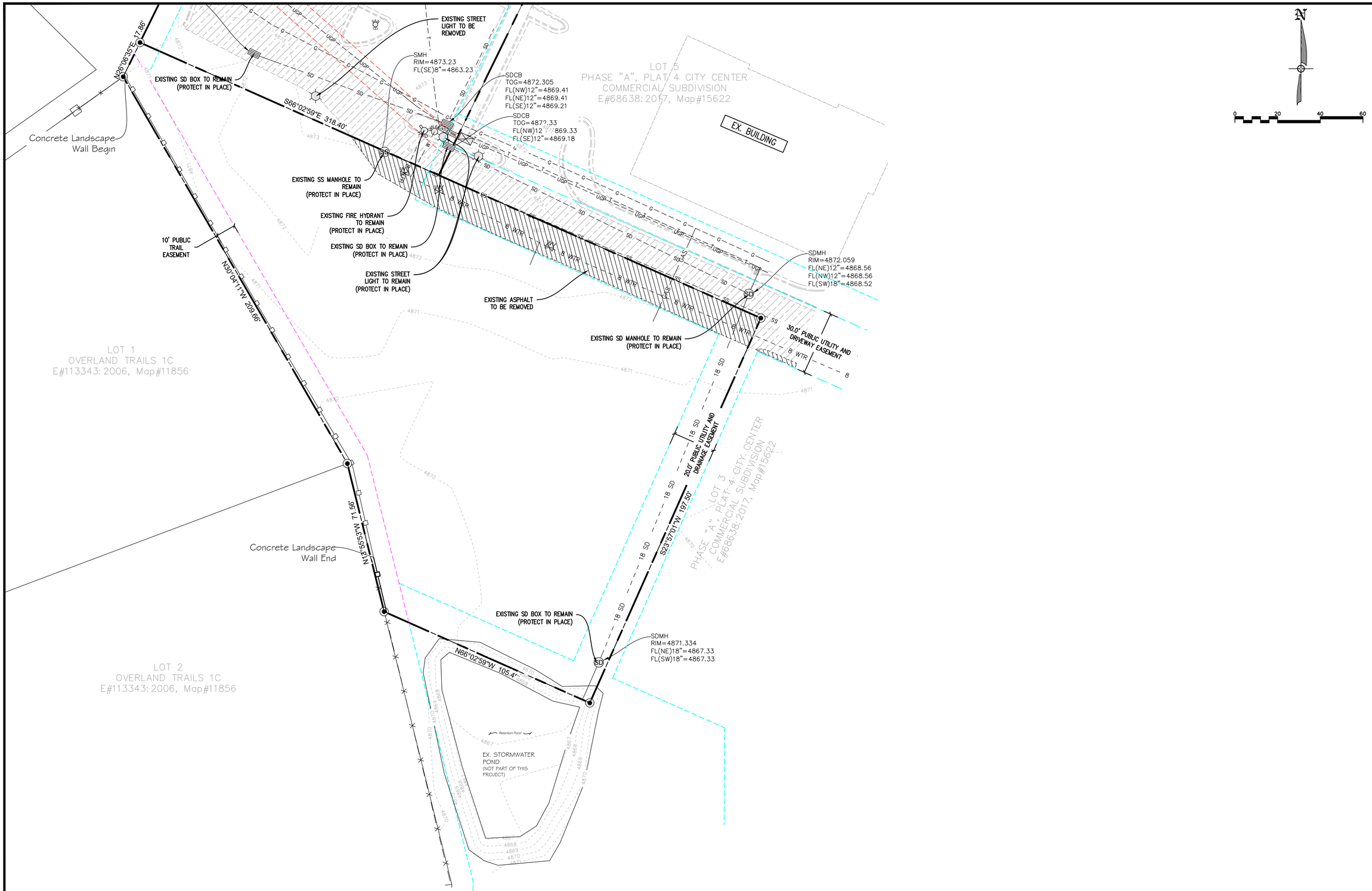
CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

PONY EXPRESS MEDICAL OFFICE BUILDING
1318 E. EAGLE MTN. BLVD.
COVER SHEET

PROFESSIONAL ENGINEER No. 8706815 COLBY CRAIG ANDERSON 07/07/2025 STATE OF UTAH

SHEET NO. CV

PROJECT ID	DATE:
E24-163	02/21/25
FILE NAME: PRJ-PEM	SCALE:



NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	SPC	05/02/25
2	CITY COMMENTS	SPC	05/22/25

DESIGNER:
PROJECT ENGINEER:

CIR | CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

PONY EXPRESS MEDICAL OFFICE BUILDING

1318 E. EAGLE MTN. BLVD.

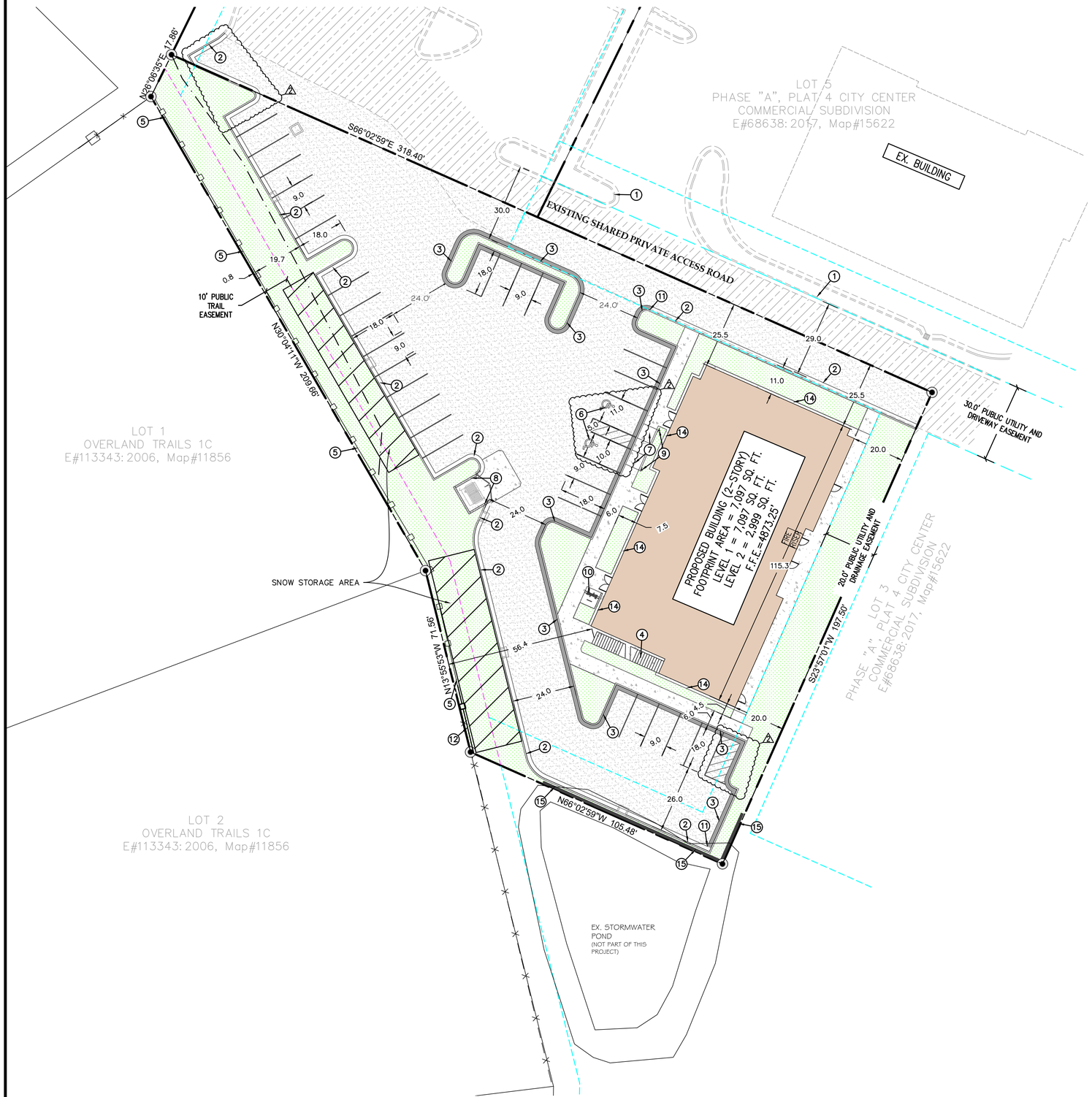
EXISTING CONDITIONS / DEMOLITION PLAN

PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
07/07/2025
STATE OF UTAH

SHEET NO.
C0.1

PROJECT ID	DATE:
E24-163	02/21/25
FILE NAME: PRJ-PEM	SCALE: 1"=30'

Blue Stakes of UTAH 811
Bluestakes.org



LOT AREAS:

	SQ. FT.	/	ACRES.	
LOT	41,739	/	0.958	
BUILDING FOOTPRINT	7,097	/	0.163	17.0%
ASPHALT	18,473	/	0.424	44.3%
LANDSCAPING	11,248	/	0.258	26.9%
CONCRETE	4,921	/	0.113	11.8%

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T	
OFFICE	10,096	34	(1 PER 300 SQ. FT.)
TOTAL REQUIRED	34		
TOTAL PROVIDED	34		
ACCESSIBLE SPACES	2	(2 REQ'D 26 TO 50)	

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

N

0 20 40 60

SHEET LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT SEE DETAIL 1/C2.0
- PROPOSED CONCRETE SEE DETAIL 2/C2.0

PER CITY REQUIREMENTS:
SNOW STACKING AREA REQUIRED TO ACCOMMODATE THE STACKING VOLUME OF A FOUR-INCH SNOW BASE OVER THE ENTIRE PARKING LOT:
515 CY SNOW STORAGE REQUIRED

SITE PLAN KEYNOTES

1. EXISTING CURB & GUTTER
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
3. PROPOSED 24" REVERSE PAN CURB AND GUTTER. SEE DETAIL 2/C4.0.
4. STAIRS TO UPPER LEVEL (SEE ARCH. PLANS).
5. EXISTING 6' CONC. FENCE TO REMAIN.
6. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS, SEE DETAIL 7/C4.0.
7. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 3/C4.0.
8. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
9. PROPOSED ADA SIGN PER MUTCD & ICC/ANSI A117.1 SEE DETAIL 8/C4.0. (NORTH STALL TO BE SIGNED "VAN ACCESSIBLE").
10. PROPOSED BIKE RACK. BIKE RACK TO BE PLACED ON CONCRETE. SEE DETAIL 4/C4.0.
11. PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
12. PROPOSED CONCRETE FENCE TO MATCH EXISTING.
13. SIGNAGE APPROVED UNDER A SEPARATE PERMIT.
14. INSTALL 12" CONCRETE APRON WITH 5% SLOPE AWAY FROM BUILDING.
15. INSTALL 2' KEYSTONE RETAINING WALL OR APPROVED EQUAL. SEE SHEET C2.0 FOR ELEVATIONS.

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	SPC	05/02/25
2	CITY COMMENTS	SPC	05/22/25

DESIGNER:
PROJECT ENGINEER:

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

PONY EXPRESS MEDICAL OFFICE BUILDING

1318 E. EAGLE MTN. BLVD.

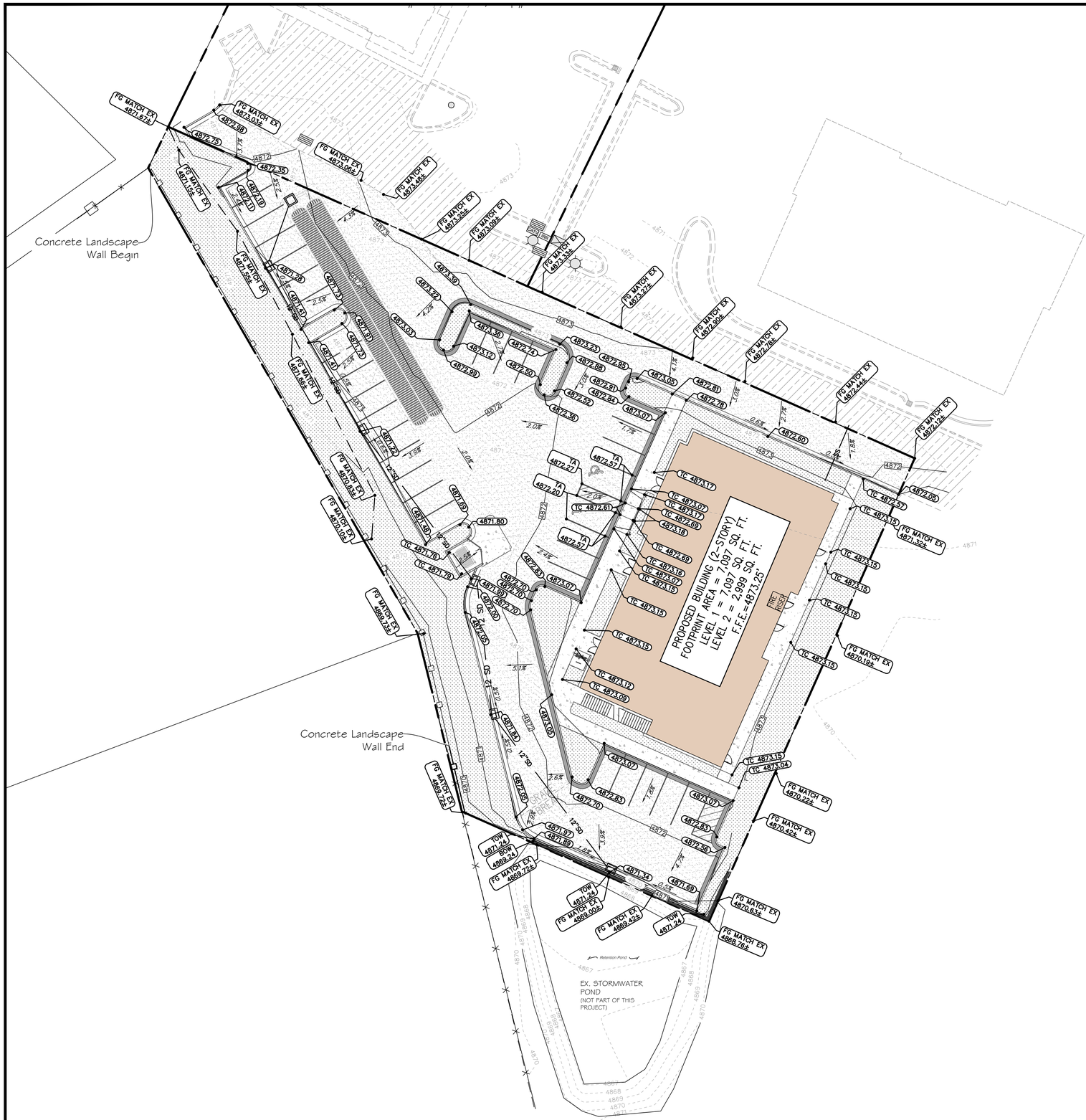
SITE PLAN

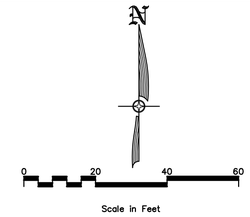
PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
07/07/2025
STATE OF UTAH

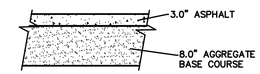
SHEET NO.
C1.0

PROJECT ID	DATE:
E24-163	02/21/25
FILE NAME: PRJ-PEM	SCALE: 1"=30'

Blue Stakes of UTAH 811
Bluestakes.org



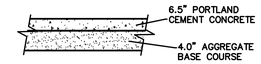




OVER SUITABLE NATURAL SOILS, PROPERLY PREPARED EXISTING FILLS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS.

ASPHALT PAVEMENT

N.T.S.



OVER SUITABLE NATURAL SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS. (RIGID PAVEMENTS MUST NOT BE ESTABLISHED OVER NON-ENGINEERED FILLS.

DUMPSTER PAD CONCRETE

N.T.S.

PAVEMENT SECTIONS ARE PER THE MARCH 27, 2025 GEOTECHNICAL STUDY BY AGEC (PROJECT NO. 1250122). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	SPC	05/02/25
2	CITY COMMENTS	SPC	05/22/25

DESIGNER:
PROJECT ENGINEER:

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

PONY EXPRESS MEDICAL OFFICE BUILDING

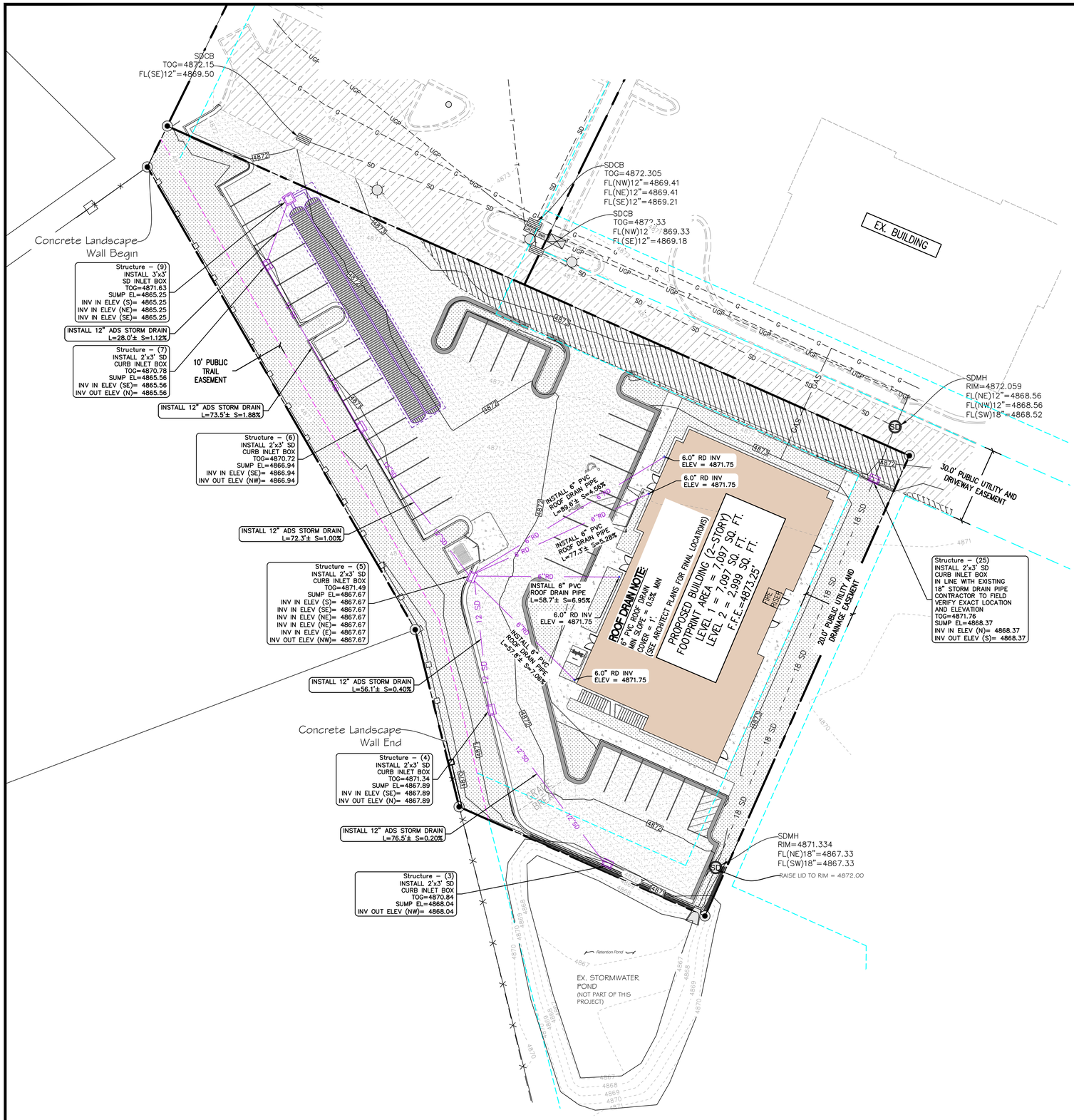
1318 E. EAGLE MTN. BLVD.

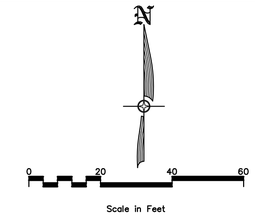
GRADING PLAN

PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
07/07/2025
STATE OF UTAH

SHEET NO.
C2.0

PROJECT ID	DATE:
E24-163	02/21/25
FILE NAME: PRJ-PEM	SCALE: 1"=30'





DRAINAGE CALCS FOR PONY EXPRESS MEDICAL OFFICE BUILDING

(SEE DRAINAGE REPORT FOR MORE INFORMATION)

Restriction Rate:	**0.00** cfs/acre		**100 Year flood design**	
		Runoff Coefficient		
Building	**7097** ft^2		C_building	0.95
Paved Area	**25515** ft^2		C_paved	0.95
Landscaped	**11248** ft^2		C_landscaped	0.15
Total Area	41739 ft^2		Weighted C	0.78
	0.96 acres		CA :	32669 ft^2

Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft^2)	Accum Flow (ft^3)	Allow Discharge (ft^3)	Required Storage (ft^3)
15	**0.90**	32669	2461	0	2461
30	**1.22**	32669	3321	0	3321
60	**1.51**	32669	4111	0	4111
120	**1.60**	32669	4356	0	4356
180	**1.62**	32669	4410	0	4410
360	**1.66**	32669	4519	0	4519
720	**1.78**	32669	4846	0	4846
1440	**1.85**	32669	5036	0	5036

Summary

Required retention storage =	**5036**	ft^3
Unit storage per acre =	**5256.16**	ft^3/acre
Allowable release rate =	**0.00**	ft^3/sec

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	SPC	05/02/25
2	CITY COMMENTS	SPC	05/22/25

DESIGNER:
PROJECT ENGINEER:

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – 801-949-6296

PONY EXPRESS MEDICAL OFFICE BUILDING

1318 E. EAGLE MTN. BLVD.

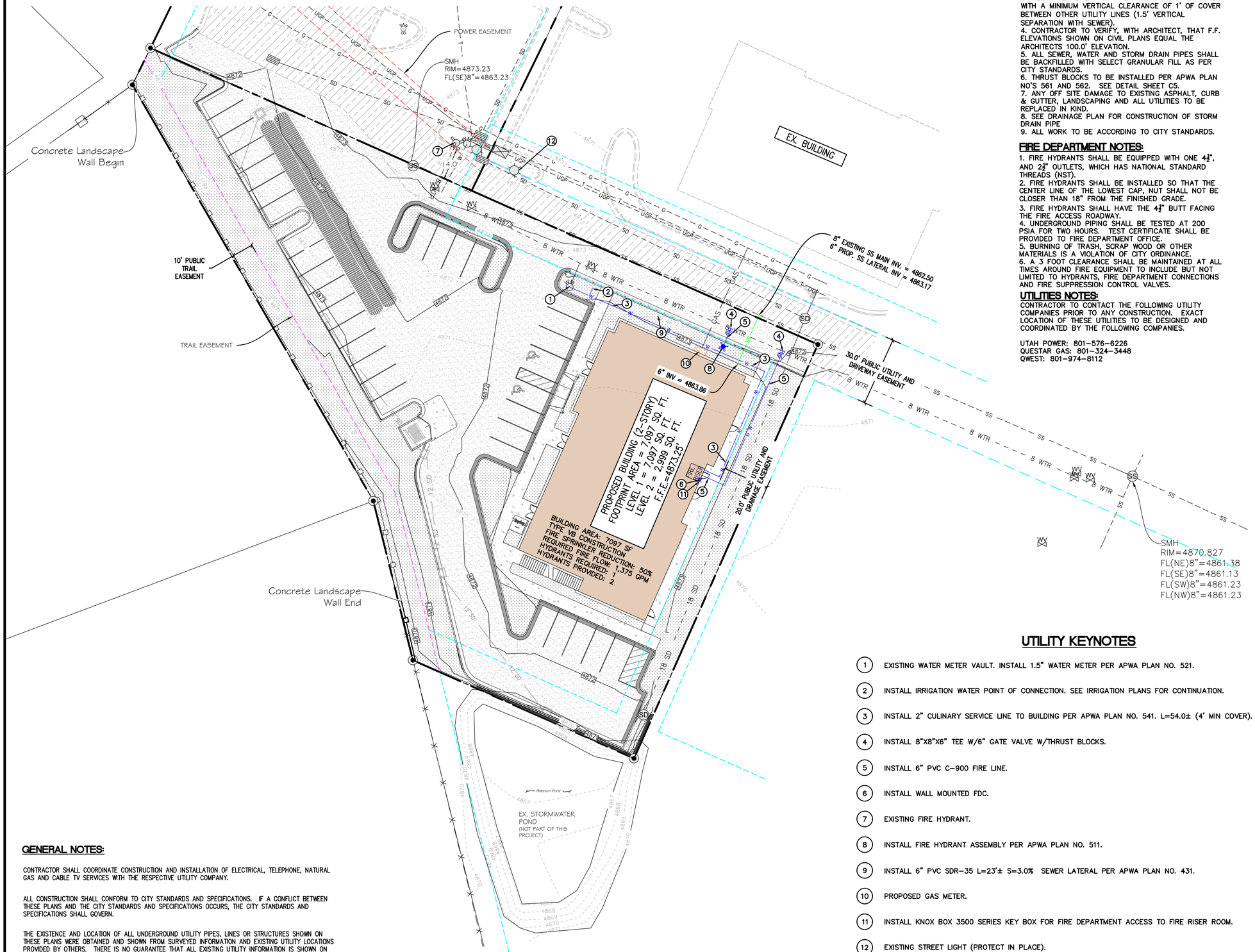
DRAINAGE PLAN

PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
07/07/2025
STATE OF UTAH

Blue Stakes of UTAH 811
bluestakes.org

SHEET NO.
C2.1

PROJECT ID	DATE:
E24-163	02/21/25
FILE NAME: PRJ-PEM	SCALE: 1"=30'



GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
4. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATIONS SHOWN ON CIVIL PLANS EQUAL THE ARCHITECTS 100.0' ELEVATION.
5. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
6. THRUST BLOCKS TO BE INSTALLED PER APWA PLAN NO'S 561 AND 562. SEE DETAIL SHEET C5.
7. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
8. SEE DRAINAGE PLAN FOR CONSTRUCTION OF STORM DRAIN PIPE
9. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

FIRE DEPARTMENT NOTES:

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE $4\frac{1}{2}$", AND $2\frac{1}{2}$" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE $4\frac{1}{2}$" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.

UTILITIES NOTES:

CONTRACTOR TO CONTACT THE FOLLOWING UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

UTAH POWER: 801-576-6226
QUESTAR GAS: 801-324-3448
QWEST: 801-974-8112

N

0 20 40 60

Scale in Feet

NOTE: EXISTING UTILITIES MUST BE USED OR ABANDONED

UTILITY KEYNOTES

1. EXISTING WATER METER VAULT. INSTALL 1.5" WATER METER PER APWA PLAN NO. 521.
2. INSTALL IRRIGATION WATER POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.
3. INSTALL 2" CULINARY SERVICE LINE TO BUILDING PER APWA PLAN NO. 541. L=54.0± (4' MIN COVER).
4. INSTALL 8"X8"X6" TEE W/6" GATE VALVE W/THRUST BLOCKS.
5. INSTALL 6" PVC C-900 FIRE LINE.
6. INSTALL WALL MOUNTED FDC.
7. EXISTING FIRE HYDRANT.
8. INSTALL FIRE HYDRANT ASSEMBLY PER APWA PLAN NO. 511.
9. INSTALL 6" PVC SDR-35 L=23'± S=3.0% SEWER LATERAL PER APWA PLAN NO. 431.
10. PROPOSED GAS METER.
11. INSTALL KNOX BOX 3500 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS TO FIRE RISER ROOM.
12. EXISTING STREET LIGHT (PROTECT IN PLACE).

GENERAL NOTES:

CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.

ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.

THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	SPC	05/02/25
2	CITY COMMENTS	SPC	05/22/25

DESIGNER:
PROJECT ENGINEER:

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

PONY EXPRESS MEDICAL OFFICE BUILDING

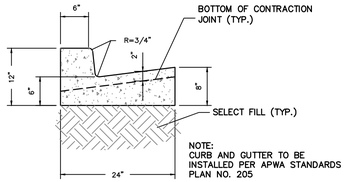
1318 E. EAGLE MTN. BLVD.

UTILITY PLAN

PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
07/07/2025
STATE OF UTAH

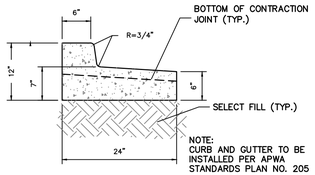
SHEET NO.
C3.0

PROJECT ID	DATE:
E24-163	02/21/25
FILE NAME: PRJ-PEM	SCALE: 1"=30'



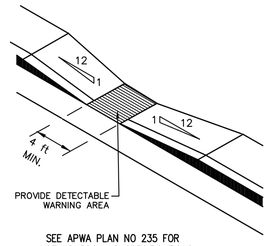
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

1 24" CURB & GUTTER
N.T.S.



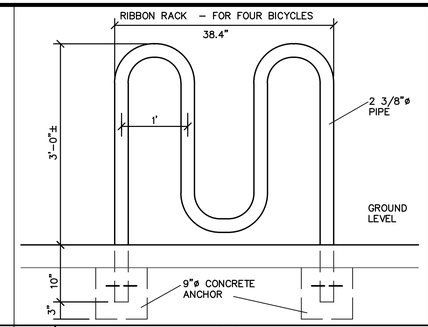
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

2 24" REVERSE PAN CURB & GUTTER
N.T.S.

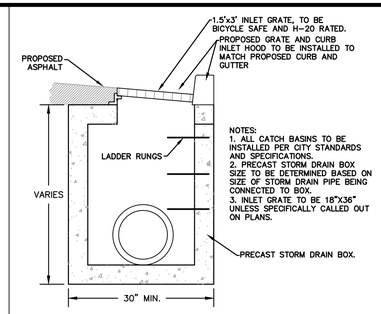


SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

3 ADA RAMP
N.T.S.

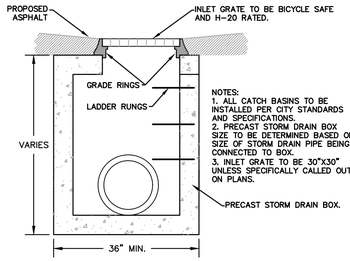


4 DOUBLE INVERTED "U" BIKE RACK



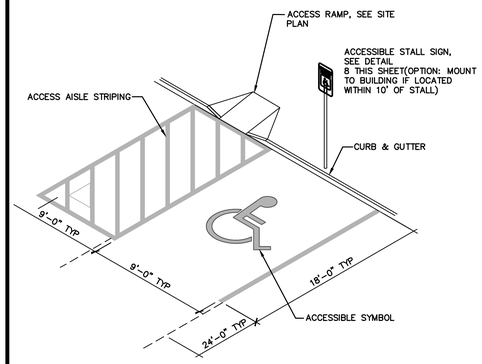
NOTES:
1. ALL CATCH BASINS TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS.
2. PRECAST STORM DRAIN BOX SIZE TO BE DETERMINED BASED ON SIZE OF STORM DRAIN PIPE BEING CONNECTED TO BOX.
3. INLET GRATE TO BE 18"X36" UNLESS SPECIFICALLY CALLED OUT ON PLANS.

5 STANDARD STORM DRAIN CURB INLET BOX
N.T.S.

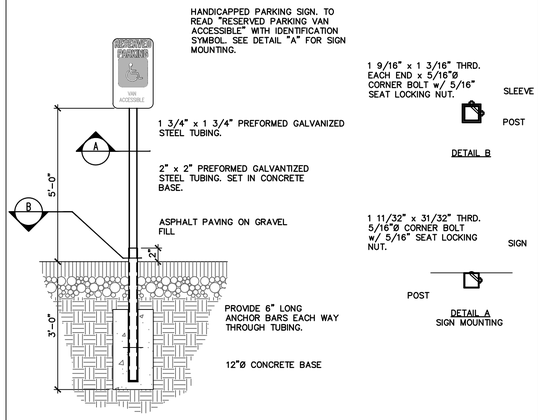


NOTES:
1. ALL CATCH BASINS TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS.
2. PRECAST STORM DRAIN BOX SIZE TO BE DETERMINED BASED ON SIZE OF STORM DRAIN PIPE BEING CONNECTED TO BOX.
3. INLET GRATE TO BE 30"X30" UNLESS SPECIFICALLY CALLED OUT ON PLANS.

6 STANDARD STORM DRAIN INLET BOX
N.T.S.



7 ACCESSIBLE PARKING STALL



8 HANDICAPPED PARKING SIGN
N.T.S.

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	SPC	05/02/25
2	CITY COMMENTS	SPC	05/22/25

DESIGNER:
PROJECT ENGINEER:

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – 801-949-6296

PONY EXPRESS MEDICAL OFFICE BUILDING

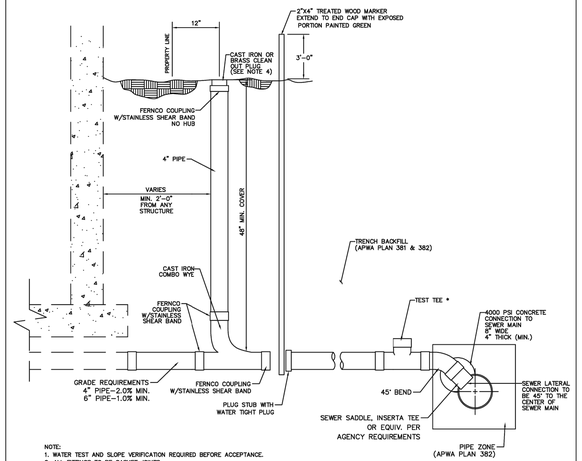
1318 E. EAGLE MTN. BLVD.

DETAIL SHEET

PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
07/07/2025
STATE OF UTAH

SHEET NO.
C4.0

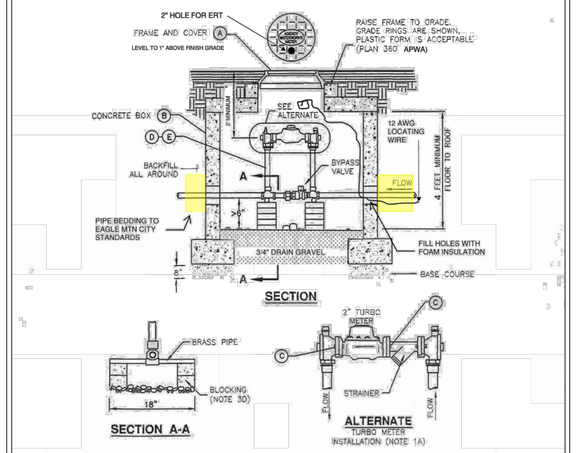
PROJECT ID	DATE:
E24-163	02/21/25
FILE NAME: PRJ-PEM	SCALE:



NOTE:
1. WATER TEST AND SLOPE VERIFICATION REQUIRED BEFORE ACCEPTANCE.
2. ALL FITTINGS TO BE GASKET JOINTS
3. 3/4" GRAVEL REQUIRED 6" BELOW & TO THE SIDES & 12" (MIN.) ABOVE THE PIPE.
4. ANY CLEANOUT INCASED IN CONCRETE OR ASPHALT WILL NEED A TRAFFIC RATED LID & COVER.

SEWER LATERAL SERVICE & CONNECTION TO EXISTING MAINLINE

DRAWN RSB REVISED APRIL 2024 DATE SEPT 2017 SCALE N.T.S.	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR SEWER LATERAL SERVICE & CONNECTION	DRAWING NO. 2



NOTES:
1) SETTER CANNOT OBSTRUCT OPENING- USE LID WITH OFFSET HOLE.
2) ALL POLY PIPE TO BE RATED FOR 200 PSI AND CTS O.D.
3) CONCRETE COLLARS ARE REQUIRED IN GRASS OR IF PLASTIC FORM RISERS ARE USED. 12" OF RISE WITH GRADE RINGS / FORM MAX.
4) ALL PIPE BEDDING AND TRENCH FILL MUST MEET EAGLE MTN CITY STANDARDS.
5) A VISUAL POLY STIFFENER CHECK IS REQUIRED BEFORE FITTINGS ARE TIGHTENED.
6) BYPASS NOT ALLOWED ON STEERS USED FOR IRRIGATION (D/E)

LEGEND

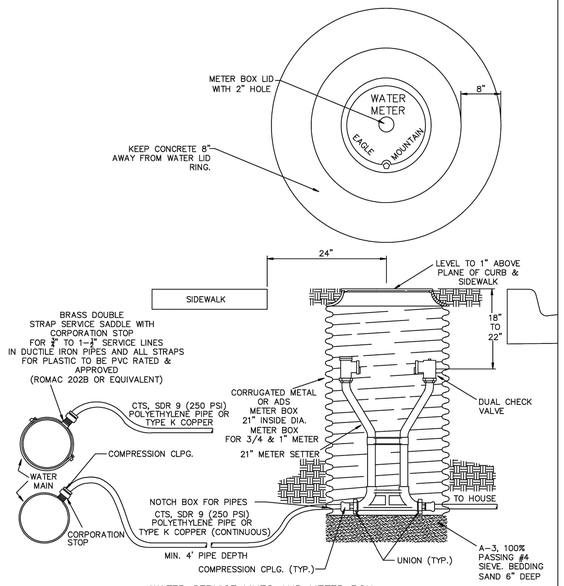
No.	*	ITEM	DESCRIPTION
(A)		23" FRAME AND COVER	PLAN 502 APWA
(B)		CONCRETE BOX	4'X4'X4' MIN.
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

NOTE: ALL MATERIALS MUST BE APPROVED THROUGH SUBMITTALS

1 1/2" and 2" meter

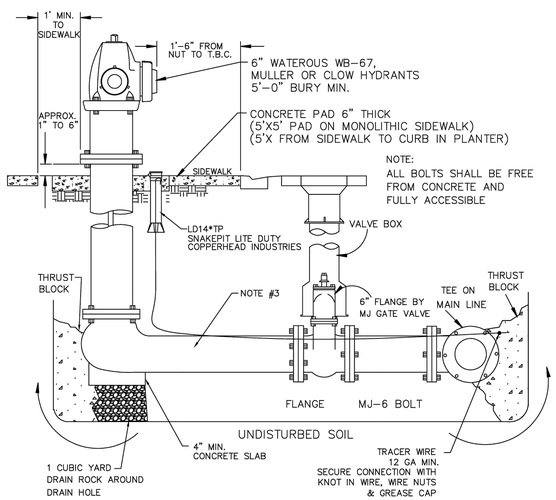
DRAWN RSB REVISED APRIL 2024 DATE APRIL 2024 SCALE N.T.S.	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR 1 1/2" AND 2" METER	DRAWING NO. 4



WATER SERVICE LINES AND METER BOX

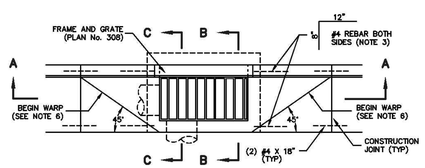
NOTE: 1.5" AND LARGER WATER METER SHALL CONFORM TO STANDRAD FOR LARGE METERS. SEE DRAWING #LCM-1

DRAWN RSB REVISED APRIL 2024 DATE NOV 2015 SCALE N.T.S.	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR WATER LINE, SETTER & CAN	DRAWING NO. 5

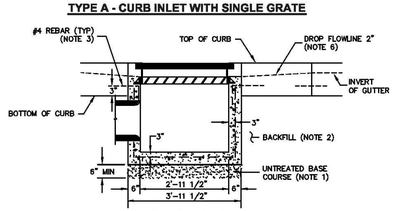


NOTES:
1. VALVE TO BE PLACED IN ASPHALT W/CONCRETE RING
2. TRACER WIRE TO BE RUN UP HYDRANT BARREL IN 1" CONDUIT.
3. THERE WILL BE NO SERVICE TAPS ALLOWED ON THE FIRE LINES.

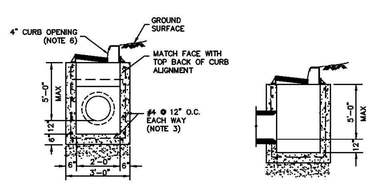
DRAWN RSB REVISED APRIL 2024 DATE NOV 2015 SCALE N.T.S.	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR FIRE HYDRANT & VALVE	DRAWING NO. 14



TYPE A - CURB INLET WITH SINGLE GRATE



SECTION A-A



SECTION B-B

SECTION C-C

Catch basin

Plan No.
315
Drawing 1 of 2

July 2000

137

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	SPC	05/02/25
2	CITY COMMENTS	SPC	05/22/25

DESIGNER:
PROJECT ENGINEER:

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

PONY EXPRESS MEDICAL OFFICE BUILDING

1318 E. EAGLE MTN. BLVD.

DETAIL SHEET

PROFESSIONAL ENGINEER No. 8706815 COLBY CRAIG ANDERSON 05/29/2025 STATE OF UTAH

Blue Stakes of UTAH 811 Bluestakes.org

SHEET NO.
C5.0

PROJECT ID	DATE:
E24-163	02/21/25
FILE NAME: PRJ-PEM	SCALE:

Advanced Drainage Systems, Inc.

SiteAssist™ FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45s76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

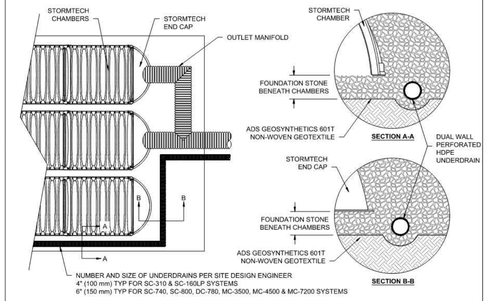
1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

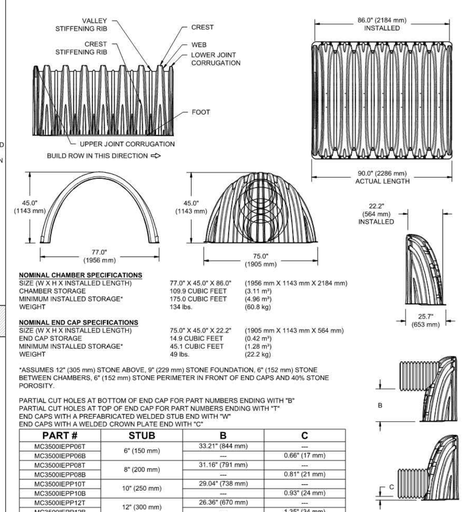
1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



5 UNDERDRAIN DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m^3)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m^3)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m^3)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m^3)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

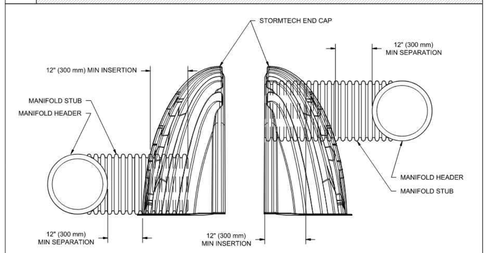
PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		----	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

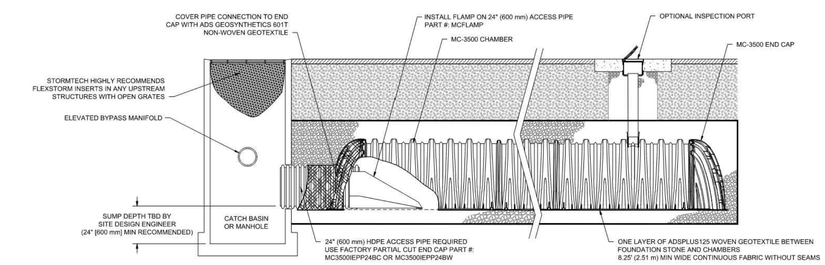
CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT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

2 MC-3500 TECHNICAL SPECIFICATIONS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

6 MC-SERIES END CAP INSERTION DETAIL

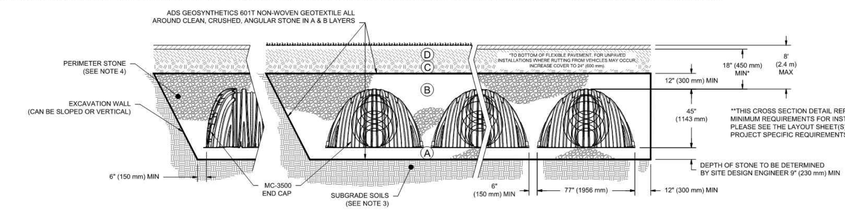


3 MC-3500 ISOLATOR ROW PLUS DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (18" LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 18" (450 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

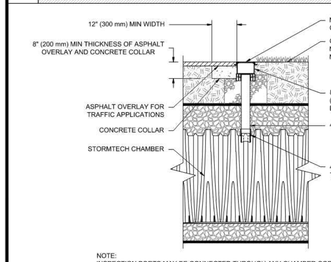
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45s76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)

MC-3500
STANDARD DETAILS

DRAWN: JLM | DATE: 01/10/24
REVIEWED: JLM | PROJECT NO:
REV: | NOT TO SCALE

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026

Advanced Drainage Systems, Inc.

SHEET 1

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT, UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER. THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	SPC	05/02/25
2	CITY COMMENTS	SPC	05/22/25

DESIGNER: | PROJECT ENGINEER:

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – 801-949-6296

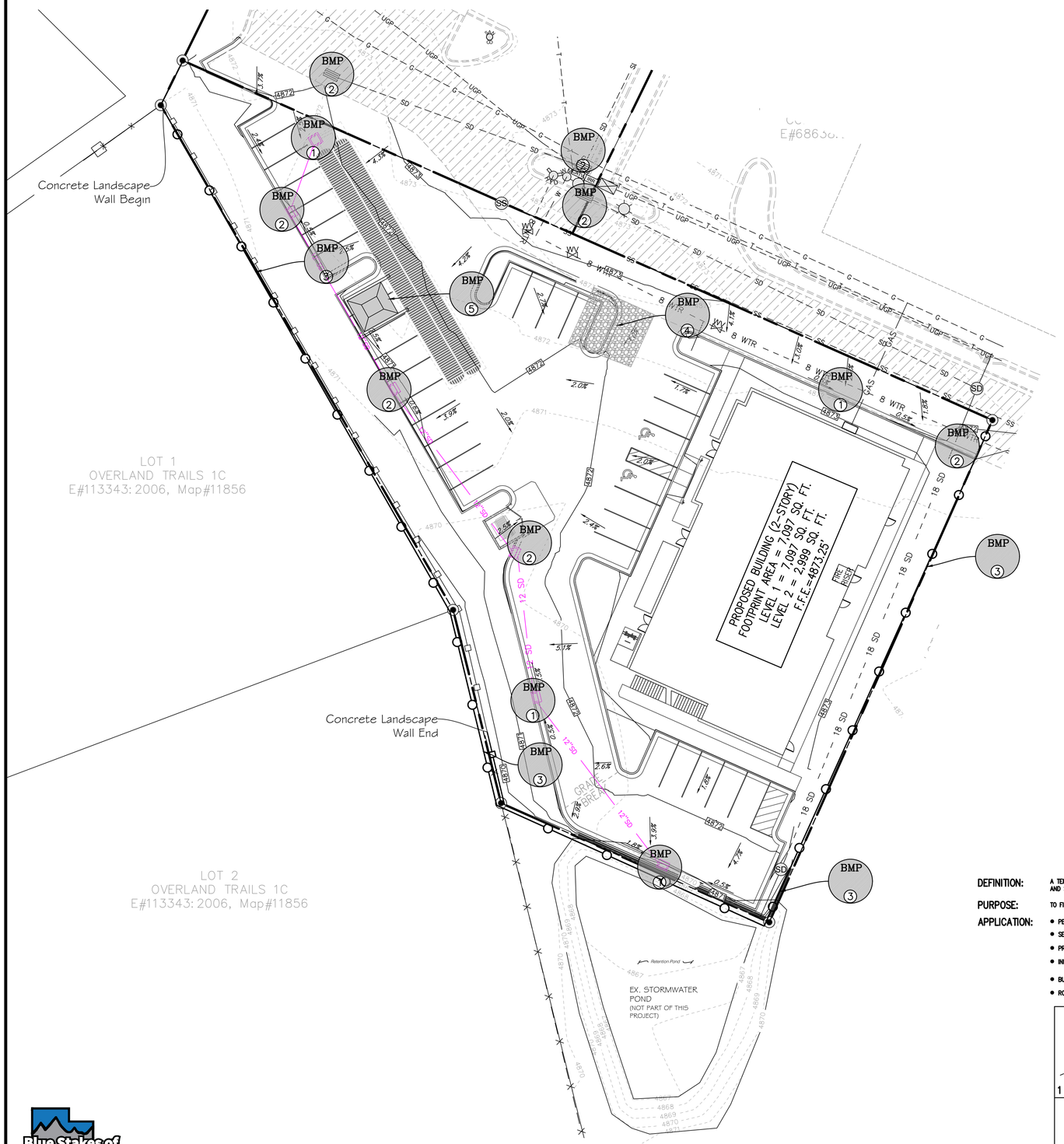
BUILDING

PONY EXPRESS MEDICAL OFFICE BUILDING
1318 E. EAGLE MTN. BLVD.
STORMTECH DETAIL SHEET

PROFESSIONAL ENGINEER No. 8706815 COLBY CRAIG ANDERSON 05/29/2025 STATE OF UTAH

Blue Stakes of UTAH 811 Bluestakes.org

SHEET NO.	
C5.1	
PROJECT ID: E24-163	DATE: 02/21/25
FILE NAME: PRJ-PEM	SCALE:



DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:

A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS

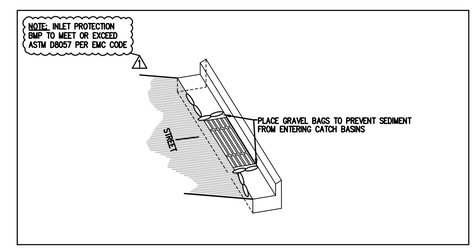
B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE

C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

GRAVEL BAG BARRIER

DEFINITION: TEMPORARY SEDIMENT BARRIER CONSISTING OF A ROW OF GRAVEL BAGS.

PURPOSE: TO FILTER STORM WATER RUNOFF FROM UP-GRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.



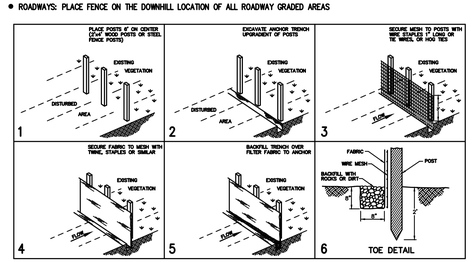
MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REALIGN BAGS AS NECESSARY TO PROVIDE CONTINUOUS BARRIER AND FILL GAPS.

SILT FENCE

DEFINITION: A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS AND ENTRENCHED.

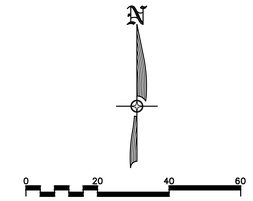
PURPOSE: TO FILTER STORM WATER RUNOFF FROM UPGRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.

APPLICATION:
- PERIMETER CONTROL: PLACE FENCE AT DOWNGRADIENT LIMITS OF DISTURBANCE
- SEDIMENT BARRIER: PLACE FENCE AT TOE OF SLOPE OR SOIL STOCKPILE
- PROTECTION OF EXISTING WATERWAYS: PLACE FENCE AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS
- BUILDING SITES: PLACE FENCE ON THE DOWNHILL LOCATION OF ALL BUILDING SITES
- ROADWAYS: PLACE FENCE ON THE DOWNHILL LOCATION OF ALL ROADWAY GRADED AREAS



INSTALLATION:
- PLACE POSTS 6 FOOT ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
- SECURE WIRE MESH (14 GAUGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY WIRE STAPLES 1 INCH LONG, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL TRENCH OVER FILTER FABRIC TO ANCHOR.
- SPLICES TO OCCUR ONLY @ POSTS W/A MIN 6" OVERLAP AND SECURE SEAL.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING FENCE.
- REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.



LEGEND

SILT FENCE

WHEEL WASH AREA

BMP AREA

BMP CALLOUTS

1. PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.

2. PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. *SEE NOTE IN CALLOUT 1.*

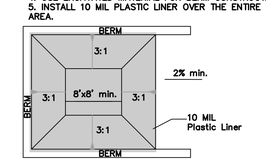
3. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.

4. CONTRACTOR TO INSTALL A MIMIMUM OF 6" DEEP GRAVEL (3" TO 6"") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFISTE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.

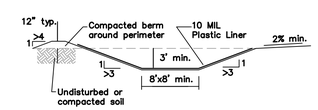
5. CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

CONCRETE WASHOUT AREA

1. WASHOUT AREA TO BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
2. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8', SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER AND THE PIT SHALL BE AT LEAST 3' DEEP.
3. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
4. USE EXCAVATED MATERIAL FOR BERM CONSTRUCTION.
5. INSTALL 10 MIL PLASTIC LINER OVER THE ENTIRE PIT AREA.



PLAN VIEW



PROFILE VIEW

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	SPC	05/02/25
2	CITY COMMENTS	SPC	05/22/25

DESIGNER: PROJECT ENGINEER:

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

PONY EXPRESS MEDICAL OFFICE BUILDING
1318 E. EAGLE MTN. BLVD.

EROSION CONTROL PLAN (SWPPP)

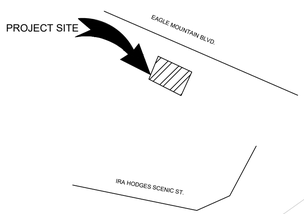
PROFESSIONAL ENGINEER No. 8706815 COLBY CRAIG ANDERSON 05/29/2025 STATE OF UTAH

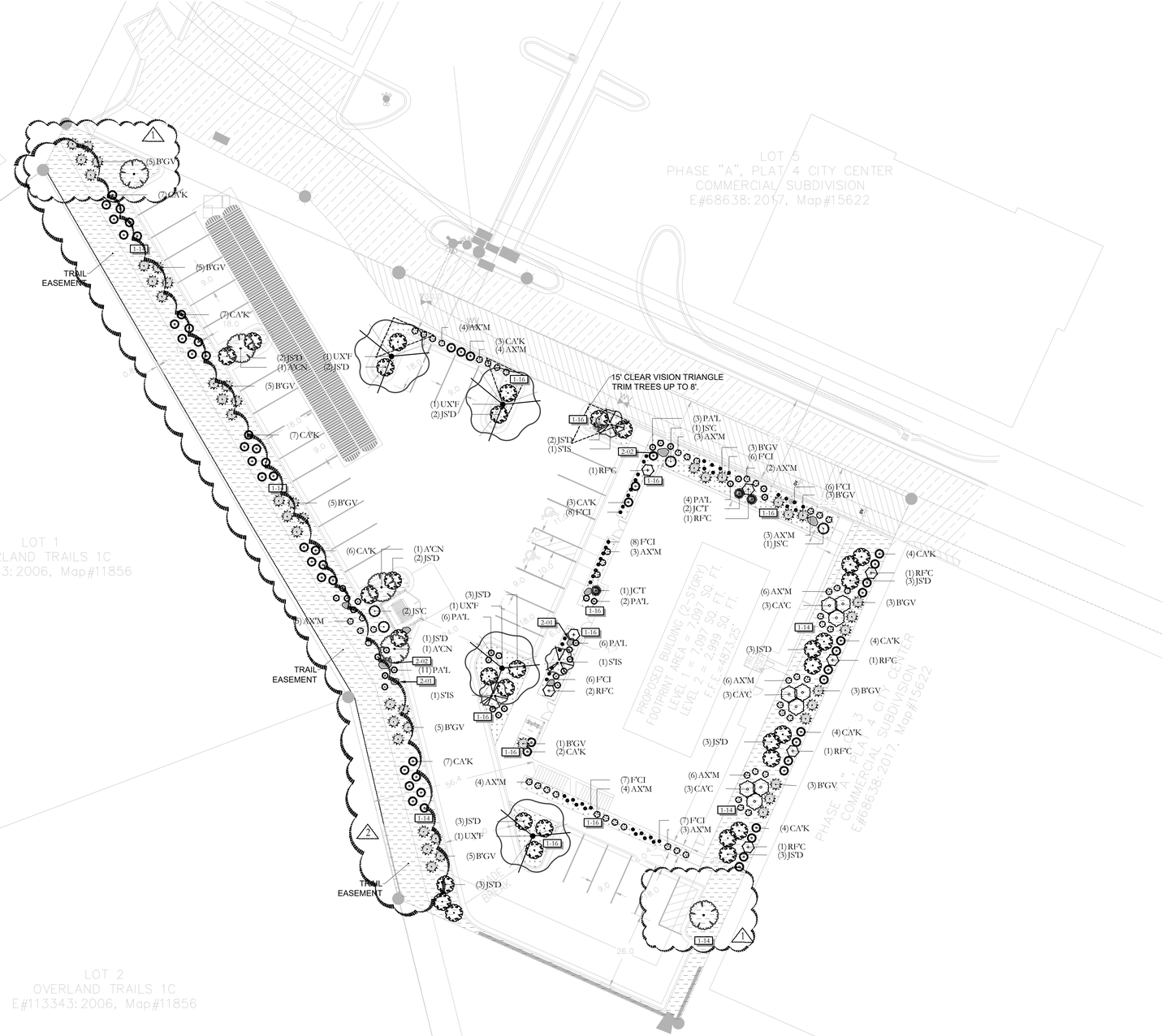
SHEET NO. C6.0

PROJECT ID	DATE:
E24-163	02/21/25
FILE NAME: PRJ-PEM	SCALE: 1"=30'

Blue Stakes of UTAH 811 Bluestakes.org

VICINITY MAP





PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

CONIFERS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	JC'T	3	Juniperus chinensis 'Trautman' Trautman Juniper low; 15' H x4' W; sun; z4; Utah Lake water tolerant	B & B	6`
	JS'C	4	Juniperus scopulorum 'Cologreen' Cologreen Juniper Tc2, 12-17' H X 4-6' W; AV 20; sun; z3; Utah Lake water tolerant	B & B	6`

DECIDUOUS TREES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	A'CN	5	Acer platanoides 'Columnare' Columnar Norway Maple Moderate; 40' H x 12-15' W sun; z4	B & B	1.5"Cal
	S'IS	3	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25' H x12-15' W; sun; z3; Utah Lake water tolerant	B & B	1.5"Cal
	UX'F	4	Ulmus x `Frontier` Frontier Elm Td3; 35' H x 25' W; AV 490; sun; z4; Utah Lake water tolerant	B & B	1.5"Cal

DECIDUOUS SHRUBS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'C	9	Cotoneaster apiculatus Cranberry Cotoneaster Gv3; 3' H x 6' W; AV 113; full to part sun; z5; Utah Lake water tolerant	5 gal
	PA'L	32	Perovskia atriplicifolia 'Lisslitt' Lacey Blue Russian Sage Low; 2' H x 2'; W sun; z4; Utah Lake water tolerant	2 gal
	RF'C	8	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn moderate; 15' H x 4' W; sun; z2; Utah Lake water tolerant	5 gal

EVERGREEN SHRUBS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	B'GV	46	Buxus x 'Green Velvet' Green Velvet Boxwood 3 H 'x 4' W; part sun to shade; moderate water; z4; Utah Lake water tolerant.	5 gal
	JS'D	32	Juniperus chinensis 'Mogreed' TM Moor-dense Juniper low; 8-12" H x 6' W; sun; z3; Utah Lake water tolerant	5 gal

GRASSES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	58	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4' H x 3' W; AV 7; sun; z4; Utah Lake water tolerant	1 gal
	F'CI	48	Festuca x `Cool as Ice` Cool as Ice Blue Fescue Tw2; 1 H 's 1' W; AV 3; sun to light shade; Utah Lake water tolerant	1 gal

PERENNIALS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AX'M	53	Achillea x `Moonshine` Moonshine Yarrow P1; 1.5 H X 2' W; AV 3; sun; z3; Utah Lake water tolerant	1 gal

SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. DEWITT WEED BARRIER REQUIRED.	6,032 sf
	1-16	1" MINUS BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. DEWITT WEED BARRIER REQUIRED	2,309 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	6
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL.SHEET LP-501.	3

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/14/2025	UT24167						PM: JTA

NO.	REVISION	DATE
1	CITY COMMENTS	05-22-1015
2		
3		
4		
5		
6		
7		

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

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PONY EXPRESS MEDICAL OFFICE
1318 EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

LAYTON DAVIS ARCHITECTS
ATT: JOHN DAVIS
801-487-0715
JOHN@LAYTONDAVISARCHITECTS.COM

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
7/14/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWN: ACP
CHECKED: JMA
PLOT DATE: 7/14/2025

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

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

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SURSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC. MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

a. PH: 5.5-7.5
b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER
c. SAR (SODIUM ABSORPTION RATION): < 3.0
d. % OM (PERCENT ORGANIC MATTER): >1%
e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED. IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

4. TURF - SOD LAYING

A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOD
  - ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR . COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
  - **ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

MULCH

- ORGANIC
  - PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE: TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - ANNUAL PLANTING AREAS AS SHOWN ON PLANS TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
- INORGANIC
  - ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE: TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

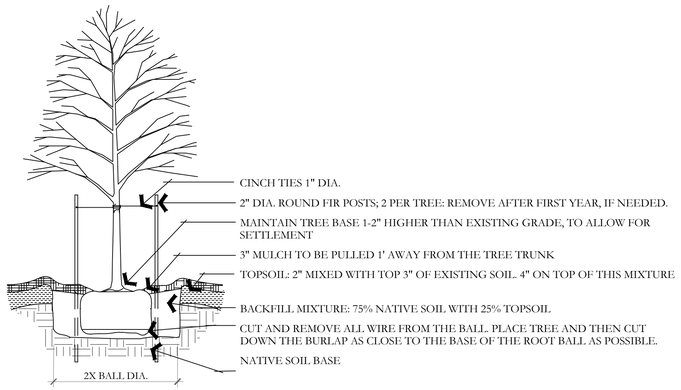
INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. DEWITT WEED BARRIER REQUIRED.	6,032 sf
	1-16	1" MINUS BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. DEWITT WEED BARRIER REQUIRED	2,309 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE



A DECIDUOUS TREE PLANTING

NOT TO SCALE

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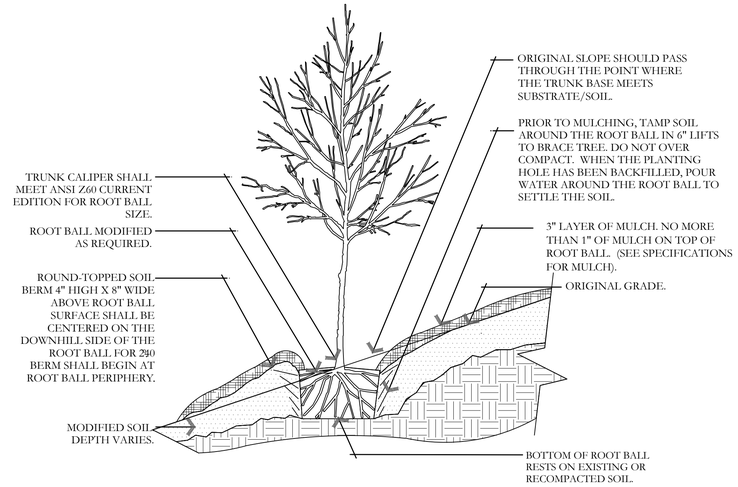

B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

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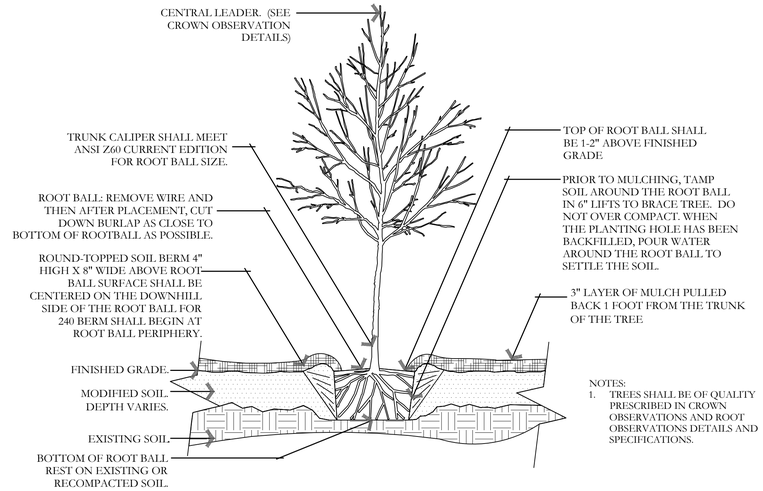
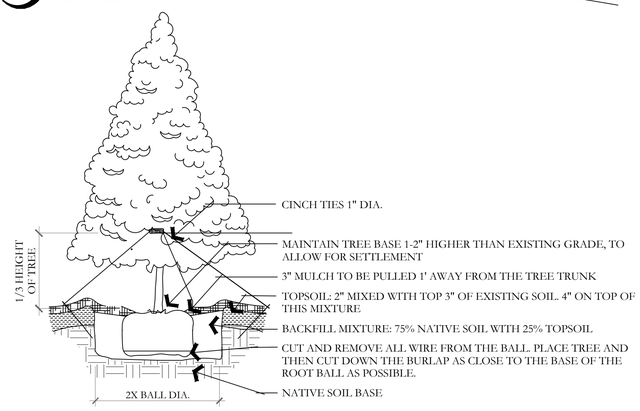


NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

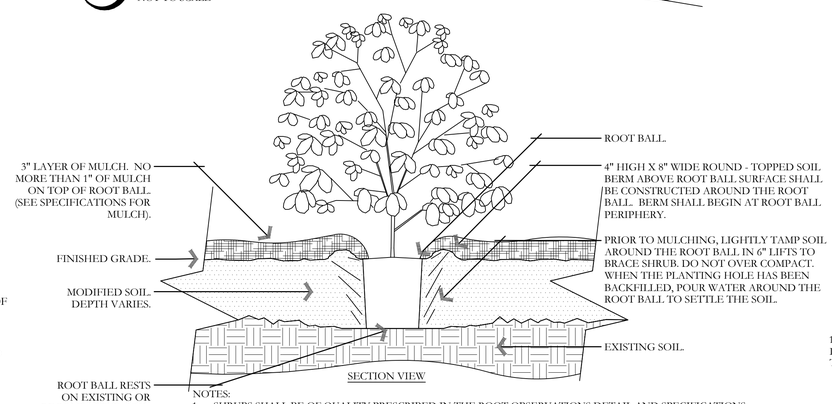
PKJ DESIGN GROUP



D EVERGREEN TREE PLANTING

NOT TO SCALE

PKJ DESIGN GROUP

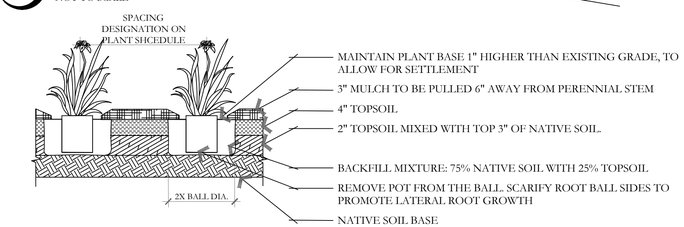


NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

E SHRUB - MODIFIED SOIL

NOT TO SCALE

PKJ DESIGN GROUP



F PERENNIAL PLANTING

NOT TO SCALE

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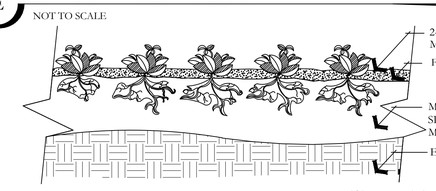
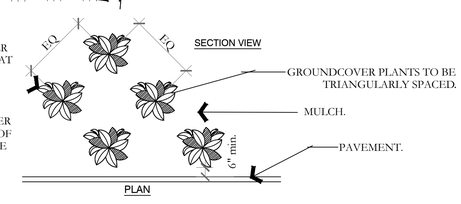


NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.



H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

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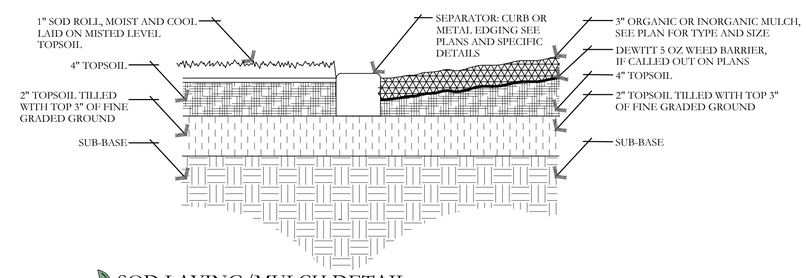

I SOD LAYING/MULCH DETAIL

NOT TO SCALE

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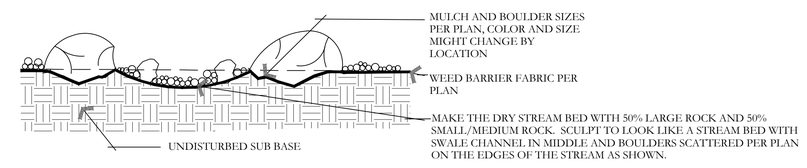

J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

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ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/14/2025	UT24167						PM: JTA
							DRAWN: ACP
							CHECKED: JMA
							PLOT DATE: 7/14/2025

NO.	REVISION	DATE
1	CITY COMMENTS	05-22-1015
2	CITY COMMENTS	07-15-2025
3		
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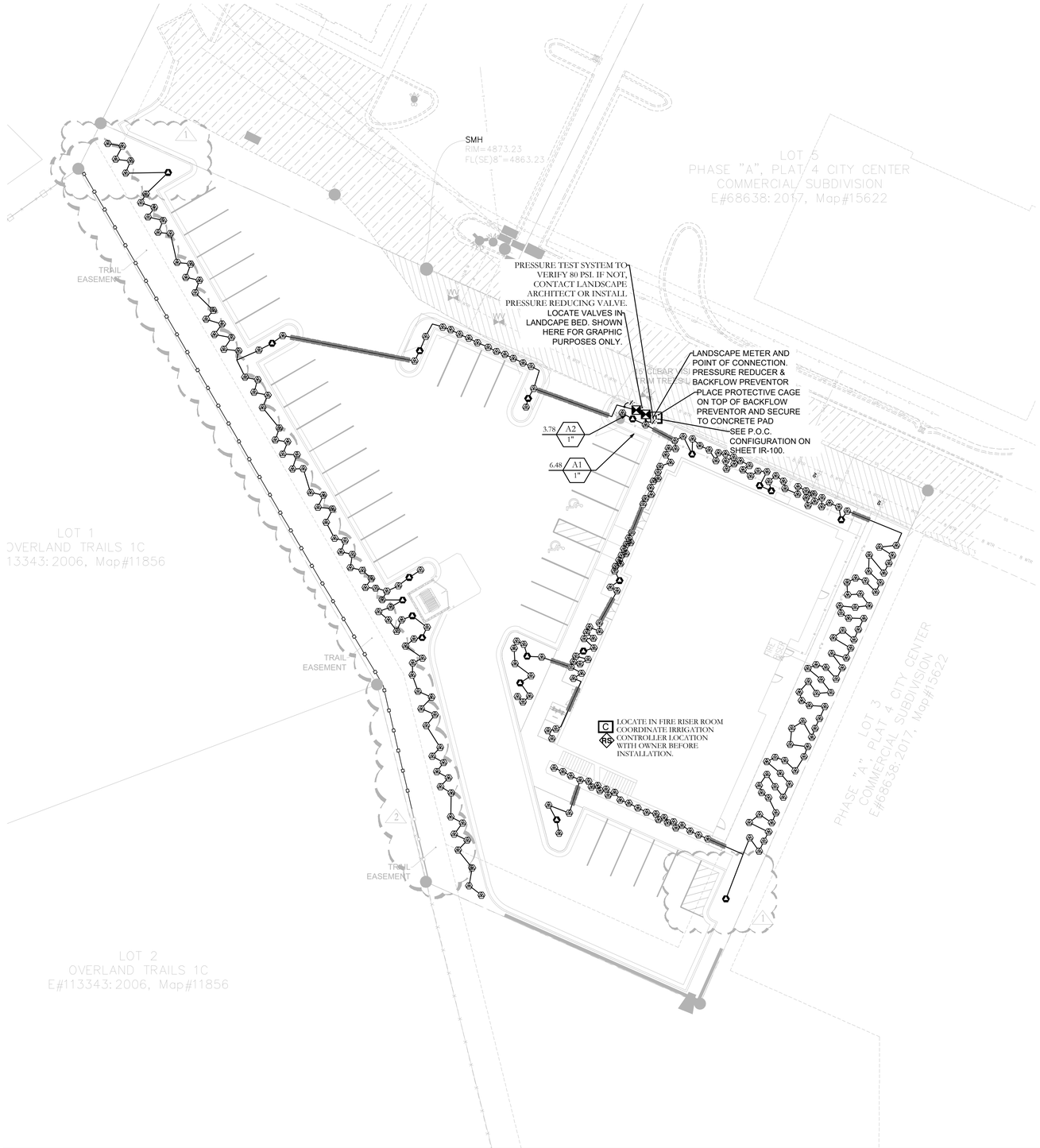
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 7/14/2025 STATE OF UTAH

LANDSCAPE DETAILS

CITY PERMIT SET

LP-501

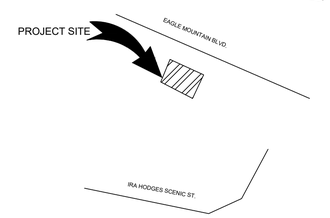


P.O.C. CONFIGURATION

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

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

VICINITY MAP



IRRIGATION LEGEND

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

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	2
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	285
	Rain Bird XFS-09-18 Drip Ring(TREE)	19

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1
M	Rain Bird EFB-CP-PRS-D 1" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF2	Zurn 475 2-1/2" Reduced Pressure Backflow Preventer.	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
RS	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
FS	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
XX	Water Meter 1-1/2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,495 lf
	Irrigation Mainline: PVC Schedule 40	7.4 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	127.1 lf

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/15/2025	UT24167						

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

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8129210-5301
7/15/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/15/2025

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings including 2 wire path and junction box locations.
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work at supplied POC. Notify OAR in writing of problems encountered and pressure reading prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repaining depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated. Connection must meet state guidelines

2.3 CONNECTION ASSEMBLY

A. Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract. To be installed by owner or electrical contractor.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 36" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.

D. Wire splice connectors shall use 3M brand DBY wire connectors. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be SCH40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with SCH80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 RAIN BIRD VALVE BOXES

A. Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized lange enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the Landscape Architect or OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VTI-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H2O	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS			2 HOURS			precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS						

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress.

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 times/month)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H2O	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf irrigation event once every 2-3 days; Shrubs 1 time/week)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H2O	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.		60 MIN.		60 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.			1 HOUR					

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions
Reference Utah DNR weekly watering guide: https://conservewater.utah.gov/weekly-lawn-watering-guide/

Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 time/month)

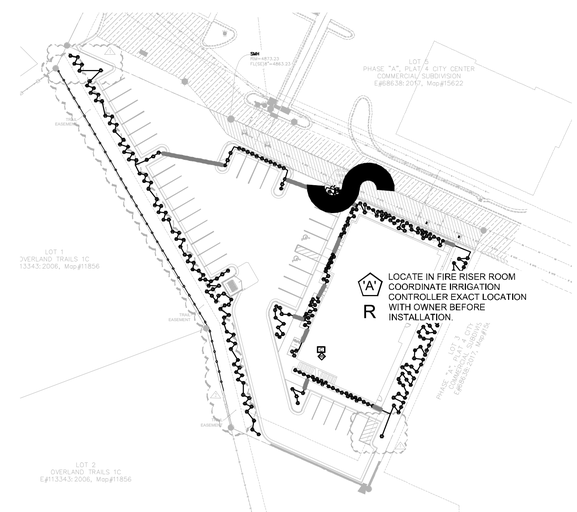
Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H2O	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

IRRIGATION NOTES

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

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



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

ISSUE DATE	PROJECT NUMBER
7/15/2025	UT24167

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

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N

0' 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

PONY EXPRESS
MEDICAL OFFICE
1318 EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

LAYTON DAVIS ARCHITECTS
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801-487-0715
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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture ⸗ Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
7/15/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/15/2025

IRRIGATION COVER

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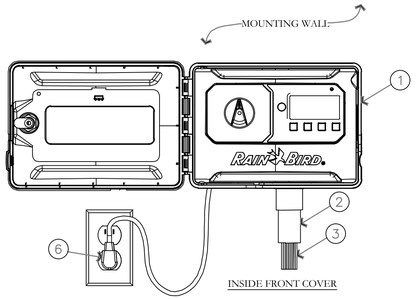
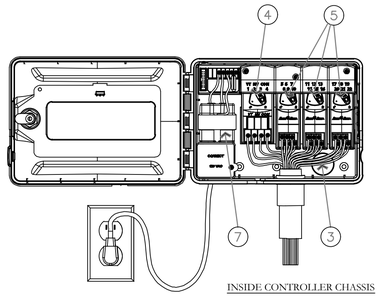
IR-101



1. MODULAR HYBRID CONTROLLER: RAIN BIRD ESP-ME3 INSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. STANDARD MODULE FOR 4-STATION CONTOLLERS
5. OPTIONAL MODULES FOR 22-STATION CONTROLLER
6. STANDARD 120 V PLUG 120 VAC, 60 HZ INTERNAL TRANSFORMER



CHOOSING CONTROLLER FEATURES

SELECTING THE MODEL
TO SELECT THE DESIRED MODEL
TURN ON ONE OF THE FOLLOWING LAYERS

OPTION-4-STATION
OPTION-7-STATION
OPTION-10-STATION
OPTION-13-STATION
OPTION-16-STATION
OPTION-19-STATION
OPTION-22-STATION

TO TURN OFF THIS INSTRUCITON BOX,
TURN OFF LAYER "INSTRUCTION-OPTION".

A ESP-ME3 MODULAR HYBRID CONTROLLER

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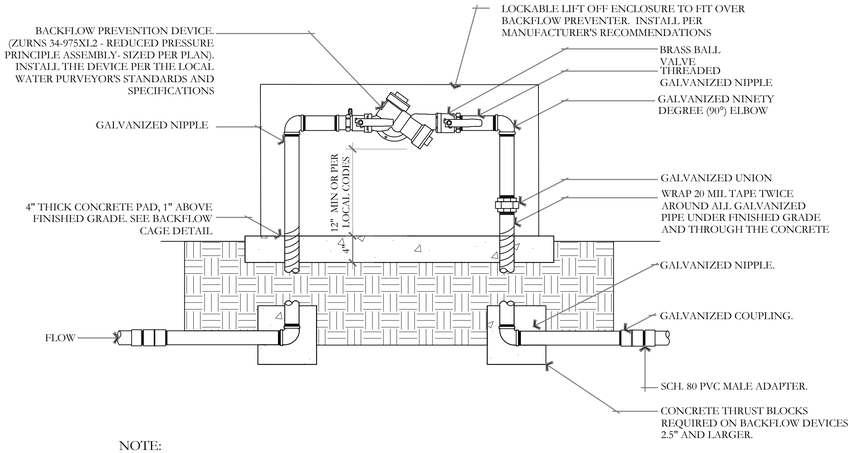

NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

B BACKFLOW PREVENTION DETAIL

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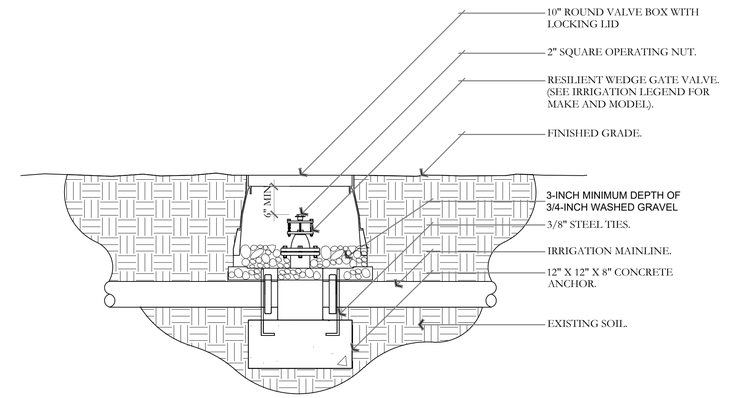
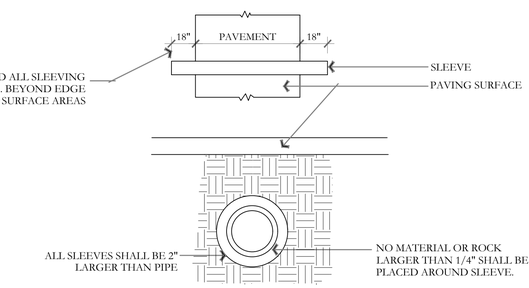


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



D TYPICAL SLEEVING DETAIL

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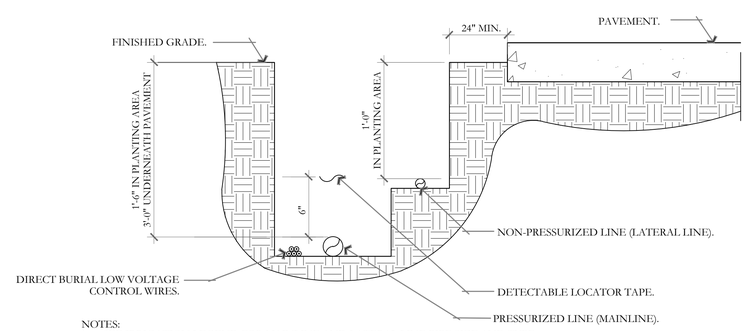

NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL

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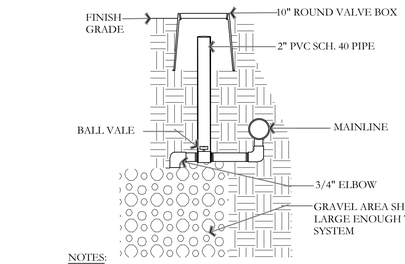
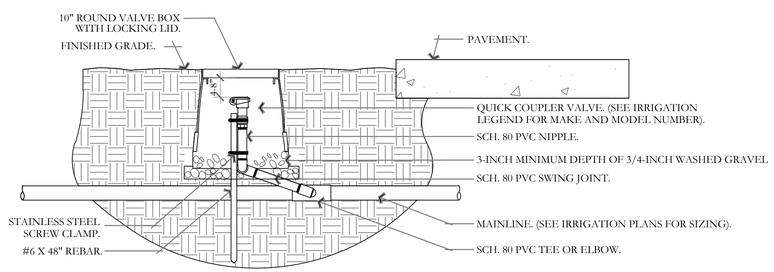


NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL

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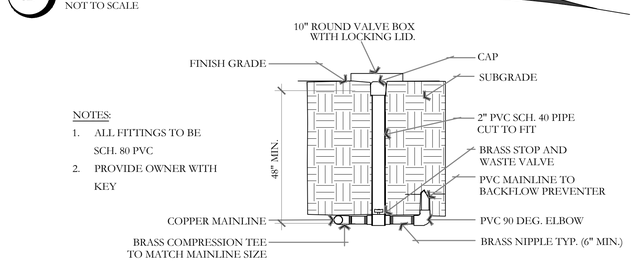

NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL

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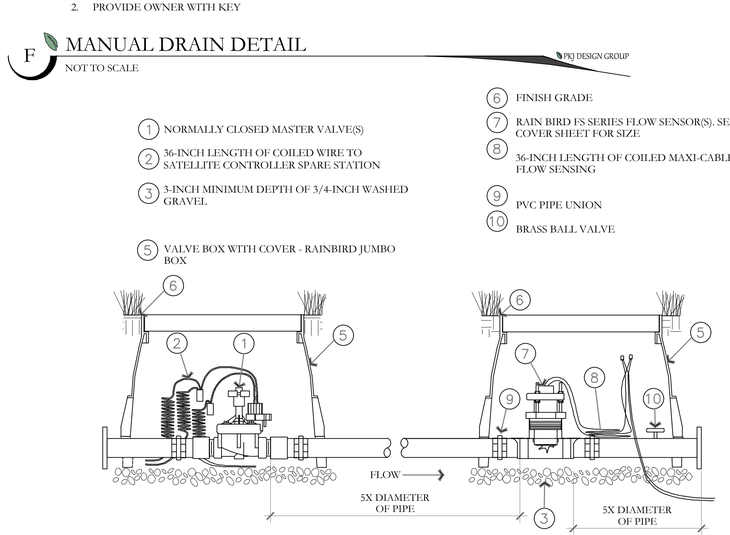

I MASTER VALVE AND FLOW SENSOR DETAIL

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7/15/2025	UT24167		PONY EXPRESS MEDICAL OFFICE 1318 EAGLE MOUNTAIN BLVD. EAGLE MOUNTAIN, UTAH	LAYTON DAVIS ARCHITECTS ATT: JOHN DAVIS 801-487-0715 JOHN@LAYTONDAVISARCHITECTS.COM	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 7/15/2025 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/15/2025 IRRIGATION DETAILS CITY PERMIT SET

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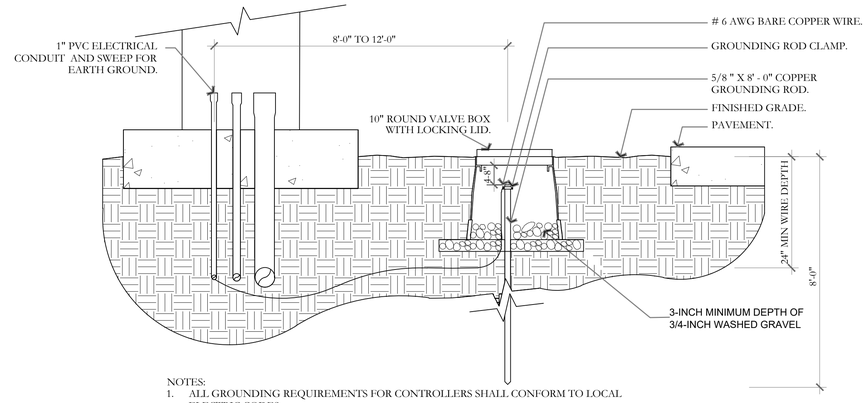

NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

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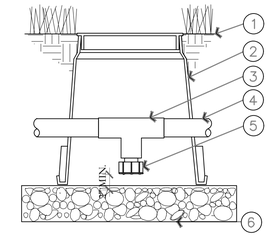

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

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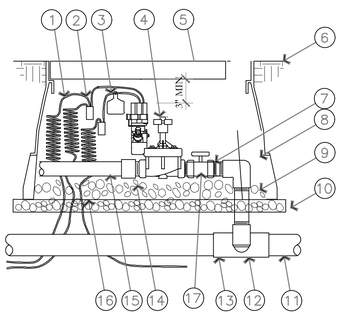

1. 30-INCH LINEAR LENGTH OF WIRE, COILED.
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB-PRS-D WITH NP-HAN
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
17. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE DETAIL

NOT TO SCALE

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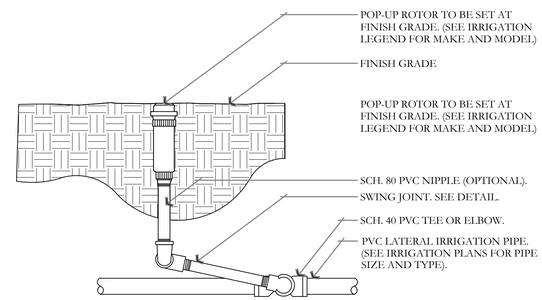

NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

NOT TO SCALE

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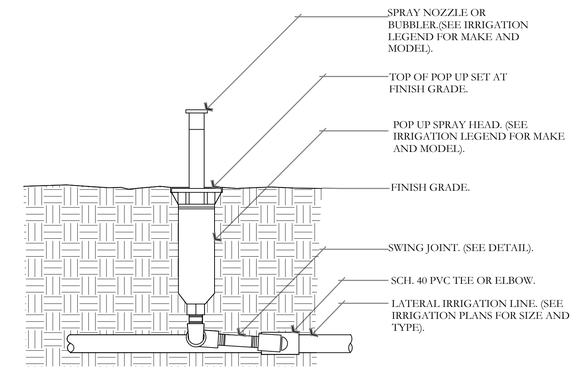

NOTE:
1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

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7/15/2025	UT24167	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	PONY EXPRESS MEDICAL OFFICE 1318 EAGLE MOUNTAIN BLVD. EAGLE MOUNTAIN, UTAH	LAYTON DAVIS ARCHITECTS ATT: JOHN DAVIS 801-487-0715 JOHN@LAYTONDAVISARCHITECTS.COM	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128-01-5301 7/15/2025 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/15/2025

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IRRIGATION DETAILS

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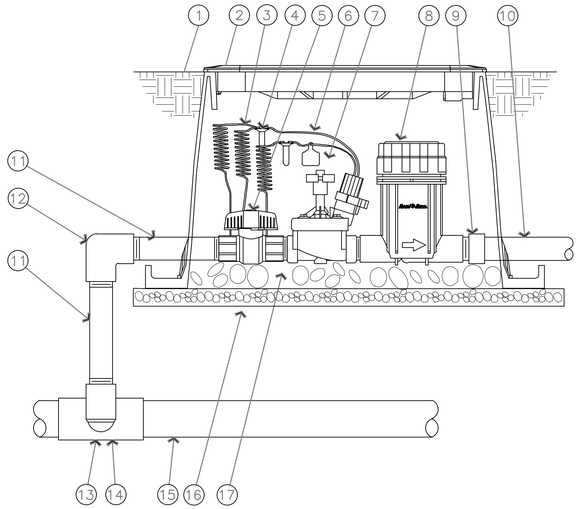

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

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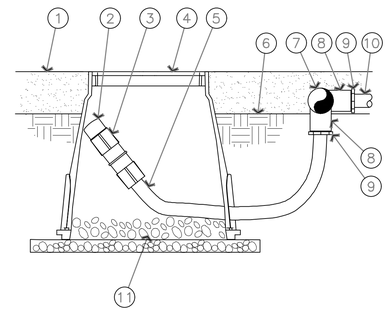

1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

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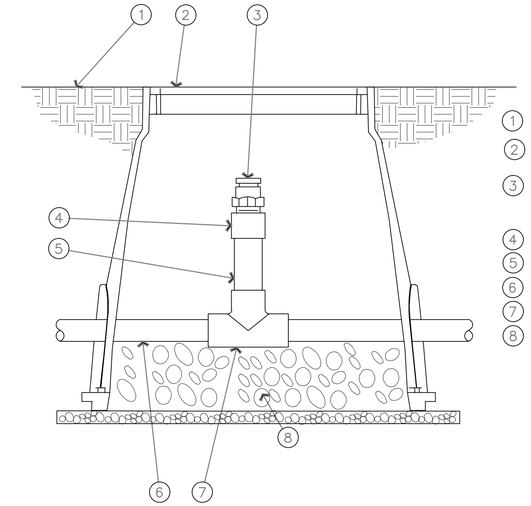
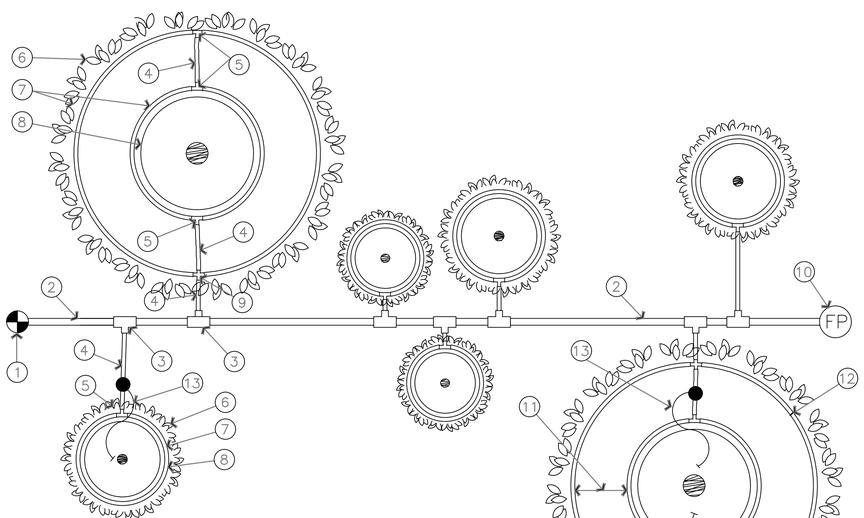


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
13. POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, F0UR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

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EAGLE MOUNTAIN, UTAH

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
7/15/2025
LICENSING SEAL
STATE OF UTAH

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PLOT DATE:	7/15/2025

IRRIGATION DETAILS

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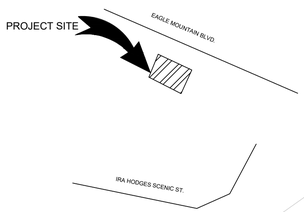
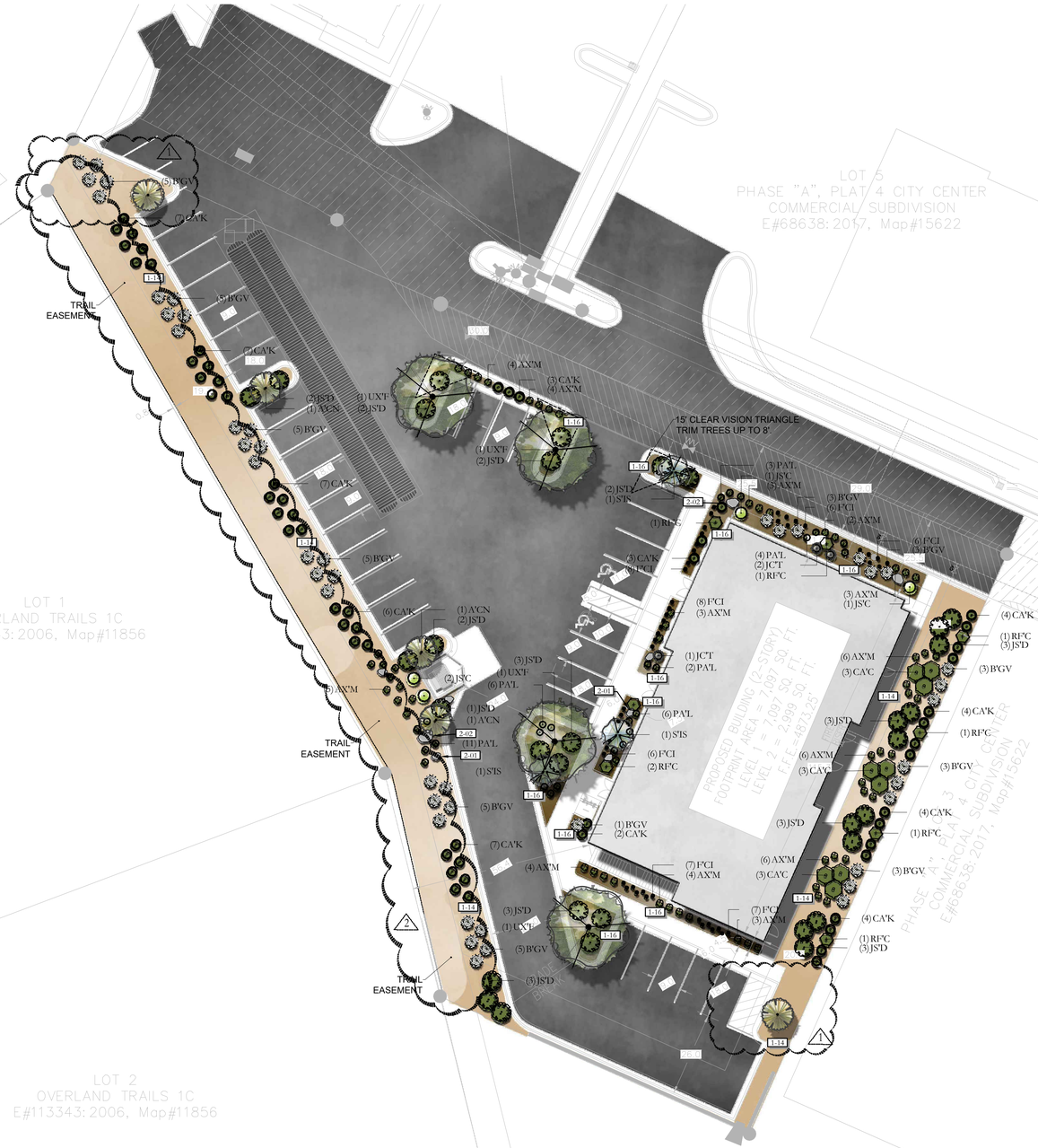
IR-503

VICINITY MAP





Minimum of 24 inches.
Previous comment.

PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

CONIFERS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	JC'T	3	Juniperus chinensis 'Trautman' Trautman Juniper low; 15' H x4' W; sun; z4; Utah Lake water tolerant	B & B	6`
	JS'C	4	Juniperus scopulorum 'Cologreen' Cologreen Juniper Tc2, 12-17' H X 4-6' W; AV 20; sun; z3; Utah Lake water tolerant	B & B	6`

DECIDUOUS TREES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	A'CN	5	Acer platanoides 'Columnare' Columnar Norway Maple Moderate; 40' H x 12-15' W sun; z4	B & B	1.5"Cal
	S'IS	3	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25' H x12-15' W; sun; z3; Utah Lake water tolerant	B & B	1.5"Cal
	UX'F	4	Ulmus x `Frontier` Frontier Elm Td3; 35' H x 25' W; AV 490; sun; z4; Utah Lake water tolerant	B & B	1.5"Cal

DECIDUOUS SHRUBS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'C	9	Cotoneaster apiculatus Cranberry Cotoneaster Gv3; 3' H x 6' W; AV 113; full to part sun; z5; Utah Lake water tolerant	5 gal
	PA'L	32	Perovskia atriplicifolia 'Lisslitt' Lacey Blue Russian Sage Low; 2' H x 2'; W sun; z4; Utah Lake water tolerant	2 gal
	RF'C	8	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn moderate; 15' H x 4' W; sun; z2; Utah Lake water tolerant	5 gal

EVERGREEN SHRUBS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	B'GV	46	Buxus x 'Green Velvet' Green Velvet Boxwood 3 H 'x 4' W; part sun to shade; moderate water; z4; Utah Lake water tolerant.	5 gal
	JS'D	32	Juniperus chinensis 'Monarch' TM Moor-dense Juniper low; 8-12" H x 6' W; sun; z3; Utah Lake water tolerant	5 gal

GRASSES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	58	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4' H x 3' W; AV 7; sun; z4; Utah Lake water tolerant	1 gal
	F'CI	48	Festuca x `Cool as Ice` Cool as Ice Blue Fescue Tw2; 1 H 'x 1' W; AV 3; sun to light shade; Utah Lake water tolerant	1 gal

PERENNIALS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AX'M	53	Achillea x `Moonshine` Moonshine Yarrow P1; 1.5 H X 2' W; AV 3; sun; z3; Utah Lake water tolerant	1 gal

SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. DEWITT WEED BARRIER REQUIRED.	6,032 sf
	1-16	1" MINUS BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. DEWITT WEED BARRIER REQUIRED	2,309 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	6
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL.SHEET LP-501.	3

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/15/2025	UT24167						

NO.	REVISION	DATE
1	CITY COMMENTS	05-22-1015
2	CITY COMMENTS	07-15-2025
3		
4		
5		
6		
7		

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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

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EAGLE MOUNTAIN, UTAH

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LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
7/15/2025
ELECTRONIC SEAL
STATE OF UTAH

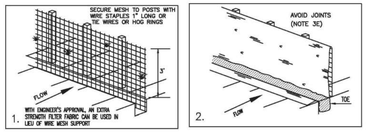
DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/15/2025

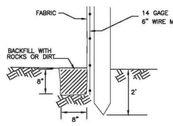
COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.





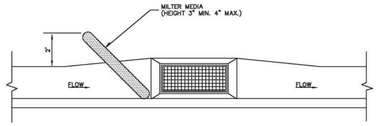
TOE DETAIL

Silt fence

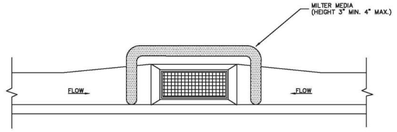
122

February 2006 7

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



ON-GRADE INLET PROTECTION DETAIL



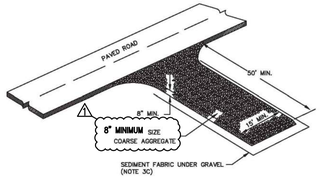
DROP INLET PROTECTION DETAIL

Inlet protection - gravel sock

Plan No. **124**

September 2006 11 Drawing 1 of 3

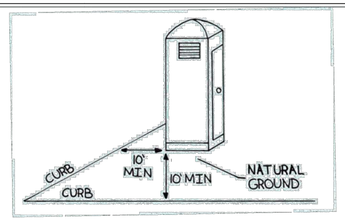
NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Stabilized roadway entrance

Plan No. **126**

February 2006 19



APPLICATION

- Provide temporary sanitary facilities when permanent facilities are too far from activities or are unavailable.

INSTALLATION/USE PROCEDURE

- Locate portable toilets away from waters of the state, and at least 10 feet from any storm water conveyance, inlet, curb and gutter, or conduit to a waterway.
- Wherever possible, locate portable toilets upon natural ground and not on impervious surfaces such as asphalt, concrete, or similar
- Prepare a level surface and provide clear access to the toilet(s) for servicing and for on-site personnel
- Secure portable toilets to prevent tipping

ALTERNATIVE DESIGN

- If it is not possible to locate toilets away from waters of the state, storm water conveyances, or paved surfaces, evaluate the need for additional controls such as secondary containment, additional surface preparation, or berms and implement as appropriate

MAINTENANCE

- Portable toilets should be maintained in good working order by licensed service
- Portable toilets should be inspected daily to detect any leaks.
- Damaged toilets must be repaired/replaced immediately
- All waste must be deposited in the sanitary sewer system for treatment with appropriate agency approval.

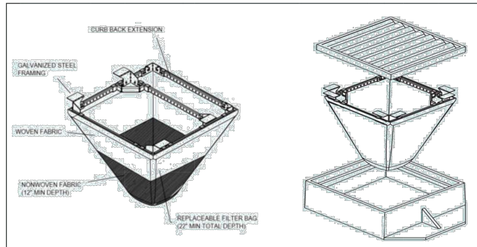
PERFORMANCE

- Portable toilets must be placed, secured, and maintained in such a way that sanitary waste is contained without leaks.
- Portable toilets must be placed, secured, and maintained in such a way that in the event of a spill or leak, sanitary waste would not enter any waters of the state, storm water conveyance, inlet, curb and gutter, or conduit to a waterway.

GENERAL

- The operator is responsible for selecting effective BMPs.

DRAWN RSB REVISED — DATE NOV. 2024 SCALE VARIES	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR SWPPP PORTABLE TOILET	DRAWING NO. 29



APPLICATION

- As per Eagle Mountain City code 15.50.070, inlet protection must meet or exceed ASTM D8057.
- Use inlet protection methods to trap sediment and debris from runoff before it enters the stormwater system.
- Ideal for areas near storm drains, curb inlets, and other drainage structures.
- Not intended for high-flow areas without additional support measures.

SUBMITTAL AND OPERATION PROCEDURE

- Submit manufactures detail to the oversight authority and attach to this detail.
- Attached manufacturer installation and maintenance literature.
- Ensure the devices are securely fastened and properly positioned to maximize effectiveness.
- Regularly inspect and maintain the devices to ensure they are functioning correctly.
- Use appropriate types of inlet protection based on site-specific conditions.
- Do not install drop inlet systems without overflows in sag locations where hydroplaning is a risk.
- Install inlet protection measures that remove sediment from discharges prior to entry into any storm drain inlet that carries storm water flow from your site to surface water of the state, provided you have authority to access the storm drain inlet.
- Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found

ALTERNATIVE DESIGN

- Alternative inlet protection devices may be used if they demonstrate equal or better performance to ASTM D8057.
- Submit alternatives to the oversight authority for approval.
- Document any alternative designs with detailed installation procedures and maintenance requirements.

MAINTENANCE

- Inspect inlet protection devices regularly, especially after storm events.
- Remove accumulated sediment and debris as needed to maintain effectiveness.
- Repair or replace damaged inlet protection devices prior to the next wet condition risk.
- Ensure a clear area around inlet protection devices to facilitate inspections and maintenance.

DRAWN RSB REVISED — DATE NOV. 2024 SCALE VARIES	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR SWPPP INLET PROTECTION	DRAWING NO. 30

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	SPC	05/02/25
2	CITY COMMENTS	SPC	05/22/25

DESIGNER: PROJECT ENGINEER:

CIR | CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

PONY EXPRESS MEDICAL OFFICE BUILDING

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DETAIL SHEET

PROFESSIONAL ENGINEER No. 8706815 COLBY CRAIG ANDERSON 05/29/2025 STATE OF UTAH

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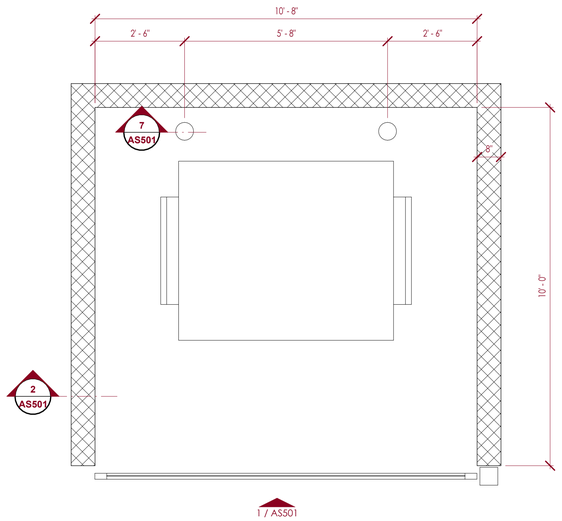
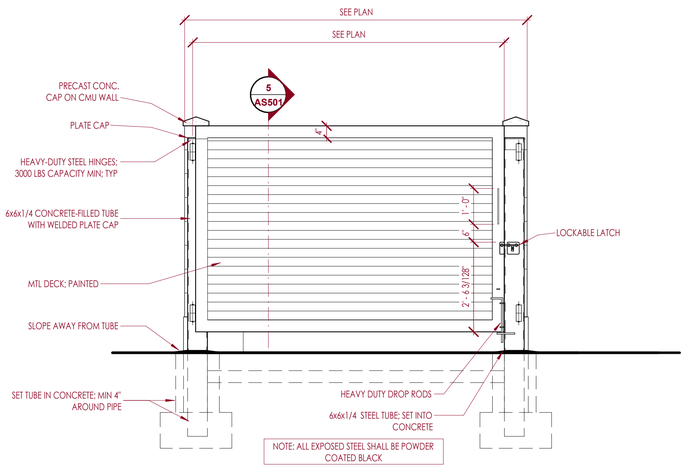
SHEET NO. C7.0

PROJECT ID	DATE:
E24-163	02/21/25
FILE NAME: PRJ-PEM	SCALE:



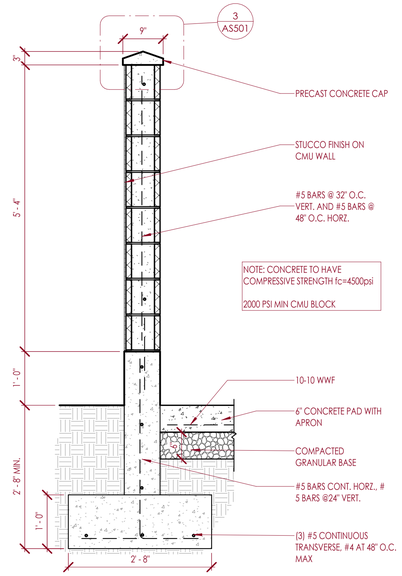
10 ENLRG DUMPSTER PLAN

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



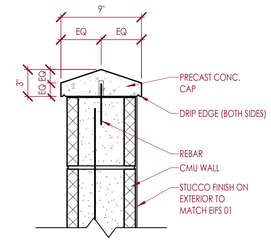
1 DUMPSTER GATE ELEVATION

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



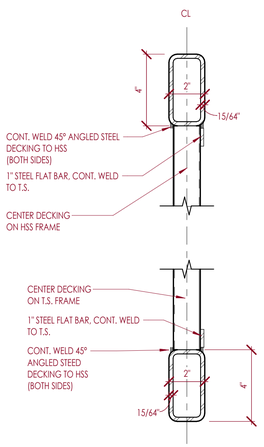
2 DUMPSTER ENCLOSURE WALL

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



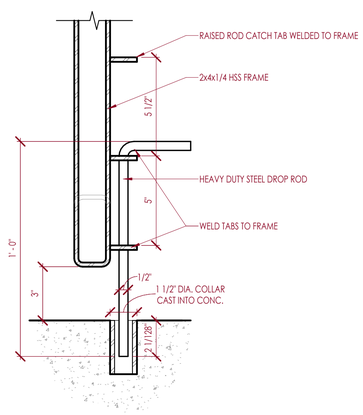
3 DUMPSTER ENCLOSURE CAP

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



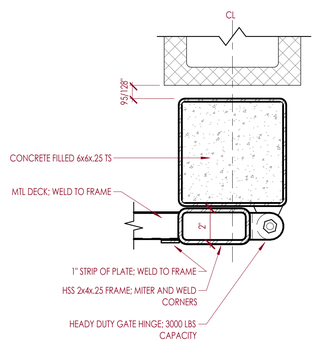
5 DUMPSTER GATE SECTION

SCALE: 3" = 1'-0"



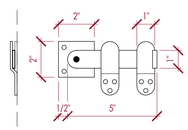
9 DUMPSTER GATE DROP ROD

SCALE: 3" = 1'-0"



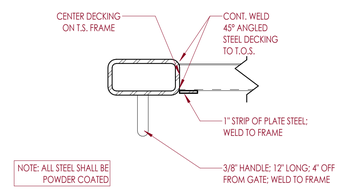
6 DUMPSTER GATE HINGE DETAIL

SCALE: 3" = 1'-0"



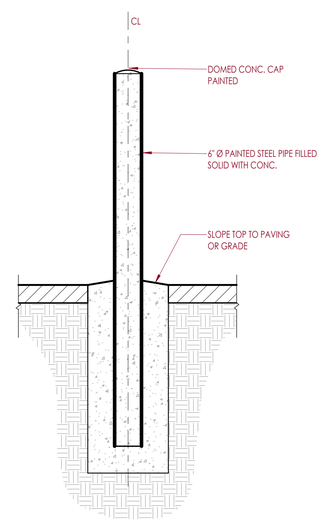
4 GATE DROP LATCH

SCALE: 3" = 1'-0"



8 DUMPSTER GATE HANDLE

SCALE: 3" = 1'-0"



7 BOLLARD DETAIL

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

SITE SUBMITTAL

PRINTED DATE

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PONY EXPRESS MEDICAL OFFICE BUILDING

1318 E EAGLE MOUNTAIN BLVD LOT #2
EAGLE MOUNTAIN, UT 84005

PROJECT CHRONOLOGY

PROJECT NO.

24.169

DWN BY / CHK BY

AR/CB

TITLE

SITE DETAILS

24X36 SHEET #

AS501

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PARTITION MODIFIER

ALL WALLS ARE TO HAVE THE FOLLOWING INCLUDED UNLESS NOTED OTHERWISE:

- 5/8" GYPSUM BOARD ON FINISH SIDE
- LEVEL 4 SMOOTH FINISH
- 90 DEGREE CORNER BEAD
- SOUND ATTENUATION WITH MINERAL WOOL
- FIRE BLOCKING PER IBC 718.2
- 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL WET WALLS
- SHEATHING - SEE STRUCTURAL DRAWINGS

a. 1 HOUR FIRE RATED WALL
b. 2 HOUR FIRE RATED WALL
c. RC CHANNEL

TOP OF WALL CONDITION

ALL WALL ASSEMBLIES EXTENDED TO DECK, UNLESS NOTED OTHERWISE - SEE WALL TYPES ON A001

A	PARTITION EXTENDS TO B.O. STRUCTURE
B	PARTITION EXTENDS MIN. 6" ABOVE CEILING GRID
C	PARTITION EXTENDS TO B.O. CEILING
D	PARTITION EXTENDS LOWER THAN CEILING, REFER TO WALL DETAIL FOR EXACT HEIGHT
E	2'-0" ABOVE FINISHED FLOOR
F	REFER TO WALL SECTIONS FOR HEIGHT.

WALL TAG LEGEND

PARTITION TYPE — STUD SIZE
X# A — TOP OF WALL CONDITION
B — WALL MODIFIER

STUD WIDTH

#	METAL STUD WIDTH	WOOD STUD WIDTH
1	1 5/8"	
2	2 1/2"	1 1/2"
4	3 5/8"	3 1/2"
6	6"	5 1/2"
8	8"	7 1/4"
10	10"	9 1/4"
12	12"	11 1/4"

LEGEND

	CONCRETE WALL
	WOOD STUD WALL
	RIGID INSULATION

WALL NOTES:

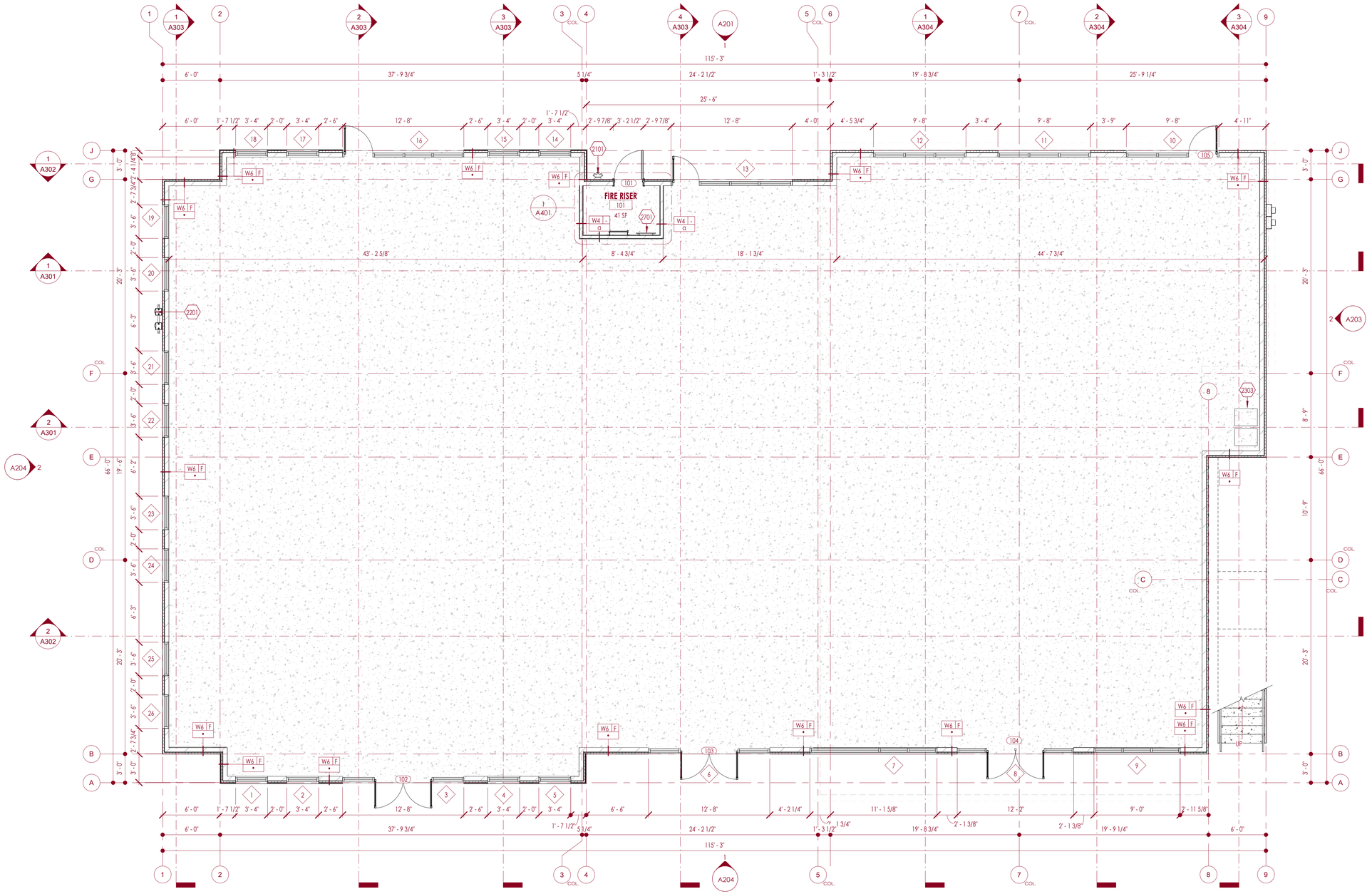
1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
2. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
3. ALL INTERIOR WALLS TO RECEIVE SOUND ATTENUATION BATTING.
4. BLOCKING AS NEEDED.
5. SEE WALL TYPES FOR WALL CONSTRUCTION

GENERAL NOTES- FLOOR PLAN

1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOTION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
4. FURNITURE, N.I.C. FOR ILLUSTRATION ONLY
5. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING
6. ALL DIMENSIONS TO BE V.I.F.
7. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD.
8. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER COUNTERTOP AT 34" A.F.F.
9. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
10. ALL INTERIOR DRYWALL TO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
11. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES.

KEYNOTE LEGEND

2101	FIRE DEPARTMENT CONNECTION, SEE CIVIL
2201	GAS METER LOCATION, SEE PLUMBING DRAWINGS.
2303	FURNACE, SEE MECHANICAL DRAWINGS
2701	TELEPHONE TERMINAL BOARD, SEE ELECTRICAL DRAWINGS



1 **LEVEL 1 - FLOOR PLAN**

SCALE: 3/16" = 1'-0"

SITE SUBMITTAL

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EAGLE MOUNTAIN, UT 84005

PROJECT CHRONOLOGY

PROJECT NO.
24.169

DWN BY / CHK BY
AR/CB

TITLE
LEVEL 1 FLOOR PLAN

24X36 SHEET #
A101

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- LEVEL 4 SMOOTH FINISH
- 90 DEGREE CORNER BEAD
- SOUND ATTENUATION WITH MINERAL WOOL
- FIRE BLOCKING PER IBC 718.2
- 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL WET WALLS
- SHEATHING - SEE STRUCTURAL DRAWINGS

a. 1 HOUR FIRE RATED WALL
b. 2 HOUR FIRE RATED WALL
c. RC CHANNEL

TOP OF WALL CONDITION

ALL WALL ASSEMBLIES EXTENDED TO DECK, UNLESS NOTED OTHERWISE - SEE WALL TYPES ON A001

A	PARTITION EXTENDS TO B.O. STRUCTURE
B	PARTITION EXTENDS MIN. 6" ABOVE CEILING GRID
C	PARTITION EXTENDS TO B.O. CEILING
D	PARTITION EXTENDS LOWER THAN CEILING, REFER TO WALL DETAIL FOR EXACT HEIGHT
E	2'-0" ABOVE FINISHED FLOOR
F	REFER TO WALL SECTIONS FOR HEIGHT.

WALL TAG LEGEND

PARTITION TYPE — STUD SIZE
X# A — TOP OF WALL CONDITION
B — WALL MODIFIER

STUD WIDTH

#	METAL STUD WIDTH	WOOD STUD WIDTH
1	1 5/8"	
2	2 1/2"	1 1/2"
4	3 5/8"	3 1/2"
6	6"	5 1/2"
8	8"	7 1/4"
10	10"	9 1/4"
12	12"	11 1/4"

LEGEND

	CONCRETE WALL
	WOOD STUD WALL
	RIGID INSULATION

WALL NOTES:

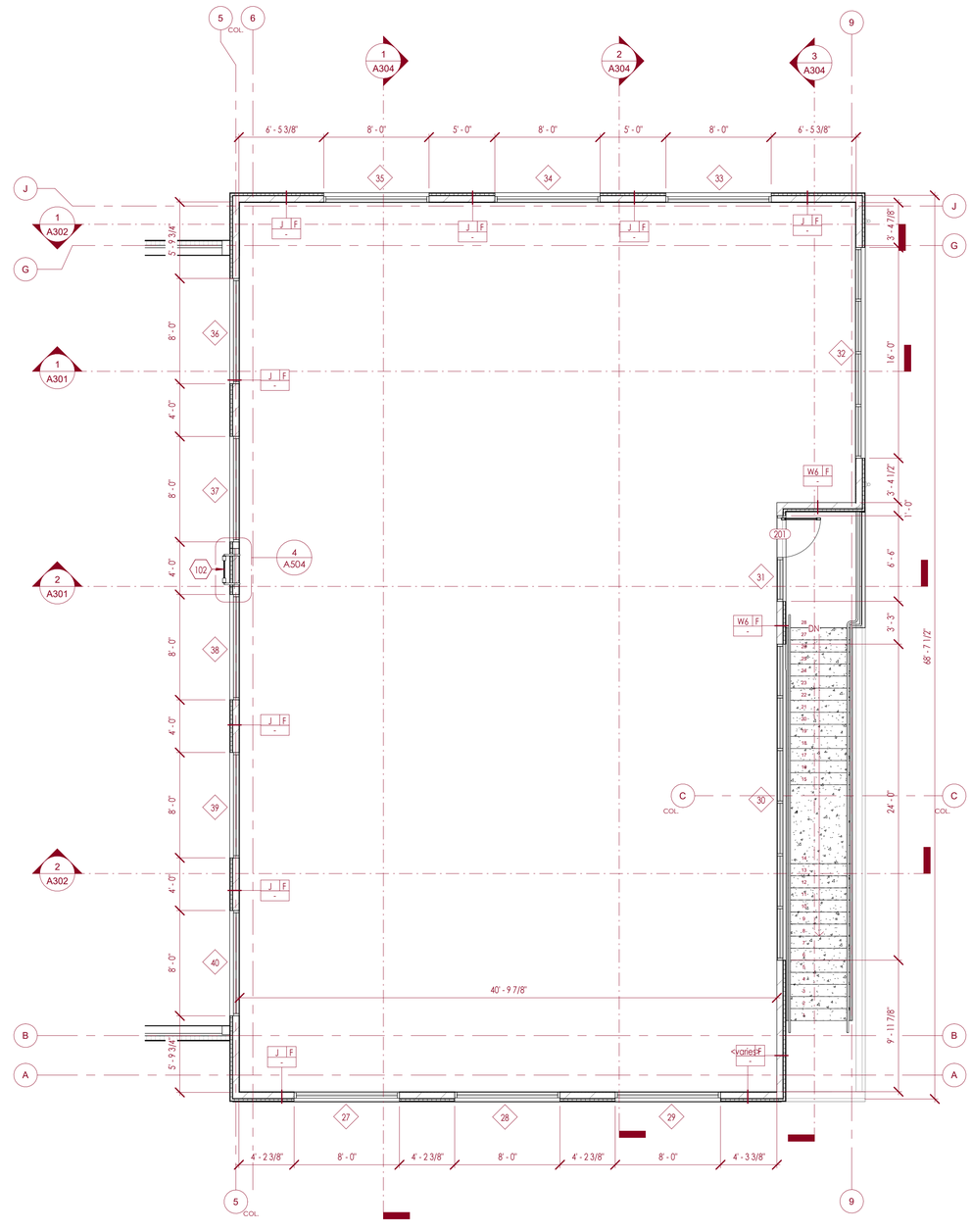
1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
2. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
3. ALL INTERIOR WALLS TO RECEIVE SOUND ATTENUATION BATTING.
4. BLOCKING AS NEEDED.
5. SEE WALL TYPES FOR WALL CONSTRUCTION

GENERAL NOTES- FLOOR PLAN

1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOTION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
4. FURNITURE, N.I.C. FOR ILLUSTRATION ONLY
5. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING
6. ALL DIMENSIONS TO BE V.I.F.
7. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD.
8. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER COUNTERTOP AT 34" A.F.F.
9. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
10. ALL INTERIOR DRYWALL TO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
11. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES.

KEYNOTE LEGEND

102	PAINTED STEEL (EF-6) EXTERIOR ROOF TO ROOF ACCESS LADDER



1 **LEVEL 2 - FLOOR PLAN**

SCALE: 3/16" = 1'-0"

SITE SUBMITTAL

PRINTED DATE

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2005 East 2700 South, Suite 200 | Salt Lake City, Utah 84109

p: 801.487.0715

PONY EXPRESS MEDICAL OFFICE BUILDING

1318 E EAGLE MOUNTAIN BLVD LOT #2
EAGLE MOUNTAIN, UT 84005

PROJECT CHRONOLOGY

PROJECT NO.

24.169

DWN BY / CHK BY

AR/CB

TITLE

LEVEL 2 FLOOR PLAN

24X36 SHEET #

A102

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KEYNOTE LEGEND	
102	PAINTED STEEL (EF-6) EXTERIOR ROOF TO ROOF ACCESS LADDER
2101	FIRE DEPARTMENT CONNECTION, SEE CIVIL
2201	GAS METER LOCATION, SEE PLUMBING DRAWINGS.
2601	EXTERIOR LIGHT, SEE ELECTRICAL DRAWINGS.
2602	PAINTED ELECTRICAL METER BANK LOCATION, SEE ELECTRICAL DRAWINGS. COLOR TO MATCH EXTERIOR.

EXTERIOR FINISH MATERIAL LEGEND

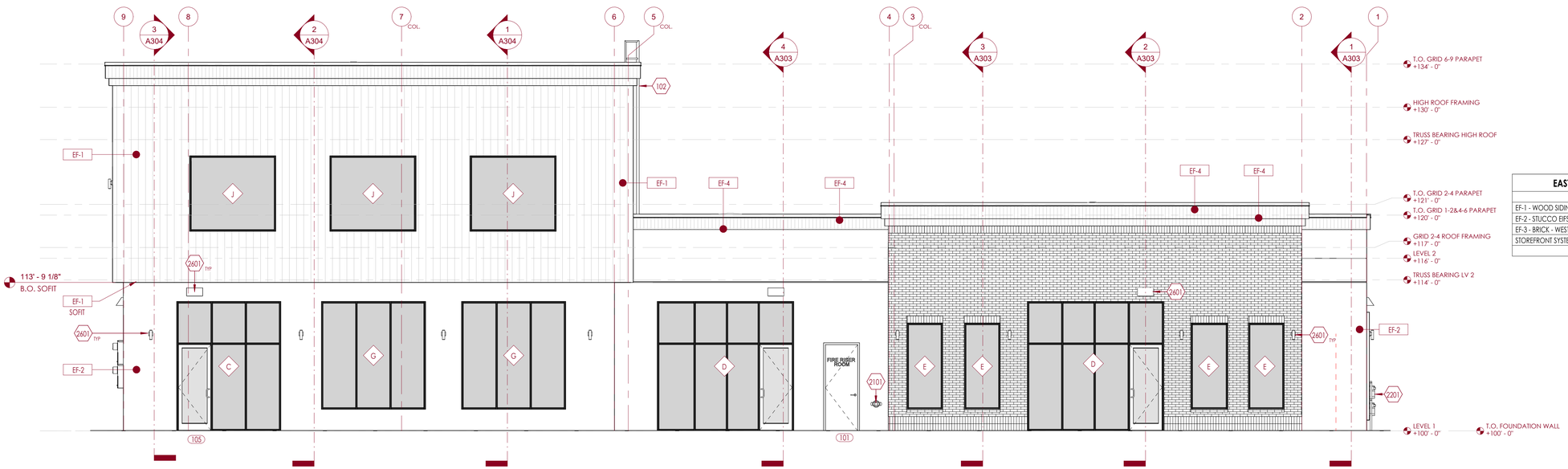
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
EF-1	WOOD SIDING	BY G.C.	STAINED CEDAR	NATURAL	
EF-2	STUCCO	SYNERGY	FINE FINISH	NOUGAT 3050	
EF-3	BRICK	KING KLINKER	ULTRA PREMIUM	BLACK DIAMOND	
EF-4	PRE-FINISHED METAL PANEL	BERRIDGE	FW-12 PANEL	BLACK	
EF-5	PRE-FINISHED PARAPET COPING	BERRIDGE	TBD	BLACK	
EF-6	PAINTED STEEL	BY G.C.	TBD	BLACK	STAIR RAILING AND EXTERIOR LADDER
EF-7	TPO MEMBRANE	FIRESTONE	ULTRAPLY	WHITE	

FINISH DESCRIPTION:

EF-1 — FINISH TAG

FINISH NOTES:

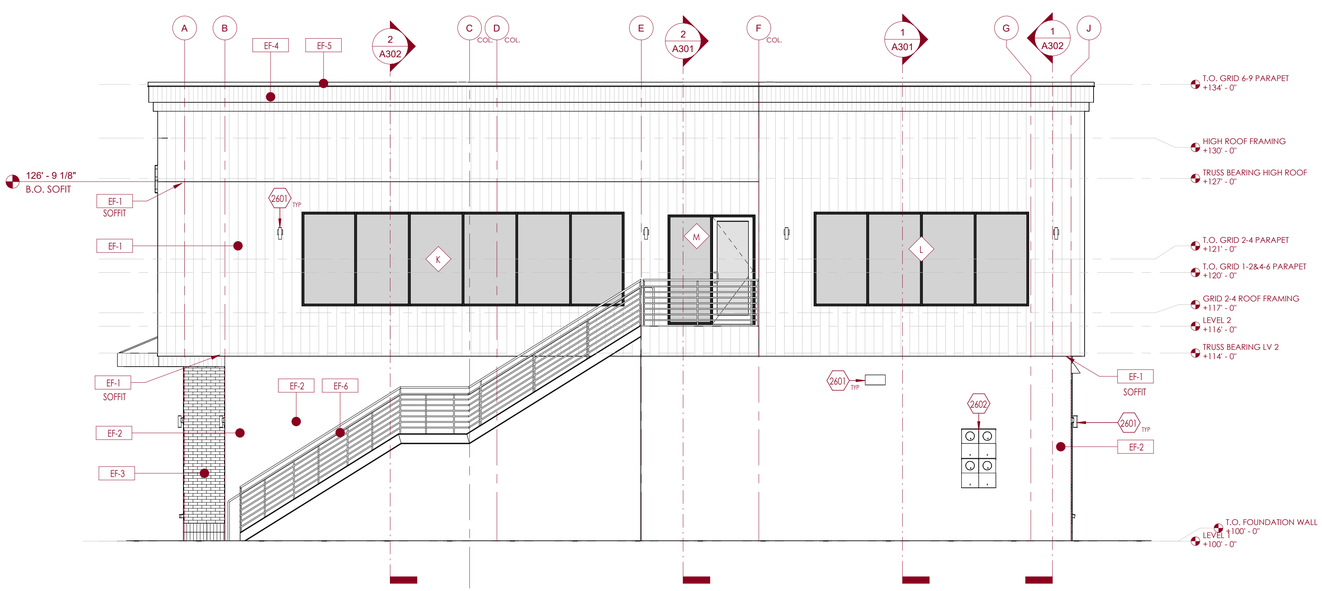
1.



1 EXTERIOR ELEVATION - EAST

SCALE: 3/16" = 1'-0"

EAST - EXTERIOR BUILDING MATERIALS		
MATERIAL	SF	%
EF-1 - WOOD SIDING - WEST	886 SF	27%
EF-2 - STUCCO EIFS - WEST	756 SF	23%
EF-3 - BRICK - WEST	731 SF	23%
STOREFRONT SYSTEM	888 SF	27%
	3,261 SF	100%



SOUTH - EXTERIOR BUILDING MATERIALS		
MATERIAL	SF	%
EF-1 - WOOD SIDING - WEST	1260 SF	50%
EF-2 - STUCCO EIFS - WEST	867 SF	35%
EF-3 - BRICK - WEST	40 SF	1%
STOREFRONT SYSTEM	335 SF	14%
	2,502 SF	100%

2 EXTERIOR ELEVATION - SOUTH

SCALE: 3/16" = 1'-0"

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PONY EXPRESS MEDICAL OFFICE BUILDING

1318 E EAGLE MOUNTAIN BLVD LOT #2
EAGLE MOUNTAIN, UT 84005

PROJECT CHRONOLOGY

1	SITE COMMENTS #1	04/28/25
2	SITE COMMENTS #2	05/28/25

PROJECT NO.

24.169

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TITLE

ELEVATIONS

24X36 SHEET #

A201

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KEYNOTE LEGEND	
102	PAINTED STEEL (EF-6) EXTERIOR ROOF TO ROOF ACCESS LADDER
1301	TENANT SIGNAGE, BY FUTURE TENANT
1304	BUILDING AND ADDRESS SIGNAGE. SEE DETAIL 3/A202
2201	GAS METER LOCATION. SEE PLUMBING DRAWINGS.
2601	EXTERIOR LIGHT. SEE ELECTRICAL DRAWINGS.

EXTERIOR FINISH MATERIAL LEGEND

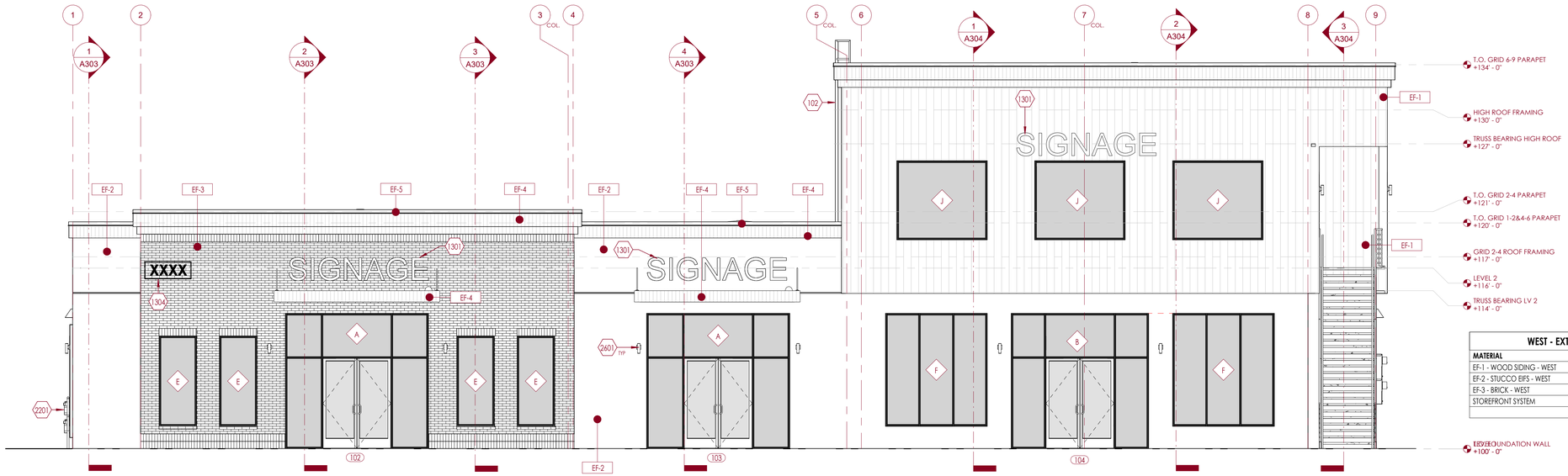
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
EF-1	WOOD SIDING	BY G.C.	STAINED CEDAR	NATURAL	
EF-2	STUCCO	SYNERGY	FINE FINISH	NOUGAT 3050	
EF-3	BRICK	KING KLINKER	ULTRA PREMIUM	BLACK DIAMOND	
EF-4	PRE-FINISHED METAL PANEL	BERRIDGE	FW-12 PANEL	BLACK	
EF-5	PRE-FINISHED PARAPET COPING	BERRIDGE	TBD	BLACK	
EF-6	PAINTED STEEL	BY G.C.	TBD	BLACK	STAIR RAILING AND EXTERIOR LADDER
EF-7	TPO MEMBRANE	FIRESTONE	ULTRAPLY	WHITE	

FINISH DESCRIPTION:

EF-1 — FINISH TAG

FINISH NOTES:

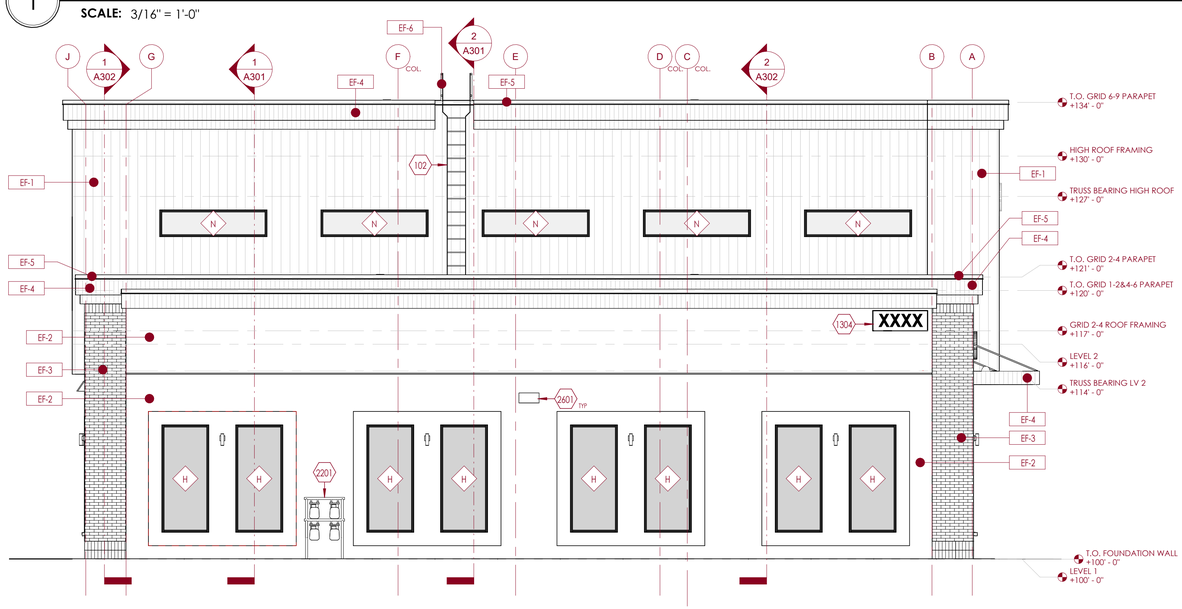
1.



WEST - EXTERIOR BUILDING MATERIALS		
MATERIAL	SF	%
EF-1 - WOOD SIDING - WEST	713 SF	26%
EF-2 - STUCCO EIFS - WEST	615 SF	22%
EF-3 - BRICK - WEST	468 SF	17%
STOREFRONT SYSTEM	948 SF	35%
	2,744 SF	100%

1 EXTERIOR ELEVATION - WEST

SCALE: 3/16" = 1'-0"



NORTH - EXTERIOR BUILDING MATERIALS		
MATERIAL	SF	%
EF-1 - WOOD SIDING - WEST	817 SF	38%
EF-2 - STUCCO EIFS - WEST	900 SF	42%
EF-3 - BRICK - WEST	117 SF	6%
STOREFRONT SYSTEM	304 SF	14%
	2,138 SF	100%

2 EXTERIOR ELEVATION - NORTH

SCALE: 3/16" = 1'-0"

3 SIGNAGE DETAIL

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

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PONY EXPRESS MEDICAL OFFICE BUILDING

1318 E EAGLE MOUNTAIN BLVD LOT #2

EAGLE MOUNTAIN, UT 84005

PROJECT CHRONOLOGY		
1	SITE COMMENTS #1	04/28/25
2	SITE COMMENTS #2	05/28/25
3	CITY COMMENTS	07/14/25

PROJECT NO.

24.169

DWN BY / CHK BY

AR/CB

TITLE

ELEVATIONS

24X36 SHEET #

A202

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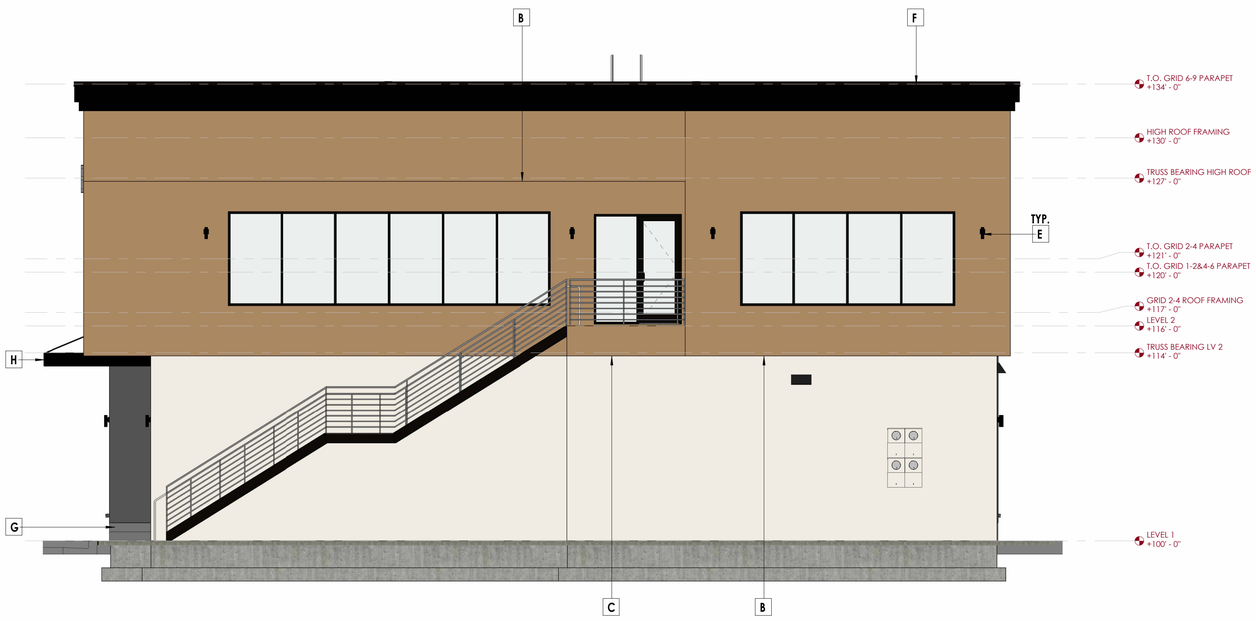
1 **EAST ELEVATION - COLORED**

SCALE: 3/16" = 1'-0"

EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 17.72 COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS	
A REVEALS	E ARCHITECTURAL LIGHTING
B CANOPY	F ORNAMENTAL CORNICES
C POPOUTS	G DECORATIVE MASONRY PATTERN
D DECORATIVE TRIMS	H AWNING



2 **SOUTH ELEVATION - COLORED**

SCALE: 3/16" = 1'-0"

3 **PERSPECTIVE VIEW**

SCALE:

SITE SUBMITTAL

PRINTED DATE

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p: 801.487.0715

PONY EXPRESS MEDICAL OFFICE BUILDING

1318 E EAGLE MOUNTAIN BLVD LOT #2
EAGLE MOUNTAIN, UT 84005

PROJECT CHRONOLOGY

1	SITE COMMENTS #1	04/28/25
2	SITE COMMENTS #2	05/28/25

PROJECT NO.

24.169

DWN BY / CHK BY

AR/CB

TITLE

ELEVATIONS - COLORED

24X36 SHEET #

A203

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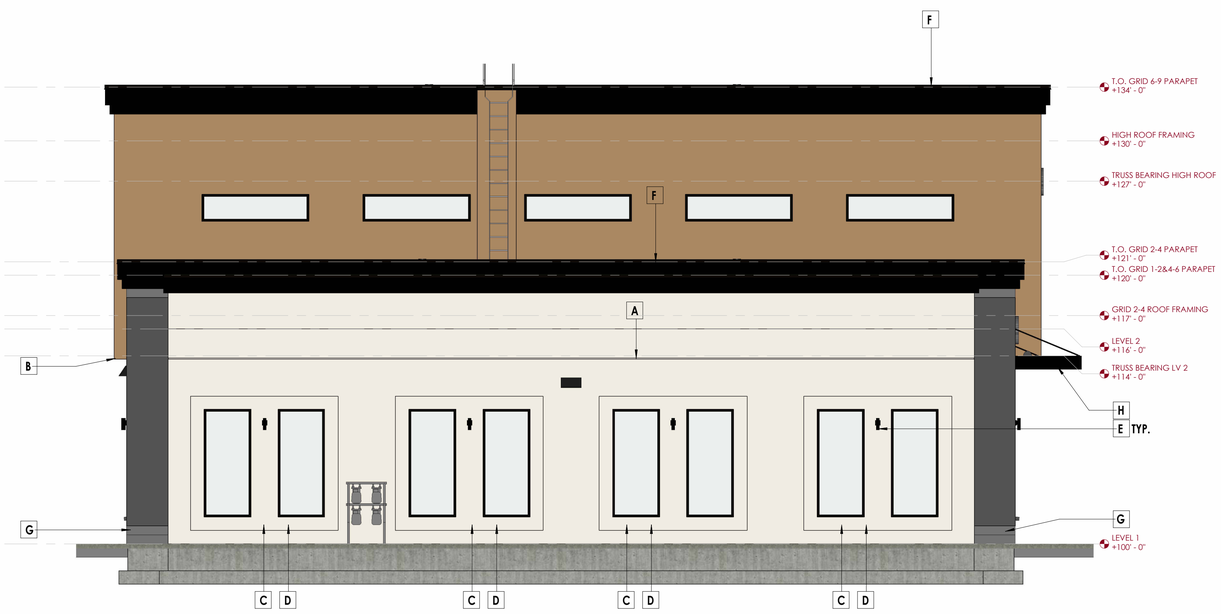
1 **WEST ELEVATION- COLORED**

SCALE: 3/16" = 1'-0"

EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 17.72 COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS	
A REVEALS	E ARCHITECTURAL LIGHTING
B CANOPY	F ORNAMENTAL CORNICES
C POPOUTS	G DECORATIVE MASONRY PATTERN
D DECORATIVE TRIMS	H AWNING



2 **NORTH ELEVATION - COLORED**

SCALE: 3/16" = 1'-0"

3 **PERSPECTIVE VIEW**

SCALE:

SITE SUBMITTAL

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PONY EXPRESS MEDICAL OFFICE BUILDING

1318 E EAGLE MOUNTAIN BLVD LOT #2
EAGLE MOUNTAIN, UT 84005

PROJECT CHRONOLOGY

2	SITE COMMENTS #2	05/28/25

PROJECT NO.

24.169

DWN BY / CHK BY

AR/CB

TITLE

ELEVATIONS - COLORED

24X36 SHEET #

A204

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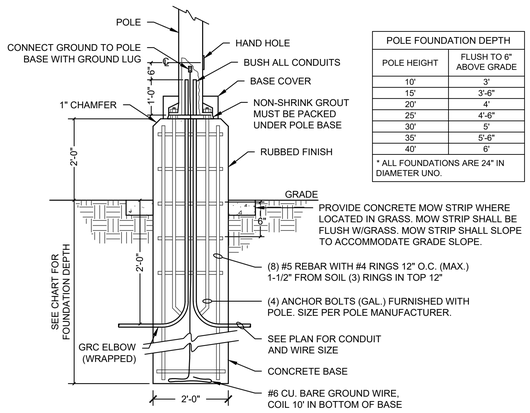
LTG CTRL SEQUENCE OF OPERATION	LUMENS PER NET ACRE CALCULATION
ALL NON-ESSENTIAL COMMERCIAL EXTERIOR LIGHTING SHALL ONLY CONTINUE IN OPERATION UNTIL 11:00 PM OR FOR AS LONG AS THE BUSINESS IS OPEN (OR AREA IS IN ACTIVE USE). LIGHTING SHALL ALSO SHALL REMAIN OFF UNTIL THE BUSINESS REOPENS OR UNTIL DAYLIGHT THE FOLLOWING DAY. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES THE LIGHTING NEEDS. (C405.2.7.1 - C405.2.7.4)	LUMENS DO NOT EXCEED 100,000 LUMENS PER NET ACRE. LOT SIZE IS 0.958 ACRE(S) AND TOTAL CONNECTED LUMENS ARE 87,301 OUT OF 95,800 NET ALLOCATION FOR LOT SIZE.

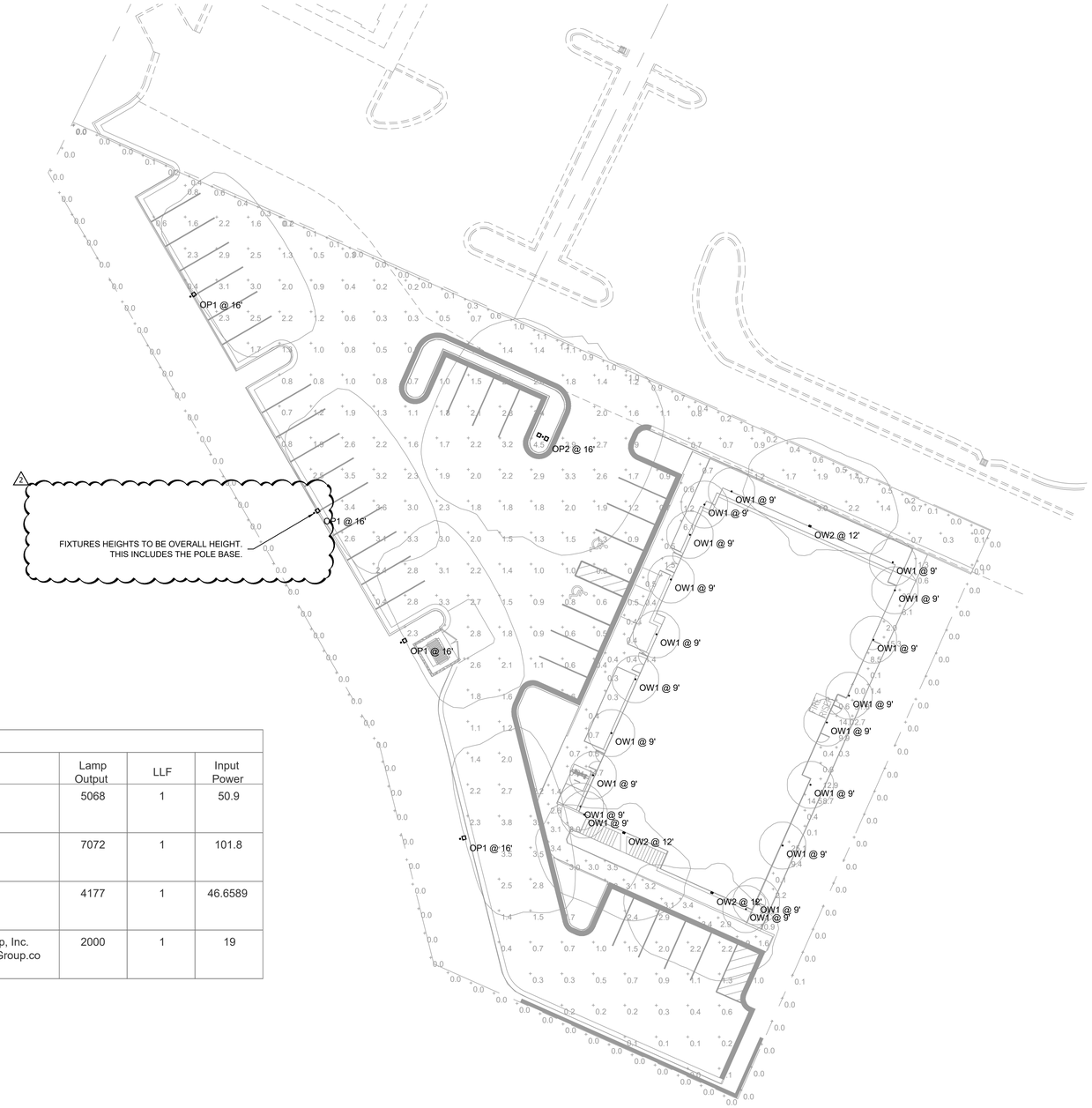


POLE FOUNDATION DEPTH	
POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
10'	3'
15'	3'-6"
20'	4'
25'	4'-6"
30'	5'
35'	5'-6"
40'	6'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.

2 ES001 LIGHT POLE BASE DETAIL

NO SCALE



Schedule

Symbol	QTY	Catalog	Description	Number Lamps	Manufacturer	Lamp Output	LLF	Input Power
OP1	4	DSX1 LED P1 40K 80CRI BLC3	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control	1	Lithonia Lighting	5068	1	50.9
OP2	1	DSX1 LED P1 40K 80CRI T4M	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	Lithonia Lighting	7072	1	101.8
OW2	6	WDGE2 LED P4 40K 80CRI T4M	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC	1	Lithonia Lighting	4177	1	46.6589
OW1	15		AQUA 300, 40 degree reflector	1	v2 Lighting Group, Inc. www.v2LightingGroup.com	2000	1	19

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKWAY / DRIVEWAY	+	1.6 fc	4.3 fc	0.2 fc	43.0:1	16.0:1
WALKWAY	+	3.2 fc	40.8 fc	0.4 fc	102.0:1	8.0:1
WALKWAY 2	+	6.6 fc	14.5 fc	3.3 fc	4.4:1	2.0:1
BOUNDRY LINE	+	0.2 fc	1.3 fc	0.0 fc	N/A	N/A

1 ES001 PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"

N

elemental ELECTRICAL ENGINEERS
76 W 13775 S, STE 3
DRAPER, UT 84020
(801) 618-9656
eric@elementalelectricalengineers.com

REVISIONS

MARK	DATE	DESCRIPTION
-	05/15/25	PERMIT SET
1	07/09/25	LIGHTING CONTROL REVISION
2	07/14/25	CITY COMMENTS

REGISTERED PROFESSIONAL ENGINEER No. 7057362-2202 ERIC D. SMITH 05/15/25 STATE OF UTAH

PONY EXPRESS MEDICAL OFFICE BUILDING

1318 E. EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

SHEET TITLE:

PHOTOMETRIC SITE PLAN

ES001

AQUA 300 ROUND LX SCONCE

ALW

PROJECT

Job
Type OW1
Part #

Notes

SPECIFICATIONS

Source Xicato XTM LED module - up to 3000 source lumens
CCT 2700K, 3000K, 3500K or 4000K
Color Consistency 1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
CRI (Ra) 83 or 98
Driver / Location Integral / premium drivers must be remote mounted
Dimming 0-10V or phase to 10% standard; Ecosystem, DALI, DMX and 1% available
Input Voltage 100 to 277VAC (347VAC consult factory), phase dimmable versions are 120VAC only
Power Up to 35 watts max, depending on LED module / driver
Reflector 10°, 20°, 40°, 60° & optical accesories
Materials Tamper resistant design, stainless steel hardware, metal reflectors
Finish Powder coat - Exterior grade TGIC polyester, optional marine-grade finish
Weight 7.0 lb. [3.2 kg]
Location Listed for Wet location, tested to IP66 per IEC 60529
Approvals ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
L70 Life > 55,000 hours at 70% lumen maintenance, LM80 / TM-21, see pg 2
Warranty Lifetime Limited Warranty - see warranty for details
IES Files LM-79-08 IES files available
Modifications Any modification or customization is possible - consult factory

LED | INDOOR OUTDOOR | WET LOCATION | IP66 | DIMMABLE | XICATO | TITLE 24 | Intertek

ORDERING LOGIC

Model -	Driver Location	Dimming	Output Direction	Output	CRI	CCT	Reflector	Optical Accessory	- Shell Color
K3RL -									-
K3RL	**N**=Integrated **R**=Remote	**N**=None **P**=Phase, 10% **V**=0-10V, 10%	**D** = Down **U** = Up * * includes reflector cover	**07**=700 lm **10**=965 lm **13**=1300 lm **20**=2000 lm **30**=3000 lm*	**83**=83 **98**=98	**27**=2700K **30**=3000K **35**=3500K **40**=4000K	**10**=10°* **20**=20° **40**=40° **60**=60° *1300 lm max	**NN**=None **DF**=Diffuser Lens **LS**=Spread Lens **WW**=Wall Wash **FT**=Forward Throw **HL**=Hex Louver* *down direction only	**XX**=v2 color *see pg 4* **ZZ**=Custom add **+MF** for Marine Finish

premium drivers (REMOTE location only):
Z1 =eldoLED 0-10V, 0%
Z2 =eldoLED DALI, 0%
Z3 =eldoLED DMX, 0%
Z4 =Lutron Hi-Lume™ LDE1, 0-10V, 0%
Z5=Lutron Hi-Lume™ LTEA, Phase, 1%
Z6= Lutron S-Series™ LDE5, 0-10V, 5%

*available in 83CRI only

Example Part Number: **K3RL-NVD-30832720NN-L1**
K AQUA **3**00 **R**ound **LX** Sconce - **IN**tegrated Driver, 0-10**V** Dim - **D**own, **30**00lm, **83**CRI, **27**00K, **20**°, **NN** No Accessory - **L1** Gloss White

WDGE3 LED

Architectural Wall Sconce

DLC PREMIUM | DLC LISTED | IDA | Buy American | WELL 20

Catalog Number
Notes
Type OW2

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

Specifications

Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: (without options) 19.5 lbs

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347[1] 480[1]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[2] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options

E15WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, -20°C min)
PE[2]	Photocell, Button Type
DMG[3]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
SPD10KV	10kV Surge pack
BAA	Buy America(n) Act Compliant

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE3PBBW DDBXD U	WDGE3 surface-mounted back box (specify finish)

NOTES
1 347V and 480V not available with E15WH and E20WC.
2 PE not available in 480V and with sensors/controls.
3 DMG option not available with sensors/controls.
4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls

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D-Series Size 1

LED Area Luminaire

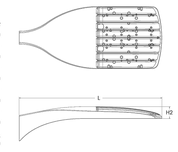
DLC PREMIUM | DLC LISTED | NEMA NORTHERN FRIENDLY | IDA | BAA

Catalog Number
Notes
Type OP1 & OP2

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

Specifications

EPA: 0.69 ft² (0.06 m²)
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)



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.

Ordering Information

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

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	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 T5M Type V medium T5LG Type V low glare T5W 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[9,10] 208[9,10] 240[9,10] 277[9,10] 347[9,10] 480[9,10]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[3] RPA5 Round pole mounting #5 drilling[3] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[11] 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 26; [12, 13,20,21] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 26 [13,20,21] PER NEMA twist-lock receptacle only (controls ordered separate) [14] PER5 Five-pin receptacle only (controls ordered separate) [14,21]	PER7 Seven-pin receptacle only (controls ordered separate) [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 Compliant SF Single fuse (120, 277, 347V) [9] DF Double fuse (208, 240, 480V) [9] **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

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DRAPER, UT 84020
(801) 618-9656
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REVISIONS

MARK	DATE	DESCRIPTION
-	05/15/25	PERMIT SET
1	07/09/25	LIGHTING CONTROL REVISION
2	07/14/25	CITY COMMENTS

REGISTERED PROFESSIONAL ENGINEER
No. 7057362-2202
ERIC D. SMITH
05/15/25
STATE OF UTAH

PONY EXPRESS MEDICAL OFFICE BUILDING
1318 E. EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

SHEET TITLE:
PHOTOMETRIC DETAIL

ES002

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **AUGUST 5, 2025**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving and Authorizing the Execution of an Interlocal Cooperation Agreement for Participation in the Utah Valley HOME Consortium
ITEM TYPE:	Resolution
FISCAL IMPACT:	None. The program provides down payment assistance to qualified applicants whose funds do not affect or come from the City.
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Gina Olsen, City Recorder	John Magness, Gina Olsen

RECOMMENDATION:
Staff recommends the City Council adopt a Resolution of Eagle Mountain City, Utah, Amending the Previous Resolution for Participation in the Utah Valley HOME Consortium to Include Required HUD Revisions regarding renewal and the agreements authorized signatory.

BACKGROUND:
Minor Revisions to Eagle Mountain City's Resolution for Utah Valley HOME Consortium Agreement
On May 20, 2025, the Eagle Mountain City Council adopted a resolution to join the Utah Valley HOME Consortium, which will allow the City to access HUD funds for housing assistance programs such as down payment assistance. Following the adoption, HUD provided feedback through their legal counsel, requesting a few minor updates to ensure the agreement's compliance with HUD's guidelines.

Requested Revisions:

1. **Automatic Renewal Language:**

Under the HUD Notice, in order for HUD to recognize the automatic renewal of the Consortium Agreement, the adopting resolution for each local government must specifically authorize automatic renewal for successive qualification periods. This is also stated in Section 7.c. of our Consortium Agreement.

Action Needed: The resolution has been revised to include the specific language authorizing automatic renewal. Sample language has been provided by HUD, and once updated, the resolution will be re-submitted for final approval.

2. Authorized Signatory:

HUD requires that the resolution also specifies that the Mayor is authorized to execute the agreement on behalf of Eagle Mountain City. This was not included in the initial resolution, but has been updated in the revised resolution.

ITEMS FOR CONSIDERATION:

Impact on Eagle Mountain City:

These are minor administrative revisions to the adopting resolution and will not affect the substance or terms of the Interlocal Cooperation Agreement, which has already been signed and finalized. These changes will ensure the City's resolution complies with HUD's requirements, allowing continued participation in the Consortium.

Renewal Option:

While the automatic renewal language is being added to the resolution, it is important to note that the City Council retains the ability to opt out of the agreement after each 3-year qualification period, providing flexibility should circumstances change. This option offers the City control over ongoing participation without being locked into automatic renewal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. Interlocal Agreement
3. Brochure
4. HUD Procedures

RESOLUTION NO. R-_____-2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN INTERLOCAL COOPERATION AGREEMENT TO PARTICIPATE IN THE UTAH VALLEY HOME CONSORTIUM

PREAMBLE

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, as amended, permits local governmental units including cities, counties, interlocal agencies and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens; and

WHEREAS, the United States Housing and Urban Development (HUD) HOME Program promotes and provides support for affordable housing for moderate, low, and very low-income households; and

WHEREAS, the Eagle Mountain City Council desires to help first-time home buyers obtain affordable homes; and

WHEREAS, there exists in Utah County a consortium of cities receiving HOME Program grants directed to moderate and low-income, first-time home buyers; and

WHEREAS, the City Council has determined that it will be mutually beneficial and in the public interest to enter this Interlocal Cooperation Agreement regarding the formation and administration of a consortium under the HOME Act.

NOW THEREFORE BE RESOLVED by the City Council of Eagle Mountain City, Utah, as follows:

1. The HOME Investment Partnerships Program Interlocal Cooperation Agreement relating to the establishment and conduct of the Utah Valley HOME Consortium UNITED STATES HOUSING AND URBAN DEVELOPMENT PROGRAM attached hereto as Exhibit A is hereby approved. This Resolution was previously adopted on May 20, 2025, and is being amended to include additional provisions required by the U.S.

Department of Housing and Urban Development (HUD) to comply with the HOME Program regulations.

2. **Automatic Renewal Language:**
   NOW, THEREFORE, BE IT FURTHER RESOLVED that Eagle Mountain City, a member of the Utah Valley HOME Consortium, hereby authorizes the automatic renewal of the Utah Valley HOME Consortium Agreement for successive three-year federal fiscal qualification periods, in accordance with the automatic renewal provisions set forth in Section 7.c. of the Consortium Agreement, and as required by the U.S. Department of Housing and Urban Development's HOME Program regulations at 24 C.F.R. § 92.101 and applicable HUD guidance. This authorization shall remain in effect so long as the Consortium Agreement remains in force and until all HOME funds from each applicable qualification period have been fully expended on eligible activities.

3. **Authorized Signatory:**
   The Mayor of Eagle Mountain City is hereby designated as the Authorized Official and is authorized to execute the Utah Valley HOME Consortium Agreement and any related documents on behalf of the City.

4. This Resolution shall take effect immediately upon passage.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of August, 2025.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 5th day of August, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Gina L. Olsen, CMC
City Recorder

EXHIBIT A

HOME INVESTMENT PARTNERSHIPS PROGRAM
INTERLOCAL COOPERATION AGREEMENT
Relating to the establishment and conduct of the
Utah Valley HOME Consortium
UNITED STATES HOUSING AND URBAN DEVELOPMENT HOME PROGRAM
for **FEDERAL FISCAL YEARS 2026, 2027, AND 2028**

HOME INVESTMENT PARTNERSHIPS PROGRAM

INTERLOCAL COOPERATION AGREEMENT

Relating to the establishment and conduct of the Utah Valley HOME Consortium

UNITED STATES HOUSING AND URBAN DEVELOPMENT HOME PROGRAM

for **FEDERAL FISCAL YEARS 2026, 2027, AND 2028**

THE AGREEMENT is effective as of October 1, 2025, and is entered into by and between Provo City (hereinafter "Provo"), a municipal corporation of the State of Utah, City of Orem (hereinafter "Orem"), City of Lehi (hereinafter "Lehi"), City of Eagle Mountain (hereinafter "Eagle Mountain"), and Utah County, an Urban County as defined by Section 102(a)(6) of the Housing and Community Development Act of 1974 as amended.

RECITALS:

A. On November 28, 1990, the United States Congress enacted the Cranston-Gonzalez National Affordable Housing Act (Pub. L. 101-625, Nov. 28, 1990, 104 Stat. 4079). Title II of this legislation, known as the HOME Investment Partnerships Act (the "Act" or "HOME Program"), authorizes the Secretary of the Department of Housing and Urban Development ("HUD") to make funds available to participating jurisdictions. These funds are intended to increase the number of families with access to decent, safe, sanitary, and affordable housing while also expanding the long-term supply of affordable housing in accordance with the Act.

B. The primary objective of the HOME Program include: (1) Expanding the supply of decent, affordable housing for very low-and low-income families; (2) Building state

and local capacity to carry out affordable housing programs; (3) Providing for coordinated assistance to participants in the development of affordable low-income housing; (4) Affirmatively furthering fair housing by promoting non-discrimination in the sale, rental, and financing of dwellings, as well as other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and individuals securing custody of children under the age of 18), and disability, and ensuring fair and equal housing opportunities for all.

C. Under the Act, a consortium of geographically contiguous Units of General Local Government (hereinafter "UGLG"), which individually may not qualify to receive HOME funding, may enter into a cooperation agreement - provided it meets regulatory requirements - to collectively receive a HOME allocation and administer the HOME Program as a single Participating Jurisdiction (hereinafter "PJ").

D. A Metropolitan City as defined by the Community Development Block Grant (CDBG) Program, is a city that receives a CDBG entitlement grant. Provo, Orem, Lehi, and Eagle Mountain being designated as metropolitan cities, are eligible to join a HOME consortium to receive HOME funding.

E. An Urban County is defined by Section 102(a)(6) of the Housing and Community Development Act (HCDA) of 1974, as amended, as a county that qualifies for and receives a CDBG entitlement grant. An Urban County includes UGLGs that have signed an Interlocal Cooperation Agreement with the Urban County to participate in the CDBG Program. Utah County, being designated as such, is eligible to join a HOME consortium to receive HOME funding.

1. When a UGLG agrees to be part of an Urban County for the CDBG program, it also agrees to participate in the HOME Program if the Urban County joins a HOME consortium. Accordingly, if an Urban County joins a HOME consortium, any UGLG that is a member of the Urban County is included in the consortium through its participation in the Urban County. All UGLGs within Utah County that sign an Interlocal Cooperation Agreement to be included as a part of the Urban County for the CDBG program qualification and grant calculation purposes must be included in the HOME Consortium, participating through Utah County.
2. An UGLG that has chosen not to join the Urban County to participate in the CDBG Program may still choose to join the HOME Consortium by signing the HOME Consortium Agreement. By signing this agreement, the UGLG within the Urban County, while not participating in the CDBG Urban County, becomes a member of the HOME Consortium and is eligible to receive Home funding.

F. Pursuant to the Act and HOME Program regulations, Provo, Orem, Lehi, Eagle Mountain, and Utah County intend to form a consortium that is eligible to receive entitlement grants as a PJ under the Act and must direct its activities to the alleviation of housing problems within the State.

G. The Act requires UGLGs acting as a consortium to submit a Consolidated Plan (CP) that covers the entire geographic area encompassed by the consortium.

H. In accordance with 24 CFR 91.402 all UGLGs that are members of the HOME Consortium must be on the same program year, which runs from July 1st to June 30th for both CDBG and HOME Programs.

I. Pursuant to 24 CFR 92.101(a)(2)(ii), a HOME consortium must have one member UGLG authorized to act in a representative capacity for all members for the purposes of administering the HOME Program, and the representative member assumes overall responsibility for ensuring that the consortium's HOME Program carried out in compliance with the requirements of the HOME Program, including requirements concerning the Consolidated Plan ; such member UGLG must hereinafter be referred to as "Lead Entity".

J. Under general provisions of Utah law governing contracting between governmental entities, and pursuant to the specific authority granted by the Interlocal Cooperation Act, Utah Code Annotated, §11-13-101, *et. seq.*, 1953, as amended, any two or more agencies of the State may enter into agreements for joint or cooperative action. Additionally, one or more agencies may contract with one another or with a legal or administrative entity created pursuant to that act to perform any governmental service, activity, or undertaking that each participating agency is legally authorized to perform.

K. The parties hereto have determined that it will be mutually beneficial and in the public interest to enter into this Interlocal Cooperation Agreement regarding the formation and administration of a consortium under the Act.

NOW THEREFORE, in consideration of the premises and the cooperative actions contemplated hereunder, the parties agree as follows:

1. <u>CONSORTIUM</u>

   a. Provo, Orem, Lehi, Eagle Mountain, and Utah County agree to act jointly as a consortium to become a Participating Jurisdiction to be known as the **Utah Valley HOME Consortium** (hereinafter collectively "UVHC" or

"Consortium"; and individually "Consortium Members" or "Members"). Provo, Orem, Lehi, Eagle Mountain, and Utah County must act jointly as the Consortium for the purposes of applying jointly for federal funding under the HOME Investment Partnerships Program and administering affordable housing programs, including undertaking or assisting in undertaking HOME eligible housing assistance activities described in Title II of the Act, the latter to include, but not be limited to, acquiring, rehabilitating, constructing affordable housing, providing down-payment assistance and tenant-based rental assistance to serve eligible, qualified beneficiaries.

b. As provided in 24 CFR 92.101, the Consortium's status must continue until HUD is notified that the Consortium is dissolved, or HUD revokes its designation as a PJ. A fully executed copy of this Interlocal Cooperation Agreement, together with the resolutions of all parties, must be submitted to HUD as part of the Consortium's qualification documentation.

c. The Consortium must be governed by a Board of Directors (hereinafter "Board") comprised of representatives from each Consortium Member. Each Consortium Member may have one representative for up to 100,000 residents, with an additional representative for every additional increment for up to 100,000 residents within its jurisdiction.

d. The Board must provide leadership and have overall management responsibility to direct the Consortium activities. Further, the Board must make appropriate policy assessments and decisions concerning issues including, but not limited

to, those relating to existing and potential HOME projects, programs, activities, and its policies and procedures.

i. Each party to this Agreement must, within thirty (30) days from the date of execution thereof, appoint its Board of Directors representative(s) as follows:

I. The Board representative(s) must be a resident of the jurisdiction he or she represents, and

II. The Board representative(s) must be knowledgeable in housing issues, and

III. The Board representative(s) must be appointed as otherwise required by local law, and

IV. Written notice of appointment, together with a written acceptance of an appointee, must be provided by the Clerk or Recorder of each appointing party to the Provo City Recorder.

ii. Each of the parties agrees that each member of the Board may cast one vote; and that the passage of any proposal by the Board must require the affirmative vote of a simple majority.

2. <u>DESIGNATION OF A CONSORTIUM MEMBER REPRESENTATIVE TO HUD</u>

a. Provo, Orem, Lehi, Eagle Mountain, and Utah County agree that Provo City must serve as the Lead Entity and administer the Consortium through the staff of the Development Services Department, CDBG/HOME Division, of Provo City Corporation. Division staff must provide effective leadership, support, and management of the Consortium's required functions.

b. Provo's HOME Program Administrator, as the Executive Director of the Consortium, must function as a consultant to Board members, providing direction and guidance on HOME regulations and policies, and assisting the Board in the determination of eligible projects and activities. The Executive Director is not a voting member of the Board.

c. Provo may provide a recording secretary for each meeting who must be responsible for the recording of the meeting and for maintaining pertinent written and audio minutes. The secretary does not serve as an officer on the Board nor is he/she a voting member.

3. LEAD ENTITY RESPONSIBILITIES

a. The parties hereto recognize and understand that the Lead Entity must be the governmental entity required to execute all grant agreements received from HUD pursuant to Lead Entity's request for HOME funds. The Lead Entity must thereby become and must be held by HUD to be legally liable and have full responsibility for the execution of the HOME Program. The Lead Entity must be responsible for the Consortium's Five-Year Consolidated Plan with an annual Action Plan component and annual Action Plans for the remaining four years, as required.

b. All projects and project applicants must be reviewed and pre-screened for threshold criteria, compliance, and conformance with the relevant HOME rules, regulations, and guidelines by the Lead Entity, and only those which meet the requirements must be eligible to be reviewed for funding recommendations by the Board.

c. The Lead Entity must utilize a pre-application process providing project assessment, technical assistance, and resource coordination to less experienced applicants.

d. Threshold criteria developed for each funding round must be developed by the Lead Entity. Such criteria must be consistent with related plans from individual CDBG entitlement jurisdictions pursuant to §91.220 (hereinafter "Action Plans") and individual housing elements in each jurisdiction's master plans.

e. The Lead Entity, in collaboration with Board members, or their designated representatives, may develop a fair and appropriate system to assist in the selection of projects; such system to reflect existing policy, priorities and criteria established by the jurisdictions' comprehensive housing plans, Consolidated Plan and Action Plans. The Lead Entity, in collaboration with Board members, may develop appeals process by which proponents of a proposed project either not recommended for funding by the Board or recommended for funding at a lesser amount than requested may appeal to the Board for reconsideration.

f. The Board must review eligible projects for conformity to the priorities and policies included in the Consolidated Plan, Action Plans, relevant jurisdictions' comprehensive housing plans and/or specific self-directed priority project(s), and criteria established by the Board, including threshold criteria concerning periods of affordability, which may be stricter than those required by HOME regulations, as defined in §92.252(e). The Board must prioritize projects based

on the evaluation described in this paragraph and make funding recommendations as constrained by the availability of funds.

g. Consortium Members agree that the recommendations made by the Board must be reviewed for final approval by each Member's legislative body subject to Paragraph 8 of this Agreement and other terms contained in this paragraph. All projects selected by the Board must conform to the jurisdictions' comprehensive housing plan, Consolidated Plan, related Action Plans, minimum criteria established and self-directed priority projects.

h. The Lead Entity's program, supervisory and administrative obligations to Consortium Members must be limited to the performance of the administrative and program tasks necessary to make HOME funds available to them and to provide at least annual monitoring for the performance of their various projects funded with HOME funds throughout the corresponding period of affordability to ensure compliance with applicable Federal laws and regulations. The Lead Entity must be responsible for determining eligibility and confirming the compliance of the HOME projects with applicable Federal laws and regulations.

i. The Lead Entity must make all its financial records related to the administration of the HOME funds available for inspection to all persons, including representatives from corporations and governments, in accordance with its own policies and regulations and with State law.

j. The Lead Entity will act to protect the Consortium's interest in enforcing and reviewing contracts, agreements, memorandums, and or any other legal instruments entered into in the process of administering the HOME Program,

and utilizing legal counsel to represent the Consortium while protecting these interests. Orem, Lehi, Eagle Mountain, and Utah County agree to have Provo City Legal Department staff act as head counsel in these matters.

4. GENERAL ADMINISTRATION

a. Provo, as the designated Lead Entity of the Consortium, has the ultimate and overall responsibility under the Act for ensuring that the HOME Program is carried out as required in 24 CFR, Part 92, including the submission and approval of a Comprehensive Housing Affordability Strategy for the use of HOME funds as set forth in Paragraph 5 below, which has been mutually agreed upon by all Consortium Members, and for providing all assurances or certifications as required under 24 CFR, Part 92. Therefore, Provo requires Orem, Lehi, Eagle Mountain, and Utah County, and Orem, Lehi, Eagle Mountain, and Utah County require Provo, to agree to strict adherence to the Program description as approved and to all assurances and certifications provided, including agreeing to take all actions necessary to assure compliance with Provo's certification under the Fair Housing Act of 1968 (Title VIII), Executive Order 11063 (Equal Opportunity in Housing), and Title VI of the Civil Rights Act of 1964, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and the Davis Bacon Act at 40 USC 276a, *et.seq.* Provo may not provide HOME funds for activities or support any Member that does not affirmatively further fair housing within its own jurisdiction or activities that impede Provo's action to comply with Fair Housing certification. In addition, the Lead Entity is responsible for taking all

required actions to comply with provisions of the National Environmental Policy Act of 1969. Orem, Lehi, Eagle Mountain, and Utah County must readily support the Lead Entity as requested to meet these requirements.

b. Annual allocation of HOME funds to Consortium Members for self-directed projects must be based upon information listed by HUD's "HOME Consortia Participating Members Percentage Report" posted annually in HUD's HOME Consortia website for the corresponding Fiscal Year. Alternatively, should HUD delay a timely posting of such Report, the allocation may be based upon an approximation estimated from the previous Fiscal Year allocation. The funds dedicated to the PJ may be from any HOME funds, including program income, available to the Consortium. Consortium Members can self-direct funds by notifying the Board of their jurisdiction funding self-direction recommendations **thirty (30) business days** prior to the Board's final meeting to develop recommendations for funding. Any of the available self-directed funds not allocated by individual Consortium Members will no longer be dedicated to self-direction and will be made available for allocation by the Board. If funds are allocated to a jurisdiction, but not used timely by that jurisdiction, the Board must have the right to re-allocate those funds to other member jurisdictions in whole or in part.

c. Disputes arising between Consortium Members regarding direction, policy, or procedure must be resolved by the Board. Should the Board be unable to agree upon the resolution, it must be referred to the Legislative bodies of the

Consortium Members for resolution. If no resolution is forthcoming, the parties may terminate this Agreement in accordance with Paragraph 6 below.

d. Each Consortium Member is responsible for providing its own pro rata share of matching non-federal funds required by the Act for any HOME funds allocated and accepted for use by that Member.

e. When conducting their own self-directed projects, Consortium Members must use their own jurisdictions' general funding for expenditures of HOME projects, and subsequently request reimbursement of HOME funds from the Lead Entity. The Lead Entity must review expenditure documentation prior to drawing down HOME funds from the U.S. Treasury and releasing those funds to the Consortium Member.

f. *Program Income*. Program income as defined in 24 CFR 92.2, generated by any HOME project must be held by the Lead Entity. Program Income must be used first before any HOME funds are drawn or requested from HUD by the Lead Entity.

g. *Recaptured Funds.* Recaptured funds received from any of the Consortium's homebuyer programs during the period of affordability must be held by the Lead Entity and must be used for eligible activities and in accordance with HOME requirements.

h. *Monitoring.* The Lead Entity must be responsible for reviewing the performance of each Subrecipient and Developer at least annually and must continue to monitor projects and activities assisted with HOME funds during the corresponding period of affordability.

i. When conducting their own self-directed projects, Consortium Members must provide the Lead Entity with a semi-annual HOME Program activity report of all HOME funded projects. Consortium Members must provide the Lead Entity with semi-annual reports that capture and identify Program Income derived from the funded activities.

j. Consortium Members must cooperate with the Lead Entity for consolidation into one report the following reports, if applicable, for submission to HUD according to applicable deadlines: Impediments to Fair Housing, Citizen Participation Plan, Minority Business Enterprise/Women's Business Enterprise reports, Federal Cash Transaction reports, and annual HOME Consolidated Action Plan Evaluation Report(s) (CAPER) as well as preparing and submitting any other reports that are required by HUD.

k. *Repayments.* Any HOME funds invested in housing that does not meet the affordability requirements, is terminated before completion, or is determined to be ineligible must be repaid to HUD by the Consortium. When conducting their own self-directed projects, each Consortium Member assumes full responsibility for repayment of HOME expenditures made within its jurisdiction that are disallowed by HUD.

5. AFFIRMATIVELY FURTHERING FAIR HOUSING

Each Consortium Member agrees to affirmatively further fair housing.

EFFECTIVE DATE, DURATION AND TERMINATION

a. This Agreement must go into effect October 1, 2025 and must continue in full force and effect for the consecutive three Federal Fiscal Years 2026, 2027 and

2028 (hereinafter, "Qualification Period") during which the Consortium qualifies to receive HOME funds and which will end on June 30, 2028, unless HUD revokes the Consortium's designation as a PJ, or Utah County fails to re-qualify as an Urban County for a Fiscal Year included in the Consortium's Qualification Period, or the Consortium fails to receive a HOME allocation for the first Federal Fiscal year of the Consortium's Qualification Period and does not request to be considered to receive a HOME allocation in each of the subsequent two years. The terms of this Agreement cover the period necessary to carry out all activities that will be funded from funds awarded during the indicated qualification period. This Agreement shall remain in effect until the HOME funds received during each federal fiscal years of the Qualification Period are fully expended on eligible activities or returned to HUD, in accordance with the requirements of HOME Notice CPD 13-02, Section III.B(5).

b. Pursuant to 24 CFR 92.101(e), during the Qualification Period additional UGLGs may join the Consortium, but no Consortium Members may withdraw from the Consortium or terminate this Agreement during the Qualification Period.

   i. New members may be added to the Consortium upon consent of a simple majority of the Consortium Board of Directors. When a new member is added, the Agreement will be amended accordingly, and the parties agree to execute such further instruments as may be reasonably required to affect such

amendment. The Agreement will be amended in the Federal Fiscal Year before the year in which the new member is to be added.

6. AUTOMATIC RENEWAL PROVISION.

   a. This Agreement must automatically be renewed for the Consortium's participation in successive qualification periods of three federal fiscal years each. No later than the date specified by HUD's consortia designation notice or HOME Consortia web page, the Lead Entity must notify each Consortium Member in writing of its right to-decide not to participate in the Consortium for the next Qualification Period and the Lead Entity must send a copy of each notification to the HUD field office.

   b. If a Consortium Member decides not to participate in the Consortium for the next Qualification Period, the Consortium Member must notify the Lead Entity, and the Lead Entity must notify the HUD Field Office, before the beginning of the new Qualification Period.

   c. Before the beginning of each new Qualification Period, the Lead Entity must submit to the HUD Field Office a statement of whether any amendments have been made to this Agreement, a copy of each amendment to this Agreement, and, if the Consortium's membership has changed, and the State certification required under 24 C.F.R. 92.101(a)(2)(i). The Consortium must adopt any amendments to this Agreement that are necessary to meet HUD requirements for consortium agreements in successive Qualification Periods.

   d. The automatic renewal of the Agreement will be void if:

i. The Lead Entity fails to notify a Consortium Member, or the HUD Field Office as required under this automatic renewal provision; or

ii. The Lead Entity fails to submit a copy of each amendment to this Agreement as required under this automatic renewal provision.

7. INTERLOCAL COOPERATION ACT.

The following provisions are included in this Agreement to comply with the requirements of the Interlocal Cooperation Act:

a. Financing and Budget. The Provision for the financing of the cooperative actions contemplated by this Interlocal Cooperation Agreement and the budget thereof are found in Paragraph 4(b) hereof.

b. Filing. The Parties must each file a copy of this Agreement with the keeper of records of each of the parties hereto.

c. Authorizing Resolutions. The respective Legislative bodies of the parties must adopt resolutions authorizing this Agreement, which resolutions must include the authorization of the automatic renewal provision.

d. Legal Opinion. Each of the parties has submitted this Agreement to its legal counsel for review as to proper form and compliance with applicable law.

8. INDEMNIFICATION.

All parties to this Agreement are governmental entities under the Utah Government Immunity Act as set forth in Title 63G, Chapter 7, Utah Code Ann., 1953 as amended. Consistent with the terms of that Act, it is mutually agreed that each party hereto must be responsible and liable for its own wrongful or negligent acts which it commits, or which are committed by its agents, officials, or employees.

None of the parties hereto waive any defenses otherwise available under the Utah Governmental Immunity Act.

9. LAWFUL AGREEMENT.

The parties represent each of them have lawfully entered into this Agreement, having complied with all relevant statutes, ordinances, resolutions, by-laws, and other legal requirements applicable to their operation.

10. UTAH LAW.

This Agreement must be interpreted pursuant to the laws of the State of Utah.

11. INTERPRETATION OF AGREEMENT.

The invalidity of any portion of this Agreement may not prevent the remainder from being carried into effect. Whenever the context of any provision must require it, the singular number must be held to include the plural number and vice versa, and the use of any gender must include any other and all genders. The paragraph and section headings in the Agreement are for convenience only and do not constitute a part of the provisions hereof.

12. AMENDMENTS.

No oral modifications or amendments to this Agreement shall be effective. This Agreement may be modified or amended in writing with the consent of all Consortium Members. However, the Consortium may authorize the Lead Entity to execute certain limited amendments to this Agreement without obtaining the signature of each Consortium Member, provided such amendments are necessary to comply with HUD requirements or are otherwise administrative in nature and do not materially alter the rights or obligations of the Members. Any amendment,

whether by all Members or by the Lead Entity under such authority, shall be in writing and may be subject to prior written approval by the Denver HUD Field Office as required. (See HOME Notice, Section III.B(8).)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly authorized and executed by each jurisdiction on the date specified on the respective signature pages.

SIGNATURE PAGE FOR **PROVO CITY**
HOME INVESTMENT PARTNERSHIPS PROGRAM
INTERLOCAL COOPERATION AGREEMENT
for FEDERAL FISCAL YEARS 2026, 2027, AND 2028

Approved this _____ day of _____, 2025

By: _____

Michelle G. Kaufusi, Mayor

ATTEST: _____

Heidi Allman, City Recorder

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Provo City, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with Utah Code 11-13-202. The terms and provisions of the Agreement are fully authorized under state and local law and the Agreement provides full legal authority for the Consortium to undertake or assist in undertaking housing assistance activities for the HOME Investment Partnerships Program.

Dated this _____ day of _____, 2025

By: _____

Legal Counsel for Provo City

SIGNATURE PAGE FOR **CITY of OREM**
HOME INVESTMENT PARTNERSHIPS PROGRAM
INTERLOCAL COOPERATION AGREEMENT
for FEDERAL FISCAL YEARS 2026, 2027, AND 2028

Approved this _____ day of _____, 2025

By: _____

David Young, Mayor

ATTEST:_____

Orem City Recorder

ATTORNEY REVIEW

The undersigned, as the authorized attorney of City of Orem, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable Utah State law.

Dated this _____ day of _____, 2025

By: _____

Legal Counsel for Orem City

SIGNATURE PAGE FOR **CITY of LEHI**
HOME INVESTMENT PARTNERSHIPS PROGRAM
INTERLOCAL COOPERATION AGREEMENT
for FEDERAL FISCAL YEARS 2026, 2027, AND 2028

Approved this _____ day of _____, 2025

By: _____

Mark Johnson, Mayor

ATTEST:_____

Lehi City Recorder

ATTORNEY REVIEW

The undersigned, as the authorized attorney of City of Lehi, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable Utah State law.

Dated this _____ day of _____, 2025

By: _____

Legal Counsel for Lehi City

SIGNATURE PAGE FOR **CITY of EAGLE MOUNTAIN**
HOME INVESTMENT PARTNERSHIPS PROGRAM
INTERLOCAL COOPERATION AGREEMENT
for FEDERAL FISCAL YEARS 2026, 2027, AND 2028

Approved this _____ day of _____, 2025

By: _____

Tom Westmoreland, Mayor

ATTEST:_____

Eagle Mountain City Recorder

ATTORNEY REVIEW

The undersigned, as the authorized attorney of City of Eagle Mountain, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable Utah State law.

Dated this _____ day of _____, 2025

By: _____

Legal Counsel for Eagle Mountain

SIGNATURE PAGE FOR **UTAH COUNTY**
HOME INVESTMENT PARTNERSHIPS PROGRAM
INTERLOCAL COOPERATION AGREEMENT
for FEDERAL FISCAL YEARS 2026, 2027, AND 2028

Approved this _____ day of _____, 2025

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By: _____

Brandon Gordon, Chair

ATTEST:_____

Utah County Clerk/Auditor

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Utah County, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable Utah State law.

Dated this _____ day of _____, 2025

By: _____

Utah County Attorney

FAIR HOUSING

One of the privileges of living in the United States is the right to freely choose where you will live.

Utah and Federal Fair Housing Acts protect your right to select housing without discrimination based on race, color, national origin, religion, sex, familial status or your source of income.

IT IS UNLAWFUL TO:

- Refuse to rent, sell or negotiate for housing.
- Make housing unavailable or deny that housing is available.
- Set different terms, conditions or privileges for the sale or rental of housing based on race, color, national origin, familial status, disability, sex or religion.
- Deny or make different terms or conditions for a mortgage, home loan, homeowners insurance or other real estate related transactions.

WHAT HOUSING IS COVERED?

- Single-family homes owned by private persons when a real estate broker and/or discriminatory advertising is used to rent or sell the home.
- Single-family homes not owned by private persons (such as a corporation or partnership) even if a broker is not used to rent or sell the home.
- Multi-family dwellings with five or more units, including rooming houses.
- Multi-family dwellings with four or less units if the owner does not live in one of the units.

WHAT HOUSING IS NOT COVERED?

The law does not apply to non-commercial housing run by religious organizations and private clubs that limit occupancy solely to members.

FOR MORE INFO AND FULL POLICIES & PROCEDURES, PLEASE VISIT

WWW.PROVO.ORG/WELCOMEHOME

APPLY ONLINE AT

WWW.NEIGHBORLY.PROVO.ORG

WELCOME HOME

(801) 852-6162
UT RELAY: 711
UT SPANISH RELAY: (888) 346-3162

KIGARCIA@PROVO.ORG

PROVO CITY CORPORATION
DEVELOPMENT SERVICES
445 WEST CENTER STREET, PROVO, UT 84601
MON - THURS | 7 AM - 6 PM

EQUAL HOUSING OPPORTUNITY

UTAH OFFICE OF FAIR HOUSING
(801) 530-6801 OR 1 (800) 222-1238
TDD: (801) 530-7685

12-17-2024

PROVO CITY & UTAH COUNTY

DOWN PAYMENT & CLOSING COST ASSISTANCE

FOR LOW INCOME HOUSEHOLDS

WHO QUALIFIES?

Applicants must qualify for a first mortgage through a lender of the buyer's choice with a minimum mid credit score of 650 or above.

Both spouses/partners are required to be on our loan even if they are not on the first mortgage and must have a qualifying credit score. No co-signers who will not be owner-occupants are allowed.

Other Provo City underwriting criteria may apply.

Applicants must be income eligible based on program income limits.

INCOME LIMITS

Below is the income chart for the Home Purchase Plus (HP+), Loan to Own (LTO), and Own in Provo (OIP) Programs.

Household Size	HP+/LTO Limit	OIP Limit
1	$61,050	$92,000
2	$69,750	$105,100
3	$78,500	$118,250
4	$87,200	$131,400
5	$94,200	$141,900
6	$101,200	$152,400
7	$108,150	$162,950
8	$115,150	$173.450

PROGRAMS

All three programs are 0% interest, deferred payment loans for first time home buyers. These loans have no payments due until the property ceases to be the primary residence. A $5,000 penalty will be assessed if the property is sold or vacated within two years of obtaining the loan.

Applications take an average of 3-4 weeks from submission to loan closing to process, dependent on information being submitted in a timely manner.

HOME PURCHASE +

Up to $40,000 in assistance for buyers whose household income is at 80% or less of the Area Median Income (see chart) purchasing a home in Provo.

LOAN TO OWN

Up to $40,000 in assistance for buyers whose household income is at 80% or less of the Area Median Income (see chart) purchasing a home in Utah County - excluding Eagle Mountain, Fairfield, Woodland Hills, and Highland cities.

OWN IN PROVO

Assistance in the amount of $15,000 for buyers whose household income is between 80% - 120% of the Area Median Income purchasing a home in Provo.

WHAT HOUSING QUALIFIES?

Property may be a single-family home, a home with a legal-accessory apartment, one half of a twin home, a town home, or a condo.

Home may not be currently occupied, or have been occupied by renters, within six months to the date of contract, who would be displaced by the purchase.

Purchase price of the home may not exceed HUD limitations (currently $537,700).

HOW MUCH CAN I QUALIFY FOR?

Applicants can qualify for a Down Payment and Closing Cost Assistance loan of up to $40,000 (HP+/ LTO) or $15,000 (OIP).

Applicants will receive an additional 5% (Conventional) or 3.5% (FHA) above and beyond the required down in our current formula to help with reducing the amount of the first mortgage.

Applicants must be able to put down at least $1,000 of their own money.

Additional Provo City underwriting criteria applies.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

Special Attention of:

All CPD Field Office Directors
All CPD Field Office Directors
All CPD Division Directors
All HOME Participating Jurisdictions

Notice: CPD-13-002

Issued: April 9, 2013
Expires: **This NOTICE is effective until it is amended, superseded, or rescinded**
Supersedes CPD 08-01
Cross Reference: 24 CFR Parts 91 & 92

Subject: **Notice of Procedures for Designation of Consortia as a Participating Jurisdiction for the HOME program**

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I. PURPOSE

This Notice provides guidance on the procedures for approving two or more contiguous local governments to participate as a consortium in the HOME Investment Partnerships (HOME) Program. The Notice supersedes HUD Notice CPD 08-01; it is applicable to Units of General Local Government (UGLGs) that wish to form or have formed a consortium to participate in the HOME program and existing consortia.

A. Background

The HOME program is authorized by the HOME Investment Partnerships Act (referred to as "the Act"), Title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12701), as amended.

A HOME consortium consists of contiguous UGLGs that separately may not qualify to receive HOME funds. These UGLGs may join together to form a consortium for the purpose of receiving a HOME allocation and administering the HOME program as a single Participating Jurisdiction (PJ). The Act provides that a consortium is eligible to be a HOME PJ if the Secretary determines that the consortium (1) has sufficient authority and administrative capacity to carry out the purposes of the Act on behalf of its member UGLGs and (2) will, according to a written certification by the state, direct its activities to the alleviation of housing problems within the state.

HUD Field Offices approve new consortia and the renewal and amendment of consortium agreements during the current fiscal year by August 1; this ensures that the consortia will be eligible to receive HOME funds in the next federal fiscal year.

A list of consortia that are participating in the HOME program for the current fiscal year is available on the web at:
http://www.hud.gov/offices/cpd/affordablehousing/programs/home/consortia/index.cfm.

II. ELIGIBILITY REQUIREMENTS FOR FORMING A CONSORTIUM

A. Consortium Members

The UGLGs of a proposed consortium must be geographically contiguous according to the Census Bureau or other authoritative maps. A river or other body of water may separate the UGLGs if there is a road or a bridge that makes them contiguous. HUD makes the final determination on the contiguity of members of a proposed consortium.

Special considerations for urban counties, non-urban counties, and metropolitan cities:

(1) An *urban county* is defined by Section 102(a)(6) of the Housing and Community Development Act of 1974, as amended. As a practical matter, an urban county is a county that is receiving a Community Development Block Grant (CDBG) entitlement grant and includes UGLGs that sign cooperation agreements with the county. When UGLGs agree to be part of an urban county for the CDBG program, they also agree to participate in the HOME program if the urban county is a PJ or joins a consortium. Accordingly, when an urban county joins a HOME consortium, a UGLG that is a member of the urban county is included in the consortium through

its participation in the urban county. The authorized official of the urban county signs the consortium agreement on behalf of the entire urban county. While an UGLG participating in the urban county may only receive a formula allocation under the HOME program as part of the urban county, this does not preclude the urban county or a UGLG participating with the urban county from applying for HOME funds through the state PJ.

In many urban counties, there are UGLGs that have chosen not to participate in the CDBG urban county. These UGLGs can choose to join the HOME consortium, but they must sign the HOME consortium agreement to do so. By signing the consortium agreement, the UGLG within the urban county, not participating in the CDBG urban county, becomes a member of the HOME consortium.

(2) A *non-urban county*. This is a county that is not receiving a CDBG entitlement grant as an urban county.

A non-urban county may join a HOME consortium. However, the county cannot on its own include the whole county in the consortium, only the unincorporated area of the county. An incorporated unit of local government within the non-urban county that wishes to participate as a member of the consortium must sign the HOME consortium agreement. By signing the consortium agreement, the unit of general local government within the non-urban county becomes a member of the consortium.

(3) A *metropolitan city* is defined by the CDBG statute. As a practical matter, a metropolitan city is a city that is receiving a CDBG entitlement grant.

A metropolitan city may be a HOME consortium member. However, if a metropolitan city has a Joint Grant Agreement with an urban county for the CDBG program and wishes to receive HOME funding with the urban county, it must form a HOME consortium with the urban county. The HOME consortium and CDBG entitlement under a joint grant agreement must have the same program year in order to receive funding. Therefore, a metropolitan city that has a Joint Grant Agreement with an urban county does not participate in the HOME consortium through the urban county.

Note: The CDBG program regulations allow a metropolitan city located, in whole or in part, within an urban county to be included as part of that county for the purposes of planning and implementing a joint community development and housing program (24 CFR 570.308). This request is approved by HUD through the submission of a "Joint Grant Agreement."

B. Administrative Capacity

In order to be eligible to become a HOME PJ, a consortium's representative member or "lead entity" must have the sufficient legal authority and administrative capacity to carry out the purposes of the HOME program on behalf of its members.

If the consortium designates an urban county or a metropolitan city as the lead entity, the consortium will be considered to have sufficient administrative capacity to carry out the purposes of the HOME program, unless the urban county or metropolitan city has significant performance problems with its CDBG or HOME program. Significant performance problems include, but are not limited to one or more deobligations for failure to meet HOME deadline requirements, open CPD monitoring findings,

open HUD OIG audit findings, or evidence of poor performance or reporting based on HOME reports.

If the consortium designates as a lead entity an existing public agency that has relevant experience (e.g., successful experience in administering CDBG or the HOME program as a state recipient), the consortium may also be considered to have sufficient administrative capacity to carry out the HOME program. However, an UGLG that does not receive a CDBG grant or a newly created public agency that is established to administer the HOME program for a consortium would not be considered to have sufficient administrative capacity unless it includes as its administrator(s) a person or persons with relevant experience in successfully administering the HOME and/or CDBG programs.

If the Field Office is satisfied that the consortium meets the eligibility requirements for participation in the HOME program and that it has the necessary legal authority and administrative capacity to carry out the HOME program, it will approve the consortium request and notify the Office of Affordable Housing Programs (OAHP) at HUD Headquarters as provided in Section VI. HUD, at its discretion, may review the performance of an existing consortium that wishes to re-qualify to determine whether it continues to have sufficient authority and administrative capacity to successfully administer the program. If HUD determines that the consortium does not have sufficient authority and administrative capacity to successfully administer the program, it may revoke the consortium's designation as a PJ.

C. Advantages and Drawbacks to Forming a Consortium

The formation of a consortium can be a positive force for affordable housing production. It permits an area, which otherwise might not be assured HOME funding, to plan and carry out an affordable housing program. Formation of a consortium also enables neighboring units of local government to develop collaborative approaches that address regional housing needs in a coordinated way. Assessing housing needs and developing strategies regionally can assist jurisdictions in meeting their obligation to affirmatively further fair housing by expanding housing choice across jurisdictional boundaries for all low-income households in the housing market area.

HOME funds are distributed (after set-asides) by formula with 40 percent of the funds going to states and 60 percent of the funds going to UGLGs. The amount that each state receives is based on two calculations: 80 percent of a state's funds are based on the demographic profile of the non-entitled areas of the state, while 20 percent of its funds are based on the demographic profile of the whole state. Except for states that receive the minimum allocation of $3,000,000, the amount available to a state is reduced when a consortium is formed because the demography of the consortium is included only in the calculation for 20 percent of the funds, and not in the calculation for 80 percent of the funds. When a Field Office discusses the merits of forming a consortium, the prospective members need to understand that the formation of a consortium could result in a loss of HOME funds to the state as a whole.

The amount of funds available for UGLGs is divided among a greater number of jurisdictions each year, primarily due to the addition of new consortia. Therefore, the amount allocated to a new consortium will depend, in part, on how many jurisdictions receive a share of the total funds available. It will also depend on the amount of HOME funds that Congress appropriates each Fiscal Year and the demographic profile of each jurisdiction.

In the event that a consortium fails to receive a HOME allocation in any one year and none of the members qualify as PJs based on separate formula allocations, HUD will reallocate the funds to the state consistent with 24 CFR 92.451(c)(2)(i).

Since a consortium administers the HOME program as a single PJ, it is important that the member UGLGs are able to establish a working relationship to meet the affordable housing needs of every member. Each consortium must designate a representative member, also referred to as the lead entity, to assume the overall responsibility for the consortium's compliance with the HOME program requirements. The consortium members should trust the lead entity's ability to assume this responsibility, and all members must be committed to cooperatively achieve the objectives of the Consolidated Plan. Since HUD enters into the HOME grant agreement with the lead entity, the lead entity is responsible for the consortium as a whole and must be able to provide adequate administrative oversight of its member UGLGs, including ongoing responsibilities during the period of affordability for completed HOME projects regardless of location within the consortium boundaries.

The HOME consortia web page: (http://www.hud.gov/offices/cpd/affordablehousing/programs/home/consortia/) contains further information and guidance on regional planning, good practices, performance measurement, and estimating funding.

III. THE PROCESS FOR DESIGNATION OF A CONSORTIUM AS A HOME PJ

To be considered for approval as a new HOME consortium, or for a consortium with no automatic renewal clause in its written agreement seeking to renew its qualification period, or for a consortium that is required to amend its consortium agreement to add members or modify provisions, the following qualification documents must be provided to the appropriate Field Office **prior to June 30:**

A. State Certification (*Required for all new consortia, renewing consortia with no automatic renewal provision, and renewing consortia with a change in membership).*

This is a written certification by the state declaring that the consortium will direct its activities to the alleviation of housing problems within the state. The state certification may be signed by the Governor or his/her authorized designee who signs as "Authorized Official."

B. Consortium Agreement (*Required for all new consortia and renewing consortia with no automatic renewal provision).*

This is a legally binding consortium cooperation agreement executed by all members of the consortium, which contains the following provisions and attachments:

(1) *Program Activity:* The members of the consortium agree to cooperate to undertake or to assist in undertaking housing assistance activities for the HOME program.

(2) *Representative Appointment:* One consortium member is authorized to act in a representative capacity as the lead entity for all members of the consortium for the purposes of administering the HOME program.

(3) *Representative Responsibilities:* The lead entity assumes overall responsibility for ensuring that the consortium's HOME program is carried out in compliance with the requirements of the HOME program, including requirements concerning the Consolidated Plan.

NOTE: The agreement **must not** contain a provision for veto, or any other clause, that would allow a consortium member to obstruct the implementation of the consortium's approved Consolidated Plan.

(4) *Fair Housing:* In a statement in the agreement, each consortium member agrees to affirmatively further fair housing.

(5) *Term:* The consortium's qualification period is specified (the consecutive three year qualification period during which the consortium is to qualify to receive HOME funds), and members are prohibited from withdrawing from the consortium during this period.

The agreement must specify the three federal fiscal years for which the consortium is receiving HOME funding. For example, if the agreement was executed in 2011 for FY 2012 funding, the correct qualification period is from FY 2012 to FY 2014.

NOTE: The qualification period for all consortia is based on the federal fiscal year. Individual consortia may establish program year start dates that do not coincide with the federal fiscal year. However, the agreement must state the **three federal fiscal years** for which it is applicable. HUD will reject any consortium agreement that does not state specifically and accurately the three federal fiscal years of the consortium's qualification period.

If one or more urban counties are members of a new consortium, the agreement may specify a lesser number of fiscal years in order to coincide with the number of years remaining in an urban county's qualification period for the CDBG program so that the CDBG urban county qualification period and the HOME consortium qualification period terminate at the same time. If an urban county consortium member fails to re-qualify as an urban county for the CDBG program during the qualification period included in the consortium agreement, the consortium agreement terminates with the last fiscal year for which the urban county qualified for the CDBG program. A new consortium agreement must be executed for the succeeding qualification period.

Even though a consortium's qualification period may end, the consortium agreement must, at a minimum, remain in effect until the HOME funds received during each of the federal fiscal years of the qualification period are expended on eligible activities or returned to HUD. The new agreement is governed by the requirements of this Notice or its successor.

If the consortium fails to meet the minimum threshold to receive a HOME allocation for the first federal fiscal year of its qualification period, it must request to be considered to receive a HOME allocation in each of the subsequent two years.

(6) *Automatic Renewal:* At the option of the consortium, the agreement may provide that it will automatically be renewed for participation in successive three-year qualification periods. HUD recommends that a newly created consortium consider not including automatic renewal provisions in its initial three-year consortium agreement as a precautionary measure, in case the consortium decides not to continue participation as a consortium for the next qualification period.

Automatic renewal provisions must be clearly stated. **Attachment 2** contains an example of acceptable automatic renewal provisions. Agreements containing both automatic renewal and

not automatic renewal (i.e., an agreement with a specific end date) will be rejected.

Where automatic renewal provisions are used, the agreement must state that, the lead entity and all members agree that the consortium agreement will be renewed automatically for participation in successive three-year qualification periods.

By the date specified in HUD's consortia designation notices or listed on HOME's Consortia webpage: http://www.hud.gov/offices/cpd/affordablehousing/programs/home/consortia/, the lead entity must notify each consortium member in writing of its right to not participate for the successive three-year qualification period. A copy of the notification must be sent to the Field Office. Automatic renewal provisions must also include a stipulation requiring the consortium to adopt any amendments to the agreement that incorporate future changes necessary to meet the requirements for consortia agreements in subsequent qualification periods. Failure of the lead entity to notify consortium members of their right not to participate in a subsequent three-year qualification period or to submit amendments to HUD in the absence of a stipulation requiring the consortium to adopt any amendments to the agreement that incorporate future changes necessary to meet the requirements for consortia agreements in subsequent qualification periods will void the automatic renewal provision in the agreement.

If a new member is added for the first year of a new qualification period, an amendment to add the new member (s) must be submitted by consortia with automatic renewal agreements. If the agreement provides that the lead entity has the authority to amend the HOME consortium agreement on behalf of the consortium's members, then only the lead entity's authorized official is required to sign the amendment.

For consortia agreements with automatic renewal provisions, at re-qualification if there is no change to the consortium agreement, the Field Office must notify OAHP indicating that there has been no change. However, if the consortium submits a new agreement, regardless of the automatic renewal provisions contained in a previously approved agreement, the Field Office must submit the new agreement to OAHP since this new agreement supersedes any previous agreement. In addition, if there is any change in consortium membership for the first year of re-qualification, the lead entity must submit the state certification to the HUD Field Office. If a member decides not to participate in the new qualification period, the consortium must notify the field office, which then must notify OAHP that the member is no longer a part of the consortium.

If the consortium **does not** establish automatic renewal in the consortium agreement, then the consortium must negotiate a new consortium agreement and have it signed by all members during the last year of its current qualification period. Failure to submit a new HOME consortium agreement by the established deadline will result in the consortium's disqualification to receive a HOME formula allocation during the upcoming fiscal year.

(7) *Program Year*: As required by the Consolidated Plan final rule at 24 CFR § 91.402(a), all UGLG members of a HOME consortium must be on the same program year for the CDBG, HOME, ESG and HOPWA programs. The consortium agreement must state the beginning and end dates of the consortium's program year. A waiver of this requirement is necessary for a newly formed consortium whose members are not all on the same program year that would like a transition period to get its members on the same program year schedule.

(8) *Authority to Amend Agreement:* The agreement must specify that the lead entity is authorized to amend the agreement to add new members or to incorporate automatic renewal provisions or for other reasons approved by HUD on behalf of the entire consortium, unless otherwise specified in its agreement. If this provision is not included and the consortium wishes to amend the consortium agreement to add new members or incorporate automatic renewal provisions or make other amendments approved by HUD, all consortium members must sign the amendment to the agreement.

(9) *Signatures:* The agreement must be signed by the chief executive officer or authorized official of each member UGLG. The authorized urban county official signs the agreement on behalf of its participating UGLGs. All members of the HOME consortium must sign the agreement, including any UGLGs within a non-urban county that wish to participate as members of the consortium. UGLGs participating in a consortium as members of an urban county do not sign the consortium agreement. A metropolitan city with a joint grant agreement with an urban county must sign the consortium agreement as a separate member of the consortium.

(10) *Attachment - Resolutions:* The authorizing resolutions by the governing body of each member UGLG, or other acceptable evidence, must be submitted indicating that the Chief Executive Officer or other designated official has the authority to sign the agreement.

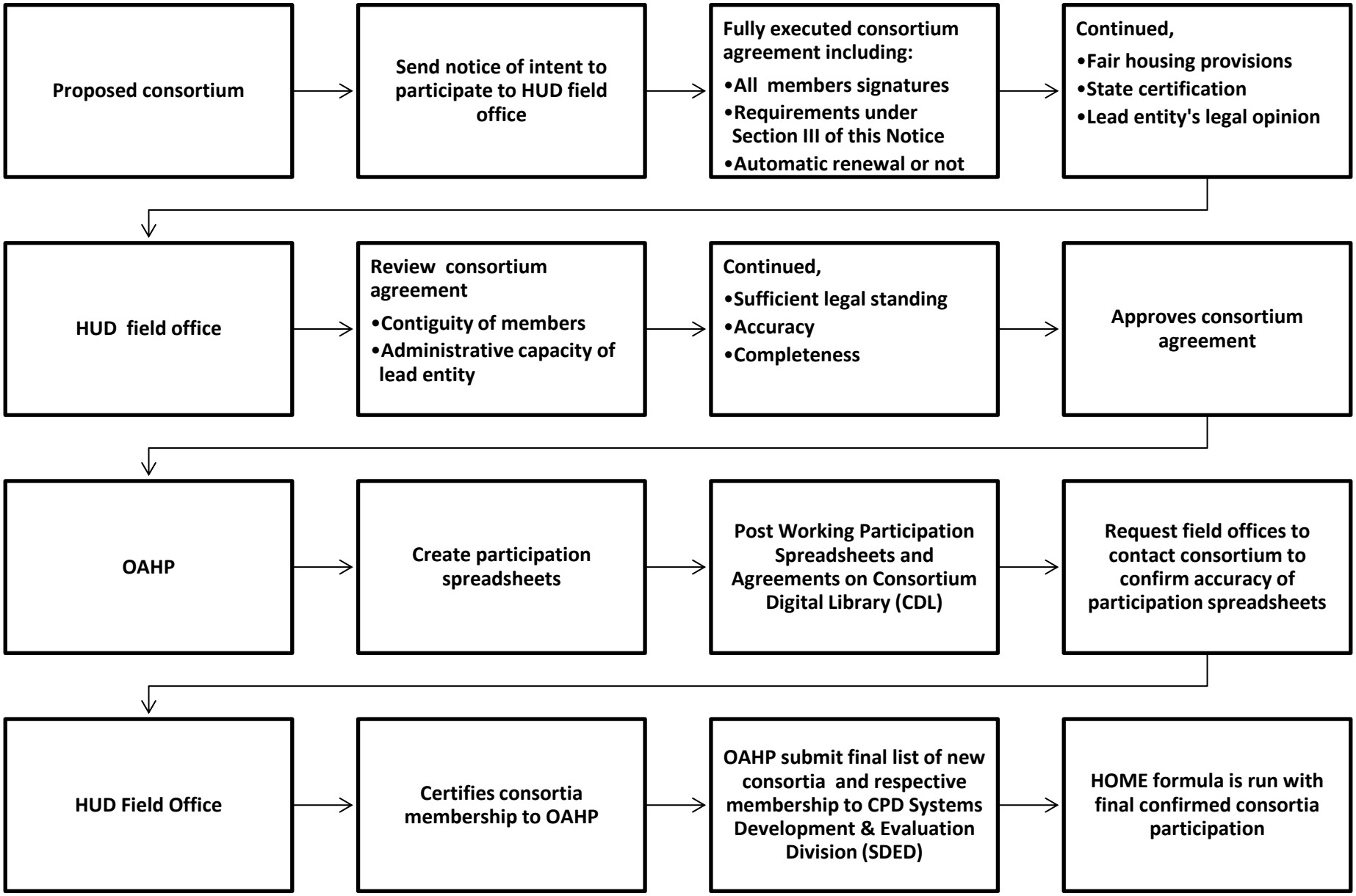
In addition to the state certification and consortium agreement, the consortium must submit a legal opinion in which the lead entity's counsel cites applicable law to conclude that the terms and provisions of the agreement are fully authorized under state and local law. The legal opinion shall also state that the agreement provides full legal authority for the consortium to undertake or assist in undertaking housing assistance activities for the HOME program.

C. HUD Review of Qualification Documents

The HUD Field Office reviews documents submitted by a consortium to determine whether it is comprised of geographically contiguous UGLGs, whether it has sufficient administrative capacity to carry out the purposes of the HOME program on behalf of its member jurisdictions, and to ensure that there is a written certification from the state. The Field Office will also ensure that all UGLG members of the consortium are on the same program year for HOME, CDBG, ESG, and HOPWA prior to approval unless a waiver of this requirement has been approved.

In addition, Field Office counsel should review each new consortium's submissions to determine whether the consortium has sufficient legal authority to carry out the HOME program.

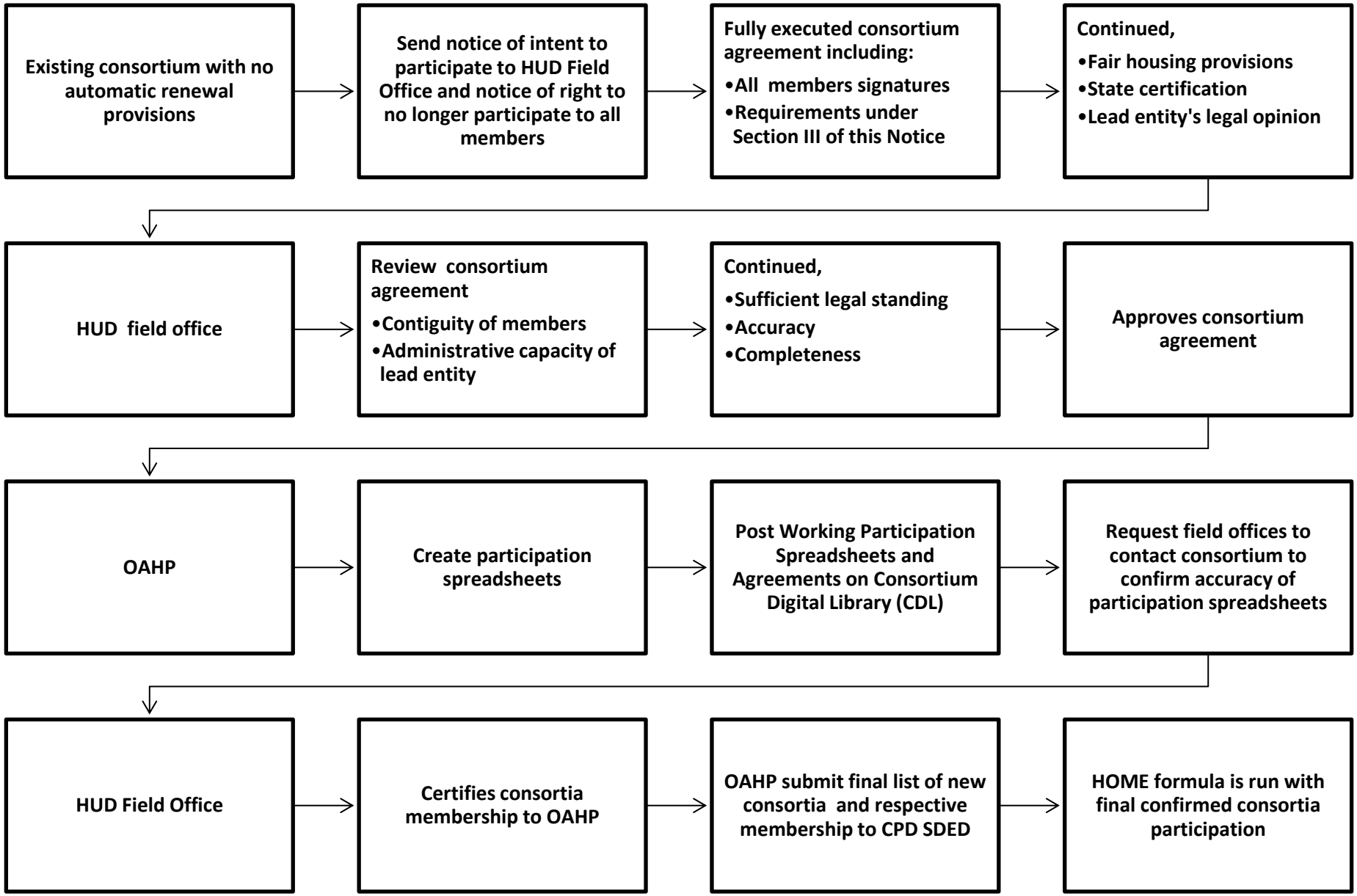
1. Process Chart for NEW Consortia


Proposed consortium
Send notice of intent to participate to HUD field office
Fully executed consortium agreement including:
•All members signatures
•Requirements under Section III of this Notice
•Automatic renewal or not
Continued,
•Fair housing provisions
•State certification
•Lead entity's legal opinion
HUD field office
Review consortium agreement
•Contiguity of members
•Administrative capacity of lead entity
Continued,
•Sufficient legal standing
•Accuracy
•Completeness
Approves consortium agreement
OAHP
Create participation spreadsheets
Post Working Participation Spreadsheets and Agreements on Consortium Digital Library (CDL)
Request field offices to contact consortium to confirm accuracy of participation spreadsheets
HUD Field Office
Certifies consortia membership to OAHP
OAHP submit final list of new consortia and respective membership to CPD Systems Development & Evaluation Division (SDED)
HOME formula is run with final confirmed consortia participation

2. PROCESS CHART FOR EXISTING CONSORTIA WITH AUTOMATIC RENEWAL PROVISIONS

Existing consortium with automatic renewal provisions
Send notice of intent to participate to HUD Field Office
Send notice of right to no longer participate to all members
Communicate any changes in consortium membership to HUD Field Office
If adding new members, submit amendment or new agreement to HUD Field Office
HUD field office
Review documentation submitted by consortium, if any, and communicate changes or no change in membership to OAHP
Submit amendment or new agreement to OAHP, if applicable
OAHP
Create participation spreadsheets
Post Working Participation Spreadsheets and Agreements on Consortium Digital Library (CDL)
Request field offices to contact consortium to confirm accuracy of participation spreadsheets
HUD Field Office
Certifies consortia membership to OAHP
OAHP submit final list of new consortia and respective membership to CPD SDED
HOME formula is run with final confirmed consortia participation

3. PROCESS CHART FOR EXISTING CONSORTIA WITH NO AUTOMATIC RENEWAL PROVISIONS


Existing consortium with no automatic renewal provisions
Send notice of intent to participate to HUD Field Office and notice of right to no longer participate to all members
Fully executed consortium agreement including:
•All members signatures
•Requirements under Section III of this Notice
Continued,
•Fair housing provisions
•State certification
•Lead entity's legal opinion
HUD field office
Review consortium agreement
•Contiguity of members
•Administrative capacity of lead entity
Continued,
•Sufficient legal standing
•Accuracy
•Completeness
Approves consortium agreement
OAHP
Create participation spreadsheets
Post Working Participation Spreadsheets and Agreements on Consortium Digital Library (CDL)
Request field offices to contact consortium to confirm accuracy of participation spreadsheets
HUD Field Office
Certifies consortia membership to OAHP
OAHP submit final list of new consortia and respective membership to CPD SDED
HOME formula is run with final confirmed consortia participation

D. System to track the HOME Consortia Participation Decisions

As described in this Notice, OAHP in HUD Headquarters maintains the official files for consortia agreements, creates consortia participation directories, and an online digital library for the use of HUD Headquarters and Field Office staff, and corresponds directly with Field Office staff regarding consortia status. Accordingly, it is important for CPD Field Office staff to work closely with OAHP to ensure the most current consortia documents are submitted, reviewed, and posted to the Consortia Digital Library, the web-based library used to track consortia member participation.

E. Digital Storage of Consortia Agreements

When a consortium agreement is received by OAHP and determined to be complete, it is scanned and saved as a PDF file and placed in a central directory on the HUD Headquarters local area network (LAN). If the agreement is later amended, the amendment is also scanned and saved as a PDF file on HUD's LAN.

All pertinent information for each HOME consortium is maintained on the HOME Consortia Digital Library (CDL). The HOME CDL is located on the HUD intranet site and is only accessible to HUD staff.

The CDL is organized by Field Office. Each CPD Field Office has its own CDL page which lists its consortia, if any, by the name of the lead entity. Each CDL page contains the "final participation" spreadsheet for each consortium, which is the consortium's current list of members on which the most recent HOME formula allocation was based. It also contains the "working participation" spreadsheet, which identifies any changes in consortium participation from its final participation spreadsheet. The CDL also houses the current consortium agreement and any amendments.

IV. MAKING CHANGES TO A CONSORTIUM

A. Amending the Consortium Agreement

A consortium agreement can be amended for the following purposes:

1. **To add new members for the remaining fiscal years of the qualification period.** The agreement must be amended in the fiscal year before the year in which the new member is to be added. The consortium must provide the Field Office with a copy of the authorizing resolution from the new member's governing body and an amendment to the consortium agreement signed by the Chief Executive Officer of the lead entity if the consortium agreement authorizes the lead entity to sign on behalf of all members and the Chief Executive Officer of the new member. If the consortium agreement does not authorize the lead entity to sign on behalf of all members, all members must sign the amendment, including the lead entity and the new member. A change in the make-up of any consortium must be communicated to OAHP.
2. **To add automatic renewal provisions.** The agreement may be amended at any time during the consortium's qualification period to add automatic renewal provisions. If the agreement is amended in the last year of a consortium's qualification period, the automatic renewal provisions will be used to re-qualify the consortium for the next three-year qualification period provided the amendment is executed prior to the September 30 statutory deadline for participation.
3. **For other reasons upon written approval from the appropriate HUD Field Office.**

B. Member Withdrawal

During the qualification period no member may withdraw from a consortium. For consortia without automatic renewal provisions, members may elect to withdraw at the end of a qualification period by not signing the new consortium agreement for the next qualification period. For consortia with automatic renewal provisions, at the end of each qualification period the lead entity must notify all members of their right not to continue to participate in the consortium for the next qualification period. If one or more members elect not to continue participation, the lead entity must notify the field office in writing. This information must be submitted to OAHP by the date indicated on the consortia calendar (Attachment 3).

NOTE: Neither a new agreement nor an amendment are necessary when one or more members withdraw from a renewing consortium with automatic renewal provisions at re-qualification.

C. Changing the Lead Entity

A consortium may wish to change its lead entity under certain circumstances. This change can only occur at the end of its qualification period and requires execution of a new consortium agreement. The consortium, under direction of the new lead entity, is considered a new PJ and must meet the allocation and participation thresholds of the HOME program. The previous lead entity will be responsible for all undisbursed HOME funds and outstanding projects initiated under its consortium agreement and for all long-term responsibilities of the HOME program. The new lead entity will assume responsibility for all HOME funds received during its qualification period(s).

If the lead entity of a new consortium was formerly a HOME PJ, the consortium is considered a new PJ and must meet the allocation and participation thresholds of the HOME program. However, excess accumulated match contributions from any member previously participating in the HOME program, may be counted toward the consortium's match liability.

D. Disbanding a Consortium

Once a consortium is designated a PJ by HUD, it remains a PJ until all remaining funds in its HOME Investment Trust fund are expended. If the consortium's qualification period has ended and it is not re-qualifying for another three-year period, it may elect to return any undisbursed HOME funds to HUD. However, the lead entity has continuing responsibilities to comply with the HOME regulations beyond the qualification period and the term specified in the consortium agreement throughout the periods of affordability for its completed HOME projects. A lead entity's financial and monitoring responsibilities include the following:

Program Income. Program income under the HOME Program is defined at 24 CFR 92.2. Program income derived from consortium activities undertaken by a consortium member or within the geographic boundaries of a consortium member continues to be the consortium's program income even after the member terminates its participation in the consortium (24 CFR 92.503(a)(3)). The lead entity could permit a member that no longer participates in the consortium to retain program income as a subrecipient for future HOME projects pursuant to a written agreement (§ 92.503(a)(1)). Program income must be used in accordance with HOME requirements.

Repayments. Any HOME funds invested in housing that does not meet the affordability requirements, is terminated before completion, or is determined to be ineligible must be repaid by the consortium. While the lead entity could attempt to collect the amount subject to repayment from a consortium member, project owner, developer, etc., the lead entity is responsible for repayments to HUD (§

92.503(b)).

Recaptured Funds. Recaptured funds received from a consortium's homebuyer program during the period of affordability are deposited in its HOME Investment Trust Fund local account. The lead entity may permit a consortium member that no longer participates in the consortium to retain the recaptured funds as a subrecipient pursuant to a written agreement (§ 92.503(c)).

Monitoring. The consortium is responsible for reviewing the performance of each subrecipient at least annually (§ 92.504(a)). The lead entity is responsible for applying the same requirements to its members as are applicable to its subrecipients (§ 92.101(d)). The lead entity has continuing monitoring responsibilities during the period of affordability for all activities funded by the consortium.

V. DEVELOPING AND SUBMITTING THE CONSOLIDATED PLAN FOR NEW CONSORTIA

It is important that new consortia have sufficient time to develop their Consolidated Plans and to meet the citizen participation requirements of 24 CFR Part 91. Field Office staff should work informally with new consortia to identify the start of the consolidated program year and to determine the timeframe for developing the Consolidated Plan. The Field Office can then formally notify the consortium of its allocation amount on a predetermined date that triggers the notice of intent to participate and allows enough time for the consortium to submit its Consolidated Plan in accordance with the HOME Program regulations at 24 CFR Part 92. HUD staff should be cautious about releasing allocation information to prospective new PJs that could be considered formal notice that starts the timeframe for the regulatory and statutory deadlines.

The date that the Field Office formally notifies the consortium of its formula allocation amount will determine the date that the Consolidated Plan is due according to the timeline below.

- The consortium submits a written notification of its intent to be a PJ no later than 30 days after receiving notice of its formula allocation amount (Section 92.103).

- The consortium submits a Consolidated Plan to the Field Office within 90 days of providing notification of its intent to be a PJ (Section 92.104).

To receive HOME funds, the consortium submits the Consolidated Plan for the entire geographic area encompassed by the consortium. If an urban county is a member of a HOME consortium, the consortium submits the Consolidated Plan; the urban county, like all other CDBG entitlement grantees in the consortium, is only required to submit its own non-housing Community Development Plan (Section 91.215(e)), Action Plan (Section 91.220) and the required Certifications (Section 91.225(a) and (b)), as part of the consortium's Consolidated Plan.

NOTE: A new consortium must submit the complete Strategic Plan required by Sections 91.215, 91.220 and 91.225. A consortium that has previously participated in the HOME program and submitted a complete Strategic Plan may submit only the Action Plan and Certifications unless it is required to submit a new five-year complete Strategic Plan (see Section 91.15(b)). If Joint Grant Agreement participants form a consortium for the HOME program, the Consolidated Plan submitted by the urban county will also serve as the Consolidated Plan for the HOME consortium, because the UGLGs in the consortium are the same as the UGLGs in the urban county Joint Grant Agreement. As required by the Consolidated Plan final rule at 24 CFR § 91.402(a), all members of the consortium must adopt the same program year prior to being approved by the Field Office as a HOME consortium. A newly formed consortium whose members have not adopted the same program year may request a waiver for a transition period to get its members on the same program

year schedule.

VI. Schedule of Submissions for Approving New Consortia and Renewing Existing Consortia

The following schedule will govern the procedures for approving and renewing consortia:

NOTE: When a published date falls on a weekend or a holiday, the deadline will be the next business day.

By **March 1,** to be considered for an allocation of HOME funds in the next fiscal year, all re-qualifying consortia (with or without automatic renewal provisions) and proposed new consortia must provide to their Field Offices written notification of their intent to participate as a consortium.

Field Offices must notify OAHP of any potential new consortia on or before **March 1.** When a potential new consortium is identified, OAHP will work with CPD's System Development and Evaluation Division (SDED) at Headquarters to create a working participation spreadsheet. This spreadsheet will identify members of the proposed consortium, including local incorporations within non-urban counties and will be posted on the CDL.

By **June 1**, the lead entity of a consortium that intends to renew its consortium agreement through automatic renewal provisions must notify each of its members of their right not to participate in the next qualification period.

NOTE: This date is provided as a guide to meet the **June 30** deadline. Based on the organizational structure, location and availability of its members, the lead entity may need to allow more time to determine the status of its membership for the next qualification period.

Prior to **June 15**, each member that does not intend to participate in the next qualification period with a consortium that is renewing its agreement through automatic renewal provisions must submit written notification to the lead entity. The lead entity must provide copies of these communications to its Field Office by June 30 so that Headquarters can be notified of any change in consortium membership by August 1.

By **June 30,** a proposed new consortium, a renewing consortium that must sign a new agreement, or a consortium that is amending its current agreement must submit the documents that are required in Section III of this Notice to its Field Office.

NOTE: Any delay in receipt of the consortium documents must not postpone the Field Office's ability to meet the **August 1** deadline below.

By **August 1,** Field Offices must approve all consortium agreements and amendments and send these documents to OAHP.

The Field Office must also notify OAHP by August 1 of the continued participation of consortia that are due to re-qualify through automatic renewal provisions with no change in consortium membership.

OAHP updates the working participation spreadsheets posted on the CDL and provides them to SDED. OAHP also scans any new consortium agreements and amendments for storage on the CDL.

By **August 20,** OAHP notifies Field Offices of the availability of the updated working participation

spreadsheets on the CDL. Field Office staff must review the working participation spreadsheet of each new or renewing consortium, (including those with automatic renewal provisions) in the Field Office jurisdiction with the consortium lead entity to verify its accuracy. It is suggested that Field Office staff review the working participation spreadsheet for each consortium, not only those that are due to re-qualify, to avoid any mistakes in participation that result in incorrect formula allocations to consortia.

By **September 10,** Field Office CPD Directors must certify the accuracy of the membership of each consortium due to re-qualify via email to OAHP. The CPD Field Office Director must also communicate in writing any necessary changes to the working participation spreadsheet by this date to allow sufficient time for changes to be reflected in the next year's allocation of HOME funds. Directors are reminded that it is imperative that the information in the worksheet be confirmed with the consortium's lead entity prior to transmitting it to OAHP.

NOTE: This date may not be extended without prior written authorization from Headquarters. In order to allow sufficient time to run the formula and meet the statutory deadline of September 30, it is important that Field Office staff certify consortia status with OAHP by September 10.

VII. GENERAL INFORMATION

A. Headquarters Contact

All required documents and correspondence concerning consortia should be submitted to Dora Rivera, Headquarters, Office of Affordable Housing Programs, at Dora.I.Rivera@hud.gov or faxed to (202) 708-1744 (this is not a toll-free number).

B. Other Resources

- **HOME Consortia Webpage:** www.hud.gov/offices/cpd/affordablehousing/programs/home/consortia/index.cfm

- **HOME Consortia List:** Current Consortia and qualification periods: www.hud.gov/offices/cpd/affordablehousing/programs/home/consortia/index.cfm

- **HOME New PJ Notice:** HUD Notice CPD 06-05, *Instructions for Designating New Participating Jurisdictions; Reserving and Obligating Funds; and Numbering Home Investment Partnership Agreements* or superseding notices: www.hud.gov/offices/cpd/affordablehousing/lawsandregs/notices/#2006

- **Consortia Digital Library (CDL):** Includes Consortia working and final participation spreadsheets and PDF versions of current agreements and amendments (this intranet site is accessible to HUD staff only): http://hudconnect.hud.gov/cpd/HOME%20Consortia%20Digital%20Library

- **HOME Consortia Guidebook:** *Establishing and Managing a Successful Home Consortium Guidebook*, HUD 2006-08-CPD. Copies are available from OAHP or online at: http://www.hud.gov/offices/cpd/affordablehousing/programs/home/consortia/200608_guide.pdf

- **Consortia Builder – A Tool to Estimate Funding:** Developed to provide guidance on how to combine the demography of proposed member governments for the purpose of qualifying for a HOME

formula allocation. It uses U.S. Census and HOME data to calculate an estimate of the amount of HOME funds that a potential consortium might qualify for under the HOME formula. Having an estimate of the HOME allocation and administrative funds available (10% of the allocation) also helps potential consortia design their regional housing and staffing plans. More information available at: www.hud.gov/offices/cpd/affordablehousing/programs/home/consortia/builder

C. Paperwork Reduction Act

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2506-0171. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Attachment 1

CHECKLIST FOR AUTOMATIC RENEWAL OF CONSORTIUM AGREEMENTS

HUD will recognize the automatic renewal of the consortium agreement if:

☐ The authorizing resolution of each member unit of general local government authorizes the automatic renewal of the agreement for successive qualification periods;

☐ The agreement will remain in effect at least until the HOME funds from each of the federal fiscal years of the agreement's specified qualification period, and each successive qualification period for which the agreement is renewed, are expended on eligible activities;

☐ The agreement specifies that it will automatically be renewed for the consortium's participation in successive qualification periods of three federal fiscal years each;

☐ The agreement specifies that by the date specified by HUD's consortia designation notice or HOME Consortia web page, the lead entity will notify each consortium member in writing of its right to decide not to participate for the successive qualification period and the lead entity will send a copy of each notification to the HUD Field Office;

☐ The agreement specifies that if a consortium member decides not to participate in the consortium for the next qualification period, the lead entity will notify the HUD field office before the beginning of the new qualification period;

☐ The agreement specifies that the consortium will adopt any amendments to the agreement that are necessary to meet HUD requirements for consortia agreements in successive qualification periods;

☐ The agreement specifies that before the beginning of each new qualification period, the Lead Entity will submit to the HUD Field Office a statement of whether or not any amendments have been made to the agreement, a copy of each amendment to the agreement, and, if the consortium's membership has changed, the state certification required under 24 C.F.R. § 92.101(a)(2)(i); and

☐ The agreement specifies that the automatic renewal provision will be void if the lead entity fails to notify a consortium member of its right not to participate for the next qualification period or the lead entity fails to submit a copy of each amendment to the agreement as required.

Attachment 2

SAMPLE AUTOMATIC RENEWAL PROVISION

This agreement shall automatically be renewed for the Consortium's participation in successive qualification periods of three federal fiscal years each. No later than the date specified by HUD's consortia designation notice or HOME Consortia web page, the Lead Entity shall notify each Consortium Member in writing of its right to decide not to participate in the Consortium for the next qualification period and the Lead Entity shall send a copy of each notification to the HUD Field Office.

If a Consortium Member decides not to participate in the Consortium for the next qualification period, the Consortium Member shall notify the Lead Entity, and the Lead Entity shall notify the HUD Field Office, before the beginning of the new qualification period.

Before the beginning of each new qualification period, the Lead Entity shall submit to the HUD Field Office a statement of whether or not any amendments have been made to this agreement, a copy of each amendment to this agreement, and, if the Consortium's membership has changed, the state certification required under 24 C.F.R. § 92.101(a)(2)(i). The Consortium shall adopt any amendments to this agreement that are necessary to meet HUD requirements for consortium agreements in successive qualification periods.

The automatic renewal of the agreement will be void if: the Lead Entity fails to notify a Consortium member or the HUD field office as required under this automatic renewal provision or the Lead Entity fails to submit a copy of each amendment to this agreement as required under this automatic renewal provision.

NOTE: In addition to the required language for the automatic renewal provision, in order for HUD to recognize the automatic renewal of the agreement, the authorizing resolution of each member unit of general local government must authorize the automatic renewal of the agreement for successive qualification periods, and the agreement must remain effective at least until the HOME funds from each of the federal fiscal years of the agreement's specified qualification period, and each successive qualification period for which the agreement is renewed, are expended on eligible activities.

Attachment 3

HOME CONSORTIA CALENDAR

Summary of Deadlines

DEADLINE	CONSORTIUM	STATUS OF CONSORTIUM			FIELD OFFICE	HEADQUARTERS
		New	Renew (auto and not auto-renewal)	Amend		
March 1	Sends written notification to Field Office of intent to participate	✓	✓		Notifies OAHP of any potential new consortia	SDED creates working participation spreadsheets for new consortium
June 1	Lead entity notifies members of their right not to participate in next qualification period		✓			
June 15	Members notify lead entity of their intent not to participate		✓			
June 30	Submits all required documentation for Field Office review	✓	✓	✓		
August 1		✓	✓	✓	• Approves new and amended consortium agreements and submits required documentation to OAHP • Notifies OAHP of renewing consortia with automatic renewal provisions and no changes in membership	• OAHP creates/updates participation spreadsheets and submits to SDED • OAHP scans consortia agreements
August 20		✓	✓	✓	Contacts consortia to confirm that working participation spreadsheets on CDL are accurate	OAHP posts working participation spreadsheets to for Field Office CPD Directors on CDL for verification
September 10		✓	✓	✓	Certifies to OAHP membership of consortia	OAHP certifies accuracy of all consortia to SDED
September 30 (Statutory deadline)	**Designation process complete for eligibility to receive HOME funds by formula**					

1650 E. STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.GOV

DIRECTOR OF
LEGISLATIVE
AFFAIRS

MEMO

To: City Council

From: John Magness

Re: Council Legislative Priorities

I have included the master list of all the Council's legislative priorities. I just want to give the council a chance to review the list to ensure that these items are still a priority and if there are any changes that need to be made to the list. There are currently 35 active priorities, 9 proposed priorities and 17 completed priorities on the list.

If any councilmember needs any more information or clarification, please let me know and I will provide that to the Council.

John Magness
Legislative Affairs Policy Analyst

Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted	Assigned	Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
2023.001	11	**City Hall Land Acquisition**	Need to prioritize land acquisition for future civic uses, of different types.	**High Priority**	**Schedule**	**Long Horizon**	<2035	8/14/2024	Related to the Facilities Master Plan project. Council would like to move the city hall project forward with more funding, concept plan, etc. Strategy discussion held with Council on 6/18/24. Surveying a preferred property is next.	5/16/2023	City Manager		X		X		
2023.035	14	**MIHP re Mortgage Assistance Program**	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	**Secondary Priority**	**Do**	**In Progress**	1/1/2025	1/16/2025	Per MIHP 9.4, Strategy 2. A webpage has been set up, a contract for the broker has been approved. Nine applications have been received and are being reviewed.	1/3/2023	Strachan						
2024.003	14	**Status Report on Master Plans**	Per EMMC 2.19.030.J, provide periodic city council review of the priorites and implementation strategies of the city's master plans. A discussion at the annual strategic planning meeting is also recommended.	**Secondary Priority**	**Schedule**	**In Progress**	6/30/2025	11/26/2024	Staff reported on the status of master plan reviews on 7/2/2024; staff is reviewing draft West Service Area Impact Fee Facilities plans and Engineering has initiated master planning processes for water, wastewater, and stormwater systems; Parks is working on a parks master plan.	7/16/2024	Strachan		X		X		
2023.038	16	**MIHP re Planned uses for RDA housing allocation funds**	Create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.	**Secondary Priority**	**Schedule**	**In Progress**	5/1/2024	10/2/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The CC heard a presentation based on LRB's report on 9/17/24. A resolution to adopt a housing plan was tabled on 10/01/24.	8/15/2023	Berrett				X		
2024.007	16	**Study public transit innovation grants and other opportunities.**	Investigate and apply for transit innovation grant monies to improve transit opportunities.	**Secondary Priority**	**Do**	**New**	3/31/2025	11/19/2024	The Council requested that a trial transit project be created.	11/19/2024	Winterton				X		X
2023.013	21	**City-wide Trail Network Plan**	Do a trail network plan separate from the bike and pedestrian plan; address power line corridor preservation. Connect trail along wash.	**Secondary Priority**	**Schedule**	**In Progress**	7/30/2024	8/14/2024	Staff have obtained feedback from stakeholders. Next is an RFP for a consultant to update the plan.	5/16/2023	Mumford		X				X
2023.039	21	**MIHP re Adopt Land Use ordinance re 10% moderate income housing dedication**	Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing.	**Secondary Priority**	**Schedule**	**In Progress**	12/31/2024	9/25/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The CC heard a presentation on 9/17/2024.	1/3/2023	Mumford				X		
2024.001 (was 2023.003)	22	**General Pl+C15:J21an Update**	A general plan update has commenced. The project is expected to continue through August 2025.	**High Priority**	**Do**	**In Progress**	8/31/2025	1/15/2025	Staff presented and the council approved a timeline for updating the General Plan (GP) on March 6, 2024. It outlines a step by step process culminating in a targeted completion of August 2025. We are finishing the last couple of focus groups and forming the working groups. Land use designations are being prepared for the Future Land Use Map and Land Use Element. We have drafts for the first couple of chapter. Preparation of the master plans is effecting the timing of the General Plan. Staff was not aware these would be done during the General Plan process.	5/16/2023	Larsen		X		X		
2024.001a	22	**General Plan Update**	Survey Data and Outline to the City Council	**High Priority**	**Do**	**In Progress**	6/30/2024	10/30/2024	The survey is complete and staff will be incorporating the data into the GP throughout the drafting process.	3/6/2024	Larsen						
2024.001b	22	**General Plan Update**	**Future Land Use Map:** Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1).	**High Priority**	**Do**	**In Progress**	9/30/2024	1/15/2025	Staff and GSBS continue to work on gathering data for the Future Land Use Map. Land use designations are being prepared for the Future Land Use Map and Land Use Element. We will be keeping the Council and PC involved throughout the process of the GP and FLUM drafting process. Target completion for the FLUM is the end of February/first part of March.	3/6/2024	Larsen						
2024.001c	22	**General Plan Update**	**Annexation Policy Declaration**: Review and preparation (to be included as an Appendix).	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2025	1/15/2025	Staff has begun early preparations for the annexation plan. The utility master plan preparation will likely have a bearing on the timing of completion of the Annexation plan.	4/2/2024	Larsen						
2024.001d	22	**General Plan Update**	**Part 1** (Planning context, community context, framework for the future, decision-making framework)	**Secondary Priority**	**Schedule**	**Not Started**	10/31/2024	12/18/2024	We have drafts for the first couple of chapter. We plan to bring them to PC and Council in Feb/Mar 2025 for feedback.	3/6/2024	Larsen						
2024.001e	22	**General Plan Update**	**Part 2** (Land use, Transportation, Open Space, Environment)	**Secondary Priority**	**Schedule**	**Not Started**	1/31/2025	3/21/2024	Future	3/6/2024	Larsen						
2024.001f	22	**General Plan Update**	**Part 3** (Housing, Moderate Income Housing, Water)	**Secondary Priority**	**Schedule**	**Not Started**	4/30/2025	12/18/2024	Some initial work has begun on this section to prepare an outline. Staff has begun some early drafting of this section.	3/6/2024	Larsen						
2024.001g	22	**General Plan Update**	**Part 4** (Plan Administration, Best Practices, Appendices)	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2025		Future	3/6/2024	Larsen						

2024.001h	22	**General Plan Update**	**Review and approve** General Plan: Schedule targets draft to PC in July 2025; to Council for discussion in July 2025; with goal to adopt in August 2025.	**Secondary Priority**	**Schedule**	**Not Started**	7/31/2025	3/21/2024	Future	3/6/2024	Larsen				
2024.001i (was 2023.028)	22	**GP Full Build Out Scenarios**	As part of the GP process, given zoning and land use maps, determine the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?	**Secondary Priority**	**Schedule**	**Not Started**	4/29/2025	12/18/2024	We have hired consultants to create master plans for transportation, water, sewer, and stormwater. These master plans will include design of the full buildout scenarios for each of these. We plan to have the master plans completed by April 2025.	4/2/2024	Larsen Hogge	X			
2024.001j (was 2023.023 & 2023.049)	22	**GP Water Study**	Complete a water study to determine how much water is needed in EMC, based on residential and commercial density, balanced with transportation needs. Establish a policy to ensure adequate water is reserved for future commercial uses.	**High Priority**	**Do**	**In Progress**	12/31/2024	1/15/2025	Staff had a kickoff meeting with the water consultant on 1.14.25. Completion of the water study will inform land use decisons like never before. Staff is humbled by the process we will go through to get the data, but excited for the help the data will be in making land use decisions.	4/2/2024	Larsen	X	X	X	
2024.004	22	**Housing Audit**	Gather data and produce a report on the number, types, sizes, status (entitled, built, own, rent), etc. of housing in the community. Strategize on how to use and communicate the information to legislators, the market, etc.	**High Priority**	**Schedule**	**Not Started**	TBD	11/25/2024	Staff has begun early preparations for completing this work. Staff presented some preliminary data to Council on 11.14.24. Staff will continue preparing housing data that will help the City as it interacts with the State Legislature during the 2025 legislative session. This data preparation and collection will also help with the GP process.	10/15/2024	Larsen		X		
2023.004	22	**MDP/MDA Amendment Proposals**	Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be appropriate for EMMC 16.10.090).	**Secondary Priority**	**Schedule**	**On Hold**	4/30/2024	5/14/2024	Staff has begun work on this issue, but paused briefly because of HB476. We want to make sure we work in harmony with the Utah Code. Staff will resume exploring this issue now that the 2024 regular legislative session has concluded.	5/16/2023	Larsen		X		
2023.015	22	**Zone Transition Code**	Review Zone Transition Code (17.60.160).	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2024	8/1/2024	This has been assigned to a planner and the research/drafting process will resume.	5/16/2023	Larsen		X		
2023.025	22	**Powerline Corridor Development**	We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc., benefit the city.	**Secondary Priority**	**Schedule**	**In Progress**	6/30/2024	11/25/2024	Map all City properties and designate each property with an appropriate designation, along with criteria for which designations could be developed (to what extent), which ones could be improved with trails and/or landscaping, and which ones could be disposed of (sold). Todd is reviewing encroachments with Admin and making a game plan to present to the Council. It is anticipated that Todd will be making recommendations to the Council on a partial list of properties in January 2025.	8/15/2023	Larsen		X		
2023.048	22	**Parking and storage**	Consider a code to enable parking garages based on counting as two parking spaces.	**Secondary Priority**	**Schedule**	**Not Started**		4/30/2024	Staff believed that the Legislature would address this issue, but did not. Staff will review.	10/3/2023	Larsen		X		
2024.006	22	**Residential Zones Driveway and Minimum Home Sizes**	Review EMMC 17.25 residential and agricultural zones to ensure compliance with state requirements.	**Secondary Priority**	**Schedule**	**Not Started**	1/31/2024	11/6/2024	Bring back recommendations regarding minimum dwelling SF and driveway widths in the AG Zone.	11/6/2024	Larsen		X		
2023.009	23	**Facilities Master Plan**	Create or update the Facilities Master Plan. Include civic buildings in the plan. Need to have a financial plan to accomplish.	**High Priority**	**Do**	**In Progress**	12/30/2024	11/6/2024	The consultant, Galloway, presented the draft plan to the Council for discussion on May 21. A report was presented to the Council on 11/6/2024 and tabled for further discussion at the Strategic Planning Conference. Council has asked Finance to present some information they need to guide the timeline/phasing of the projects. Staff is planning to bring it back again and incorporate feedback from Strategic Plan Conference and input from our financial advisor.	5/16/2023	Weber	X	X		X
2023.018	24	**Transportation Funding**	Work with MAG/UDOT/Lehi/Saratoga etc. to promote EMC's transportation funding needs. Specifically, the overpass for Mountain View Corridor and SR73, future funding for Hidden Valley Road.	**High Priority**	**Do**	**Long Horizon**	<2030	11/13/2024	Mid-Valley / Hidden Valley road study and additional funding for Airport road was approved by MAG on 2/1/24. In May, Utah Transportation Commission approved $553M funding for the Mountain View Corridor from Cory Wride Fwy to 2100 North (2029); $459M for the Cory Wride Fwy from Ranches Parkway to Mountain View Corridor (2029); and projects making it easier to cross Lehi and Saratoga Springs (2025 & 2026). Work is already happening on MVC at 2100 N but the timing of other projects is to be determined.	5/16/2023	Hogge	X	X		
2023.032	24	**Irrigation pipe requirements**	Currently, we don't require it everywhere. EMMC 15.40 authorizes where city can supply water within 3 years. All 3 phases of the plan would cost >$70M.	**High Priority**	**Do**	**In Progress**	6/30/2024	12/18/2024	A report will include proposed upgrades to the system and where it can be implemented. Report was expected in July. This project has been delayed due to the City's reuse application to the state being rejected. The report has been resubmitted and although we do not have an approved reuse permit, we are moving forward with the reuse plan. Currently Parkway Fields is installing purple pipe for use in their subdivision. A water right hearing on water reuse was held on December 12 to get more info on options with our rejected reuse application.	5/16/2023	Hogge	X		X	
2023.011a	24	**Airport Road**	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	**High Priority**	**Do**	**In Progress**	10/1/2025	12/18/2024	Phase 1 is complete. Contractor is almost complete with Phase 2. Completion is expected in the spring of 2025 when weather allows paving. Phase 3 will complete the connection to SR73 and extension to the north of SR73. Construction on Phase 3 will start in the spring of 2025.	5/16/2023	Hogge	X	X		

2023.011b	24	**Mid Valley Road**	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	**High Priority**	**Do**	**In Progress**	12/31/2025	12/18/2024	Civil Science has been awarded the design contract for this project. Completion is expected by fall 2025. Property acquisition is underway and 70% design is complete.	5/16/2023	Hogge	X	X		
2023.043	24	**Adjust Transportation Master Plan to designate MidValley as an expressway**	Extend it via the future Hidden Valley Road as an expressway as a expedited way in/out of the city. Bring forward earlier the MAG project priority. The Hidden Valley Road project from East Expressway (aka Airport Road) eastward to Redwood Road is unfunded but included in consideration for Phase 3 covering 2043-2050.	**Secondary Priority**	**Do**	**In Progress**	12/5/2023	11/13/2024	CC approved an interlocal cooperation agreement with Mountainland Association of Governments for funding the Midvalley Road Feasibility Study (from Pony Express Parkway to Mountainview Corridor) on 10/01/2024. Avenue Consultants has been hired to complete the feasibility study for the connection to Saratoga Springs through Hidden Hollow. Engineering is working on hiring a consultant to complete a full master plan update and the expressway will be included in that update.	8/15/2023	Hogge	X	X		
2023.041	24	**Shared Parking**	17.55.100 Add traffic engineer's data into the city code to determine what is the right amount of shared parking; and for the Council to become the land use authority rather than PC.	**Secondary Priority**	**Schedule**	**In Progress**	6/30/2024	5/30/2024	The council wants clarity to the parking code and become the land use authority. Engineering is collaborating with Planning to move this forward.	8/15/2023	Hogge	X			
2024.005	24	**Transportation**	Contemplate the transportation network on the south end of the city; how to extend the future Cedar Valley Freeway south past the mountains, and a future belt route linking to Tooele.	**Secondary Priority**	**Schedule**	**Not Started**	TBD	11/13/2024	Engineering is working on hiring a consultant to complete a full master plan update and the these connections will be included in that update.	10/15/2024	Hogge	X	X		
2023.033	32	**Capital Asset Management Plan**	Incorporate into our planning and budget process, financing etc. Do impact fees sufficiently cover state mandates like ADUs?	**Secondary Priority**	**Schedule**	**In Progress**	12/31/2024	8/13/2024	Public Works selected OpenGov - Cartegraph software for asset management. PW staff are currently adding their assets to the program. Preliminary work has begun on a draft capital asset policy.	5/16/2023	Ruesch Hickman	X	X		
2023.042	41	**Safe Routes for Schools as a Calendar Item**	Bring forward each year a staff report on safe routes for school including completing infrastructure projects before school commences.	**Secondary Priority**	**Schedule**	**In Progress**	5/31/2024	8/14/2024	All school zones have been freshly painted. Possible new locations will warrant crossing guards; city staff will be monitoring as school starts. Silverlake, Blackridge, Mountain Trails, and Eagle Valley Elementary Schools will be a focus for evaluation (UDOT formula).	8/15/2023	Hickman Kofoed Hilton				
2023.008	41	**Rodeo Feasibility Study**	Coordinate a feasibility study to consider relocating the rodeo.	**Secondary Priority**	**Schedule**	**Not Started**		1/16/2024	The rodeo facility is not included in the Facilities Master Plan. A study for relocating would be done separately.	5/16/2023	Hickman		X		X
Proposed															
2024.002		**Matching Grant Program for Neighborhood/Parks Improvements**	Create a grants program to support residents/groups who wish to install make parks or other neighborhood improvements.	**Proposed**	-	-		4/16/2024	A program was established in 2016, funded with $1M. The program fell into disuse by 2020. Council discussed this item and determined to not adopt move forward at this time.		Strachan Hickman				X
2023.019	31	**Advise and Consent**	Coordinate with city boards, committees, and commissions.	**Proposed**	-	-		1/16/2024	Currently there are empty positions. See what the EMMC directs. What is the status now? There is one PC vacancy, 2 still to fill on the cemetery.						
2023.012	41	**City Food Orchard**	Suggests planting wild fruit trees in the city. Mayor supports? Put property to use for community benefit…use city resources to beautify and create a commodity for community use.	**Proposed**	-	-					Hickman			X	
2023.029	21	**Master Plan Process**	Council members want to know how they can be involved in the city infrastructure master plan process.	**Proposed**	-	-		7/2/2024	Write a memo; also relates to EMMC 2.19.030.J.		Mumford		X		
2023.031	21	**Dashboard of city data and demographics**	Provide a dashboard showing data and demographics, for example, permits, population, etc.	**Proposed**	-	-		2/13/2024	Dashboard for Economic Development is live, but going through some updates. Dashboard that includes more data from OpenGov is pending final rollout to Building Department 7/18/2024.		Mumford Berrett		X		
2023.045	21	**Review business licensing with a view to approving or denying licenses based on parking or other code constraints.**	The goal is to ensure that businesses seeking licensing are compliant with other code sections.	**Proposed**	-	-		1/31/2024	Staff will review the code to determine any necessary or suggested updates.		Mumford				X
2023.05	21	**City-sponsored Waterwise Landscaping Grants Program**	Create a grants program to support residents who wish to install waterwise landscaping instead of grass.	**Proposed**	-	-		1/31/2024	This is currently on hold until it is approved to be added to the priorities list and to allow us to work on other higher priority items.		Mumford		X		
2023.016	22	**Staff Report for Development Projects**	Wants a staff report before unofficial council feedback. Developments - need more information before meeting with developers. Suggest having the staff report (even the one before the PC) before such meetings. Its hard to meet with the developer without useful information (#units, setbacks, etc.). SM - perhaps a summary of the project, a memo etc.	**Proposed**	-	-		9/19/2023	This is a process issue. Planners don't always know developers are already talking to councilors. It may be possible to provide the staff report to the PC to the Council. Could also provide a memo or "heads up" email of some sort to the Council if requested.		Larsen				

2023.026	22	**Visitor Parking in Code**	Visitor parking proximity in multi-family housing. Wants parking close to units, not all grouped in one area. It requires a code amendment.	**Proposed**	-	-		9/19/2023	This is on hold while we work on higher priority code amendments. Will pursue as those are approved/completed.		Larsen			X		
Completed																
2023.037	12	**MIHP re Transfer of Development Rights**	Create a program to transfer development rights for moderate income housing.	**Secondary Priority**	-	**Completed**	7/16/2024	12/3/2024	Per MIHP 9.4, Strategy 4. Adopted as a strategy for the MIHP 1/3/2023. The Council adopted the policy on 12/3/2024 as EMMC CHAPTER 17.46 TRANSFER OF DEVELOPMENT RIGHTS OVERLAY ZONE.	8/15/2023	Draper					
2023.005	22	**Establish discontinued zoning ordinances**	Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.	**Secondary Priority**	**Do**	**Completed**	5/31/2024	10/16/2024	An Historic Zones Code Amendment has received a recommendation from the PC for adoption. The CC adopted it with amendments on October 15.	5/16/2023	Larsen			X		
2023.044	22	**A review of Conditional Uses in Zoning Code leading to reclassification based on defined specifications.**	The goal is to eliminate conditional uses in Commercial Storage, Agriculture, and Industrial zones by adopting defined specifications for such uses. See EMMC 17.38.040, 17.40.020, and 17.40.040, for conditional uses listed in each zone.	**High Priority**	**Do**	**Completed**	4/30/2024	9/17/2024	Agriculture, Industrial, and Commercial Storage zones have been to PC, coming to Council in September. We have an update ready to go. This is going to the Council on 9.3.24. This was approved by the Council on 9.3.24.	9/19/2023	Larsen			X		
2023.036	21	**MIHP re Impact fees for ADUs**	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.	**Secondary Priority**	**Delete**	**Completed**	12/31/2024	8/20/2024	Per MIHP 9.4, Strategy 3; Once per year staff will provide a report to the Council concerning ADU fees. Last report provided December 2023. An update on MIHP strategies was presented on 6/4/2024. The city does not assess impact or other fees for ADUs. The city's Consolidated Fee Schedule was updated to reflect this policy.	8/15/2023	Mumford					
2023.003c	22	**Development Code: Mobile Business Regulations**	In 2023, HB408 Mobile Business Licensing Amendments, necessitated a review of the code. It deals with the distinction between "Enclosed Mobile Business" and food trucks, carts, etc.	**High Priority**	-	**Completed**	5/16/2024	5/7/2024	If a local mobile business owner needs a license, we will issue it as a normal business license; but state law requires us to honor other instate business licenses. There is no action required.	5/16/2023	Larsen			X		
2023.003b	22	**Development Code: Military Compatibility Amendment**	In 2023, HB265 Sentinal Landscape Amendments, required municipalities and counties to develop a compatible use plan to ensure proposed land uses within a certain distance of military land are compatible with military uses.	**High Priority**	-	**Completed**	4/30/2024	4/16/2024	The Council adopted code amendments based on 2023's HB265 and 2024's HB 256 Military Compatible Land Use Amendment.	5/16/2023	Larsen			X		
2023.006	22	**Wildlife Overlay Zone**	Facilitate bringing forward a presentation soon.	**Secondary Priority**	-	**Completed**	3/31/2024	4/2/2024	Adopted with amendments.	5/16/2023	Larsen				X	
2023.003a	22	**Development Code**	The Utah Legislature passed several bills in 2023 that necessitate changes to the city's code. SB174, HB364, HB406, HB265, and SB118 all affect the city's development codes. SB199 makes certain land use laws not referrable but no changes are needed to the code.	**High Priority**	-	**Completed**	3/19/2024	3/7/2024	Most required ordinance changes have been completed. Some unfinished items are split into new priority items. The final EMMC code changes due to SB174 and HB406 regarding lot line adjustment item was presented and adopted on 3/6/2024.	5/16/2023	Larsen			X		
2023.002	22	**Zoning Map Update**	Update the city's zoning map(s).	**High Priority**	-	**Completed**	2/20/2024	2/20/2024	Staff presented and the CC adopted the new zoning map which was demonstrated electronically. Staff is expected to maintain the map going forward.	5/16/2023	Larsen		X	X		
2023.048	12	**Residential Development Standards**	17.25.040 Residential Development Standards: Footnote #7 requires the average lot size be calculated across the preliminary plat.	**High Priority**	-	**Completed**	2/28/2024	2/6/2024	Approved by the CC on 2/6/2024.	11/7/2023	Draper			X		
2023.047	13	**Standard background for online meetings**	Create a standard background for use in public, teams, and zoom meetings.	**Secondary Priority**	-	**Completed**	1/31/2024	1/31/2024	A new, post-branding, background has been created and sent via email along with instructions for uploading to online meeting programs.	10/3/2023	Maffitt				X	
2023.007	14	**Annual Council Training**	Code to establish yearly training of Council by DOLA; to include duties, responsibilities, and authorities granted to the council by the state; LUDMA, OPMA, Ethics, etc.	**Secondary Priority**	-	**Completed**	1/2/2024	1/30/2024	State code requires annual training for OPMA - on January 2 agenda; an orientation manual for council members was presented and new council orientation on December 6.	5/16/2023	Strachan					
2023.004	22	**Fencing Code**	Council has made a lot of exceptions and wants to be very clear about fencing standards. See also 16.35.090.	**Secondary Priority**	-	**Completed**	3/31/2024	2/6/2024	The CC adopted new fencing and buffer code on 2/6/2024.	8/15/2023	Larsen			X		
2023.001	21	**Title 16 Subdivisions**	Review and update language, address concerns in preliminary and final plat approvals regarding language and requirements due to SB174.	**High Priority**	-	**Completed**	2/1/2024	10/3/2023	Ordinance changes were approved on 9/19/2023. On 10/3/2023 added an effective date.	5/16/2023	Mumford			X		
2023.034	24	**Water Conservation Issues**	Adjust water rates to save for infrastructure needs.	**High Priority**	-	**Completed**	1/31/2024	10/3/2023	Rate changes to cover operations and maintenance were approved 9/19/2023.	5/16/2023	Trusty		X			

2023.027	14	**Second Class City Requirements**	What needs to be done? When?	**Secondary Priority**	-	**Completed**		10/3/2023	Provided a memo listing requirements and trigger for changes.		Strachan		X
2023.038	16	**MIHP re Planned uses for RDA housing allocation funds**	Create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.	**Secondary Priority**	**Schedule**	**Completed**	5/1/2024	10/2/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The CC heard a presentation based on LRB's report on 9/17/24. A resolution to adopt a housing plan was tabled on 10/01/24.	8/15/2023	Berrett		X
Removed													
2023.024	22	**Neighborhood Residential 1 - Lot Size Distribution**	Redo residential zoning to specify housing unit mix. Within the Neighborhood Residential 1 Future Land Use Category there are 3 zones with various lot sizes, developers can propose all smaller size; wants a variety in each development by # of units, not by acreage.	**High Priority**	**Do**	-	3/31/2024	9/17/2024	This item received a public hearing and was tabled on 2/6/2024; going to Council on 9.3.24. This item was indefinitely tabled at the 9.3.24 Council meeting. Should this be on the priorities list? Removed by the CC on 9/17/2024.	5/16/2023	Larsen		X

Legislative Priorities List																			
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned		Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
2025.001		Traffic Safety	Need to develop traffic calming methods to improve traffic safety by reducing traffic speeds to posted limits.	High						6/6/2025					X				X
2025.002		Neighborhood Traffic Safety	Identify neighborhoods were traffic speeds exceed posted limits. Identify neighborhoods were traffic speeds are creating unsafe conditions.	High						6/6/2025					X				X
2025.003		Use of ATV's, OHV's, and motorcycles on local trails and local parks	Need to ensure that motorized vehicles are not operating on local trails and parks. Council wants a presentation regarding this issue at a future work meeting with recommendations on how to accomplish this goal i.e. signage, education outreach, more enforcement etc..	High						6/6/2025					X				X
2025.004		Improved Public Safety	Council would like a presentation regarding the development of a Youth Court Program.							6/6/2025									X
2025.005		Improved Public Safety	Council would like a presentation regarding the creation of a EMC Justice Court.							6/6/2025									X
2025.006		Traffic Safety	Emergency egress for the Long Tree Subdivision. Council would like a plan to come back for their approval that addresses design, construction, cost and funding options.												X				X

Legislative Priorities List																		
Order	**Dept**	**Issue / Item**	**Description**	**Priority [see EMMC 2.15.100]**	**E Matrix:**	**Status**	**Target Date**	**Date of last update**	**Comments/Update**	**Date Adopted**		**Assigned**		**Economic Growth**	**Infrastructure Networks**	**Reputational Evolution**	**Generational Planning**	**Environmental Stewardship**	**Service Enhancement**
2023.042	41	**Safe Routes for Schools as a Calendar Item**	Bring forward each year a staff report on safe routes for school including completing infrastructure projects before school commences.	**Secondary Priority**	**Schedule**	**In Progress**	5/31/2024	8/14/2024	School zone painting will begin next week with the intend to be completed before school begins. The streets department is currently building a paved trail that will connect North Ranch trail system to Arrival trail system. Also, staff is working on making improvments to already existing school routes to Desert Sky and Mountain Trails safe routes to school. This would include adding a paved trail for Mountain Trails and a school crossing at Fiona/Airport Road. Streets department is installing a rapid flashing beacon for the crosswalk in front of Silverlake Elementary as it does not warrant a crossing guard.	8/15/2023		Hickman Kofoed Hilton							