EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

MARCH 10, 2026, 5:30 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. TRAINING - Planning Commission General Powers and Duties

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. ELECTION

5.A. Election of chair and vice-chair

6. MINUTES

6.A. February 24, 2026 Planning Commission Minutes

7. STATUS REPORT

8. ACTION AND ADVISORY ITEMS

8.A. PUBLIC HEARING / ACTION ITEM - Firefly NPA 8 B 4 Site Plan

BACKGROUND: (*Presented by Senior Planner, Robert Hobbs)* A request by Candlelight Homes for Site Plan Approval for Firefly NPA 8 Phase B Plat 4, a 42-unit residential townhouse project with 1.81 acres of open space all on/across 3.50 total acres of land (12.0 du/a) within the Firefly Master Planned Community located in the southwest area of the City near SR-73 and Pole Canyon Blvd. on, and over, parcel number(s) 59:052:0034.

8.B. PUBLIC HEARING / ACTION ITEM - Overland Village 2 Phase B, Preliminary Plat

BACKGROUND: (*Presented by Senior Planner, David Stroud*) Preliminary Plat approval of Overland Village 2 Phase B on Parcel 58:054:0081, containing 270 single-family lots.

8.C. PUBLIC HEARING / ACTION ITEM – An Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Section 8.15 Noise to modify maximum decibel levels during hours of restriction.

BACKGROUND: (*Presented by Long Range Planner, Elizabeth Fewkes*)**:** A proposed code amendment to Eagle Mountain Municipal Code Section 8.15 Noise, which would allow sound levels up to 75 decibels in the Industrial (I) and Light

Manufacturing/Distribution (LMD) zones during hours of restriction.

8.D. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain, Utah amending the EMMC 17.15 (Roles and Duties) to change the timing of appointments from January to March.

BACKGROUND: (*Presented by Natalie Winterton, Assistant to City Manager*) : It is proposed that the City code be amended to change the timing of Planning Commissioner terms. Traditionally, they run from January -December. It is proposed that they be changed to run from April - *March.*

9. DISCUSSION ITEMS

10. AGENDA REVIEW

11. NEXT SCHEDULED MEETING

12. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.
In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6611. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MARCH 10, 2026**
TITLE:	
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING
No

PREPARED BY
Brandon Larsen, Planning Director

PRESENTED BY
Brandon Larsen

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Planning Commission Training 2025_2_11 (1)


PLANNING COMMISSION
TRAINING
March 10, 2025
19
EAGLE
96
MOUNTAIN
UTAH

PLANNING COMMISSION TRAINING



- **Powers & Duties**
- **LUDMA**
  Land Use & Development Act
- **15 Basic Rules of Utah Land Use Regulation**

POWERS & DUTIES OF THE COMMISSION

Recommending Body For:

- *General Plan and amendments*
- *Land use ordinances, zoning maps, official maps (Annexation Policy Plan Boundary Map, Future Land Use and Transportation Corridors map, etc.), and amendments*
- *Site Plans*
- *Master Development Plans*
- *Rezones*

Land Use Authority For:

- *Preliminary Plats*
- *Conditional Use Permits*
- *Home Business Appeal*
- *Accessory Apartment Appeal*
- *Variance*
- *Administrative Decision Appeals*

[<< Previous Chapter (10-19)] Download Options PDF | RTF | XML [Next Chapter (10-21) >>]

Index **Utah Code**

Title 10 **Utah Municipal Code**

Chapter 20 Municipal Land Use, Development, and Management Act *(Effective 11/6/2025)*

Part 1 General Provisions
Part 2 Notice
Part 3 General Land Use Provisions
Part 4 General Plan
Part 5 Land Use Regulations - General Processes
Part 6 Land Use Regulations - Particular Situations
Part 7 Vested Critical Infrastructure Materials Operations
Part 8 Subdivisions
Part 9 Administration of Land Use, Development, and Management Provisions
Part 10 Enforcement
Part 11 Appeal Authority, Variances, and District Court Review

[<< Previous Chapter (10-19)] Download Options PDF | RTF | XML [Next Chapter (10-21) >>]

Legal Topics

The following are summary explanations of common legal topics that commonly arise in issues of Property Takings, Eminent Domain, and Land Use Regulation. The topics also include links to cases relevant to the topic, as well as links to Advisory Opinions.

As these summaries are very simplified, if you have a dispute with a local government or condemning entity and have any questions about how these issues apply to a takings issue, please contact The Office of the Property Rights Ombudsman.

- Access Rights
- Accessory Dwelling Units (ADU's) and other dwelling types
- Adverse Possession
- Boundary Disputes
- Conditional Uses
- Utah's Constitutional Takings Issues Act
- Development Agreements
- Easements
- Exactions
- Impact Fees
- Just Compensation
- Land Use Appeals and Appeal Authorities
- The Land Use, Development, & Management Act (LUDMA)
- Nonconforming Uses & Noncomplying Structures
- Open & Public Meetings
- Utah's Prescriptive Road Statute
- The Private Property Protection Act
- Rental Dwellings and Short-Term Rentals

Vested Rights

- *If an application complies with the ordinances and rules in place when it is filed, the land use authority must approve it. An amendment of the rules that is under formal consideration at the time of the application (a pending ordinance) may be applied if the amendment would prohibit approval of the application at the time it was submitted. There are exceptions for compelling public interests such as recently discovered geological issues with the land involved. (pg 75-78)*

Changes

- *Every year new rules are handed down from the appellate courts and enacted into law on Capitol Hill. In order to operate legally, one must keep up to date with regular changes and refinements in the law.*

Legislative Acts

- *If an application complies with the ordinances and rules in place when it is filed, the land use authority must approve it. An amendment of the rules that is under formal consideration at the time of the application (a pending ordinance) may be applied if the amendment would prohibit approval of the application at the time it was submitted. There are exceptions for compelling public interests such as recently discovered geological issues with the land involved. (pg 75-78)*

LEGISLATIVE ACTIONS



- **A decision made by a public vote of the City Council that results in:**
  1. ***A New Land Use Ordinance***
  2. ***An Amendment to an Existing Land Use Ordinance***
  3. ***Adoption of the General Plan***
  4. ***An Amendment to the General Plan***
  5. ***Amendment to the Zoning Map***
  6. ***The Creation of an Official Policy, Rule, or Code of General Community-Wide Application***
- **Requires a Recommendation from the Planning Commission**
- **Must be “reasonably debatable” that the legislative action advances the purposes of LUDMA and does not violate other state or federal statutes and constitutions.**

Administrative Acts

- *If an application complies with the ordinances and rules in place when it is filed, the land use authority must approve it. An amendment of the rules that is under formal consideration at the time of the application (a pending ordinance) may be applied if the amendment would prohibit approval of the application at the time it was submitted. There are exceptions for compelling public interests such as recently discovered geological issues with the land involved. (pg 75-78)*

ADMINISTRATIVE ACTIONS



Enforcement of a legislatively adopted plan, ordinance, rule, or standard by Council, PC, or Staff (referred to in State Code as "land use decisions")

- *Subdivision approvals*
- *Review of variance requests*
- *Decisions interpreting the meaning of the ordinances*
- *Appeals from decisions of zoning officials*
- *Issuing and enforcing building permits*
- *Regulation of nonconforming (grandfathered) uses*
- *Any other land use decision that is not made by the City Council*

Must be supported by substantial evidence in the record of the decision and not violate federal, state, or local statutes, laws, or ordinances

Clamor

- *Public clamor is not substantial evidence. An administrative decision cannot be based primarily on citizen comments at a public hearing, petitions, or social media campaigns. To constitute substantial evidence, opinions in the record should be from those with particular expertise on the subject matter which they address.*
- *While the public's right to speak at a hearing is protected, only the comments which meet the definition of substantial evidence gathered in the hearing process can be considered by the board, commission, or hearing officer when making the decision.*

Record

- *The record of a decision includes all the documents that were before the decision-maker when the decision was made, any recordings of meetings and hearings held about the matter, and the official minutes of the commission. In order to survive a challenge, the record of an administrative issue must include the basis for the decision so that the local appeal authority or a district court judge can understand the facts and law which were relied upon by the decision maker. Clearly stated findings of fact and conclusions of law must be part of the record.*

Interpretation

- *According to guidelines set forth in court opinions, a code is to be interpreted as follows:*
  - *Our primary goal is to evince the true intent and purpose of the City Council.*
  - *The best evidence of the Council's intent is the plain language of the code itself.*
  - *We presume that the Council was deliberate in its choice of words and used each term advisedly and in accordance with its ordinary meaning.*
  - *Where a code's language is unambiguous and provides a workable result, we need not resort to other interpretive tools, and our analysis ends.*
  - *Our plain language analysis is not so limited that we only inquire into individual words and subsections in isolation.*
  - *Our interpretation of a code requires that each part or section be construed in connection with every other part or section so as to produce a harmonious whole.*
  - *When interpreting statutory text, we presume that the expression of one term should be interpreted as the exclusion of another.*
  - *We will not infer substantive terms into the text that are not already there.*
  - *We assume, absent a contrary indication, that the Council used each term advisedly*
  - *We seek to give effect to omissions in code by presuming all omissions to be purposeful.*

Vested Rights

- *In Utah, an applicant for a land use or a development is entitled to consideration and approval if the application is complete, and if it complies with all zoning requirements in place at the time of the application.* ***The right to develop "vests" when a complete application that complies with zoning ordinances is submitted.***
- *An applicant whose rights have vested is entitled to consideration of the application under the ordinances in place when the application is filed, and approval of the application under the zoning ordinances in place, even if the ordinances are subsequently changed.*

Vested Rights

- *Exceptions*
  - *An applicant cannot claim vested rights if the process to change a zoning ordinance that would affect the application had been initiated before the application was submitted, and the ordinance change is ultimately approved.*
  - *An applicant may not gain vested rights if the City can show that there is a "compelling, countervailing public interest that would be jeopardized if the proposed development were carried out.*
  - *The Utah Code provides that the validity of an approved application is conditioned upon proceeding with reasonable diligence.*

Vested Rights

- *Zoning Ordinance Change*
  - *An application must receive substantive review under the ordinances that were in place when the application became complete, even if there were subsequent changes to the ordinance. This provision recognizes that some development applications require a lengthy review process. If an applicant relied upon the language in a zoning ordinance, it would be unfair to deny that applicant vested rights simply because the ordinance language was changed before the application could be fully reviewed. (10-9a-509(1)(a)(i))*

Vested Rights

- *Zoning Estoppel*
  - *Zoning estoppel is a rule established by Utah Courts to address situations where it would not be fair to strictly enforce a zoning ordinance, because a property owner relied upon representations made by a City. Zoning estoppel is somewhat similar to the vested rights rule, but no development application needs to be submitted. It is usually difficult to establish. A property owner must show:*
    - *The City made representations regarding allowable uses on property;*
    - *The property owner made a substantial change in economic position based on those representations;*
    - *It would not be fair for the City to recant its earlier representation.*

Referendum

- *A **referendum** is a direct vote to repeal a law or ordinance that has been enacted by a legislative body. If enough voters sign a petition, a legislative act may be placed on a ballot, and the public will have an opportunity to repeal the legislation. If the referendum passes, the law is repealed and does not take effect.*
- *Any legislative act may be submitted to a vote through the referendum process. This includes generally applicable statutes, laws, ordinances, regulations, etc. In general, legislative acts adopt new laws or amend existing ones, and involve evaluation of broad, competing policy considerations.*
- *In contrast, administrative (or executive) actions may not be submitted for a vote. Administrative actions apply existing laws in specific situations, and do not involve broad, competing policy considerations.*

Binding

- *Once the ordinances, map, general plan, and city boundaries are in place, they must be respected. Even the City must follow its own rules as it administers the land use regulation process. The function of those who administer the ordinances is not to determine policy but to follow the rules and ordinances adopted by the legislative body.*

Conditions

- *Requirements can only be imposed on approval of an application when those requirements are provided for in the ordinance and meet the applicable requirements for exactions.*

Exactions

- *A required contribution to a governmental entity imposed as a condition of approval for a proposed land development. Exactions generally take the form of:*
  - *(1) dedication of land to the public;*
  - *(2) construction of public improvements;*
  - *(3) money paid in lieu of property dedication or construction;*
  - *(4) connection fees;*
  - *(5) impact fees.*

Exactions

- *An exaction may be imposed on a proposed development provided that it meets "rough proportionality" analysis, which is:*
  - *An essential nexus (link) exists between the exaction and a legitimate governmental interest; and*
  - *Each exaction is roughly proportionate, both in nature and extent, to the impact of the development. (10-9a-508)*
  - *The City has the burden of showing that the exaction meets rough proportionality standards.*

Exactions

- *Legitimate Governmental Interest*
  - *City's have a legitimate interest in promoting the health, safety, and welfare of the public. Activities that improve or promote public wellbeing are usually considered legitimate interests. The include "traditional" government activities such as roads, parks, water systems, stormwater drainage, sewer systems, etc.*
- *Essential Nexus (Link)*
  - *An essential nexus between an exaction and a legitimate government interest is established if the proposed exaction promotes or advances a public interest. The exaction does not necessarily need to be the most efficient or "best" means of promoting the public interest.*

Exactions

- *Impact*
  - *A development's "impact" is a measure of the increased burden on public services caused by the development.*
- *Rough Proportionality*
  - *Addresses a need created by the development. The impact may be seen as a problem, and the exaction is the solution to that problem.*
  - *The expense of compliance is roughly equal to the public cost necessary to address the impact. The costs do not need to be exactly equal, only roughly equivalent.*

Evidence

- *The land use authority may act based on **substantial evidence**, even if that is not the **preponderance of the evidence** or clear and convincing evidence. If there is substantial evidence on both sides of an issue, the fact-based parts of a land use decision will be upheld whichever way it decides.*

Due Process

- *Those who serve as a land use authority must afford due process to the applicant and others with protected property interests. This includes the right to be notified of any meetings where the application is to be discussed, the right to be heard, the right to respond to evidence presented against their interests, and the right to an unbiased decision-maker. Land use authority members should not be involved in ex-parte communications with the applicant, those who oppose the application or others. They and their close relations should not have any financial interest in the outcome of an application review.*

Appeal

- *An appeal must be provided for from every administrative decision to the local appeal authority. Legislative issues are appealed only to the court or submitted to referendum. The deadlines for pursuing an appeal, legal action, or referendum are strict and cannot be avoided.*

Standing

- *The applicant and municipality have standing to file an appeal. Neighbors and other third parties who wish to appeal must show that they have been uniquely harmed or specially prejudiced.*

COMMISSIONER ETHICS



Conflict of Interest

A commissioner to whom some private benefit may be derived as the result of a planning commission action should not be a participant in the action.

Gifts and Favors

Gifts, favors, or advantages must not be accepted if they are offered because the receiver holds a position of public responsibility. In cases of doubt, refuse. In cases of even marginal doubt, refuse.

Ex Parte Contact

Latin – "From a one-sided or partisan point of view."

CONFLICT OF INTEREST

- *Private benefit may be direct or indirect, create a material personal gain or an advantage to relatives, friends, or groups and associations which hold some share of a person's loyalty.*
- *Mere membership in a group or organization, however, shall not be considered a conflict of interest unless a reasonable person would conclude that such membership in itself would prevent an objective consideration of the matter.*
- *State law requires a public declaration of the conflict.*
- *It is strongly recommended that a commissioner with a conflict abstain from voting on the action in question and leave the room during consideration of the action.*



CONFLICT OF INTEREST

- *The commissioner should not discuss the matter privately with any other commissioner.*
- *The vote cast by a planning commissioner who has a conflict of interest, but who has not excused him or herself, shall be disallowed.*
- *If the commissioner is unsure, raise the matter with the other planning commissioners and the city attorney.*
- *No planning official should engage in any transaction in which he or she has a financial interest, direct or indirect, with the agency or jurisdiction that the official serves unless the transaction is disclosed publicly and determined to be lawful.*



GIFTS AND FAVORS

- *Reports and official records of a public planning agency must be open on an equal basis to all inquiries. Planning advice should not be furnished to some unless it is available to all.*
- *Information or private affairs learned in the course of performing planning duties must be treated in confidence.*
- *Information contained in studies that are in progress by a planning commission should not be divulged except in accordance with established commission policies on the release of its studies.*



GIFTS AND FAVORS

- *Prearranged private meetings between a planning commissioner and applicants, their agents, or other interested parties are prohibited.*
- *Partisan information on any application received by a planning commissioner whether by mail, telephone, or other communication should be made part of the public record.*



EX PARTE CONTACT

Limited for an administrative body such as the Planning Commission

- *If contacted by an applicant, the commissioner should inform the applicant that he is not at liberty to discuss the matter – or inform them that any information received by the commissioner must be shared with all at the public meeting, before deliberation on the issue.*
- *If a commissioner uncovers additional information or insight by personal observation, he should bring this information to the meeting and present it during the discussion.*
- *All decisions made by a land use authority must be conducted with total fairness.*



EX PARTE CONTACT

The "reasonable person" test:

- *Imagine a person attending a planning commission meeting who has not already made up their mind about a project on the agenda, who is not connected to local government, and who is not part of either an applicant or an opponent group. Then imagine that person learning that private discussions had been held between individual members of the planning commission and either those promoting or opposing the proposed development. Very simply, is the reaction of that hypothetical, reasonable person likely to be positive or negative?*
- *Ex parte contacts are likely to create suspicion in the minds of the average citizen.*

RESOURCES

Planning Commission Bylaws & Duties

- *Rules of Order and Procedure (2020)*
- *PC Roles & Duties (EMMC)*
- *PC Powers & Duties (Utah Code 10-20-302)*

Guidance

- *Robert's Rules of Parliamentary Procedure*
- *Land Use Training Handbook*
- *Handbook for Planning Commissions and Land Use Authorities*

General Plan

- *2018 General Plan Document*

Planning Practice

- *American Planning Association (APA) | www.planning.org*
- *APA Utah Chapter | www.apautah.org*
- *Mountain Association of Governments | www.mountainland.org*
- *Utah League of Cities and Towns | www.ulct.org/training/land-use-academy-of-utah*

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MARCH 10, 2026**
TITLE:	
ITEM TYPE:	Communication Item
FISCAL IMPACT:	N/A
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING
No

PREPARED BY

PRESENTED BY

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
None

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MARCH 10, 2026**
TITLE:	
ITEM TYPE:	Minutes
FISCAL IMPACT:	N/A
APPLICANT:	N/A

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

PUBLIC HEARING

PREPARED BY
Megan Green, Planning Secretary

PRESENTED BY

RECOMMENDATION:
N/A

BACKGROUND:
N/A

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. 2.24.2026 Meeting Minutes Draft

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

February 24, 2026, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Mandy Lane, and Alternate Commissioner Chad DeCoursey.

ELECTED OFFICIAL PRESENT: Council member, Melissa Clark.

CITY STAFF PRESENT: Deputy City Manager, Steve Mumford; Community Development Director, Brandon Larsen; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Abby Ivory, Economic Development Director; and Megan Green, Planning Secretary.

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

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

1. **Discussion Items**

1.A. DISCUSSION ITEMS – Setback Exception for OpenGov Application PLGA-266-8

- Planner Mickie Mills presented and explained the Setback Exception Request, noting that the applicant, Kimberly Ekins, seeks lenient setbacks due to the small size of her property and existing easements.
- The property is located in the Sweetwater industrial overlay zone, which allows for setback exceptions.
- Kim Ekins and her husband, Justin, explained their business, Wholesale Vinyl Fence, and their need for efficient truck access.
- The aesthetics, landscaping requirements, and the site's access road and its impact on setback requirements were discussed. Noting that industrial zones do not require side setbacks if bordering industrial properties.
- Commissioner Allen and Community Development Director Brandon Larsen discuss the possibility of revisiting the code for landscaping between lots in light industrial areas and variances.

2.A. DISCUSSION ITEMS – Future Land Use Map

- Brandon Larsen introduced Erika Chmielewski, who presented the future land use map.
- Erika explained the map's purpose as a strategic, long-term vision for land development, differentiating it from the zoning map, and that the map focuses on a 10-year timeframe, with near-term and long-term opportunity areas identified.
- The map includes potential future developments like education campuses, healthcare campuses, and resort amenities.
- The map's legibility, the use of "ag" as a placeholder for future land use, and the need for more specific designations along major corridors were discussed.
- Commissioner Hess suggested clarifying the map to indicate open space and future development areas more clearly.
- Commissioner Allen and other Commissioners discussed the need for more proactive planning along major transportation corridors.

Commissioner Allen adjourned the work session at 6:25 p.m.

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

DRAFT

2. Commissioner Allen called the policy session to order at 6:34 p.m. noting that Commissioners Brent Strong and Bryan Free are excused.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

MOTION: ***Commissioner Lane moved to approve the minutes of February 10, 2026, Planning Commission meeting with the date correction in the footer. Commissioner Allen seconded the motion.***

Jason Allen	**Yes**
Mandy Lane	**Yes**
Rod Hess	**Abstain**
Brent Strong	**Excused**
Chad DeCoursey	**Yes**
Bryan Free	**Excused**

The motion passed with 3 in favor and one abstention.

6. Status Report

Community Development Director Brandon Larsen reviewed the planning items discussed and voted upon during the February 10, 2026, City Council meeting.

7. Action and Advisory Items

7.A. Williams Development Agreement

Presentation Summary: City Attorney Marcus Draper introduced the Development Agreement for a natural gas power plant by Williams, an independent power producer. Draper explained that the plant will support the expansion of data centers on the Meta site, requiring additional power. The agreement includes provisions for a 10-foot fence, noise exceptions, and above-ground distribution lines within the parcel.

Applicant's Statements Summary: Andrew Johns from Williams presented the project, named Project Aquila, a 286-megawatt generating facility. The project includes a half-mile overhead power delivery line to Meta's facility. The facility will be behind the meter, separated from Rocky Mountain Power, and will supply power to Meta's data centers.

Discussion summary:

- Commissioner Hess questioned the enforcement of noise exceptions, and Marcus Draper explained the process for handling complaints.

DRAFT

- The Commissioners asked questions about the turbine type, power lines, and the rationale for overhead lines.
- The Commissioners discussed the proximity of the power plant to residential areas and the need for clear communication with the public.
- Wastewater treatment, disposal methods, flood plain studies, smell, noise, and how much water the plant will require were discussed.
- City Attorney Marcus Draper explained that Williams must follow Federal and State regulations and will abide by EPA standards.

Commissioner Allen opened the public hearing at 7:09 p.m.

Public comments were made by Reagan Peck, Jeff Ruth, Amanda Mendenhall, and Jason Boal.

Commissioner Allen closed the public hearing at 7:26 p.m.

MOTION: ***Commissioner Hess moved to recommend approval to the City Council of Item 7.A., Williams Development Agreement. Commissioner DeCoursey seconded the motion.***

Jason Allen	**Yes**
Mandy Lane	**No**
Rod Hess	**Yes**
Brent Strong	**Excused**
Chad DeCoursey	**Yes**
Bryan Free	**Excused**

The motion passed with 3 in favor and 1 against.

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for March 10, 2026.

6. Adjournment

MOTION: ***Commissioner Hess moved to adjourn the meeting at 7:44 p.m. Commissioner Lane seconded the motion.***

Jason Allen	**Yes**
Mandy Lane	**Yes**
Rod Hess	**Yes**
Brent Strong	**Excused**
Chad DeCoursey	**Yes**
Bryan Free	**Excused**

The motion passed with a unanimous vote.

The meeting was adjourned at 7:44 p.m.

Approved by the Planning Commission on

_____

Brandon Larsen
Community Development Director

DRAFT

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MARCH 10, 2026**
TITLE:	Site Plan Review — Firefly NPA 8 Phase B Plat 4 Townhomes
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Candlelight Homes — Heather Upshaw representing

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Various (e.g., Parks and Open Space, Neighborhood Residential One, Neighborhood Residential Three, Agricultural/Rural Density Two, Town Center Mixed-Use, Business Park/Light Industry, Regional Commercial, Community Commercial)...	3.50

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

RECOMMENDATION:
Staff recommends that the Preliminary Plat be approved — subject to any DRC/Commission proposed Conditions of Approval and plan revision to show a detail for a/c unit condenser screening as agreeable with City code. Applicant shall submit revised architectural plan set with the screening detailed for review/approval before applying for any final plat(s).

BACKGROUND:
In 2023, the Pole Canyon 2010 era Master Development Plan and Master Development Agreement were amended and re-stated to recompose the project into the Firefly planned community. The changeover included a collection of changes to layout and building design concepts. Submittal of the Master Site Plan made the subject of this report comes on the heels of the City's approval of the Firefly project. Firefly project "NPA 8 Phase B Plat 4" is one among various anticipated site plans (with associated plats) to be submitted to the City for review and approval.

ITEMS FOR CONSIDERATION:
Site Plan Approval Overview:
Generally, site plan approvals depend on compliance with City code and relevant Development Agreements. The approval criteria are outlined in EMMC §§ 17.100.050 & 17.100.060. Site plans must meet all required elements and code standards. Subjective criteria may apply. Master Site Plans [MSPs] apply to developments over five acres (EMMC § 17.100.040) [even if the MSP is but for one use/building on a property] while projects under five acres are classed as standard site plan reviews.

Site Plan and Architectural Standards:
City code and the Firefly re-stated MDA and approved Community Plan (pp. 4-10 to 4-14) establish architectural standards for multi-family and townhouse projects & structures. The following standards are taken from the Firefly Community Plan and are associated with assessed "Finding(s)." Any

conflicts between City code and the Community Plan [will] favor the adopted Plan (see Firefly ARMDA, attached paragraph 43) as the Community Plan prevails. Refer to [the] attached plans for details.

Minimum Lot Area
Community Plan Requirements (CP 4-15): No minimum lot area; conformance to setbacks will dictate lot sizes, verified during plan review with the Building Permit Application.
Finding(s): Compliant

Building Sizes
Community Plan Requirements: "...[T]ownhomes shall consist of buildings between 1 and 12 units and shall not be greater in 200 feet in length." And, they shall not exceed 40' in height.
Finding(s): Compliant

Architectural Style/Theme
Community Plan Requirements: As per approved concepts and compliance with the following control: "The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes [residential units] adjacent to PTOS ["parks, trails and open space"] or on the corner-side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials."
Finding(s): Compliant

Roofs
Community Plan Requirements: Pitch: "The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12." Type: "Roofing materials should be a minimum of 30-year architectural shingles, metal or membrane roof for flat roofs."
Finding(s): Compliant (gables with eave overhang(s) and architectural shingles)

Architectural Relief
Community Plan Requirements: "The street-facing portion of [a] building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required adjacent to PTOS (parks/trails/open space) or on the corner-side of corner lots. Street facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials."
Finding(s): Compliant

Architectural Detailing
Community Plan Requirements: Based on concept elevations and as per the above-cited Community Plan allowances/requirements.
Finding(s): Compliant

Exterior Building Materials
Community Plan Requirements: Materials should align with architectural styling; all must be ARC-approved. They are to be consistent with the style of the units, and include masonry, stucco, fiber-cement type siding, metal architectural paneling etc.
Finding(s): Compliant (comparable to previously approved materials types and compositions as well)

Building Colors
Community Plan Requirements: N/A
Finding(s): Compliant; reflective of what is/was contemplated in the Community Plan (comparable to previously approved colors as well)

Garage Doors
Community Plan Requirements: As per approved Community Plan elevation styling.
Finding(s): Compliant

Lighting
City Requirements: All fixtures must be shielded and directed downward (dark-sky compliant).
Community Plan Requirements: n/a
Finding(s): Compliant; Streetlights, as necessary, to be called for as part of plat review.

Mailbox Structures
City Requirements: Any cluster mailboxes should harmonize with the buildings.
Community Plan Requirements: N/A
Finding(s): Expected to comply with City and U.S.P.S. policies.

Mechanical Equipment
City Requirements: Must be screened from public view.
Community Plan Requirements: N/A
Finding(s): Anticipated to be compliant; meters on/at end walls...a/c condenser units and any screening thereof not depicted

Storage, Loading Areas, and Trash Enclosures
City Requirements: Outdoor storage/trash enclosure areas must be screened.
Community Plan Requirements: None stated.
Finding(s): N/A; Individual units will have their own trash cans.

Parking Provision
Community Plan Requirements: Based on bedroom count; 1-bedroom 1.75 spaces reqd., 2-bedrooms 2.5 spaces reqd., 3-bedrooms 3 spaces reqd., 4-bedroom 3.5 spaces reqd., spaces min. 8' x 18' and garages 20' x 20' per approved Plan. At 42 units x 3/unit = 126; City requirement adds 1 space per 3 units (14 extra uncovered required...14 proposed)
Finding(s): Compliant; Units are apparently all 3-bedroom. Five-thousand sq. ft. of retail proposed. Total parking required [using the most restrictive requirement(s)] at 126 + 14 = 140. Total provided = 166 spaces (including 3 spaces installed with Phase B Plat 1)

Access and Streets
Community Plan Requirements: Must conform to approved CP standards.
Finding(s): Compliant.

Screening (fencing etc.)
Community Plan Requirements: Fences or walls in front or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Limited common open space may be fenced in.
Finding(s): Fencing not depicted in plans. HVAC condenser units must be screened. See proposed Condition of Approval.

Open Space and Amenities
Community Plan Requirements: As specified in Firefly documents. Landscaped open

space/common area surrounds buildings (see landscape plan).
Finding(s): Compliant (see also attached landscape plan)

Setbacks Callout(s):
Community Plan Requirements: For rear-loaded townhomes — front (living space) 10', garage 3', rear 3', rear building spacing 30', side(s) 15', side building spacing 15', corner/street side 15'; maximum building height 40'; easements as needed...no min. frontage requirement(s)
Finding(s): Compliant

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Site Plan
2. Architectural Plans
3. Landscape Plan
4. Approved Firefly Community Plan

NPA 8 - PHASE B
PLAT 4

EAGLE MOUNTAIN CITY, UTAH



NORTH

SCALE: 1"=30'

30 15 0 30

VICINITY MAP

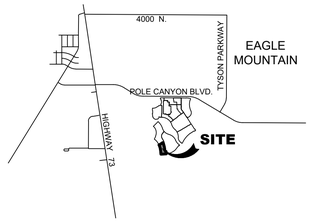


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	LANDSCAPE PLANS

TABULATIONS

TOTAL ACREAGE:	3.50 ACRES
BUILDABLE ACREAGE:	3.50 ACRES
COMMON/LIMITED COMMON AREA:	1.81 ACRES
PRIVATE RIGHT-OF-WAY AREA:	0.50 ACRES
OVERALL DENSITY:	12.00 U/A
TOTAL # OF LOTS:	42
ASPHALT PAVEMENT AREA:	17,620 SQFT.

COMMUNITY PLAN PARKING REQUIREMENT
PARKING STALLS REQUIRED: 126 (3 STALLS/UNITS)
PARKING STALLS PROVIDED: 168**

**PROVIDED INCLUDES GARAGES AND DRIVEWAY PARKING PER THE APPROVED FIREFLY COMMUNITY PLAN.

CITY PARKING REQUIREMENT
VISITOR PARKING STALLS REQUIRED: 14 (1 STALL/3 UNITS)
VISITOR PARKING PROVIDED: 14*

*PARKING INCLUDES 3 STALLS INSTALLED WITH PHASE B - PLAT 1

NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. INSTALL ADA RAMPS PER APWA STANDARDS AT ALL INTERSECTIONS ACCORDING TO CITY STANDARDS.
4. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
5. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE WHERE NECESSARY.
6. ALL FILL AREAS SHALL REQUIRE TESTED MATERIAL THAT MEETS COMPACTION STANDARDS AS REQUIRED BY EAGLE MOUNTAIN CITY.
7. ANY DISTURBED AREAS OUTSIDE THE PHASE SHALL BE RE-SEEDED IF THE FUTURE DEVELOPMENT DOESN'T OCCUR FOR MORE THAN 2 YEARS
8. NO DEFLECTIONS ALLOWED ON WATERLINES.
9. ALL WATER TEES AND CROSSES TO BE FLANGED WITH FLANGED VALVES.

LEGEND

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

DEVELOPER / OWNER

Candlelight homes. We Build Beautiful.

DAI UTAH
14034 SOUTH, 145 E #204
DRAPER, UT.
84020

ENGINEER

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

PROJECT NAME

FIREFLY NPA 8 PHASE B
PLAT 4

LEI
CIVIL
STRUCTURAL
SURVEY

801-798-0555
www.lei-eng.com

NOT FOR CONSTRUCTION

Firefly
NPA 8 PHASE B - PLAT 4
EAGLE MOUNTAIN, UTAH
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: BJA/CAA
DESIGNED BY: BCT
SCALE: 1"=30'
DATE: 03/04/2026

SHEET 101

I:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\[PW] NPA 8 PHASE B\PLAT B4\2021-0080 B-4 FINAL.DWG 3/4/2026 6:52 AM

GENERAL NOTES

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

GENERAL CLEARING AND GRADING NOTES

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

GENERAL UTILITY NOTES

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

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2025 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

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

WATER:

1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
4. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. WATER CAN: THE WATER CAN FOR THE ¾" &1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 ½" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
8. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
9. LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
12. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
13. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
14. WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN:

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

ROAD SECTION:

1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (½" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ½" TO ⅔" DOWN FROM ASPHALT EDGE.

ABBREVIATIONS

NG	NATURAL GROUND
FG	FINISH GRADE
FS	FINISH SURFACE
EG	EXISTING GRADE
EX	EXISTING
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
FF	FINISH FLOOR
GFF	GARAGE FINISH FLOOR
FH	FIRE HYDRANT
PI	PRESSURIZED IRRIGATION
CB	CATCH BASIN
SMH	SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE

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Firefly

NPA 8 PHASE B - PLAT 4

EAGLE MOUNTAIN, UTAH

GENERAL NOTES

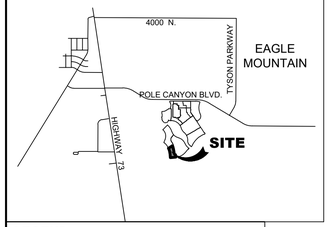
REVISIONS
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LEI PROJECT #: 2021-0080
DRAWN BY: BJA/CAA
DESIGNED BY: BCT
SCALE: NONE
DATE: 03/04/2026

SHEET 102

U:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE B\PLAT 4\2021-0080 B-4 FINAL.DWG 3/4/2026 6:52 AM

VICINITY MAP

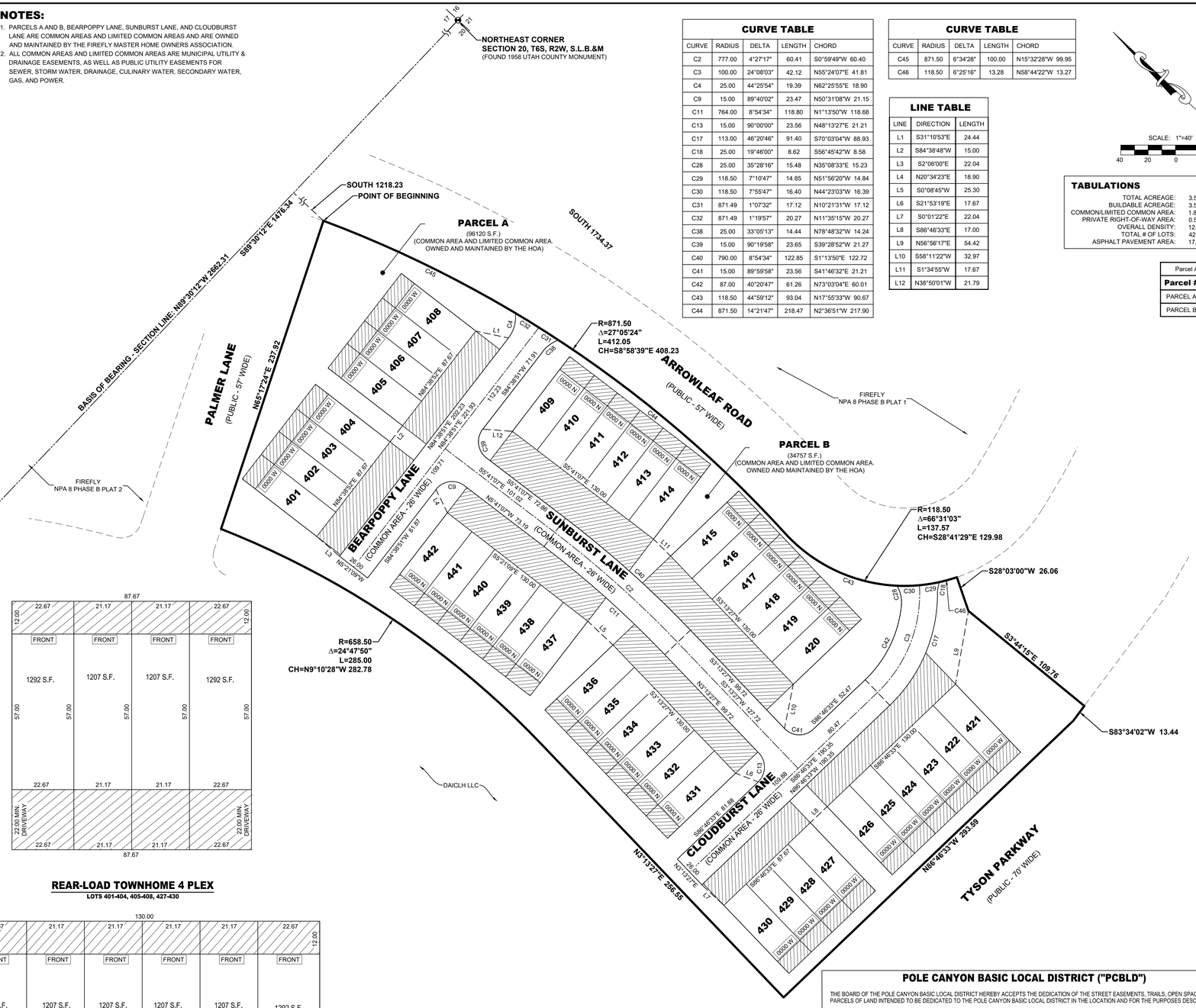


NOTES:

1. PARCELS A AND B, BEARPOPPY LANE, SUNBURST LANE, AND CLOUDBURST LANE ARE COMMON AREAS AND LIMITED COMMON AREAS AND ARE OWNED AND MAINTAINED BY THE FIREFLY MASTER HOME OWNERS ASSOCIATION.
2. ALL COMMON AREAS AND LIMITED COMMON AREAS ARE MUNICIPAL UTILITY & DRAINAGE EASEMENTS, AS WELL AS PUBLIC UTILITY EASEMENTS FOR SEWER, STORM WATER, DRAINAGE, CULINARY WATER, SECONDARY WATER, GAS, AND POWER.

LEGEND

- SECTION LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- NO VEHICULAR ACCESS (N/A)
- LIMITED COMMON AREA
- COMMON AREA (EXCLUDING PRIVATE LOT AREA)



CURVE TABLE

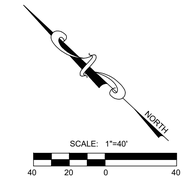
CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	777.00	4°27'17"	60.41	S0°59'49"W 60.40
C3	100.00	24°08'03"	42.12	N55°24'07"E 41.81
C4	25.00	44°25'54"	19.39	N62°25'55"E 18.90
C9	15.00	89°40'02"	23.47	N50°31'08"W 21.15
C11	764.00	8°54'34"	118.80	N11°13'50"W 118.68
C13	15.00	90°00'00"	23.56	N48°13'27"E 21.21
C17	113.00	46°20'46"	91.40	S70°03'04"W 88.93
C18	25.00	19°46'00"	8.62	S56°45'42"W 8.58
C28	25.00	35°28'16"	15.48	N35°08'33"E 15.23
C29	118.50	7°10'47"	14.85	N51°56'20"W 14.84
C30	118.50	7°55'47"	16.40	N44°23'03"W 16.39
C31	871.49	1°07'32"	17.12	N10°21'31"W 17.12
C32	871.49	1°19'57"	20.27	N11°35'15"W 20.27
C38	25.00	33°05'13"	14.44	N78°48'32"W 14.24
C39	15.00	90°19'58"	23.65	S39°28'52"W 21.27
C40	790.00	8°54'34"	122.85	S11°13'50"E 122.72
C41	15.00	89°59'58"	23.56	S41°46'32"E 21.21
C42	87.00	40°20'47"	61.26	N73°03'04"E 60.01
C43	118.50	44°59'12"	93.04	N17°55'33"W 90.67
C44	871.50	14°21'47"	218.47	N2°36'51"W 217.90

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C45	871.50	6°34'28"	100.00	N15°32'28"W 99.95
C46	118.50	6°25'16"	13.28	N58°44'22"W 13.27

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S31°10'53"E	24.44
L2	S84°38'48"W	15.00
L3	S2°06'00"E	22.04
L4	N20°34'23"E	18.90
L5	S0°08'45"W	25.30
L6	S21°53'19"E	17.67
L7	S0°01'22"E	22.04
L8	S86°46'33"E	17.00
L9	N56°56'17"E	54.42
L10	S58°11'22"W	32.97
L11	S1°34'55"W	17.67
L12	N38°50'01"W	21.79



TABULATIONS

TOTAL ACREAGE:	3.50 ACRES
BUILDABLE ACREAGE:	3.50 ACRES
COMMON/LIMITED COMMON AREA:	1.81 ACRES
PRIVATE RIGHT-OF-WAY AREA:	0.50 ACRES
OVERALL DENSITY:	12.00 U/A
TOTAL # OF LOTS:	42
ASPHALT PAVEMENT AREA:	17,620 SQFT.

Parcel Area Table	
Parcel #	**Area**
PARCEL A	58,899 S.F
PARCEL B	19,937 S.F

SETBACK REQUIREMENTS

	ALLEY LOAD MULTI-FAMILY (LOTS 401-442)
FRONT LIVING SETBACK	10 Ft
GARAGE SETBACK	22 Ft
INTERIOR SIDE	15 Ft
STREET SIDE SETBACK	15 Ft
REAR SETBACK	3 Ft

THE SETBACK REQUIREMENTS ON THIS PLAT VARY FROM THE COMMUNITY PLAN STANDARDS

REAR-LOAD TOWNHOME 4 PLEX
LOTS 401-404, 405-408, 427-430

REAR-LOAD TOWNHOME 6 PLEX
LOTS 409-414, 415-420, 421-426, 431-436, 437-442

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COMCAST APPROVAL

COMCAST 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 PROVIDED BY LAW OR EQUITY OR UNDER ANY EASEMENTS, RIGHTS-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 CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PROVISION OF TELECOMMUNICATIONS SERVICES OR THE TERMS OF SUCH SERVICES.

COMCAST REPRESENTATIVE_____ DATE _____

ENBRIDGE GAS UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM 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 PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT, AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

APPROVED THIS_____DAY OF_____, 20____

BY- _____

TITLE- _____

POLE CANYON BASIC LOCAL DISTRICT ("PCBLD")

THE BOARD OF THE POLE CANYON BASIC LOCAL DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE STREET 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: _____

POLE CANYON BASIC LOCAL DISTRICT CLERK

_____ 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 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 M.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
   (4) ANY OTHER PROVISION OF LAW.

_____
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, JEX E. ASHTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 13077508 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 PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF FIREFLY NPA8 PHASE B PLAT 1 SUBDIVISION, RECORDED AS ENTRY NO. _____ IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT ALSO BEING LOCATED S89°30'12"E ALONG THE SECTION LINE 1476.34 FEET AND SOUTH 1218.23 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: ALONG THE ARC OF A CURVE TO THE RIGHT 412.05 FEET WITH A RADIUS OF 871.50 FEET THROUGH A CENTRAL ANGLE OF 27°05'24", CHORD: S08°58'39"E 408.23 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 137.57 FEET WITH A RADIUS OF 118.50 FEET THROUGH A CENTRAL ANGLE OF 66°31'03", CHORD: S28°41'29"E 129.98 FEET; THENCE S28°03'00"W 26.06 FEET; THENCE S03°44'15"E 109.76 FEET; THENCE S83°34'02"W 13.44 FEET; THENCE N86°46'33"W 293.59 FEET; THENCE N03°13'27"E 256.55 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 285.00 FEET WITH A RADIUS OF 658.50 FEET THROUGH A CENTRAL ANGLE OF 24°47'50", CHORD: N09°10'28"W 282.78 FEET TO THE SOUTHERLY BOUNDARY OF FIREFLY NPA8 PHASE B PLAT 2 SUBDIVISION, RECORDED AS ENTRY NO. _____ IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE N65°17'24"E 237.92 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±152552 SQUARE FEET OR *3.50 ACRES.*

_____ _____
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 THE COMMON AREA AND LIMITED COMMON AREAS, AS INDICATED HEREON, TO THE FIREFLY HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 339W. 13490 S. #201, DRAPER, UT 84020.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF _____, A.D. 20 _____

_____ _____
_____ _____
_____ _____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THIS_____ DAY OF_____, A.D. 20___, PERSONALLY APPEARED BEFORE ME_____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

_____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE_____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF_____, A.D. 20___

_____ _____
APPROVED BY MAYOR APPROVED BY CITY ATTORNEY

APPROVED _____ ATTEST_____
ENGINEER CLERK-RECORDER
(See Seal Below) (See Seal Below)

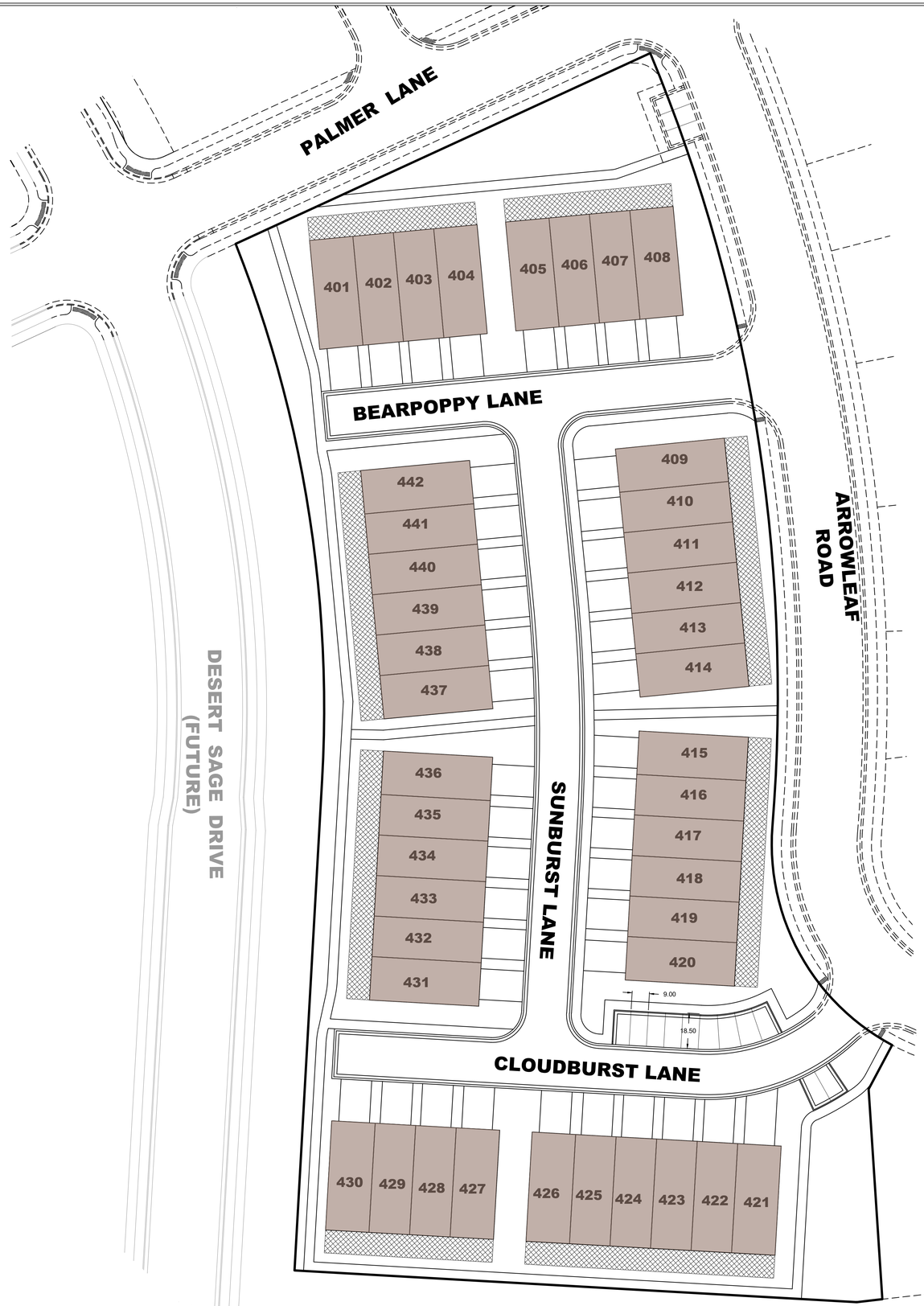
FIREFLY
NPA 8 PHASE B PLAT 4

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1"=40' SHEET 1 OF 1

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

This form approved by Utah County and the municipalities therein. LEI #21-0080



NORTH

SCALE: 1"=30'

30 15 0 30

MULTI-FAMILY FAMILY LOTS	FRONT	GARAGE	REAR	REAR BUILDING SPACING	SIDE	SIDE BUILDING SPACING	CORNER
REAR LOAD TOWN	10'	22'	3'	30'	15'	15'	15'

THE SETBACK REQUIREMENTS ON THIS PLAT VARY FROM THE COMMUNITY PLAN STANDARDS

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NPA 8 PHASE B - PLAT 4

EAGLE MOUNTAIN, UTAH

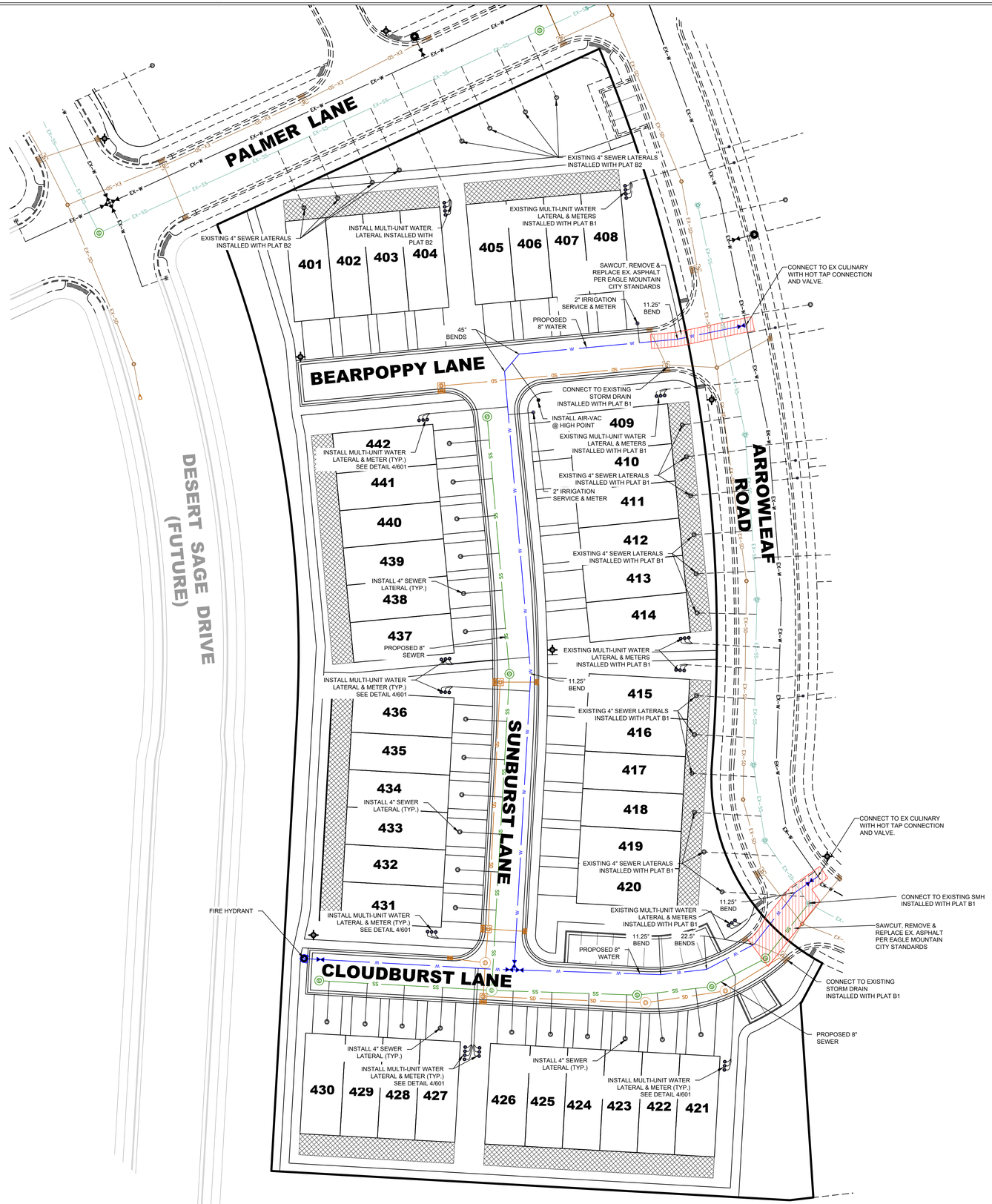
LOT SUMMARY

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: BJA/CAA
DESIGNED BY: BCT
SCALE: 1"=30'
DATE: 03/04/2026

SHEET 103

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NORTH

SCALE: 1"=30'

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NPA 8 PHASE B - PLAT 4

EAGLE MOUNTAIN, UTAH

UTILITY PLAN

REVISIONS	
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LEI PROJECT #: 2021-0080

DRAWN BY: BJA/CAA

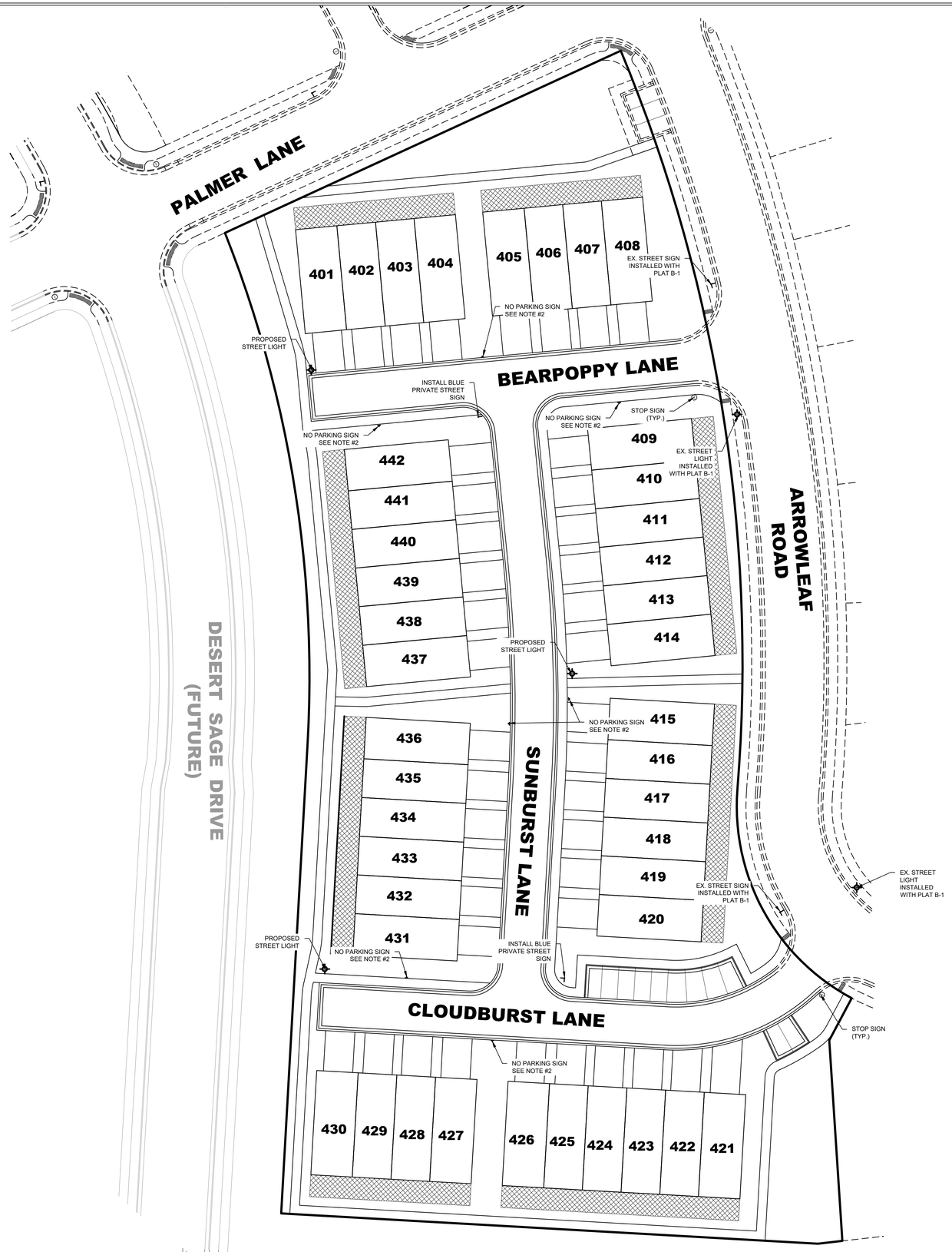
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SCALE: 1"=30'

DATE: 03/04/2026

SHEET 201

C:\Users\bjackson\Documents\Firefly\NPA 8 Phase B - Plat 4\Utility Plan.dwg, 3/4/2026 10:04 AM, bjackson



NORTH

SCALE: 1"=30'

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NOTES:

1. ALL STREET LIGHTS ALONG LOCAL ROAD SHALL BE ARLINGTON-STYLE LIGHTS/FIXTURES.
2. NO PARKING FIRE LANE SIGNS SHALL BE REQUIRED ON BOTH SIDES OF THIS ROAD SPACED AT 100' (MAX.) INTERVALS. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND AS SHOWN BELOW. SIGNS SHALL FOLLOW ALL OTHER MUTCD REQUIREMENTS.



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NPA 8 PHASE B - PLAT 4

EAGLE MOUNTAIN, UTAH

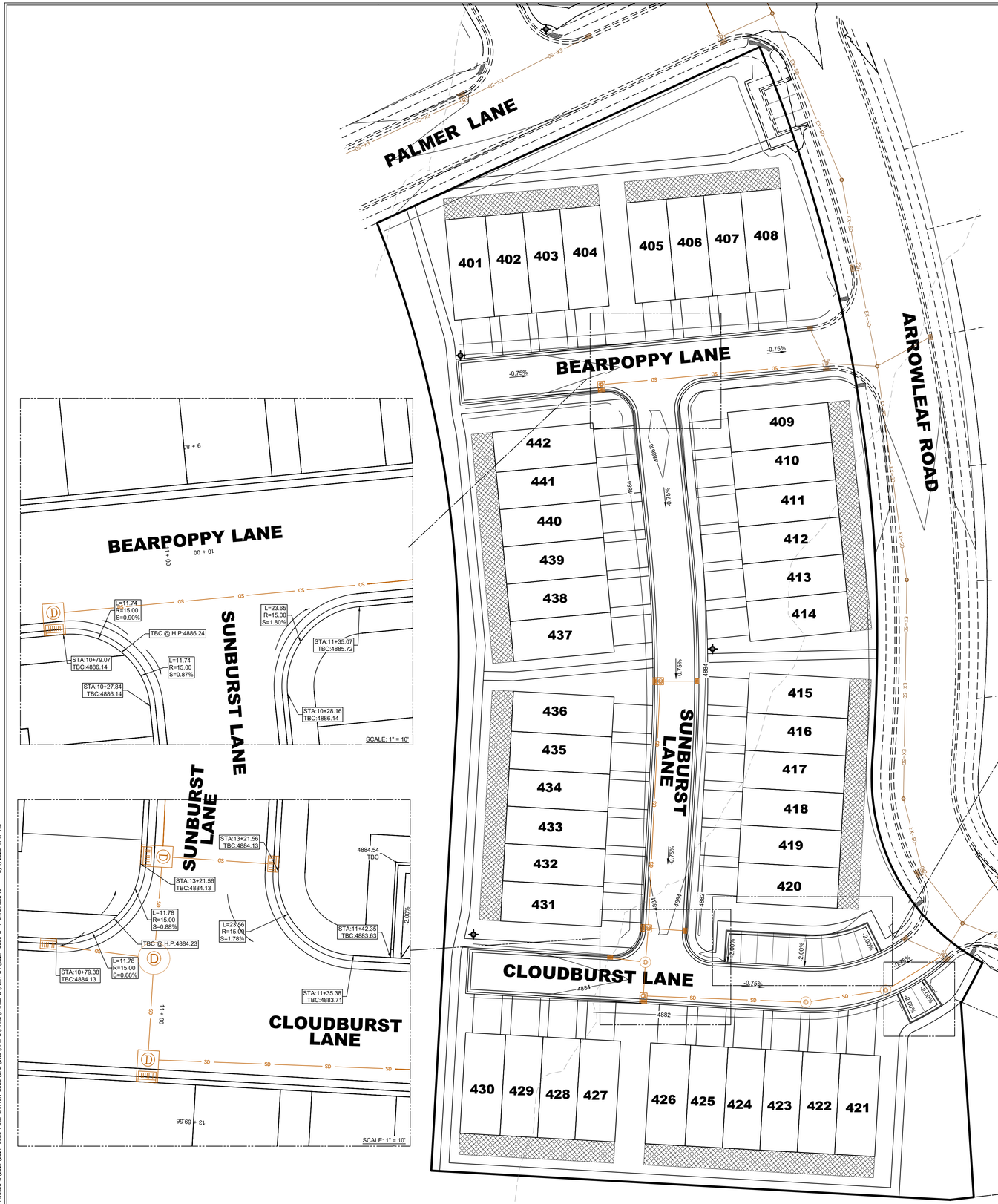
STREET LIGHT / SIGNAGE PLAN

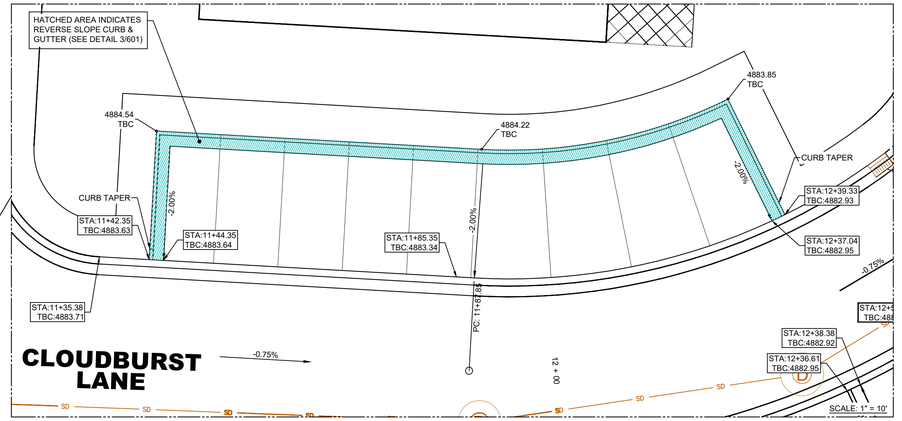
REVISIONS
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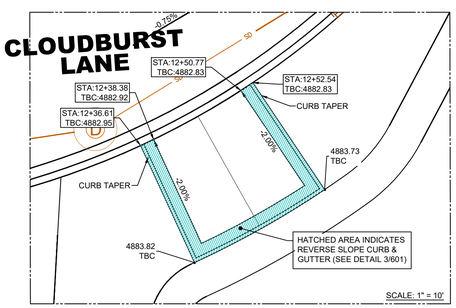
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DRAWN BY: BJA/CAA
DESIGNED BY: BCT
SCALE: 1"=30'
DATE: 03/04/2026

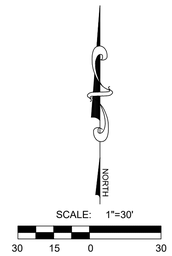
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firefly

NPA 8 PHASE B - PLAT 4

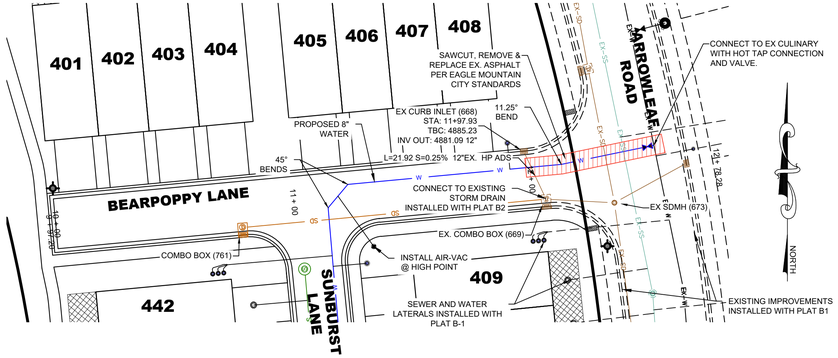
EAGLE MOUNTAIN, UTAH

GRADING PLAN

REVISIONS	
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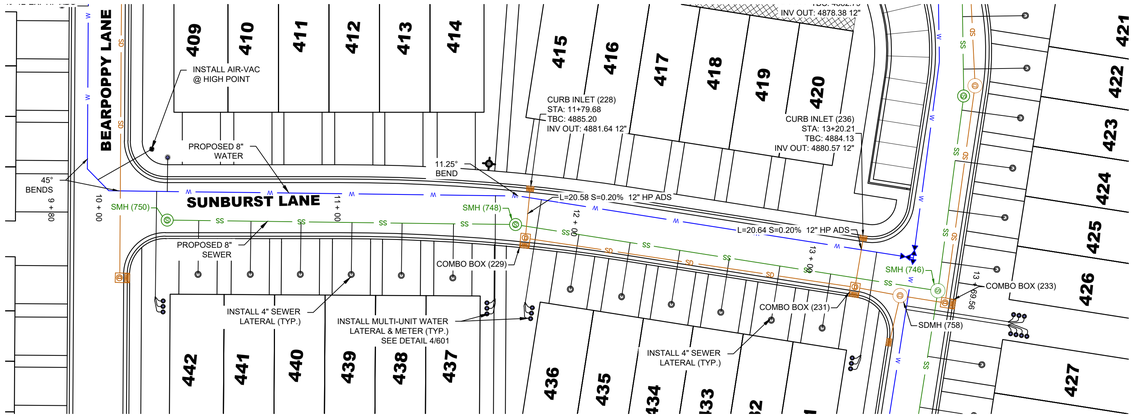
LEI PROJECT #: 2021-0080
DRAWN BY: BJA/CAA
DESIGNED BY: BCT
SCALE: 1"=30'
DATE: 03/04/2026
SHEET: 401

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BEARPOPPY LANE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY

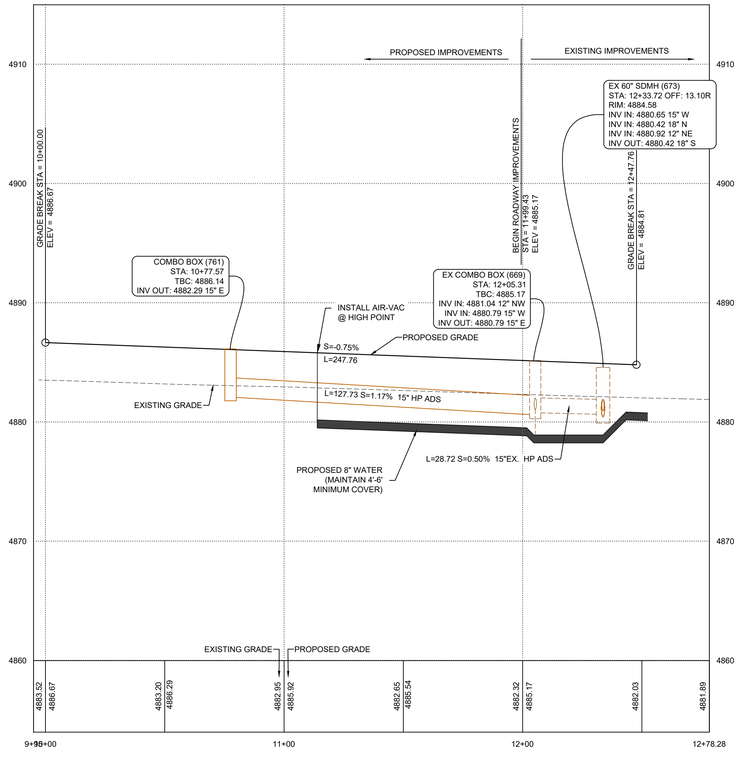


SUNBURST LANE PLAN VIEW

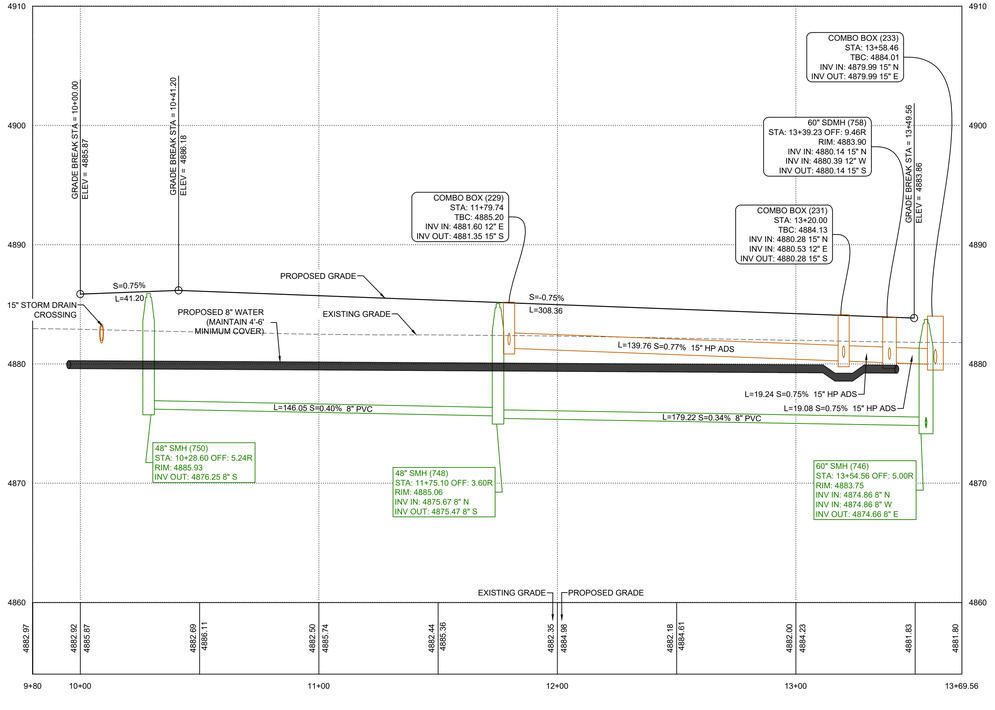
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SCALE: 1"=30'

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BEARPOPPY LANE PROFILE VIEW



SUNBURST LANE PROFILE VIEW

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NPA 8 PHASE B - PLAT 4

EAGLE MOUNTAIN, UTAH

BEARPOPPY LANE AND SUNBURST LANE PLAN AND PROFILE

REVISIONS	
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4	-
5	-

LEI PROJECT #: 2021-0080

DRAWN BY: BJA/CAA

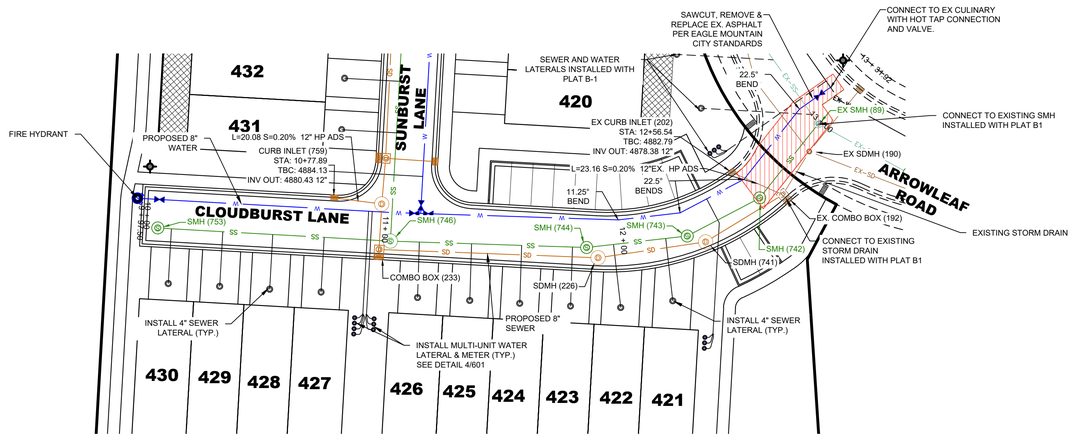
DESIGNED BY: BCT

SCALE: 1"=30'

DATE: 03/04/2026

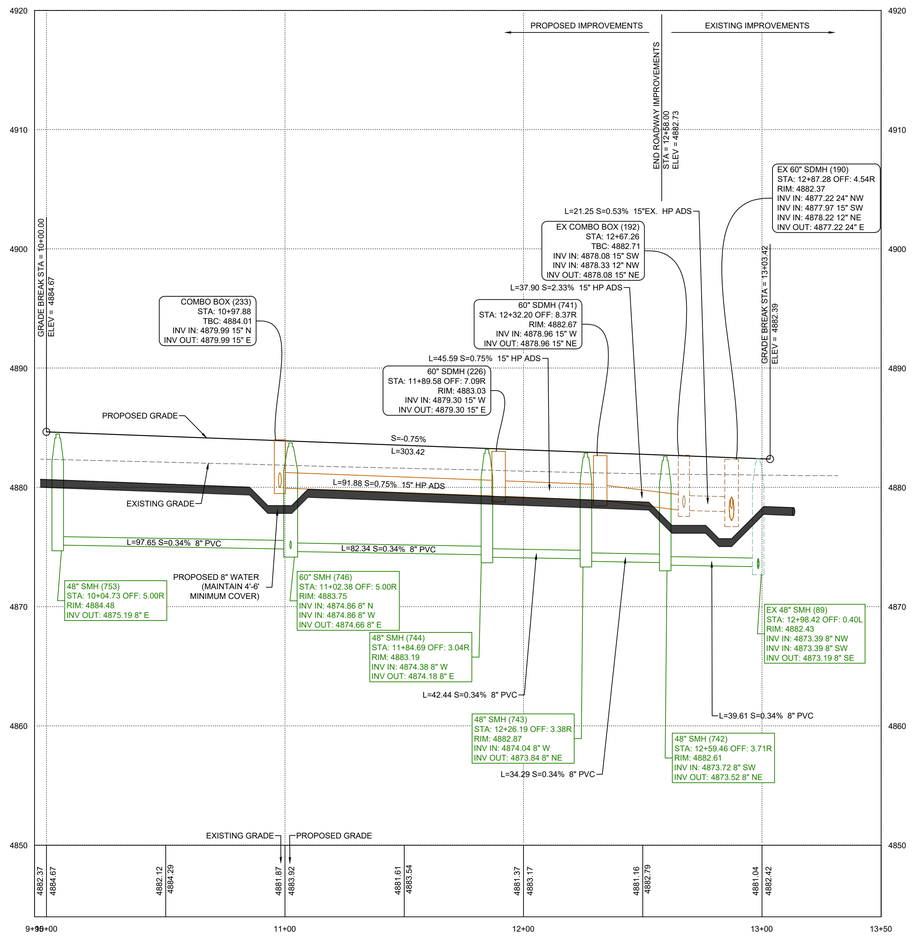
SHEET 501

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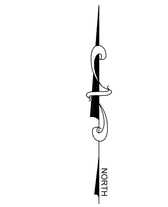


CLOUDBURST LANE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY



CLOUDBURST LANE PROFILE VIEW



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NPA 8 PHASE B - PLAT 4

EAGLE MOUNTAIN, UTAH

CLOUDBURST LANE PLAN AND PROFILE

REVISIONS
1 -
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LEI PROJECT #: 2021-0080

DRAWN BY: BJA/CAA

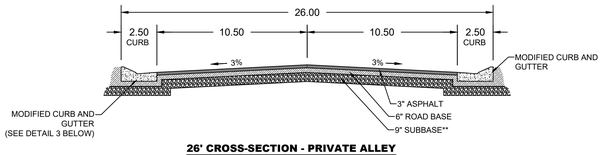
DESIGNED BY: BCT

SCALE: 1"=30'

DATE: 03/04/2026

SHEET 502

N:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE B\PLAT 4\2021-0080 B-4 PLAT SHEETS.DWG 3/4/2026 8:44 AM

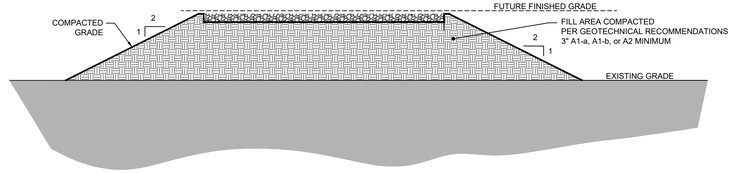


26' CROSS-SECTION - PRIVATE ALLEY

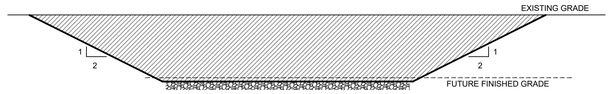
(BEARPOPPY LANE, SUNBURST LANE, CLOUDBURST LANE)

**ALL PAVING SECTIONS AS SHOWN ARE PER CITY STANDARD. PAVING SECTIONS TO BE VERIFIED BY THE GEO-TECHNICAL ENGINEER BASED ON SITE-SPECIFIC ANALYSIS.

1 ROADWAY CROSS SECTIONS

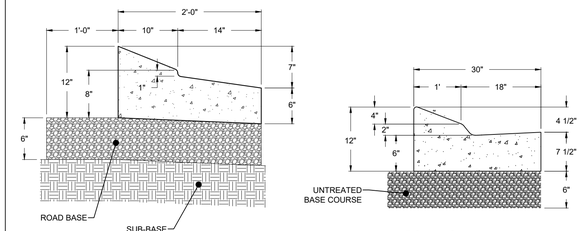


"FILL AREA" DETAIL



"EXCAVATION AREA" DETAIL

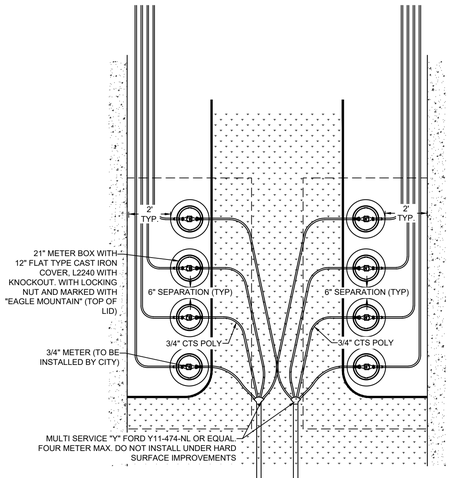
2 FILL AND EXCAVATION DETAILS



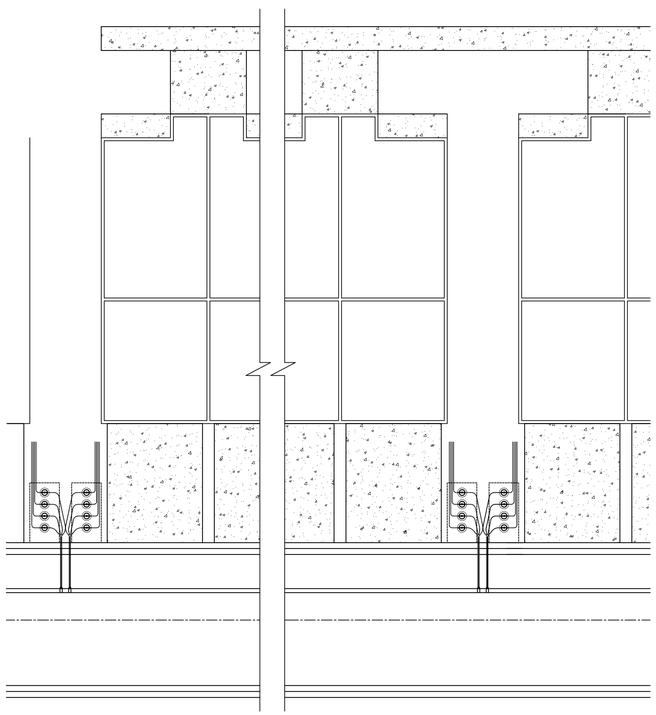
REVERSE SLOPE MODIFIED CURB & GUTTER (MOUNTABLE TYPE)

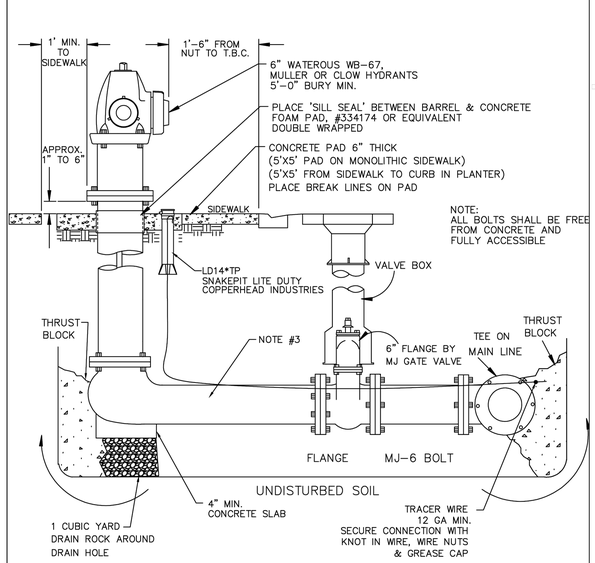
30" MODIFIED

3 CURB & GUTTER DETAILS

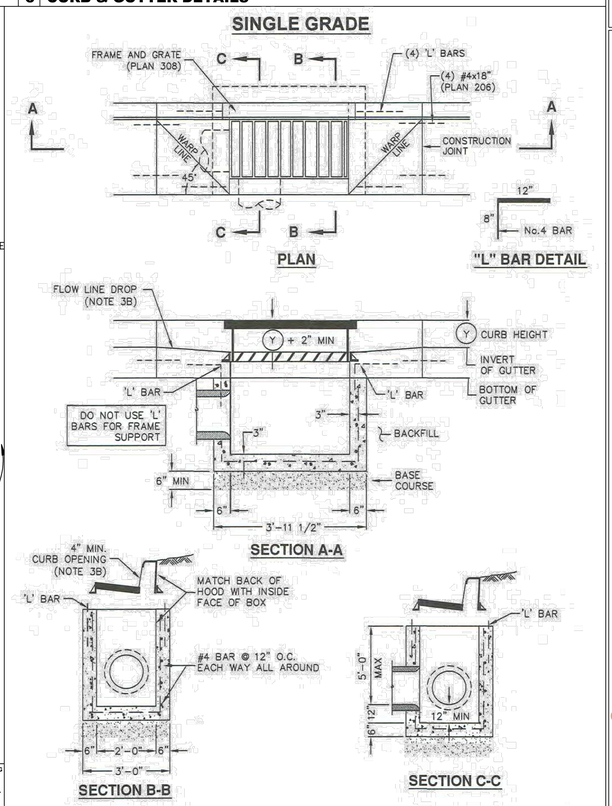


4 MULTI-UNIT WATER LATERAL DETAIL





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.



ALL CURB INLETS CONSTRUCTED IN TYPE D MODIFIED CURB SHALL BE GRATED INLETS ONLY WITH NO HOOD

DWN	RSB
CHKD	SEPT 2025
DATE	NOV 2015
SCALE	

EAGLE MOUNTAIN CITY

STANDARD DETAILS FOR: FIRE HYDRANT & VALVE

DRAWING NO. 14

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EAGLE MOUNTAIN, UTAH

DETAILS

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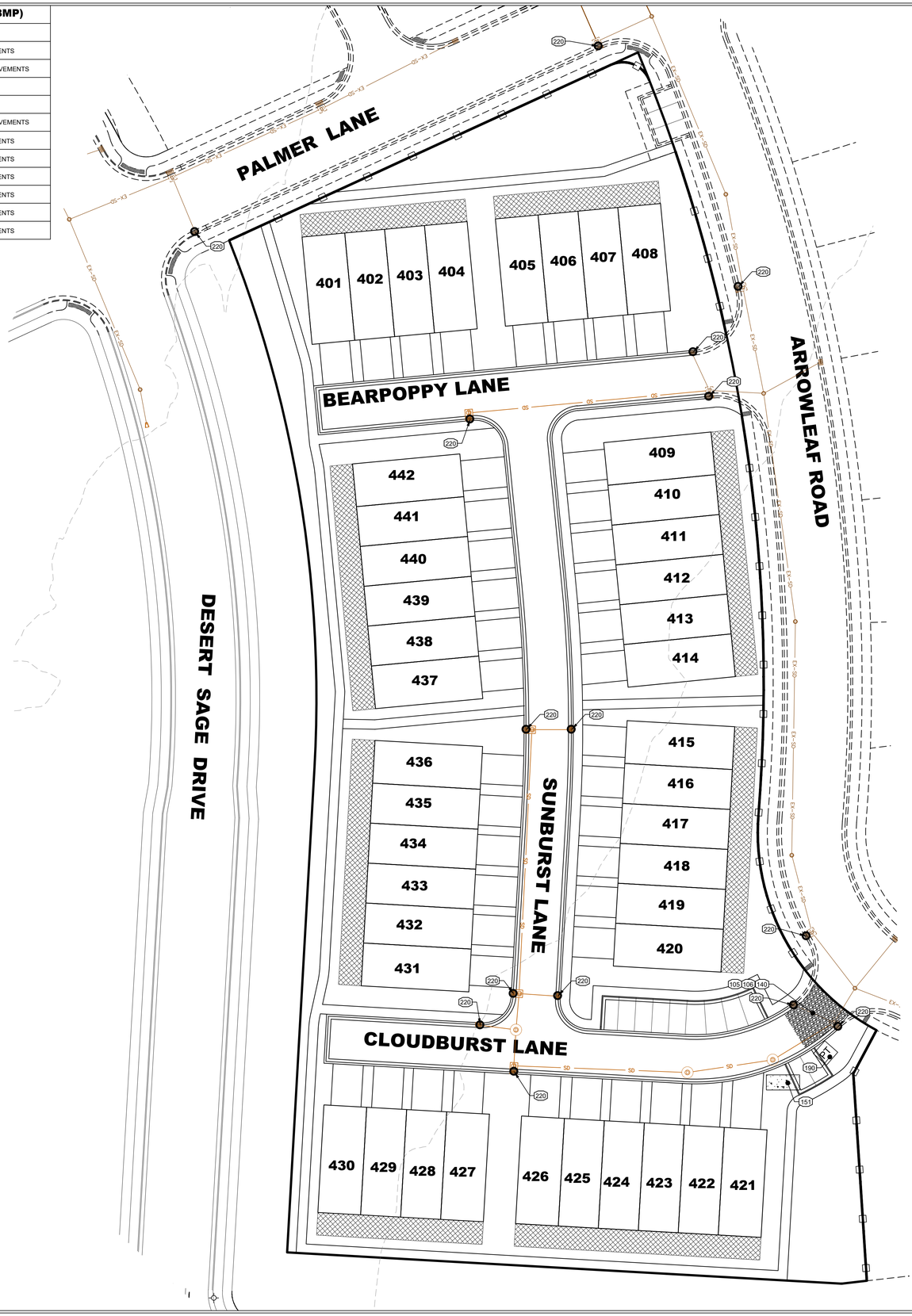
LEI PROJECT #: 2021-0080
DRAWN BY: BJA/CAA
DESIGNED BY: BCT
SCALE: N/A
DATE: 03/04/2026

SHEET 601

S:\0_LEI PROJECTS\2021\2021-0080 FOLEY CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE B\PLAT 4\#4\2021-0080 B-4 FINAL.DWG 3/4/2026 8:52 AM

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION	
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	COMMENCEMENT OF GRADING	THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY	
C120	120	TEMPORARY AND PERMANENT SEEDING	PER CONTRACTOR/OWNER	AFTER GRADING UNTIL COMPLETION OF PROJECT	
C140	140	DUST CONTROL	PER CONTRACTOR	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C153	153	MATERIAL DELIVERY, STORAGE, & CONTAINMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	PER CONTRACTOR	COMMENCEMENT OF GRADING	THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING	THROUGH COMPLETION OF SITE IMPROVEMENTS
C257	257	SWPPP BOARD BMP	AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS



NOTES

-CLEARLY MARK, FLAG OR FENCE VEGETATION OR AREAS WHERE VEGETATION SHOULD BE PRESERVED.
-DO NOT LOCATE CONSTRUCTION TRAFFIC ROUTES, SPOIL PILES, ETC. WHERE SIGNIFICANT ADVERSE IMPACT ON EXISTING VEGETATION MAY OCCUR.
-REFER TO SWPPP BINDER FOR BMP DETAILS SHOWN ON THIS PLAN.

LEGEND

- SILT FENCE
- STORM DRAIN CURB INLET
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN LINE
- PT — PORTABLE TOILETS
- INLET PROTECTION
- SWPPP BOARD BMP
- CONCRETE WASTE MGMT. AREA
- MATERIAL STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- PRESERVE EXISTING VEGETATION
- STRAW WATTLES

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NPA 8 PHASE B - PLAT 4

EAGLE MOUNTAIN, UTAH

EROSION CONTROL PLAN

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LEI PROJECT #: 2021-0080
DRAWN BY: BJA/CAA
DESIGNED BY: BCT
SCALE: 1"=30'
DATE: 03/04/2026

SHEET 701

\\0_LEI PROJECTS\2021\2021-0080 DALE CANYON SUBD\CAD\[PRC]\PH 4\PHASE B\PLAT 4\2021-0080 B-4 EROSION CONTROL PLAN.DWG 3/4/2026 6:53 AM

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL – A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.

9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

10. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

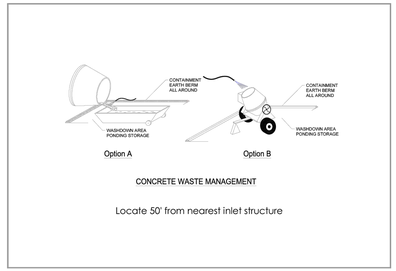
13. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

14. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

15. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

16. INLET PROTECTION REQUIRED ON ALL INLETS WITHIN 500' DOWNSTREAM OF SITE.

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.

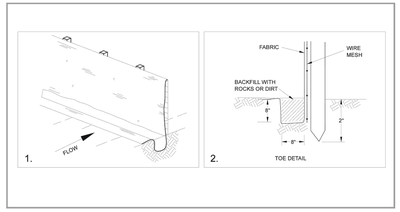
LIMITATIONS:

- 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.

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.

FlexStorm Lite™ Inlet Filters

FlexStorm Lite inlet filters are a temporary, rigid frame alternative to fabric-only inlet protection. FlexStorm Lite filters are custom made for each specified inlet and allows job sites to remain SWPPP compliant during construction.

Applications

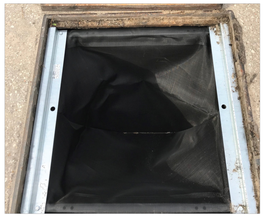
- Residential developments
- Commercial developments
- Roadway construction

Features

- High-flow filter bags with 82% filtration efficiency
- Low-profile framing fits into offset castings and avoids concrete interference
- Rigid frame supports itself on the grate ledge, even when grate is removed and bag is full
- Bypass feature built into the bag, prevents flooding during a major storm event or when bag is filled
- Reusable

Benefits

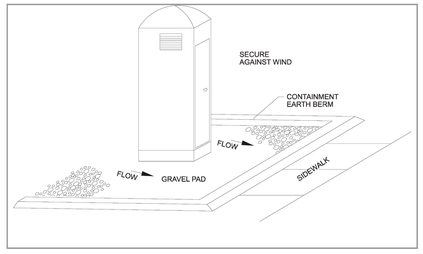
- Reduces job site flooding
- Prevents hazardous road conditions by eliminating ponding at curb inlets
- Prevents siltation and pollution of rivers, lakes & ponds
- Installed and maintained by one worker, without additional equipment
- Filter installed below grade to prevent traffic interference





ADS

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.

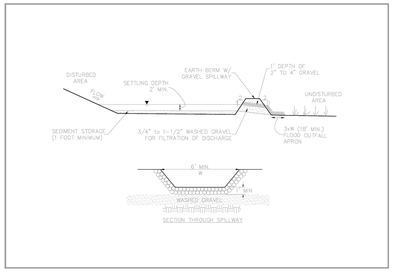
LIMITATIONS:

- 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.

BMP: Sediment Trap — ST — Construction



DESCRIPTION:

A sediment trap is a small excavated or bermed area where runoff from small drainage areas is detained and sediment can settle.

APPLICATION:

- Temporary control for runoff from disturbed areas of less than 3 acres.
- Temporary control for discharge from diversion dike, surface benching, or other temporary drainage measures.

INSTALLATION/APPLICATION CRITERIA:

- Design basin for site specific location.
- Excavate basin or construct compacted berm containment.
- Construct outfall spillway with apron.
- Provide downstream silt fence if necessary.

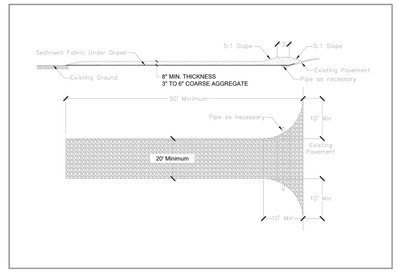
LIMITATIONS:

- Should be sized based on anticipated runoff, sediment loading and drainage area size.
- May require silt fence at outlet for entrapment of very fine silts and clays.

MAINTENANCE:

- Inspect after each rainfall event and at a minimum of monthly.
- Repair any damage to berm, spillway or sidewalls.
- Remove accumulated sediment as it reaches 2/3 height of available storage.
- Check outlet for sedimentation/erosion of downgradient area and remediate as necessary. Install silt fence if sedimentation apparent.

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.

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NPA 8 PHASE B - PLAT 4

EAGLE MOUNTAIN, UTAH

EROSION CONTROL DETAILS

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LEI PROJECT #: 2021-0080
DRAWN BY: BJA/CAA
DESIGNED BY: BCT
SCALE: N/A
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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE B PLAT 4

EAGLE MOUNTAIN, UTAH

03 FEB 2026

Per the approved Community Plan Page 4-11

Parking Standards
Parking requirements shall be based on the number of bedrooms in each home.
For 1-bedroom homes, 1.75 stalls are required.
For 2-bedroom homes, 2.5 parking stalls are required.
For 3-bedroom homes, 3 parking stalls are required.
For 4-bedroom homes and greater, 3.5 stalls are required.
Parking means a parking stall located within a garage, driveway, private parking lot, or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. Garage dimensions are required to be a minimum of 20' x 20'.

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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE B PLAT 4

EAGLE MOUNTAIN, UTAH

4-PLEX-01 REAR LOAD
EXTERIOR VIEW

D101

03 FEB 2026

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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE B PLAT 4

EAGLE MOUNTAIN, UTAH

5-PLEX-01 REAR LOAD
EXTERIOR VIEW

D102

03 FEB 2026



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

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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE B PLAT 4

EAGLE MOUNTAIN, UTAH

6-PLEX-01 REAR LOAD
EXTERIOR VIEW

D103

03 FEB 2026



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	47%
FIBER CEMENT LAP SIDING	=	27%
WINDOWS AND DOORS	=	26%

FRONT ELEVATION SD — 1 / D201

3/16" = 1'-0"



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	13%
FIBER CEMENT LAP SIDING	=	83%
WINDOWS AND DOORS	=	04%

LEFT ELEVATION SD — 2 / D201

3/16" = 1'-0"

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

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

TOTAL FEATURES PROVIDED = 9

ELEVATION / SECTION MATERIAL LEGEND

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

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CANDLELIGHT HOMES

REAR LOAD 4P-01

EAGLE MOUNTAIN,UTAH

REAR LOAD 4P-01
EXTERIOR ELEVATIONS

D201

03 FEB 2026



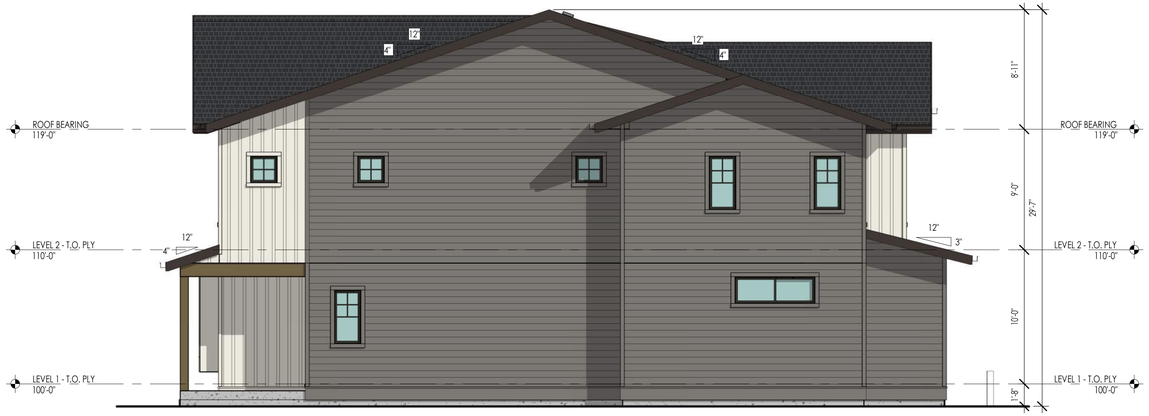
PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	19%
FIBER CEMENT LAP SIDING	=	35%
WINDOWS AND DOORS	=	46%

REAR ELEVATION SD

3/16" = 1'-0"

1 / D202



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	13%
FIBER CEMENT LAP SIDING	=	83%
WINDOWS AND DOORS	=	04%

RIGHT ELEVATION SD

3/16" = 1'-0"

2 / D202

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

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

TOTAL FEATURES PROVIDED = 9

ELEVATION / SECTION MATERIAL LEGEND

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

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CANDLELIGHT HOMES

REAR LOAD 4P-01

EAGLE MOUNTAIN,UTAH

REAR LOAD 4P-01
EXTERIOR ELEVATIONS

D202

03 FEB 2026



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	49%
FIBER CEMENT LAP SIDING	=	25%
WINDOWS AND DOORS	=	26%

SD FRONT ELEVATION

3/16" = 1'-0"

1 / D203



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	13%
FIBER CEMENT LAP SIDING	=	82%
WINDOWS AND DOORS	=	05%

SD LEFT ELEVATION

3/16" = 1'-0"

2 / D203

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

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

TOTAL FEATURES PROVIDED = 9

ELEVATION / SECTION MATERIAL LEGEND

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

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CANDLELIGHT HOMES REAR LOAD 5P-01

EAGLE MOUNTAIN,UTAH

REAR LOAD 5P-01
EXTERIOR ELEVATIONS

D203

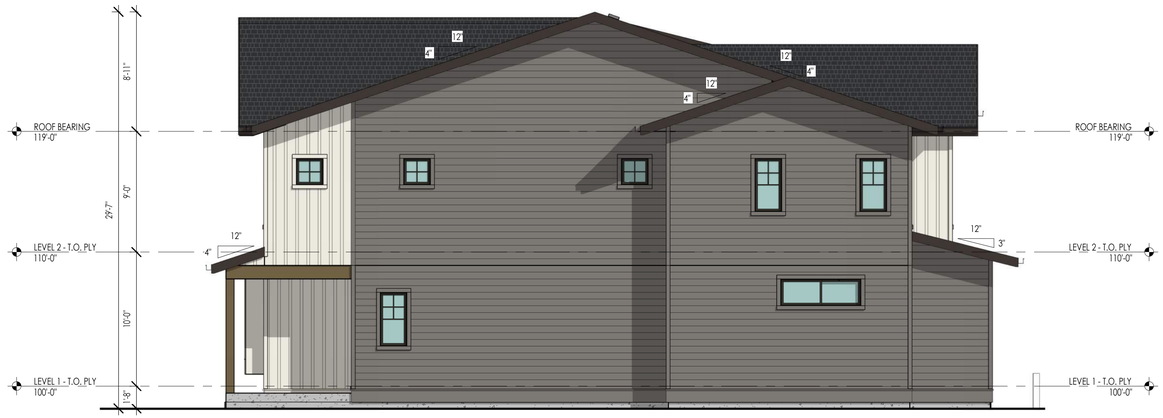
03 FEB 2026



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	18%
FIBER CEMENT LAP SIDING	=	35%
WINDOWS AND DOORS	=	47%

SD REAR ELEVATION — 3/16" = 1'-0" — 3 / D204



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	13%
FIBER CEMENT LAP SIDING	=	82%
WINDOWS AND DOORS	=	05%

SD RIGHT ELEVATION — 3/16" = 1'-0" — 1 / D204

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

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

TOTAL FEATURES PROVIDED = 9

ELEVATION / SECTION MATERIAL LEGEND

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

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CANDLELIGHT HOMES REAR LOAD 5P-01

EAGLE MOUNTAIN,UTAH

REAR LOAD 5P-01
EXTERIOR ELEVATIONS

D204

03 FEB 2026

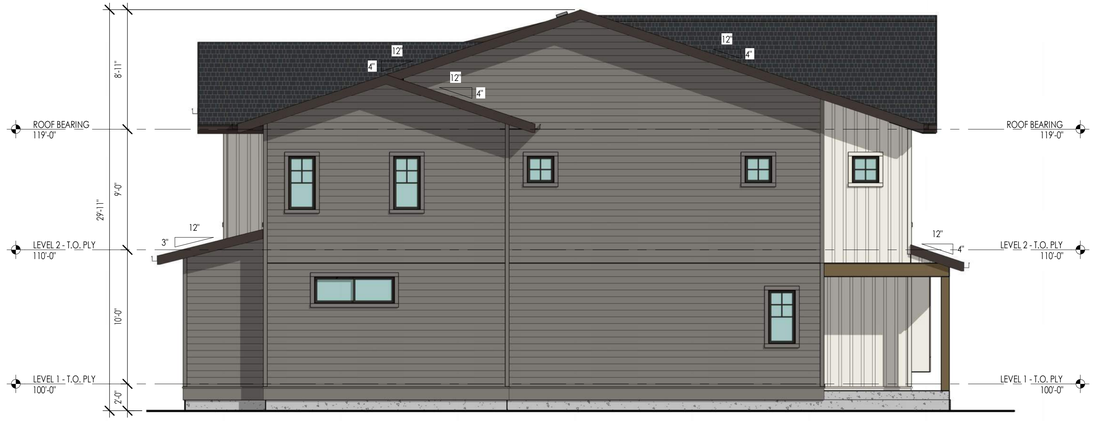


PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	49%
FIBER CEMENT LAP SIDING	=	25%
WINDOWS AND DOORS	=	26%

FRONT ELEVATION — 1 / D203

3/16" = 1'-0"



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	13%
FIBER CEMENT LAP SIDING	=	83%
WINDOWS AND DOORS	=	04%

LEFT ELEVATION — 2 / D203

3/16" = 1'-0"

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

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

TOTAL FEATURES PROVIDED = 9

ELEVATION / SECTION MATERIAL LEGEND

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

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CANDLELIGHT HOMES REAR LOAD 6P-01

EAGLE MOUNTAIN,UTAH

REAR LOAD 6P-01
EXTERIOR ELEVATIONS

D205

03 FEB 2026



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	18%
FIBER CEMENT LAP SIDING	=	35%
WINDOWS AND DOORS	=	47%

REAR ELEVATION

3/16" = 1'-0"

1 D204



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	13%
FIBER CEMENT LAP SIDING	=	83%
WINDOWS AND DOORS	=	04%

RIGHT ELEVATION

3/16" = 1'-0"

2 D204

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

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

TOTAL FEATURES PROVIDED = 9

ELEVATION / SECTION MATERIAL LEGEND

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

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CANDLELIGHT HOMES REAR LOAD 6P-01

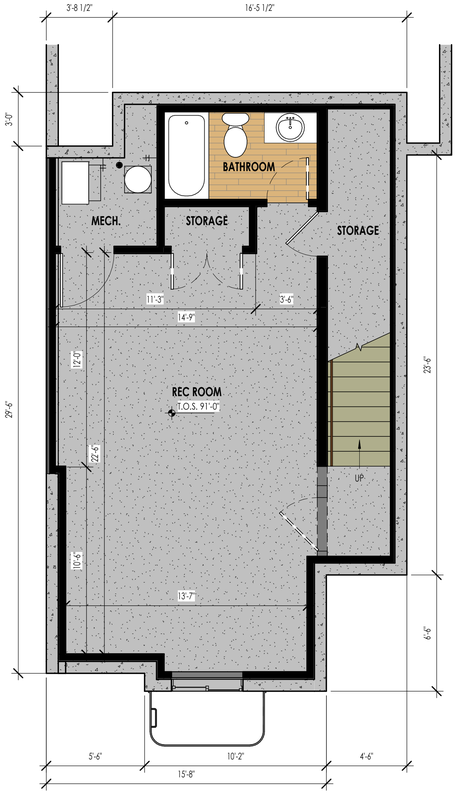
EAGLE MOUNTAIN,UTAH

REAR LOAD 6P-01
EXTERIOR ELEVATIONS

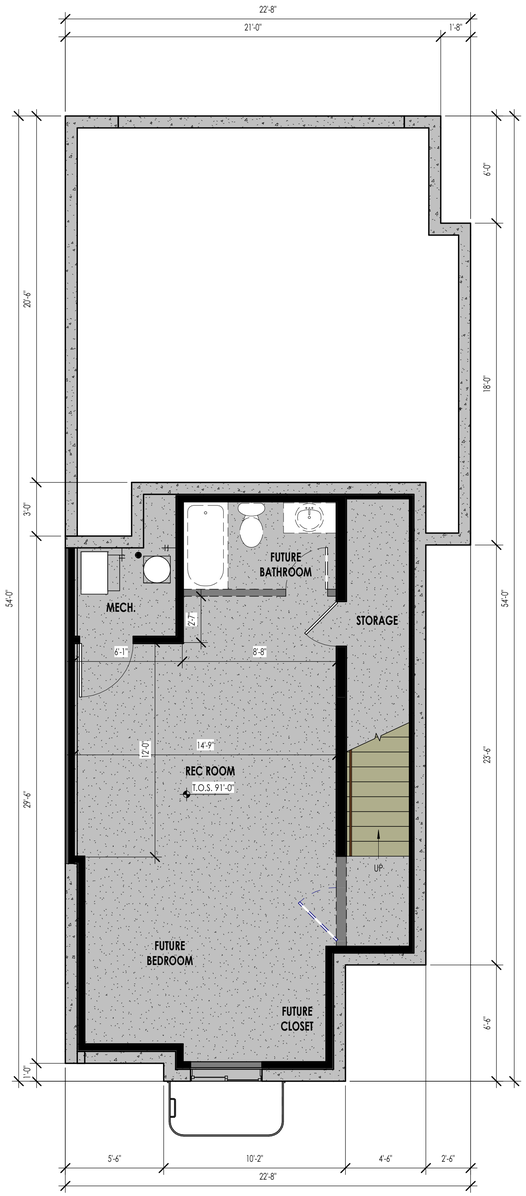
D206

03 FEB 2026

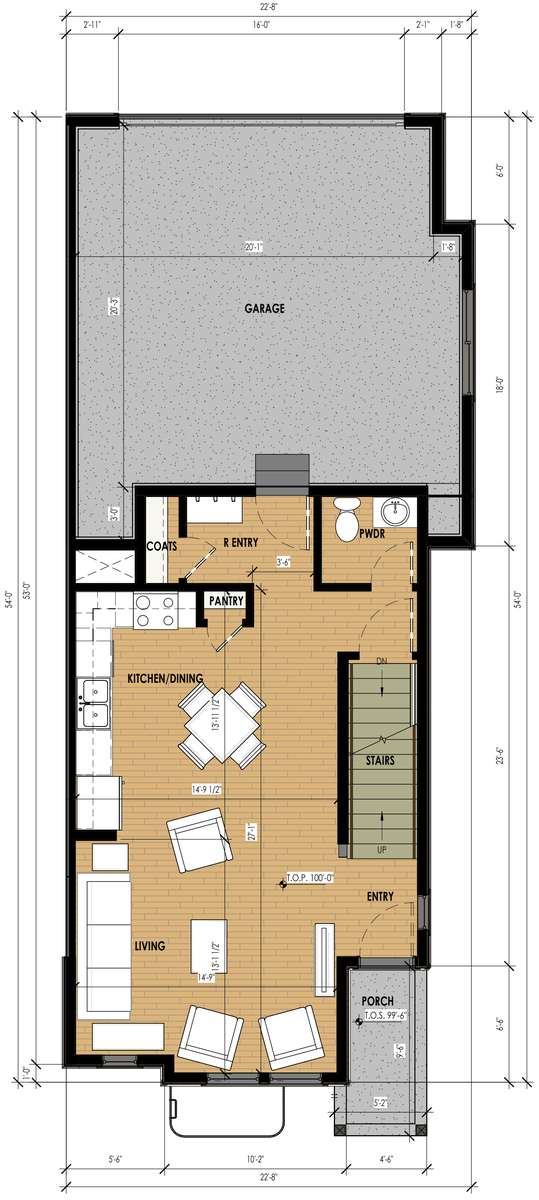
UNIT A1 - AREAS		
LEVEL	NAME	AREA
LEVEL-1	LEVEL 1	625 SF
LEVEL-2	LEVEL 2	994 SF
		1619 SF
LEVEL-0	LEVEL 0	563 SF
LEVEL-1	GARAGE	479 SF
		1042 SF
Grand total		2661 SF



LEVEL 0 - PRESENTATION Open Plan 1
1/4" = 1'-0" D401



LEVEL 0 - PRESENTATION 2
1/4" = 1'-0" D401



LEVEL 1 - PRESENTATION 3
1/4" = 1'-0" D401



LEVEL 2 - PRESENTATION 4
1/4" = 1'-0" D401

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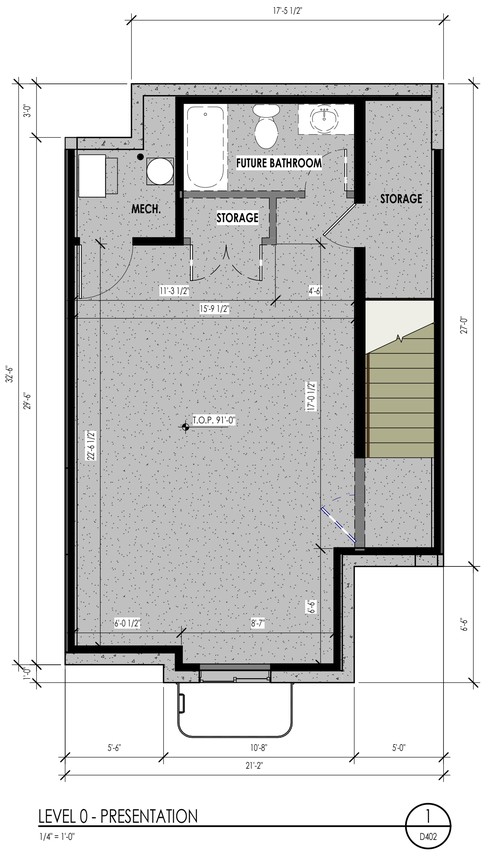
REAR LOAD - UNIT C1 CASCADE

UNIT A1 BSMT
MARKETING PLANS

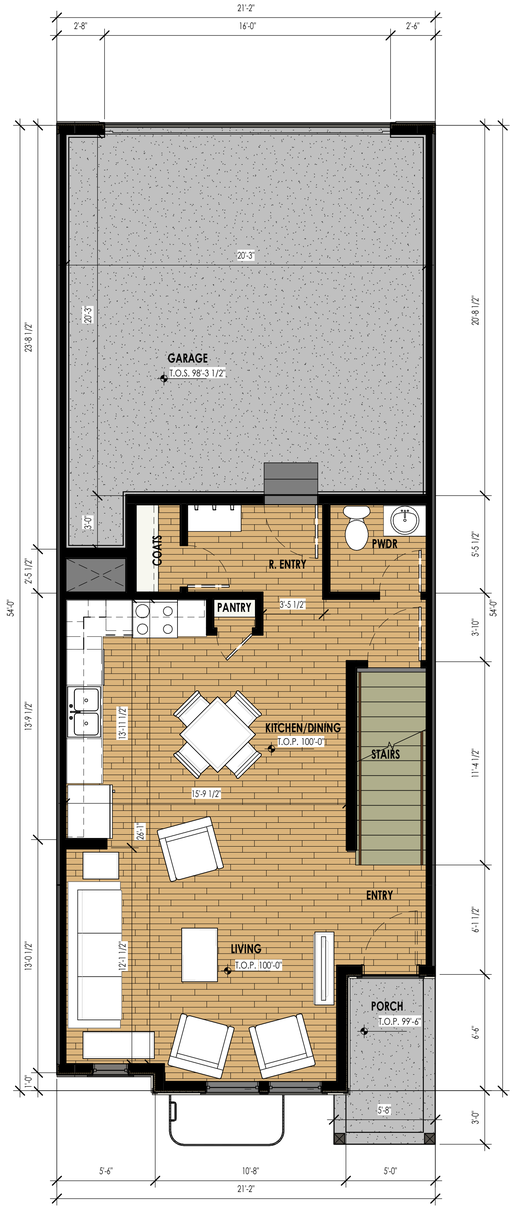
D401

03 FEB 2026

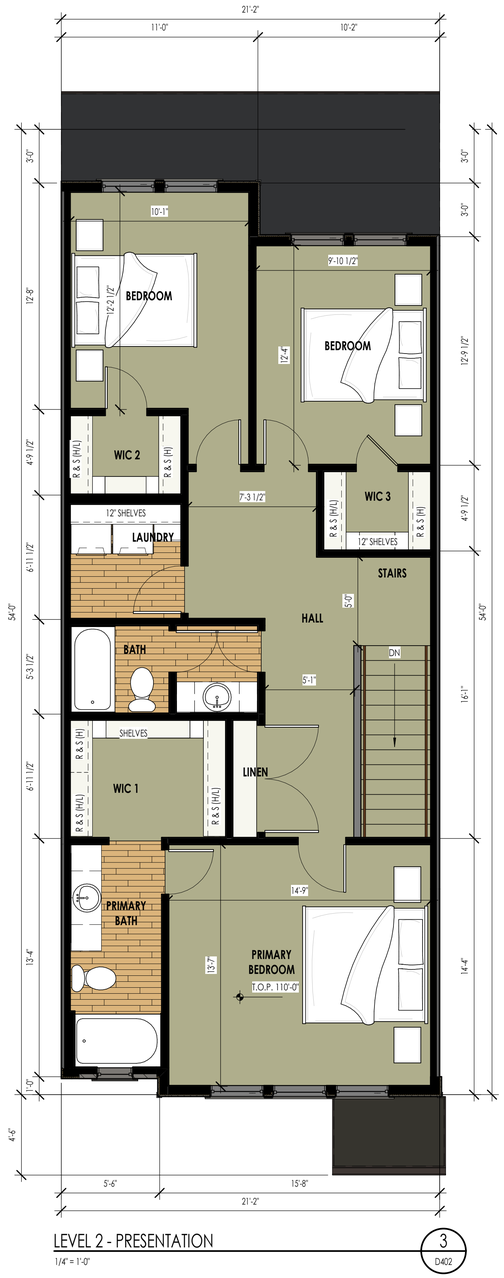
UNIT A2 - AREAS	
NAME	AREA
LEVEL 1	653 SF
LEVEL 2	996 SF
	1649 SF
LEVEL 0	620 SF
GARAGE	452 SF
	1071 SF
Grand total	2720 SF



LEVEL 0 - PRESENTATION
1/4" = 1'-0"
1 D402



LEVEL 1 - PRESENTATION
1/4" = 1'-0"
2 D402



LEVEL 2 - PRESENTATION
1/4" = 1'-0"
3 D402

NOTE: FOR OPEN PLAN BASEMENT OPTION SEE SHEET D401

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REAR LOAD - UNIT C2 COTTONWOOD

UNIT A2 BASEMENT
MARKETING PLANS

D402

03 FEB 2026



Front Door
Manufacturer:
TBD
Color:
SW 6006 Black Bean

Win, Dr & Band Trim
Manufacturer:
TBD
Color:
SW 7008 Alabaster



Timbers
Manufacturer:
TBD
Color:
SW 3533 Leeward



Siding - Color 1
Manufacturer:
TBD
Color:
SW 7008 Alabaster



Siding - Color 2
Manufacturer:
TBD
Color:
JH Aged Pewter



Board and Batt
Manufacturer:
TBD
Color:
SW 7008 Alabaster



Windows
Manufacturer:
Anderson
Color:
Dark Bronze



Garage Door
Manufacturer:
CHI
Color:
Bronze



Alum Fascia/Sofit
Manufacturer:
Mastic
Color:
Dark Bronze



Roofing
Manufacturer:
CertianTeed
Color:
Moire Black

COLOR SCHEME - TOWNHOMES

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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE B PLAT 4

EAGLE MOUNTAIN, UTAH

COLOR/MATERIAL BOARD

D501

03 FEB 2026

CONCEPTUAL PLANT PALETTE

ORNAMENTAL GRASSES

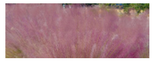

BLONDE AMBITION GRASS


COOL AS ICE BLUE FESCUE GRASS


ELIJAH BLUE FESCUE


HAMELN DWARF FOUNTAIN GRASS


LITTLE BUNNY DWARF FOUNTAIN GRASS


REGAL MIST MUHLY GRASS


INDIAN STEEL GRASS


KARL FORESTER


KARLEY ROSE FOUNTAIN GRASS

EVERGREEN TREES


ARIZONA CYPRESS


ARNOLD SENTINEL AUSTRIAN PINE


VANDERWOLF'S PYRAMID LIMBER PINE

SOD


IRRIGATED TURF

DECIDUOUS TREES


BUR OAK


COMMON HACKBERRY


FRONTIER ELM


GOLDEN RAIN TREE


GREENSPIRE LINDEN


LONDON PLANE TREE


NARROW LEAF COTTONWOOD


SKYLINE HONEYLOCUST

ORNAMENTAL TREES


SPRING SNOW CRABAPPLE


JAPANESE FLOWERING CHERRY


THORNLESS COCKSPUR HAWTHORN

PERCENTAGES

18% (.17 ACRES) IRRIGATED TURF
58% (.54 ACRES) DROUGHT TOLERANT PLANTING BEDS
16% (.14 ACRES) PERMEABLE PAVING
8% (.08 ACRES) ACTIVE RECREATION AREA

.93 ACRES CUMULATIVE LANDSCAPED AREAS



0 15 60
5 30
SCALE: 1"=30'-0"

DHM DESIGN
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Room 205
Durango, CO 81301
970.385.4219
www.dhmdesign.com

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FOR INTERNAL REVIEW:
NOT FOR CONSTRUCTION

FIREFLY NPA 8 PLAT B4
PRELIMINARY LANDSCAPE PLANS
CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER:
DATE 02/10/2026
DESIGNED: GW/AP
DRAWN: EK/EL
CHECKED: WC

REVISIONS:

JOB DESCRIPTION:
SCHEMATIC PLAN

SHEET TITLE:
NPA 8
PLAT B4

SHEET NUMBER:
L100



firefly

A DAI Community

COMMUNITY PLAN

June 30, 2023

FINAL

A PLACE WHERE OUR KIDS CAN BECOME THEIR BRIGHTEST



COMMUNITY PLAN

firefly

PREPARED BY:

DAI

EGI

JACKSON ENGINEERING

LEI

DTJ

DHM

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Existing Transportation Corridors & Improvements 6-01
Level of Service & General Design Requirements 6-02
Future City Transportation Corridors 6-02
Industrial Zone Area Road Standards 6-02
Roadway Exhibit 6-03
Street Sections 6-04



01 PROJECT INTRODUCTION

ABOUT FIREFLY

Firefly is a master planned community in Eagle Mountain, designed to be "A Place Where Our Children Can Reach Their Full Potential." The master plan encompasses unique Parks, Trails, Open Space (PTOS), and amenity designs providing activities that encourage our kids to put down their devices and get outdoors. As a result, they will become more well rounded, healthy individuals with the tools needed to reach their full potential.

Firefly is comprised of approximately 2,780 acres of land. Approximately 2,280 acres of the community make up residential, PTOS, and commercial, while an additional 495 acres is dedicated to industrial uses.

Firefly residents will enjoy 356 acres of PTOS connected by a trail network expanding from the southeast to northwest corners of the property. Featured throughout the trail network are a variety of opportunities to explore the outdoors including stargazing, indoor/outdoor playground, pickleball, sports fields, agricultural activities, mountain biking, and much more.

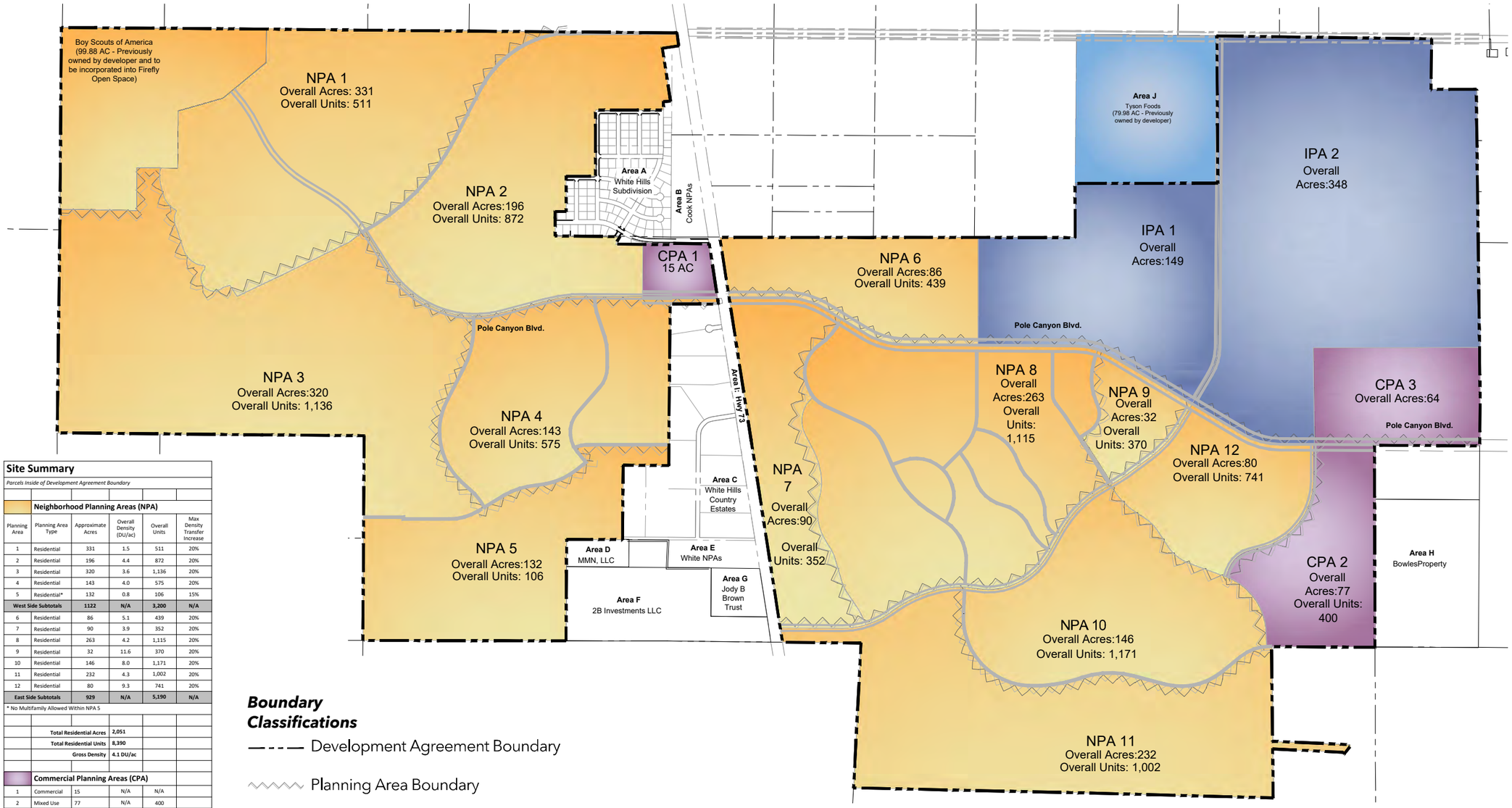
The community, with its unique features and diverse housing types, will attract a broad multi-generational demographic. Young families just getting started, more mature families, and grandparents, all living in close proximity to each other, will be able to stay physically and emotionally connected.

PLANNING GOALS

1. Improve the quality of life of families by providing amenities and activities that will enhance their social, emotional, educational, and physical development.
2. Create an active-lifestyle community focused on encouraging our children to get outside and play without their digital devices, which will increase their physical activity, health, and well-being.
3. Create recreational areas and amenities that spark imagination and creativity.
4. Prioritize social and physical connectivity through a network of PTOS assuring homesites have easy access to trails.
5. Create local jobs and tax base by integrating strategically located industrial and commercial use areas.
6. Implement the Firefly Landscape Water Efficiency (LWE) standards establishing water conservation standards for outdoor landscaping.
7. Provide housing types to meet various homeownership needs.
8. Develop quiet, friendly, and safe neighborhoods.
9. Contribute public and private amenities that bolster existing valley-wide parks.
10. Protect and maintain PTOS.
11. Plan for quality, managed growth.
12. Emphasize the area's incredible views.



LAND USE MASTER PLAN



Site Summary

Parcels Inside of Development Agreement Boundary

Neighborhood Planning Areas (NPA)

Planning Area	Planning Area Type	Approximate Acres	Overall Density (DU/ac)	Overall Units	Max Density Transfer Increase
1	Residential	331	1.5	511	20%
2	Residential	196	4.4	872	20%
3	Residential	320	3.6	1,136	20%
4	Residential	143	4.0	575	20%
5	Residential*	132	0.8	106	15%
West Side Subtotals		**1122**	**N/A**	**3,200**	**N/A**
6	Residential	86	5.1	439	20%
7	Residential	90	3.9	352	20%
8	Residential	263	4.2	1,115	20%
9	Residential	32	11.6	370	20%
10	Residential	146	8.0	1,171	20%
11	Residential	232	4.3	1,002	20%
12	Residential	80	9.3	741	20%
East Side Subtotals		**929**	**N/A**	**5,190**	**N/A**

* No Multifamily Allowed Within NPA 5

Total Residential Acres	**2,051**	
Total Residential Units	**8,390**	
Gross Density	**4.1 DU/ac**	

Commercial Planning Areas (CPA)

1	Commercial	15	N/A	N/A	
2	Mixed Use	77	N/A	400	
3	Commercial	64	N/A	N/A	

Industrial Planning Areas (IPA)

1	IPA 1	149	N/A	N/A	
2	IPA 2	348	N/A	N/A	

Total NPA Acres	2051	
Total CPA Acres	156	
Total IPA Acres	497	
Tyson Foods Acreage	80	
Total Dev. Agreement Acres	**2784**	
Total Residential Units	**8,790**	
Gross Density	**3.16 DU/ac**	

Boundary Classifications

— - - — Development Agreement Boundary

Planning Area Boundary

NOTE:

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

03 PARKS, TRAILS & OPEN SPACE (PTOS) PLAN

INTRODUCTION

The Parks, Trails, and Open Space (PTOS) plan includes any use of land for active or passive, public or private, indoor or outdoor space, including such uses as parks, plazas, greenways, playgrounds, or community gardens. In addition, this PTOS plan calls out other uses that are permitted as PTOS within Firefly. The intent of this PTOS plan is to establish uses for the purpose of conservation, preservation, agricultural resource enhancement, recreation, enhancing value to the public of adjacent parks or preserves, or otherwise providing a buffer to adjacent property. These specific and intended uses, as well as other similar uses not specifically identified herein, but which may satisfy the intent and purpose of PTOS, shall be counted toward the minimum PTOS requirement in Firefly.

DETAILS

The Master Developer will develop (based upon factors such as water availability, phasing of Firefly, number of residential units, and other factors determined relevant by Master Developer) approximately 356 acres of public and private PTOS and amenities. Firefly's PTOS and amenities, which are to be anchored by a year-round indoor/outdoor playground, are designed to encourage kids to ditch their devices, get outdoors, explore, recreate, socialize in person, imagine, learn, and have an abundance of fun.

The PTOS is designed to allow our children to safely walk, bike, run, skateboard, or scooter to parks and amenities that shall be programmed for a variety of activities. PTOS within Firefly may provide both private and public areas for sports and educational experiences, which may include, but is not limited to, soccer, lacrosse, basketball, pickleball, skateboarding, biking, bouldering, horseback riding, astronomy, art, performing arts, agriculture, etc.

The Master Developer will install parks in the approximate locations as depicted within the PTOS exhibit. The approximate park locations shown on the PTOS exhibit may be waived at the Administrator's discretion when an alternative PTOS layout is more advantageous to the immediate and surrounding neighborhoods proposed by a Development Application. Any modification by the Administrator shall be based upon the best community benefit and any other relevant considerations determined by the Administrator. The acreage set aside by Master Developer for PTOS uses as identified herein shall be counted at one hundred percent (100%) of the actual acreage of such PTOS.

In honor of Eagle Mountain heritage, horse trails will be incorporated into the PTOS plan along the western portion of Firefly. The community will also include agricultural homesites. Horse trails will be designed to allow access to Manning Canyon and adjacent BLM land (as allowed by BLM).



TYPES OF PTOS

The term ***PTOS*** within the Firefly plan refers to open, landscaped, native (non-irrigated), and other improved areas that meet any one or more of the following criteria:

1. Public and private parks, recreational areas, gateways, trails, trailhead parking, buffer areas, berms, view corridors, or other public or private amenities that facilitate the creation of more attractive neighborhoods
2. Entrance node (may contain entrance feature) and any portion of park strip or landscaped median
3. Land set aside for a cemetery
4. Improved, native (non-irrigated), and passive areas—Native (non-irrigated) means undisturbed landscaping or the installation of natural landscaping commonly found in unimproved, unmanicured landscapes. This commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. Native landscape also includes the restoration of disturbed areas.
5. Contributed PTOS such as Camp Eagle Mountain, the 100-acre parcel donated to the BSA
6. General common areas that are managed by a master or a sub-HOA, commonly referred to as limited common open space
7. Green roofs or rooftop decks that are "contained" green spaces on top of a human-made structure
8. Outdoor storage (includes trailers, vehicles, RVs and other similar uses)

PTOS STANDARDS

While the final details (such as location, type, and amenitization of PTOS) will be included with each Development Application, some examples of the various types of PTOS in Firefly include:

1. ***Neighborhood Parks***—These parks often serve as the focal point of a neighborhood, providing recreational space and amenities, as well as an informal gathering area for Firefly residents. The intent of the park design is to create a sense of place that enhances neighborhood and community identity while meeting the recreational needs of the residents. Neighborhood Parks are larger and more substantial in nature.

2. ***Greenways***—Greenways are linear PTOS with passive and sometimes active recreational elements. They may be designed around or integrated within natural PTOS, or they may take the form of linear, developed parks. Greenways often serve as trail corridors, connecting key PTOS, while providing critical connections from neighborhoods to larger parks and other PTOS.

3. ***Community Parks***—Community Parks are large parks that contain a variety of active and passive uses that serve the needs of all residents, carefully organized to allow many groups of varying sizes to utilize the park at the same time comfortably. These parks provide gathering spaces for events, sports fields, and/or larger clubhouse and pool complexes, as well as smaller picnic areas, playgrounds, and open lawns. Parking areas and trail connections create a variety of ways to bring people to this central destination. Shade is a key component and will be provided through both structures and trees. Often a community park has a municipal component and is open to the wider public. This park is highly designed, well-crafted, and adds to the primary identity for the community.

4. ***Regional Park***—A Regional Park is a park with a large area, or it can be constructed in the form of a community recreation facility. It is intended to serve large segments of the regional population. Regional parks require a substantial amount of design and infrastructure cost.

5. ***Amenity Areas***—These areas are to provide recreational and social opportunities exclusively for the residents of Firefly. Amenity Areas may include, but not be limited to, community buildings, sports fields, outdoor recreation areas, amphitheaters, splash pads, swimming pools, picnic areas, etc. These areas shall be maintained and operated by the HOA for the enjoyment of the Firefly residents.

6. ***Connector Trails***—Connector Trails may be composed of sidewalk connections, multipurpose paved trails, or unpaved pathways. They are used by pedestrians and cyclists to connect to the main trail and PTOS network. See Typical Trail Section Exhibit on page 3-10.

7. ***Primary Pedestrian Trails***—Primary Pedestrian Trails are typically asphalt. These major multi-use trails connect residents to major amenities and village areas without having to get in the car. Trails are wide enough to accommodate large and small groups, bikes, and traffic in both directions with easy passing. They provide public access and major connections across the entire community and to regional systems.

8. ***Secondary Pedestrian Trails***—Secondary Pedestrian Trails are typically asphalt or unpaved. These trails are suitable for small groups and provide the ability to easily pass. Split between private and public access, these trails provide the means for users to leisurely stroll through neighborhoods and connections to other nearby sub-neighborhoods or amenities. These trails are generally internal to the community and are appropriate for bike users, but warning or traffic signage should be considered in areas of lower visibility.

9. ***Tertiary Pedestrian Trails***—Tertiary Pedestrian Trails are typically unpaved or dirt. They are single-track trails catering to individual users or small groups. These trails will primarily serve the immediate residents, not the wider public. They are provided for users to take leisurely strolls through natural areas, not major connections. These trails may be appropriate for bike users, but need to be carefully considered and signed to avoid traffic conflicts.

10. ***Equestrian Trails***—Equestrian Trails are typically compacted soil. Pedestrians are allowed, but bikes are restricted. Amenities may be located along equestrian trails. Horse trailer parking may be located at designated trailhead(s). There are typically few intersections with other trails or roads, and intersections are well identified.

11. ***Native Open Space*** —Native refers to undisturbed, non-irrigated landscaping, or the installation of natural landscaping commonly found in unimproved, unmanicured landscapes. This term commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. All parks and trails may include Native Open Space within their design. Native Open Space is considered complete when untouched.

12. ***Demonstration Community Gardens***—Demonstration Gardens are individual planting beds that feature collections of plants that make up a specific type of garden. Examples include a pollinator garden, kitchen/herb garden, sensory garden, water efficiency garden, succulent garden, woodland garden, etc. Demonstration Gardens may be used as a perimeter, buffer around pergolas, barrier along a ravine, or may be a fill between pathways, etc.



13. ***Pocket Parks***—These small parks allow for people to gather, relax, and enjoy the outdoors. The green spaces typically feature simple elements such as benches and a few trees but may also include more active amenities like playground equipment, climbing boulders, and landscaping. The goal of these smaller parks is to meet the recreational needs of local residents and accommodate as many different users as possible, prioritizing the needs of the surrounding neighborhoods.

14. ***Entrance Nodes***—Formal nodes serve as entrances into Firefly and showcase neighborhood identity through landscaping, public art structures, entrance features (monuments) and/or signage.



PARKS AND AMENITY AREA PHASING DETAILS

PARK AND AMENITY AREA PHASING			
	Included Features	**Phasing Details**	
Community Park A	» Multisport field(s) » Pickleball courts » Basketball courts » Playground » Skate park » Pump track » Restroom facilities » Shade structure(s) » Walking trails » Parking » Maintenance building	**Phase 1**	» Pickleball courts[1] » Basketball courts[1] » Skate park[1] » Pump track[1] » Restroom facility[1] » Shade structure(s)[1] » Walking trails[1] » Parking (along street)[1]
		Phase 2	» Multisport field(s)[1] » Playground[1] » Restroom facility[1] » Shade structure(s)[1] » Walking trails[1] » Parking[1]
Amenity Area B	» Indoor/outdoor playground » Amenity building » Splash pad » Parking » Walking trail(s) » Sports field » Amphitheater » Gathering area(s) » Underpass connection to Community Park A	**Phase 1**	» Indoor/outdoor playground[2] » Amenity building[2] » Parking[2] » Amphitheater[2] » Underpass connection to Community Park A[1]
		Phase 2	» Splash pad[2] » Walking trail(s)[1] » Gathering area(s)[1, 2]
		Phase 3	» Parking[2] » Walking trail(s)[1] » Sports field[1, 2] » Gathering area(s)[2]
Regional Park C	» NICA cross country trails » Downhill/flow trail(s) » Hiking trail(s) » Equestrian trail(s) » Shade structure(s) » Gathering area(s) » Overlook pavilion » Shade structures » Campground » Agricultural and equestrian area » Archery and ax throwing center » Trailhead(s)	**Phase 1**	» NICA cross country trails[1] » Downhill/flow trail(s)[1] » Hiking trail(s)[1] » Equestrian trail(s)[1] » Trailhead parking[1] » Mountain bike skills area[1]
		Phase 2	» Community campground[2]
		Phase 3	» Agricultural and equestrian area[2]
		Phase 4	» Water tank hilltop area[1] » Shade structure(s)[1] » Overlook pavilion[1] » Parking lot[1] » Expert downhill course[1] » Gathering area(s)[1] » Archery and ax throwing center[1]

1 Improvement to be dedicated to City **2** Improvement to be dedicated to another public entity, an HOA, or other private entity



OVERALL PTOS SPENDING SCHEDULE

Developer will complete Phase 1 of Community Park A, Phase 1 of Regional Park C, and the expansion of the White Hills Estates park upon the issuance of the 336th building permit issued. As to all other phases of Park A, Area B, and Park C, Master Developer may elect to build partial or complete phases of any Park or Area in any order so long as the Master Developer actually spends the dollars on PTOS at the issuances of the building permits identified below.

Building Permit Issuance	PTOS Spend[1]
1,250	$11,250,000
2,500	$22,500,000
3,750	$33,750,000
5,000	$45,000,000
6,250	$56,250,000
7,500	$67,500,000
8,790	$79,110,000

1 PTOS spending includes direct costs, design and engineering costs, contractor fees and all other soft costs, and annual cost adjustment. The dollar amount shown in the table above represents $9,000 per unit.

PTOS TIMING

The timing is defined below for the various types of PTOS in Firefly:

1. ***Neighborhood Parks***—Neighborhood Parks will be constructed on an NPA-by-NPA basis. Neighborhood Parks will be started before more than 50% of the building permits may be issued for the entire NPA. Neighborhood Parks within an NPA must be completed before Certificates of Occupancy of the final 10% of units within an NPA may be issued.

2. ***Greenways***—Greenways shall be constructed along with the timing of the road or trail infrastructure that they follow. If the road or trail infrastructure is contained within an NPA, then both sides of the greenway will be required to be installed within 12 months of the completion of the adjacent infrastructure. If the road or trail is the border between two NPAs, then the greenway improvements will be required within 12 months of the first building permit within an NPA.



3. ***Community Parks***—Community Parks require a substantial amount of design and infrastructure cost. Community Parks will be tied to timing of financing issued relating to the PID(s) for parks, infrastructure, and amenities.

4. ***Regional Park***—Regional Parks require a substantial amount of design and infrastructure cost. Regional parks will be tied to timing of financing issued relating to the PID(s) for parks, infrastructure, and amenities.

5. ***Amenity Areas***—Amenity Areas will be designed and constructed based on community amenity trends and facilities needs. Amenity Area B shall begin construction prior to the issuance of the 4,830th building permit.

6. ***Connector Trails***—Connector Trails shall be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If Connector Trails are located within another park type, they will be required to be built at the same time as the park construction that they are located within.

7. ***Primary Pedestrian Trails***—Primary Pedestrian Trails will be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If trails are located within another park type, they will be required to be built at the same timing as the park construction that they are located within. If Primary Pedestrian Trails include a pedestrian underpass, then the underpass shall be constructed at the time of either the trail installation or the overhead road installation, as determined by the Firefly Architectural Review Committee (ARC).

8. ***Secondary Pedestrian Trails***—Secondary Pedestrian Trails will be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If trails are located within another park type, they will be required to be built at the same timing as the park construction that they are located within. If Secondary Pedestrian Trails include a pedestrian underpass, then the underpass shall be constructed at the time of either the trail installation or the overhead road installation, as determined by the ARC.

9. ***Tertiary Pedestrian Trails***—Tertiary Pedestrian Trails will be constructed prior to the completion of any adjacent NPA.

10. ***Equestrian Trails***—Equestrian Trails to be constructed prior to the completion of any adjacent NPA.

11. ***Native Open Space*** —Native Open Space is considered complete when untouched. When disturbed, Native Open Space will be re-established within 24 months of disturbance.

12. ***Demonstration Community Gardens***—Demonstration Community Gardens, when included within an NPA's design, will be constructed by the completion of the NPA that they are located within. If located within another park, they will be completed within the install of the park.

13. ***Pocket Parks***—Pocket Parks will be platted and constructed with adjacent lots or PTOS. They will be included as part of plats and constructed along with the timing of the horizontal infrastructure.

14. ***Entrance Nodes***—Entrance Nodes will be platted and constructed with adjacent lots or PTOS. They will be included as part of plats and constructed along with the timing of the horizontal infrastructure.

COMMUNITY IDENTIFIERS & MONUMENTATION



PUBLIC ART STRUCTURE

Entrances(s) and other key locations at Firefly may feature a large public art structure that creates a strong first impression to those entering Firefly. Community signage highlighting the name of Firefly is separate from the public art structure, therefore, the art structure will not contain any words. However, the materials and colors of this unique structure will be incorporated into the design theme of the primary, secondary, neighborhood, and park entrance features to create a unifying brand. Public art structures may not exceed 50 feet in height, and may be illuminated. The structure may be incorporated into a fence or other boundary structure. Exact location(s), design, and landscaping will be determined at Development Application.

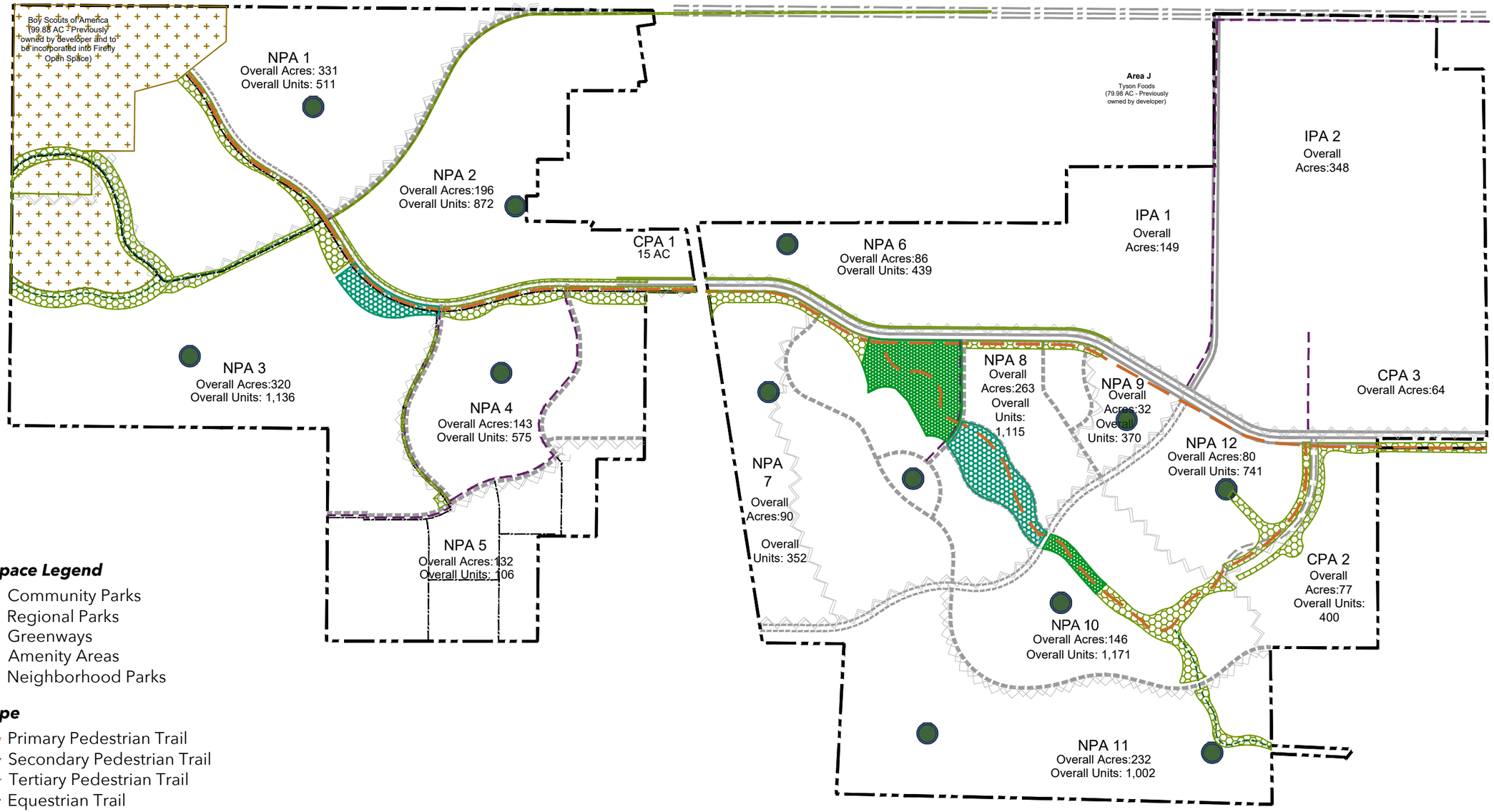
ENTRANCE GATEWAY

Much like the public art structure, the entrance gateway monument over the entrance serves as a branded structure that welcomes residents and visitors, showcases the quality of the community, and represents a physical boundary. The overall height will not exceed 45', and the total width of the monument will not exceed 115'. The structure may include branding, the community logo, and/or tagline.



NOTE: Images shown on this page are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.

PARKS, TRAILS & OPEN SPACE EXHIBIT



Open Space Legend

- Community Parks
- Regional Parks
- Greenways
- Amenity Areas
- Neighborhood Parks

Trail Type

- Primary Pedestrian Trail
- Secondary Pedestrian Trail
- Tertiary Pedestrian Trail
- Equestrian Trail

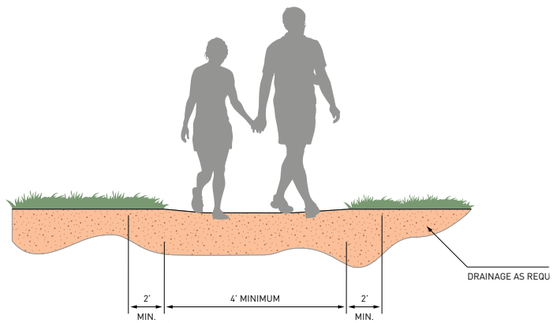
Boundary Classifications

- Planning Area Boundary
- Development Agreement Boundary

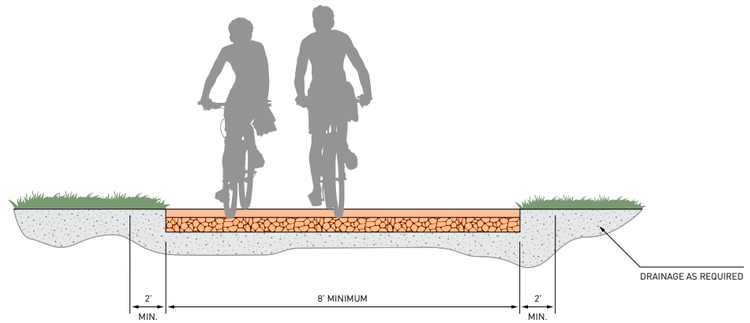
NOTES:

1. Acreages are approximate.
2. The PTOS depicted in this Exhibit are conceptual and intended to depict potential PTOS in the amounts/types/distributions contemplated in this Community Plan.
3. Location and number of PTOS are approximate.
4. All parks, trails, and greenways may include Native Open Space.

TYPICAL TRAIL SECTION EXHIBIT

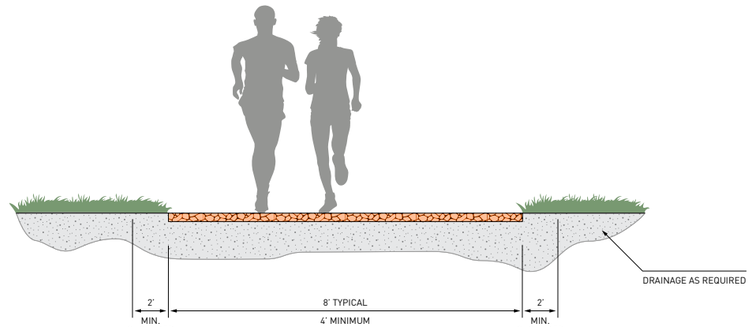


Dirt Trail



Asphalt Trail

3" Asphalt / 6" Base

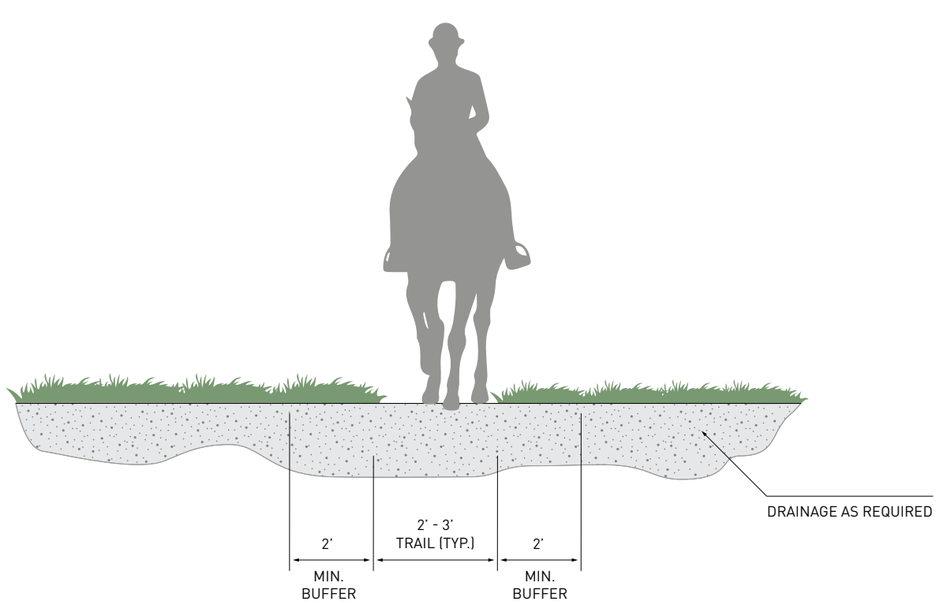


Unpaved Trail

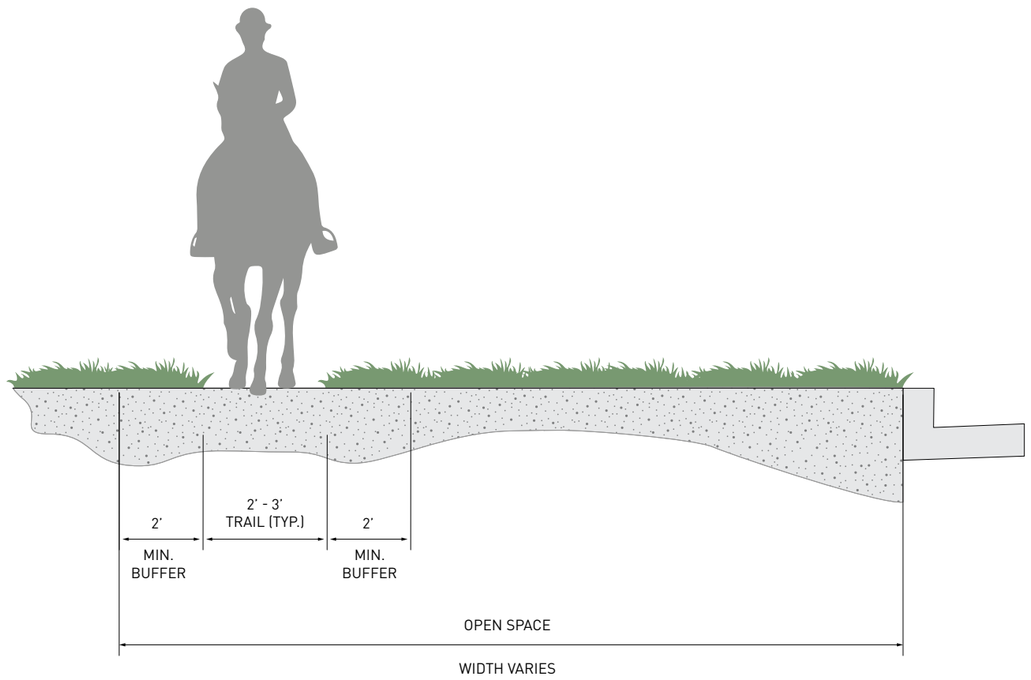
NOTE: Cross-sections of trails may be widened on any of the trail types.



EQUESTRIAN TRAIL SECTION EXHIBIT



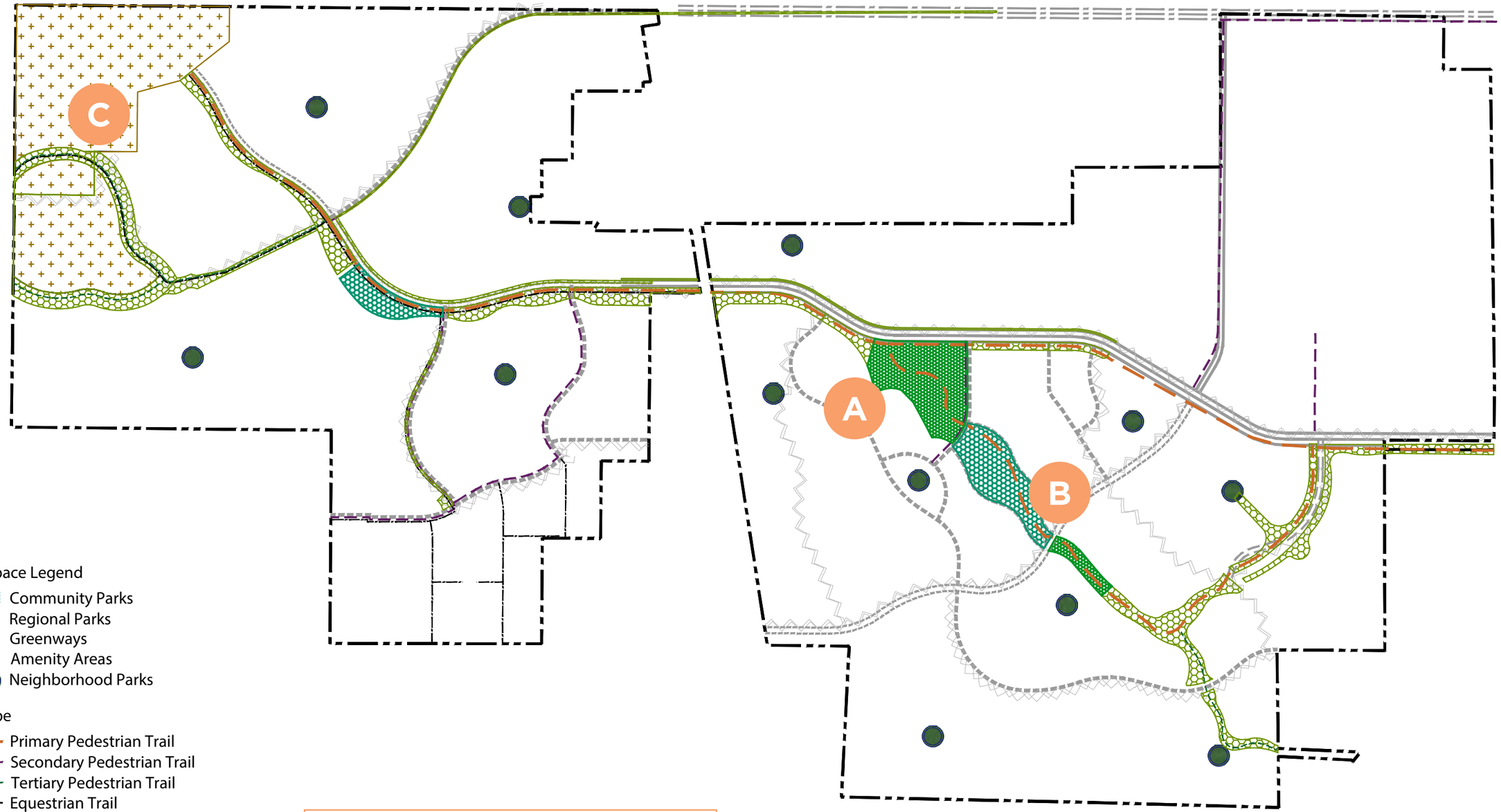
Off-Road Equestrian Trail



Roadway Equestrian Trail

Note: Cross-sections of trails may be widened on any of the trail types.

PROPOSED PARKS A, B, AND C



Open Space Legend

- Community Parks
- Regional Parks
- Greenways
- Amenity Areas
- Neighborhood Parks

Trail Type

- Primary Pedestrian Trail
- Secondary Pedestrian Trail
- Tertiary Pedestrian Trail
- Equestrian Trail

Boundary Classifications

- Planning Area Boundary
- Development Agreement Boundary

NOTE:

This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

A—COMMUNITY PARK



1. REGIONAL TRAIL
2. MULTI-PURPOSE SPORTS FIELDS
3. PLAYGROUND AREAS
4. RESTROOMS & COVERED PICNIC SHELTER
5. PARKING
6. PICKLEBALL COURTS
7. BASKETBALL COURTS
8. WHEELS PARK
9. UNDERPASS CLIMBING AREA

NOTE:

This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

A—COMMUNITY PARK EXAMPLES

















NOTE:
These photos are intended to represent PTOS and amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.

B—AMENITY AREA



11 INDOOR/OUTDOOR DESTINATION PLAYGROUND

12 UNDERPASS AMPHITHEATER

13 MAIN AMENITY BUILDING

14 SPLASH PAD

15 ENTRY PLAZA

16 BOULDER CLIMBING FEATURE

17 EVENT / SPORTS LAWN / U8 SOCCER

18 PARKING

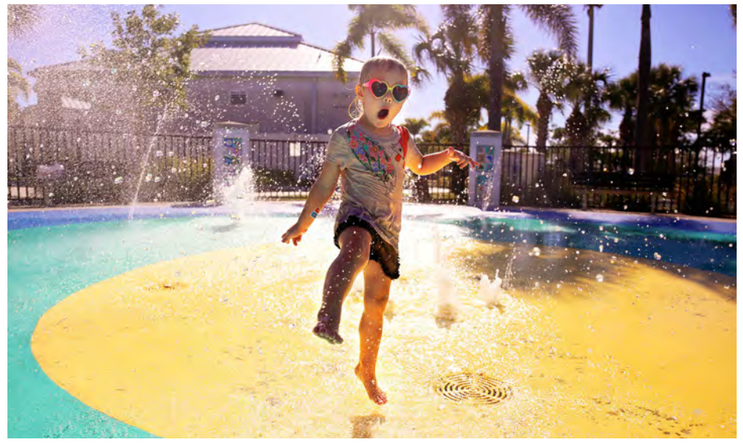
19 REGIONAL TRAIL

NOTE:
This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

0 25 100
10 50 200
SCALE: 1"=100'-0"

B—AMENITY AREA EXAMPLES



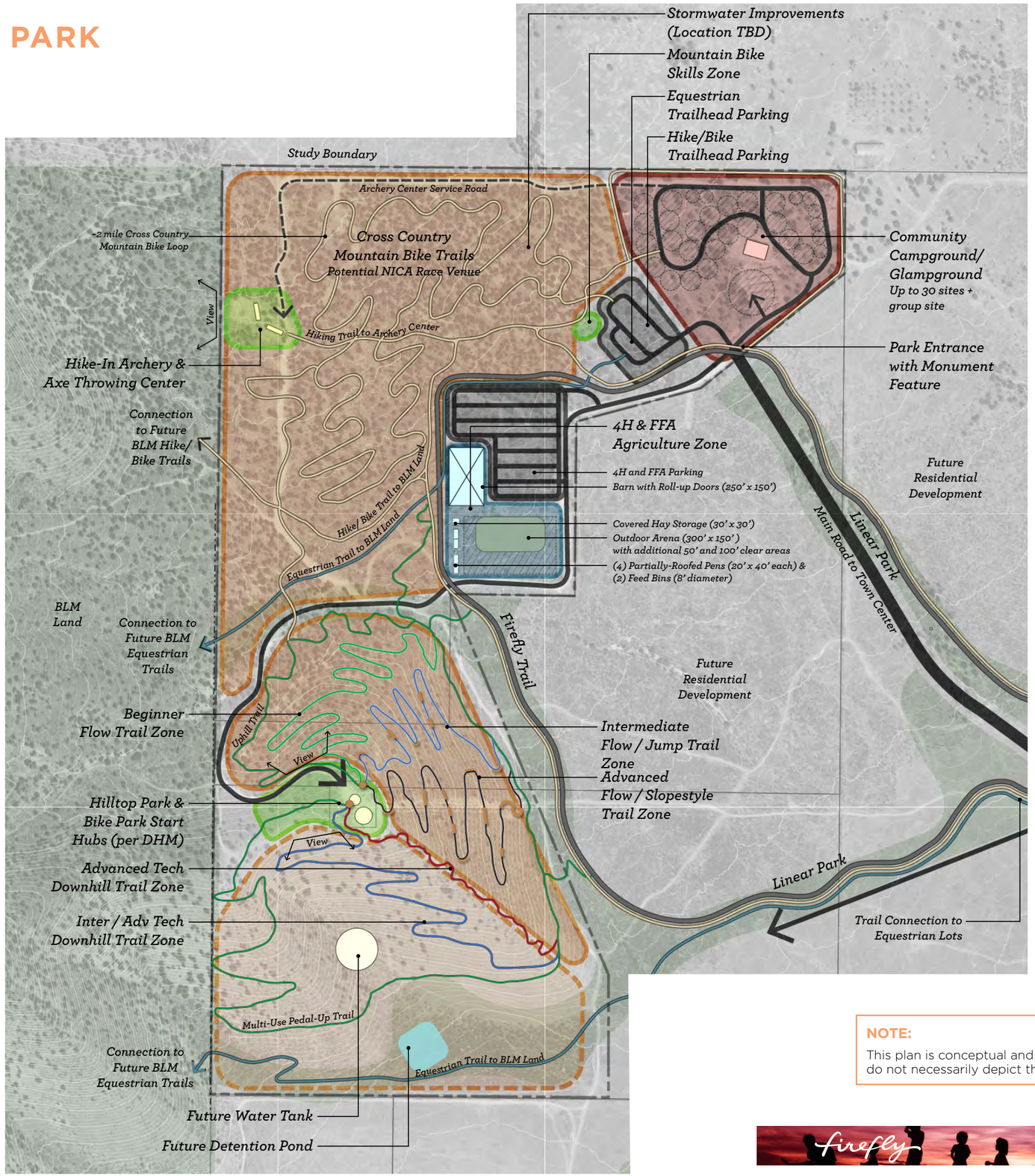






NOTE: These photos are intended to represent PTOS and amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.

C—REGIONAL PARK



Legend

- Passive Recreation & Trails Zone
- Active Recreation Zone
- Campground Zone
- Parking
- Agriculture Zone
- Parks and Public Land
- Study Boundary
- Road
- Service Road
- Shared Use Path
- Multi-use Trail
- Equestrian Trail
- Directional Mountain Bike Trails by Difficulty
- Bike Features

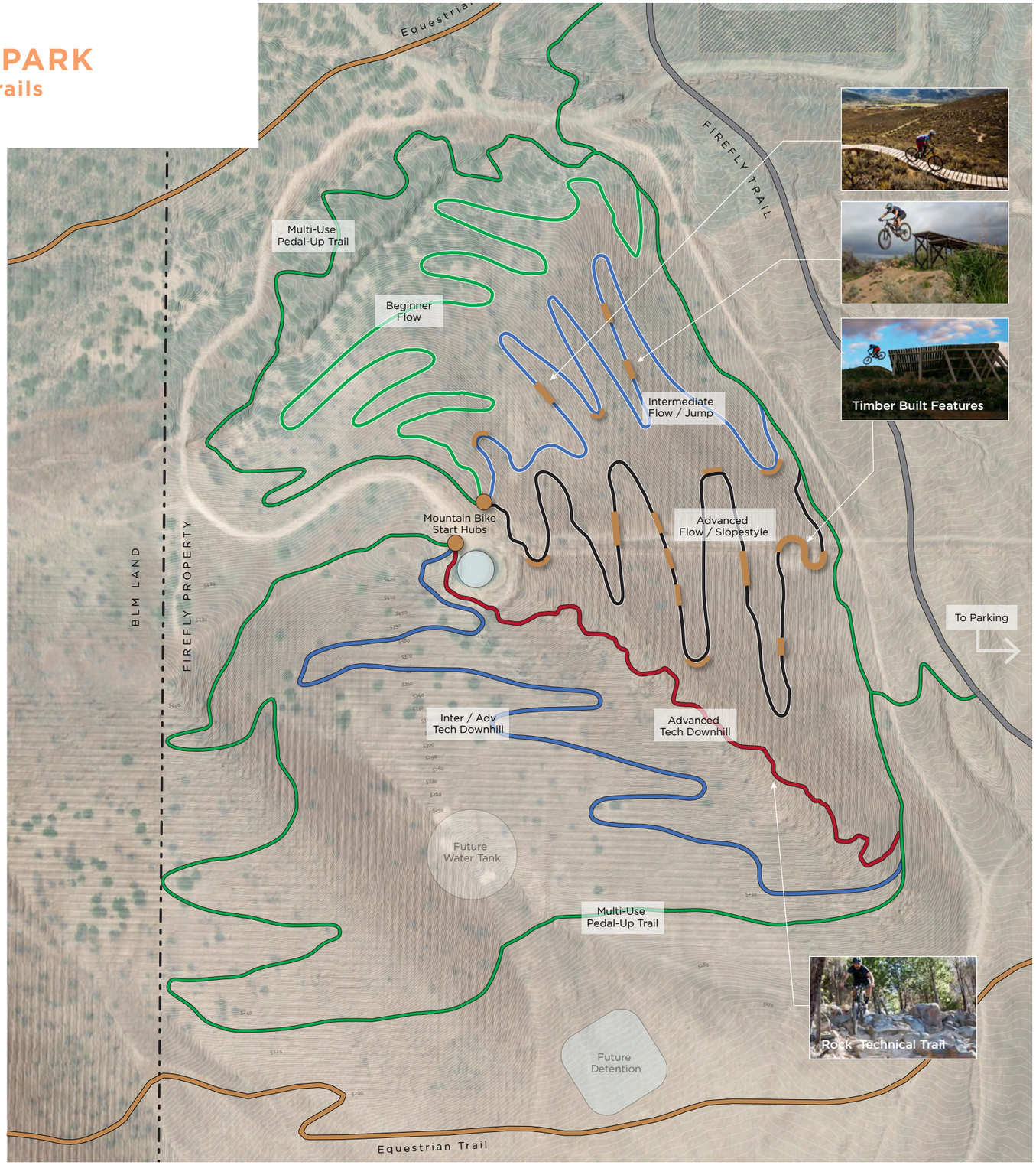
North

1" = 200'-0"

0 200 400 ft

NOTE:
This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

C—REGIONAL PARK
Downhill Flow Trails



LEGEND

- Multi-Use Path from Firefly
- Multi-Use Two-Way Trail
- Downhill Beginner Flow
- Downhill Intermediate Flow / Jump
- Downhill Advanced Flow / Slopestyle
- Downhill Inter / Adv Technical
- Downhill Advanced Rock Garden
- Equestrian Trail to BLM Land
- Mountain Bike Start Hub
- Timber Mountain Bike Feature

NOTE:

This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

C—REGIONAL PARK EXAMPLES













NOTE:
These photos are intended to represent PTOS or amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.

ENTRANCE FEATURES / MONUMENT SIGNAGE

Entrance features and monument signage may be installed by Master Developer to identify neighborhoods and promote the Firefly brand. All entrance features will be located outside public utility easements (PUEs). Placement of these monument signs will be in compliance with the AASHTO clear sight triangle regulations. Specific locations and landscaping plans will be detailed at Development Application.

Primary entrance features are monument signs that include the name and branding for Firefly as a whole, and are situated in highly visible locations which may be bermed up to increase visibility. The primary entrance feature may be double-sided and/or illuminated. Each face may not exceed 200 square feet, and the top of the sign may not be higher than 20 feet from grade.

Secondary, neighborhood, and park entrance monument signs are smaller than primary entrance features. These monument signs may be double-sided and/or illuminated. Each face may not exceed 100 square feet, and the top of the sign may not be higher than 12 feet from grade. Secondary signs may feature the Firefly logo. Neighborhood signs will generally highlight the name or special features of a neighborhood within Firefly. Park entrance monument signs feature the name of the park.

The supporting structures for entrance features/monument signs will be designed with materials and styles that are consistent with the character of Firefly. The signage plan will be approved by the ARC prior to Development Application(s) as appropriate.



NOTE: Images shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.

COMMUNITY WAYFINDING SIGNS

Permanent wayfinding signage will guide residents and visitors to parks, trailheads, and other amenities within Firefly. Providing effective wayfinding will allow the PTOS network to be used to its full potential. Final design details for wayfinding signage will be determined at Development Application. Wayfinding signs may be illuminated. Additionally, wayfinding signs may be double-sided, and each face may not exceed 60 square feet. The top of wayfinding signs may not be higher than 10 feet from grade. The locations of these signs will be determined at Development Application as appropriate.

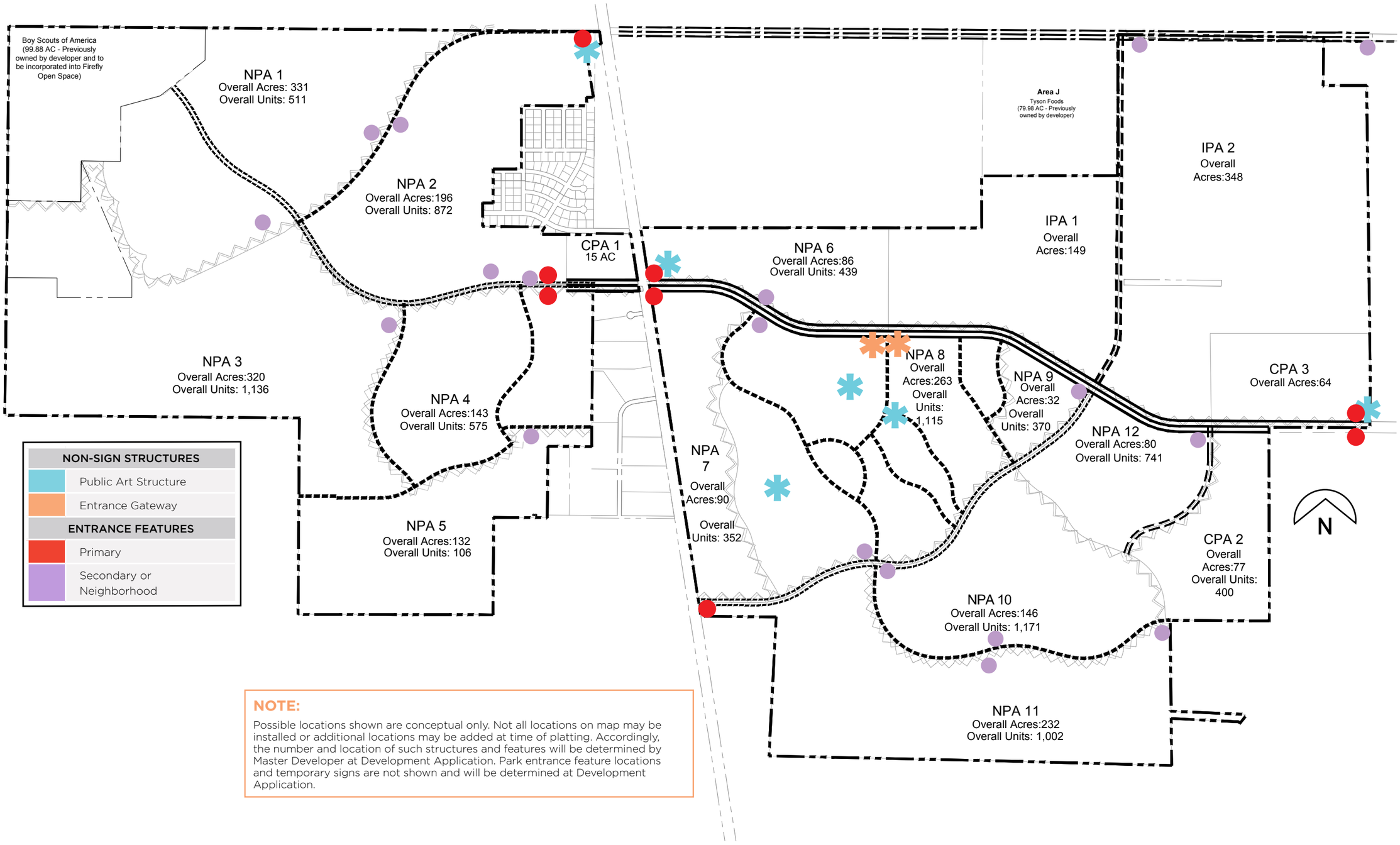


NOTE: Images shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.

TRAIL SIGNAGE

Permanent trailhead sign faces may be as large as 60 square feet. Supporting structures for trail signs will be designed with a style that is consistent with the character and appearance of the entrance features for each trail. Trail signs may be used to showcase trailhead locations, trail names, and distances. Final locations of signage will be determined at Development Application.

MONUMENTATION PLAN



NON-SIGN STRUCTURES
Public Art Structure
Entrance Gateway
ENTRANCE FEATURES
Primary
Secondary or Neighborhood

NOTE:

Possible locations shown are conceptual only. Not all locations on map may be installed or additional locations may be added at time of platting. Accordingly, the number and location of such structures and features will be determined by Master Developer at Development Application. Park entrance feature locations and temporary signs are not shown and will be determined at Development Application.

LANDSCAPING PHILOSOPHY

Landscaping will follow the Landscape Water Efficiency (LWE) standards. The landscaping philosophy for the LWE is based on best practices with an emphasis on aesthetics and water conservation. The overarching objective is to enhance the area's natural features, as well as the character of homes, buildings, streetscapes, and PTOS, in order to strengthen and frame vistas, while providing areas of intermittent shade.

All PTOS, as well as commercial and residential landscaping designs, are subject to approval by the Firefly Architectural Review Committee (ARC). The ARC or applicable Homeowners Association (HOA) will enforce the landscaping and maintenance requirements.

Streetscapes

Thoroughfares will have attractive streetscapes, which may incorporate neighborhood entrance nodes and beautiful landscaping. Streetscapes are an important part of Firefly that will serve many functions including:

1. Contributing to the personality and brand of Firefly through continuity in design
2. Providing safety for all modes of transportation
3. Creating a sense of place for residents and visitors

General Street Tree Standards

A plan for trees planted within park strips, provided at future Development Applications, shall show the plant schedule for the street trees within Firefly. Trees may be moved or removed from the plan to accommodate driveways and intersection requirements. The Master Developer may place street trees so they do not interfere with Low Impact Development (LID) street design requirements.

LANDSCAPE WATER EFFICIENCY STANDARDS

Purpose

The purpose of these Landscape Water Efficiency (LWE) standards is to conserve water resources by establishing water conservation standards for outdoor landscaping.

Applicability

The following standards shall be required for all developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable. The LWE standards shall also be required for new landscaping construction installed by homeowners.

Outdoor Landscaping Standards

All new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family, single-family residential projects, and two-family dwellings shall comply with the landscaping standards below:

Definitions

1. ***Active Recreation Areas***—Areas of the landscape dedicated to active recreation where lawn may be used as the playing surface (ex. sport fields and play areas).
2. ***Front Yard***—A yard extending across the full width of the lot, the depth of which is the shortest distance between the main building and the front lot line. See Figure 1.
3. ***Hardscape***—Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.
4. ***Lawn***—Ground that is covered with grass or turf that is regularly mowed.
5. ***Mulch***—Any material such as rock, bark, compost, wood chips, or other materials left loose and applied to the soil.
6. ***Nonfunctional Turf***—An irrigated grass area not providing functional use and generally maintained for aesthetic purposes only.
7. ***Park Strip***—A typically narrow landscaped area located between the back-of-curb and sidewalk.
8. ***Paths***—Designed routes between landscape areas and features.
9. ***Planting Bed***—Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.
10. ***Rear Yard***—A yard extending across the full width of the lot and more or less opposite to the front lot line. The depth of the rear yard is the shortest distance between the rear of the main building and the rear lot line. See Figure 1.
11. ***Side Yard***—A yard between a building and the adjacent side lot line, extending from the front yard setback to the rear yard setback. On corner lots, the side yard adjacent to a street shall extend from the front yard setback to the rear lot line. The width of the required side setback shall be the shortest distance between the side of the main building and the side lot line. See Figure 1.
12. ***Total Landscaped Area***—Improved areas of the property that incorporate all of the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

Landscaping Requirements

1. Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

2. Nonfunctional turf to be used sparingly.

3. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.

4. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and Planting Beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.

5. At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping. ARC approved materials shall be used in areas located within a public right-of-way.

6. The following requirements shall apply to single-family residential properties.

    a. Lawn shall not be installed in park strips, paths, or on slopes greater than 25% (4:1 grade) or be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).

    b. Lawn areas in the front and side yards shall not exceed the greater of 250 square feet, or 35% of the total landscaped area.

        i. Single-family residential properties 0.25 acres or smaller wherein the combined square footage of the front and side yards is twice as large or greater as the rear yard square footage shall be permitted lawn areas up to 50% of the total landscaped area in the front and side yards.

        ii. Residential lots that have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement of the landscaping requirements in section i, are exempt from the 8 feet minimum width lawn area requirement.

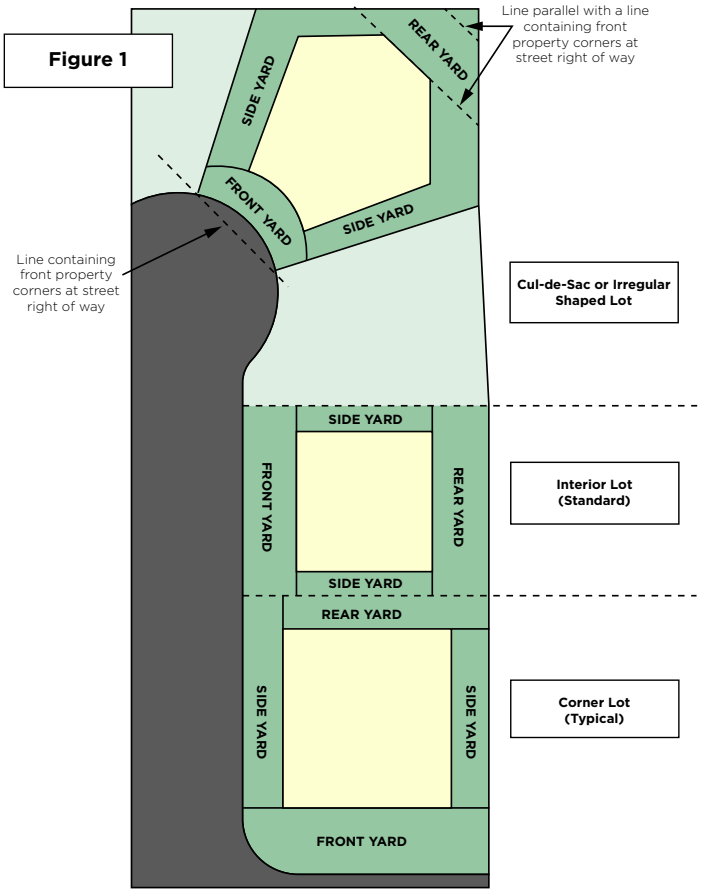
    c. At maturity, landscape areas shall have enough plant material to create at least 50% living plant cover at the ground plane, not including tree canopies. Park strips are excluded.

7. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 30% of the total landscaped area, outside of active recreation areas.

8. Certain special purpose landscape areas (e.g. stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the landscaping requirements (see paragraph 6, above). Applications to receive exceptions are to be considered on a case-by-case basis by the ARC.



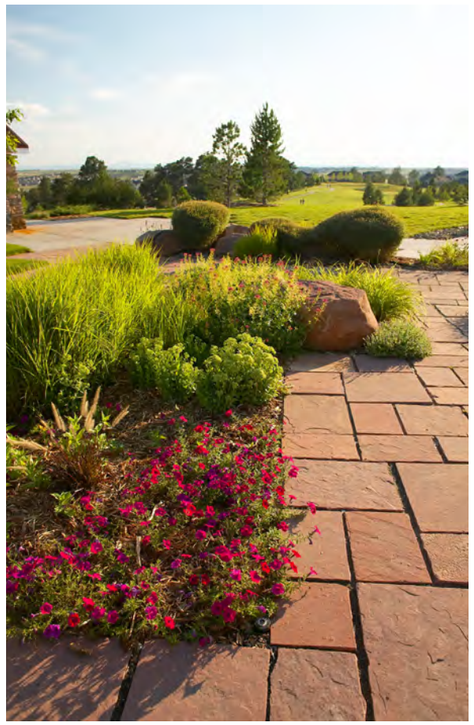
9. These outdoor standards are not intended to be in conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may be in conflict with Utah law, such conflicting requirements shall not apply.



EXAMPLES OF LANDSCAPING













NOTE: These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

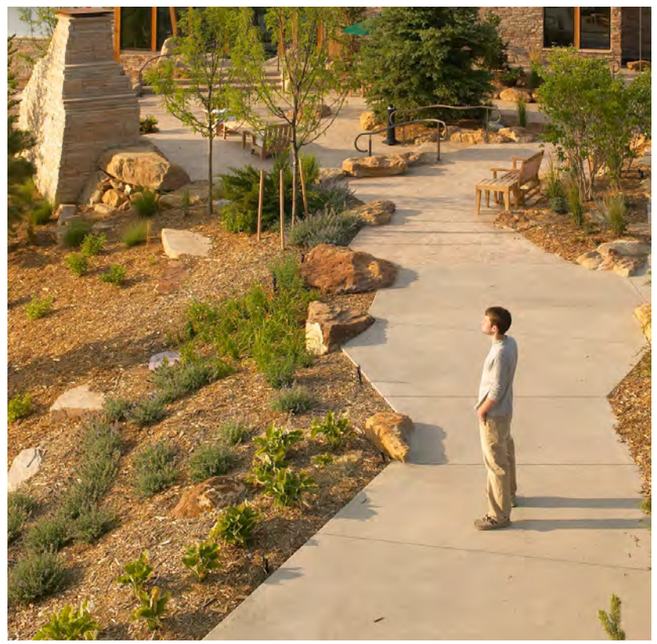
EXAMPLES OF COMMUNITY CONNECTIVITY















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EXAMPLES OF COMMUNITY EVENTS & LIFESTYLE PROGRAMMING



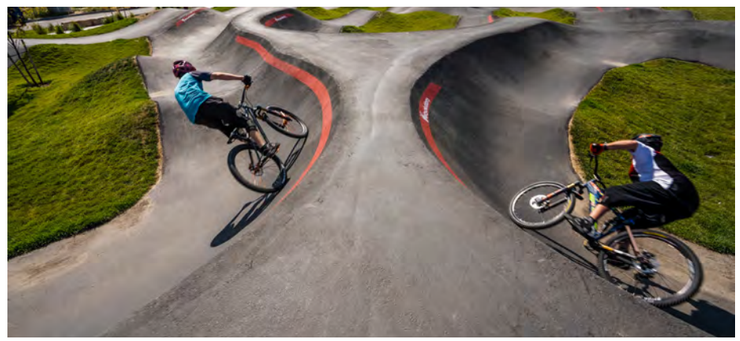
















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04 RESIDENTIAL DEVELOPMENT STANDARDS & ARCHITECTURE

FIREFLY ARCHITECTURAL REVIEW COMMITTEE (ARC)

Master Owners Association

A Master Homeowners Association (HOA) will be established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations for the entire Firefly Community. Where required, typically in multi-family areas, sub-HOAs will be established to address area-specific costs.

Firefly ARC

The ARC shall be created within the HOA. The goal of the ARC is to ensure Firefly is a pleasant, desirable, and sustainable community, with a harmonious design concept. The ARC protects and promotes the present and future values of the Firefly development. All exterior architectural building elevations, materials, colors, fencing details, landscaping, and signage within Firefly shall be subject to a design review and approval process established by the ARC.

The ARC shall review and approve all residential site plans and building permits prior to beginning Development Application and review processes. The ARC may consist of representatives of the Master Developer, as well as a selected team of professionals. The Master Developer shall retain the right to retain or replace members of the ARC at its discretion.



SINGLE-FAMILY TYPES

There are four types of single-family, detached homesites in Firefly. There are agriculture, standard, alley-load, and cottage homesites. Single-family alley-load and cottage lots may be traditional front-load homes, but may also be rear loaded with garages accessed from alleys and/or private driveways.

SINGLE-FAMILY STANDARDS

SINGLE-FAMILY DETACHED*								
Type of Lot	**Front**	**Garage**	**Rear**	**Side**	**Corner**	**Minimum Lot Width[1]**	**Minimum Lot Size**	**Maximum Building Height[2]**
Agriculture	25′	25′	35′	10′/30′	25′	90′	21,780 sf	35′
Standard A	25′	25′	25′	10′/10′	15′	85′	10,890 sf	35′
Standard B	15′	22′	20′	8′/10′	15′	80′	8,000 sf	35′
Standard C	15′	22′	20′	5′/8′	15′	48′	4,500 sf	35′
Alley Load	10′	22′	5′	5′/5′ [4]	15′	40′	4,200 sf	35′
Cottage	15′	22′	10′	5′/5′ [4]	15′	40′	3,600 sf	35′

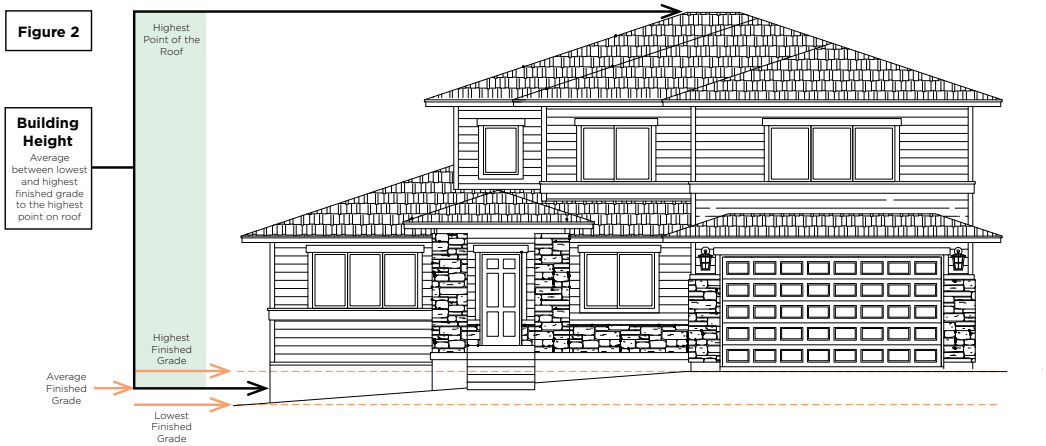
ACCESSORY BUILDINGS			
Type of Building	**Rear**	**Side**	**Maximum Building Height[2]**
Barns	5′	5′	35′
ADU[3]	5′	5′	35′

* Upon a request by the applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application.

Reference Notes

1. Lot width is measured from either the build-to line, when applicable, or the front setback, whichever is further back from the front property line to provide for curvilinear/coving design. See page 4-09.

2. Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the roof, excluding ancillary structures.



If the roof is a mansard or flat, the building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the coping of a flat roof or the deck line of a mansard roof.

3. The living space of a detached ADU must be a minimum of 400 square feet and may not exceed 50% of the primary home's footprint including the garage, up to a maximum of 1,200 square feet. An ADU may be part of a larger barn structure that may exceed 50% of the primary home's footprint, and/or be larger than 1,200 square feet.

4. Homesites with a 5'/5' side setback shall be limited to a quantity of 900.

SINGLE-FAMILY DEVELOPMENT STANDARDS

General Standards

Homes shall be a variety of styles and colors. Gated neighborhoods are permitted. 3-story homes are allowed.

Roof Pitch

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Parking Standards

A 2-car garage is required on all single-family homes. Additionally, a driveway matching the garage setbacks is required, except for alley-load lots. In the case of alley-load lots, parking must match townhome parking standards.

Fencing

Materials, specifications, and locations to be approved by the ARC.

Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials



EXAMPLES OF SINGLE-FAMILY HOME DESIGNS





NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.





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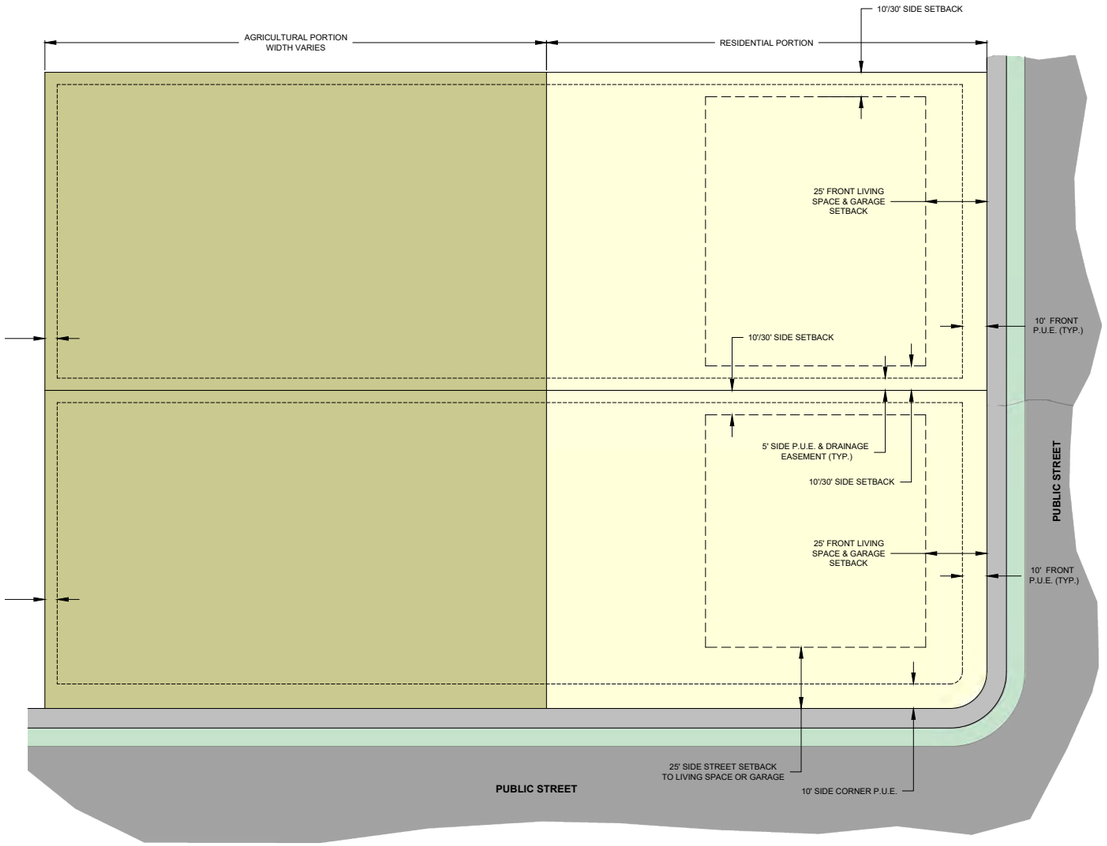




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SINGLE-FAMILY SETBACK EXHIBIT

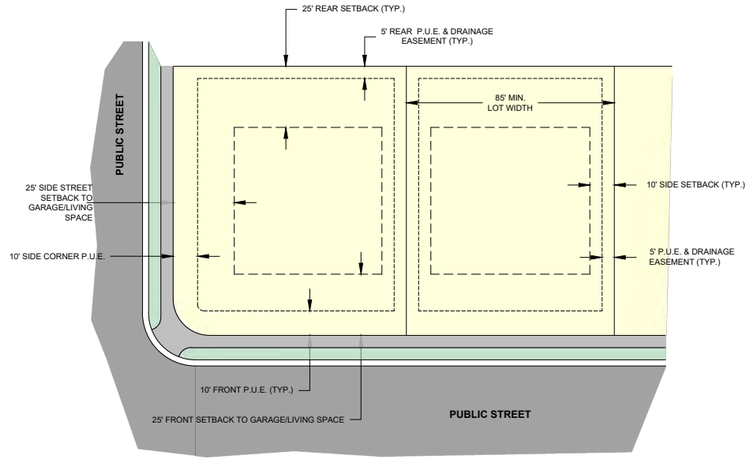
Agriculture Lot



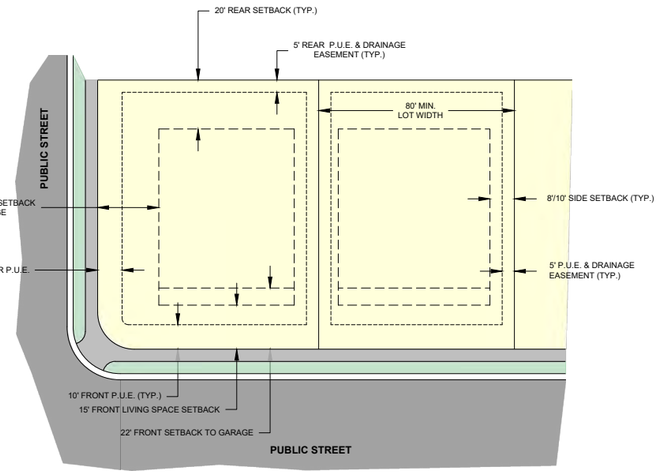
AGRICULTURAL LOT

NOTE:

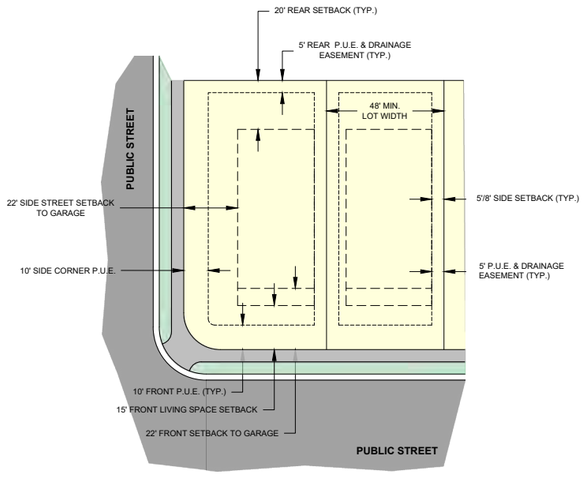
1. Structures or corrals housing animals: 50' from neighboring residences.
2. Shop, detached garage, ADUs, and other accessory buildings without livestock shall have 5' setbacks.



Standard "A" Lot



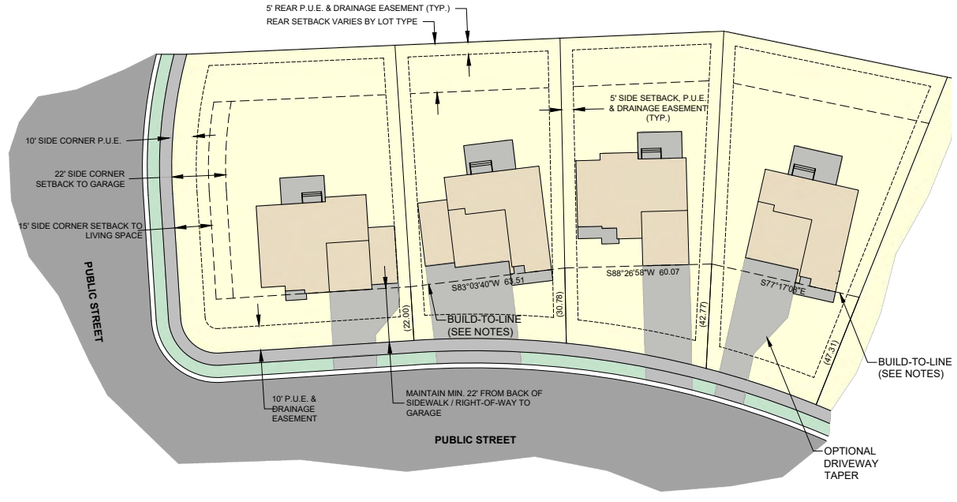
Standard "B" Lot



Standard "C" Lot

SINGLE-FAMILY SETBACK EXHIBIT (CONT'D)

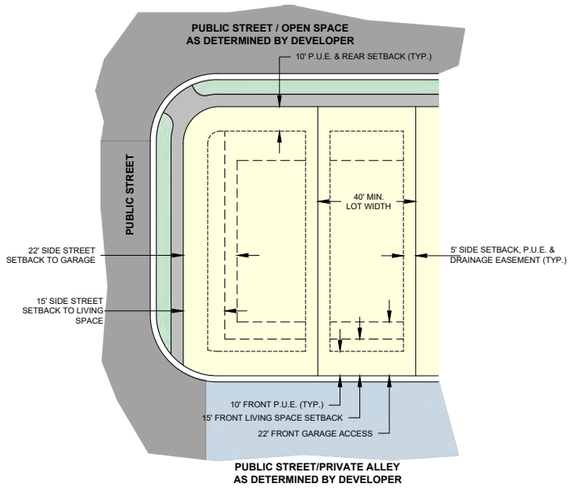
Curvilinear / Coving



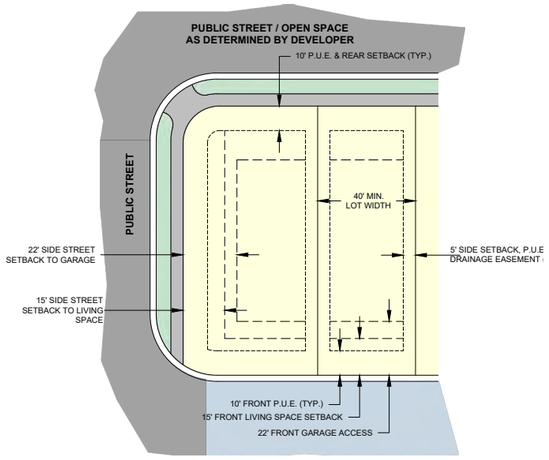
NOTE:

1. Build-to line has been established for front setback and orientation of house.
2. Build-to line to be a minimum of 22' to garage face or 15' to living space.

Cottage



Alley Load



MULTI-FAMILY TYPES

Multi-family homes are higher density residential units. Townhomes are built in a row with all units sharing a similar style. Garages may be built at the front or rear of the home. These townhomes are referred to as front-load or rear-load. Multi-family types also include apartment homes and condos, which are self-contained housing units that occupy only part of a building.

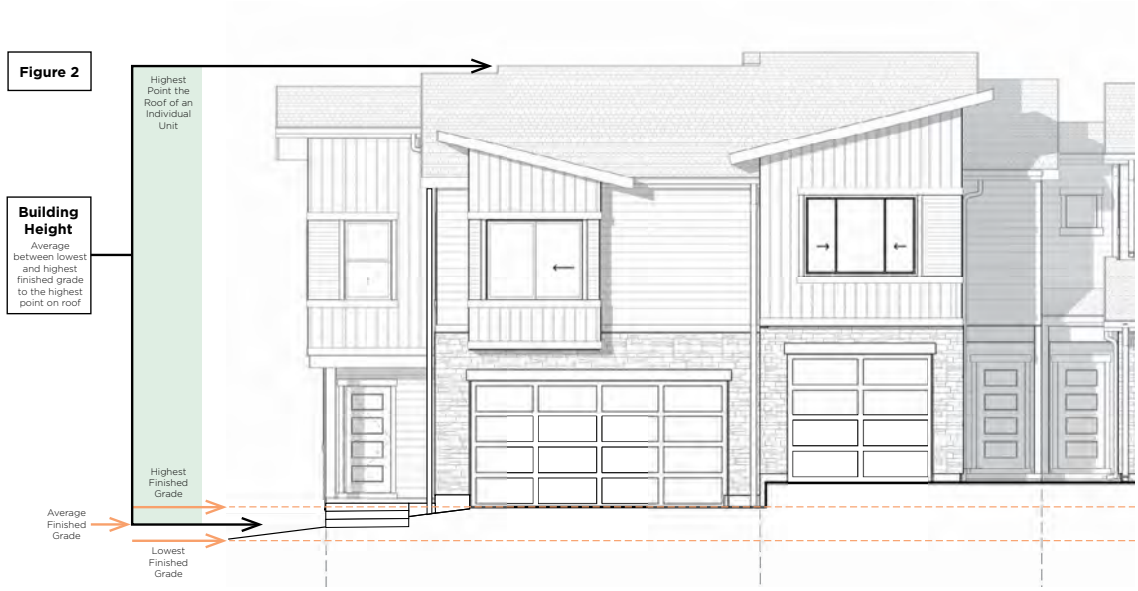
MULTI-FAMILY STANDARDS

MULTI-FAMILY*									
Type of Lot	**Front**	**Garage**	**Rear**	**Rear Building Spacing**	**Side**	**Side Building Spacing**	**Corner**	**Max. Building Height[1]**	**Max. Units Per Building**
Twin Home	15′	22′	10′	20′	5′/5′	10′	15′	35′	N/A
Front-Load Townhome	15′	22′	10′	20′	15′	15′	15′	40′	N/A
Rear-Load Townhome	10′	3′	3′	30′	15′	15′	15′	40′	N/A
Apartment / Condominium[2]	10′	5′	15′	30′	15′	15′	15′	55′[2]	48

* Upon a request by the Applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application.

Reference Note

1. Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of each individual unit of the structure to the highest point of the unit's roof, excluding ancillary structures.



If the roof is a mansard or flat, the building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the coping of a flat roof or the deck line of a mansard roof.

2. Multi-family buildings to be limited to four stories and 55' in height.

TWIN HOME & TOWNHOME DEVELOPMENT STANDARDS

Roof Pitch

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Minimum Lot Area

There are no minimum lot area requirements. Appropriate lot size is determined by the ability to meet development setback requirements as determined in this community plan.

Parking Standards

Parking requirements shall be based on the number of bedrooms in each home. For 1-bedroom homes, 1.75 stalls are required. For 2-bedroom homes, 2.5 parking stalls are required. For 3-bedroom homes, 3 parking stalls are required. For 4-bedroom homes and greater, 3.5 stalls are required. Parking means a parking stall located within a garage, driveway, private parking lot, or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. Garage dimensions are required to be a minimum of 20' x 20'.

Fencing

Fences or walls in front yards or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Materials, specifications, and locations to be approved by the ARC. Limited common open space may be fenced.

Exterior Materials

Exterior materials are to be consistent with the architectural styling of the home. Materials may include masonry, stucco, fiber-cement type siding, metal architectural paneling, or other materials consistent with styling of the particular home. All materials and colors must be approved by the ARC.

Roof Type

Roofing materials should be a minimum of 30-year architectural shingles, metal, or membrane roof for flat roofs.

Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials.

Building Size

Twin homes and townhomes shall consist of buildings between 1 and 12 units and shall not be greater than 200 feet in length. They share at least one structural component (e.g., concrete, pillars, piers, foundations, footings, or walls) which may be above or under the ground, and may be attached or detached, but will be platted consistent with the footprint of the building, with all yards, driveways, and other PTOS platted as common or limited common open space. The number of building stories shall be limited to the building height allowed for twin homes and townhomes.



PTOS

Twin homes and townhomes may include common areas and/or limited common areas which are areas owned by the HOA. These areas (including, but not limited to, the setbacks, build-to lines, and spaces between buildings), shall be counted toward the PTOS requirements of this Community Plan so long as they are landscaped according to the approved landscape plans of the ARC for each individual plat.

EXAMPLES OF TWIN HOME & TOWNHOME DESIGNS





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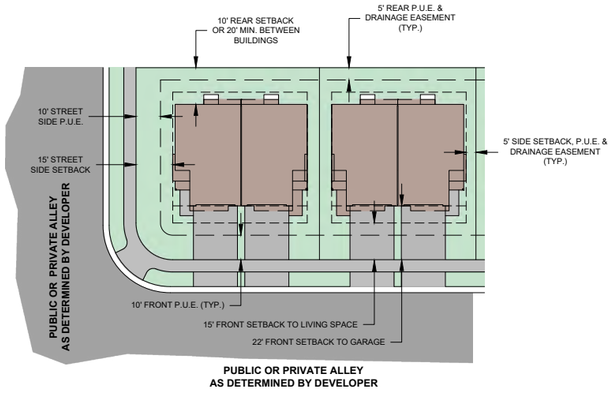




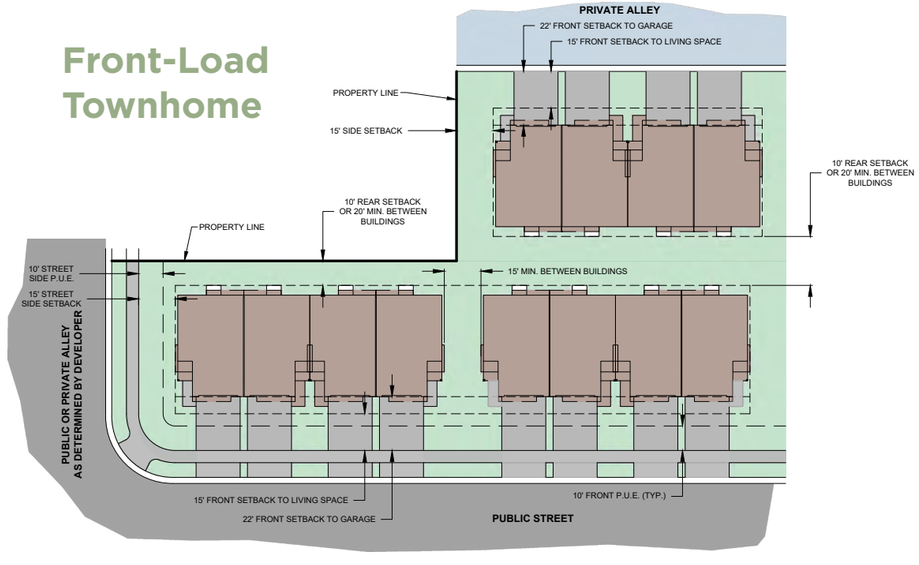
NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

TWIN HOME & TOWNHOME SETBACK EXHIBIT

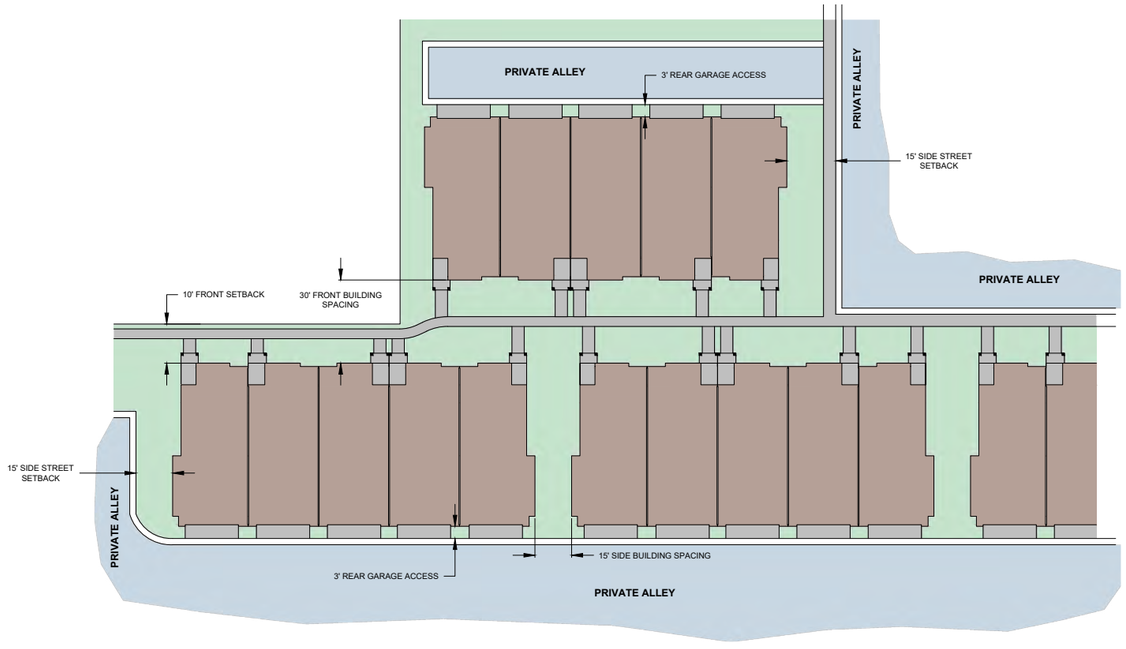
Twin Home

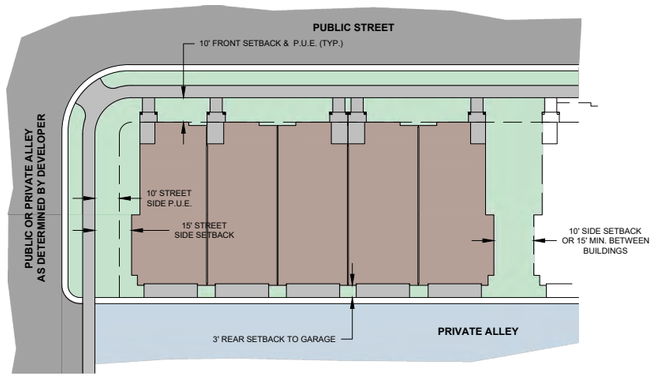


Front-Load Townhome



Rear-Load Townhome





APARTMENT & CONDOMINIUM DEVELOPMENT STANDARDS

Roof Pitch

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Minimum Lot Area

There are no minimum lot area requirements. Appropriate lot size is determined by the ability to meet development setback and parking requirements as determined in this community plan.

Parking Standards

Parking requirements for apartments and condominiums shall be based on the number of bedrooms in each home. For 1-bedroom homes, 1.5 stalls are required. For 2-bedroom homes, 2.25 parking stalls are required. For 3-bedroom homes, 2.75 parking stalls are required. For 4-bedroom homes and greater, 3.25 stalls are required. Parking means a parking stall located within a garage, driveway, private parking lot (covered or open), or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. For condominiums or apartments that are part of a mixed-use project, parking may be shared and the total number of shared parking spaces required for the mixed-use project may be reduced, at Master Developer's discretion, by up to 25% of the overall minimum parking requirement.

Fencing

Fences or walls in front yards or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Limited common open space may be fenced.

Exterior Materials

Exterior Materials are to be consistent with the architectural styling of the building. Materials may include masonry, stucco, fiber-cement type siding, metal architectural paneling, or other materials consistent with the styling of the particular building. All materials and colors must be approved by the ARC.

Roof Type

Roofing materials should be a minimum of 30-year architectural shingles, metal, or membrane roof for flat roofs.

Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials.

PTOS

Condominiums and Apartments may include common areas and/or limited common areas which are areas owned by the HOA. These areas (including, but not limited to, the setbacks, build-to lines, and spaces between buildings), shall be counted toward the PTOS requirements of this Community Plan so long as they are landscaped according to the approved landscape plans of the ARC for each individual plat.

Apartment Pool

An apartment pool shall be a minimum of 1,000 square feet in size and must accommodate at least four square feet of pool space per residential unit being served by the pool.



EXAMPLES OF APARTMENT & CONDOMINIUM DESIGNS



NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

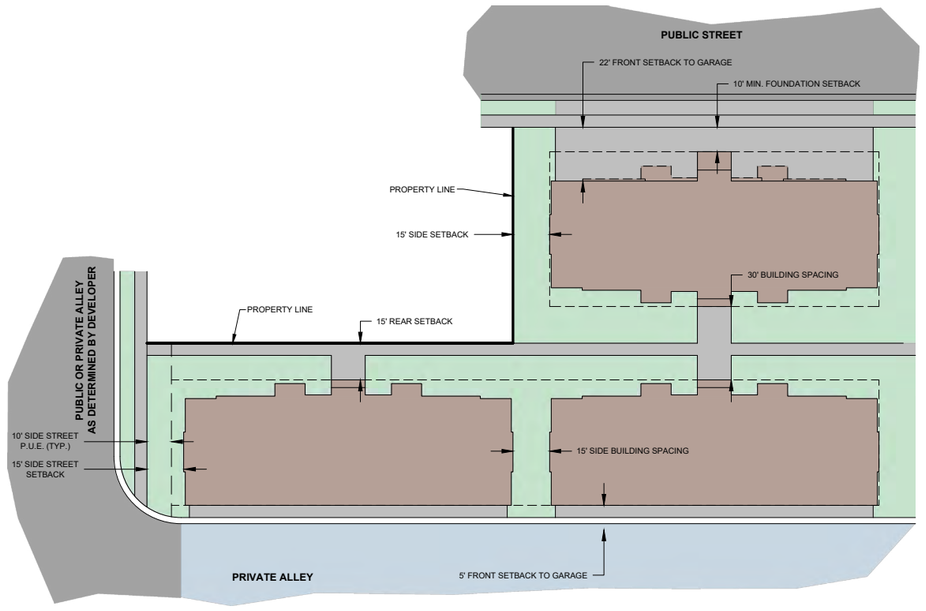




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APARTMENT & CONDOMINIUM SETBACK EXHIBIT

Apartment & Condominium Building



EXAMPLES OF RESIDENTIAL HOUSING















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EXAMPLE ELEVATION STYLES FOR RESIDENTIAL HOMES

Typical Craftsman Design

The Craftsman style originated in Southern California and quickly became the dominant style for smaller homes built throughout the country in the early 1900s. Though bungalows are the most common form of the Craftsman elevation, interpretations can be found in various locations and are sometimes called *stick houses*. The following features identify a Craftsman-style home:

1. Lap siding, board and batten, and shake (shingle) exteriors
2. Low-pitched gable roofs (4/12 and 6/12 roof pitches are most common)
3. Exposed rafter tails under eaves
4. Decorative corbels, braces, and beams
5. Window grids and window trim
6. Heavy, thick fascia
7. Large front porch
8. Porch supports (columns/pillars) are typically rectangular or tapered (not round) with masonry bases
9. Large roof overhangs (typically 18 to 24 inches)
10. Single-hung and double casement windows



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Typical Farmhouse Design

The design of the American Farmhouse was initially influenced strictly by function and geography. The farmhouse was always unpretentious, straightforward, and functional. It was shaped by the needs of the farmers, the local climate, and the materials available. The original farmhouse represented simple shelter structures. Today, there is a growing interest in a simple, back-to-basics lifestyle. The new Farmhouse home design symbolizes that ideal. The following features identify a Farmhouse-style home:

1. Simple, single- or double-column porch supports
2. Simple, rectangular floor plan
3. Large, often wrap-around, porches
4. Window grids
5. Gable-style roofs (not hipped)
6. Large flat surfaces of board and batten on front elevation
7. Low roof pitches above porches, dormers, and other features (typically 1/12 to 5/12)
8. Steeper roof pitches on all main roofs, often as steep as 10/12 to 12/12
9. Dormers (gabled and shed dormers are appropriate)
10. Taller, more narrow windows
11. White/light exteriors are common, and modern versions are black/dark or have mixed light/dark exterior color palettes
12. Dark windows are common
13. Use of copper or other metal on small roof elements



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Typical Scandinavian Design

Scandinavian architecture includes traditional styles from Sweden, Norway, and Denmark. Typical designs focus on merging the structure with the surrounding environment, as well as integration of wood and natural materials, natural light, clean lines, neutral colors, etc. The overarching theme of Scandinavian architecture is minimalistic and simplistic design. The following features identify a Scandinavian style home:

1. Pitched roofs, oftentimes with no overhangs
2. Porch roofs may be flat
3. Dark casement windows with no trim or screens
4. Use of large windows and skylights to bring natural light indoors
5. Simple lines with no adornments
6. Use of natural colors and materials such as wood
7. Black, red, or yellow are often used to accent natural wood elements
8. Incorporation of functionality and comfort



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Typical Prairie Design

The Prairie elevation is a recent style created by incorporating modern elements into the style of a traditional prairie home. This design emphasizes the simplicity and integrity that combines comfort, utility, and beauty, without imitating past styles. Prairie home plans have broad, gently sloping, shelter roofs with prominent, low chimneys. Balconies and terraces extend in several directions beyond the basic house, creating a protected outdoor space. The following features identify a Prairie-style home:

1. Roof pitches are typically 3/12-6/12
2. Low roof pitches above porches, dormers, and other features (typically 1/12 to 5/12)
3. Large modern-style windows (typically without grids)
4. Overhanging eaves ranging from 18 to 24 inches
5. Horizontal, clean lines in the detailing
6. Lap siding with brick or stone details elements
7. Open floor plans
8. Wide, rectangular columns or pillars
9. Prominent low chimneys
10. Large, tall windows
11. Modern, glass panels in front door and garage
12. Wide front door (42 inches wide or larger)



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Typical Utah Traditional Design

Utah Traditional architecture is very similar to domestic architecture elsewhere in the United States. This style is based on existing cultural traditions and/or current trends in architecture, rather than being original. It does, however, represent the early pioneer heritage and the eventual merging of Utah with mainstream American society. The result provides a continuity from community to community. The following features identify a Utah Traditional style home:

1. Roof pitches of 6/12 and greater
2. A mix of hip and gable roof structures
3. Bay or boxed windows with shutters
4. Masonry (brick or stone)
5. Body materials such as lap siding, shingles, and board and batten
6. Gable returns
7. Arched windows, front entrances, and garage trim
8. Use of copper or other metals on small roof elements
9. Taller front door



NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

Typical Modern Design

Modern design favors strong horizontal and vertical elements, as well as geometric shapes, to create a sense of simplicity. The aim of modern design is to simplify the home, emphasize function, and remove any unnecessary frills. In place of extra adornments, clean, simple lines and shapes create interest. The following features are common in a Modern-style home:

1. Expansive roofs with pitches that are often flat with no pitch or dramatically angled
2. Minimalist design with straight, clean, lines and sharp edges
3. Low, horizontal massing with flat roofs and long-span steel trusses
4. Generous use of glass and natural light
5. Masonry (brick or stone) combined with concrete tiles or siding, stained wood cladding, and steel
6. Emphasis of rectangular forms and horizontal and vertical lines
7. Emphasis on open, flowing interior spaces
8. Wide front door



NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

SALES SIGNS

ON-PREMISE TEMPORARY COMMUNITY SIGNS

Temporary community signs may be installed as needed to direct traffic to builder model home(s) and/or sales trailers during the selling process. These temporary community signs are permitted within Firefly.

Temporary community signs may be installed along collectors, parkways, and minor/major arterials prior to and during active development or any form of development activity. The design and message may vary, but the purpose is to provide direction to and information about Firefly. Temporary community sign faces shall not exceed 200 square feet and height of sign shall not exceed 20 feet from grade. Temporary community signs shall be at least 200 feet from any other temporary sign. The ARC must approve the design prior to submitting a Development Application as appropriate.

BUILDER SIGNS FOR MODEL HOMES, SALES TRAILERS & LOTS

A model home is considered a sales facility until it is sold. Temporary signs used on builder property, as well as areas in front of a model home, spec home, or sales trailer are builder-provided signs, and are not required to be community branded. They identify who the builder is and what the builder is offering in Firefly. Builder signs may also advertise builder contact info, as well as the name of the model home, floor plan, and features found in the model home. Model signs must be approved by the ARC, and/or HOA if applicable, and are required to adhere to the following community standards:

1. Model and spec homes may not be permitted to advertise properties or units located in another subdivision or property located outside Firefly.
2. Each model home lot may include a 32 square feet sign, an 18 square feet sign, and up to three smaller informational signs that are 10 square feet or less.
3. Model and spec home signs must be removed within 30 days of when the last home is sold in Firefly or when the model home is sold.
4. Model and spec home signage must be approved by the ARC prior to Development Application.
5. Model and spec home and signage must comply with City's Vested Laws in every aspect not specifically identified herein.
6. Builders may install temporary builder signs anywhere in Firefly in compliance with the requirements of this section.
7. Builder may install a sign that is no larger than 10 square feet on each lot.



05 COMMERCIAL DEVELOPMENT STANDARDS

COMMERCIAL STANDARDS

Specific commercial uses are listed in the Permitted and Conditional Use table on pages 5-04 to 5-11. Commercial standards for IPA, CPA, and NPA areas are as follows:

BUSINESS PARK / INDUSTRIAL PLANNING AREA (IPA)

The IPA has been established to create an attractive development that provides opportunities for employment and tax base for Eagle Mountain City. This Area is characterized by flat, open land particularly suited for business park and industrial uses. Representative of the uses within this area are business park; technology-oriented business; manufacturing; fabrication and processing; storage warehousing; wholesale distribution; fulfillment centers; service provider offices, yards, and retail space; and flex space. Area subdivisions and dwellings on small lots, along with other uses which tend to thwart or prevent the use of the land for its primary purposes, have been excluded from this area. The following exceptions to City's Vested Laws shall apply in the IPA.

Exceptions to City's Vested Laws

Lot Area: No minimum lot area, except that an area sufficient to accommodate setback, off-street parking, loading and unloading, and vehicular access shall be provided and maintained, and no building to be built over underground utility easements.

Lot Width: No minimum lot width.

COMMERCIAL WITHIN NPA AREAS

Commercial uses are permitted or conditional as set forth in the uses table on pages 5-04 to 5-11. Vertical and horizontal forms of mixed uses are also permitted or conditional so long as the commercial components of the proposed development are listed in the uses table. The following exceptions to City's Vested Laws shall apply in the NPA.



Exceptions to City's Vested Laws

Lot Area: No minimum lot area, except that an area sufficient to accommodate setback, off-street parking, loading and unloading, and vehicular access shall be provided and maintained, and no building to be built over underground utility easements.

Lot Width: No minimum lot width.

Building Height: Maximum height of 55 feet.

Building Size: No minimum or maximum requirement.

Building Materials: Commercial buildings may utilize an appropriate mix of materials including brick, rock, metal, fiber/cement siding, wood, glass, stucco, and CMU.

COMMERCIAL PLANNING AREAS (CPA)

The areas covered by CPAs are intended to be central retail, service, professional office, high-density apartments, and vertical or horizontal mixed-use centers. For this reason, the areas have been located in high traffic parts of the project where the street pattern makes the uses readily accessible to all parts of the community and the surrounding region. The areas are intended to provide for a variety of community activities. The CPAs are characterized by clean, well lit streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Attractive, inviting and well maintained shops, stores, offices, theater, and cultural buildings, as well as high-density multi-family residential dwellings, are also characteristic of these areas. Representative of the uses in these areas are special retail, lodging, apartment housing, professional offices, theaters, restaurants, and a wide variety of retail outlets. The following exceptions to City's Vested Laws shall apply in the CPA.

Exceptions to City's Vested Laws

Lot Area: There shall be no minimum lot area requirements for commercial lots used for a commercial use permitted in the area. For buildings arranged, intended, or designed exclusively for residential use, the minimum lot area requirements shall be the same as for dwellings, except that no lot area requirements shall apply when the dwellings are mixed use (located above the ground floor and said ground floor is devoted exclusively to a commercial use permitted in the area).

Lot Width: There shall be no minimum lot width requirements for commercial lots used for a commercial use permitted in the area.

Building Height: The maximum height of any building with a commercial use shall be 75 feet except buildings arranged, intended, or designed exclusively for residential use, the maximum height requirement shall be the same as for multi-family dwellings.

Building Size: No requirements.

Building Materials: Commercial buildings may utilize an appropriate mix of materials including brick, rock, metal, fiber/cement siding, wood, glass, stucco, and CMU.

EXAMPLES OF BUSINESS PARKS, INDUSTRIAL & COMMERCIAL AREAS

















NOTE:
These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products that will be used.

PERMITTED AND CONDITIONAL USES FOR CPA, IPA AND NPA AREAS

The following table lists the permitted (P) and conditional (C) commercial uses for CPA, IPA, and NPA areas located in Firefly. Uses that are listed as "C" (conditional) will follow the Conditional Use application procedures and approval standards found in the City's Vested Laws.

USE	CPA	IPA	NPA	DEFINITION
Accessory Dwelling Unit (ADU)			C/P[1]	Accessory Dwelling Unit (ADU) is an independent habitable living unit, with a kitchen, bath facilities, and its own entryway, which is (1) within or attached to an owner-occupied single-family residential dwelling, or (2) within a separate detached accessory structure, or above a detached garage, on a single-family lot. Does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels.
Agricultural Sales and Service	P	P		Agricultural Sales And Service is an establishment primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products, anhydrous ammonia, farm supplies and the like, and including accessory food sales and machinery repair services. This definition shall also include greenhouses which are used for wholesale and/or retail purposes.
Animal Care Service			C/P[1]	Animal Care Service means a commercial or nonprofit facility providing medical or surgical treatment, clipping, bathing or other services, including incidental boarding to dogs, cats, and other animals. Typical uses do not include kennels, short-term pet sitting, or hobby breeding.
Animals and Fowl			C/P[1]	Animals and Fowl for recreation and family food production means large animals including horses, mules/donkeys, cattle, llamas, and ostriches and small animals including roping steers, goats, sheep, hogs, and pigs. Up to 1 large animal, 1 small animal, and 4 chickens allowed per 5,000 square feet (minimum lot size of 21,780 square feet).
Asphalt and Concrete Production		P		Asphalt and Concrete Production means the production of asphalt and/or concrete in one or more plants, including, but not limited to, batch plants, together with the excavation and storage of rock, sand, gravel, and other materials used in the production of asphalt and/or concrete. This term shall include the presence and operation of rock crushers, screens, shredders and other earth and plant sorting, moving, processing, and grading equipment and buildings, facilities and storage yards used to mix asphalt and concrete products.
Assisted Living Facility	P		C/P[1]	Assisted Living Facility means a residential facility, licensed by the state of Utah, with a home-like setting that provides an array of coordinated supportive personal and healthcare services, available 24 hours per day, to residents who have been assessed under Utah Department of Health or the Utah Department of Human Services rules to need any of these services and who have a service plan based on the assessment, which may include: specified services of intermittent nursing care; administration of medication; and support services promoting residents' independence and self-sufficiency. An assisted living facility does not include a residential facility for persons with a disability or an adult day care provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability.
Auction (Except Animals)	P			Auction is any sale where tangible goods, wares, or merchandise is sold by an auctioneer who is either the agent for the owner of such property or is in fact the owner thereof.
Auto Service, Major	P	P		Auto Service, Major means an establishment engaged primarily in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including paint, body and fender, and major engine and engine part overhaul, provided it is conducted within a completely enclosed building.
Auto Service, Minor	P	P		Auto Service, Minor means an establishment engaged primarily in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune-ups and transmission work, provided it is conducted within a completely enclosed building.

USE	CPA	IPA	NPA	DEFINITION
Automobile Gas Station	P	P	C/P[1]	Automobile Gas Station means an establishment for the retail sale of automotive fuels and lubricants and at which no vehicle repair or maintenance service is offered. Such an establishment may offer for retail sale other convenience items such as food and may also include a car wash.
Automobile, Truck, Recreational Vehicle and Equipment Sales or Rental	P	P		Automobile, Truck, Recreational Vehicle and Equipment Sales or Rental means sales or rental of both new or used motor vehicles and equipment from indoor or outdoor areas, but not to include non-serviceable or junk vehicles or equipment.
Bank	P	P	C/P[1]	Bank means a business principally involved in the lending, borrowing, exchanging, issuing, or safeguarding of money, under charter from an agency of the state of Utah or the United States.
Bar or Tavern	P	P	C/P[1]	Bar or Tavern means a business principally involved in the sale of alcoholic beverages under license from the city and the state of Utah.
Bed and Breakfast Facility	P		C/P[1]	Bed and Breakfast Facility means a limited commercial activity conducted within a structure, which includes dining and bathroom facilities with sleeping rooms, on a residential scale for short-term guest rental. This definition will typically involve overnight accommodations, limited food services, parking facilities and open space in a natural setting.
Car Wash	P	P	C/P[1]	Car Wash means a facility engaged in cleaning or detailing motor vehicles, including cars, passenger trucks, and recreational vehicles, whether self-service, automatic or by hand. A car wash may be an accessory use to an automobile gas station or convenience store, or it may be a principal use on the lot.
Commercial Food Preparation	P	P		Commercial Food Preparation is a facility in which food is processed or otherwise prepared, primarily for off-site consumption and/or sales. Facilities may be shared among various food processors, producers, or preparers. Uses may include but are not limited to: commissary kitchen and catering.
Communication Facility	P	P		Communication Facility means a tower or structure used for transmitting a broadcast signal or for receiving a broadcast signal (or other signal) for retransmission.
Construction Sales and Service	P	P		Construction Sales and Service is an establishment engaged in retail or wholesale sale of materials and services used in construction of buildings or other structures, as well as outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumber yards, home improvement centers, lawn and garden supply stores, construction equipment sales and rental, air conditioning, electrical, plumbing, and heating supply stores, swimming pool sales, construction and trade contractors' offices and storage yards, and public utility corporation storage yards.
Convenience Store	P	P	C/P[1]	Convenience Store is an establishment, not exceeding five thousand (5,000) square feet of gross floor area, serving a limited market area and engaged in the retail sale or rental, from the premises, of food, beverages and other frequently or recurrently needed items for household use, excluding gasoline sales.
Data Center	P[2]	P		Data Center meaning electronic data management businesses, centralized buildings or groups of buildings with associated power and cooling infrastructure located in a secure campus where computing and networking equipment is situated for the purpose of collecting, storing, processing, distributing, or allowing access to large amounts of data and computer processing twenty-four hours a day seven days a week.
Day Care Center, Adult	P	P	C/P[1]	Day Care Center, Adult means a non-medical facility for the daytime care of adults who, due to advanced age, disability or impairment, require assistance and/or supervision during the day.
Day Care Center, Child, Large	P	P	C/P[1]	Day Care Center, Child, Large means an establishment providing care and maintenance to 50 or more children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services.



USE	CPA	IPA	NPA	DEFINITION
Day Care Center, Child, Small	P	P	C/P[1]	Day Care Center, Child, Small means an establishment providing care and maintenance to more than 12, but fewer than 50, children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services.
Day Care Establishment, Family, Child	P		C/P[1]	Day Care Establishment, Family, Child means an establishment providing care and maintenance to four or more, but fewer than 12, children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services to be provided within a single-family residence.
Electronic Sales and Repair	P	P		Electronic Sales and Repair means a retail establishment that deals in the sale and repair of electronics.
Flea Market (Indoor)	P	P		Flea Market (Indoor) is a building devoted to the indoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.
Flea Market (Outdoor)	P	P		Flea Market (Outdoor) is an outdoor area devoted to the periodic outdoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.
Funeral Home	P		C/P[1]	Funeral Home is an establishment engaged in preparation of funeral services. Uses may include the preparation of the deceased for burial, for the display of the deceased and/or for ceremonies or services related thereto. A funeral home may include facilities for embalming, but not for cremation. It may also include facilities for the storage of caskets, funeral supplies, and funeral vehicles. A funeral home may also be known as a funeral parlor or a mortuary.
Garden Center	P	P	C/P[1]	Garden Center means an establishment for the growing, cultivation, storage, or sale of plants, flowers, trees, shrubs, garden plants, bushes, landscaping materials, or similar plantings, including materials, tools, implements, equipment, and packaged substances for the maintenance and care of such plantings intended for ornamental, garden, or landscaping purposes. Typical uses include greenhouses, plant and tree nursery, permanent tree lots, and garden supply stores. Typical uses do not include sod farms, storage sites for landscaping materials or cannabis production facilities.
Government Service	P	P	C/P[1]	Government Service is any building or facility used, owned, or operated by a government entity which provides services for the public, excluding utilities and recreational services. Typical uses include administrative offices of government agencies and utility billing offices.
Grain Elevator		P		Grain Elevator is a storage area or structure where grain products are temporarily stored for transfer to trucks, train cars, or other forms of transportation.
Heliport		P		Heliport is a landing area solely for the landing of helicopters. A heliport may include more than one helipad.
Hometel	P			Hometel is a building or buildings containing one-bedroom dwelling units which are primarily used for apartment style living, being rented on a monthly basis. However, the dwelling units may also be used as a motel being rented on a daily basis.
Hospital	P	P		Hospital is a facility that: A. Offers services more intensive than those required for room, board, personal services and general nursing care; B. Offers facilities and beds for use beyond twenty four (24) hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease or pregnancy; or C. Regularly makes available at least clinical laboratory services, diagnostic X-ray services and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. Hospitals may include accessory uses, such as offices for medical and dental personnel, daycare facilities for employees, patients, or patient visitors, and central service facilities, such as pharmacies, medical laboratories, and other related uses.

USE	CPA	IPA	NPA	DEFINITION
Hotel or Motel	P	P		Hotel or Motel means a building or group of buildings containing individual sleeping units designed and used primarily for the accommodation of short-term guests, and with automobile parking or storage available. This definition includes restaurant, food service and group meeting facilities.
Indoor Shooting Range	P	P		Indoor Shooting Range means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, shotguns, or archery bows, which is open to the general public upon payment of a fee and which is located within the confines of a building.
Kennel	P	P		Kennel is an establishment having three (3) or more dogs of any age for the purpose of boarding, letting for hire, or training for profit.
Laboratory, Medical Related	P	P		Laboratory, Medical Related is an establishment that performs research and analysis of medical tests and biologic samples collected for the purpose of medical diagnosis. A medical related laboratory is not a bio-medical facility.
Liquor Store	P	P		Liquor Store is a State store, owned and operated by the State of Utah, as defined and regulated under Utah Code Annotated title 32B, or its successor, for the sale of alcoholic beverages for off premises consumption.
Manufactured Home or Dwelling			C/P[1]	Manufactured Home or Dwelling means a single-family dwelling complying with the National Manufactured Home Construction and Safety Standards Act (4 USC 5401), the International Building Code or the International Residential Code. Mobile homes, travel trailers, houses mounted on self-propelled or drawn vehicles, shipping containers and tents or other forms of temporary housing or portable housing are not included within this definition.
Manufacturing, Heavy		P		Manufacturing, Heavy means the assembly, fabrication or processing of goods and materials using processes that ordinarily have greater than average effects on the environment, or that ordinarily have significant effects on the use and enjoyment of adjacent property through noise, dust, smoke, fumes, odors, glare or health or safety hazards or that otherwise do not constitute "light manufacturing." This term includes processing and fabrication of large or bulky products, products made from raw or extracted materials, or products involving flammable or explosive materials and processes which require land area for fabrication or storage of products. This term shall include refineries and chemical manufacturing.
Manufacturing, Light	P	P		Manufacturing, Light means the assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, dust, smoke, fumes, odors, glare or health or safety hazards outside of the building or lot where such activities take place, where such uses are housed entirely within a building or where the area occupied by outdoor storage of goods and materials used in such processes does not exceed 25 percent of the floor area of all buildings on the property. Light manufacturing generally includes processing and fabrication of finished products, predominantly from previously prepared materials. This term shall include uses such as electronic equipment production and printing plants.
Medical and Health Care Offices	P	P	C/P[1]	Medical and Health Care Offices means offices or clinics which provide services for the prevention, treatment and care of illness or injury; medical, dental and chiropractic offices; offices devoted to the healing arts such as licensed, accredited massage therapists; licensed physical therapists; and psychotherapists; and which may include a pharmacy, drug store or laboratory intended to serve patients of the medical or dental professions as an accessory use.
Mixed Use	P		C/P[1]	Mixed Use means a type of development containing both residential dwelling units and other uses, such as commercial or office uses, on the same or adjacent portions of the project that share common features such as parking. Mixed Use includes both "vertical" (where the uses share part or all of the same building structure) and "horizontal" (where the uses are in different buildings but that share common features such as parking).
Modular Unit			C/P[1]	Modular Unit is a structure built from sections manufactured in accordance with the construction standards adopted pursuant to Utah Code Annotated title 15A, and transported to a building site, the purpose of which is for human habitation, occupancy or use.

USE	CPA	IPA	NPA	DEFINITION
Moving and Storage Facilities and Businesses		P		Moving and Storage Facilities and Businesses means a facility or business engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the parking of moving vehicles.
Multi-family Dwelling	P		P	Multi-family Dwelling means housing products and types, including condominiums, apartments, townhomes, and twinhomes. Multi-family dwellings may include dwelling units intended to be rented and maintained under central ownership or management, or cooperative apartments, condominiums and the like. Any multi-family dwelling in which dwelling units are available for rental or lease for periods of less than one month shall be considered a short-term rental.
Museum	P		C/P[1]	Museum means an institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.
Office Use	P	P	C/P[1]	Office Use means a type of business use, which may or may not offer services to the public, that is engaged in the processing, manipulation or application of business information or professional expertise. An office use is not materially involved in fabrication, assembly or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. Examples include accounting, investment services, architecture, engineering, legal services and real estate services.
Office/Warehouse	P	P		Office/Warehouse is a facility of single or multiple buildings or units where at least twenty-five percent (25%) of each building or unit is built as office space or showroom with the remainder of the building or unit built as storage or warehouse space. Such facility typically has garage bays to service the warehouse component.
Open-Air Businesses	P	P		Open-Air Businesses is any business which sells, primarily at retail, certain goods, products or merchandise which are displayed or otherwise merchandised outside an enclosed building, including but not limited to fresh fruits, fresh vegetables, flowers, landscape nurseries, home garden supplies and equipment, auto sales, parking lot sales, camper sales, recreational vehicles, arts, crafts, and playground equipment.
Outdoor Storage	P	P		Outdoor Storage means the storing of materials, products, and equipment incidental to an allowed use in an outdoor setting that is not accessible to the public.
Park, Community	P	P	C/P[1]	Park, Community means one that is typically intended to serve a specific segment of the community and is generally medium-sized. Park improvements are generally intended to provide a full range of passive and active recreational events. However, extensive lighting or parking will not be utilized in these parks.
Park, Neighborhood	P	P	C/P[1]	Park, Neighborhood is a smaller park that provides for the immediate family and neighborhood recreational needs of a residential area.
Park, Regional	P	P	C/P[1]	Park, Regional is a park with a large area, or it can be constructed in the form of a community recreation facility. It is intended to serve large segments of the population.
Parking Lot	P	P	C/P[1]	Parking Lot is an open area other than a street, alley, or driveway, used for parking of more than four (4) automobiles and available for public use, whether free, for compensation or as an accommodation for clients or customers.
Pawnshop	P			Pawnshop is any person or establishment engaged in any of the following: A. Lending money on deposit of personal property. B. Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledgor or depositor. C. Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property. D. Selling unredeemed pledged personal property, together with such new merchandise, as will facilitate the sale of such property.

USE	CPA	IPA	NPA	DEFINITION
Pet Sales	P		C/P[1]	Pet Sales is any establishment wherein dogs, cats, small household pets such as birds, fish, and reptiles, or other household pets of any age are kept or displayed for the purposes of retail sales. This definition does not include kennel; cattery; animals for sale by an animal breeder; or the sales of small household pets that may be associated with another allowed use. Pet sales does not include animal adoptions from a city or county animal shelter, animal control agency, or a non-profit animal welfare organization incorporated within the State of Utah for the purpose of preventing cruelty to animals, or by any properly authorized establishment used for the care and custody of seized, stray, homeless, quarantined, abandoned or unwanted dogs, cats or other small domestic animals.
Printing and Copying, Limited	P	P	C/P[1]	Printing and Copying, Limited is a business establishment engaged in retail photocopying, reproduction, photo developing or blueprinting services.
Private and Public Schools	P		C/P[1]	Private and Public Schools means accredited schools for residential and nonresidential classroom instruction with state-approved curriculum.
Recreation and Entertainment, Indoor	P		C/P[1]	Recreation and Entertainment, Indoor is an establishment providing recreation and entertainment that is wholly enclosed in a building. Typical uses include amusement rides, athletic and fitness facilities, bowling alleys, dance halls, indoor theaters, pool halls, racquetball and handball courts, and swimming pools.
Recreation and Entertainment, Outdoor	P			Recreation and Entertainment, Outdoor is an establishment providing recreation and entertainment which takes place in the open. Typical uses include archery ranges, batting cages, campgrounds, golf courses, golf driving ranges, drive-in theaters, miniature golf courses, rodeo grounds, tennis courts, and amusement rides.
Recreational Vehicle Storage Yard	P	P	C/P[1]	Recreational Vehicle Storage Yard is a fenced area for storage of recreational vehicles.
Recycling Center, Indoor		P		Recycling Center, Indoor is a building in which recyclable material is collected, processed, and/or baled entirely within an enclosed building. Said facility may also be used to prepare and ship materials to others who will use those materials to manufacture new products. On site drop off containers shall be located a minimum of thirty (30) feet back from the right of way line and shall be screened to mitigate blowing debris.
Recycling Collection Station	P	P	C/P[1]	Recycling Collection Station is one or more outdoor freestanding containers available to the general public occupying an area not greater than four hundred (400) square feet, exclusive of area required for vehicular access, and designed to receive and store recyclable materials.
Religious or Cultural Meeting Hall	P		C/P[1]	Religious or Cultural Meeting Hall means a building or buildings owned or maintained by organized religious organizations and nonprofit associations for social, civil or philanthropic purposes, or as a place of worship. Uses also include public nonprofit displays of art, historic or cultural artifacts or other inanimate exhibits, a building used as a lending library or reading room, seminaries (associated with schools), monasteries and convents. This definition shall not include tents or temporary structures.
Research Service		P		Research Service is an establishment engaged in industrial, medical, or scientific inquiries.
Residential Dwelling Unit			P	Residential Dwelling Unit ("RDU") means a single unit intended to be occupied for a residential living purpose.
Residential Facility for Persons with a Disability	P		C/P[1]	Residential Facility for Persons with a Disability means a residence in which more than one person with a disability resides and which is licensed or certified by: the Utah Department of Human Services under Utah Code Annotated Title 62A, Chapter 2, Licensure of Programs and Facilities; or the Utah Department of Health under Utah Code Annotated Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act.
Restaurant	P	P	C/P[1]	Restaurant means a building, property, or location where the primary purpose is to serve as an eating establishment with facilities in which food is prepared for either on- or off-site consumption. This definition also includes specialty food stores, such as ice cream parlors or delicatessens.



USE	CPA	IPA	NPA	DEFINITION
Retail Goods Establishment	P	P	C/P[1]	Retail Goods Establishment means a building, property, or activity, the principal use or purpose of which is the sale of physical goods, products, or merchandise directly to the consumer.
Retail Services Establishment	P	P	C/P[1]	Retail Services Establishment means a building, property, or activity where the principal use or purpose is the provision of personal services directly to the consumer. This term shall include barber shops, beauty parlors, laundry and dry cleaning establishments (with off-plant premises), tailoring shops, shoe repair shops, and the like.
Retail, General	P	P	C/P[1]	Retail, General is an establishment that rents or sells goods to the public but excluding uses specifically classified in another definition herein. Typical uses include apparel stores, antique shops, art and hobby supply stores, bicycle shops, bookstores, clothing rental stores, department stores, discount stores, drugstores, electronic appliance stores, florists, food stores, furniture and appliance stores, gift and novelty shops, glass and mirror shops, hardware stores, home improvement centers, jewelry stores, medical supply stores, music stores, optical retail sales, paint stores, pet supplies stores, photocopying and blueprinting shops, photography supply stores, record, tape and video stores, sporting goods stores, toy stores and variety stores.
Rock, Sand and Gravel Storage and Distribution (As Part of Development)	P	P	C/P[1]	Rock, Sand and Gravel Storage and Distribution is the outdoor storage and sale of rock, sand and gravel in bulk quantities and the storage on site of necessary loading equipment, facilities and vehicles.
Short Term Rental	P		C/P[1]	Short Term Rental is a lease or rental of a dwelling unit, or any portion thereof located within agricultural or residential zones for lodging or accommodation purposes for a period of less than thirty (30) consecutive days.
Sign, Painting, Fabrication	P	P		Sign, Painting, Fabrication is a facility and/or service that specializes in the fabrication of all types of interior and exterior signage and offers services including painting, printing, sandblasting, routing, engraving and/or sign installation.
Stables	P		C/P[1]	Stables means a building in which horses are sheltered, which may be accessory to a resident or other use or a freestanding principal use.
Store, Warehouse Club	P			Store, Warehouse Club is a retail business requiring patron membership, and selling packaged and bulk foods and general merchandise. They are characterized by high volume and a restricted line of popular merchandise in a no frills environment. They have centralized exit checkout stations, and utilize shopping carts for customers. These stores typically range from one hundred twenty thousand (120,000) to one hundred fifty thousand (150,000) square feet in size.
Tattoo and Body Engraving Service	P			Tattoo and Body Engraving Service is a personal service establishment furnishing tattoos and body piercing on the premises. This definition excludes permanent cosmetics when done in association with a permitted personal care service, such as a beauty shop or nail salon.
Trade/Vocational School	P	P		Trade/Vocational School is an establishment, for profit or not, conducting a course of instruction, training, or retraining to prepare individuals to follow an occupation or trade offering regularly scheduled instruction in technical, commercial or trade skills, such as, but not limited to, business, real estate, building and construction trades, electronics, computer programming and technology, automotive and aircraft mechanics and technology, and similar types of instruction.
Travel Center	P	P		Travel Center means a place for the transient stopping, parking, and fueling of commercial trucks. Travel Centers may also include facilities for eating, sleeping and recreation of the truck drivers, convenience stores; and may also serve the general public and their vehicles.
Truck Freight Terminal		P		Truck Freight Terminal is a premises used by a motor freight company as a carrier of goods, which is the origin or destination point of goods being transported, for the purpose of storing, transferring, loading, and unloading goods.

USE	CPA	IPA	NPA	DEFINITION
Utility, Major		P		Utility, Major is a facility of any entity which provides the general public with electricity, natural gas, sewage collection, telecommunication, water, or other similar service. This term excludes wireless telecommunication facilities, storage buildings or yards, gas or oil processing, and manufacturing facilities. Typical uses include electric generation plants, water storage reservoirs, and water and wastewater treatment plants.
Warehouse		P		Warehouse is a structure, or part thereof, or area used principally for the storage of goods and merchandise.
Warehouse, Self Service Storage	P	P		Warehouse, Self-Service Storage is an enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for storage of their household goods or personal property.
Welding Shop		P		Welding Shop is a business in which metal is joined, united, repaired, produced, or created by heating and allowing the parts to flow together, or by hammering or compressing with or without previous heating.
Wholesale, Distribution		P		Wholesale Distribution is a business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of materials, supplies and goods from its inventory to companies within the industry. A wholesale distributor is not a retail goods establishment.
Woodworking Mill		P		Woodworking Mill is a facility where timber is processed to produce wood products.

1 Permitted in NPAs 9 and 12. Conditional in all other NPAs.
2 Permitted in CPA 3

CONTINUING USE RESTRICTION

Once a final plat for a residential use is recorded there will be a plat note providing that the residential use cannot be modified except by a plat amendment.

COMMERCIAL/BUSINESS PARK SIGNS

All signs within the Firefly boundaries are considered on-premise signs. Monument sign design will be detailed at Development Application. Pylon, pedestal, and wall signs consisting of letters and cabinets indicating the business, commodities, service, industry, or other activity sold, offered, or conducted on the premises are permitted in NPA, IPA, and CPA areas in accordance with the following criteria:

MONUMENT SIGNS IN COMMERCIAL AREAS

Commercial developments with multiple businesses shall be permitted to construct monument signs. The ARC must approve the design and locations prior to submitting a Development Application, as appropriate.

PYLON & PEDESTAL SIGNS

1. One detached on-premise sign is permitted for each developed parcel not exceeding one-and-a--half square feet of sign area for each linear foot of street frontage.
2. No sign face may exceed a total sign area of 200 square feet per side with a maximum of two sides. Electronic message centers may be incorporated into the sign, but are only allowed along arterial and major collectors.
3. If a developed parcel has in excess of 200 linear feet of street frontage, additional signs may be allowed, provided the distance between detached signs on each parcel is not less than 200 feet as measured in a straight line.
4. The maximum sign height is 35 feet above pavement grade or ground level. On properties adjacent to freeways, where the sign is freeway oriented, maximum sign height may be determined from highway grade.
5. The minimum sign clearance from grade to the bottom of the sign is eight feet.
6. Minimum sign setback from all property lines is two feet.
7. Signs must be integrated into the development with a common theme or integrated architecturally with the buildings and must be approved by the ARC.

WALL SIGNS

1. A single-story building or unit is permitted one primary wall sign. A multiple story building is permitted to have multiple primary wall signs. Additionally, one wall sign is allowed per tenant space.
2. Primary wall signs shall not exceed ten percent (10%) of the facade on which the sign is mounted, or 96 square feet, whichever is less.
3. Each primary wall sign for single-story buildings shall maintain a minimum height of 8 feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary wall sign for multiple-story buildings shall be no lower than the bottom of the top floor of the building.
4. Signs must be integrated into the development with a common theme or integrated architecturally with the buildings and must be approved by the ARC.

06 TRANSPORTATION

ROADWAY FACILITIES

The purpose of this document is to provide a basis for the planning and facilities required to provide transportation service to the area. These guidelines and requirements set forth herein are based upon the current property and do not account for any additional property that may be added to Firefly. It is intended that this document be the basis for planning infrastructure. The information included will be a guide for development of the roadway facilities in serving both current and future needs. The document will focus primarily on infrastructure located within Firefly.

The specific objectives of the document include:

1. Identifying existing transportation corridors and roads within Firefly to be built by Master Developer
2. Identifying typical standards for the design of the roadway and pavement sections
3. Providing direction for the planning of future facilities throughout Firefly

Existing Transportation Corridors & Improvements

To develop the Tyson Food site, Master Developer was required to construct the following roadways within the boundary of City:

Firefly Boulevard – Firefly Blvd has been identified as the major arterial corridor transecting Firefly. From SR-73 east to Tiffany Lane, the right-of-way has been classified as 152 feet with five lanes. Construction to date has included improvements of SR-73 and a 2-lane roadway to Tyson Parkway. UDOT approved the intersection with SR-73. Pavement section determination was provided by a Geotechnical Engineer and approved by the City Engineer. The remainder of the 2-lane roadway, from Tyson Parkway to Tiffany Lane, was completed in December 2020.

4000 North – 4000 North has been identified as a major collector corridor from SR-73 to Eagle Mountain Boulevard. The road has long been a County maintained gravel road. UDOT has approved improvements of 4000 North at SR-73. The right-of-way has been classified as 94 feet with three lanes through the boundaries of the City. Curb, gutter, and trail were constructed along Tyson Food's frontage. Pavement within City extends 600 feet to the east of Tyson Parkway. The remainder of the western portion of the roadway is within Cedar Fort. City shall not require Master Developer to design or construct any portion of 4000 North that is not within Firefly.

Tyson Parkway – Tyson Parkway has been identified as a minor collector corridor from 4000 North to Firefly Blvd. The right-of-way has been classified as 77 feet. As an industrial land use corridor, the road section was approved to be modified. The section includes only a trail on one side of the road with additional asphalt width for large truck traffic and turning lanes into properties as needed.



Level of Service & General Design Requirements

Master Developer shall supply the following level of service requirements:

1. Design and construct all streets within Firefly to a minimum level of service "D."
2. Utilize the Street Sections contained herein that provide standards for each road way classification.
3. Obtain a Geotechnical Report as needed for the design of pavement sections when asphalt depths are greater than 3 inches.

These service and design requirements are based upon projected land uses and number of residential units within Firefly. Master Developer has certain discretion to adjust the final number of units, location of units, and types of units as well as layout of approved land uses within Firefly. Those final details may be different than the current projections upon which the existing Firefly road layout is based. Accordingly, Master Developer may, in its discretion, install any of the approved Street Sections within Firefly so long as the proposed Street Section supplies a level of service equal to or greater than "D" when taking into account the effects of the development proposed in a "Development Application." Additionally, narrowed intersections and roundabouts may be used to safely control vehicular traffic, pedestrians, and bicyclists.

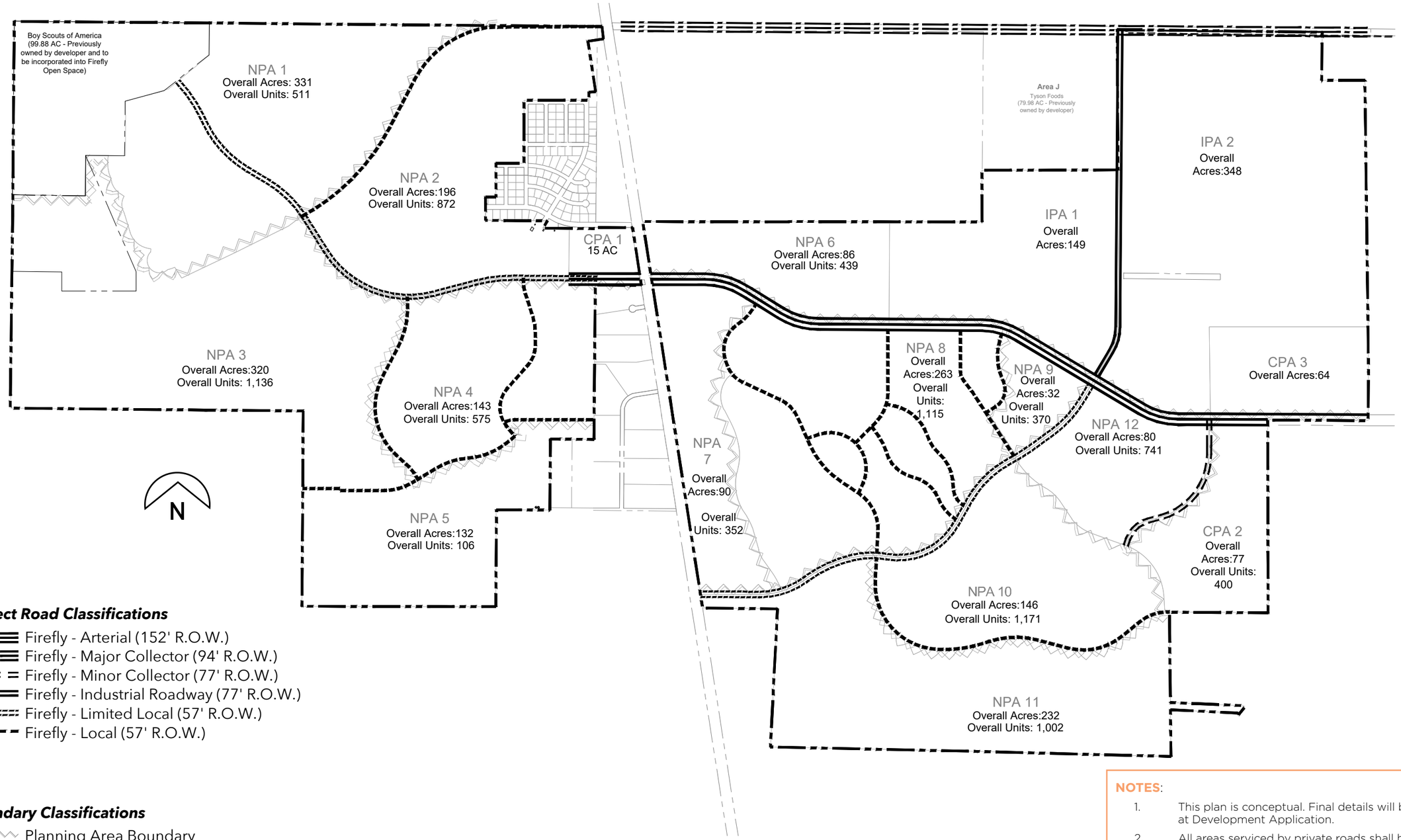
Future City Transportation Corridors

Utilizing the updated Land Use Master Plan, future key corridors have been identified for appropriate traffic flow within Firefly. Multiple points of ingress and egress have been planned throughout the overall development. A third connection to SR-73 is planned on the southern border of Firefly. As more development occurs, the existing roads may be widened and improved to maintain the required level of service "D."

Industrial Zone Area Road Standards

Within the Industrial Zone areas, the 55' and 77' industrial Street Sections will be used which include a trail on one side of the road with additional asphalt width for large truck traffic and turning lanes into properties as needed.

ROADWAY EXHIBIT



Project Road Classifications

- Firefly - Arterial (152' R.O.W.)
- Firefly - Major Collector (94' R.O.W.)
- Firefly - Minor Collector (77' R.O.W.)
- Firefly - Industrial Roadway (77' R.O.W.)
- Firefly - Limited Local (57' R.O.W.)
- Firefly - Local (57' R.O.W.)

Boundary Classifications

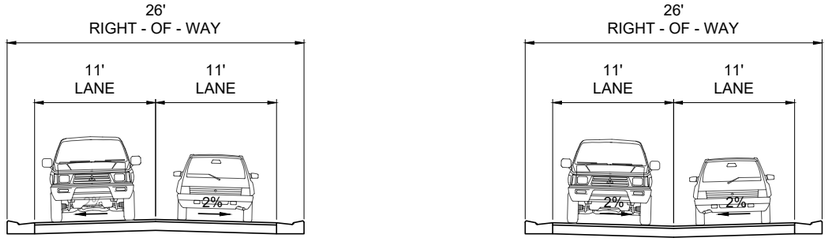
- Planning Area Boundary
- Property Boundary

NOTES:

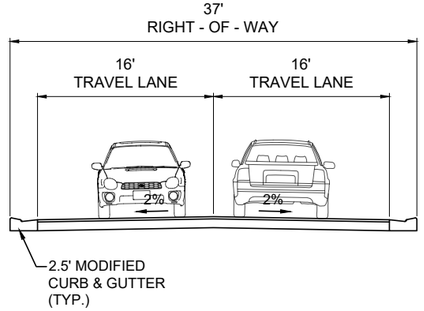
1. This plan is conceptual. Final details will be determined at Development Application.
2. All areas serviced by private roads shall have a separate pedestrian pathway plan included with the Development Application.
3. Neighborhood/district acreages are approximate.

STREET SECTIONS

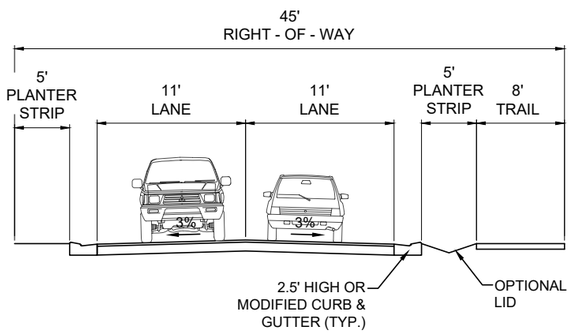
NOTE: Public/private determined by Master Developer.



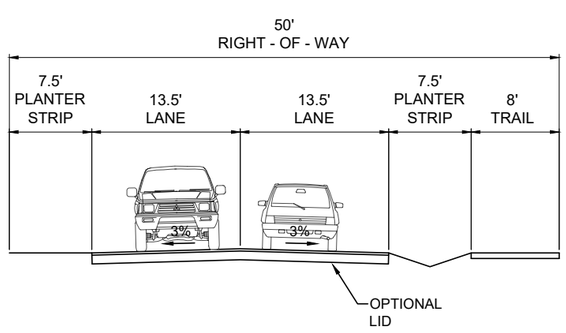
1 **26' PRIVATE ALLEY SECTIONS**



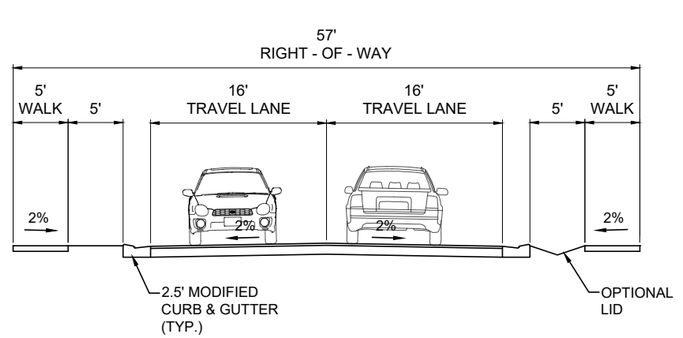
2 **37' SUB-LOCAL SECTION** (MULTI-FAMILY & LOCAL TO LOCAL CONNECTION)



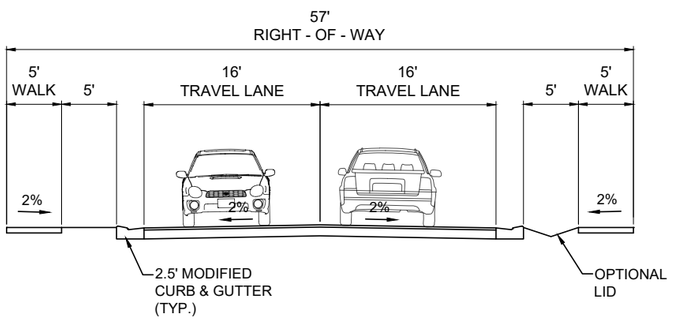
3 **45' RURAL SECTION (NPA-5)**



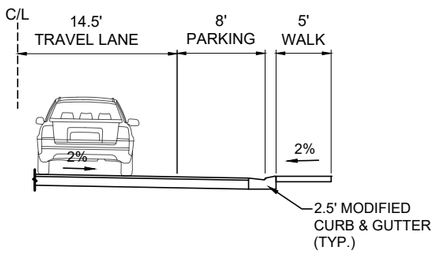
3A **50' RURAL SECTION (NPA-5)**



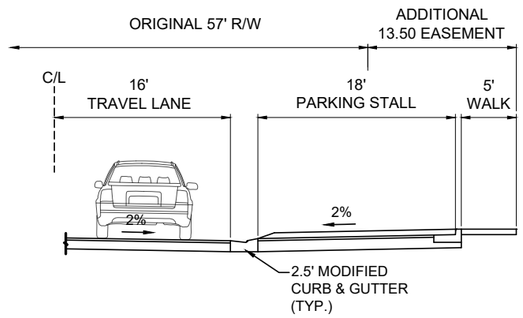
4 **57' LOCAL SECTION (FRONTAGES GREATER THAN 80')**



4A **57' LOCAL SECTION (FRONTAGES 40' - 80')**



OPTIONAL PARALLEL PARKING
ONE SIDE ONLY



OPTIONAL PERPENDICULAR PARKING

LEI
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POLE CANYON
EAGLE MOUNTAIN, UTAH

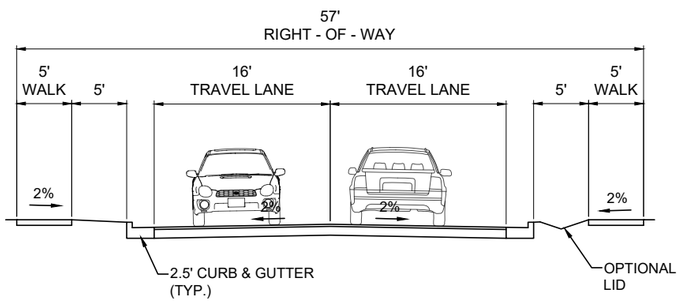
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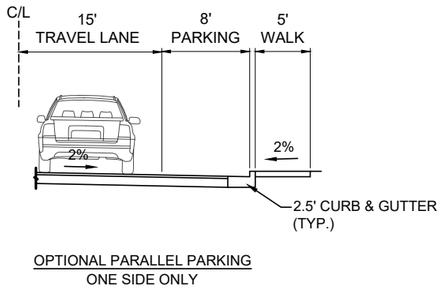
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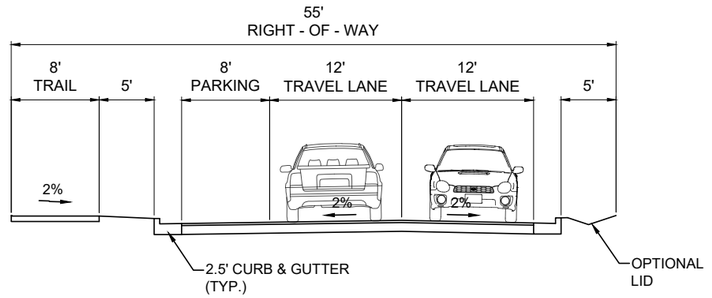
LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM
SCALE: N.T.S.
DATE: 4/19/2023
SHEET 1

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NOTE: Public/private determined by Master Developer.

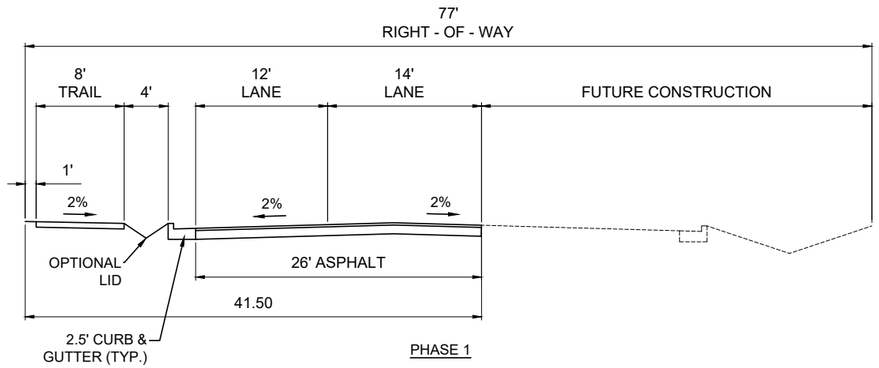




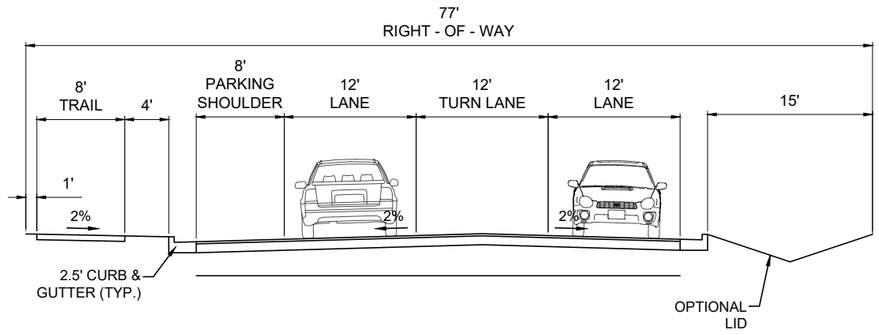


5 **57' LIMITED LOCAL SECTION**

6 **55' INDUSTRIAL SECTION**

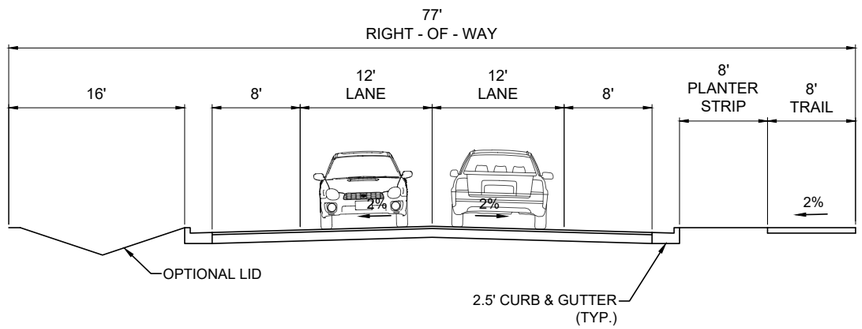


PHASE 1



FULL BUILD OUT

7 **77' INDUSTRIAL SECTIONS**



8 **77' MINOR COLLECTOR SECTION**

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POLE CANYON
EAGLE MOUNTAIN, UTAH

STREET SECTIONS

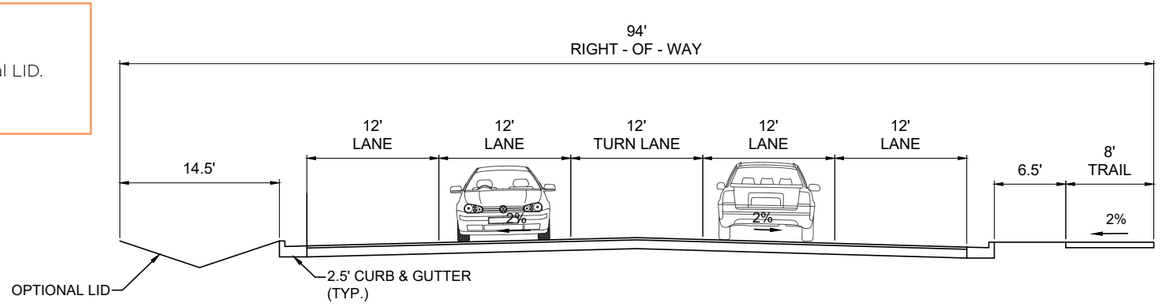
REVISIONS
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LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM
SCALE: N.T.S.
DATE: 4/19/2023
SHEET: 2

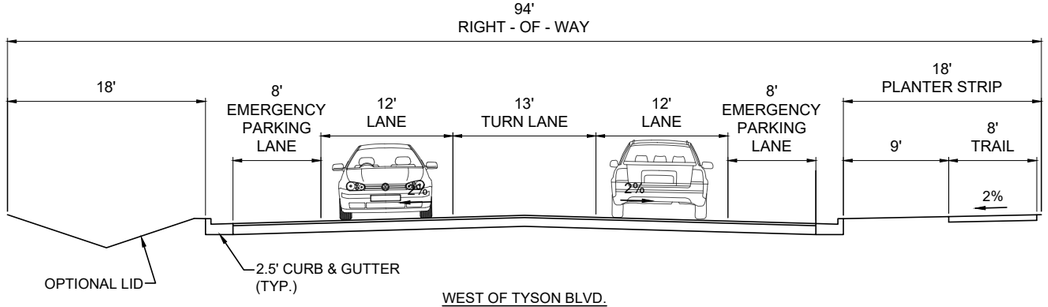
D:\0 - LEI PROJECTS\2021\2021-0080 POLE CANYON SUBDIVISION\EXHIBITS\STREET SECTIONS\21-0080 STREET SECTIONS.DWG 4/17/2023 8:12 AM

NOTE:

1. Trees, as required, are allowed within the optional LID.
2. Public/private determined by Master Developer.

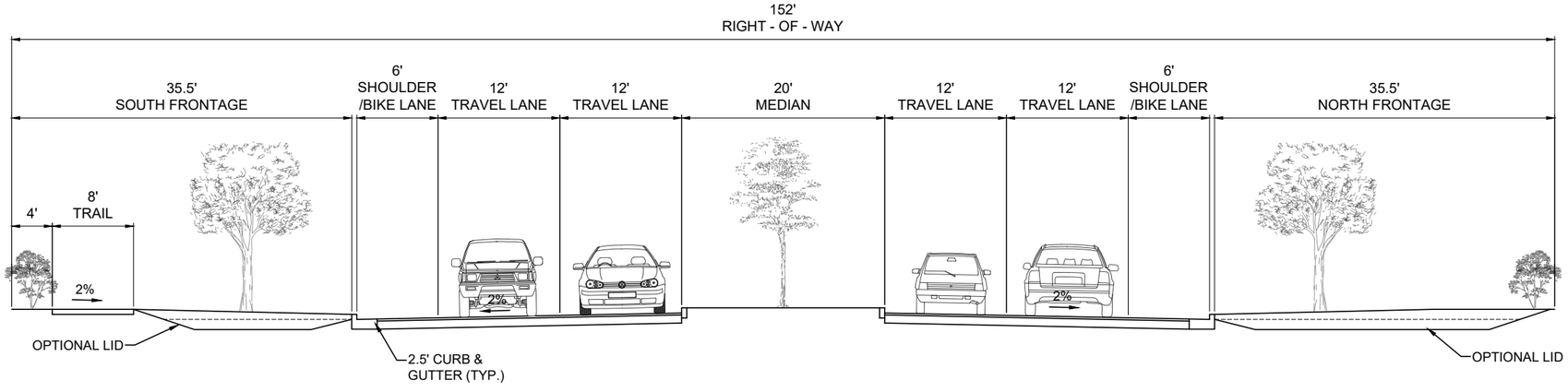


EAST OF TYSON BLVD.



WEST OF TYSON BLVD.

9 | 94' MAJOR COLLECTOR SECTIONS



10 | 152' ARTERIAL SECTION

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

POLE CANYON
EAGLE MOUNTAIN, UTAH

STREET SECTIONS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM
SCALE: N.T.S.
DATE: 4/19/2023

SHEET
3

N:\LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\EXHIBITS\STREET SECTIONS\21-0080 STREET SECTIONS DRG.DWG 4/17/2023 8:12 AM

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MARCH 10, 2026**
TITLE:	Overland Village 2 Phase B Preliminary Plat.
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	N/A
APPLICANT:	Ivory Homes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	91.92

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	David Stroud, Senior Planner	David Stroud

RECOMMENDATION:
Staff recommends the Planning Commission approve the proposed preliminary plat of Overland Village 2 Phase B subject to the minor outstanding corrections; street names and inlet box locations.

BACKGROUND:
Overland Village is guided by the initial Development Agreement and subsequent amendments. Village 2A consists of a school and several residential plats, containing single-family and townhome units. The second area to develop, Phase B is proposed with 270 single-family dwellings. A "Medium Park or Club Ivory" is contained in Village 2B and is required to be constructed prior to recording the plat containing the 400th residential unit.

The Planning Commission reviewed the concept plan on January 13, 2026. The preliminary plat does not deviate from the concept plan.

ITEMS FOR CONSIDERATION:
The Agreement does not specify a threshold for each type of unit. Residential development may contain any configuration of unit/lot type. The Agreement only states that each "Village" is limited to a maximum number of dwelling units. There is an area that remains outside the proposed Phase B and will come back for review as Phase C. This future phase was initially proposed for townhomes, but the applicant has removed it from the concept plan while they work on additional details of this area. These issues can be addressed before City Council review.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commissin shall approve, deny, or continue the proposed preliminary plat of Overland Village 2 Phase B.

ATTACHMENTS:
1. Overland Village 2B Preliminary

D Stroud 2.27.26 comments

RBallif 2/26/26 comments (pages; cv, C2.0, C3.2 & C3.3)

ABoydston 2/26/26 No Comment

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

PREPARED FOR:

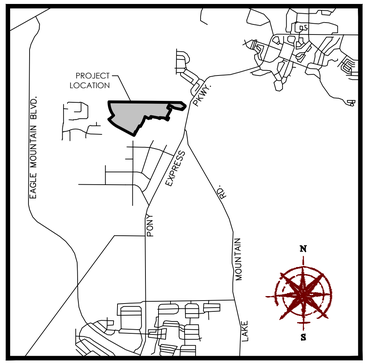
IVORY HOMES

LOCATED IN:

EAGLE MOUNTAIN,UTAH COUNTY,UTAH

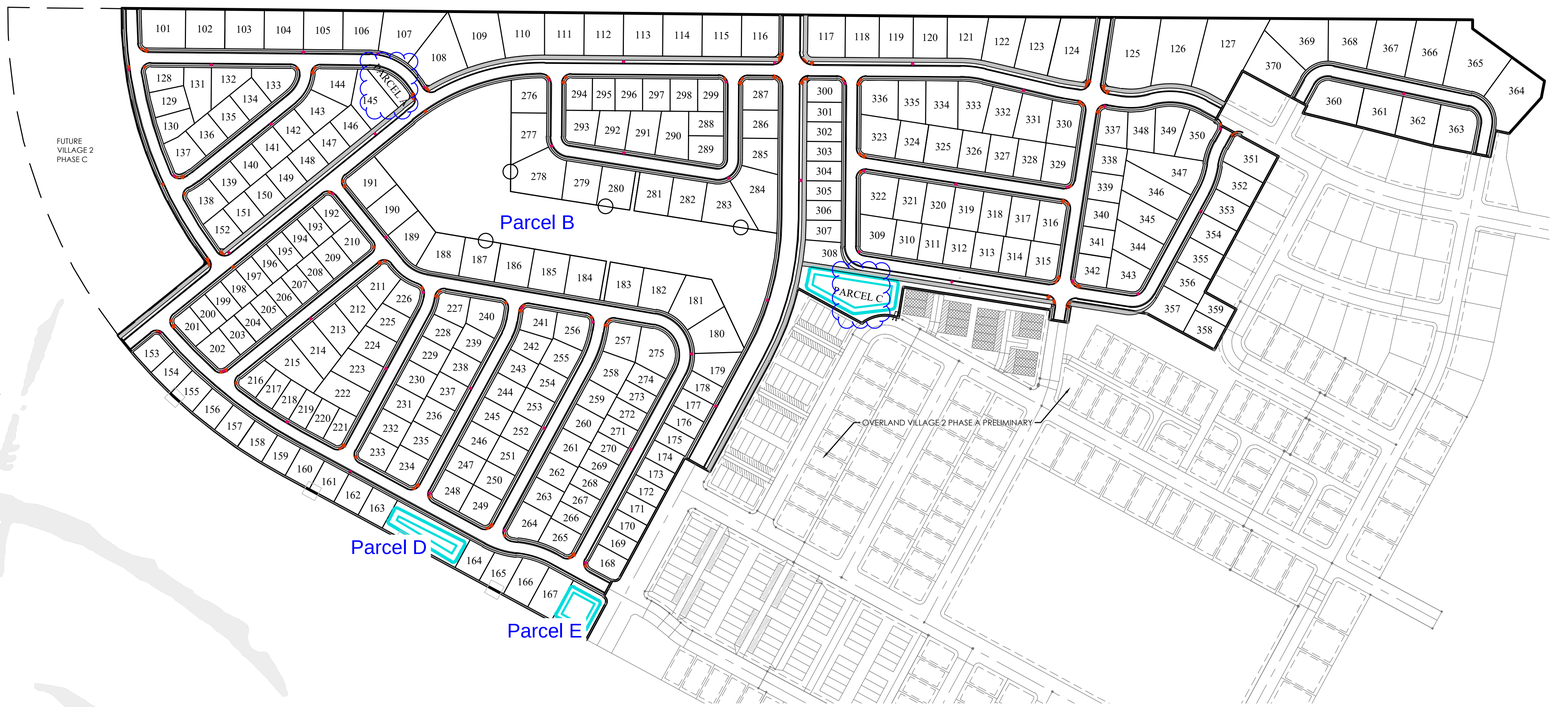
AutoCAD file for addresses

Add street names to this page



VICINITY MAP

NTS



SITE MAP

ROAD SECTION NOTES

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

WATER NOTES

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

SEWER NOTES

1. **PIPE BEDDING:** 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM)
2. **DEPTH:** SEWER MAIN/LATERALS TO MAINTAIN 4' COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION
3. **SEPARATION:** SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS
4. **SEWER Y'S:** 3' MINIMUM SEPARATION BETWEEN SEWER Y'S
5. **LATERAL STUBS:**
   A. STUBS MUST EXTEND 15' 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 NOTES

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

BENCHMARK

NORTHEAST CORNER OF SECTION 36
TOWNSHIP 05 SOUTH, RANGE 02 WEST
SALT LAKE BASE AND MERIDIAN
ELEV-5047.71
DATUM:NGVD29

GENERAL NOTES

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

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

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

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

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

Sheet List Table

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

N

S

CONTACTS

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

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

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

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200ft.

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

LICENSED PROFESSIONAL ENGINEER
No. 13530491-2202
BENJAMIN B. DUZETT
2/25/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

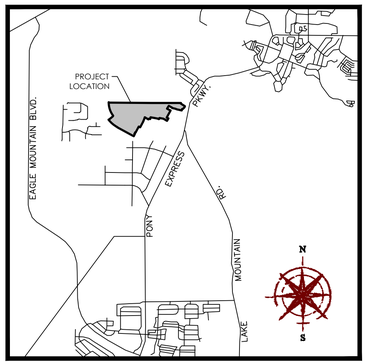
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COVER SHEET

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Sheet:	C1		

Z:\...202\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\.dwg\sheet\(C) COVER SHEET.dwg



VICINITY MAP

NTS

NOTES:

1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
2) ALL COMMON AREAS, EXCLUDING PARCEL B, TO BE OWNED AND MAINTAINED BY HOA (PARCELS A THROUGH E, PARCEL B TO BE OWNED AND MAINTAINED BY EAGLE MOUNTAIN).
3) COMMUNITY MAILBOXES ARE TO BE INSTALLED AND WILL BE SHOWN SPECIFICALLY ON EACH PRELIMINARY PLAT FOLLOWING EAGLE MOUNTAIN CITY CODE 16.35.150

BOUNDARY DESCRIPTION

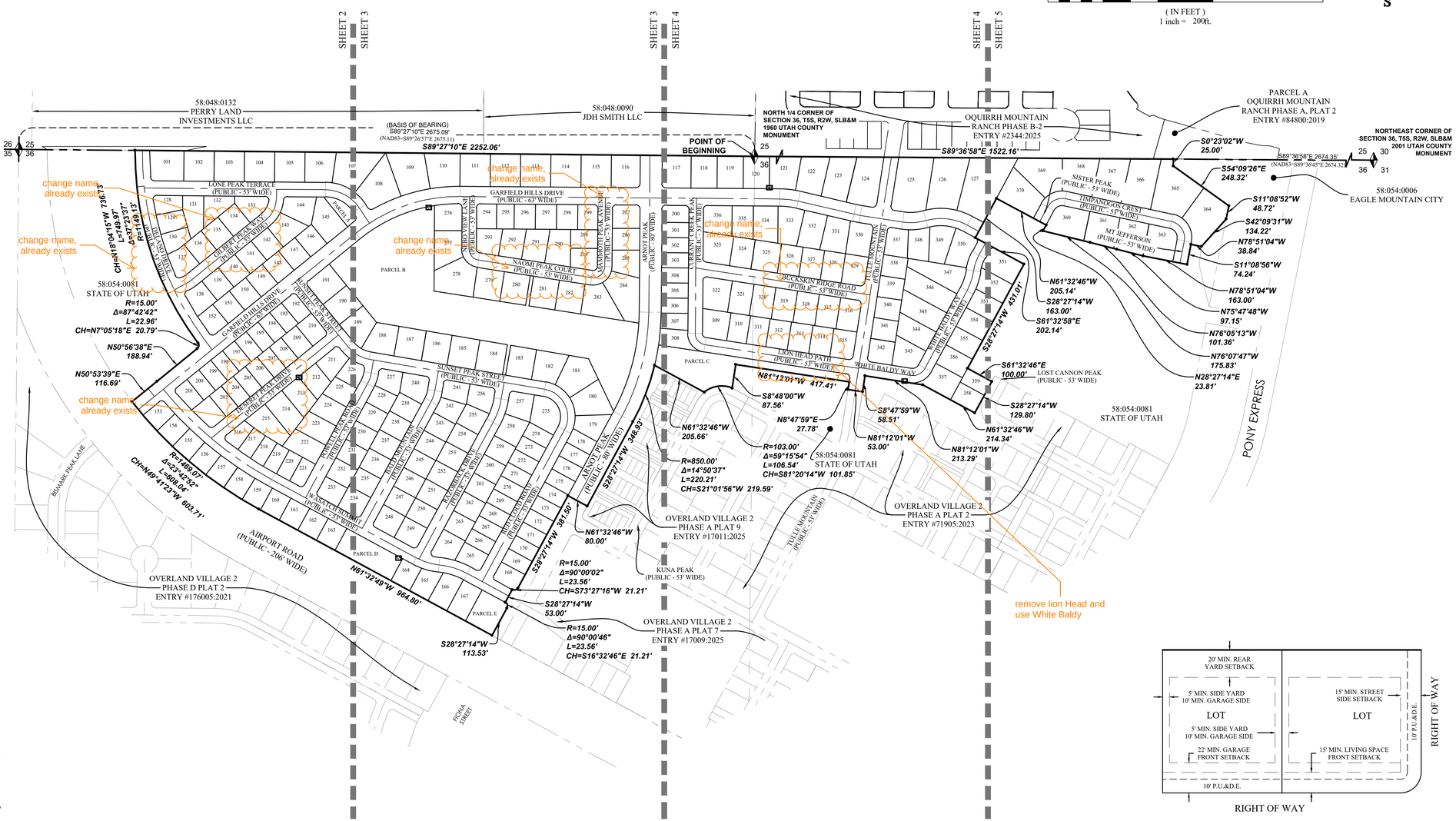
A portion of the NE1/4 and NW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the North Quarter Corner of Section 36; thence along the northerly Section line of Section 36 and the southerly subdivision line of Oquirrh Mountain Ranch Phase B-2 recorded as Entry #2344:2025 on file with the Utah County Recorder's Office S89°36'58"E 1,522.16 feet; thence S00°23'02"W 25.00 feet; thence S54°09'26"E 248.32 feet; thence S11°08'52"W 48.72 feet; thence S42°09'31"W 134.22 feet; thence N78°51'04"W 38.84 feet; thence S11°08'56"W 74.24 feet; thence N78°51'04"W 163.00 feet; thence N75°47'48"W 97.15 feet; thence N76°05'13"W 101.36 feet; thence N76°07'47"W 175.83 feet; thence N28°27'14"E 23.81 feet; thence N61°32'46"W 205.14 feet; thence S28°27'14"W 163.00 feet; thence S61°32'58"E 202.14 feet; thence S28°27'14"W 431.01 feet; thence S61°32'46"E 100.00 feet to the a northwesterly subdivision line of Overland Village 2 Phase A Plat 2 recorded as Entry #71905:2023 of official records; thence along said subdivision the following five (5) courses: (1) S28°27'14"W 129.80 feet; thence (2) N61°32'46"W 214.34 feet; thence (3) N81°12'01"W 213.29 feet; thence (4) S08°47'59"W 58.51 feet; thence (5) N81°12'01"W 53.00 feet; thence N08°47'59"E 27.78 feet; thence N81°12'01"W 417.41 feet; thence S08°48'00"W 87.56 feet to the northerly right-of-way of Kuna Peak; thence along said right-of-way Westerly along the arc of a non-tangent curve to the left having a radius of 103.00 feet (radius bears: S20°58'11"W) a distance of 106.54 feet through a central angle of 59°15'54" Chord: S81°20'14"W 101.85 feet to the northerly subdivision line of Overland Village 2 Phase A Plat 9 recorded as Entry #17011:2025; thence along said subdivision the following three (3) courses: (1) N61°32'46"W 205.66 feet; thence (2) Southerly along the arc of a non-tangent curve to the right having a radius of 850.00 feet (radius bears: N76°23'23"W) a distance of 220.21 feet through a central angle of 14°50'37" Chord: S21°01'56"W 219.59 feet; thence (3) S28°27'14"W 348.93 feet; thence N61°32'46"W 80.00 feet to the northwesterly right-of-way of Arnot Peak; thence along said right-of-way S28°27'14"W 381.50 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'02" Chord: S73°27'16"W 21.21 feet; thence S28°27'14"W 53.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S28°26'51"W) a distance of 23.56 feet through a central angle of 90°00'46" Chord: S16°32'46"E 21.21 feet to the said right-of-way of Arnot Peak; thence along said right-of-way S28°27'14"W 113.53 feet to the northeasterly right-of-way of Airport Road; thence along said right-of-way the following two (2) courses: (1) N61°32'49"W 964.80 feet; thence (2) Northwesterly along the arc of a curve to the right with a radius of 1,469.07 feet a distance of 608.04 feet through a central angle of 23°42'52" Chord: N49°41'23"W 603.71 feet; thence N50°53'39"E 116.69 feet; thence N50°56'38"E 188.94 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 22.96 feet through a central angle of 87°42'42" Chord: N07°05'18"E 20.79 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 1,149.13 feet a distance of 749.97 feet through a central angle of 37°23'37" Chord: N18°04'15"W 736.73 feet to the northerly Section line of Section 36; thence along said Section line S89°27'10"E 2,572.06 feet to the point of beginning.

Contains: 85.50 Acres±
270 Lots and 5 Parcels

LEGEND

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



TYPICAL BUILDING SETBACKS

N.T.S.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200ft.

N

S

PLAT CALCULATIONS

TOTAL ACREAGE:	85.50± ACRES
TOTAL ACREAGE IN LOTS:	55.53± ACRES
TOTAL ACREAGE IN PUBLIC ROW:	22.32± ACRES
TOTAL OPEN SPACE:	7.65± ACRES
AVERAGE LOT SIZE:	0.21± ACRES
LARGEST LOT SIZE:	0.70± ACRES
SMALLEST LOT SIZE:	0.12± ACRES
OVERALL DENSITY:	3.16 LOTS/ACRE
TOTAL # OF LOTS:	270 LOTS

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

PROFESSIONAL LAND SURVEYOR
02/25/26
No.12554430
Justin Lundberg
STATE OF UTAH

PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE B PRELIMINARY

LOCATED IN THE NE1/4 AND NW1/4 OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISION BLOCK

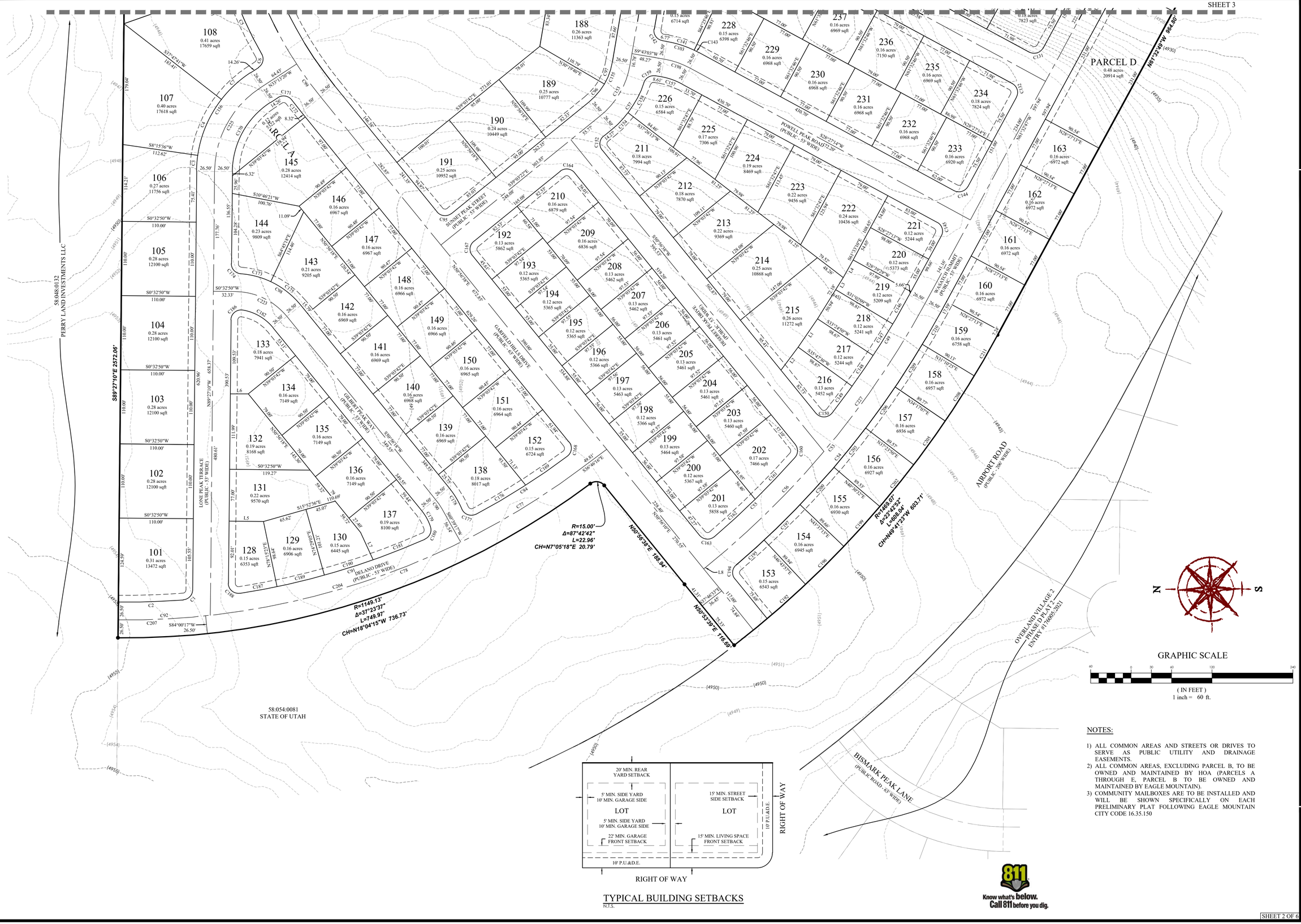
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SHEET 1 OF 6

PRELIMINARY PLAT

Scale:	1"=200'	Drawn:	MPM/ARS
Date:	1/30/2026	Job #:	24-0097
Sheet:	C2.0		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C2.0 - PRELIMINARY PLAT.dwg



TYPICAL BUILDING SETBACKS
N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NOTES:

1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
2) ALL COMMON AREAS, EXCLUDING PARCEL B, TO BE OWNED AND MAINTAINED BY HOA (PARCELS A THROUGH E, PARCEL B TO BE OWNED AND MAINTAINED BY EAGLE MOUNTAIN).
3) COMMUNITY MAILBOXES ARE TO BE INSTALLED AND WILL BE SHOWN SPECIFICALLY ON EACH PRELIMINARY PLAT FOLLOWING EAGLE MOUNTAIN CITY CODE 16.35.150

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www.focus-cc.com

PROFESSIONAL LAND SURVEYOR
02/25/26
No.12554430
Justin Lundberg
STATE OF UTAH

PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE B PRELIMINARY

LOCATED IN THE NE¼ AND NW¼ OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISION BLOCK

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

PRELIMINARY PLAT

Scale: 1"=60'	Drawn: MPM/ARS
Date: 1/30/2026	Job #: 24-0097
Sheet: C2.1	

Z:_202A\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C2.1 - PRELIMINARY PLAT.dwg

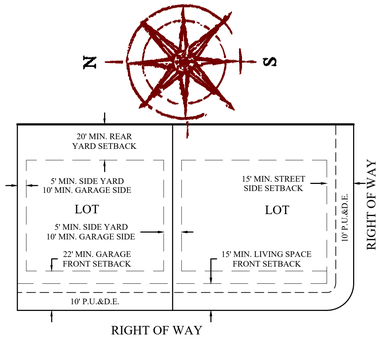
SHEET 4

SHEET 2

SHEET 3 OF 6

NOTES:

1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
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TYPICAL BUILDING SETBACKS
N.T.S.

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

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PROFESSIONAL LAND SURVEYOR
02/25/26
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PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE B PRELIMINARY

LOCATED IN THE NE¼ AND NW¼ OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

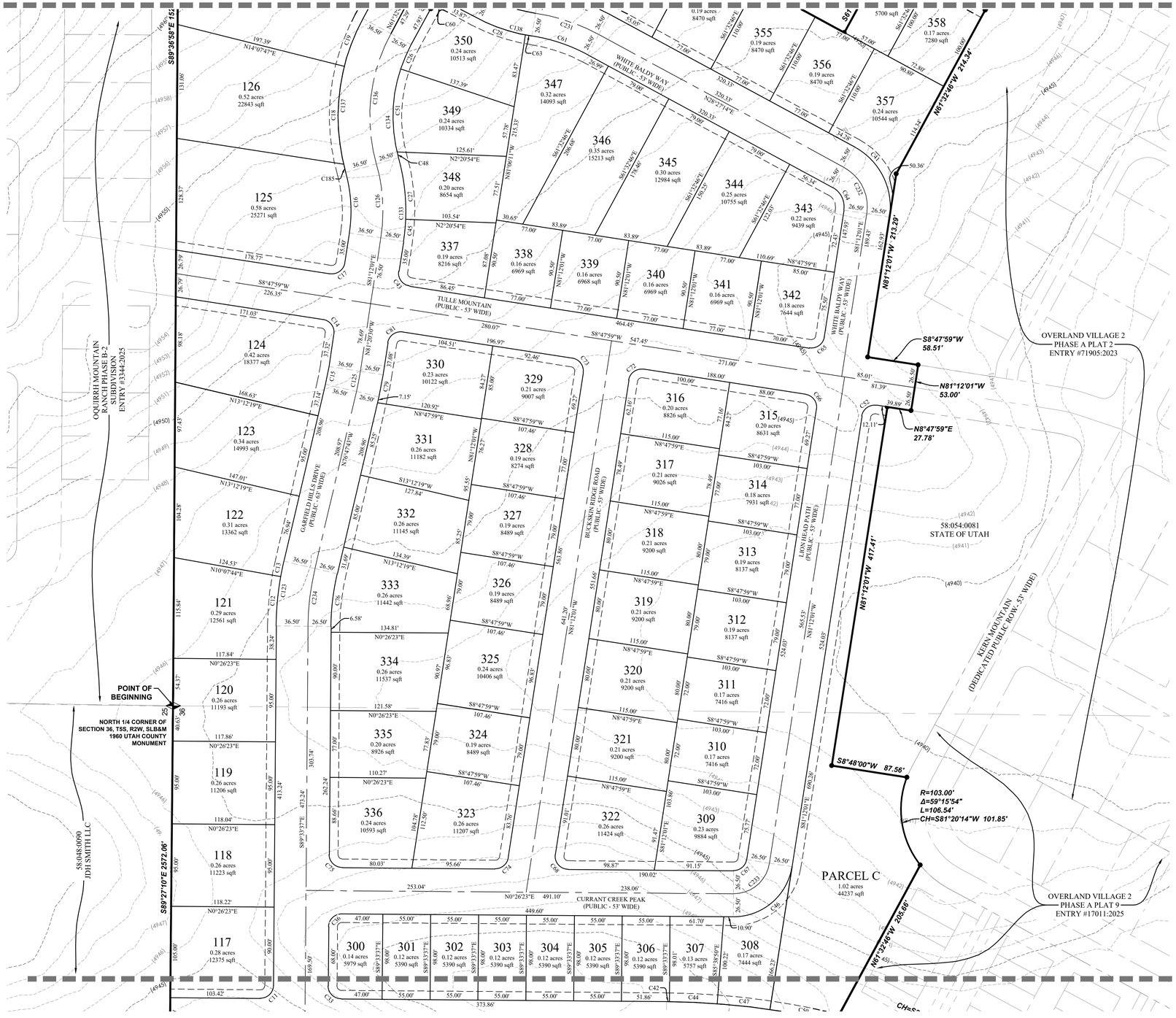
REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
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5	----	----
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PRELIMINARY PLAT

Scale: 1"=60'	Drawn: MPM/ARS
Date: 1/30/2026	Job #: 24-0097
Sheet: C2.2	

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C2.2 - PRELIMINARY PLAT.dwg

SHEET 5



GRAPHIC SCALE

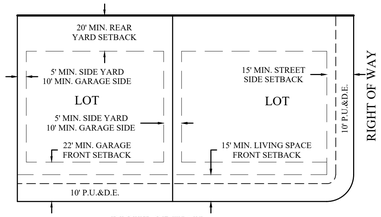
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N S

NOTES:

1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
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TYPICAL BUILDING SETBACKS
N.T.S.

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PROFESSIONAL LAND SURVEYOR
02|25|26
No.12554439
Justin Lundberg
STATE OF UTAH

PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE B PRELIMINARY
LOCATED IN THE NE¼ AND NW¼ OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISION BLOCK

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

PRELIMINARY PLAT

Scale: 1"=60' | Drawn: MPM/ARS
Date: 1/30/2026 | Job #: 24-0097
Sheet: C2.3

Z:\...202A\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheet\C2.3 - PRELIMINARY PLAT.dwg



LEGEND

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

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 150ft.

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No. 13530491-2202
BENJAMIN B. DUZETT
2/25/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
OVERALL SITE PLAN

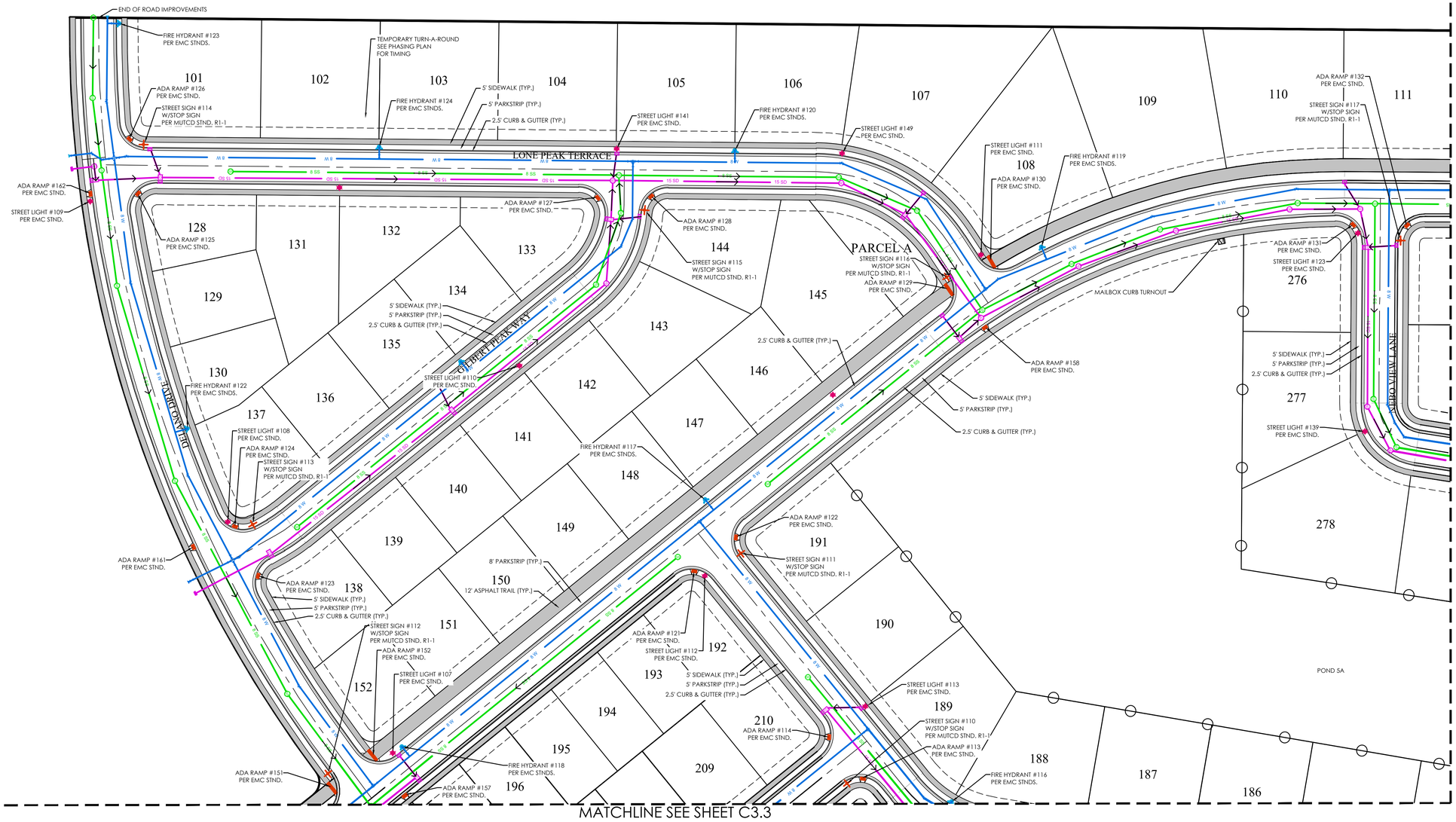
REVISION BLOCK

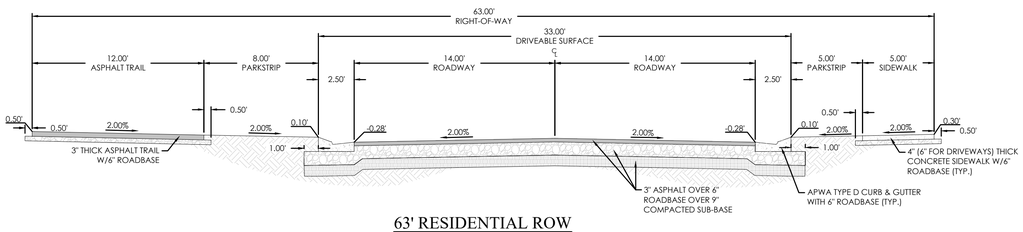
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OVERALL SITE PLAN

Scale:	1"=150'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C3		

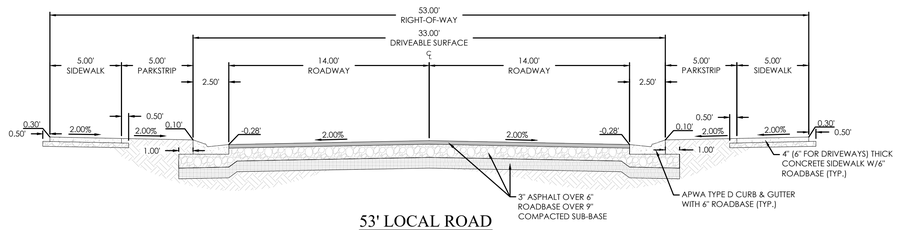
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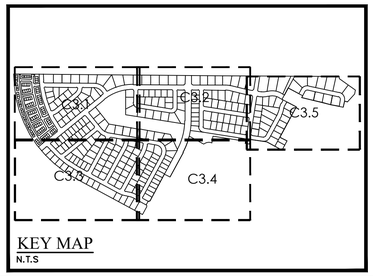
63' RESIDENTIAL ROW

N.T.S. GARFIELD HILLS DR



53' LOCAL ROAD

N.T.S. O'NEAL, SHINGLE PEAK, DUCK WATER, STREET A, B, C ,F, H, I, J, K, L, M, O, P, Q.



KEY MAP

N.T.S

N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

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

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BENJAMIN B. DUZETT
2/25/26
STATE OF UTAH

REVISION BLOCK

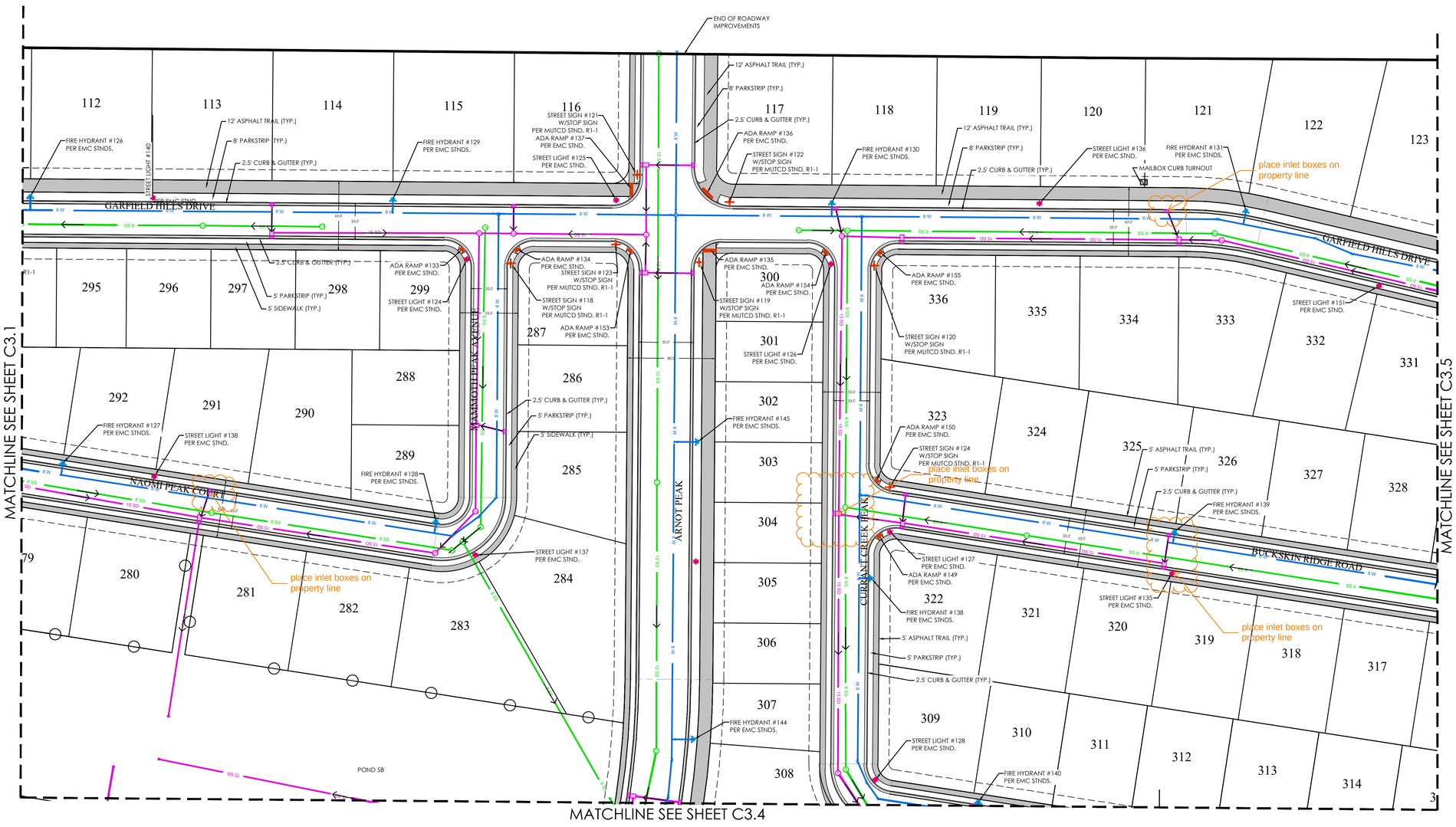
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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SITE PLAN

SITE PLAN

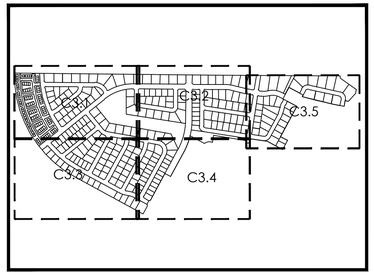
Scale:	1"=50'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C3.1		

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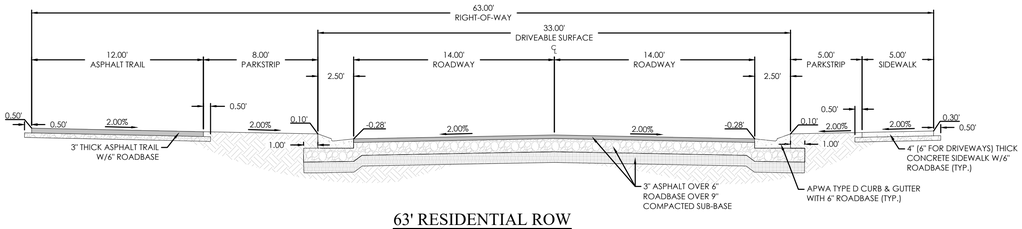


LEGEND

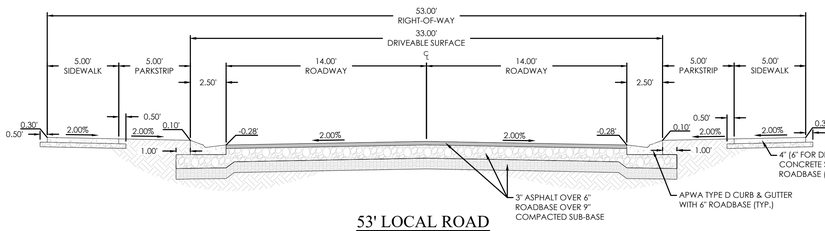
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- MAILBOX



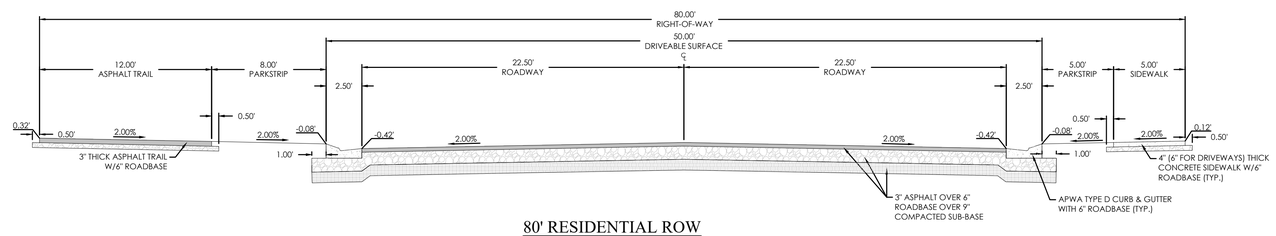
KEY MAP
N.T.S



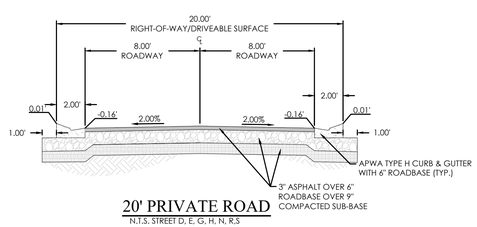
63' RESIDENTIAL ROW
N.T.S. GARFIELD HILLS DR



53' LOCAL ROAD
N.T.S. O'NEAL, SHINGLE PEAK, DUCK WATER, STREET A, B, C ,F, H, I, J, K, L, M, O, P, Q.



80' RESIDENTIAL ROW
N.T.S. ARNOT PEAK



20' PRIVATE ROAD
N.T.S. STREET D, E, G, H, N, R.S



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 13530491-2202
BENJAMIN B. DUZETT
2/25/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
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SITE PLAN

Scale:	1"=50'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C3.2		

Z:_202X\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C3.2 SITE PLAN.dwg

MATCHLINE SEE SHEET C3.1

MATCHLINE SEE SHEET C3.4

place inlet boxes on property line

GARFIELD HILLS DRIVE

DESERET PEAK DRIVE

POWELL PEAK ROAD

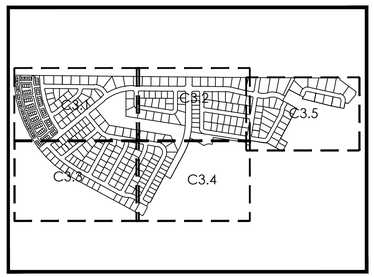
BALD MOUNTAIN

WASATCH SUMMIT

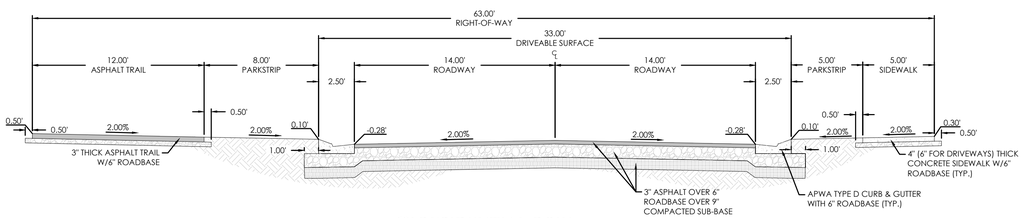
STRUCTURE - (258) Fire Hydrant
12' ASPHALT TRAIL (TYP.)
8' PARKSTRIP (TYP.)
2.5' CURB & GUTTER (TYP.)
END OF ROADWAY IMPROVEMENTS
ADA RAMP #112 PER EMC STND.
STREET LIGHT #106 PER EMC STND.
ADA RAMP #151 PER EMC STND.
STREET SIGN #112 W/STOP SIGN PER MUTCD STND. R1-1
FIRE HYDRANT #118 PER EMC STNDS.
STREET LIGHT #107 PER EMC STND.
ADA RAMP #152 PER EMC STND.
ADA RAMP #157 PER EMC STND.
ADA RAMP #111 PER EMC STND.
STREET SIGN #106 W/STOP SIGN PER MUTCD STND. R1-1
FIRE HYDRANT #104 PER EMC STNDS.
ADA RAMP #110 PER EMC STND.
STREET SIGN #105 W/STOP SIGN PER MUTCD STND. R1-1
STREET LIGHT #105 PER EMC STND.
ADA RAMP #109 PER EMC STND.
STREET LIGHT #150 PER EMC STND.
FIRE HYDRANT #103 PER EMC STNDS.
STREET SIGN #104 W/STOP SIGN PER MUTCD STND. R1-1
ADA RAMP #108 PER EMC STND.
2.5' CURB & GUTTER (TYP.)
5' PARKSTRIP (TYP.)
5' SIDEWALK (TYP.)
STREET LIGHT #104 PER EMC STND.
ADA RAMP #107 PER EMC STND.
STREET SIGN #103 W/STOP SIGN PER MUTCD STND. R1-1
ADA RAMP #105 PER EMC STND.
STREET LIGHT #103 PER EMC STND.
ADA RAMP #106 PER EMC STND.
FIRE HYDRANT #102 PER EMC STNDS.
STREET SIGN #102 W/STOP SIGN PER MUTCD STND. R1-1
ADA RAMP #104 PER EMC STND.
POND 7
MAILBOX CURB TURNOUT
ADA RAMP #114 PER EMC STND.
FIRE HYDRANT #116 PER EMC STNDS.
ADA RAMP #113 PER EMC STND.
ADA RAMP #115 PER EMC STND.
STREET SIGN #110 W/STOP SIGN PER MUTCD STND. R1-1
STREET LIGHT #114 PER EMC STND.
ADA RAMP #116 PER EMC STND.
STREET SIGN #109 W/STOP SIGN PER MUTCD STND. R1-1
FIRE HYDRANT #112 PER EMC STNDS.
MAILBOX CURB TURNOUT
STREET LIGHT #122 PER EMC STND.
STREET LIGHT #121 PER EMC STND.
FIRE HYDRANT #111 PER EMC STNDS.
STREET LIGHT #120 PER EMC STND.
FIRE HYDRANT #110 PER EMC STNDS.
MAILBOX CURB TURNOUT

LEGEND

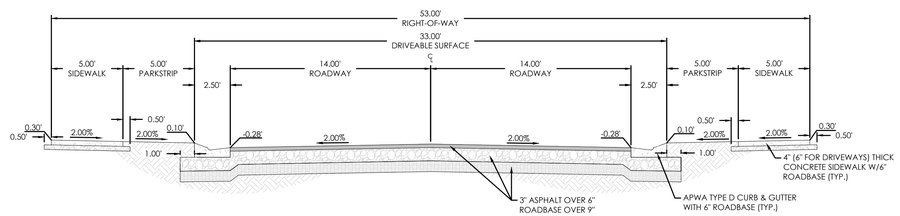
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- VINYL FENCE
- MASONRY WALL
- EXIST. STORM DRAIN
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION
- MAILBOX



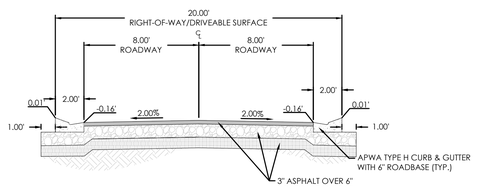
KEY MAP
N.T.S



63' RESIDENTIAL ROW
N.T.S. GARFIELD HILLS DR



53' LOCAL ROAD
N.T.S. O'NEAL, SHINGLE PEAK, DUCK WATER, STREET A, B, C ,F, H, I, J, K, L, M, O, P, Q.



20' PRIVATE ROAD
N.T.S. STREET D, E, G, H, N, R.S

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

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No. 13530491-2202
BENJAMIN B. DUZETT
2/25/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN, UTAH
SITE PLAN

REVISION BLOCK

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

SITE PLAN

Scale:	1"=50'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C3.3		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\.dwg\sheets\C3.3 SITE PLAN.dwg

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.3

MATCHLINE SEE SHEET C3.5

SUNSET PEAK STREET

TREESIDE CANYON

RACCOON TRACK PATH

RED CLOUD ROAD

WASATCH SUMMIT

ARNOT PEAK

KUNA PEAK

WILDCAT PEAK

LOWRY TOP

LION HEAD PATH

PARCEL C

POND 8

POND 6

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

240 241 242 243 244 245 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184

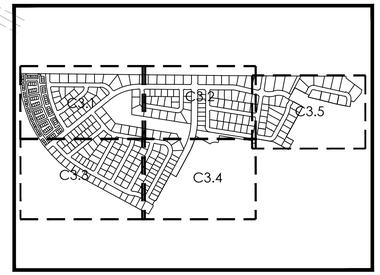
FIRE HYDRANT #115 PER EMC STNDS.
FIRE HYDRANT #125 PER EMC STNDS.
FIRE HYDRANT #141 PER EMC STNDS.
FIRE HYDRANT #143 PER EMC STNDS.
FIRE HYDRANT #110 PER EMC STNDS.
FIRE HYDRANT #109 PER EMC STNDS.
FIRE HYDRANT #114 PER EMC STNDS.
FIRE HYDRANT #113 PER EMC STNDS.
FIRE HYDRANT #142 PER EMC STNDS.
FIRE HYDRANT #108 PER EMC STNDS.
FIRE HYDRANT #101 PER EMC STNDS.

ADA RAMP #118 PER EMC STND.
STREET SIGN #108 W/STOP SIGN PER MUTCD STND. R1-1
ADA RAMP #117 PER EMC STND.
STREET LIGHT #115 PER EMC STND.
ADA RAMP #119 PER EMC STND.
STREET LIGHT #116 PER EMC STND.
ADA RAMP #120 PER EMC STND.
STREET SIGN #107 W/STOP SIGN PER MUTCD STND. R1-1
STREET LIGHT #118 PER EMC STND.
STREET LIGHT #129 PER EMC STND.
STREET LIGHT #119 PER EMC STND.
STREET LIGHT #117 PER EMC STND.
STREET SIGN #102 W/STOP SIGN PER MUTCD STND. R1-1
ADA RAMP #104 PER EMC STND.
STREET LIGHT #102 PER EMC STND.
ADA RAMP #103 PER EMC STND.
STREET SIGN #101 W/STOP SIGN PER MUTCD STND. R1-1
ADA RAMP #101 PER EMC STND.
STREET LIGHT #101 PER EMC STND.
ADA RAMP #102 PER EMC STND.

2.5' CURB & GUTTER (TYP.)
5' PARKSTRIP (TYP.)
5' SIDEWALK (TYP.)
8' PARKSTRIP (TYP.)
12' ASPHALT TRAIL (TYP.)
TEMPORARY TURN-A-ROUND SEE PHASING PLAN FOR TIMING
EXIST TEMP. TURNAROUND TO BE REMOVED. (TYP.)

START OF ROADWAY IMPROVEMENTS THIS PHASE.
TIE INTO CUL. WATER WITH CONSTRUCTION VALVE (TYP).
TIE INTO SEWER MANHOLE (TYP).
EXIST 8" CUL. WATER LINE (TYP).
EXIST 10" SEWER LINE (TYP).
EXIST 24" STORM DRAIN LINE (TYP).

KEY MAP
N.T.S



LEGEND

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

N

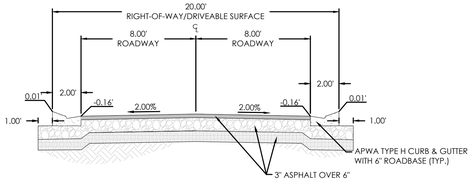
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GRAPHIC SCALE

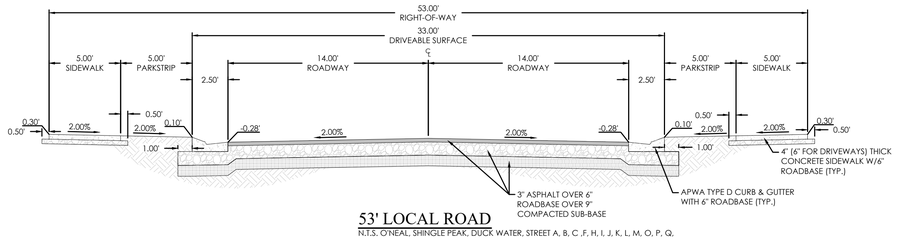
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(IN FEET)
1 inch = 50 ft.

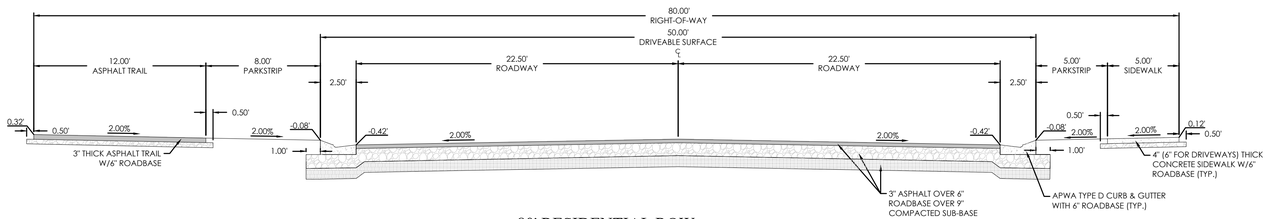
20' PRIVATE ROAD
N.T.S. STREET D, E, G, H, N, R,S



53' LOCAL ROAD
N.T.S. O'NEAL, SHINGLE PEAK, DUCK WATER, STREET A, B, C ,F, H, I, J, K, L, M, O, P, Q,



80' RESIDENTIAL ROW
N.T.S. ARNOT PEAK



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No. 13534491-2202
BENJAMIN B. DUZETT
2/25/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SITE PLAN

REVISION BLOCK

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

SITE PLAN

Scale:	1"=50'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097

Sheet: C3.4

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C3.4 SITE PLAN.dwg

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.4

GARFIELD HILLS DRIVE

TIMPANOGOS CREST

BUCKSKIN RIDGE ROAD

WHITE BALDY WAY

TULLE MOUNTAIN

N HEAD PATH

STREET SIGN #133 W/STOP SIGN PER MUTCD STND. R1-1

FIRE HYDRANT #132 PER EMC STNDS.

ADA RAMP #140 PER EMC STND.

ADA RAMP #156 PER EMC STND.

STREET SIGN #132 W/STOP SIGN PER MUTCD STND. R1-1

FIRE HYDRANT #137 PER EMC STNDS.

START OF ROADWAY IMPROVEMENTS THIS PHASE.

TIE INTO CUL. WATER WITH CONSTRUCTION VALVE (TYP).

EXIST 8" CUL. WATER LINE. (TYP.)

STREET SIGN #130 W/STOP SIGN PER MUTCD STND. R1-1

ADA RAMP #142 PER EMC STND.

FIRE HYDRANT #136 PER EMC STNDS.

START OF ROADWAY IMPROVEMENTS THIS PHASE.

TIE INTO CUL. WATER WITH CONSTRUCTION VALVE (TYP).

EXIST 8" CUL. WATER LINE. (TYP.)

EXIST 8" SEWER LINE. (TYP.)

STREET LIGHT #132 PER EMC STND.

START OF ROADWAY IMPROVEMENTS THIS PHASE.

TIE INTO CUL. WATER WITH CONSTRUCTION VALVE (TYP).

EXIST 8" CUL. WATER LINE. (TYP.)

STREET SIGN #134 W/STOP SIGN PER MUTCD STND. R1-1

ADA RAMP #138 PER EMC STND.

STREET LIGHT #133 PER EMC STND.

ADA RAMP #139 PER EMC STND.

STREET SIGN #131 W/STOP SIGN PER MUTCD STND. R1-1

ADA RAMP #141 PER EMC STND.

STREET LIGHT #131 PER EMC STND.

START OF ROADWAY IMPROVEMENTS THIS PHASE.

TIE INTO CUL. WATER WITH CONSTRUCTION VALVE (TYP).

FIRE HYDRANT #135 PER EMC STNDS.

ADA RAMP #147 PER EMC STND.

STREET LIGHT #134 PER EMC STND.

FIRE HYDRANT #133 PER EMC STNDS.

STREET SIGN #125 W/STOP SIGN PER MUTCD STND. R1-1

ADA RAMP #148 PER EMC STND.

ADA RAMP #144 PER EMC STND.

STREET SIGN #128 W/STOP SIGN PER MUTCD STND. R1-1

STREET LIGHT #130 PER EMC STND.

ADA RAMP #143 PER EMC STND.

STREET SIGN #127 W/STOP SIGN PER MUTCD STND. R1-1

ADA RAMP #146 PER EMC STND.

STREET SIGN #126 W/STOP SIGN PER MUTCD STND. R1-1

FIRE HYDRANT #134 PER EMC STNDS.

MAILBOX CURB TURNOUT

ADA RAMP #145 PER EMC STND.

STREET SIGN #129 W/STOP SIGN PER MUTCD STND. R1-1

START OF ROADWAY IMPROVEMENTS THIS PHASE.

TIE INTO CUL. WATER WITH CONSTRUCTION VALVE (TYP).

EXIST 8" CUL. WATER LINE. (TYP.)

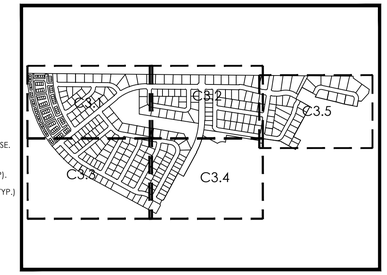
EXIST 8" SEWER LINE. (TYP.)

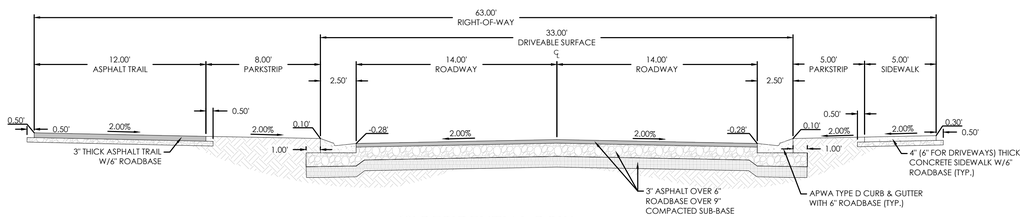
124 125 126 127 369 368 367 366 365 364 370 360 361 362 363 330 337 348 349 350 351 352 329 338 347 339 346 353 340 345 354 316 344 355 315 342 356 357 359 358

LEGEND

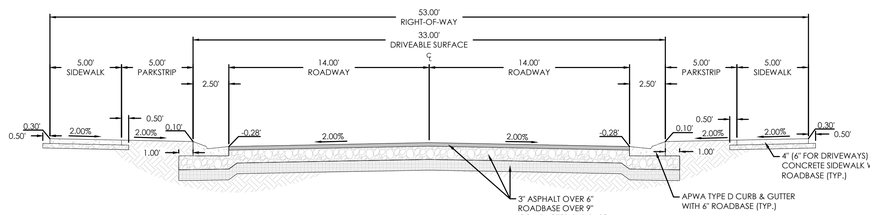
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- VINYL FENCE
- MASONRY WALL
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX)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

KEY MAP
N.T.S

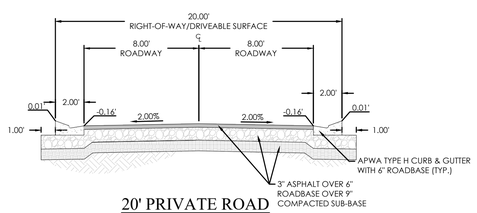




63' RESIDENTIAL ROW
N.T.S. GARFIELD HILLS DR



53' LOCAL ROAD
N.T.S. O'NEAL, SHINGLE PEAK, DUCK WATER, STREET A, B, C ,F, H, I, J, K, L, M, O, P, Q.



20' PRIVATE ROAD
N.T.S. STREET D, E, G, H, N, R.S

N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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No. 13530491-2202
BENJAMIN B. DUZETT
2/25/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SITE PLAN

REVISION BLOCK

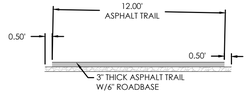
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SITE PLAN

Scale:	1"=50'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C3.5		

Z:_202X\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C3.5 SITE PLAN.dwg





LEGEND

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

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

PROPOSED 12' TRAIL

EXISTING 12' TRAIL

PROPOSED10' TRAIL
TO BE CONSTRUCTED BY CITY

Reference where this is located.

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2/25/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
TRAIL PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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TRAIL PLAN

Scale:	1"=150'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C3.6		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheet\C3.6 TRAIL PLAN.dwg



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

LEGEND

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

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

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STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

PARCEL PLAN

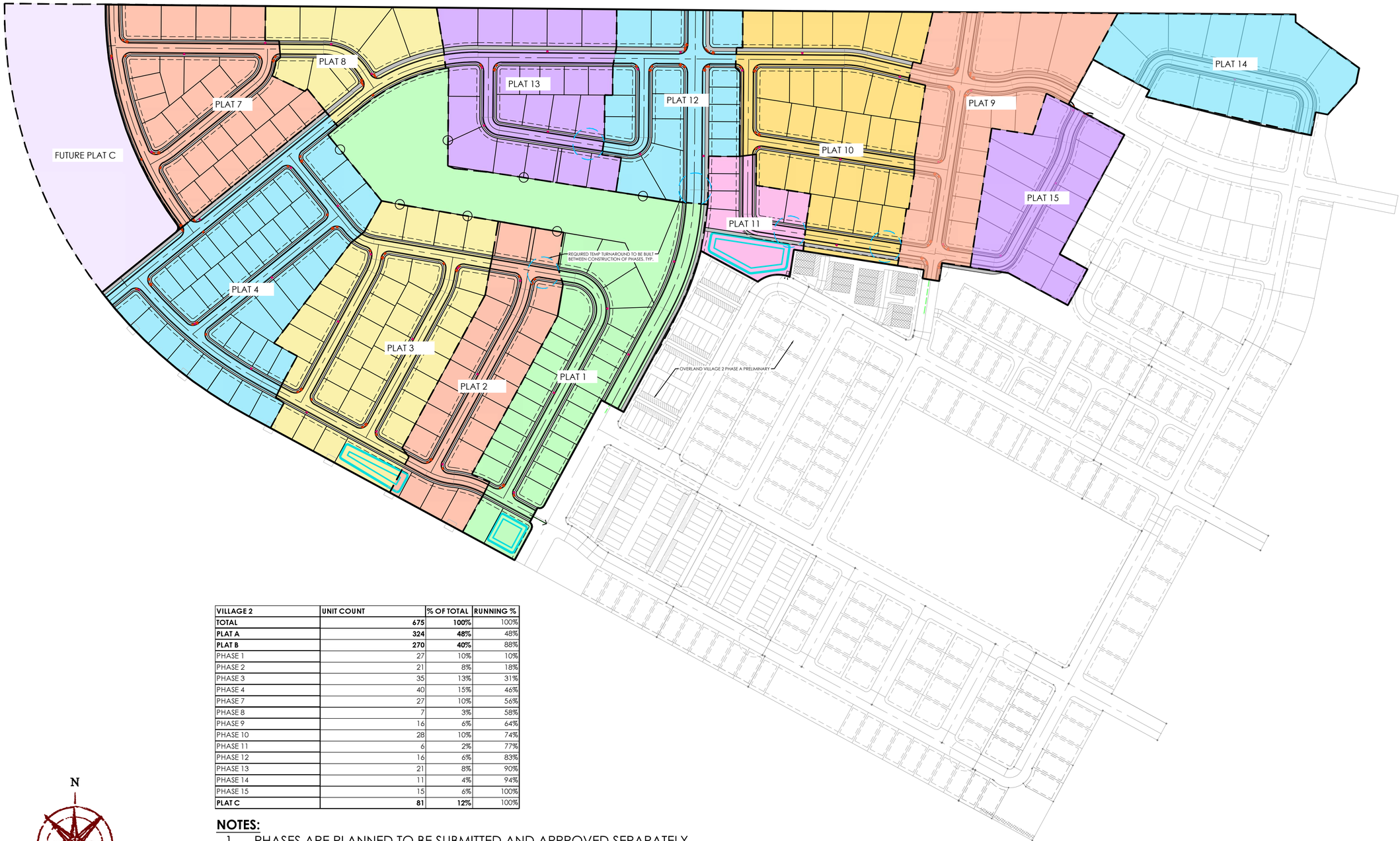
REVISION BLOCK

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

PARCEL PLAN

Scale:	1"=150'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C3.7		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C3.7 PARCEL PLAN.dwg



VILLAGE 2	UNIT COUNT	% OF TOTAL	RUNNING %
TOTAL	**675**	**100%**	100%
PLAT A	**324**	**48%**	48%
PLAT B	**270**	**40%**	88%
PHASE 1	27	10%	10%
PHASE 2	21	8%	18%
PHASE 3	35	13%	31%
PHASE 4	40	15%	46%
PHASE 7	27	10%	56%
PHASE 8	7	3%	58%
PHASE 9	16	6%	64%
PHASE 10	28	10%	74%
PHASE 11	6	2%	77%
PHASE 12	16	6%	83%
PHASE 13	21	8%	90%
PHASE 14	11	4%	94%
PHASE 15	15	6%	100%
PLAT C	**81**	**12%**	100%

NOTES:

1. PHASES ARE PLANNED TO BE SUBMITTED AND APPROVED SEPARATELY. FINAL PLATS WILL TAKE INTO ACCOUNT ANY INFRASTRUCTURE REQUIRED AT PHASE BOUNDARIES.
2. PARK REQUIRED AFTER PHASE 8

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 13530491-2202
BENJAMIN B. DUZETT
2/25/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

PHASING PLAN

REVISION BLOCK

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

PHASING PLAN

Scale:	1"=150'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C3.8		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\.dwg\sheets\C3.8 PHASING PLAN.dwg

MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.6

GARFIELD HILLS DRIVE

STREET F

STREET G

STREET D

STREET H

SDMH #138 PER EMC STND.

SDMH #114 PER EMC STND.

SDMH #139 PER EMC STND.

SD INLET #233 PER EMC STND.

SD COMBO #184 PER EMC STND.

SDMH #115 PER EMC STND.

SDMH #116 PER EMC STND.

SD INLET #249 PER EMC STND.

SD COMBO #197 PER EMC STND.

SDMH #117 PER EMC STND.

SD COMBO #208 PER EMC STND.

SD INLET #250 PER EMC STND.

SDMH #118 PER EMC STND.

SD INLET #260 PER EMC STND.

SD COMBO #207 PER EMC STND.

SDMH #119 PER EMC STND.

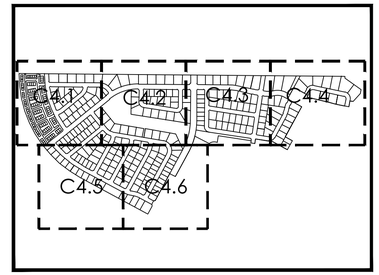
SD-FLARED END #2 Not Section or Headwall

15" ADS L=279.88'
15" ADS L=55.44'
15" ADS L=32.97'
15" ADS L=33.00'
15" ADS L=74.43'
15" ADS L=158.48'
15" ADS L=111.99'
15" ADS L=29.46'
15" ADS L=55.58'
15" ADS L=138.26'
15" ADS L=252.21'
15" ADS L=33.00'
15" ADS L=55.04'
15" ADS L=33.03'
15" ADS L=299.23'
15" ADS L=53.43'
15" ADS L=51.60'

198 199 200 201 202 203 204 205 206 207 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 153 154 155 156 157 158 159 160 161 162 163

LEGEND

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



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 13530491-2202
BENJAMIN B. DUZETT
2/25/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

GRADING & DRAINAGE PLAN

REVISION BLOCK

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

GRADING & DRAINAGE PLAN

Scale: 1"=40' | Drawn: TM
Date: 2/25/26 | Job #: 24-0097
Sheet: C4.5

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C4.5 GRADING & DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C4.2

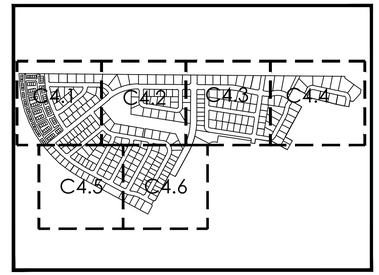
MATCHLINE SEE SHEET C4.5

MATCHLINE B SEE THIS SHEET

MATCHLINE B SEE THIS SHEET

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- VINYL FENCE
- MASONRY WALL
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X X X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
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KEY MAP
N.T.S

N

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GRADING & DRAINAGE PLAN

REVISION BLOCK		
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6	----	----

GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097

Sheet: C4.6

Z:\...2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C4.6 GRADING & DRAINAGE PLAN.dwg

POND 5A AND 5B
PUPLE TRIBUTARY AREA
REQUIRED VOLUME = 154,844 CF
PROVIDED VOLUME = 156,084 CF

POND 5A
VOLUME = 78,225 CF
5' DEEP

POND 5B
VOLUME = 77,859 CF
5' DEEP

POND 8
MAGENTA TRIBUTARY AREA
REQUIRED VOLUME = 79,848 CF
PROVIDED VOLUME = 84,614 CF
5' DEEP

POND 2
YELLOW TRIBUTARY AREA
REDUCED REQUIRED VOLUME = 54,944 CF
CERTIFIED POND VOLUME = 83,941 CF
7' DEEP

POND 7
YELLOW TRIBUTARY AREA
REQUIRED VOLUME = 43,882 CF
PROVIDED VOLUME = 45,849 CF
6' DEEP

POND 6
CYAN TRIBUTARY AREA
REQUIRED VOLUME = 28,121 CF
PROVIDED VOLUME = 28,238 CF
4' DEEP

AIRPORT ROAD

(EXCHANGE PATENT No. 19679-19071:2005)

S89°27'10"E 2675.09

S89°36'58"E 2674.35

N0°38'31"E 2640.45

POM

Retention Ponds 5a and 5b

Project: Overland Village 2 Phase B Preliminary
Location: Eagle Mountain City, Utah
Date: 10/22/2025
Designer: BD

100-Year Retention Sizing

Design Criteria
Intensity Tables: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre

Allowable Discharges
Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 0 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Developed area	1,927,620	0.51	975,839
Weighted "C" Value		0.51	

Drainage Calculations

Duration h	Intensity in/hr	Runoff C	Area Ac	Rainfall cf/s	Accumulated Flow cf	Allowable Discharge cf/s	Discharge cf	Required Storage cf
15.0	3.42	0.51	44.26	81.10	72,984	0.00	0	72,984
30.0	2.44	0.51	44.26	54.66	98,390	0.00	0	98,390
60.0	1.51	0.51	44.26	33.83	121,778	0.00	0	121,778
120.0	0.80	0.51	44.26	17.92	129,037	0.00	0	129,037
180.0	0.54	0.51	44.26	12.10	130,650	0.00	0	130,650
360.0	0.28	0.51	44.26	6.27	135,488	0.00	0	135,488
720.0	0.15	0.51	44.26	3.36	145,166	0.00	0	145,166
1440.0	0.08	0.51	44.26	1.79	154,844	0.00	0	154,844

Maximum Storage Requirement: **154,844**
Maximum Storage Requirement (ac-ft): 3.55

Retention Basin Design
Storage Requirement: 154,844 cf
Retention Pond Volume: 156,084 cf
Retention Calculated Using Basic Geometry of a Trapezoidal Trench
Total Storage 156,084 ***RETENTION ADEQUATE***

Weighted "C" Value Calculations

Project: Overland Village 2 Phase B Preliminary
Location: Eagle Mountain City, Utah
Date: 10/22/2025
Designer: BD

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Homes (no rooftops)	794,404	0.85	675,244
Drives	180,720	0.85	153,612
Roadway and Sidewalk	846,004	0.90	761,404
Landscape	2,183,060	0.20	436,612
To tals	4,004,189		2,026,871.39
Weighted "C" Value		0.51	

Retention Pond 6

Project: Overland Village 2 Phase B Preliminary
Location: Eagle Mountain City, Utah
Date: 10/22/2025
Designer: BD

100-Year Retention Sizing

Design Criteria
Intensity Tables: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre

Allowable Discharges
Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 0 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Developed area	350,107	0.51	177,220
Weighted "C" Value		0.51	

Drainage Calculations

Duration h	Intensity in/hr	Runoff C	Area Ac	Rainfall cf/s	Accumulated Flow cf	Allowable Discharge cf/s	Discharge cf	Required Storage cf
15.0	3.42	0.51	8.04	14.73	13,255	0.00	0	13,255
30.0	2.44	0.51	8.04	9.93	17,868	0.00	0	17,868
60.0	1.51	0.51	8.04	6.14	22,116	0.00	0	22,116
120.0	0.80	0.51	8.04	3.25	23,434	0.00	0	23,434
180.0	0.54	0.51	8.04	2.20	23,727	0.00	0	23,727
360.0	0.28	0.51	8.04	1.14	24,606	0.00	0	24,606
720.0	0.15	0.51	8.04	0.61	26,363	0.00	0	26,363
1440.0	0.08	0.51	8.04	0.33	28,121	0.00	0	28,121

Maximum Storage Requirement: **28,121**
Maximum Storage Requirement (ac-ft): 0.65

Retention Basin Design
Storage Requirement: 28,121 cf
Retention Pond Volume: 28,238 cf
Retention Calculated Using Basic Geometry of a Trapezoidal Trench
Total Storage 28,238 ***RETENTION ADEQUATE***

Retention Pond 7

Project: Overland Village 2 Phase B Preliminary
Location: Eagle Mountain City, Utah
Date: 10/22/2025
Designer: BD

100-Year Retention Sizing

Design Criteria
Intensity Tables: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre

Allowable Discharges
Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 0 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Developed area	546,340	0.51	276,551
Weighted "C" Value		0.51	

Drainage Calculations

Duration h	Intensity in/hr	Runoff C	Area Ac	Rainfall cf/s	Accumulated Flow cf	Allowable Discharge cf/s	Discharge cf	Required Storage cf
15.0	3.42	0.51	12.54	22.98	20,684	0.00	0	20,684
30.0	2.44	0.51	12.54	15.49	27,884	0.00	0	27,884
60.0	1.51	0.51	12.54	9.59	34,512	0.00	0	34,512
120.0	0.80	0.51	12.54	5.08	36,569	0.00	0	36,569
180.0	0.54	0.51	12.54	3.43	37,026	0.00	0	37,026
360.0	0.28	0.51	12.54	1.78	38,397	0.00	0	38,397
720.0	0.15	0.51	12.54	0.95	41,140	0.00	0	41,140
1440.0	0.08	0.51	12.54	0.51	43,882	0.00	0	43,882

Maximum Storage Requirement: **43,882**
Maximum Storage Requirement (ac-ft): 1.01

Retention Basin Design
Storage Requirement: 43,882 cf
Retention Pond Volume: 45,849 cf
Retention Calculated Using Basic Geometry of a Trapezoidal Trench
Total Storage 45,849 ***RETENTION ADEQUATE***

Retention Pond 8

Project: Overland Village 2 Phase B Preliminary
Location: Eagle Mountain City, Utah
Date: 10/22/2025
Designer: BD

100-Year Retention Sizing

Design Criteria
Intensity Tables: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre

Allowable Discharges
Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 0 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Developed area	994,111	0.51	503,207
Weighted "C" Value		0.51	

Drainage Calculations

Duration h	Intensity in/hr	Runoff C	Area Ac	Rainfall cf/s	Accumulated Flow cf	Allowable Discharge cf/s	Discharge cf	Required Storage cf
15.0	3.42	0.51	22.82	41.82	37,637	0.00	0	37,637
30.0	2.44	0.51	22.82	28.19	50,737	0.00	0	50,737
60.0	1.51	0.51	22.82	17.44	62,797	0.00	0	62,797
120.0	0.80	0.51	22.82	9.24	66,540	0.00	0	66,540
180.0	0.54	0.51	22.82	6.24	67,371	0.00	0	67,371
360.0	0.28	0.51	22.82	3.23	69,867	0.00	0	69,867
720.0	0.15	0.51	22.82	1.73	74,857	0.00	0	74,857
1440.0	0.08	0.51	22.82	0.92	79,848	0.00	0	79,848

Maximum Storage Requirement: **79,848**
Maximum Storage Requirement (ac-ft): 1.83

Retention Basin Design
Storage Requirement: 79,848 cf
Retention Pond Volume: 84,614 cf
Retention Calculated Using Basic Geometry of a Trapezoidal Trench
Total Storage 84,614 ***RETENTION ADEQUATE***

Retention Pond 2

Project: Overland Village A ph 2
Location: Eagle Mountain, Utah
Date: 10/22/2025
Designer: BD

100-Year Retention Sizing

Design Criteria
Intensity Tables: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre

Allowable Discharges
Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 0 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Developed area	663,465	0.52	345,002
Weighted "C" Value		0.52	

Drainage Calculations

Duration h	Intensity in/hr	Runoff C	Area Ac	Rainfall cf/s	Accumulated Flow cf	Allowable Discharge cf/s	Discharge cf	Required Storage cf
15.0	3.42	0.52	15.23	26.47	25,404	0.00	0	25,404
30.0	2.44	0.52	15.23	19.33	34,785	0.00	0	34,785
60.0	1.51	0.52	15.23	11.96	43,054	0.00	0	43,054
120.0	0.80	0.52	15.23	6.34	45,620	0.00	0	45,620
180.0	0.54	0.52	15.23	4.28	46,190	0.00	0	46,190
360.0	0.28	0.52	15.23	2.22	47,901	0.00	0	47,901
720.0	0.15	0.52	15.23	1.19	51,323	0.00	0	51,323
1440.0	0.08	0.52	15.23	0.63	54,744	0.00	0	54,744

Maximum Storage Requirement: **54,744**
Maximum Storage Requirement (ac-ft): 1.26

Retention Basin Design
Storage Requirement: 54,744 cf
Retention Pond Volume: 83,601 cf
Retention Calculated Using Basic Geometry of a Trapezoidal Trench
Total Storage 83,601 ***RETENTION ADEQUATE***

LEGEND

- BOUNDARY
- ROW
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- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
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- ○ XXXX.XX SPOT ELEVATION
- MAILBOX

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

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REVISION BLOCK

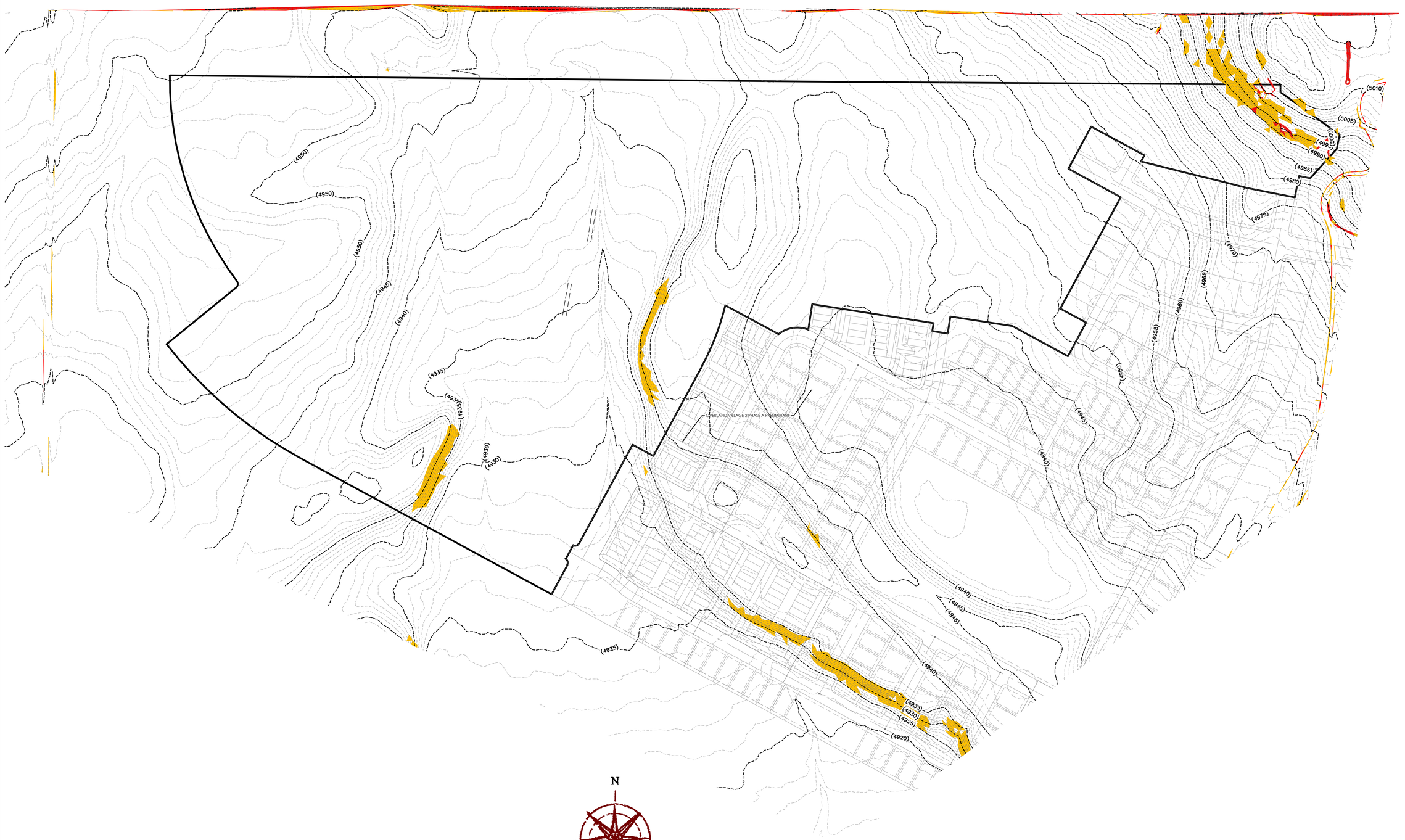
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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
POND CALCULATIONS

POND CALCULATIONS

Scale: 1"=150' Drawn: TM
Date: 2/25/26 Job #: 24-0097
Sheet: C4.7

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C4.6 OVERALL DRAINAGE PLAN.dwg



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

N

S

GRAPHIC SCALE

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(IN FEET)
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OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

SLOPE ANALYSIS

REVISION BLOCK

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1	----	----
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SLOPE ANALYSIS

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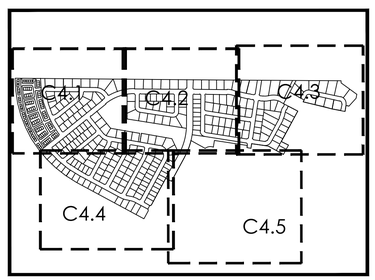
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Z:\...202A\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheet\\C4.7 SLOPE ANALYSIS.dwg



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- XX" STORM DRAIN
- XX" SANITARY SEWER
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- XXXX.XX SPOT ELEVATION
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KEY MAP
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S

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(IN FEET)
1 inch = 150ft.

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STATE OF UTAH

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

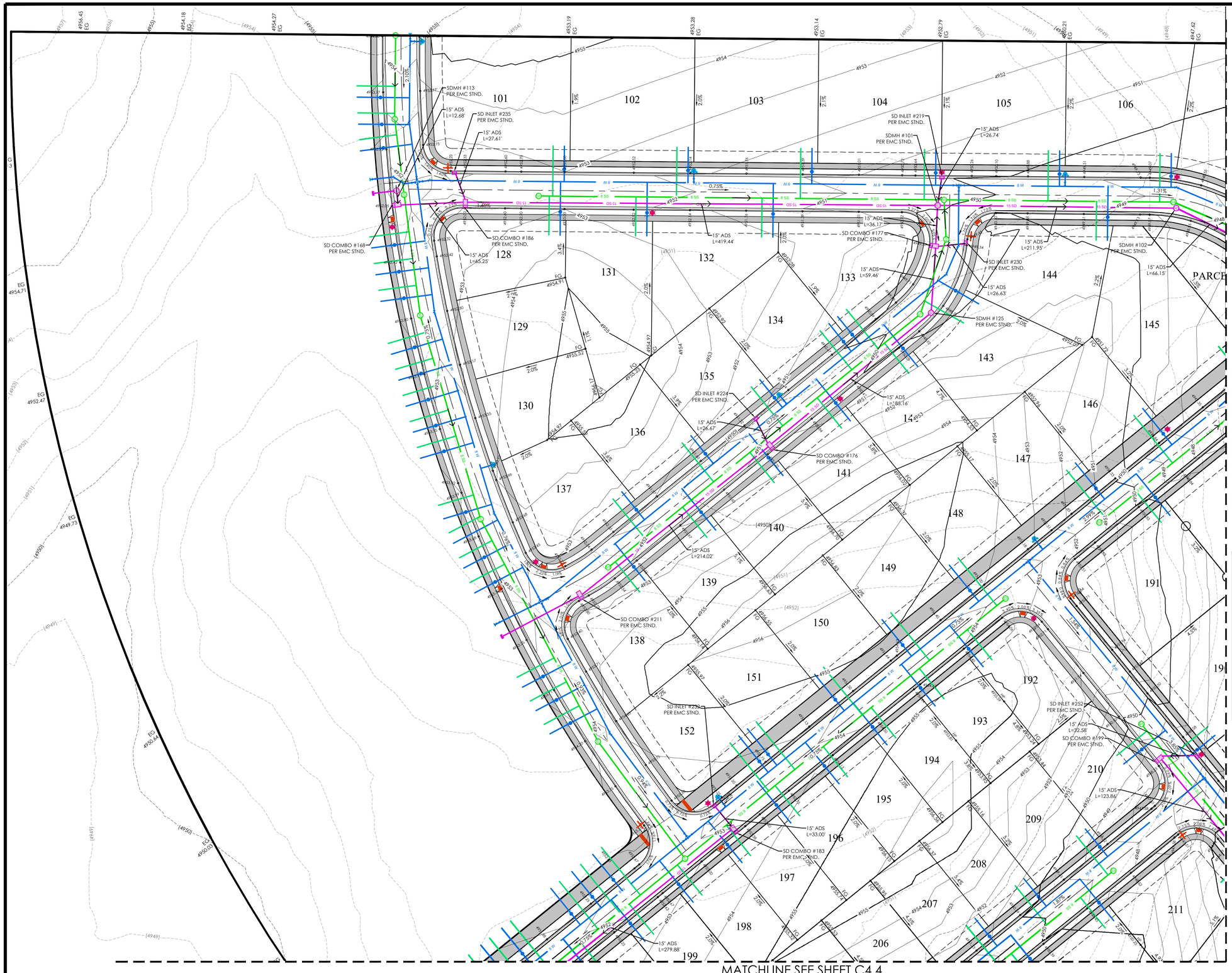
REVISION BLOCK

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OVERALL GRADING & DRAINGE PLAN

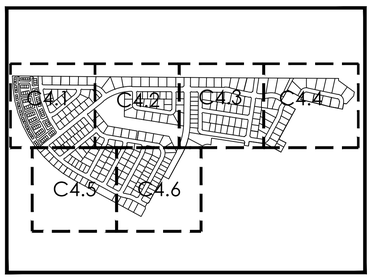
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Date:	2/25/26	Job #:	24-0097
Sheet:	C4		

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LEGEND

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



KEY MAP
N.T.S

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

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 13534491-2202
BENJAMIN B. DUZETT
2/25/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

GRADING & DRAINAGE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
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GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C4.1		

Z:_2024\24-0097 overland village 2 phase b preliminary\design 24-0097\dwg\sheet\C4.1 GRADING & DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.3

MATCHLINE SEE SHEET C4.6

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

KEY MAP
N.T.S

C4.1 C4.2 C4.3 C4.4 C4.5 C4.6

N

S

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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

REVISION BLOCK		
#	DATE	DESCRIPTION
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GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C4.2		

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GARFIELD HILLS DRIVE

ARNOT PEAK

CURRANT CREEK PEAK

BUCKSKIN RIDGE ROAD

TUTTLE MOUNTAIN

ION HEAD PATH

STREET Q

PARCEL C

POND B
HIGH = 4941.00
5' DEEP

MATCHLINE SEE SHEET C4.2

MATCHLINE SEE SHEET C4.4

MATCHLINE SEE SHEET C4.6

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

KEY MAP
N.T.S

C4.1 C4.2 C4.3 C4.4 C4.5 C4.6

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX W — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- VINYL FENCE
- MASONRY WALL
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

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EAGLE MOUNTAIN

GRADING & DRAINAGE PLAN

#	DATE	DESCRIPTION
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REVISION BLOCK

GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C4.3		

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MATCHLINE SEE SHEET C4.3

GARFIELD HILLS DRIVE

STREET AB

STREET C

SD INLET #240
PER EMC STND.

SDMH #131
PER EMC STND.

SD INLET #241
PER EMC STND.

15" ADS
L=25.65'

15" ADS
L=26.60'

15" ADS
L=193.44

SDMH #132
PER EMC STND.

SDMH #133
PER EMC STND.
15" ADS
L=59.81'

MATCHLINE A
SEE SHEET THIS SHEET

MATCHLINE A
SEE SHEET THIS SHEET

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

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

- BOUNDARY
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- EASEMENT
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- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

KEY MAP
N.T.S

C4.1 C4.2 C4.3 C4.4 C4.5 C4.6

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EAGLE MOUNTAIN
GRADING & DRAINAGE PLAN

REVISION BLOCK

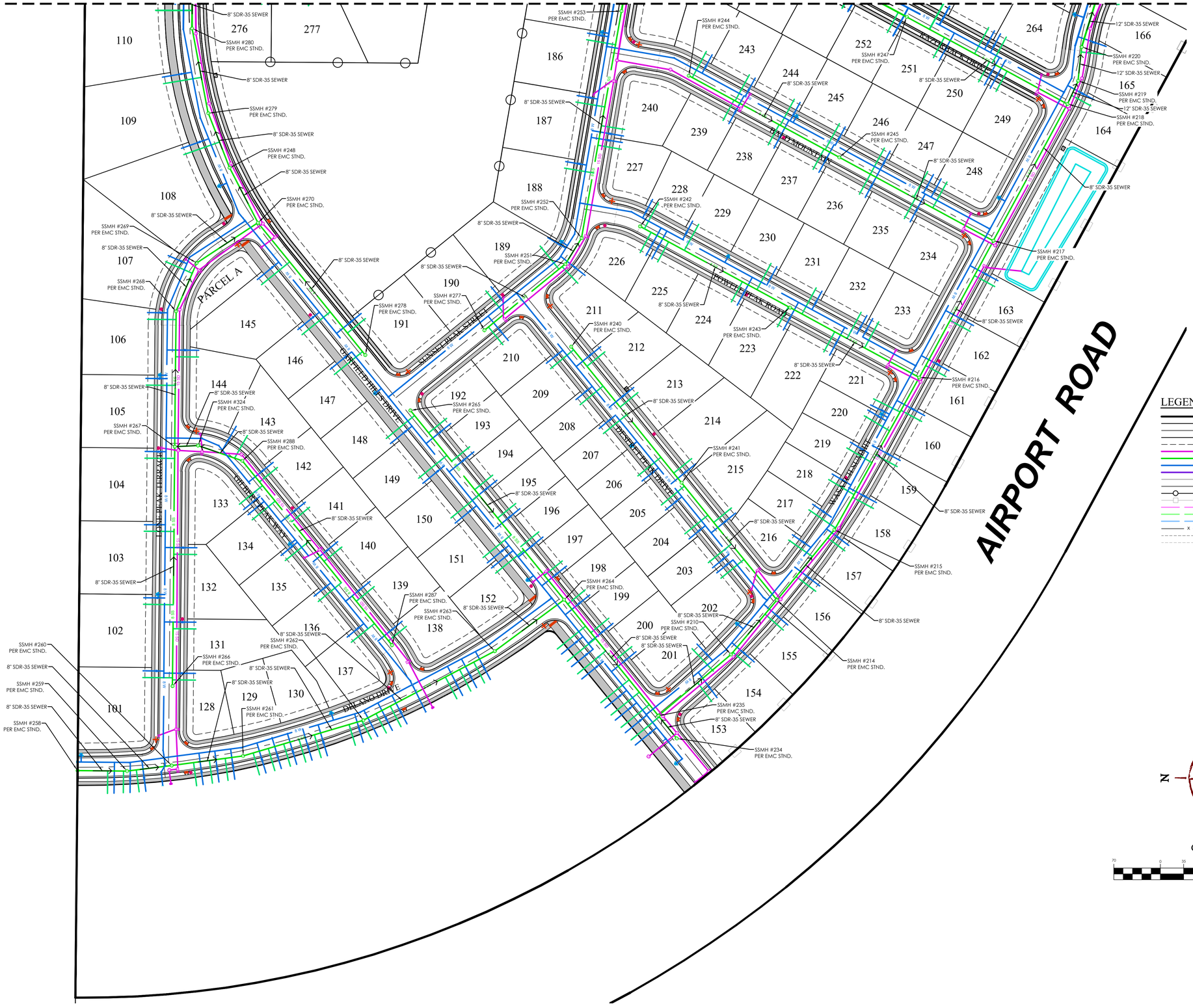
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GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	TM
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MATCHLINE SEE SHEET C5.1



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- VINYL FENCE
- MASONRY WALL
- EX. SD — EXIST. STORM DRAIN
- EX. SS — EXIST. SANITARY SEWER
- EX. W — EXIST. CULINARY WATER
- EXIST. FENCE
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- XXXX.XX — SPOT ELEVATION
- M — MAILBOX

N S

GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

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

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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SEWER PLAN

Scale:	1"=70'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C5		

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MATCHLINE SEE SHEET C5.2

MATCHLINE SEE SHEET C5.0

EAGLE MOUNTAIN

KUNA PEAK

ARNOT PEAK

CURRANT CREEK PEAK

MAMMOTH PEAK AVENUE

NEBO VIEW LANE

GARFIELD HILLS DRIVE

PARCEL C

CONNECT TO EXIST SEWER

STRUCTURE - (54) SSMH

STRUCTURE - (55) SSMH

STRUCTURE - (57) SSMH

8" SDR-35 SEWER

12" SDR-35 SEWER

SSMH #271 PER EMC STND.

SSMH #272 PER EMC STND.

SSMH #273 PER EMC STND.

SSMH #274 PER EMC STND.

SSMH #275 PER EMC STND.

SSMH #276 PER EMC STND.

SSMH #280 PER EMC STND.

SSMH #281 PER EMC STND.

SSMH #282 PER EMC STND.

SSMH #283 PER EMC STND.

SSMH #284 PER EMC STND.

SSMH #285 PER EMC STND.

SSMH #286 PER EMC STND.

SSMH #289 PER EMC STND.

SSMH #290 PER EMC STND.

SSMH #291 PER EMC STND.

SSMH #292 PER EMC STND.

SSMH #293 PER EMC STND.

SSMH #294 PER EMC STND.

SSMH #295 PER EMC STND.

SSMH #296 PER EMC STND.

SSMH #297 PER EMC STND.

SSMH #298 PER EMC STND.

SSMH #299 PER EMC STND.

SSMH #300 PER EMC STND.

SSMH #301 PER EMC STND.

SSMH #302 PER EMC STND.

SSMH #303 PER EMC STND.

SSMH #304 PER EMC STND.

SSMH #305 PER EMC STND.

SSMH #306 PER EMC STND.

SSMH #315 PER EMC STND.

SSMH #212 PER EMC STND.

SSMH #211 PER EMC STND.

SSMH #254 PER EMC STND.

SSMH #255 PER EMC STND.

SSMH #256 PER EMC STND.

SSMH #257 PER EMC STND.

SSMH #246 PER EMC STND.

SSMH #247 PER EMC STND.

SSMH #253 PER EMC STND.

SSMH #223 PER EMC STND.

SSMH #221 PER EMC STND.

SSMH #222 PER EMC STND.

SSMH #220 PER EMC STND.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- VINYL FENCE
- MASONRY WALL
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
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- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
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- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- MAILBOX

N S

GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

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BENJAMIN B. DUZETT
2/25/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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SEWER PLAN

Scale:	1"=70'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C5.1		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C5.1 SEWERPLAN.dwg



LEGEND

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

REVISION BLOCK

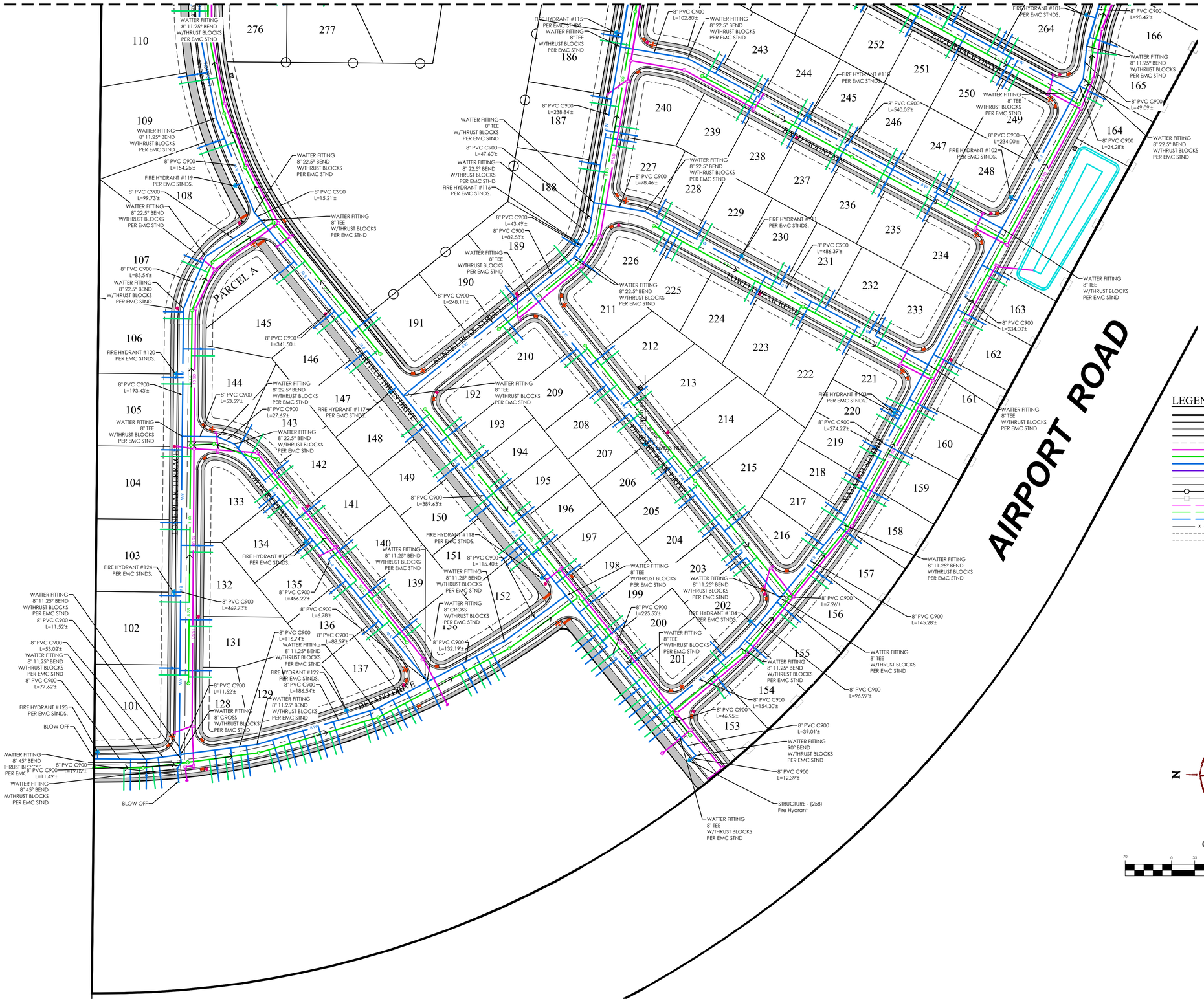
#	DATE	DESCRIPTION
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5	----	----
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SEWER PLAN

Scale:	1"=70'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C5.2		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design\24-0097\dwg\sheet\\C5.2 SEWERPLAN.dwg

MATCHLINE SEE SHEET C6.1


AIRPORT ROAD
PARCEL A
SUNSET PEAK STREET
CRESTED TITS DRIVE
PARLEY PEAK ROAD
PARLEY PEAK PLACE
PARLEY PEAK WAY
DELAND DRIVE
RAPTURE CIRCLE
FAIRMOUNTAIN
WESTFIELD DRIVE
WATER FITTING 8" 11.25° BEND W/THRUST BLOCKS PER EMC STND
WATER FITTING 8" 22.5° BEND W/THRUST BLOCKS PER EMC STND
WATER FITTING 8" TEE W/THRUST BLOCKS PER EMC STND
WATER FITTING 8" CROSS W/THRUST BLOCKS PER EMC STND
WATER FITTING 8" 45° BEND W/THRUST BLOCKS PER EMC STND
WATER FITTING 90° BEND W/THRUST BLOCKS PER EMC STND
FIRE HYDRANT #101 PER EMC STNDS.
FIRE HYDRANT #102 PER EMC STNDS.
FIRE HYDRANT #103 PER EMC STNDS.
FIRE HYDRANT #104 PER EMC STNDS.
FIRE HYDRANT #115 PER EMC STNDS.
FIRE HYDRANT #116 PER EMC STNDS.
FIRE HYDRANT #117 PER EMC STNDS.
FIRE HYDRANT #118 PER EMC STNDS.
FIRE HYDRANT #119 PER EMC STNDS.
FIRE HYDRANT #120 PER EMC STNDS.
FIRE HYDRANT #121 PER EMC STNDS.
FIRE HYDRANT #122 PER EMC STNDS.
FIRE HYDRANT #123 PER EMC STNDS.
FIRE HYDRANT #124 PER EMC STNDS.
BLOW OFF
STRUCTURE - (258) Fire Hydrant
8" PVC C900 L=102.80±
8" PVC C900 L=98.49±
8" PVC C900 L=49.09±
8" PVC C900 L=24.28±
8" PVC C900 L=234.00±
8" PVC C900 L=540.05±
8" PVC C900 L=486.39±
8" PVC C900 L=274.22±
8" PVC C900 L=234.00±
8" PVC C900 L=145.28±
8" PVC C900 L=96.97±
8" PVC C900 L=154.30±
8" PVC C900 L=39.01±
8" PVC C900 L=12.39±
8" PVC C900 L=7.26±
8" PVC C900 L=225.53±
8" PVC C900 L=115.40±
8" PVC C900 L=132.19±
8" PVC C900 L=46.95±
8" PVC C900 L=248.11±
8" PVC C900 L=82.53±
8" PVC C900 L=43.49±
8" PVC C900 L=78.46±
8" PVC C900 L=47.60±
8" PVC C900 L=238.84±
8" PVC C900 L=389.63±
8" PVC C900 L=341.50±
8" PVC C900 L=53.59±
8" PVC C900 L=27.65±
8" PVC C900 L=193.43±
8" PVC C900 L=85.54±
8" PVC C900 L=99.73±
8" PVC C900 L=154.25±
8" PVC C900 L=15.21±
8" PVC C900 L=469.73±
8" PVC C900 L=456.22±
8" PVC C900 L=6.78±
8" PVC C900 L=88.59±
8" PVC C900 L=186.54±
8" PVC C900 L=116.74±
8" PVC C900 L=11.52±
8" PVC C900 L=53.02±
8" PVC C900 L=77.62±
8" PVC C900 L=11.52±
8" PVC C900 L=19.02±
8" PVC C900 L=11.49±
WATER FITTING 8" 45° BEND W/THRUST BLOCKS PER EMC STND
WATER FITTING 8" CROSS W/THRUST BLOCKS PER EMC STND
WATER FITTING 8" 11.25° BEND W/THRUST BLOCKS PER EMC STND
WATER FITTING 8" 22.5° BEND W/THRUST BLOCKS PER EMC STND
WATER FITTING 8" TEE W/THRUST BLOCKS PER EMC STND
WATER FITTING 90° BEND W/THRUST BLOCKS PER EMC STND
WATER FITTING 8" 45° BEND W/THRUST BLOCKS PER EMC STND
WATER FITTING 8" CROSS W/THRUST BLOCKS PER EMC STND
WATER FITTING 8" 11.25° BEND W/THRUST BLOCKS PER EMC STND
WATER FITTING 8" 22.5° BEND W/THRUST BLOCKS PER EMC STND
WATER FITTING 8" TEE

MATCHLINE SEE SHEET C6.2

MATCHLINE SEE SHEET C6.0

LEGEND

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

N S

GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

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www.focus-cc.com

LICENSED PROFESSIONAL ENGINEER
No. 13530491-2202
BENJAMIN B. DUZETT
2/25/26
STATE OF UTAH

REVISION BLOCK

#	DATE	DESCRIPTION
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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
WATER PLAN

WATER PLAN

Scale:	1"=70'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C6.1		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\civil\sheets\C6.1 WATER PLAN.dwg



LEGEND

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

N S

GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
WATER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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WATER PLAN

Scale:	1"=70'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C6.2		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C6.2 WATER PLAN.dwg

MATCHLINE SEE SHEET C7.1

AIRPORT ROAD

PARCEL A

PARCEL C

PARCEL W

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

WILD PEAK

LOWRY PEAK

HIGH PEAK

CUNA PEAK

N

S

EROSION CONTROL LEGEND

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

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

1 inch = 80 ft.

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

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

EROSION CONTROL PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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EROSION CONTROL PLAN

Scale: 1"=80' | Drawn: TM

Date: 2/25/26 | Job #: 24-0097

Sheet: C7

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C7 EROSION CONTROL PLAN.dwg



EROSION CONTROL LEGEND

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

N

S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
EROSION CONTROL PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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EROSION CONTROL PLAN

Scale:	1"=80'	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	C7.1		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C7.1 EROSION CONTROL PLAN.dwg



TREE LEGEND

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

NATIVE TREE LEGEND

- Juniperus osteosperma — Utah Juniper 6' height

NOTE:
REFERENCE STREET TREE PLAN STARTING SHEET L2.0

PLANT SCHEDULE FOR TOWNHOMES

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

LANDSCAPE NOTES:

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

NATIVE PLANT SCHEDULE

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

NOTES:

1. ALL PLANTING BEDS WILL HAVE 4" DEPTH OF RIVER ROCK OR CRUSHED GRAVEL. WITH DEWITT OR EQUIVALENT WEED BARRIER. 1" MINIMUM AND CANNOT REPLICATE THE COLOR OF ADJACENT CONCRETE SIDEWALK

LEGEND

NATIVE GRASS/WILDFLOWERS (45,944 SF)

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

NATIVE GRASS/WILDFLOWER SEED MIX

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

APPLICATION:

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

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

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LICENSED LANDSCAPE ARCHITECT
No. 8028950-5301
THOMAS M ROMNEY
02-25-2026
STATE OF UTAH

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

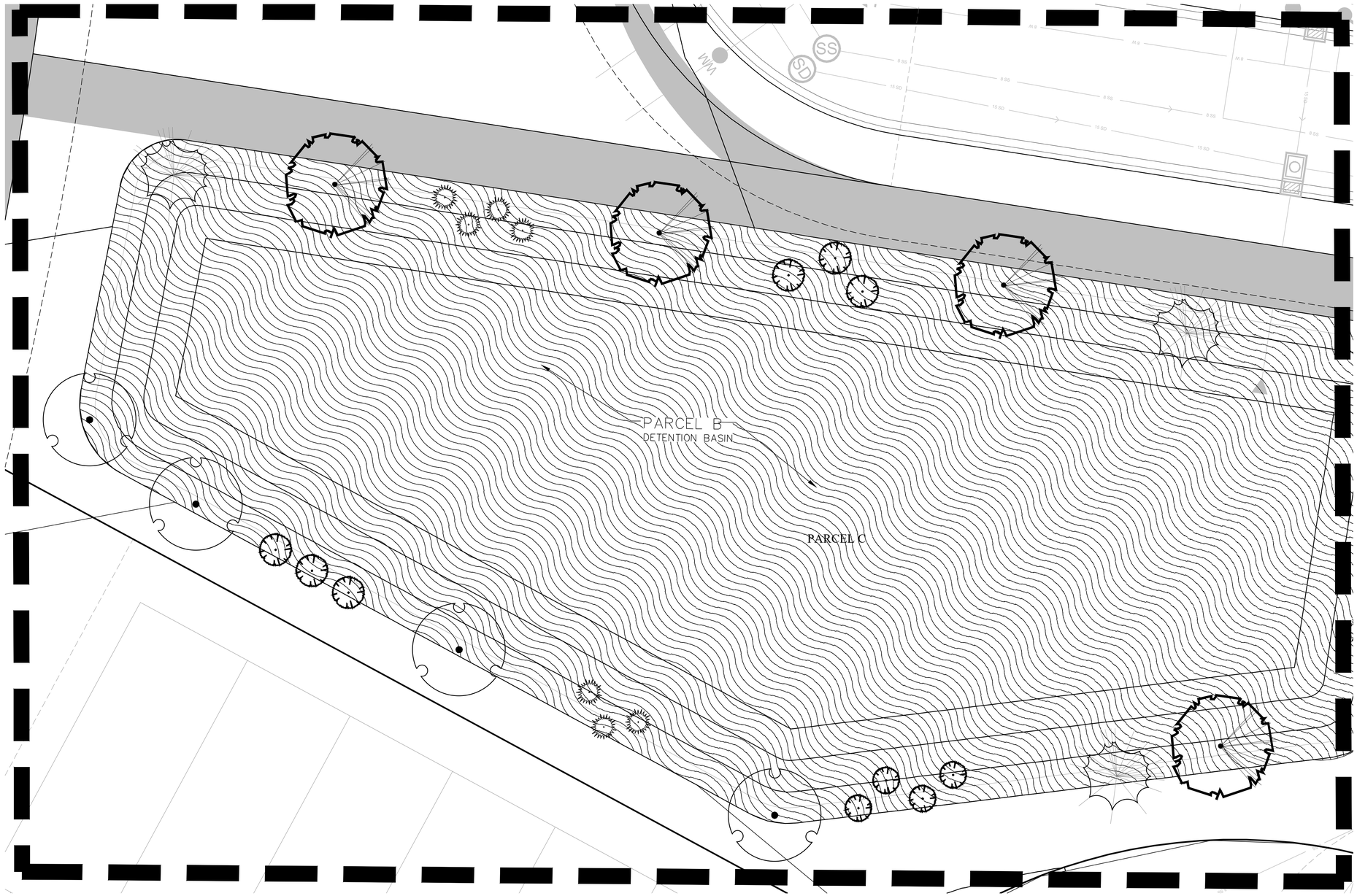
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LANDSCAPE PLAN

Scale:	1"=200'	Drawn:	MH
Date:	2/25/26	Job #:	24-0097
Sheet:	L1.0		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\L1.0 PRELIMINARY OVERALL LANDSCAPE PLAN.dwg



TREE LEGEND

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

NATIVE TREE LEGEND

- Juniperus osteosperma
  Utah Juniper 6' height

LEGEND

- NATIVE GRASS/WILDFLOWERS

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

N

S

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No. 8028950-5301
THOMAS M ROMNEY
02-25-2026
STATE OF UTAH

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

REVISION BLOCK

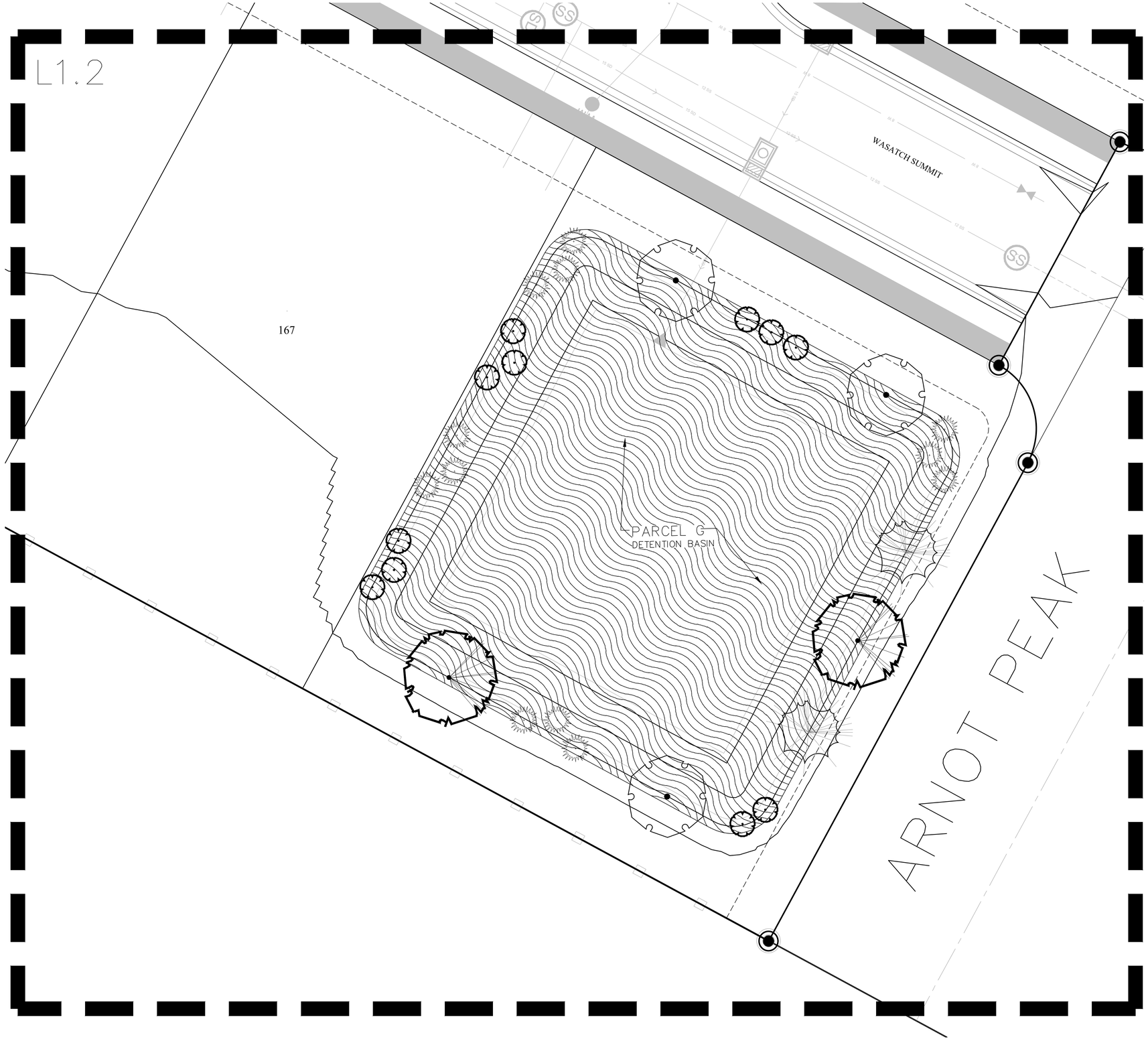
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LANDSCAPE PLAN

Scale:	1"=10'	Drawn:	MH
Date:	2/25/26	Job #:	24-0097
Sheet:	L1.1		

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L1.2



TREE LEGEND

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

NATIVE TREE LEGEND

- Juniperus osteosperma — Utah Juniper 6' height

LEGEND

- NATIVE GRASS/WILDFLOWERS

N

S

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

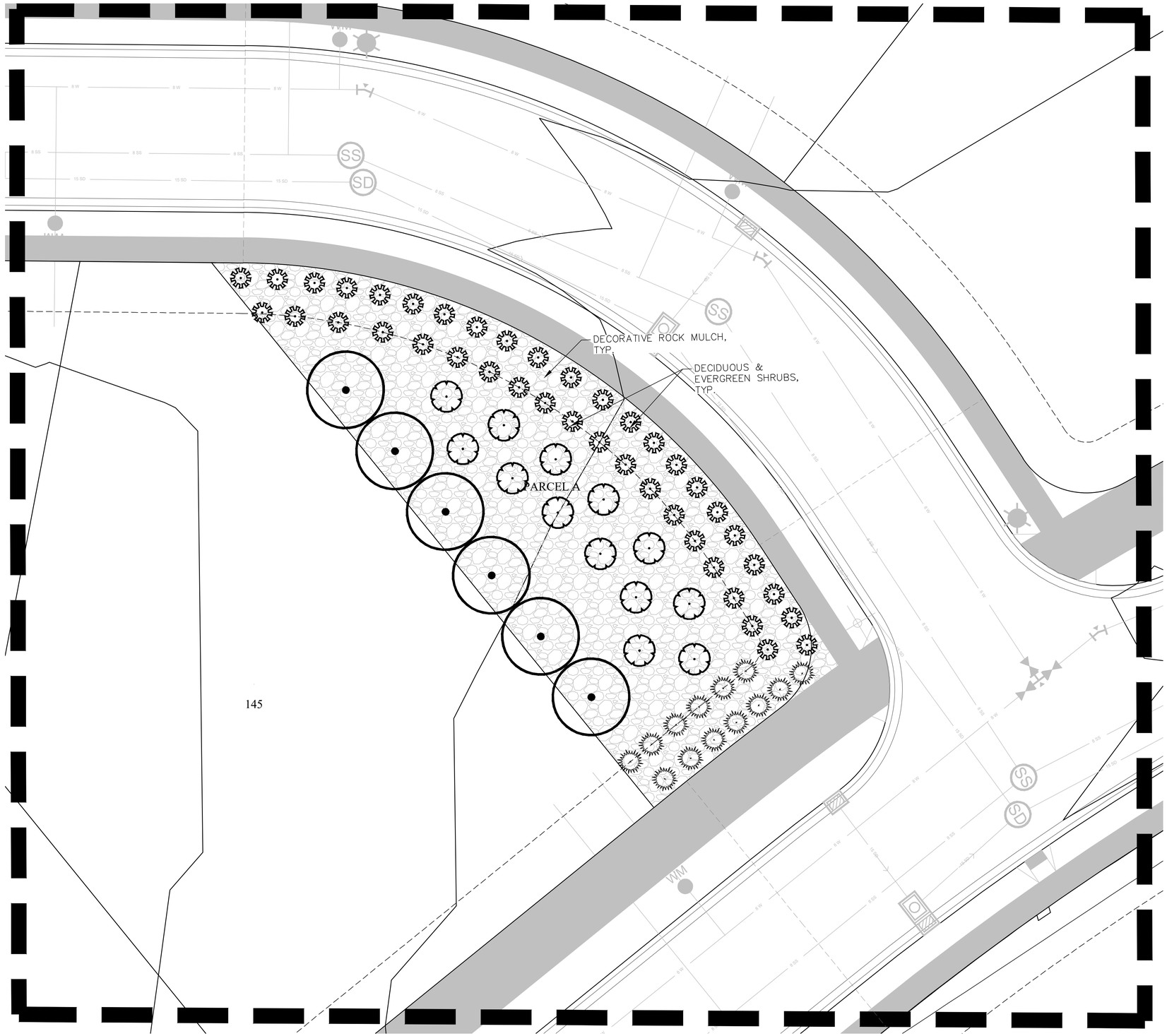
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LANDSCAPE PLAN

Scale:	1"=10'	Drawn:	MH
Date:	2/25/26	Job #:	24-0097
Sheet:	L1.2		

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TREE LEGEND

Malus 'Royal Raindrops'
Royal Raindrops Crab 1 1/2" cal.

Spring Snow Flowering Crab 1 1/2" cal.

Zelkova serrata 'Village Green'
Village Green Zelkova 1 1/2" cal.

Bur Oak 1 1/2" cal.

Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

Juniperus osteosperma
Utah Juniper 6' height

RELOCATE THE COLOR OF ADJACENT CONCRETE.

LEGEND

NATIVE GRASS/WILDFLOWERS

N

S

GRAPHIC SCALE

10 0 10 20 40 80

(IN FEET)
1 inch = 10 ft.

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STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

REVISION BLOCK

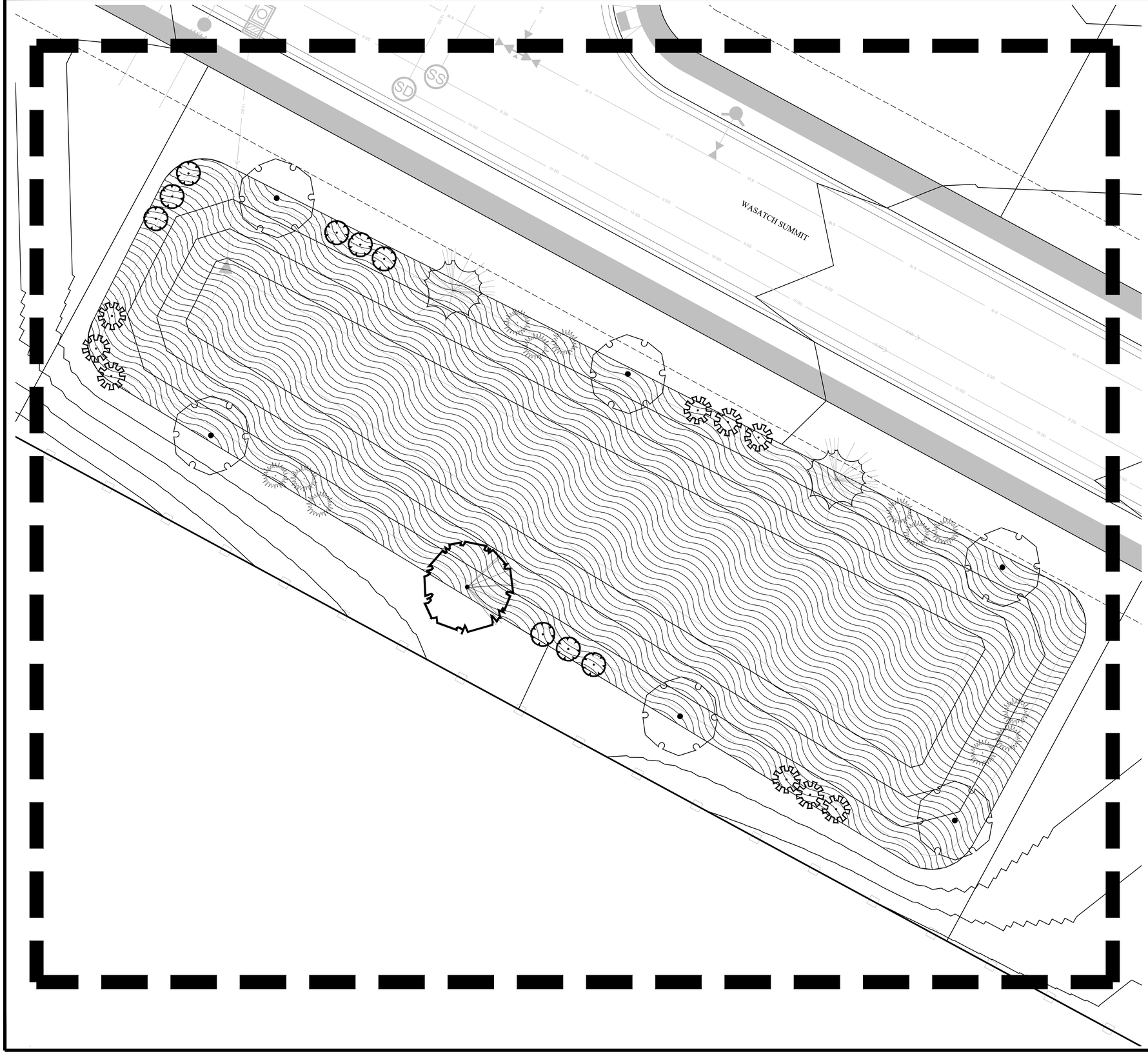
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LANDSCAPE PLAN

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Date:	2/25/26	Job #:	24-0097
Sheet:			

L1.3

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TREE LEGEND

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Royal Raindrops Crab 1 1/2" cal.

Spring Snow Flowering Crab 1 1/2" cal.

Zelkova serrata 'Village Green'
Village Green Zelkova 1 1/2" cal.

Bur Oak 1 1/2" cal.

Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

Juniperus osteosperma
Utah Juniper 6' height

REPLICATE THE COLOR OF ADJACENT CONCRETE.

LEGEND

NATIVE GRASS/WILDFLOWERS

N

S

GRAPHIC SCALE

10 0 10 20 40 80

(IN FEET)
1 inch = 10 ft.

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02-25-2026
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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK

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LANDSCAPE PLAN

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TREE LEGEND

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

EACH COLOR REPRESENTS 3 TREES WHILE STILL MAINTAINING 30' ON CENTER PER CITY CODE

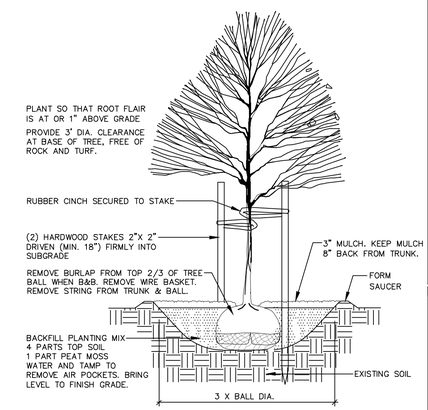
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S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.



A TREE PLANTING & STAKING
NOT TO SCALE

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

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No. 8028950-5301
THOMAS M ROMNEY
02-25-2026
STATE OF UTAH

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

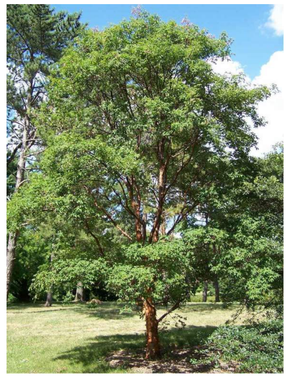
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OVERALL LANDSCAPE PLAN

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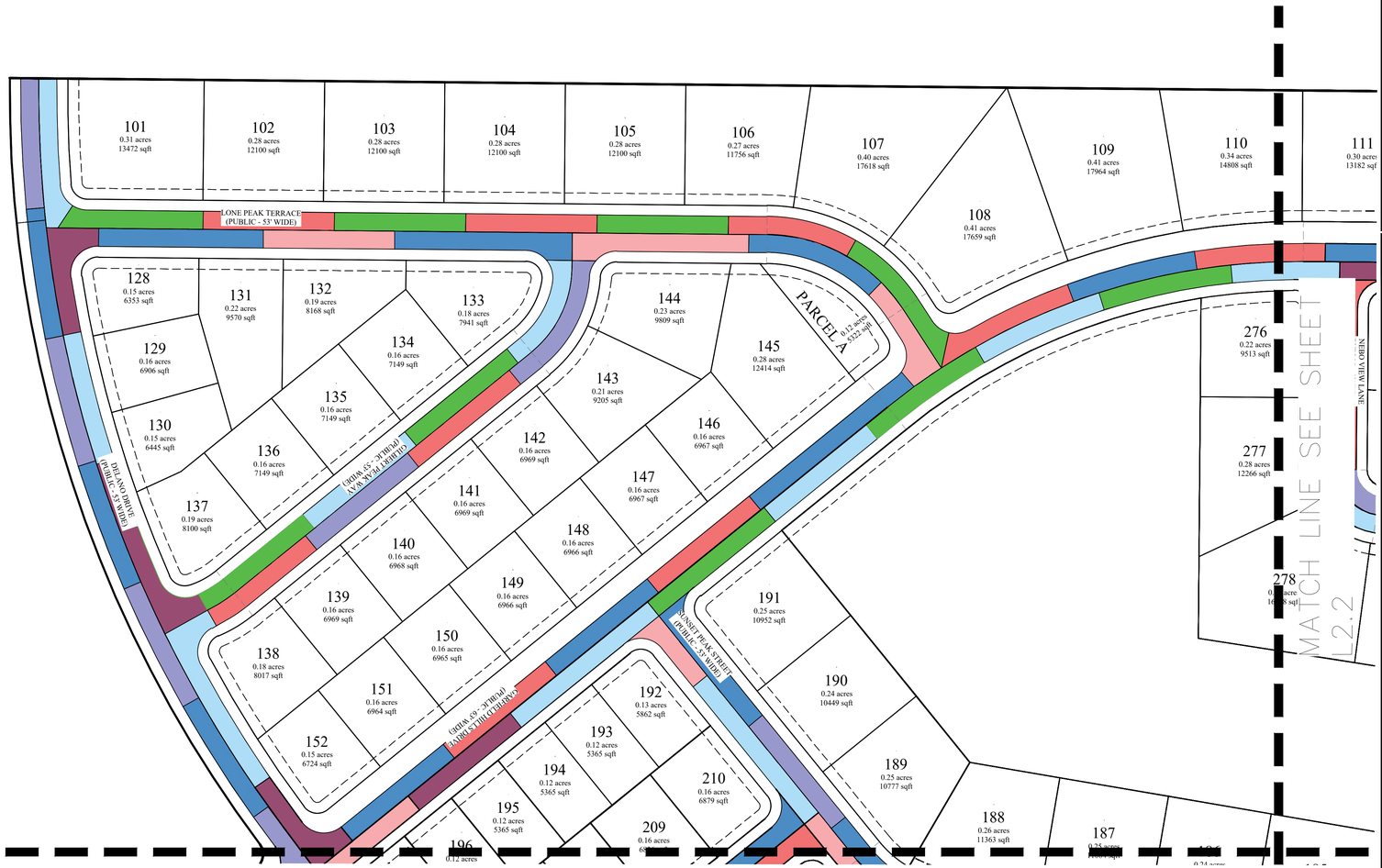
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Acer griseum
Paperbark Maple 2" cal.



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



EACH COLOR REPRESENTS 3 TREES WHILE STILL MAINTAINING 30' ON CENTER PER CITY CODE



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



Syringa reticulata
Japanese Tree Lilac 2" cal.



Acer grandidentatum
'Bigtooth Maple' 2" cal.



Geditsia triacanthos 'Inermis'
Shademaster Honeylocust 2" cal.



Acer tataricum
Tatarian Maple 2" cal.

N

S

GRAPHIC SCALE

40 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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LICENSED LANDSCAPE ARCHITECT
No. 8028950-5301
THOMAS M ROMNEY
02-25-2026
STATE OF UTAH

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

REVISION BLOCK

#	DATE	DESCRIPTION
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STREET TREE PLAN

Scale:	1"=60'	Drawn:	AH
Date:	2/25/26	Job #:	24-0097
Sheet:	L2.1		

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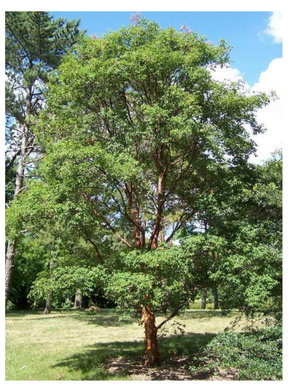
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STREET TREE PLAN

REVISION BLOCK

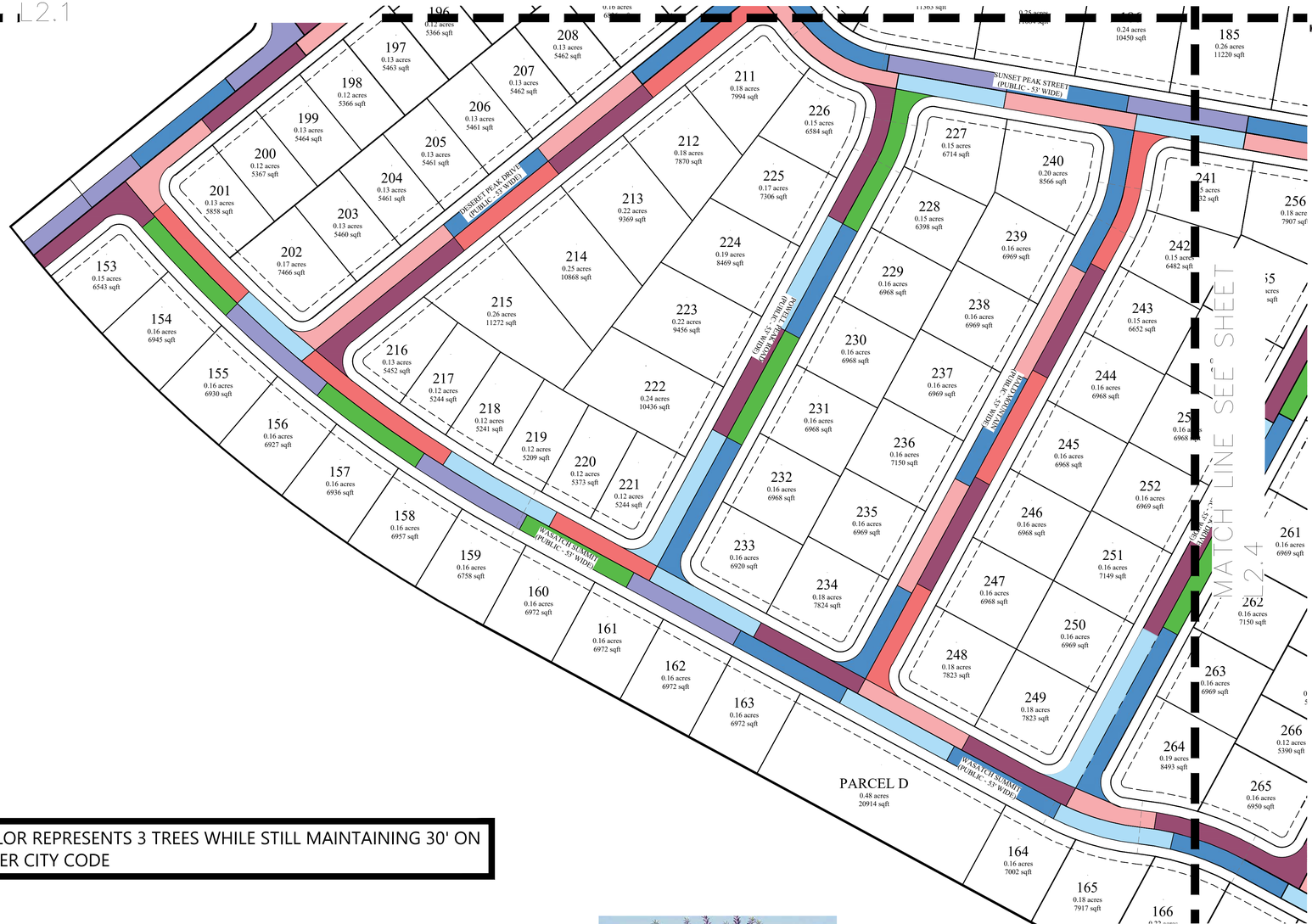
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STREET TREE PLAN

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MATCH LINE SEE SHEET L2.1



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EAGLE MOUNTAIN CITY, UTAH
STREET TREE PLAN

REVISION BLOCK

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STREET TREE PLAN

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Japanese Tree Lilac 2" cal.

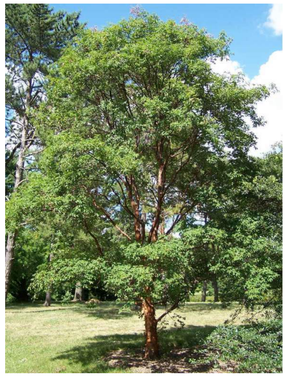
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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
STREET TREE PLAN

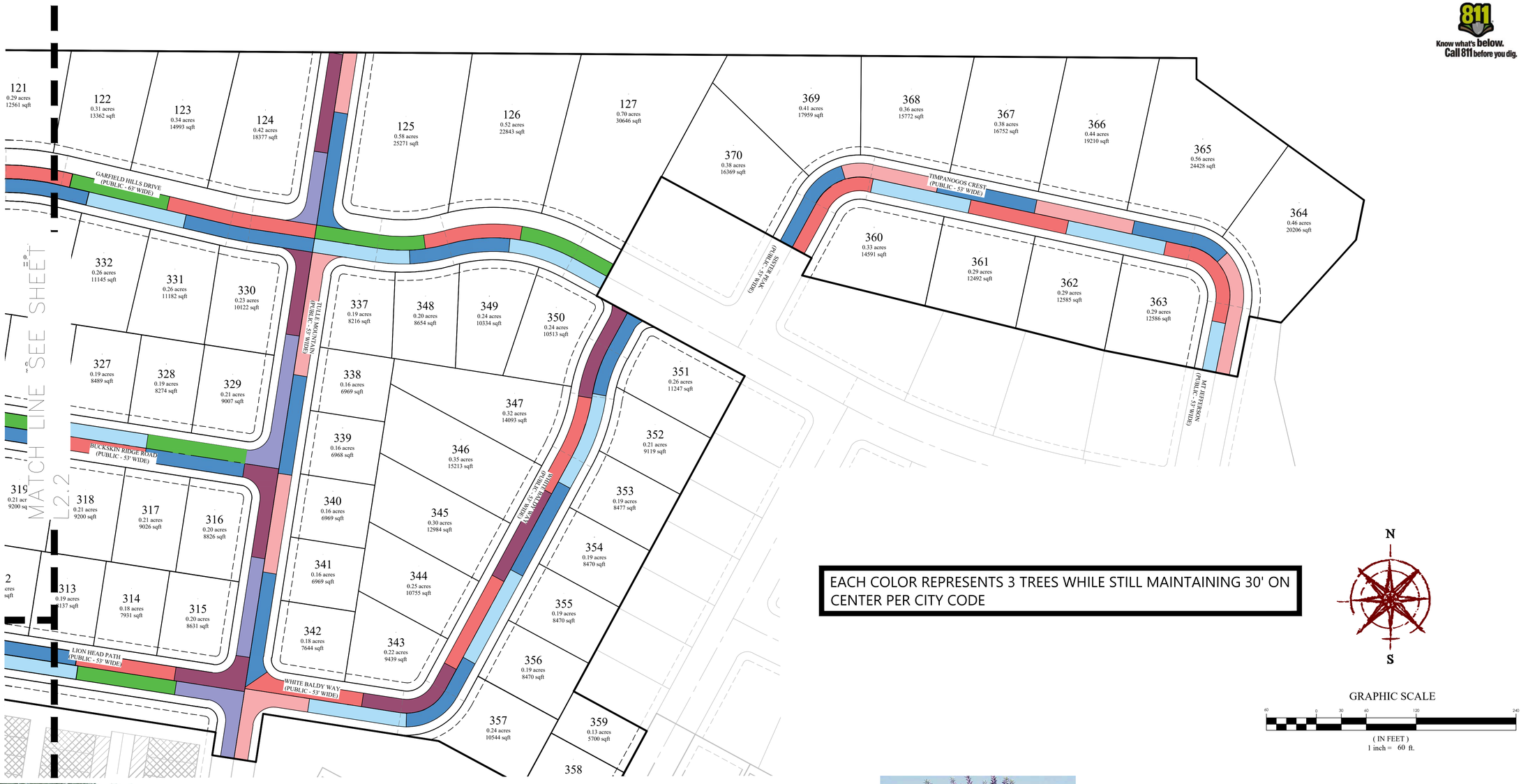
REVISION BLOCK

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REVISION BLOCK

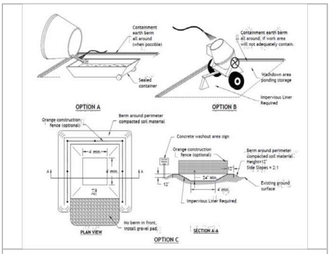
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STREET TREE PLAN

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BMP: Concrete Waste Management



DESCRIPTION

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

APPLICATION

This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

IVORY COMPANIES
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TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

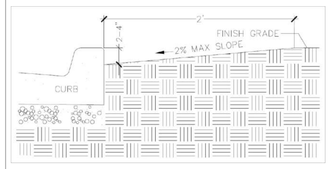
- $ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2015

BMP: Cutback Curb Sediment Trap



DESCRIPTION

A temporary sediment trap formed by excavation behind the curb.

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

- No limitations.

MAINTENANCE:

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

OBJECTIVES

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

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(801) 747-7000

TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

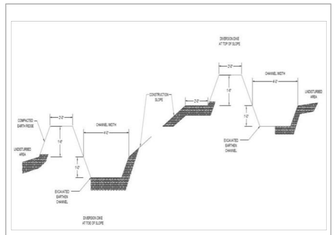
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Diversion Dike



DESCRIPTION

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

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

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- ☐ Oil & Grease
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- ☐ Other Wastes

POLLUTANT IMPACT

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IMPLEMENTATION REQUIREMENTS

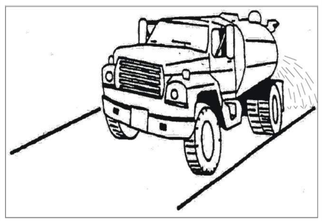
- $$$ Capital Costs
- $ O & M Costs
- $$$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

2014

BMP: Dust Controls



DESCRIPTION

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

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

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- ☐ Oil & Grease
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POLLUTANT IMPACT

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IMPLEMENTATION REQUIREMENTS

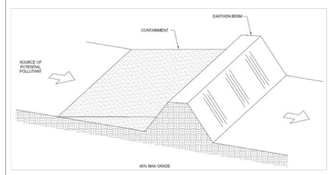
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Earth Berm Barrier



DESCRIPTION

A temporary containment control constructed of compacted soil.

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

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TARGETED POLLUTANTS

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- ■ Toxic Materials
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POLLUTANT IMPACT

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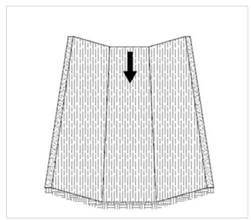
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Erosion Control Blankets



DESCRIPTION

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

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

- Not recommended in areas which are still under construction.

MAINTENANCE:

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

OBJECTIVES

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

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IMPLEMENTATION REQUIREMENTS

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- $ Training

Relative Costs

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LICENSED PROFESSIONAL ENGINEER
No. 13530491-2202
BENJAMIN B. DUZETT
2/25/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
BMP DETAILS

REVISION BLOCK

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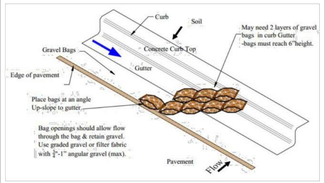
BMP DETAILS

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BMP: Gravel Bag Gutter Check



DESCRIPTION

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

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

IVORY COMPANIES
978 Woodoak Lane
Salt Lake City, Utah 84117
(801) 747-7000

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- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

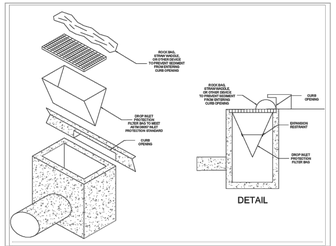
- $ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

2014

BMP: Inlet Protection – At Grade (Drop)



DESCRIPTION

Sediment barrier located inside storm drain inlet.

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

IVORY COMPANIES
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(801) 747-7000

TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

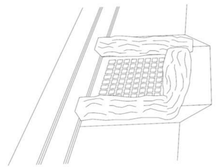
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Inlet Protection - Wattle



DESCRIPTION

Sediment barrier erected around storm drain inlet.

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

IVORY COMPANIES
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TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

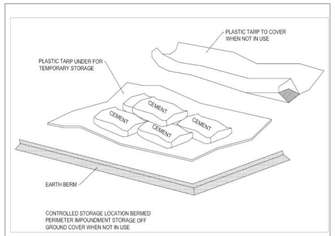
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Material Storage



DESCRIPTION

Controlled storage of on-site materials.

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

IVORY COMPANIES
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TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

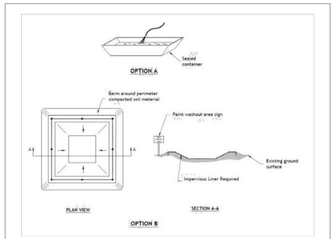
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $$$ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Paint Waste Management



DESCRIPTION

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

APPLICATION

This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

IVORY COMPANIES
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TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

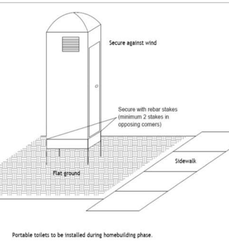
- $ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

2015

BMP: Portable Toilet



DESCRIPTION

Temporary on-site sanitary facility for construction personnel.

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

- No Limitations.

MAINTENANCE:

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

OBJECTIVES

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

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TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge Management from Construction Activities 2014

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2/25/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
BMP DETAILS

REVISION BLOCK

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2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

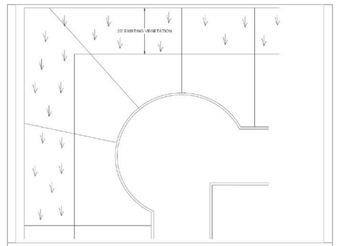
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Date:	2/25/26	Job #:	24-0097
Sheet:	D2		

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

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\Dwg\sheets\D2 - BMP DETAILS.dwg

BMP: Preservation of Existing Vegetation



DESCRIPTION

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

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

IVORY COMPANIES
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(801) 747-7000

TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

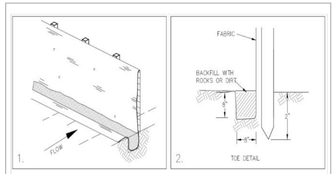
- $ Capital Costs
- $ O & M Costs
- $ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Silt Fence



SILT FENCE

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

DESCRIPTION

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

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Re-anchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

OBJECTIVES

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

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TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

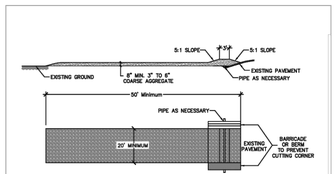
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Stabilized Construction Exit



DESCRIPTION

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

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

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TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- $$$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Temporary and Permanent Seeding



DESCRIPTION

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

APPLICATION

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

RECOMMENDED SEED MIX

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

IVORY COMPANIES
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TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

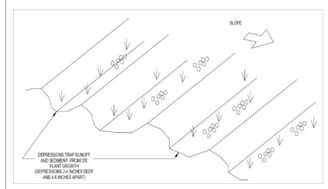
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Surface Roughening



DESCRIPTION

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

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

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TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

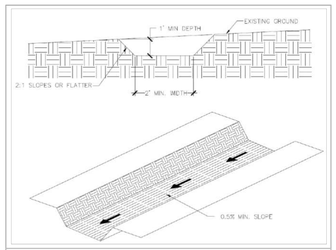
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Temporary Drains and Swales



DESCRIPTION

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

APPLICATION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

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TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- $$$ Capital Costs
- $ O & M Costs
- $ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

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LICENSED PROFESSIONAL ENGINEER
No. 13530491-2202
BENJAMIN B. DUZETT
2/25/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
BMP DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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BMP DETAILS

Scale:	NA	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	D3		

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Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design\24-0097\.dwg\sheet\D3 - BMP DETAILS.dwg

BMP: Vehicle and Equipment Cleaning



DESCRIPTION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

- Minimal, some berm repair may be necessary.

OBJECTIVES

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

IVORY COMPANIES
978 Woodoak Lane
Salt Lake City, Utah 84117
(801) 747-7000

TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- $$ Capital Costs
- $ O & M Costs
- $$$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Vehicle and Equipment Fueling



DESCRIPTION

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

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

IVORY COMPANIES
978 Woodoak Lane
Salt Lake City, Utah 84117
(801) 747-7000

TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

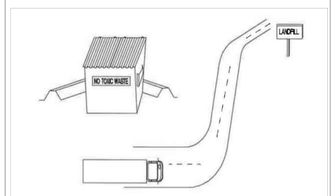
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Waste Disposal



DESCRIPTION

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

APPLICATION

All construction sites.

INSTALLATION/APPLICATION CRITERIA

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

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

IVORY COMPANIES
978 Woodoak Lane
Salt Lake City, Utah 84117
(801) 747-7000

TARGETED POLLUTANTS

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

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- $$$ Capital Costs
- $$$ O & M Costs
- $$ Maintenance
- $$$ Training

Relative Costs

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BMP DETAILS

Scale:	NA	Drawn:	TM
Date:	2/25/26	Job #:	24-0097
Sheet:	D4		

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	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MARCH 10, 2026**
TITLE:	An Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Section 8.15 Noise
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	Staff

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Elizabeth Fewkes, Planner	Elizabeth Fewkes

RECOMMENDATION:
Staff recommends approval of the proposed amendments to Eagle Mountain Municipal Code 8.15 to allow maximum sound levels of 75 dBA in Industrial (I) and Light Manufacturing/Distribution (LMD) zones during hours of restriction.

If the Planning Commission desires to align residential maximum sound levels with those permitted in comparable Utah municipalities, the following condition of approval may be included in its recommendation to the City Council:

1. Table 8.15.070(1) Hours of Restriction – Maximum Permissible Sound Levels (dBA) shall be amended to reduce maximum sound levels in residential zones (RA1, RA2, RD1, RD2, FR, R1, R2, R3, RC, MF1, and MF2) from 65 decibels to 55 decibels during restricted hours.

BACKGROUND:
The current restricted-hours maximum of 65 dBA in industrial areas may be prohibitive for businesses considering locating within the City, which can impact the City's competitiveness for certain industrial uses.

ITEMS FOR CONSIDERATION:
Currently, Eagle Mountain City applies uniform maximum sound levels across all zones, with a maximum daytime level of 85 dBA and a restricted-hour level of 65 dBA. Research indicates that several Utah municipalities permit higher sound levels in industrial zones during hours of restriction, with many allowing up to 75 dBA.

Maximum Permissible Sound Levels (dBA)

	Eagle Mountain	Lehi	Ogden	Saratoga Springs	Pleasant Grove	Provo	Bluffdale	Salt Lake City	West Valley	Sandy	Tooele
Single Value Given	65			65							
Residential Day		65	55		65	65	60	55	55	55	55
Residential Night		55	50		55	55		50	50	50	50
Commercial Day		70	65		70	70	65	60	60	60	60
Commercial Night		65	60		65	65		55	55	55	55
Industrial Day		75	80		75	75	70	80	80	80	80
Industrial Night		75	75		75	75		75	75	75	75

Cities reviewed that do not establish specific hours of restriction standards: American Fork, Orem, Lindon, Provo, Draper, Washington, Nephi, West Jordan, Riverton, and Grantsville.

Many municipalities establish decibel maximums based on zoning classification. Of the cities reviewed, Eagle Mountain currently permits comparatively lower restricted-hour sound levels in industrial zones and comparatively higher levels in residential zones.

Although decibel limits vary by municipality, the time periods during which restrictions apply are generally similar.

Day Time Hours	Eagle Mountain	Lehi	Ogden	Saratoga Springs	American Fork	Pleasant Grove	Lindon
Mon - Sun		6 am - 10 pm	7 am - 10 pm		7 am - 10:30 pm	7 am - 10 pm	7 am - 10 pr
Mon - Fri	7 am - 9 pm						
Sat - Sun	9 am - 9 pm						
Mon - Sat				7 am - 10 pm			
Sunday				9 am - 10 pm			

Day Time Hours	Provo	Bluffdale	Salt Lake City	West Valley	Sandy	Tooele	Grantsvill
Mon - Sun	7 am - 10 pm	7 am - 10 pm	7 am - 9 pm	7 am - 10 pm	7 am - 9 pm	7 am - 9 pm	7 am - 10 pr
Mon - Fri							
Sat - Sun							
Mon - Sat							
Sunday							

Cities researched without noise level hours: Orem, Draper, Washington, Nephi, West Jordan, and Riverton.

Eagle Mountain's daytime and hours of restriction timeframes are comparable to those established in other Utah municipalities.

Neighborhood Improvement receives relatively few residential noise complaints. When violations are reported, they generally involve activities during restricted hours.

City zone transition standards in EMMC 17.60.160 mitigate potential conflicts between incompatible adjacent uses. Consistent with this approach, the proposed code amendments establish maximum

permissible sound levels based on zoning classification. These changes are intended to support economic development within Eagle Mountain while maintaining the quality of life for residents. Under the proposed standards, higher decibel levels during restricted hours are permitted within industrial zones. However, businesses remain responsible for ensuring that sound generated on their property is reduced to levels appropriate for adjoining uses at the property boundary.

The City Attorney reviewed the proposed code amendments and made verbiage adjustments to facilitate the decibel standard changes and to clarify portions of the existing regulations.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

1. 8.15 Noise Amendment Presentation
2. 8.15 Noise - Redlines
3. 8.15 Noise - Clean

8.15 Noise

Eagle Mountain Municipal Code Amendment



Background:

Staff has been informed that the current hours of restriction maximum of 65 dBA is prohibitive for certain industrial uses, considering locating within the City, which may affect the City's competitiveness for certain industrial uses. To be comparable to other cities, amendments to EMMC to permit a maximum level of 75 dBA in industrial zones during hours of restriction is recommended.

EMMC 8.15.070 Noise levels

The making and/or creating of a noise disturbance within the city as identified in subsection A of this section, or identified and measured in the manner prescribed in subsection B of this section, or in violation of restricted hours as outlined in subsection C of this section is unlawful.

A. Location of Measurement of Sound. On the public right-of-way or upon public property, from the source or device as to be plainly audible at a distance of 50 feet, or on private property, as to be plainly audible at the property line.

B. Measurement of Sound. Sound of a suspected noise disturbance shall be measured at a distance of at least 25 feet from the source of the device upon public property or within the public right-of-way, or 25 feet from the property line if upon private property, and shall be measured on a decibel or sound level meter of standard design and quality on the “A” weighing scale. A measurement of **65 decibels or above** shall be considered to be a noise disturbance **during the hours of restriction**. A measurement of **85 decibels or above** shall be considered to be a noise disturbance **at any time**.

EMMC 8.15.070 Noise levels

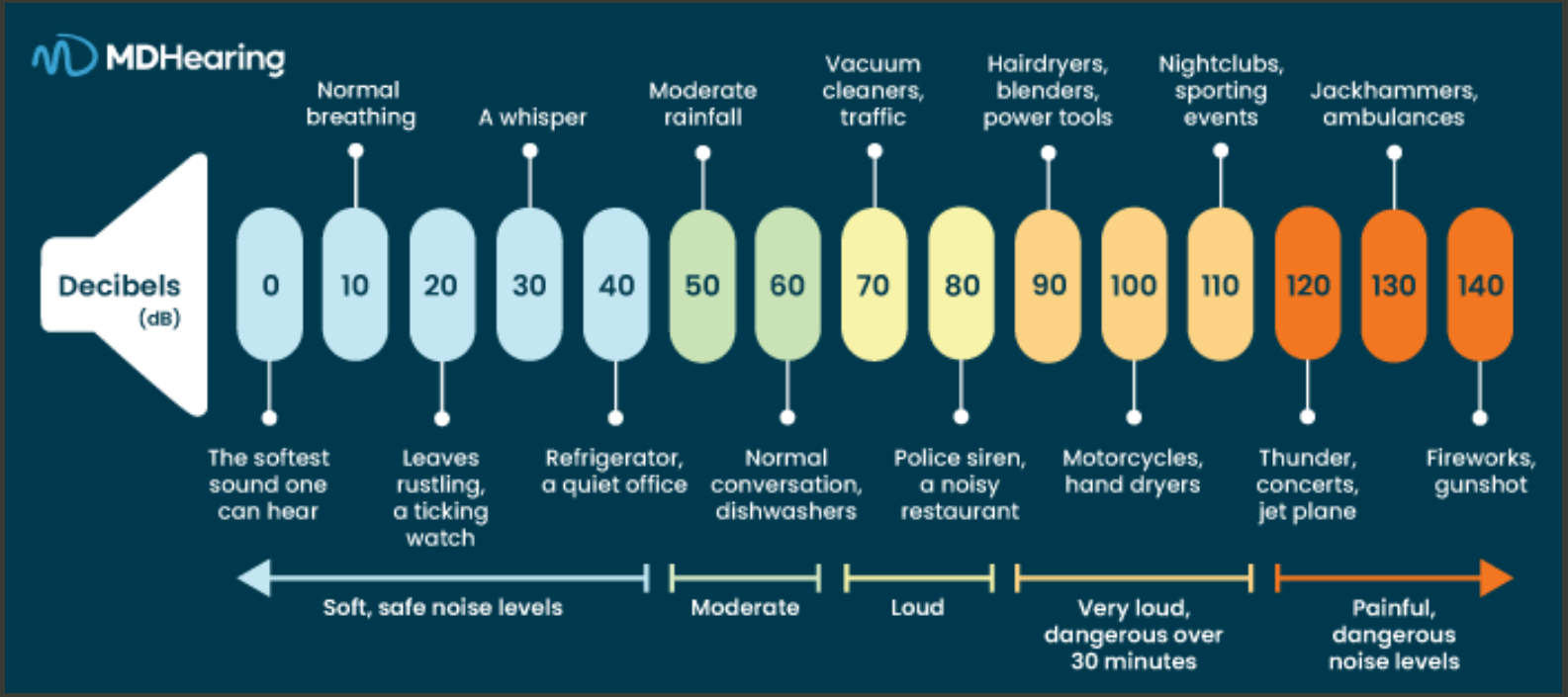
C. Hours of Restriction. Except as modified by subsection D of this section, the hours of noise restriction are as follows:

9:00 p.m. to 7:00 a.m.	Monday through Friday
Not before 9:00 a.m. or after 9:00 p.m.	Saturday and Sunday

D. Hours of Restriction – Parks. The hours of noise restriction within any park as defined in EMMC 7.05.030 are as follows:

10:00 p.m. to 6:00 a.m.

Decibel Chart



Source: https://www.mdhearingaid.com/

Maximum Decibel Levels

	Eagle Mountain	Lehi	Ogden	Saratoga Springs	Pleasant Grove	Provo	Bluffdale	Salt Lake City	West Valley	Sandy	Tooele
Single Value Given	65			65							
Residential Day		65	55		65	65	60	55	55	55	55
Residential Night		55	50		55	55		50	50	50	50
Commercial Day		70	65		70	70	65	60	60	60	60
Commercial Night		65	60		65	65		55	55	55	55
Industrial Day		75	80		75	75	70	80	80	80	80
Industrial Night		75	75		75	75		75	75	75	75

Cities reviewed without fixed decibel standards: American Fork, Orem, Lindon, Provo, Draper, Washington, Nephi, West Jordan, Riverton, and Grantsville.

Daytime Hours

Day Time Hours	Eagle Mountain	Lehi	Ogden	Saratoga Springs	American Fork	Pleasant Grove	Lindon
Monday - Sunday		6 am - 10 pm	7 am - 10 pm		7 am - 10:30 pm	7 am - 10 pm	7 am - 10 pm
Monday - Friday	7 am - 9 pm						
Saturday - Sunday	9 am - 9 pm						
Monday - Saturday				7 am - 10 pm			
Sunday				9 am - 10 pm			

Day Time Hours	Provo	Bluffdale	Salt Lake City	West Valley	Sandy	Tooele	Grantsville
Monday - Sunday	7 am - 10 pm	7 am - 10 pm	7 am - 9 pm	7 am - 10 pm	7 am - 9 pm	7 am - 9 pm	7 am - 10 pm
Monday - Friday							
Saturday - Sunday							
Monday - Saturday							
Sunday							

Cities reviewed that do not establish specific hours of restriction standards: Orem, Draper, Washington, Nephi, West Jordan, and Riverton.

Proposed Amendments

8.15.010 Definition of terms:

“Hours of restriction” or “restricted hours” means the times identified in EMMC 8.15.070(C) during which maximum decibel levels are governed by Table 8.15.070(1), Hours of Restriction – Maximum Permissible Sound Levels (dBA).

Proposed Amendments

8.15.070 Noise levels.

A. General Noise Disturbances. The making and/or creating of a noise disturbance within the city is unlawful. To qualify as a noise disturbance, a sound must meet the definition outlined in EMMC 8.15.010 as measured from the locations outlined in this Subsection. If the source of the sound is on the public right-of-way or upon public property, the measurement shall occur at a distance of 50 feet from the source of the sound. If the source of the sound is on private property, the measurement shall occur at the property line.

B. Per se Noise Disturbances. Notwithstanding anything to the contrary in this Chapter, it shall be unlawful and constitute a per se noise disturbance to make and/or create a sound that exceeds the maximum allowable decibel level as outlined in this Subsection.

Proposed Amendments

8.15.070(B) Per se Noise Disturbances.

1. Measurement of Sound. Sound of a suspected per se noise disturbance shall be measured at a distance of at least 25 feet from the source of the device upon public property or within the public right-of-way, or 25 feet from the property line if upon private property, and shall be measured on a decibel or sound level meter of standard design and quality on the “A” weighing scale.

2. Maximum Permissible Sound Level. A per se noise disturbance during restricted hours occurs when the sound level exceeds the maximum permissible sound level listed for the zoning classification, as established in Table 8.15.070(1). A measurement of 85 decibels or above shall be considered to be a noise disturbance at any time.

Table 8.15.070(1): Hours of Restriction – Maximum Permissible Sound Levels (dBA)

Zone	Abbr	dBA	Zone	Abbr	dBA
Rural Agricultural 1	RA1	65	Commercial Neighborhood	CN	65
Rural Agricultural 2	RA2	65	Commercial Community	CC	65
Rural Density 1	RD1	65	Commercial Regional	CR	65
Rural Density 2	RD2	65	Medical/Educational Campus	MEC	65
Foothill Residential	FR	65	Office Professional	OP	65
Residential 1	R1	65	Commercial Storage	CS	65
Residential 2	R2	65	Improved Open Space	OS-I	65
Residential 3	R3	65	Natural Open Space	OS-N	65
Residential Cottage	RC	65	Agriculture	AG	65
Multi-Family 1	MF1	65	Industrial	I	75
Multi-Family 2	MF2	65	Light Manufacturing/Distribution	LMD	75
Public Facilities	PF	65			

Proposed Amendments

8.15.070(B) Per se Noise Disturbances.

Table 8.15.070(1) Footnote 1: “The Planning Director or designee shall have the authority to determine a maximum possible sound level equivalency for historical zones not included on the table. Any other zone not listed shall have a maximum permissible sound level of 65 dBA during the hours of restriction.”

Proposed Amendments

8.15.070(B) Per se Noise Disturbances.

3. Neighboring Zones. If the sound is plainly audible from private property located in a zone different from the zone from which the sound originates, the sound may not exceed the maximum allowable decibel level of the neighboring zone during the hours of restriction. For purposes of applying this Subsection, the sound shall be measured at the closest location to the source of the sound within the neighboring zone.

4. Exceptions. The City Council may grant exceptions to noise restriction standards.

Recommendation:

Staff recommends approval of the proposed amendments to Eagle Mountain Municipal Code 8.15 to allow maximum sound levels of 75 dBA in Industrial (I) and Light Manufacturing/Distribution (LMD) zones during hours of restriction.

If the Planning Commission desires to align residential maximum sound levels with those permitted in comparable Utah municipalities, the following condition of approval may be included in its recommendation to the City Council:

1. Table 8.15.070(1) Hours of Restriction – Maximum Permissible Sound Levels (dBA) shall be amended to reduce maximum sound levels in residential zones (RA1, RA2, RD1, RD2, FR, R1, R2, R3, RC, MF1, and MF2) from 65 decibels to 55 decibels during restricted hours.

Chapter 8.15
NOISE

Sections:

8.15.010 Definition of terms.
8.15.020 Purpose.
8.15.030 Jurisdiction.
8.15.040 Scope.
8.15.050 Emergency orders.
8.15.060 Prohibition of unlawful noise.
8.15.070 Noise levels.
8.15.080 Specific noise prohibitions.
8.15.090 Exemptions.
8.15.100 Penalty.

8.15.010 Definition of terms.

For the purposes of these regulations, unless otherwise defined in other sections of these regulations, the following terms, phrases and words shall have the meaning herein given:

"Continuous sound" means any sound that exists essentially without interruption for a period of 10 minutes or more.

"Cyclically varying noise" means any sound that varies in sound level so that the same level is obtained repetitively at successive, relatively uniform levels over time.

"Device" means a mechanism that is intended to produce, or that actually produces, noise when operated or handled.

"Dynamic braking device" means a device used primarily on trucks for the conversion of the engine from an internal combustion engine to an air compressor for the purposes of braking without the use of wheel brakes, commonly referred to as "Jacob's Brake" or "Jake Brake."

"Emergency" means a situation or occurrence which, in the opinion of the mayor or agent of the mayor, may present an imminent threat to the health, safety or welfare of any person, place or property.

"Emergency vehicle" means a motor vehicle used in response to a public calamity or to protect persons or property from an imminent exposure to danger.

"Emergency work" means work required to restore property to a safe condition following a public calamity or to protect persons or property from an imminent exposure to danger.

"Hours of restriction" or "restricted hours" means the times identified in EMMC 8.15.070(C) during which maximum decibel levels are governed by Table 8.15.070(1), Hours of Restriction – Maximum Permissible Sound Levels (dBA).

"Impulsive noise" means a noise generating excursion of usually less than one second.

"Motor vehicle" means any vehicle that is self-propelled by mechanical power, including, but not limited to, passenger cars, trucks, truck trailers, semi-trailers, campers, motorcycles, minibikes, go-carts, snowmobiles and racing vehicles.

"Muffler" means an apparatus consisting of a series of chambers or baffle plates designed to transmit gases while reducing sound.

"Noise" means any sound that is unwanted and causes or tends to cause an adverse psychological or physiological effect on human beings.

"Noise disturbance" means any sound that annoys or disturbs a reasonable person(s) with normal sensitivities or that injures or endangers the comfort, repose, health, hearing, peace or safety of another person(s).

"Plainly audible noise" means any noise for which the information content of that noise is unambiguously transferred to the listener, including, but not limited to, the understanding of spoken speech, comprehension of whether a voice is raised or normal, or comprehension of musical rhythms.

"Property boundary" means an imaginary line extending perpendicular to the ground surface, and its above-ground vertical extension, that identifies the line between the real property owned by one person or entity and that adjoining property owned by another.

"Sound" means an audible temporal and spatial oscillation in pressure, or other physical quantity with interval forces that cause compression or rarefaction of the medium, and that propagates at finite speed to distant points.

"Stationary noise source" means any device, fixed or moveable, that is located or used on property other than a public right-of-way. [Ord. O-15-2006 § 1; Ord. O-08-2001 § 1].

8.15.020 Purpose.

This chapter establishes minimum standards to:

A. Reduce the making and creation of excessive, unnecessary, or unusually loud noises within the limits of the city; and

B. Prevent excessive, unnecessary, or unusually loud noises that are prolonged, unusual, or unreasonable in their time, place, or use, and that affect and are a detriment to public health, comfort, convenience, safety, or welfare of the residents of the city; and

C. Secure and promote the public health, comfort, convenience, safety, welfare and the peace and quiet of the residents of the city. [Ord. O-15-2006 § 2; Ord. O-08-2001 § 2].

8.15.030 Jurisdiction.

All noise control enforcement under this chapter shall be conducted by the mayor, or the person designated by the mayor as an agent of the city to investigate and enforce this chapter. [Ord. O-15-2006 § 3; Ord. O-08-2001 § 3].

8.15.040 Scope.

It is a Class B misdemeanor punishable by a fine of up to $1,000 or incarceration for a term not to exceed six months, or both, for any person to violate this chapter. [Ord. O-15-2006 § 4; Ord. O-08-2001 § 4].

8.15.050 Emergency orders.

Whenever the mayor or the agent of the city designated by the mayor finds that an emergency exists, one or all of the following actions may be required to be taken:

A. Order of Emergency Suspension. In time of a public calamity or disaster, emergency suspension of this chapter may be suspended for the period of time designated by the mayor.

B. Approval of Application for Exemption for Emergency Reasons. An individual may apply for emergency exemption to this chapter based on good and reasonable cause due to emergency circumstances, as defined in this chapter. [Ord. O-15-2006 § 5; Ord. O-08-2001 § 5].

8.15.060 Prohibition of unlawful noise.

It is unlawful for any person to produce, continue, or cause to be produced or continued any noise disturbance (as defined in this chapter) within the limits of the city. [Ord. O-15-2006 § 6; Ord. O-08-2001 § 6].

8.15.070 Noise levels.

~~The making and/or creating of a noise disturbance within the city as identified in subsection A of this section, or identified and measured in the manner prescribed in subsection B of this section, or in violation of restricted hours as outlined in subsection C of this section is unlawful.~~

A. ~~Location of Measurement of Sound~~ General Noise Disturbances. The making and/or creating of a noise disturbance within the city is unlawful. To qualify as a noise disturbance, a sound must meet the definition outlined in EMMC 8.15.010 as measured from the locations outlined in this Subsection. If the source of the sound is on the public right-of-way or upon public property, ~~from the source or device as to be plainly audible~~ the measurement shall occur at a distance of 50 feet from the source of the sound. ~~or~~ If the

source of the sound is on private property, ~~as to be plainly audible~~ the measurement shall occur at the property line.

B. ~~Measurement of Sound~~ Per se Noise Disturbances. Notwithstanding anything to the contrary in this Chapter, it shall be unlawful and constitute a per se noise disturbance to make and/or create a sound that exceeds the maximum allowable decibel level as outlined in this Subsection.

1. Measurement of Sound. Sound of a suspected per se noise disturbance shall be measured at a distance of at least 25 feet from the source of the device upon public property or within the public right-of-way, or 25 feet from the property line if upon private property, and shall be measured on a decibel or sound level meter of standard design and quality on the "A" weighing scale. ~~A measurement of 65 decibels or above shall be considered to be a noise disturbance during the hours of restriction.~~

2. Maximum Permissible Sound Level. A per se noise disturbance during restricted hours occurs when the sound level exceeds the maximum permissible sound level listed for the zoning classification, as established in Table 8.15.070(1). A measurement of 85 decibels or above shall be considered to be a noise disturbance at any time.

Table 8.15.070(1) Hours of Restriction – Maximum Permissible Sound Levels (dBA)

Zone[1]	Abbr	dBA	Zone	Abbr	dBA
Rural Agricultural 1	RA1	65	Commercial Neighborhood	CN	65
Rural Agricultural 2	RA2	65	Commercial Community	CC	65
Rural Density 1	RD1	65	Commercial Regional	CR	65
Rural Density 2	RD2	65	Medical/Educational Campus	MEC	65
Foothill Residential	FR	65	Office Professional	OP	65
Residential 1	R1	65	Commercial Storage	CS	65
Residential 2	R2	65	Improved Open Space	OS-I	65
Residential 3	R3	65	Natural Open Space	OS-N	65
Residential Cottage	RC	65	Agriculture	AG	65
Multi-Family 1	MF1	65	Industrial	I	75
Multi-Family 2	MF2	65	Light Manufacturing/Distribution	LMD	75
Public Facilities	PF	65			

[1]The Planning Director or designee shall have the authority to determine a maximum possible sound level equivalency for historical zones not included on the table. Any other zone not listed shall have a maximum permissible sound level of 65 dBA during the hours of restriction.

3. Neighboring Zones. If the sound is plainly audible from private property located in a zone different from the zone from which the sound originates, the sound may not exceed the maximum allowable decibel level of the neighboring zone during the hours of restriction. For purposes of applying this Subsection, the sound shall be measured at the closest location to the source of the sound within the neighboring zone.

4. Exceptions. The City Council may grant exceptions to noise restriction standards.

C. Hours of Restriction. Except as modified by subsection D of this section, the hours of noise restriction are as follows:

9:00 p.m. to 7:00 a.m.	Monday through Friday
Not before 9:00 a.m. or after 9:00 p.m.	Saturday and Sunday

D. Hours of Restriction – Parks. The hours of noise restriction within any park as defined in EMMC 7.05.030 are as follows:

10:00 p.m. to 6:00 a.m.

[Ord. O-52-2024 § 2 (Exh. A); Ord. O-15-2006 § 7; Ord. O-08-2001 § 7].

8.15.080 Specific noise prohibitions.

The following acts are unlawful:

A. Horns and Signaling Devices. The sounding of any horn or signaling device on any truck, automobile, motorcycle, emergency vehicle, or other motor vehicle within the city, except as a danger warning signal as provided by the Vehicle Code of the state of Utah;

B. Radios, Television Sets, Tape Players, Musical Instruments and Similar Devices. Using, operating, or permitting the use or operation of any radio receiving set, musical instrument, television, phonograph, drum or other device for the production or reproduction of sound:

1. In violation of EMMC 8.15.070 or in a way that is plainly audible beyond the property boundary of the source; or

2. On public property, public rights-of-way, or private property at any time so as to be plainly audible 15 feet from the device;

C. Public Loudspeakers. The use or operation of a loudspeaker or sound-amplifying equipment in a fixed or moveable position or mounted upon any sound vehicle in or upon any street, alley, sidewalk, park, place or public or private property for the purposes of commercial advertising, giving instructions, directions, talks, addresses, lectures, or transmission of music to any persons or assemblages of persons in violation of EMMC 8.15.070;

D. Hawkers and Peddlers. Selling any item or service by outcry, whether artificially amplified or not, within any area of the city in such a manner as to violate EMMC 8.15.070;

E. Animals. Owning, keeping, possessing, or harboring any animal or animals that, by making frequent or habitual sound, create a noise disturbance as defined in EMMC 8.15.070. The provision of this subsection shall apply to all private and public facilities, including any animal facilities that hold or treat animals;

F. Loading Operation. Loading, unloading, opening, or otherwise handling boxes, crates, containers, garbage containers, or other objects in such a manner as to violate EMMC 8.15.070;

G. Construction Work. It is unlawful for any person to perform or cause to be performed any construction work on any construction site under his control during the restricted hours, except as otherwise authorized by this chapter. The city council may authorize extended hours for construction operations or procedures which, by their nature, require continuous operation, or modify or waive the hours of work for or on projects in generally isolated areas where the extended hours do not impact upon adjoining property occupants;

H. Domestic Power Equipment. Operating or permitting the operation of any power equipment rated five horsepower or less in residential or commercial zones, including, but not limited to, power saws, lawn mowers, garden equipment, or snow removal equipment for home or building repair or ground maintenance outdoors in such a manner as to violate EMMC 8.15.070;

I. Fireworks or Explosives. The use of explosives, fireworks, discharge of guns or other explosive devices that are audible across a property boundary, public space, or right-of-way. The provision shall not be construed to permit activities prohibited by other statutes, ordinances, or regulations governing such activity;

J. Commercial Licensed Premises.

1. Failure to Control Noise. Permitting or providing either live or recorded amplified music without first having closed all exterior doors and windows of the licensed premises to control noise. Doors may be opened to provide ingress and egress, but shall not be blocked in the open position to provide ventilation. Doors shall be equipped with automatic closing devices to keep them in the closed position except to permit ingress and egress of patrons;

2. Outdoor Speakers. Permitting or causing to exist any loudspeaker or sound amplification equipment on any outdoor deck, patio, or garden associated with the licensed premises other than speaker systems or sound amplification in conjunction with approved outdoor dining;

3. Racing Events. Permitting any motor racing event at any place in violation of EMMC 8.15.070;

K. Powered Model Mechanical Devices. Flying a model aircraft powered by internal combustion engines, whether tethered or remote controlled, or the firing or the operation of model rocket vehicles or other similar noise producing devices in such a way as to violate EMMC 8.15.070;

L. Dynamic Braking Device. Operating any motor vehicle with a dynamic braking device engaged, except for the avoidance of imminent danger;

M. Defect in Vehicle. Operating or permitting the operation or use of any truck, automobile, motorcycle, or other motor vehicle that because of disrepair or mode of operation violates EMMC 8.15.070;

N. Garbage Collection. Collecting garbage, waste, refuse or recyclable materials on regularly scheduled collection in such a manner as to violate EMMC 8.15.070;

O. Standing Motor Vehicles. Operating, causing, or permitting the operation of any motor vehicle or any auxiliary equipment attached thereto either in violation of EMMC 8.15.070, or in such a way as to cause a disturbance in a residential zone for a consecutive period of 15 minutes or longer;

P. Bells and Alarms. Sounding, operating, or permitting the sounding or operation of an electronically amplified signal from any burglar alarm, bell, chime, or clock, including, but not limited to, bells, chimes, or clocks in schools, houses of religious worship or governmental buildings that fail to meet the standards in EMMC 8.15.070 for longer than five minutes in any hour;

Q. Fixed Siren, Whistles and Horns. Sounding or causing the sounding of any whistle, horn or siren as a signal for commencing or suspending work or for any other purpose in violation of EMMC 8.15.070, except as a sound of imminent danger;

R. Recreation Vehicles and Snowmobiles. Operating a recreational vehicle or snowmobile in any way that violates EMMC 8.15.070;

S. Motor Vehicle Noise. Operating or causing to be operated any motor vehicle unless the exhaust system is free from defects that affect sound reduction; equipped with a muffler or other noise dissipative device; and not equipped with any cutout, bypass or similar device. [Ord. O-52-2024 § 2 (Exh. A); Ord. O-15-2006 § 8; Ord. O-08-2001 § 8].

8.15.090 Exemptions.

The following uses and activities shall be exempt from noise level regulations:

A. Sound created by safety signals, warning devices and emergency pressure relief valves;

B. Sound resulting from any authorized emergency vehicle when responding to an emergency call or in time of an emergency;

C. Sound resulting from emergency work;

D. Sound resulting from lawful fireworks and noisemakers used for celebration of an official holiday;

E. Any sound resulting from activities of a temporary nature during periods permitted by law which has been approved by the city;

F. Sound created by a backup generator during a power outage. [Ord. O-52-2024 § 2 (Exh. A); Ord. O-15-2006 § 9; Ord. O-08-2001 § 9].

8.15.100 Penalty.

Any person who is found guilty of violating this chapter is guilty of a Class B misdemeanor. Each day such violation is committed or permitted to continue shall constitute a separate violation.

The city attorney may initiate legal action, civil or criminal, requested by the mayor to abate any condition that exists in violation of this chapter. In addition to other penalties imposed by a court of competent jurisdiction, any person(s) found guilty of violating this chapter shall be liable for all expenses incurred by the city in removing or abating any nuisance or other noise disturbance. [Ord. O-15-2006 § 10; Ord. O-08-2001 § 10].

Chapter 8.15
NOISE

Sections:

8.15.010 Definition of terms.
8.15.020 Purpose.
8.15.030 Jurisdiction.
8.15.040 Scope.
8.15.050 Emergency orders.
8.15.060 Prohibition of unlawful noise.
8.15.070 Noise levels.
8.15.080 Specific noise prohibitions.
8.15.090 Exemptions.
8.15.100 Penalty.

8.15.010 Definition of terms.

For the purposes of these regulations, unless otherwise defined in other sections of these regulations, the following terms, phrases and words shall have the meaning herein given:

"Continuous sound" means any sound that exists essentially without interruption for a period of 10 minutes or more.

"Cyclically varying noise" means any sound that varies in sound level so that the same level is obtained repetitively at successive, relatively uniform levels over time.

"Device" means a mechanism that is intended to produce, or that actually produces, noise when operated or handled.

"Dynamic braking device" means a device used primarily on trucks for the conversion of the engine from an internal combustion engine to an air compressor for the purposes of braking without the use of wheel brakes, commonly referred to as "Jacob's Brake" or "Jake Brake."

"Emergency" means a situation or occurrence which, in the opinion of the mayor or agent of the mayor, may present an imminent threat to the health, safety or welfare of any person, place or property.

"Emergency vehicle" means a motor vehicle used in response to a public calamity or to protect persons or property from an imminent exposure to danger.

"Emergency work" means work required to restore property to a safe condition following a public calamity or to protect persons or property from an imminent exposure to danger.

“Hours of restriction” or “restricted hours” means the times identified in EMMC 8.15.070(C) during which maximum decibel levels are governed by Table 8.15.070(1), Hours of Restriction – Maximum Permissible Sound Levels (dBA).

“Impulsive noise” means a noise generating excursion of usually less than one second.

“Motor vehicle” means any vehicle that is self-propelled by mechanical power, including, but not limited to, passenger cars, trucks, truck trailers, semi-trailers, campers, motorcycles, minibikes, go-carts, snowmobiles and racing vehicles.

“Muffler” means an apparatus consisting of a series of chambers or baffle plates designed to transmit gases while reducing sound.

“Noise” means any sound that is unwanted and causes or tends to cause an adverse psychological or physiological effect on human beings.

“Noise disturbance” means any sound that annoys or disturbs a reasonable person(s) with normal sensitivities or that injures or endangers the comfort, repose, health, hearing, peace or safety of another person(s).

“Plainly audible noise” means any noise for which the information content of that noise is unambiguously transferred to the listener, including, but not limited to, the understanding of spoken speech, comprehension of whether a voice is raised or normal, or comprehension of musical rhythms.

“Property boundary” means an imaginary line extending perpendicular to the ground surface, and its above-ground vertical extension, that identifies the line between the real property owned by one person or entity and that adjoining property owned by another.

“Sound” means an audible temporal and spatial oscillation in pressure, or other physical quantity with interval forces that cause compression or rarefaction of the medium, and that propagates at finite speed to distant points.

“Stationary noise source” means any device, fixed or moveable, that is located or used on property other than a public right-of-way. [Ord. O-15-2006 § 1; Ord. O-08-2001 § 1].

8.15.020 Purpose.

This chapter establishes minimum standards to:

A. Reduce the making and creation of excessive, unnecessary, or unusually loud noises within the limits of the city; and

B. Prevent excessive, unnecessary, or unusually loud noises that are prolonged, unusual, or unreasonable in their time, place, or use, and that affect and are a detriment to public health, comfort, convenience, safety, or welfare of the residents of the city; and

C. Secure and promote the public health, comfort, convenience, safety, welfare and the peace and quiet of the residents of the city. [Ord. O-15-2006 § 2; Ord. O-08-2001 § 2].

8.15.030 Jurisdiction.

All noise control enforcement under this chapter shall be conducted by the mayor, or the person designated by the mayor as an agent of the city to investigate and enforce this chapter. [Ord. O-15-2006 § 3; Ord. O-08-2001 § 3].

8.15.040 Scope.

It is a Class B misdemeanor punishable by a fine of up to $1,000 or incarceration for a term not to exceed six months, or both, for any person to violate this chapter. [Ord. O-15-2006 § 4; Ord. O-08-2001 § 4].

8.15.050 Emergency orders.

Whenever the mayor or the agent of the city designated by the mayor finds that an emergency exists, one or all of the following actions may be required to be taken:

A. Order of Emergency Suspension. In time of a public calamity or disaster, emergency suspension of this chapter may be suspended for the period of time designated by the mayor.

B. Approval of Application for Exemption for Emergency Reasons. An individual may apply for emergency exemption to this chapter based on good and reasonable cause due to emergency circumstances, as defined in this chapter. [Ord. O-15-2006 § 5; Ord. O-08-2001 § 5].

8.15.060 Prohibition of unlawful noise.

It is unlawful for any person to produce, continue, or cause to be produced or continued any noise disturbance (as defined in this chapter) within the limits of the city. [Ord. O-15-2006 § 6; Ord. O-08-2001 § 6].

8.15.070 Noise levels.

A. General Noise Disturbances. The making and/or creating of a noise disturbance within the city is unlawful. To qualify as a noise disturbance, a sound must meet the definition outlined in EMMC 8.15.010 as measured from the locations outlined in this Subsection. If the source of the sound is on the public right-of-way or upon public property, the measurement shall occur at a distance of 50 feet from the source of the sound. If the source of the sound is on private property, the measurement shall occur at the property line.

B. Per se Noise Disturbances. Notwithstanding anything to the contrary in this Chapter, it shall be unlawful and constitute a per se noise disturbance to make and/or create a sound that exceeds the maximum allowable decibel level as outlined in this Subsection.

1. Measurement of Sound. Sound of a suspected per se noise disturbance shall be measured at a distance of at least 25 feet from the source of the device upon public property or within the public right-of-way, or 25 feet from the property line if upon private property, and shall be measured on a decibel or sound level meter of standard design and quality on the "A" weighing scale.

2. Maximum Permissible Sound Level. A per se noise disturbance during restricted hours occurs when the sound level exceeds the maximum permissible sound level listed for the zoning classification, as established in Table 8.15.070(1). A measurement of 85 decibels or above shall be considered to be a noise disturbance at any time.

Table 8.15.070(1) Hours of Restriction – Maximum Permissible Sound Levels (dBA)

Zone[1]	Abbr	dBA	Zone	Abbr	dBA
Rural Agricultural 1	RA1	65	Commercial Neighborhood	CN	65
Rural Agricultural 2	RA2	65	Commercial Community	CC	65
Rural Density 1	RD1	65	Commercial Regional	CR	65
Rural Density 2	RD2	65	Medical/Educational Campus	MEC	65
Foothill Residential	FR	65	Office Professional	OP	65
Residential 1	R1	65	Commercial Storage	CS	65
Residential 2	R2	65	Improved Open Space	OS-I	65
Residential 3	R3	65	Natural Open Space	OS-N	65
Residential Cottage	RC	65	Agriculture	AG	65
Multi-Family 1	MF1	65	Industrial	I	75
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Public Facilities	PF	65			

[1]The Planning Director or designee shall have the authority to determine a maximum possible sound level equivalency for historical zones not included on the table. Any other zone not listed shall have a maximum permissible sound level of 65 dBA during the hours of restriction.

3. Neighboring Zones. If the sound is plainly audible from private property located in a zone different from the zone from which the sound originates, the sound may not exceed the maximum allowable decibel level of the neighboring zone during the hours of restriction. For purposes of applying this Subsection, the sound shall be measured at the closest location to the source of the sound within the neighboring zone.

4. Exceptions. The City Council may grant exceptions to noise restriction standards.

C. Hours of Restriction. Except as modified by subsection D of this section, the hours of noise restriction are as follows:

9:00 p.m. to 7:00 a.m.	Monday through Friday
Not before 9:00 a.m. or after 9:00 p.m.	Saturday and Sunday

D. Hours of Restriction – Parks. The hours of noise restriction within any park as defined in EMMC 7.05.030 are as follows:

10:00 p.m. to 6:00 a.m.

[Ord. O-52-2024 § 2 (Exh. A); Ord. O-15-2006 § 7; Ord. O-08-2001 § 7].

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B. Radios, Television Sets, Tape Players, Musical Instruments and Similar Devices. Using, operating, or permitting the use or operation of any radio receiving set, musical instrument, television, phonograph, drum or other device for the production or reproduction of sound:

1. In violation of EMMC 8.15.070 or in a way that is plainly audible beyond the property boundary of the source; or

2. On public property, public rights-of-way, or private property at any time so as to be plainly audible 15 feet from the device;

C. Public Loudspeakers. The use or operation of a loudspeaker or sound-amplifying equipment in a fixed or moveable position or mounted upon any sound vehicle in or upon any street, alley, sidewalk, park, place or public or private property for the purposes of commercial advertising, giving instructions, directions, talks, addresses, lectures, or transmission of music to any persons or assemblages of persons in violation of EMMC 8.15.070;

D. Hawkers and Peddlers. Selling any item or service by outcry, whether artificially amplified or not, within any area of the city in such a manner as to violate EMMC 8.15.070;

E. Animals. Owning, keeping, possessing, or harboring any animal or animals that, by making frequent or habitual sound, create a noise disturbance as defined in EMMC 8.15.070. The provision of this subsection shall apply to all private and public facilities, including any animal facilities that hold or treat animals;

F. Loading Operation. Loading, unloading, opening, or otherwise handling boxes, crates, containers, garbage containers, or other objects in such a manner as to violate EMMC 8.15.070;

G. Construction Work. It is unlawful for any person to perform or cause to be performed any construction work on any construction site under his control during the restricted hours, except as otherwise authorized by this chapter. The city council may authorize extended hours for construction operations or procedures which, by their nature, require continuous operation, or modify or waive the hours of work for or on projects in generally isolated areas where the extended hours do not impact upon adjoining property occupants;

H. Domestic Power Equipment. Operating or permitting the operation of any power equipment rated five horsepower or less in residential or commercial zones, including, but not limited to, power saws, lawn mowers, garden equipment, or snow removal equipment for home or building repair or ground maintenance outdoors in such a manner as to violate EMMC 8.15.070;

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3. Racing Events. Permitting any motor racing event at any place in violation of EMMC 8.15.070;

K. Powered Model Mechanical Devices. Flying a model aircraft powered by internal combustion engines, whether tethered or remote controlled, or the firing or the operation of model rocket vehicles or other similar noise producing devices in such a way as to violate EMMC 8.15.070;

L. Dynamic Braking Device. Operating any motor vehicle with a dynamic braking device engaged, except for the avoidance of imminent danger;

M. Defect in Vehicle. Operating or permitting the operation or use of any truck, automobile, motorcycle, or other motor vehicle that because of disrepair or mode of operation violates EMMC 8.15.070;

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O. Standing Motor Vehicles. Operating, causing, or permitting the operation of any motor vehicle or any auxiliary equipment attached thereto either in violation of EMMC 8.15.070, or in such a way as to cause a disturbance in a residential zone for a consecutive period of 15 minutes or longer;

P. Bells and Alarms. Sounding, operating, or permitting the sounding or operation of an electronically amplified signal from any burglar alarm, bell, chime, or clock, including, but not limited to, bells, chimes, or clocks in schools, houses of religious worship or governmental buildings that fail to meet the standards in EMMC 8.15.070 for longer than five minutes in any hour;

Q. Fixed Siren, Whistles and Horns. Sounding or causing the sounding of any whistle, horn or siren as a signal for commencing or suspending work or for any other purpose in violation of EMMC 8.15.070, except as a sound of imminent danger;

R. Recreation Vehicles and Snowmobiles. Operating a recreational vehicle or snowmobile in any way that violates EMMC 8.15.070;

S. Motor Vehicle Noise. Operating or causing to be operated any motor vehicle unless the exhaust system is free from defects that affect sound reduction; equipped with a muffler or other noise dissipative device; and not equipped with any cutout, bypass or similar device. [Ord. O-52-2024 § 2 (Exh. A); Ord. O-15-2006 § 8; Ord. O-08-2001 § 8].

8.15.090 Exemptions.

The following uses and activities shall be exempt from noise level regulations:

A. Sound created by safety signals, warning devices and emergency pressure relief valves;

B. Sound resulting from any authorized emergency vehicle when responding to an emergency call or in time of an emergency;

C. Sound resulting from emergency work;

D. Sound resulting from lawful fireworks and noisemakers used for celebration of an official holiday;

E. Any sound resulting from activities of a temporary nature during periods permitted by law which has been approved by the city;

F. Sound created by a backup generator during a power outage. [Ord. O-52-2024 § 2 (Exh. A); Ord. O-15-2006 § 9; Ord. O-08-2001 § 9].

8.15.100 Penalty.

Any person who is found guilty of violating this chapter is guilty of a Class B misdemeanor. Each day such violation is committed or permitted to continue shall constitute a separate violation.

The city attorney may initiate legal action, civil or criminal, requested by the mayor to abate any condition that exists in violation of this chapter. In addition to other penalties imposed by a court of competent jurisdiction, any person(s) found guilty of violating this chapter shall be liable for all expenses incurred by the city in removing or abating any nuisance or other noise disturbance. [Ord. O-15-2006 § 10; Ord. O-08-2001 § 10].

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MARCH 10, 2026**
TITLE:	ORDINANCE - An Ordinance of Eagle Mountain, Utah amending the EMMC 17.15 (Roles and Duties) to change the timing of appointments from January to March.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING
Yes

PREPARED BY
Natalie Winterton, Assistant to the City Manager

PRESENTED BY
Natalie Winterton

RECOMMENDATION:
It is recommended that the Planning Commission forward a favorable recommendation to the City Council to allow the timing of Planning Commission appointments to shift from January to April of each applicable year.

BACKGROUND:
Traditionally, all appointments to the various city boards have occurred in January, with terms ending in December. However, January is traditionally a very busy time for the city and for elected officials. For example, January is when new city elected officials take office. It is also when the state legislature begins its session. This, and many other new-year tasks, place an extra burden on Staff time. As such, it is recommended that the terms for city boards run from April 1–March 31. This eases Staff burden and allows for increased stability as changes in resident appointments will be spread out from changes in elected offices.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. EMMC - 17.15 - Roles and Duties - Redlines

Chapter 17.15
ROLES AND DUTIES

17.15.030 Planning commission – Organization.

A. The planning commission shall be established, as authorized by Section 10-9a-301 et seq., Utah Code Annotated 1953.

B. Six Members. The planning commission shall consist of five regular members and one alternate member. The five regular members of the planning commission shall be entitled to attend all meetings and vote on all issues. The alternate member is encouraged to attend all meetings and can fully participate in all meeting discussions, but the alternate member shall only vote if a regular member is not in attendance or if a regular member recuses themselves from an agenda item.

C. Terms. The regular members of the planning commission shall serve terms of three years, except the city council may adjust the term, to provide for the annual appointment or reappointment of at least one member. The alternate member shall serve a term of three years unless appointed as a regular member of the planning commission during that time or removed in accordance with subsection G of this section. The original term of the alternate member shall expire on December 31, 2024. Regular terms shall expire on March 31, and new terms shall begin on April 1 of each applicable year.

D. Vacancies. The mayor shall, with the advice and consent of the city council, fill any vacancy within 30 days of the death, resignation, or removal of a member, or the expiration of a member's term. The term of such appointment shall be for the remainder of the unexpired term.

E. Appointment Process. The appointment or reappointment process for planning commission members shall follow the same process as for board positions set forth in EMMC 2.27.030 and 2.27.040.

F. Bylaws. The planning commission shall elect officers and adopt policies, bylaws and procedures for the conduct of its internal business, in accordance with state law and this title.

G. Removals. Any planning commission member may be removed with or without cause by the mayor with the advice and consent of the city council. Planning commission members may also be removed for cause by the city council, after a hearing before the city council, if such a hearing is requested by the member, at which the city council shall vote on removal of the planning commission member. [Ord. O-31-2022 § 2 (Exh. A); Ord. O-24-2022 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 3.3)].