



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

September 24, 2019, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run Eagle Mountain UT 84005

5:30 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

- 1.A. Review of Upcoming Agenda Items
Discussion

6:00 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

2. PLEDGE OF ALLEGIANCE

3. DECLARATION OF CONFLICTS OF INTEREST

4. APPROVAL OF MEETING MINUTES

5. ACTION AND ADVISORY ITEMS

- 5.A. Development Code Amendments - Public Hearing
Development Code Amendments - beginning the process of updating Sections 17.35, 17.37, 17.38, 17.40, 17.45 and creating new zones to implement the 2018 General Plan goals and strategies.
- 5.B. Harshberger - Variance - Public Hearing
This is a request for a variance to allow for a flag lot on parcel 58:044:0030. the parcel is located along SR 73 Hwy and contiguous to Cedar Pass Ranch development. The parcel is 2.62 acres in size.
[Scot Hazard variance letter.docx](#)

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 accommodation 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 801-789-6610. 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.

[map.png](#)

- 5.C. John Walden Clubhouse - Site Plan & Conditional Use - Public Hearing
A proposal for a clubhouse on 1.6 acres of land, located between Trailhead Road and Stagecoach Run, north of City Hall (59:044:0152).
[Walden Clubhouse - Site Plan Drawings](#)
[Walden Clubhouse - Colored Elevations](#)
- 5.D. B & H Land Holdings - General Plan Amendment - Public Hearing
The is a application for a general plan amendment. The General Plan shows this property as Employment Center/Campus on 2/3 of the property and Neighborhood Residential 1 on the other 1/3. The amendment is to keep the Neighborhood Residential 1 and include Agricultural/Rural density 2, Neighborhood Residential 3 and Commercial. The property is approximately 162 acres.
[B&H Rezone land use map 071719.pdf](#)
- 5.E. Available Storage - Site Plan & Conditional Use Permit - Public Hearing
The proposal is for a site plan and conditional use permit for a storage facility located along Pony Express Pkwy just north of the Community Development building on 7 acres.
[Available Storage Civil.pdf](#)
[Available Storage Elevations.pdf](#)
[Landscape .pdf](#)
- 5.F. West Side Theatre Company - Temporary Site Plan
This is an application for a temporary site plan at the Silverlake amphitheater to erect the structure, storage containers, and necessary facilities for theater productions.
[PROPOSAL FOR ALLOWANCE OF A TEMPORARY SPACE AND STORAGE ON THE LAND NEXT TO THE SILVERLAKE AMPHITHEATRE IN EAGLE MOUNTAIN_ UT.pdf](#)
[Memorandum of Understanding](#)
[Fee Waiver Request Letter.pdf](#)
- 5.G. SilverLake South Preliminary Plat

BACKGROUND: A preliminary plat for all remaining units South of the Tickville Wash in SilverLake.
[SilverLake South Preliminary Plat](#)
[Silver Lake South Open Space Exhibits_9.5.2019](#)
[SilverLake MDP 2013](#)
[SilverLake Parks Map 2013](#)
[Silverlake Amended MDA 2013](#)

6. **DISCUSSION ITEMS**

7. **NEXT SCHEDULED MEETING**

8. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **20th day of September, 2019**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 24, 2019**

TITLE:	Review of Upcoming Agenda Items
ITEM TYPE:	Discussion
APPLICANT:	Various

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

PREPARED BY:

Steve Mumford,
Planning

BACKGROUND:

Upcoming agenda items include, but are not limited to:

- Stratton Estates (updated preliminary plat including better transitioning of lot sizes)
- Parkway Crossroads (mixed-use residential/commercial project on the vacant lots southeast of Ranches Pkwy and Pony Express Pkwy. Includes a proposal for a perpetual use and parking easement within a section of the utility corridor.)
- Jeppson Auto (new proposed location at the vacant lot on the northeast corner of the Willow Springs development)

Applicants are still updating plans as a result of a recent review by the Development Review Committee. Updated plans will be presented when the items are ready for public hearings. At this stage we're simply notifying you of upcoming projects and obtaining some initial feedback on potential issues or concerns.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

Attachments:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 24, 2019**

TITLE:	Development Code Amendments - Public Hearing
ITEM TYPE:	Development Code Amendment
APPLICANT:	Planning Department

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

Code amendments are legislative actions and shall be valid if reasonably debatable and not illegal.

PREPARED BY:

Steve Mumford,
Planning

BACKGROUND:

The 2018 Eagle Mountain City General Plan was approved in July 2018. We recently updated the City's residential zoning in order to implement the land use goals and strategies in the General Plan related to housing and residential development. We are now beginning the process of updating the other zones (commercial, business park, industrial) and creating new zones (mixed-use, community/neighborhood commercial, employment center, open space, etc.). The goal with these zones will be to implement the goals and strategies in the General Plan related to these types of developments. The zones will likely be brought forward as they are drafted/completed. More information will be forthcoming at future meetings.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

We recommend that you table this item until further notice and instruct staff to continue working on drafting these code amendments.

Attachments:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 24, 2019**

TITLE:	Harshberger - Variance - Public Hearing
ITEM TYPE:	Discussion
APPLICANT:	Scot Hazard/Steve Harshberger

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

See Items for Consideration

PREPARED BY:

Michael Hadley,
Planning

BACKGROUND:

This is a request for a variance to allow a flag lot on parcel 58:044:0030. City Code requires frontage along a public road in this area of 100 feet. This property is landlocked with the Cory Wride Memorial Hwy to the north and residential lots to the south, east and west. Rather than creating an unsafe condition by accessing the property from the Cory Wride Memorial Highway, the applicant would like to access this property by providing a 20-foot wide access through the west portion of the applicant's current lot in the Cedar Pass Ranch development. A preliminary and final plat would also be required for this property, and the access road easement would be included in these plats.

ITEMS FOR CONSIDERATION:

- 1) Access to the property, due to it's location along SR 73 (Cory Wride Hwy).
- 2) Possible negative effects of surrounding properties.
- 3) Does It meet the variance criteria.

REQUIRED FINDINGS:

Variance Criteria

The following sections of the Eagle Mountain Municipal Code (EMMC) state the purpose of a variance.

17.105.020 "to provide a legal method for persons who are seeking relief through the granting of a variance from the specific provisions of the land use regulations that may apply to real property."

17.105.030 "Variances provide potential relief for landowners whose property may have some special condition or unique physical characteristic whereby a strict enforcement of the title will result in unnecessary hardship and deprive that landowner of privileges, rights, or benefits that are possessed by other properties within the same district. The variance process does not change the zoning of a property but may waive or modify standards contained in this title as applied to the property."

There are specific criteria that the application must meet in order for the Planning Commission to approve a variance. The approval criteria are located in Chapter 17.105.060 and are as follows:

- A) Approval Criteria The Planning Commission shall not approve, even with modifications, a variance application unless it finds the following:

1. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.
4. The variance will not substantially affect the general plan and will not be contrary to the public interest.
5. The spirit of the title is observed and substantial justice is done.

The Utah Property Rights Ombudsman declares that: "All five criteria must be found in favor of the variance in order for it to be valid. The unreasonable hardship may not be self-imposed or purely economic, and must arise from conditions unique to the property."

B) Determination of Hardship in determining whether or not enforcement of this title would cause an unreasonable hardship, the Planning Commission may not find an unreasonable hardship unless it alleges that the hardship:

1. Is located on or associated with the property for which the variance is sought; and
2. Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.

C) Determination of Special Circumstances in determining whether or not there are special circumstances attached to the property, the Planning Commission may find that special circumstances exist only if they:

1. Relate to the hardship complained of; and
2. Deprive the property of privileges granted to other properties in the same district.

D) Approval Parameters

1. The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.
2. Variances run with the land.
3. In granting a variance, the Planning Commission may impose additional requirements on the applicant that will:
 - a. Mitigate any harmful effects of the variance; or
 - b. Serve the purpose of the standard or requirement that is waived or modified.

RECOMMENDATION:

Possible Motions

The following motions are provided for the benefit of the Planning Commission. They may be read as the motions or referenced when making motions.

If you, the Planning Commission, feel that the proposed variance complies with all five (5) variance approval criteria found in the City Code (and this report)

and as defined by the Utah Property Rights Ombudsman, then the following motion is appropriate:

I move that the Planning Commission approve the variance for the Harshberger flag lot located at the residence located on 2017 E Cedar Fort Drive in Eagle Mountain (with any proposed conditions) as it complies with all five of the variance approval criteria

If you, the Planning Commission feel that the proposed variance does not comply with the five (5) variance approval criteria, found in the City Code (and this report) and as defined by the Utah Property Rights Ombudsman, then the following motion is appropriate:

I move that the Planning Commission deny the request for a variance for Harshberger flag lot located at 2017 E Cedar Fort Drive in Eagle Mountain for the following reasons...

Attachments:

[Scot Hazard variance letter.docx](#)
[map.png](#)

Mike,

Please share the following with the Planning Commission:

On May 6, 2009 UDOT issued an Access Approval permit for the Applicant to access the Subject property (new proposed flag lot) from SR-73 because there was no frontage to the Subject from Cedar Drive. When the Eagle Mountain City planning department discovered this, some discussion ensued about the safety and desirability of adding another access onto the state highway. That discussion has led to the Applicant petitioning the City for a Variance to the flag lot ordinance to load the Subject from an internal residential road (Cedar Fort Drive) rather than loading from the highway, hence the current petition. We believe this petition is consistent with the criteria for a variance as follows:

Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.

Additional access on SR-73 would be far more dangerous and undesired than simply allowing access from Cedar Fort Drive. Unreasonable hardship would be more greatly imposed on public safety than on the Applicant if a variance is not granted; however, the Applicant would also suffer an unreasonable hardship if required to load the Subject lot from the highway.

There are special circumstances attached to the property that do not generally apply to other properties in the same district.

Without a variance for a flag lot, the only current access to the Subject parcel is from SR-73. This condition does not generally apply to other properties in the area, as those properties are loaded from internal residential roads like Cedar Fort Drive.

Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Landlocked properties afford owners little in the way of substantial property rights. The Applicant is desirous to construct a residence on the Subject property, for which safe access is required. The safest choice for access is Cedar Fort Drive.

The variance will not substantially affect the general plan and will not be contrary to the public interest.

The Subject parcel size is consistent with other large lots in the general area and consistent with the general plan. We can foresee no damage that would be done to the public interest as a result of granting the variance for safer access, but rather we foresee the possibility for significant potential harm to the public if the Applicant is forced to utilize access from SR-73 to service the Subject. The Subject is a large lot, and it is surrounded by large lots (on both sides of SR-73); its presence would not be an anomaly in the area.

The spirit of the title is observed and substantial justice is done.

The Applicant sees this petition as a very simple pursuit of increased safety and the public good. It was the City planning staff who first recognized the safety concern about adding another access to SR-73, and when brought to the attention of the Applicant, the Applicant concurs completely with the opinion of staff in this matter. Any negative impact of a flag lot in a typical neighborhood is significantly mitigated by the fact that the Subject and all neighboring lots are very large. When weighing the relatively negligible impact of a flag lot in this location and setting against the safety issues at hand, a variance would deal substantial justice to all stakeholders (Applicant, City, First Responders, and the Public).

For reference, the Subject is NOT a part of the Cedar Pass Ranch HOA. The Applicant owns a home in Cedar Pass Ranch that loads from Cedar Drive and abuts the Subject. The Applicant has recorded an easement (see supporting docs) to provide access to the Subject from Cedar Drive through the Applicant's lot where his home is located. This easement is intended to allow for road access as well as running available utilities to the Subject.

The Applicant is hopeful the City sees the wisdom in granting this Variance as described, and if so granted, the Applicant will not reapply with UDOT to renew the previously granted Access Approval permit.





EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 24, 2019

TITLE:	John Walden Clubhouse - Site Plan & Conditional Use - Public Hearing
ITEM TYPE:	Conditional Use Permit and Site Plan
APPLICANT:	Evans & Associates Architecture (Chad Spencer)

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

Site plans are administrative actions and require specific findings of facts. The Planning Commission may recommend to the City Council approval, approval with conditions, or denial. The Commission may also table applications if additional information is required in order to verify code compliance.

The "Reception" use requires a conditional use permit. The Planning Commission is the approval authority for Conditional Use Permits (an administrative land use decision), and shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards (see Utah State Code 10-9a-507). Approval criteria and possible conditions can be found in EMMC 17.95.

According to EMMC 17.95, the Planning Commission shall approve a conditional use permit upon determining the following findings of facts:

(A) Desired Use. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the

BACKGROUND:

This applicant-proposed clubhouse building is intended to serve the Eagle Mountain Communities Master Association (homeowners association for the neighborhoods built by John Walden or associated companies). It will include office use, health/fitness use, reception use, and a preschool. The office use, fitness use, and preschool are all permitted uses in the Commercial Zone, but the reception use requires a conditional use approval.

ITEMS FOR CONSIDERATION:

Parking:

A breakdown of the required and provided parking is located on the site plan. The requirement for reception use, however, should be listed as 1 stall per 250 sq ft of gross floor area. The project requires 45 parking stalls (Preschool - 5; Office - 18; Health/Fitness - 7; Reception - 15) and is providing 45. The project includes a drive-thru access for garbage disposal and materials/kitchen deliveries on the northwest corner at the roundabout. While this access is not ideal for traffic safety, the City Engineer has worked with the applicant to reduce it to a one-way drive-thru access and is comfortable with the proposal.

Stagecoach Run:

Although it has been used as a public road for many years, Stagecoach Run has never been dedicated/deeded to the City as a public right-of-way. We recommend that this be resolved along with this project. It can be easily resolved with a deed or a road dedication plat.

Street Lights / Lighting:

The project will be required to install street lights along the public roads as required in EMMC 15.10.390. Lighting specs and calculations shall be provided showing compliance with EMMC 17.56 Outdoor Lighting, including full cut-off fixtures and less than 100,000 lumens per acre.

Architecture:

EMMC 17.72.040(A) states that "Commercial buildings should be similar in style as significant adjacent buildings." This building was designed to be similar to City Hall. We recommend that the stucco color be adjusted to match the color of the stucco on the City Hall building.

community and the neighborhood.

This small reception use within a short distance from the neighborhood will provide a place for neighborhood activities, family events, and meetings, adding to the general well-being of the neighborhood.

(B) Health, Safety, and Welfare. That such use will not, under the circumstances, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity and will not institute a nuisance to property owners.

The only potential nuisance from this reception use could spill-over parking for larger events. We anticipate that the provided parking will be sufficient for a large majority of events.

(C) Compliance with Title. That the proposed use will comply with regulations and conditions specified in this title for such use.

The project will be complying with all standards found in the City Code in relation to this reception use.

(D) General Plan. That the proposed use does not conflict with the intent of the Eagle Mountain City General Plan.

This property is designated as "Community Commercial" in the City's General Plan. A reception use is compatible with this land use category.

EMMC 17.72.040(F)2 restricts stucco to not more than 50% of a building. This building has a mix of stucco and stone/rock, and the applicant has indicated that the stucco is less than 50%.

EMMC 17.72.040(G) states that "Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc. A wide palette of colors is recommended... A building's color palette should be similar to that of significant neighboring structures." Although the code requires a similar color palette to City Hall (neighboring building), other colors may be introduced as well if they are not overpowering.

RECOMMENDATION:

We recommend that the Planning Commission makes the following motions:

I move to approve the John Walden Clubhouse conditional use application for the Reception use as proposed (or with the following conditions) in accordance with the information in the staff report.

I move to recommend approval to the City Council of the John Walden Clubhouse Site Plan with the following condition of approval:

1. Applicant shall dedicate Stagecoach Run to the City by deed or road dedication plat prior to obtaining a building permit for this project.

PREPARED BY:
Steve Mumford, Planning

Attachments:

[Walden Clubhouse - Site Plan Drawings](#)

[Walden Clubhouse - Colored Elevations](#)

CODE INFORMATION		
2018 IBC / 2018 IFC / 2017 NEC / 2018 IPC / 2018 IMC / 2018 IECC / 2018 IFGC / ICC ANSI A117.1–2009		
<u>Code Item</u>	<u>IBC Reference Code Requirement</u>	<u>Actual Building Design</u>
Occupancy Classification	Chapter 3	Assembly Group A–3 Business Group B Educational Group E
Construction Type	602.5	Type V–B
Fire Sprinklers		Yes
Allowable Building Height	Table 504.3 Assembly Group A–3: 60 feet Business Group B: 60 feet Educational Group E: 60 feet	29'–9"
Allowable Stories Above Grade	Table 504.4 Assembly Group A–3: 2 Business Group B: 3 Educational Group E: 2	2
Allowable Area	Table 506.2 Assembly Group A–3: 18,000 sf Business Group B: 27,000 sf Educational Group E: 28,500 sf Storage Group S–2: 40,500 sf	9,164 sf
Total Occupant Load	Table 1004.1.2	See Egress Floor Plan
Common Path of Travel	Table 1006.2.1 Assembly Group A–3: 75 feet Business Group B: 100 feet Educational Group E: 75 feet	See Egress Floor Plan
Maximum Travel Distance	Table 1017.2 Assembly Group A–3: 250 feet Business Group B: 300 feet Educational Group E: 250 feet	See Egress Floor Plan
Egress Information	1005.3.1 Stairways: 0.3" per Occupant 1005.3.2 Others: 0.2" per Occupant	56" Stairways = 186 occupants (1) Lower Level Doors = 180 occupants (7) Main Level Doors = 1,120 occupants
36" door = 32" clear = 160 people at 0.20" per person Pair of 36" doors = 64" clear = 320 people at 0.20" per person		

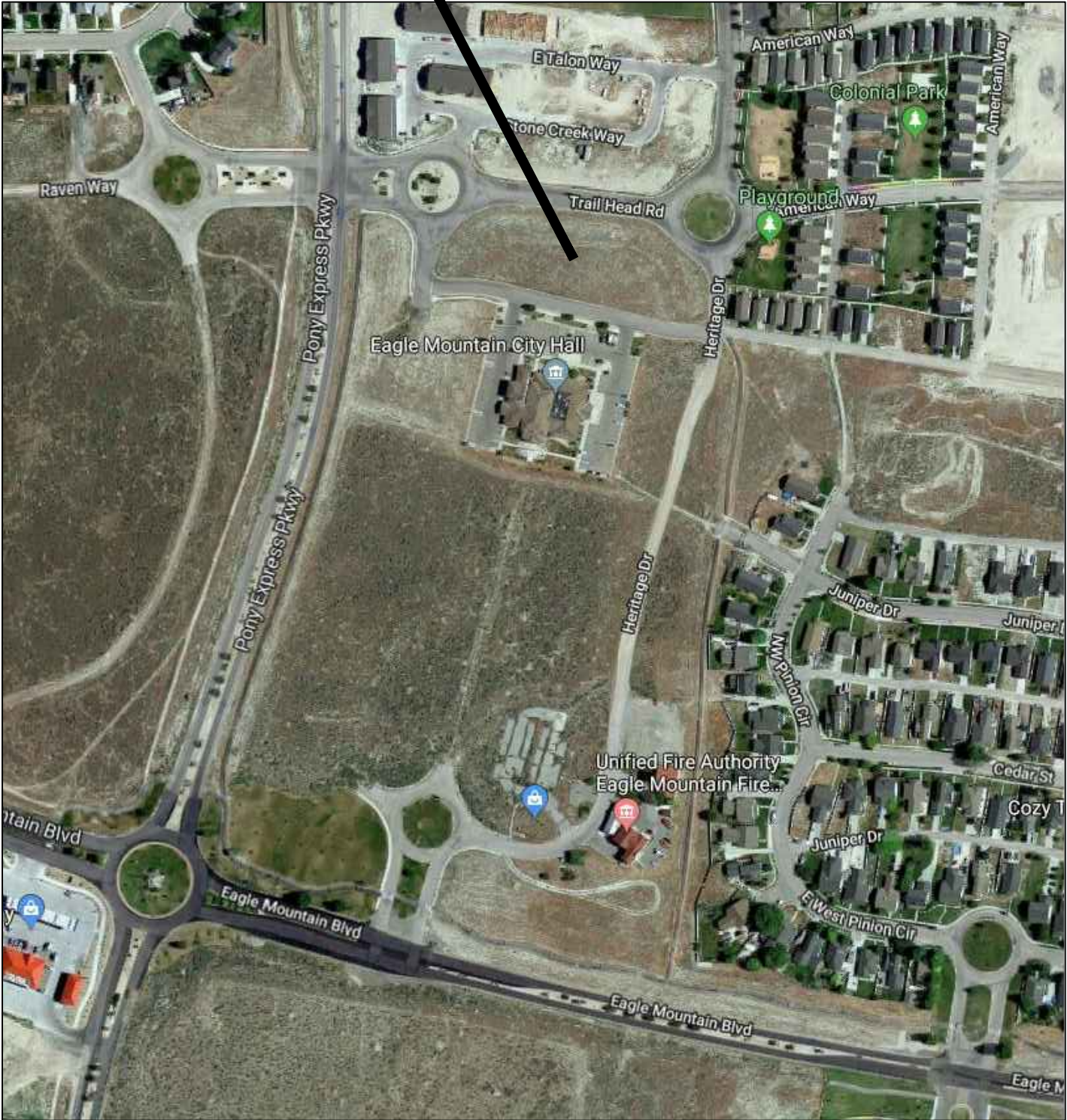
PLUMBING FIXTURE COUNT - TABLE 2902.1				
Total Occupants	Assembly Group A–3: 334 Business Group B: 39 Educational Group E: 34			
<u>Water Closets</u> Assembly Group A–3:	Male: 1 per 125 Female: 1 per 65	167/125 = 1.34 167/65 = 2.57		
Business Group B:	1 per 25 for the first 50	39/25 = 1.56		
Educational Group E:	1 per 50	34/50 = 0.68		
		Required: 6.15 Provided: 8		
<u>Lavatories</u> Assembly Group A–3:	1 per 200	334/200 = 1.67		
Business Group B:	1 per 40 for the first 80	39/40 = 0.98		
Educational Group E:	1 per 50	34/50 = 0.68		
		Total Required: 3.33 Total Provided: 6		
<u>Service Sink</u> Assembly Group A–3:	1	1		
Business Group B:	1	1		
Educational Group E:	1	1		
		Total Required: 1 Total Provided: 2		
<u>Drinking Fountains</u> Assembly Group A–3:	1 per 1000	334/1000 = 0.34		
Business Group B:	1 per 100	39/100 = 0.39		
Educational Group E:	1 per 100	34/100 = 0.34		
		Total Required: 1.07 Total Provided: 6		

ENERGY REQUIREMENTS	
Utah County:	Climate Zone 5B
Roof:	R–38 Batt Insulation
Floor:	R–30 Batt Insulation
Walls:	R–13 Batt Insulation + R3.8 Continuous Insulation
Foundation Walls:	R–10 Continuous Insulation

DRAWING INDEX			
	<u>GENERAL</u>		
G100	COVER AND CODE INFORMATION	S601	SCHEDULES
G110	EGRESS FLOOR PLAN – LOWER LEVEL	S602	SCHEDULES
G111	EGRESS FLOOR PLAN – MAIN LEVEL		
G112	EGRESS FLOOR PLAN – UPPER LEVEL		
	<u>PLUMBING</u>		
P001	PLUMBING LEGEND AND GENERAL NOTES		
PL100	PLUMBING FLOOR PLAN – LOWER LEVEL		
PL101	PLUMBING FLOOR PLAN – MAIN LEVEL		
PL102	PLUMBING FLOOR PLAN – UPPER LEVEL		
PL103	PLUMBING FLOOR PLAN – ROOF LEVEL		
P401	PLUMBING LARGE SCALE FLOOR PLANS		
P501	PLUMBING DETAILS		
P601	PLUMBING SCHEDULES AND GAS SCHEMATICS		
	<u>SITE DEVELOPMENT</u>		
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY		
C1	CIVIL SITE PLAN		
C2	GRADING AND DRAINAGE PLAN		
C3	UTILITY PLAN		
C4	EROSION CONTROL SITE PLAN		
C5	SITE DETAILS		
C6	SITE DETAILS		
C301	ELECTRICAL SITE PLAN		
C302	ELECTRICAL SITE ILLUMINATION PLAN		
C303	ELECTRICAL SITE PLAN DETAILS		
C401	ARCHITECTURAL SITE PLAN		
C421	ENLARGED SITE PLAN		
C422	ENLARGED SITE PLAN		
C501	ARCHITECTURAL SITE DETAILS		
C601	DUMPSTER AND MECHANICAL ENCLOSURE DETAILS		
LS1.1	LANDSCAPE PLAN		
	<u>MECHANICAL</u>		
M001	MECHANICAL LEGEND AND GENERAL NOTES		
MH100	MECHANICAL FLOOR PLAN – LOWER LEVEL		
MH101	MECHANICAL FLOOR PLAN – MAIN LEVEL		
MH102	MECHANICAL FLOOR PLAN – UPPER LEVEL		
MH103	MECHANICAL FLOOR PLAN – ROOF LEVEL		
M301	MECHANICAL SECTIONS		
M401	MECHANICAL LARGE SCALE FLOOR PLANS		
M501	MECHANICAL DETAILS		
M502	MECHANICAL DETAILS		
M503	REFRIGERANT DETAILS		
M601	MECHANICAL SCHEDULES		
	<u>ELECTRICAL</u>		
E100	SYMBOLS AND NOTES		
E210	LOWER LEVEL – LIGHTING PLAN		
E211	MAIN LEVEL – LIGHTING PLAN		
E212	UPPER LEVEL – LIGHTING PLAN		
E220	LIGHTING DETAILS AND CONTROLS		
E230	LIGHTING SCHEDULES		
E310	LOWER LEVEL – POWER PLAN		
E311	MAIN LEVEL – POWER PLAN		
E312	UPPER LEVEL – POWER PLAN		
E320	POWER DETAILS		
E330	ONE–LINE DIAGRAM		
E340	PANEL SCHEDULES		
E341	PANEL SCHEDULES		
E410	LOWER LEVEL – SYSTEMS PLAN		
E411	MAIN LEVEL – SYSTEMS PLAN		
E412	UPPER LEVEL – SYSTEMS PLAN		
E420	SYSTEM DETAILS AND RISERS		
E421	SYSTEM DETAILS AND RISERS		
	<u>KITCHEN</u>		
K1–EL	KITCHEN EQUIPMENT LAYOUT		
K1–ER	KITCHEN ELECTRICAL ROUGH–INS		
K1–PR	KITCHEN PLUMBING ROUGH–INS		
K1–HD	KITCHEN HOOD DRAWING		
K1–HFD	KITCHEN HOOD FAN DRAWINGS		
K1–HED	KITCHEN HOOD ELECTRICAL DRAWINGS		
K1–HCD	KITCHEN HOOD CONTROL DRAWINGS		
	<u>STRUCTURAL</u>		
S001	GENERAL STRUCTURAL NOTES		
S002	SPECIAL INSPECTIONS		
S101	FOOTING AND FOUNDATION PLAN		
S111	FLOOR AND LOWER ROOF FRAMING PLAN		
S121	UPPER ROOF FRAMING PLAN		
S501	FOUNDATION DETAILS		
S502	FOUNDATION DETAILS		
S511	FLOOR FRAMING DETAILS		
S521	ROOF FRAMING DETAILS		
S522	ROOF FRAMING DETAILS		

John Walden Clubhouse

1645 East Stagecoach Run
Eagle Mountain, Utah

VICINITY MAP	
	
SITE INFORMATION	
Assessor Parcel Number	59:044:0152
Total Parcel Area	70,041 sf / 1.608 acres
Building Area	9,425 sf (13.45%)
Impervious Areas	37,372 (53.35%) - Concrete Walks / Pads 11,285 sf - Concrete Curb and Gutter 1,186 lf - Concrete Drive Approach 2 - Asphalt Paving 18,946 sf - Playground 3,598 sf
Landscaping Areas On-Site	23,244 sf (33.18%)
Landscaping Park Strip	5,658 sf
Parking Provided	- Regular 43 stalls - Van Accessible 2 stalls
Parking Required	- Child Preschool (4 stalls) 1 stall per staff plus 1 - Health/Fitness 2,110 sf (14 stalls) 1 stall per 150 sf - Meeting/Reception Rooms 5,389 sf (21 stalls) 1 stall per 250 sf - Office and Professional 1,226 sf (4 stalls) 1 stall per 300 sf

CONSULTANTS	
ARCHITECT	Evans & Associates Architecture 11576 South State Street #103B Draper, UT 84020 Phone: (801) 553–8272 Contact: Chad Spencer chad@studio–ea.com
CIVIL ENGINEER	Excel Engineering, Inc. 12 West 100 North #201 American Fork, UT 84003 Phone: (801) 756–4504 Contact: David Peterson david@excelcivil.com
LANDSCAPE ARCHITECT	In Site Design Group 17 North 470 Weest American Fork, UT 84003 Phone: (801) 756–5043 Contact: Darren Wilson darren@isdgllc.com
STRUCTURAL ENGINEER	BHB Consulting Engineers 2766 South Main Street Salt Lake City, UT 84115 Phone: (801) 355–5656 Contact: Chris Hofheins chris@bhbenigneers.com
MECHANICAL ENGINEER	David L Jensen & Associates 547 West 500 South, #140 Bountiful, UT 84010 Phone: (801) 294–9299 Contact: Rick Jensen rjensen@dljeng.com
ELECTRICAL ENGINEER	Envision Engineering 240 East Morris Avenue, #200 Salt Lake City, UT 84115 Phone: (801) 534–1130 Contact: Scott Kingery skingery@envisioneng.com
KITCHEN CONSULTANT	W.S. Reich & Associates 2846 South 450 West Bountiful, UT 84010 Phone: (801) 915–0404 Contact: Brian Boswell brian@wsreich.com
ELEVATOR CONSULTANT	Otis Elevator Company Phone: (801) 486–9295 ext. 13 Contact: Alan Sansom alan.sansom@otis.com

GENERAL NOTES

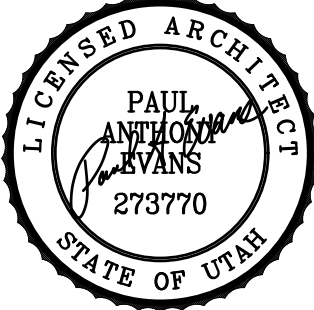
- THE CONTRACTOR IS TO ABIDE BY THE UTAH DIVISION OF AIR QUALITY REQUIREMENTS AND TO CONTACT THE UTAH DIVISION OF AIR QUALITY AT 801.536.4400.
- PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHERS WITHIN 75-FOOT TRAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE, IN THE FOLLOWING AREAS AS REQUIRED IN IFC CHAPTER 33:
 - AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
 - IN EVERY STORAGE AND CONSTRUCTION SHED.
 - ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
- THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER PIPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH ASTM E 84 AND HAVE A FLAME SPREAD OF 0–25 AND SMOKE INDEX OF 0–450.
- FLOOR CARPET WHEN INSTALLED SHALL BE TESTED IN ACCORDANCE TO NFPA STANDARD 253 AND BE A CLASS I (0.45 WATTS/CM2) IN CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CLASS II (0.22 WATTS/CM2) IN ALL ROOMS AND AREAS.
- CEILING TILE SHALL BE LISTED AND TESTED ASTM E 84 AND HAVE A FLAME SPREAD OF 0–25 AND A SMOKE INDEX OF 0–50.

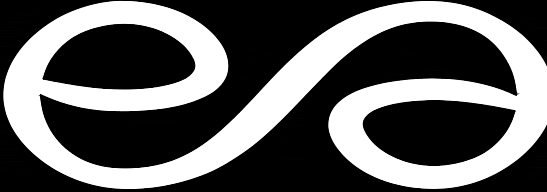
OWNER-FURNISHED ITEMS

- MATERIAL TESTING
- SPECIAL INSPECTIONS
- WASHER, DRYER, REFRIGERATOR
- CABINETS AND COUNTERTOPS
- PLAYGROUND PAVILIONS
- SITE FURNITURE INCLUDING BENCHES, PICNIC TABLES, GARBAGE CANS
- GAZEBO
- PLAYGROUND EQUIPMENT

DEFERRED ITEMS

- PREFABRICATED METAL PLATE WOOD TRUSSES
- FIRE ALARM
- FIRE SPRINKLERS





evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

John Walden Clubhouse

1645 East Stagecoach Run
Eagle Mountain, Utah

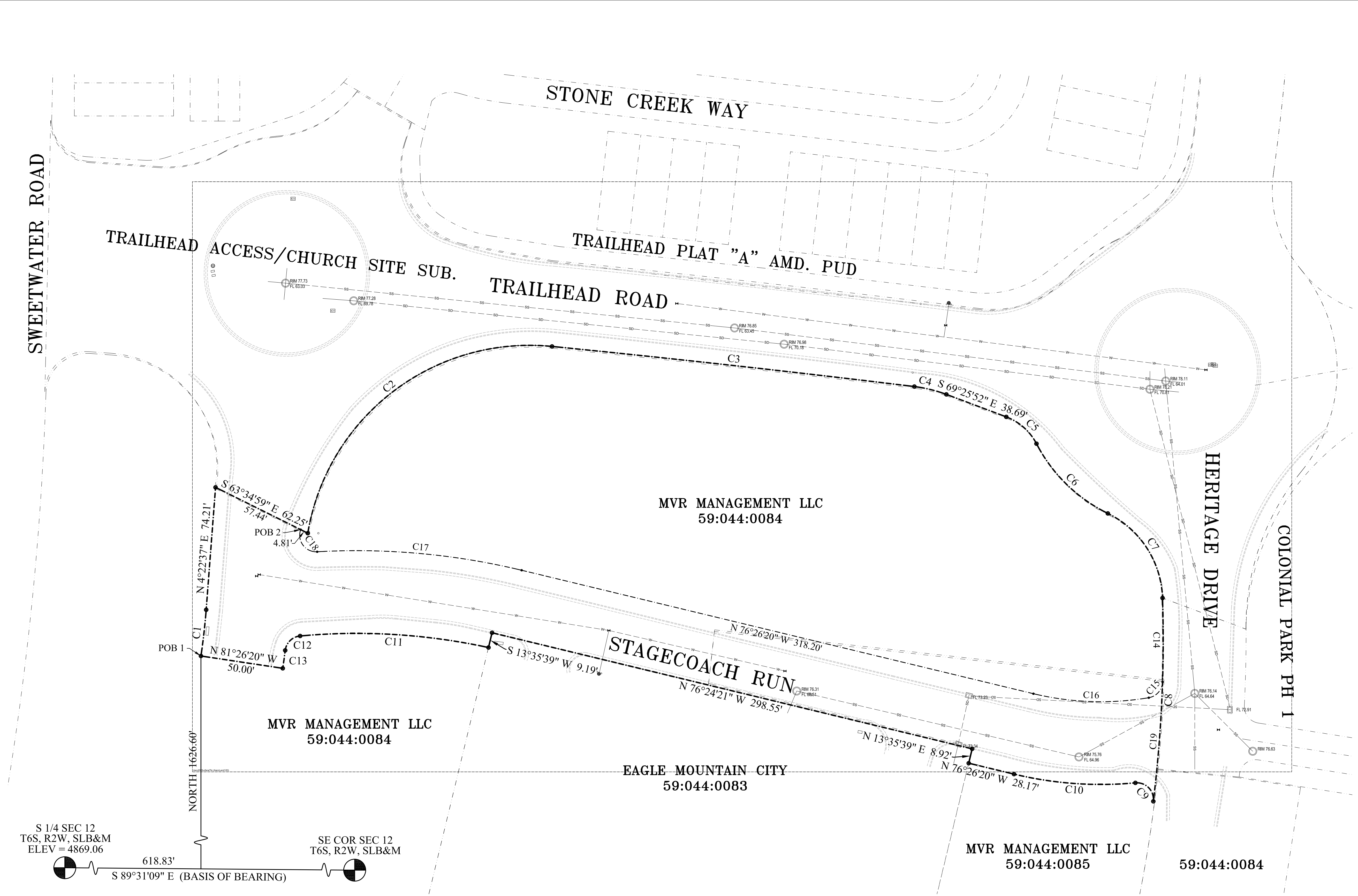
Project Number: 17-45

October 10, 2017 - Concept Plans

July 1, 2019 - Permit Set

COVER SHEET / CODE INFORMATION

G001



COMBINED DESCRIPTION

Beginning at a point located South 89°31'09" East along section line 618.83 feet and North 1626.60 feet from the South Quarter Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence along the arc of a 385.00 foot radius curve to the left 28.12 feet through a central angle of 4°11'04" (chord bears North 6°28'08" East 28.11 feet); thence North 4°22'37" East 74.21 feet; thence along the southerly boundary of Trailhead Access/Church Site Subdivision as recorded in the office of the Utah County Recorder the following eight courses and distances: 1) South 63°34'59" East 62.25 feet, 2) along the arc of a 136.00 foot radius curve to the right 53.98 feet through a central angle of 22°44'22" (chord bears North 20°52'29" East 53.62 feet, 3) along the arc of a 9970.00 foot radius curve to the right 220.34 feet through a central angle of 1°15'59" (chord bears South 83°40'45" East 220.34 feet), 4) along the arc of a 84.00 foot radius curve to the right 19.96 feet through a central angle of 13°36'54" (chord bears South 76°14'19" East 19.91 feet), 5) South 69°25'52" East 38.69 feet, 6) along the arc of a 34.00 foot radius curve to the right 24.96 feet through a central angle of 42°04'11" (chord bears South 48°23'47" East 24.41 feet, 7) along the arc of a 96.00 foot radius curve to the left 61.32 feet through a central angle of 36°35'59" (chord bears South 45°39'41" East 60.29 feet, and 8) along the arc of a 59.00 foot radius curve to the right 63.98 feet through a central angle of 62°07'44" (chord bears South 32°53'48" East 60.89 feet); thence along the westerly boundary of Colonial Park Phase 1 along the arc of a 797.19 foot radius curve to the right 123.16 feet through a central angle of 8°51'06" (chord bears South 2°35'37" West 123.04 feet); thence along the arc of a 10.00 foot radius curve to the left 17.86 feet through a central angle of 102°21'05" (chord bears North 44°09'26" West 15.58 feet); thence along the arc of a 224.00 foot radius curve to the right 73.87 feet through a central angle of 18°53'38" (chord bears North 85°53'09" West 73.53 feet); thence North 76°26'20" West 28.17 feet; thence North 13°35'39" East 8.92 feet; thence North 76°24'21" West 298.55 feet; thence South 13°35'39" West 9.19 feet; thence along the arc of a 375.00 foot radius curve to the left 114.51 feet through a central angle of 17°29'45" (chord bears North 86°29'23" West 114.07 feet); thence along the arc of a 10.00 foot radius curve to the left 13.55 feet through a central angle of 77°38'28" (chord bears South 45°56'31" West 12.54 feet); thence along the arc of a 435.00 foot radius curve to the right 10.93 feet through a central angle of 1°26'24" (chord bears South 7°50'29" West 10.93 feet); thence North 81°26'20" West 50.00 feet to the point of beginning.
Area = 98978 sq ft or 2.272 Acres

CLUBHOUSE PARCEL DESCRIPTION

Beginning at a point located South 89°31'09" East along section line 679.11 feet and North 1703.48 feet from the South Quarter Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 63°34'59" East 4.81 feet; thence along the southerly boundary of Trailhead Access/Church Site Subdivision as recorded in the office of the Utah County Recorder the following eight courses and distances: 1) South 63°34'59" East 62.25 feet, 2) along the arc of a 136.00 foot radius curve to the right 53.98 feet through a central angle of 22°44'22" (chord bears North 20°52'29" East 53.62 feet, 3) along the arc of a 9970.00 foot radius curve to the right 220.34 feet through a central angle of 1°15'59" (chord bears South 83°40'45" East 220.34 feet), 4) along the arc of a 84.00 foot radius curve to the right 19.96 feet through a central angle of 13°36'54" (chord bears South 76°14'19" East 19.91 feet), 5) South 69°25'52" East 38.69 feet, 6) along the arc of a 34.00 foot radius curve to the right 24.96 feet through a central angle of 42°04'11" (chord bears South 48°23'47" East 24.41 feet, 7) along the arc of a 96.00 foot radius curve to the left 61.32 feet through a central angle of 36°35'59" (chord bears South 45°39'41" East 60.29 feet, and 8) along the arc of a 59.00 foot radius curve to the right 63.98 feet through a central angle of 62°07'44" (chord bears South 32°53'48" East 60.89 feet); thence along the westerly boundary of Colonial Park Phase 1 along the arc of a 797.19 foot radius curve to the right 50.73 feet through a central angle of 3°38'46" (chord bears South 0°00'32" East 50.72 feet); thence along the arc of a 10.00 foot radius curve to the right 13.72 feet through a central angle of 78°37'13" (chord bears South 41°07'27" West 12.67 feet); thence along the arc of a 174.00 foot radius curve to the right 70.23 feet through a central angle of 23°07'36" (chord bears North 88°00'08" West 69.76 feet); thence North 76°26'20" West 318.20 feet; thence along the arc of a 425.00 foot radius curve to the left 124.53 feet through a central angle of 16°47'18" (chord bears North 84°49'59" West 124.09 feet); thence along the arc of a 10.00 foot radius curve to the right 19.73 feet through a central angle of 113°00'59" (chord bears North 36°43'09" West 16.68 feet) to the point of beginning.
Area = 70041 sq ft or 1.608 Acres

NARRATIVE

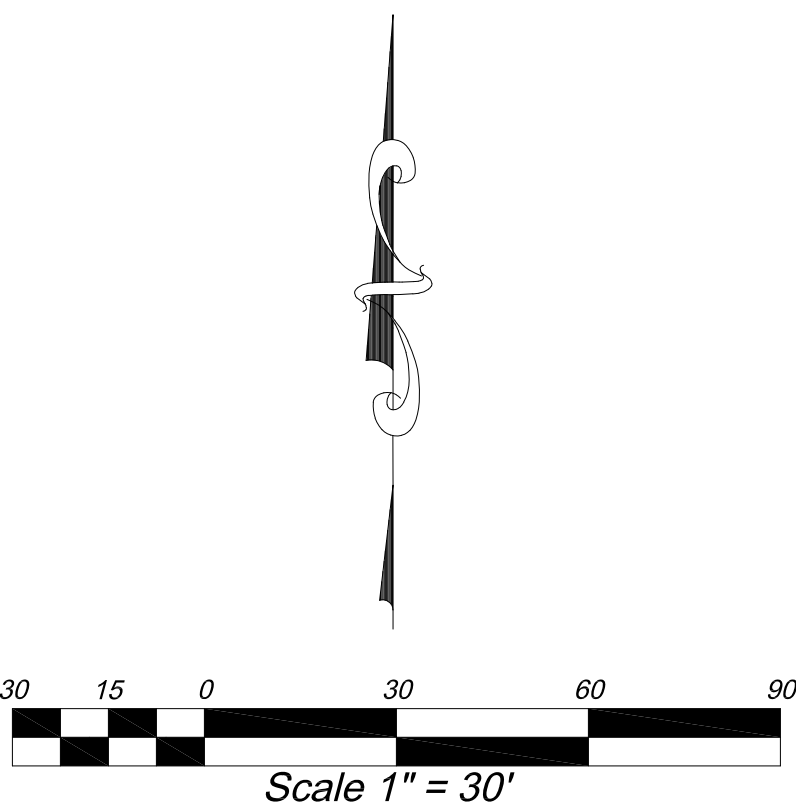
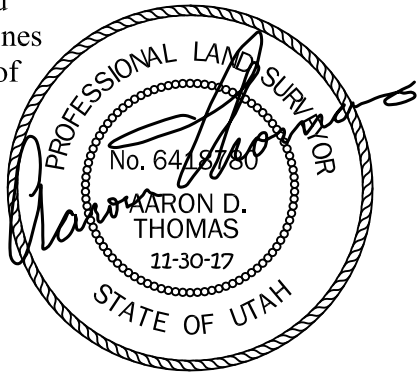
The Basis of Bearing for this survey is South 89°31'09" East along Section Line from the South Quarter Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian to the Southeast Corner of said Section 12. Both monuments were located as shown on county tie sheets. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements. A right-of-way has been identified for roadway dedication.

SURVEYOR'S CERTIFICATION

I Aaron D. Thomas, do hereby certify that I am a Registered Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in November 2017, I made a survey of the property described on this plat.

This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.

Aaron D. Thomas
AARON D. THOMAS - PLS NO. 6418780



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	385.00	28.12	4°11'14"	28.11	N 6°28'8" E
C2	136.00	53.98	22°44'22"	53.62	N 20°52'29" E
C3	9970.00	220.34	1°15'59"	220.34	S 83°40'45" E
C4	84.00	19.96	13°36'54"	19.91	S 76°14'19" E
C5	34.00	24.96	42°4'11"	24.41	S 48°23'47" E
C6	96.00	61.32	36°35'59"	60.29	S 45°39'41" E
C7	59.00	63.98	62°7'44"	60.89	S 32°53'48" E
C8	797.19	123.16	8°51'16"	123.04	S 2°35'37" W
C9	10.00	17.86	102°21'5"	15.58	N 44°9'26" W
C10	224.00	73.87	18°53'38"	73.53	N 85°53'9" W
C11	375.00	114.51	17°29'45"	114.07	N 86°29'23" W
C12	10.00	13.55	77°38'28"	12.54	S 45°56'31" W
C13	435.00	10.93	1°26'24"	10.93	S 7°50'29" W
C14	797.19	50.73	3°38'46"	50.72	S 0°0'32" E
C15	10.00	13.72	78°37'13"	12.67	S 41°7'27" W
C16	174.00	70.23	23°7'36"	69.76	N 88°0'8" W
C17	425.00	124.53	16°47'18"	124.09	N 84°49'59" W
C18	10.00	19.73	113°0'59"	16.68	N 36°43'9" W
C19	797.19	72.43	5°12'20"	72.40	S 4°25'1" W

SURVEY TYPE:	BOUNDARY & TOPOGRAPHIC SURVEY			
	ADDRESS +/-	1655 EAST STAGECOACH RUN		
	CITY:	EAGLE MOUNTAIN	COUNTY:	UTAH
			STATE:	UTAH

LAND SURVEYOR:  **AZTEC ENGINEERING INC.**
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

CIVIL ENGINEER:  **EXCEL ENGINEERING**
David W. Petersen, P.E., License #270593
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

EAGLE MOUNTAIN CLUBHOUSE		SHEET 1 OF 1	
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M		DATE:	NOV. 30, 2017
		SCALE:	1"=30'
		DRAFTED BY:	A.D.T.



KEYED NOTES

HERITAGE DRIVE

STAGECOACH RUN

BUILDING CODE INFO
SEE SHEET G001 FOR BUILDING CODE INFORMATION.

CLUBHOUSE PARCEL LAND TABULATIONS

ITEM	AREA	%
TOTAL AREA:	70,041	100%
BUILDING AREA (S.F.)	9,170	13.1%
IMPERVIOUS AREA (S.F.):	32,396	46.3%
LANDSCAPE AREA (S.F.)	28,475	40.7%

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	385.00	28.12	4°11'4"	28.11	N 6°28'8" E
C2	136.00	53.98	22°44'22"	53.62	N 20°52'29" E
C3	9970.00	220.34	1°15'59"	220.34	S 83°40'45" E
C4	84.00	19.96	13°36'54"	19.91	S 76°14'19" E
C5	34.00	24.96	42°4'11"	24.41	S 48°23'47" E
C6	96.00	61.32	36°35'59"	60.29	S 45°39'41" E
C7	59.00	63.98	62°7'44"	60.89	S 32°53'48" E
C8	797.19	123.16	8°51'6"	123.04	S 2°35'37" W
C9	10.00	17.86	102°21'5"	15.58	N 44°9'26" W
C10	224.00	73.87	18°53'38"	73.53	N 85°53'9" W
C11	375.00	114.51	17°29'45"	114.07	N 86°29'23" W
C12	10.00	13.55	77°38'28"	12.54	S 45°56'31" W
C13	435.00	10.93	1°26'24"	10.93	S 7°50'29" W
C14	797.19	50.73	3°38'46"	50.72	S 0°0'32" E
C15	10.00	13.72	78°37'13"	12.67	S 41°7'27" W
C16	174.00	70.23	23°7'36"	69.76	N 88°0'8" W
C17	425.00	124.53	16°47'18"	124.09	N 84°49'59" W
C18	10.00	19.73	113°0'59"	16.68	N 36°43'9" W
C19	797.19	72.43	5°12'20"	72.40	S 4°25'1" W

PARKING TABULATIONS

PARKING REQUIRED:

PRESCHOOL
1 STALLS PER STAFF MEMBER + 1 PER 10 CHILDREN
2 STAFF + 30 CHILDREN/10 = 5 STALLS

OFFICE
1 STALL PER 300 SF OF GROSS FLOOR AREA
UPPER FLOOR = 1,916/300 & LOWER FLOOR = 3,236/300 = 18 STALLS

HEALTH
1 STALL PER 150 SF OF GROSS FLOOR AREA
1,000/150 = 7 STALLS

RECEPTION
1 STALL PER 300 SF OF GROSS FLOOR AREA
3,691/300 = 13 STALLS

TOTAL PARKING REQUIRED: = 43 STALLS

TOTAL PARKING PROVIDED: = 45 STALLS

SHEET INDEX

- C1 CIVIL SITE PLAN
- C2 GRADING & DRAINAGE PLAN
- C3 UTILITY PLAN
- C4 EROSION CONTROL PLAN
- C5 DETAIL SHEET
- C6 DETAIL SHEET

CIVIL ENGINEER:



LAND SURVEYOR:



491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

The John Walden
Clubhouse

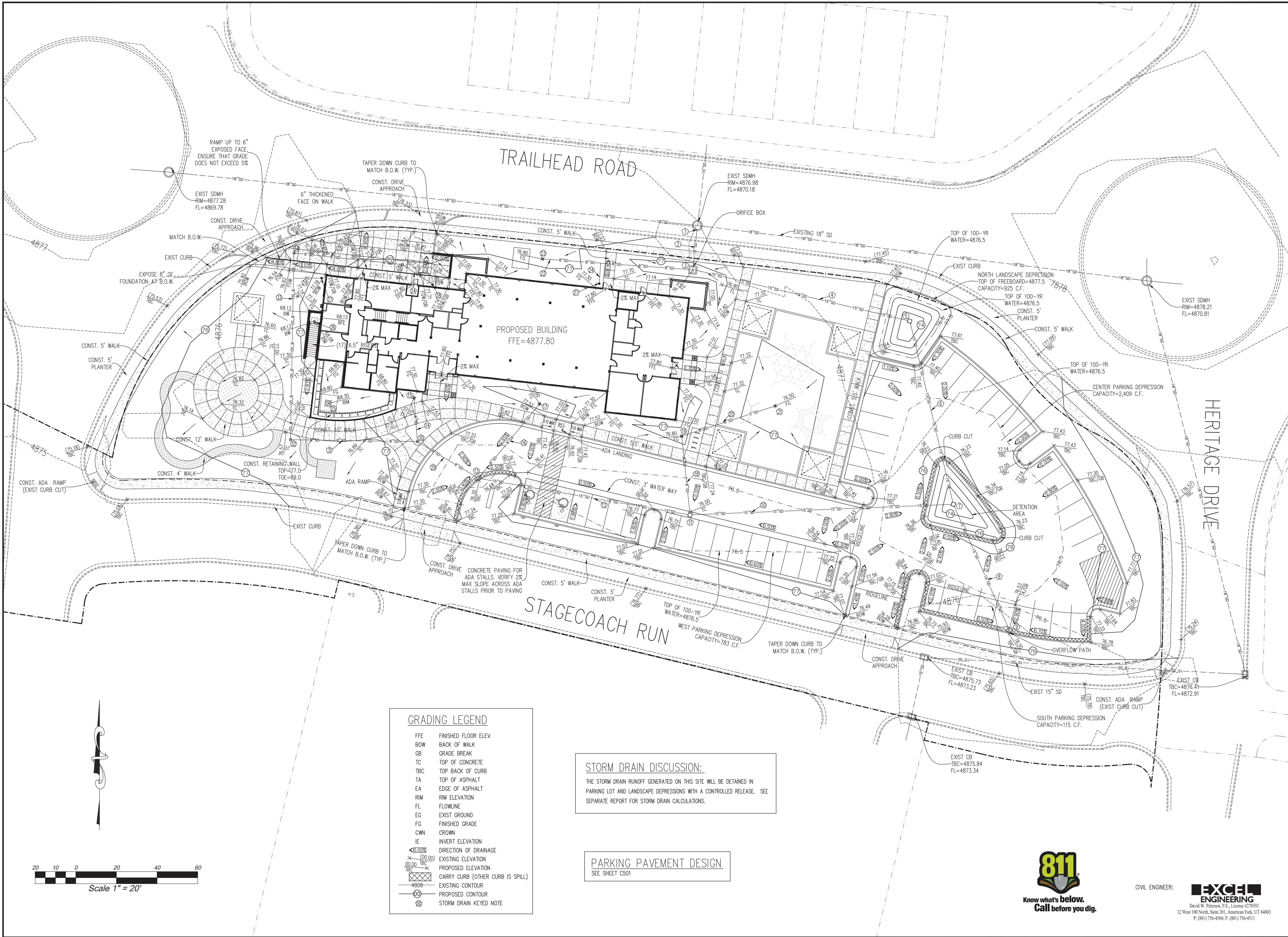
Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

March 12, 2019

CIVIL SITE PLAN

C201



STORM DRAIN KEYED NOTES

- CONNECT TO EXISTING SDMH, RIM=4876.98, EXIST 18" THRU=4870.18, PROPOSED 15" IE IN=4870.43
- CONST. 18.5 L.F. 15" ADS HP STORM PIPE @ S=1.5%
- CONST. 3'X3' BOX W/ 2.25" ORIFICE PLATE AND SNOT TYPE HP OVER OUTLET, GRATE=4876.75, 8" IE IN=4873.33, 15" IE THRU=4870.70, BOTTOM OF BOX=4867.70
- CONST. 108.2 L.F. 15" ADS HP STORM PIPE @ S=0.4%
- CONST. 18" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE, GRATE=4874.00, 15" IE THRU=4871.13
- CONST. 92.7 L.F. 15" ADS HP STORM PIPE @ S=0.4%
- CONST. 24" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE, GRATE=4874.00, 15" IE THRU=4871.50
- CONST. 68.0 L.F. 15" ADS HP STORM PIPE @ S=1.8%
- CONST. 24" NYLOPLAST DRAIN BASIN WITH 2'X3' ROAD AND HIGHWAY GRATE, TBC=4876.50, GRATE=4876.00, 15" IE OUT=4872.75
- CONST. 129.7 L.F. 15" ADS HP STORM PIPE @ S=0.5%
- CONST. 24" NYLOPLAST DRAIN BASIN WITH 2'X2' ROAD AND HIGHWAY GRATE, GRATE=4875.88, 8" IE IN=4872.71, 15" IE THRU=4872.13
- CONST. 105.7 L.F. 15" ADS HP STORM PIPE @ S=0.4%
- CONST. 24" NYLOPLAST DRAIN BASIN WITH 2'X3' ROAD AND HIGHWAY GRATE, TBC=4876.30, GRATE=4875.80, 8" IE OUT=4873.13, 15" IE OUT=4872.55
- CONST. 21.6 L.F. 6" ADS @ S=4.3%
- CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4876.80, GRATE=4876.55, 8" IE OUT=4874.38
- CONST. 47.4 L.F. 8" ADS @ S=2.6%
- CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4876.80, GRATE=4876.55, 8" IE OUT=4874.38
- CONST. 38.0 L.F. 8" ADS @ S=2.4%
- CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4876.80, GRATE=4876.55, 8" IE THRU=4873.61
- CONST. 47.8 L.F. 8" ADS @ S=1.0%
- CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4876.80, GRATE=4876.55, 8" IE OUT=4874.08
- CONST. 72.7 L.F. 8" ADS @ S=1.0%
- CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4876.80, GRATE=4876.55, 8" IE THRU=4874.05
- CONST. 6" ADS @ S=1% MIN. CONNECT TO DRAIN BASIN OR INTO PIPE WITH INSERTA TEE OR WITH 8"X8" TEE (SEE PLAN VIEW)
- CONST. 2'X2' INLET BOX WITH STANDARD GRATE & NO BOTTOM TO THE BASIN, GRATE=4868.30, BOTTOM OF SIDES OF BASIN=4865.30, TOP OF GRAVEL=4862.30, INSTALL 8'X8'X4" DEEP GRAVEL AREA UNDER SUMP.
- CONST. 12" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE & NO BOTTOM TO THE BASIN, GRATE=4868.08, BOTTOM OF SIDES OF BASIN=4864.58, TOP OF GRAVEL=4864.58, BOTTOM OF GRAVEL=4860.58, INSTALL 3'X3'X4" DEEP GRAVEL AREA UNDER SUMP.
- CONST. 10" NYLOPLAST DRAIN BASIN W/ STANDARD 12"X12" GRATE, AT BOTTOM OF RAIN CHAIN, GRATE=4877.30, 6" IE OUT=4875.30
- CONST. 10" NYLOPLAST DRAIN BASIN W/ STANDARD 12"X12" GRATE, GRATE=4877.75, IE OUT=4875.75
- CONST. 34.0 L.F. 8" ADS @ S=0.5%
- CONST. 10" NYLOPLAST DRAIN BASIN W/ SOLID GRATE, GRATE=4877.35, 6" IE IN=4873.47, 8" IE THRU=4873.30
- CONST. 62.5 L.F. 8" ADS @ S=0.5%
- CONST. 10" NYLOPLAST DRAIN BASIN W/ SOLID GRATE, GRATE=4876.50, 8" IE THRU=4873.61
- CONST. 92.0 L.F. 8" ADS @ S=0.5%
- CONST. 10" NYLOPLAST DRAIN BASIN W/ SOLID H2O GRATE, GRATE=4876.10, 6" IE IN=4874.24, 8" IE THRU=4874.07
- CONST. 53.7 L.F. 6" ADS @ S=1.6%
- CONST. 10" NYLOPLAST DRAIN BASIN W/ SOLID H2O GRATE, GRATE=4877.10, 6" IE THRU=4875.10

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
CWN	CROWN
IE	INVERT ELEVATION
<0.00%	DIRECTION OF DRAINAGE
-(00.00)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
XXXX	CARRY CURB (OTHER CURB IS SPILL)
4808	EXISTING CONTOUR
○	PROPOSED CONTOUR
⊕	STORM DRAIN KEYED NOTE

STORM DRAIN DISCUSSION:

THE STORM DRAIN RUNOFF GENERATED ON THIS SITE WILL BE DETAINED IN PARKING LOT AND LANDSCAPE DEPRESSIONS WITH A CONTROLLED RELEASE. SEE SEPARATE REPORT FOR STORM DRAIN CALCULATIONS.

PARKING PAVEMENT DESIGN

SEE SHEET C501

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

CIVIL ENGINEER: **EXCEL ENGINEERING**
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

The John Walden Clubhouse

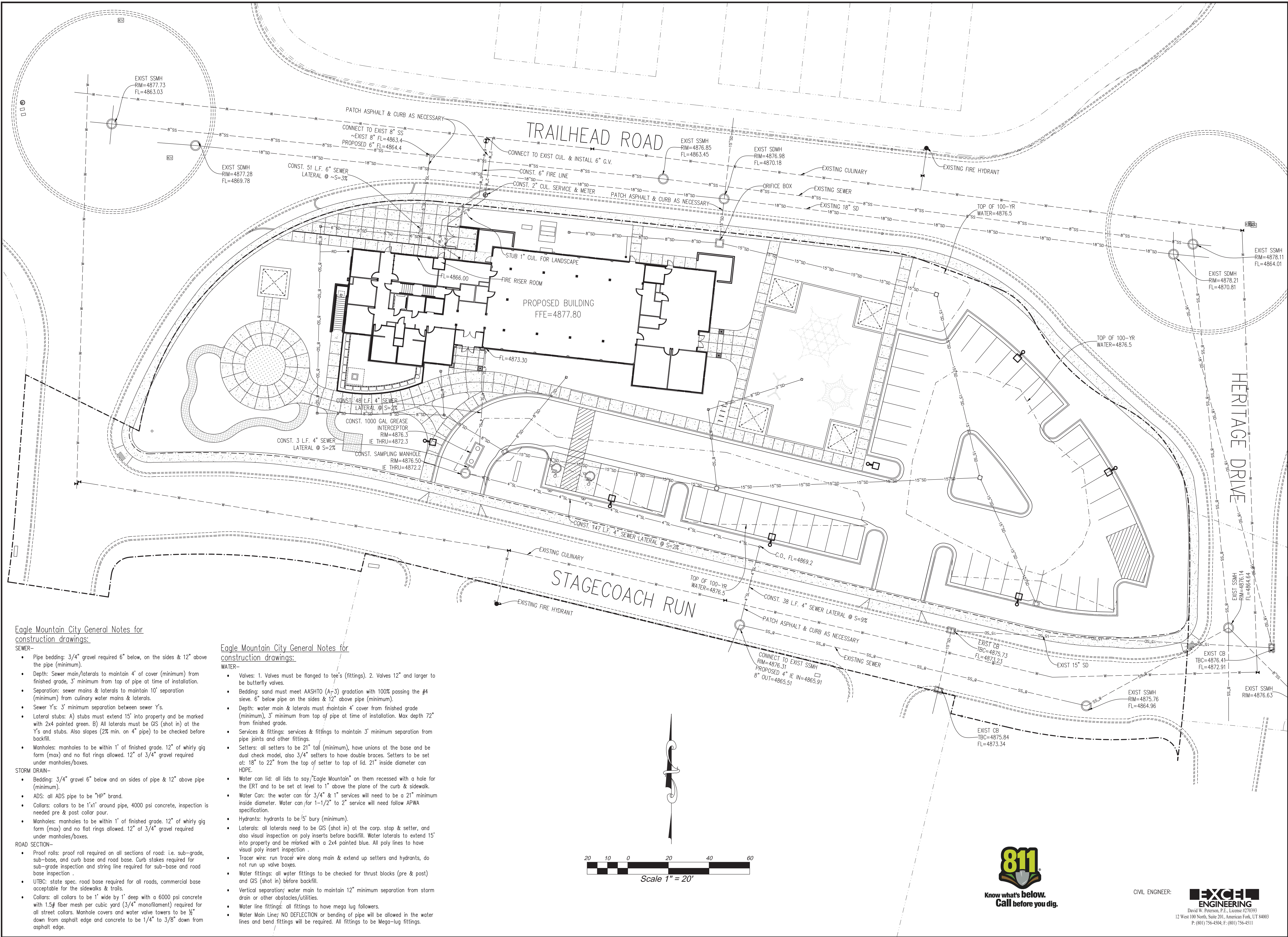
Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

March 12, 2019

GRADING & DRAINAGE PLAN

C202



- Eagle Mountain City General Notes for construction drawings:
- SEWER—
- Pipe bedding: 3/4" gravel required 6" below, on the sides & 12" above the pipe (minimum).
 - Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
 - Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
 - Sewer Y's: 3' minimum separation between sewer Y's.
 - Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
 - Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of 3/4" gravel required under manholes/boxes.
- STORM DRAIN—
- Bedding: 3/4" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
 - ADS: all ADS pipe to be "HP" brand.
 - Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
 - Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of 3/4" gravel required under manholes/boxes.
- ROAD SECTION—
- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
 - UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
 - Collars: all 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.

- Eagle Mountain City General Notes for construction drawings:
- WATER—
- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
 - Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
 - Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
 - Services & fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
 - Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also 3/4" setters to have double braces. Setters to be set at: 18" to 22" from the top of setter to top of lid. 21" inside diameter can HDPE.
 - Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
 - Water Can: the water can for 3/4" & 1" services will need to be a 21" minimum inside diameter. Water can for 1-1/2" to 2" service will need follow APWA specification.
 - Hydrants: hydrants to be 5' bury (minimum).
 - Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
 - Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
 - Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
 - Vertical separation/ water main to maintain 12" minimum separation from storm drain or other obstacles/utilities.
 - Water line fittings: all fittings to have mega lug followers.
 - Water Main Line/ NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

KEYED NOTES



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The John Walden Clubhouse

Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

March 12, 2019

UTILITY PLAN

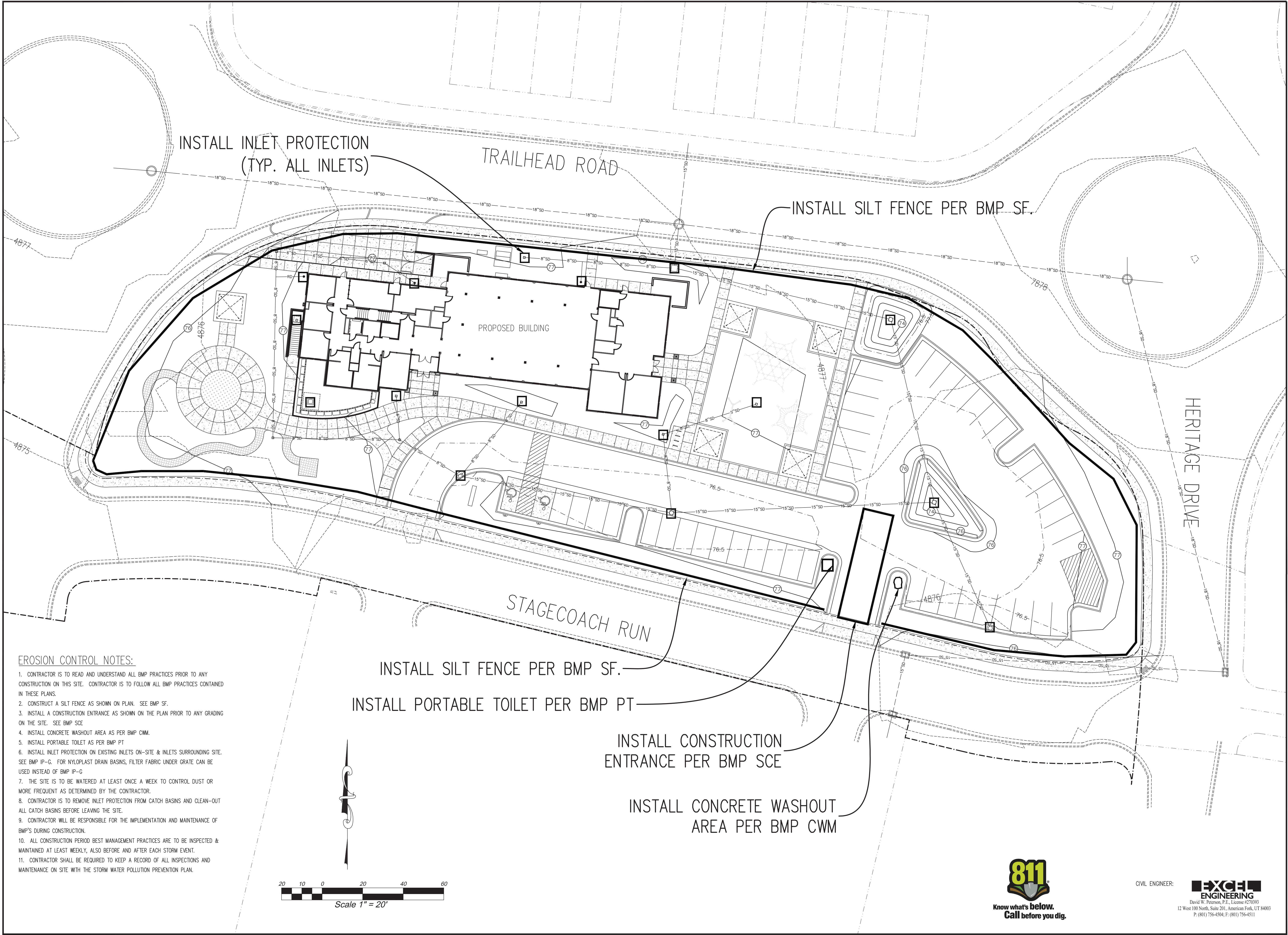
C203



CIVIL ENGINEER:



12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511



KEYED NOTES



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EROSION CONTROL PLAN

C204

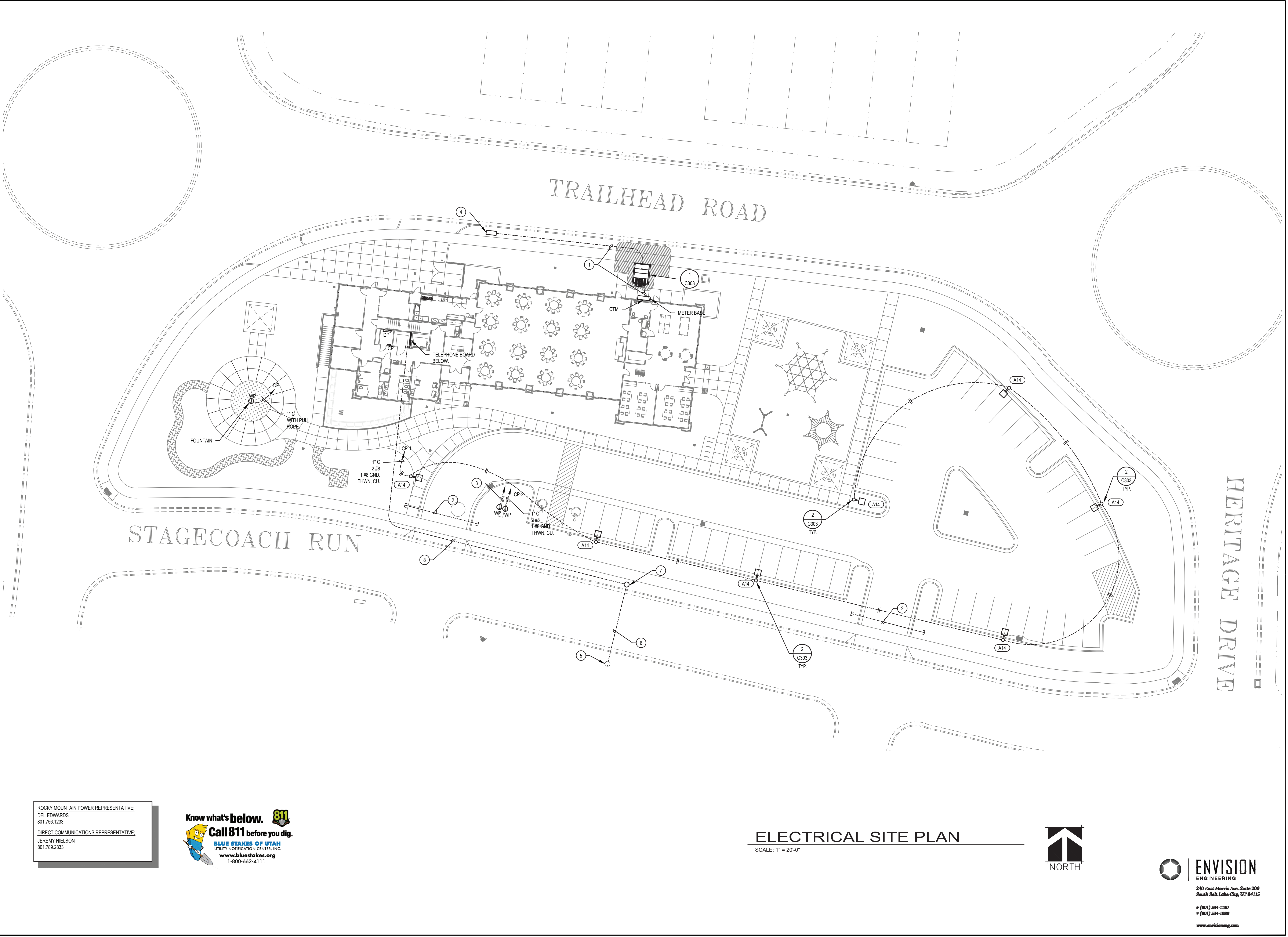


Know what's below.
Call before you dig.

CIVIL ENGINEER:



David W. Peterson, P.E., License #270093
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511



KEYED NOTES #

1. SEE ONE-LINE DIAGRAM FOR CONDUIT AND CONDUCTOR REQUIREMENTS.
2. TWO (2) 4" CONDUIT SLEEVES.
3. EXTEND A 1" CONDUIT WITH PULL ROPE TO THE TELEPHONE BOARD FOR DATA TO MONUMENT SIGN. CONFIRM EXACT SIGN LOCATION WITH THE OWNER PRIOR TO ANY ROUGH-IN. TERMINATE CONDUIT AT THE TELEPHONE BOARD AND WITHIN THE SIGN WITH NYLON BUSHINGS.
4. NEW ROCKY MOUNTAIN POWER GROUND SLEEVE. CONFIRM EXACT LOCATION WITH ROCKY MOUNTAIN POWER PRIOR TO ANY WORK BEING DONE.
5. EXISTING DIRECT COMMUNICATIONS IN-GRADE JUNCTION BOX. CONTRACTOR TO FIELD VERIFY EXACT LOCATION WITH DIRECT COMMUNICATIONS.
6. EXTEND A 4" CONDUIT WITH PULL ROPE ACROSS ROAD TO NEW IN-GRADE JUNCTION BOX. BORE ACROSS ROAD TO NEW IN-GRADE JUNCTION BOX LOCATION. COORDINATE ALL UTILITIES IN ROAD PRIOR TO BORING. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT NO COST TO THE OWNER OR CITY.
7. DIRECT COMMUNICATIONS IN-GRADE JUNCTION BOX. JUNCTION BOX IS FURNISHED AND INSTALLED BY DIRECT COMMUNICATIONS. COORDINATE ALL WORK WITH DIRECT COMMUNICATIONS.
8. EXTEND A 2" CONDUIT WITH PULL ROPE FROM THE IN-GRADE JUNCTION BOX TO THE TELEPHONE BOARD IN THE BASEMENT. UTILIZE LONG SWEEP ELBOWS TO COMPLY WITH FIBER OPTIC CABLE BENDING RADIUS REQUIREMENTS.

UTILITY REQUIREMENTS

1. BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SHEET C303 FOR TYPICAL TRENCHING REQUIREMENTS.
2. VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER AND DIRECT COMM REQUIREMENTS.
3. INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER AND DIRECT COMM.

UTILITY COORDINATION

THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL REQUIREMENTS AND LOCATIONS TO EXTEND CONDUITS FOR UTILITY USE WITHIN 2 WEEKS OF THE CONTRACT AWARD. THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE TO THE ARCHITECT AND ENGINEER A WRITTEN, SIGNED STATEMENT, INCLUDING A SKETCH OF LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS. IF THE CONTRACTOR DOES NOT COORDINATE AND VERIFY THE REQUIREMENTS WITH THE UTILITIES OR PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER ALL CHANGES DUE TO LACK OF COORDINATION WILL BE DONE AT NO ADDITIONAL EXPENSE TO THE OWNER.



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Project Number: 17-45

February 4, 2019

ELECTRICAL SITE PLAN

C301

ROCKY MOUNTAIN POWER REPRESENTATIVE:
DEL EDWARDS
801.756.1233
DIRECT COMMUNICATIONS REPRESENTATIVE:
JEREMY NIELSON
801.789.2833



ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

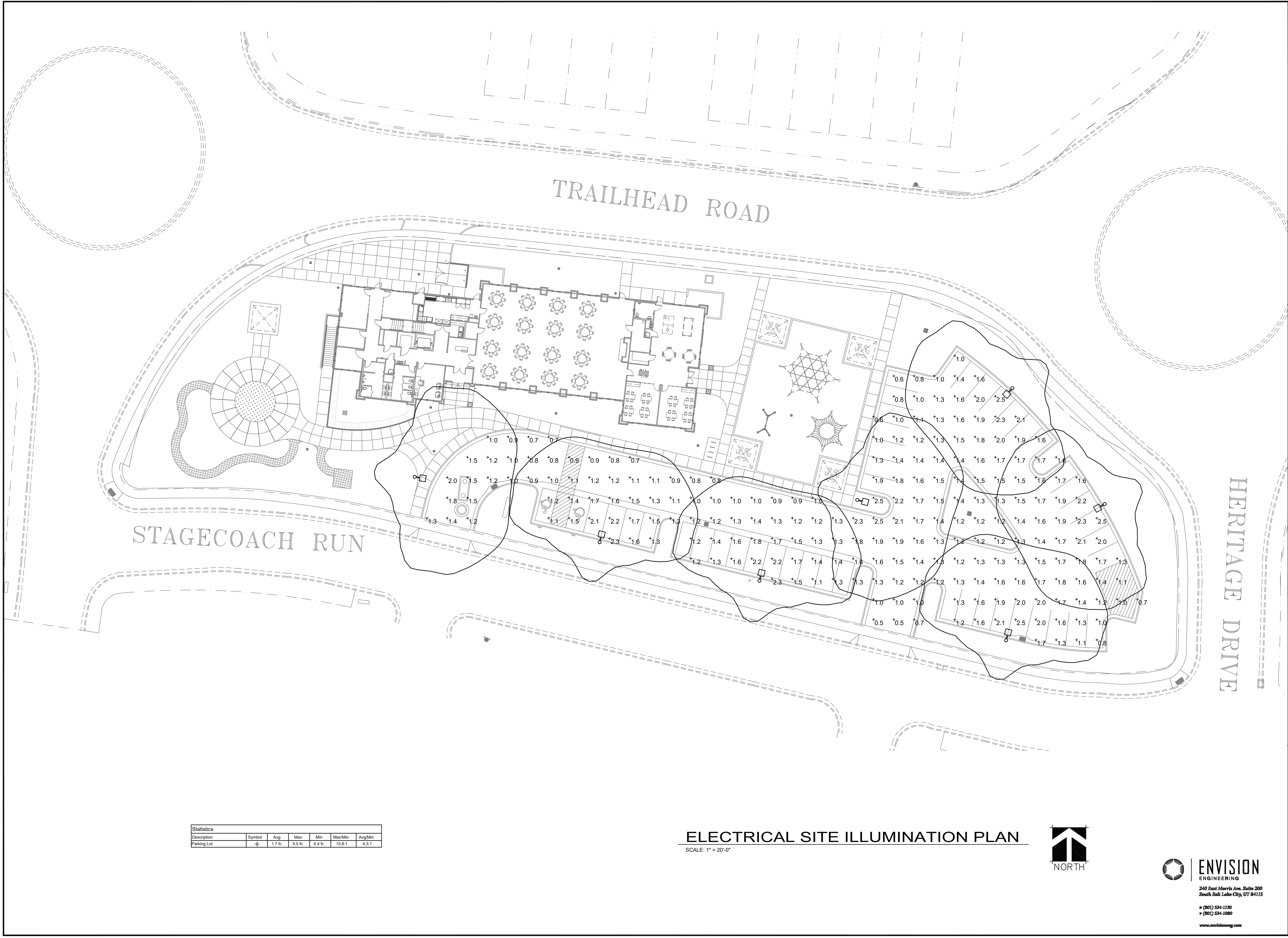


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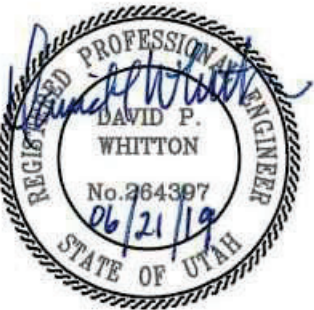
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Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.7 fc	5.5 fc	0.4 fc	13.8:1	4.3:1

ELECTRICAL SITE ILLUMINATION PLAN

SCALE: 1" = 20'-0"



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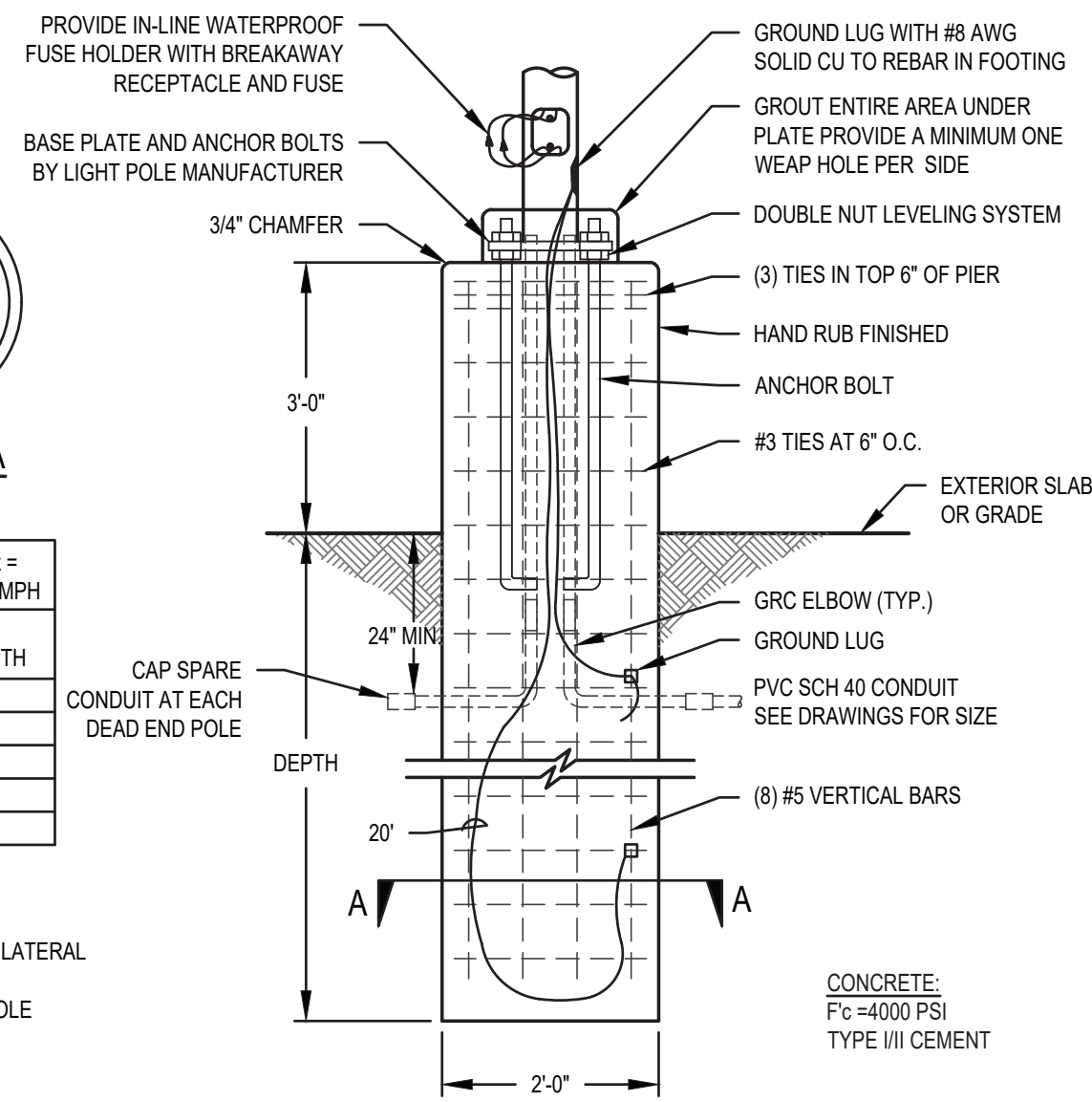
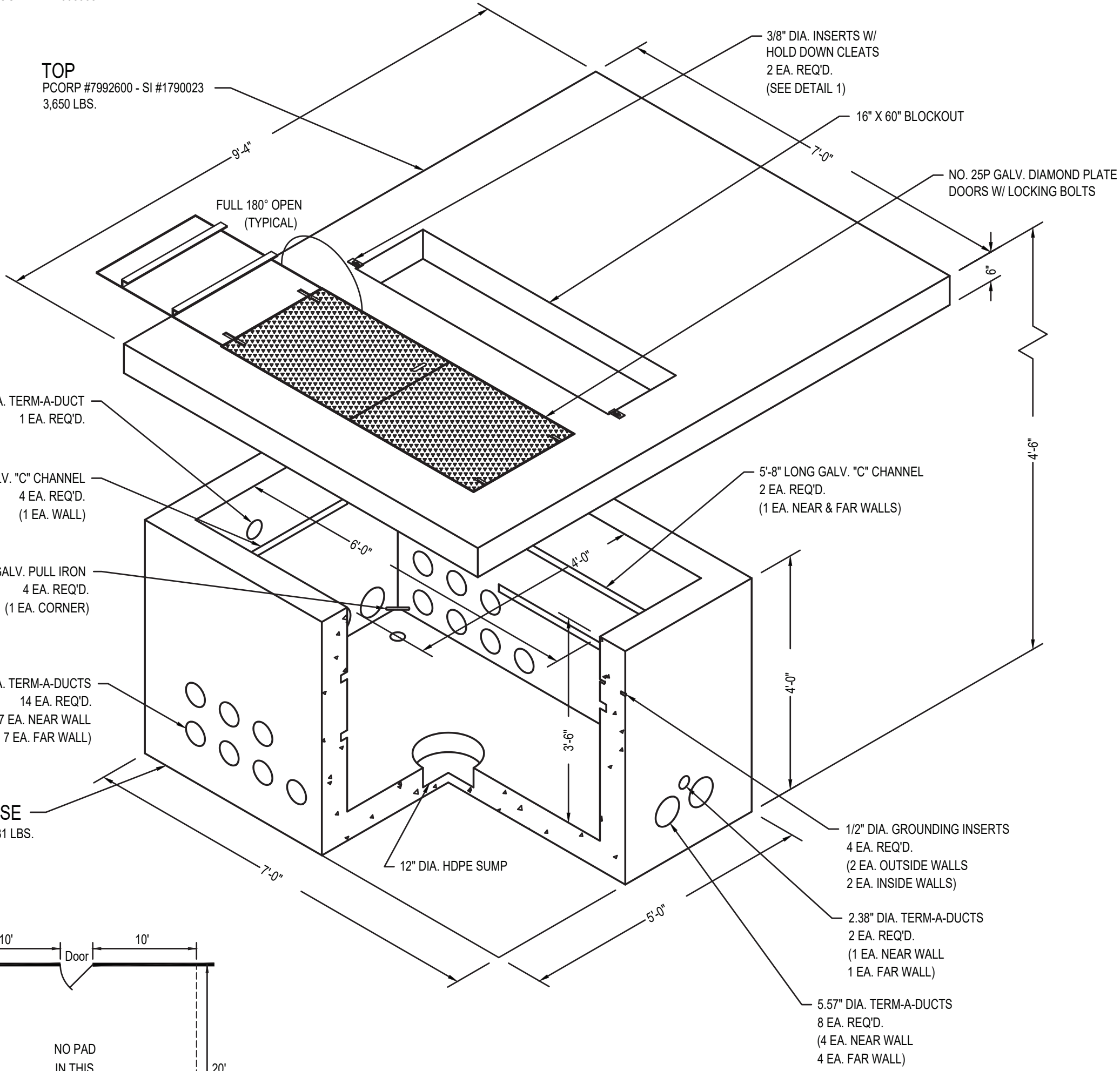
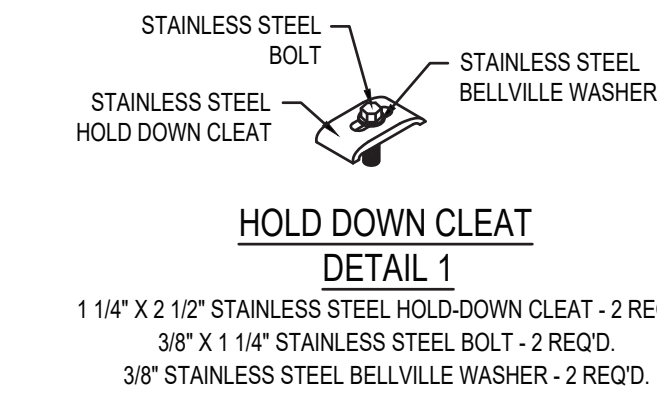
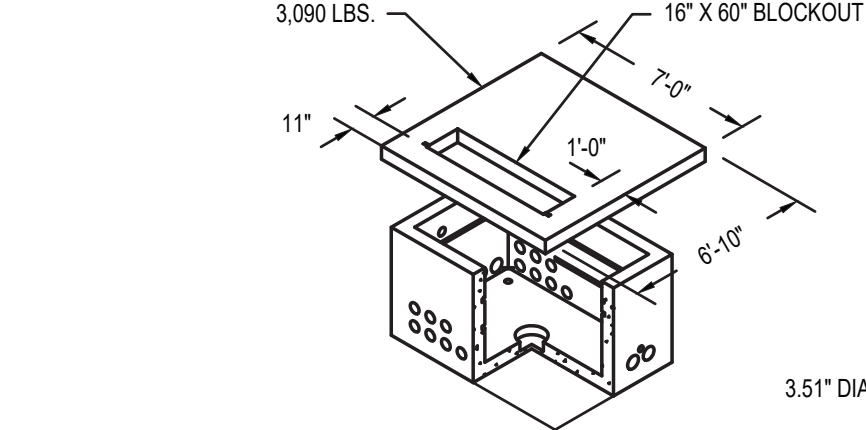
ELECTRICAL SITE ILLUMINATION PLAN

C302

2.4 - 25KV, 3-PHASE TRANSFORMER PAD/VAULT WITH ACCESS, STOCK ITEM 7992600 - STOCK ITEM 1790023
2.4 - 25KV, 3-PHASE TRANSFORMER PAD/VAULT WITHOUT ACCESS, STOCK ITEM 7992601 - STOCK ITEM 1790024
2.4 - 25KV, 3-PHASE TRANSFORMER PAD, STOCK ITEM 1790021
35KV, 3-PHASE TRANSFORMER PAD/VAULT WITH ACCESS, STOCK ITEM 7992602 - STOCK ITEM 1008977
35KV, 3-PHASE TRANSFORMER PAD/VAULT WITHOUT ACCESS, STOCK ITEM 7992603 - STOCK ITEM 1008975
35KV, 3-PHASE TRANSFORMER PAD, STOCK ITEM 1008968

OPTIONAL TOPS

2.4 - 25KV, 3-PHASE TRANSFORMER PAD/VAULT WITHOUT ACCESS
PCORP #7992601 - SI #1790024
2.4 - 25KV, 3-PHASE TRANSFORMER PAD ONLY (NO BASE)
PCORP #1790021



POLE HEIGHT	FTG DEPTH	FTG DEPTH
8'-0"	4'-0"	4'-0"
12'-0"	4'-0"	5'-0"
20'-0"	5'-0"	6'-0"
30'-0"	6'-0"	7'-0"
40'-0"	6'-0"	8'-0"

DESIGN CRITERIA:
2012 IBC
S₁ = 2.0, SOIL SITE CLASS D LATERAL
SOIL BRG = 100 PSF/FT
ASSUMED 4.0 FT³ AT TOP POLE

2 BOLTED LIGHT POLE BASE DETAIL - PARKING AREA
SCALE: NONE

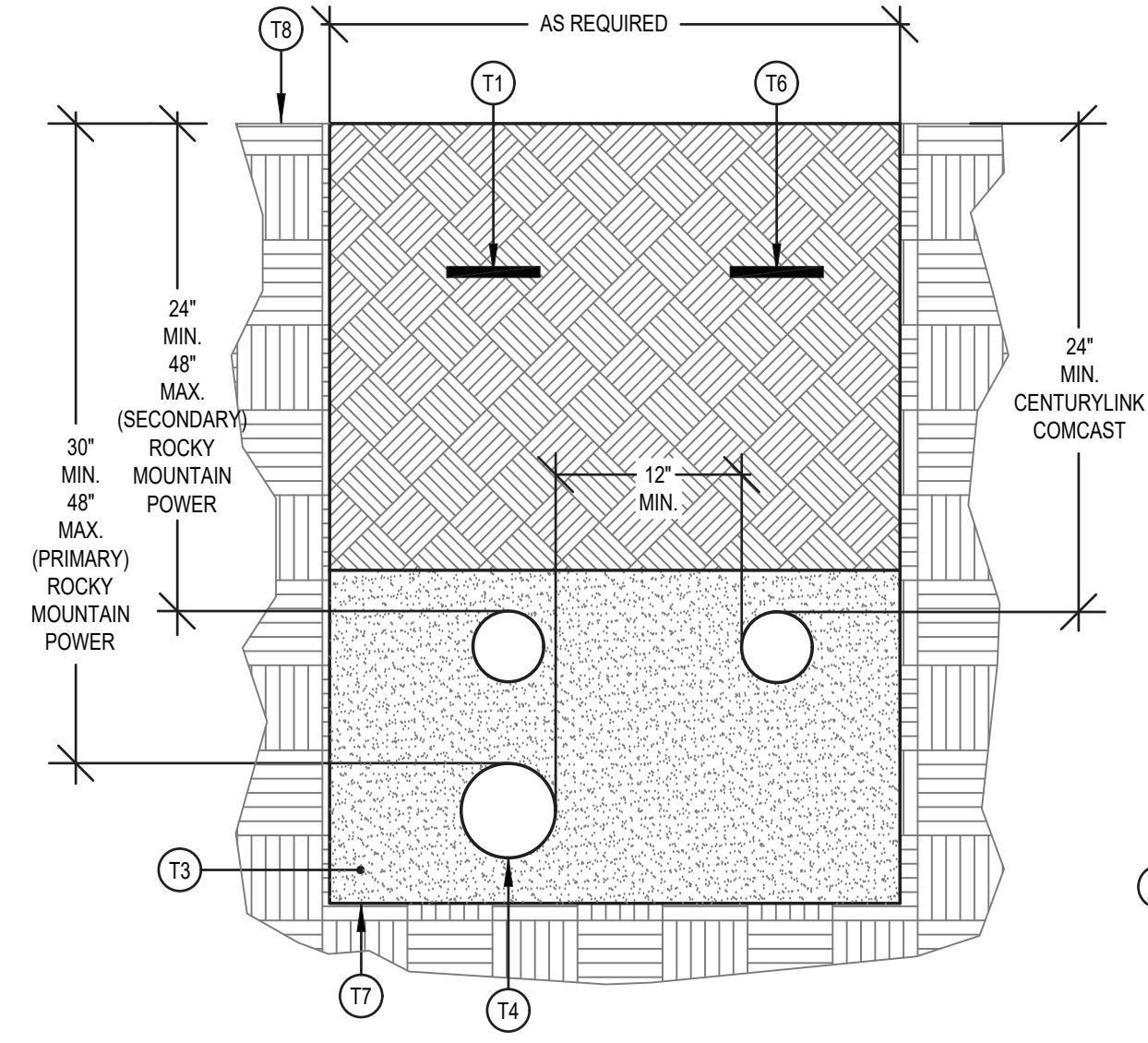
1 ROCKY MOUNTAIN POWER TRANSFORMER PAD VAULT DETAIL
SCALE: NONE

TRENCHING KEYED NOTES: 1F

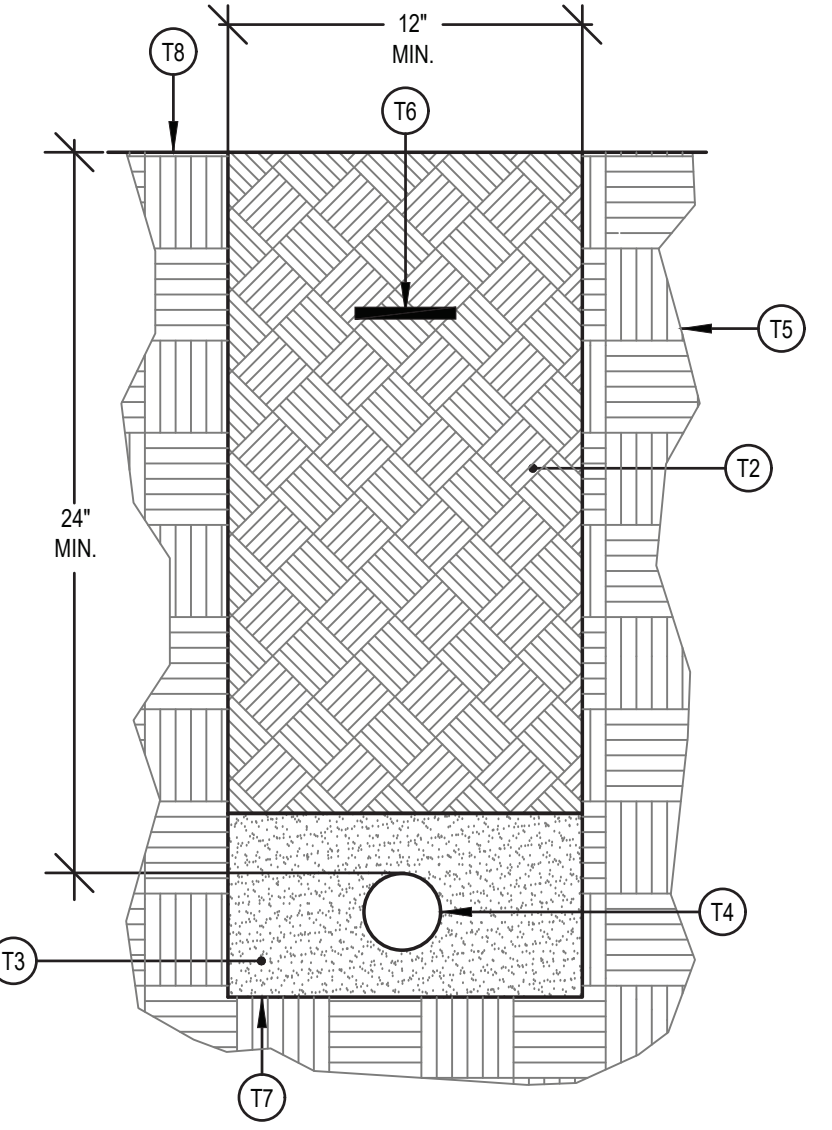
1. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
2. CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
3. BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
4. ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC.
5. UNDISTURBED EARTH.
6. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
7. TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SIT FLAT (HORIZONTAL) WITH THE GROUND.
8. FINISHED GRADE.

TRENCHING GENERAL NOTES:

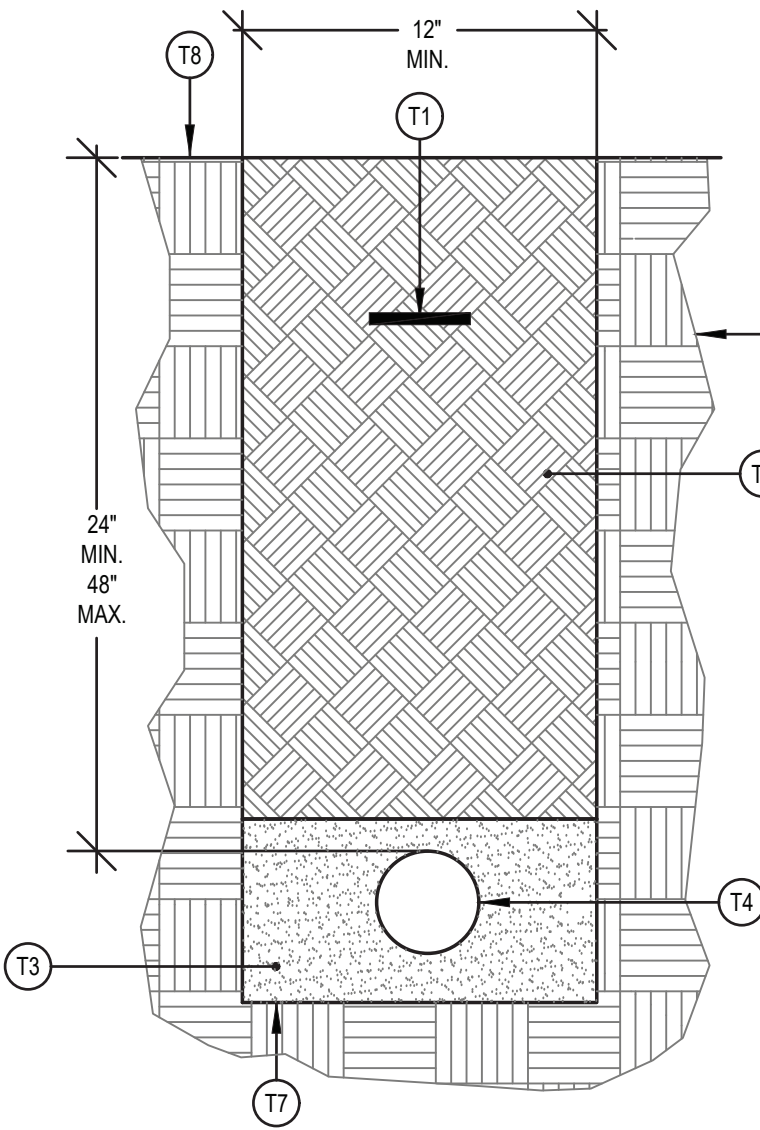
1. PROVIDE PULL 1/4" NYLON ROPES IN ALL CONDUITS.
2. HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
3. ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
4. REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR FOR ADDITIONAL INFORMATION.
5. VERIFY ALL REQUIREMENTS WITH CENTURYLINK AND COMCAST PRIOR TO TRENCHING.



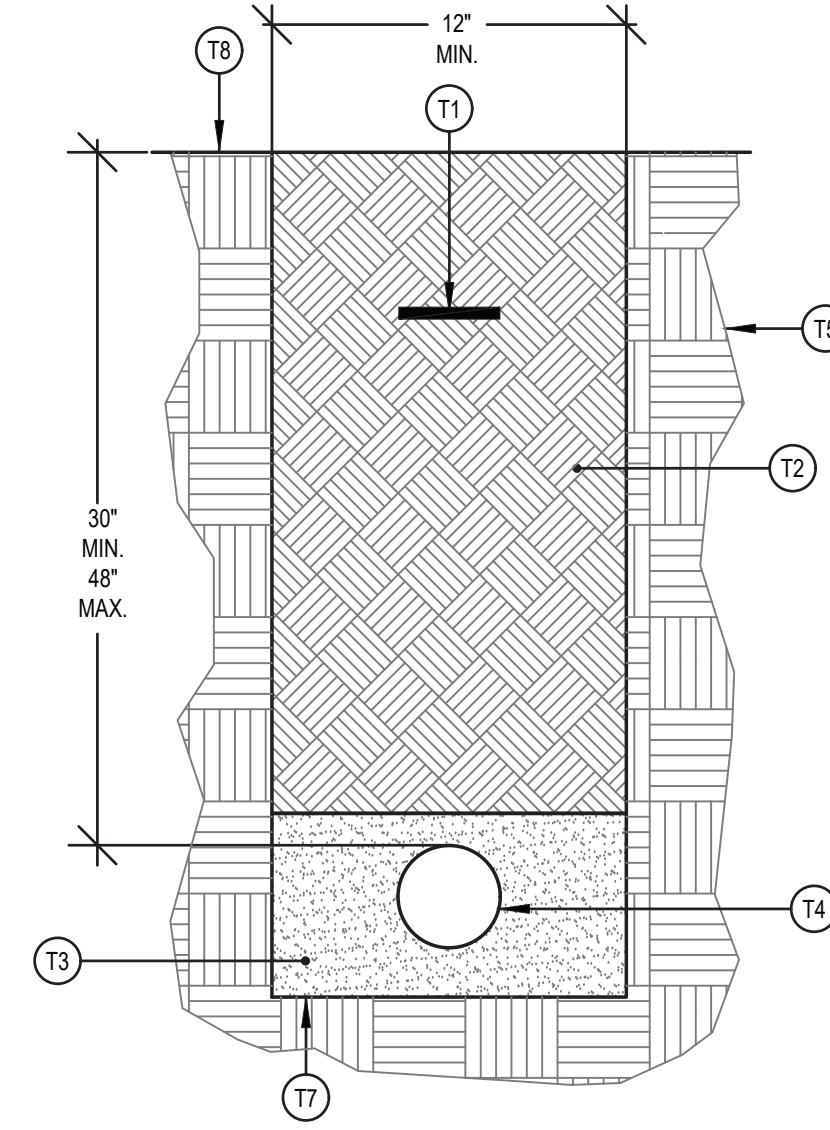
6 TRENCH DETAIL - JOINT USE
SCALE: NONE
ROCKY MOUNTAIN POWER / CENTURYLINK / COMCAST (JOINT USE)



5 TRENCH DETAIL
SCALE: NONE
CENTURYLINK / COMCAST



4 TRENCH DETAIL
SCALE: NONE
ROCKY MOUNTAIN POWER (SECONDARY POWER)



3 TRENCH DETAIL
SCALE: NONE
ROCKY MOUNTAIN POWER (PRIMARY POWER)



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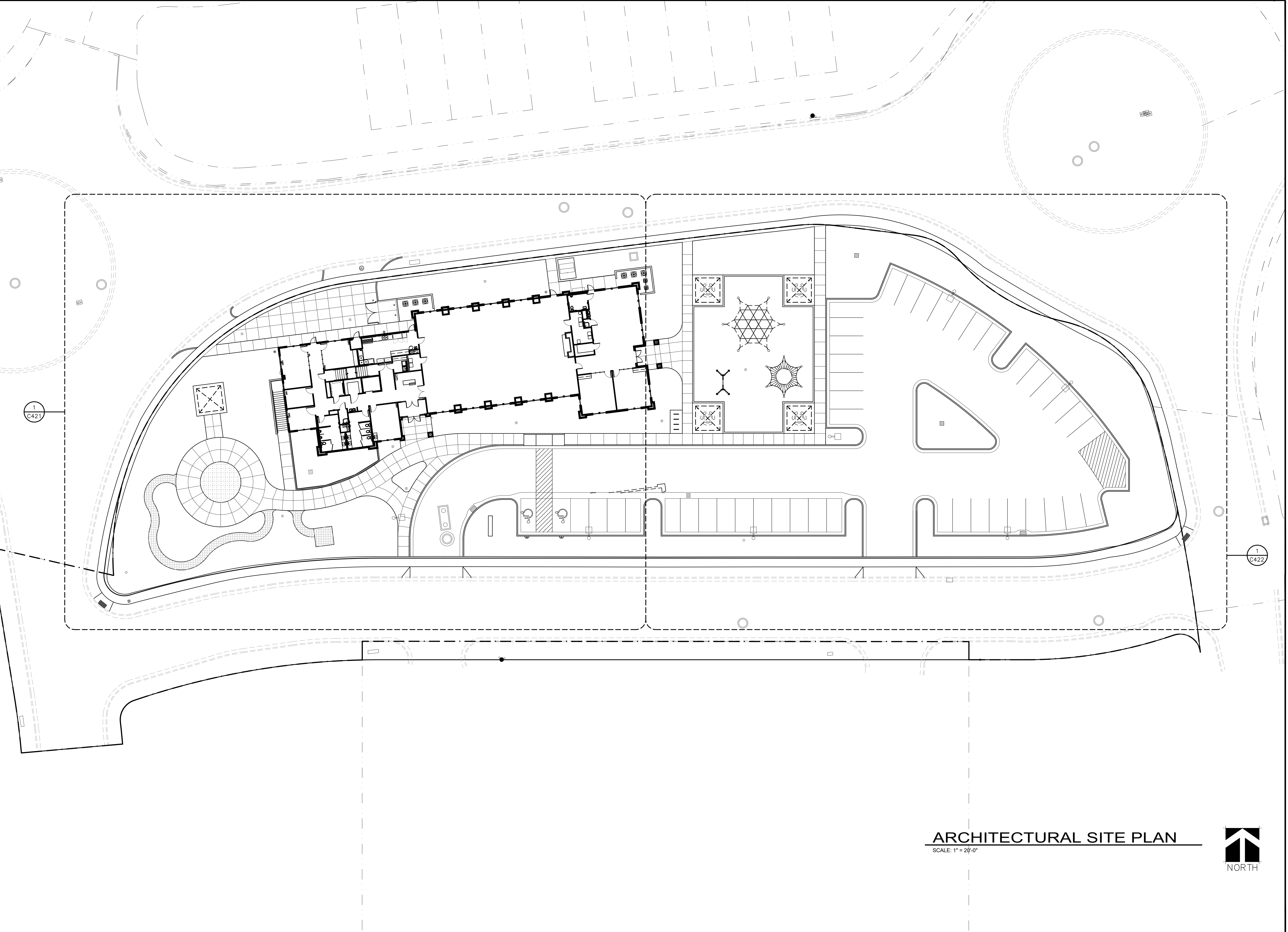
Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

February 4, 2019

ELECTRICAL SITE PLAN DETAILS

C303

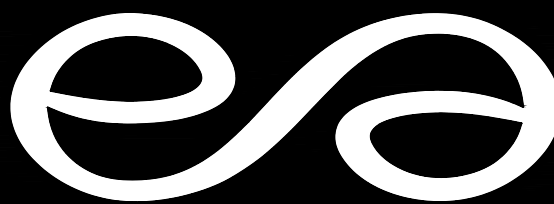
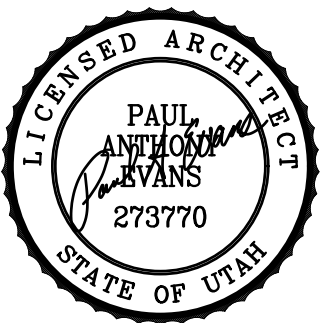


ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



- GENERAL NOTES
1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE
 2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
 3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
 4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE
 5. THE CONTRACTOR SHALL PROVIDE A 6 FOOT HIGH CHAINLINK TEMPORARY FENCE AROUND THE PERIMETER OF THE SITE FOR THE DURATION OF THE CONSTRUCTION
 6. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
 7. EXTERIOR CONCRETE - USE 4,500 PSI. MINIMUM IF EXPOSED TO FREEZING AND/OR DE-ICERS, 4,000 PSI. MINIMUM OTHERWISE.
 8. CONTRACTOR TO INSTALL EXPANSION AND CONTRACTION JOINTS AS REQUIRED PER THE SPECIFICATIONS.
 9. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION



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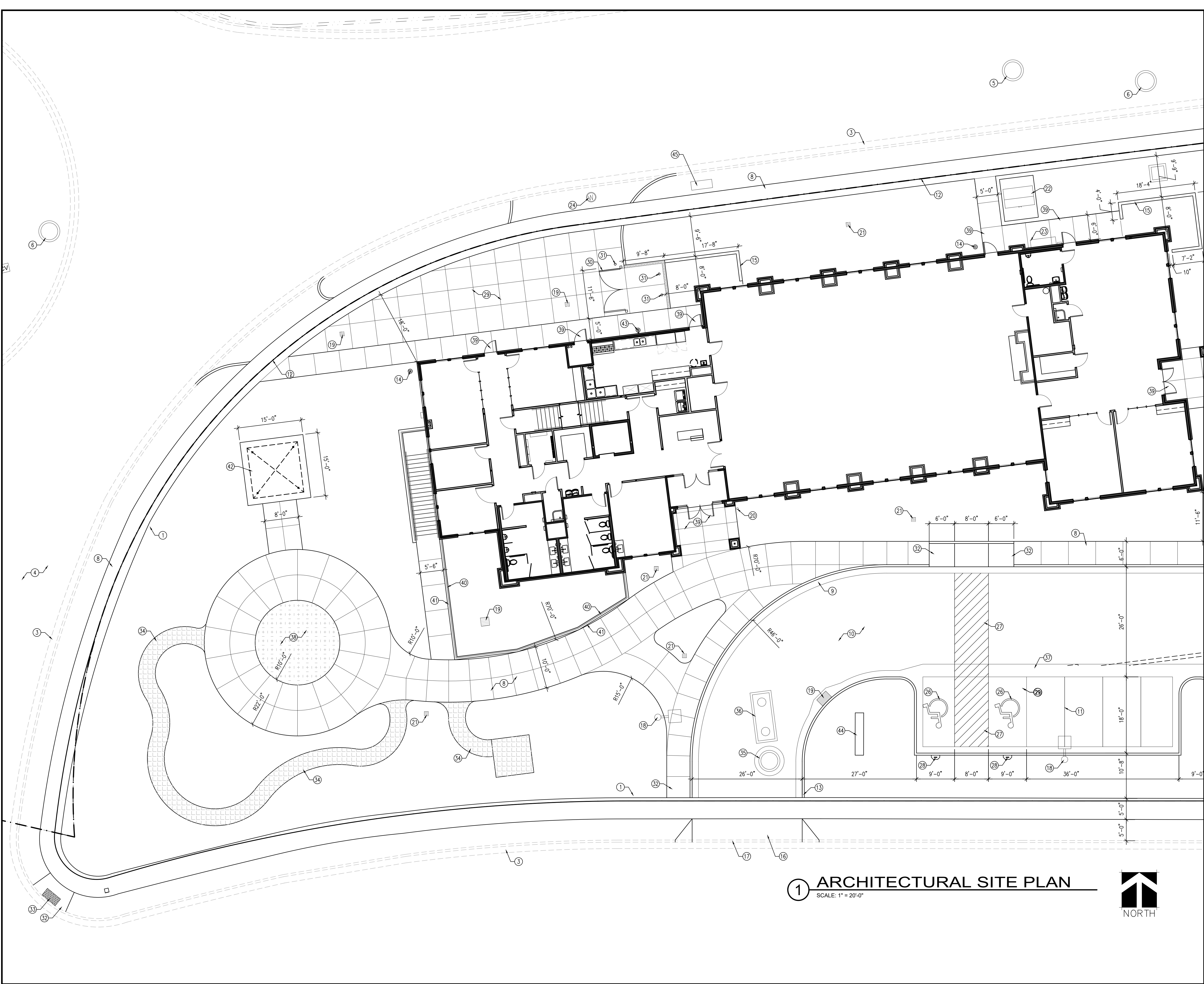
Project Number: 17-45

October 10, 2017 - Concept Plans

July 1, 2019 - Permit Set

ARCHITECTURAL SITE PLAN

C401



- | KEYED NOTES |
|---|
| 1. 6'-0" HIGH WROUGHT IRON FENCE |
| 2. 6'-0" HIGH WROUGHT IRON FENCE WITH 12" WIDE CONCRETE MOW STRIP |
| 3. EXISTING CONCRETE CURB AND GUTTER TO REMAIN, PROTECT DURING CONSTRUCTION |
| 4. EXISTING ASPHALT PAVEMENT TO REMAIN, PROTECT DURING CONSTRUCTION |
| 5. EXISTING SANITARY SEWER MANHOLE TO REMAIN, PROTECT DURING CONSTRUCTION |
| 6. EXISTING STORM DRAIN MANHOLE TO REMAIN, PROTECT DURING CONSTRUCTION |
| 7. EXISTING STORM DRAIN CATCH BASIN TO REMAIN, PROTECT DURING CONSTRUCTION |
| 8. CONCRETE SIDEWALK, SEE H/C501 |
| 9. CONCRETE CURB AND GUTTER, SEE C6 |
| 10. ASPHALT PAVEMENT, SEE C/C501 |
| 11. 4" WIDE PAINTED PARKING STRIPS, TYPICAL |
| 12. PROPERTY LINE |
| 13. TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES, SEE E/C501, TYPICAL |
| 14. DOWNSPOUT CATCH BASIN AT THE BOTTOM OF RAIN CHAIN, SEE GRADING AND DRAINAGE PLAN |
| 15. MECHANICAL ENCLOSURE |
| 16. CONCRETE DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS |
| 17. SAWCUT EXISTING CONCRETE CURB DOWN FOR NEW CONCRETE DRIVE APPROACH |
| 18. LIGHT POLE, SEE ELECTRICAL |
| 19. CATCH BASIN, SEE GRADING AND DRAINAGE PLAN |
| 20. CLEAN OUT TO GRADE, SEE 3/P501 AND UTILITY PLAN |
| 21. YARD DRAIN, SEE GRADING AND DRAINAGE PLAN |
| 22. TRANSFORMER, SEE ELECTRICAL |
| 23. MAIN DISTRIBUTION PANEL, SEE ELECTRICAL |
| 24. WATER METER, SEE UTILITY PLAN |
| 25. (4) BICYCLE RACKS WITH CONCRETE PAD, RACKS TO BE SET 2'-6" BETWEEN RACKS, SEE K/C501 |
| 26. PAINTED ACCESSIBLE PARKING SYMBOL |
| 27. PAINTED ACCESSIBLE AISLE |
| 28. VAN ACCESSIBLE ADA PARKING SIGNAGE WITH CONCRETE APRON, SEE A/C501 |
| 29. CONCRETE PAVEMENT, SEE D/C501 |
| 30. METAL DUMPSTER ENCLOSURE GATE, SEE A/C601 |
| 31. BOLLARD, SEE F/C501 |
| 32. ADA RAMP |
| 33. DETECTABLE WARNING PANEL |
| 34. STAMPED AND COLORED CONCRETE SIDEWALK |
| 35. SANITARY SEWER SAMPLING MANHOLE WITH 12" CONCRETE COLLAR, SEE UTILITY PLAN |
| 36. SANITARY SEWER GREASE INTERCEPTOR, SEE UTILITY PLAN |
| 37. CONCRETE WATERWAY, SEE GRADING AND DRAINAGE PLAN AND C206 |
| 38. WATER FEATURE |
| 39. CONCRETE ENTRY, SEE B/C501 |
| 40. CONCRETE RETAINING WALL, SEE STRUCTURAL |
| 41. 3'-6" HIGH METAL GUARDRAIL |
| 42. GAZEBO, OWNER PROVIDED AND INSTALLED |
| 43. DOWNSPOUT CATCH BASIN AT THE BOTTOM OF METAL DOWNSPOUT, SEE GRADING AND DRAINAGE PLAN |
| 44. MONUMENT SIGN |
| 45. ROCKY MOUNTAIN GROUND SLEEVE, SEE ELECTRICAL |

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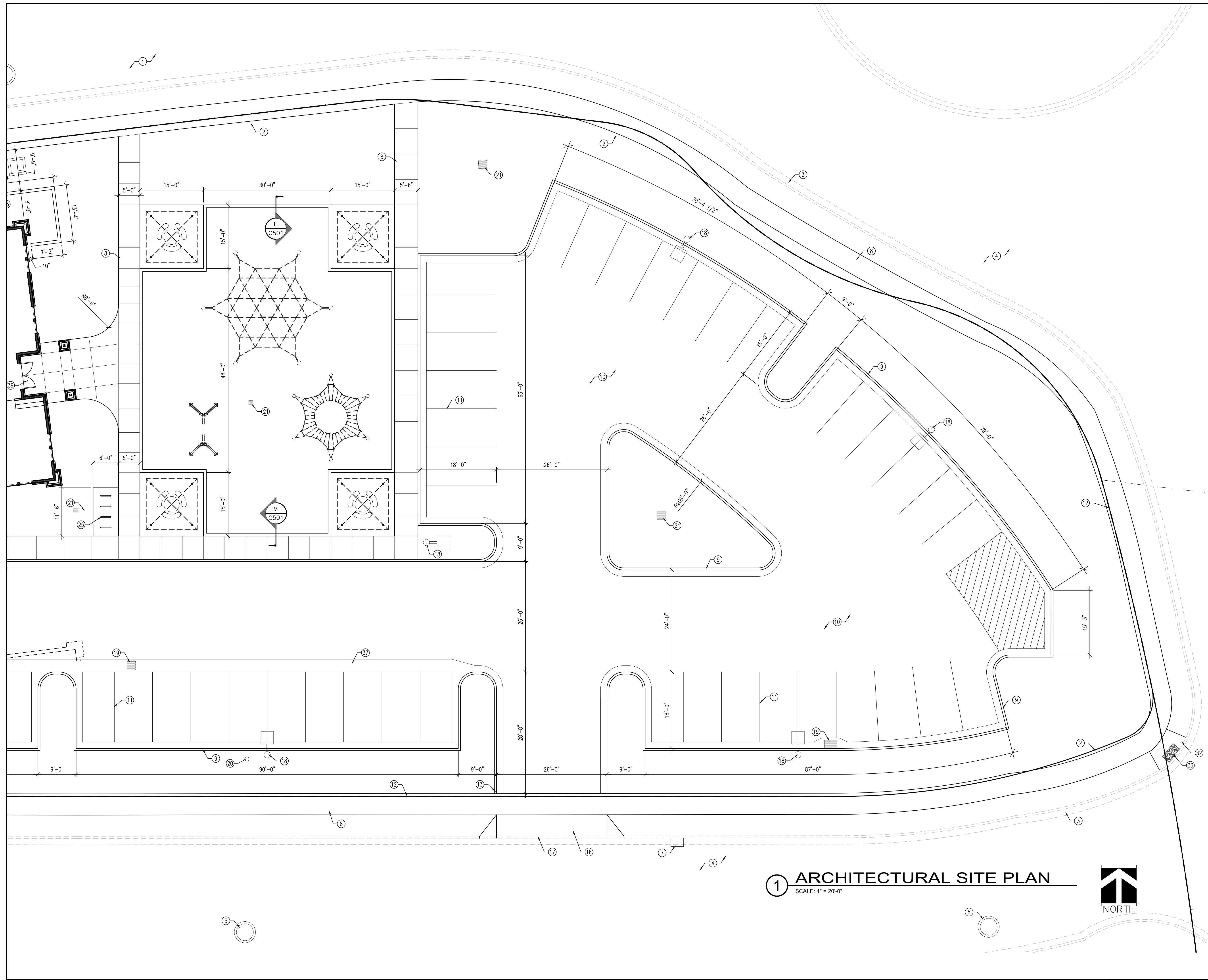
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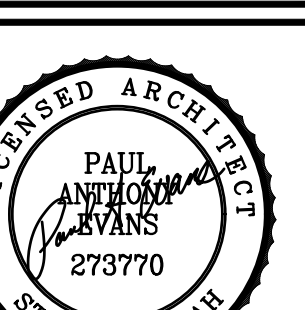
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ENLARGED ARCHITECTURAL SITE PLAN

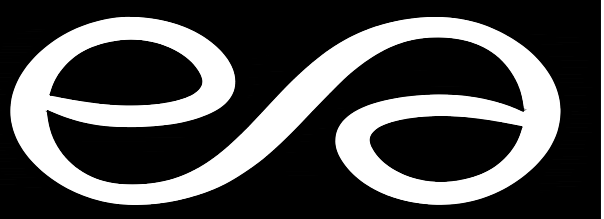
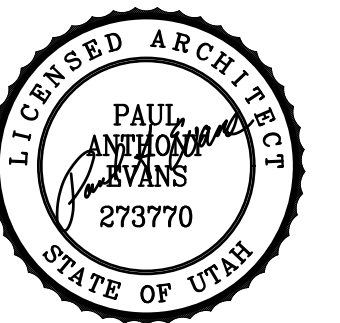
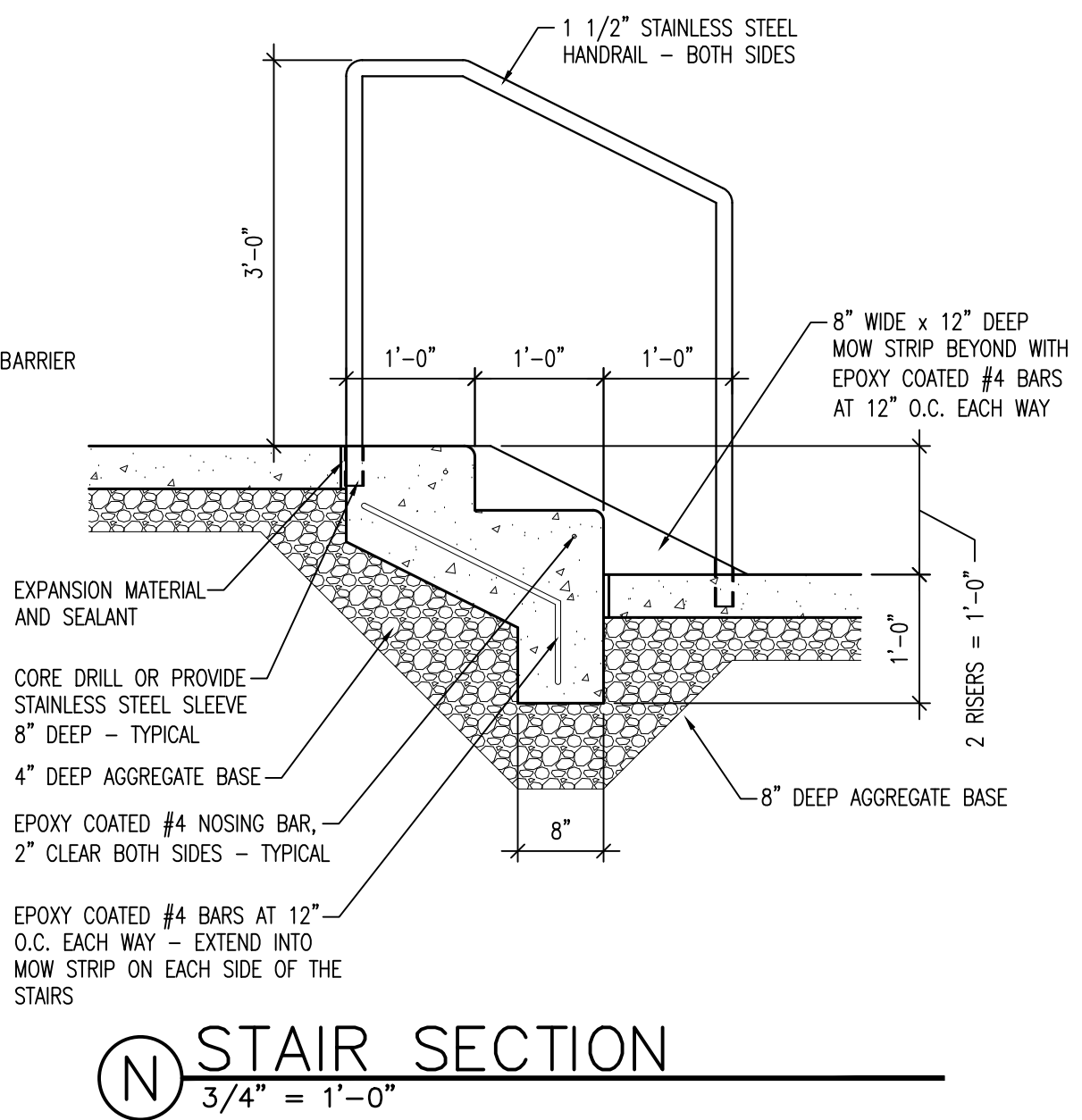
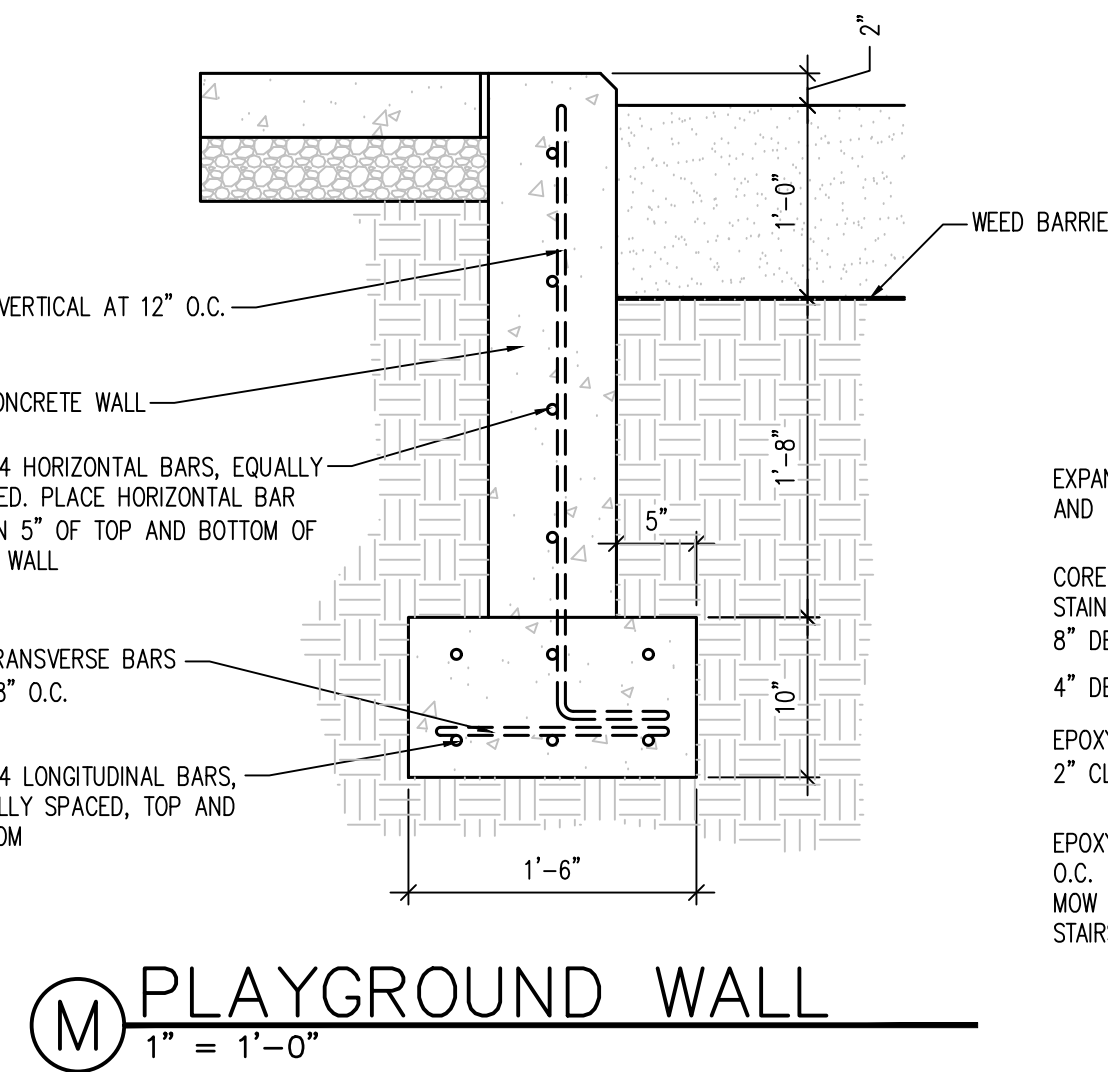
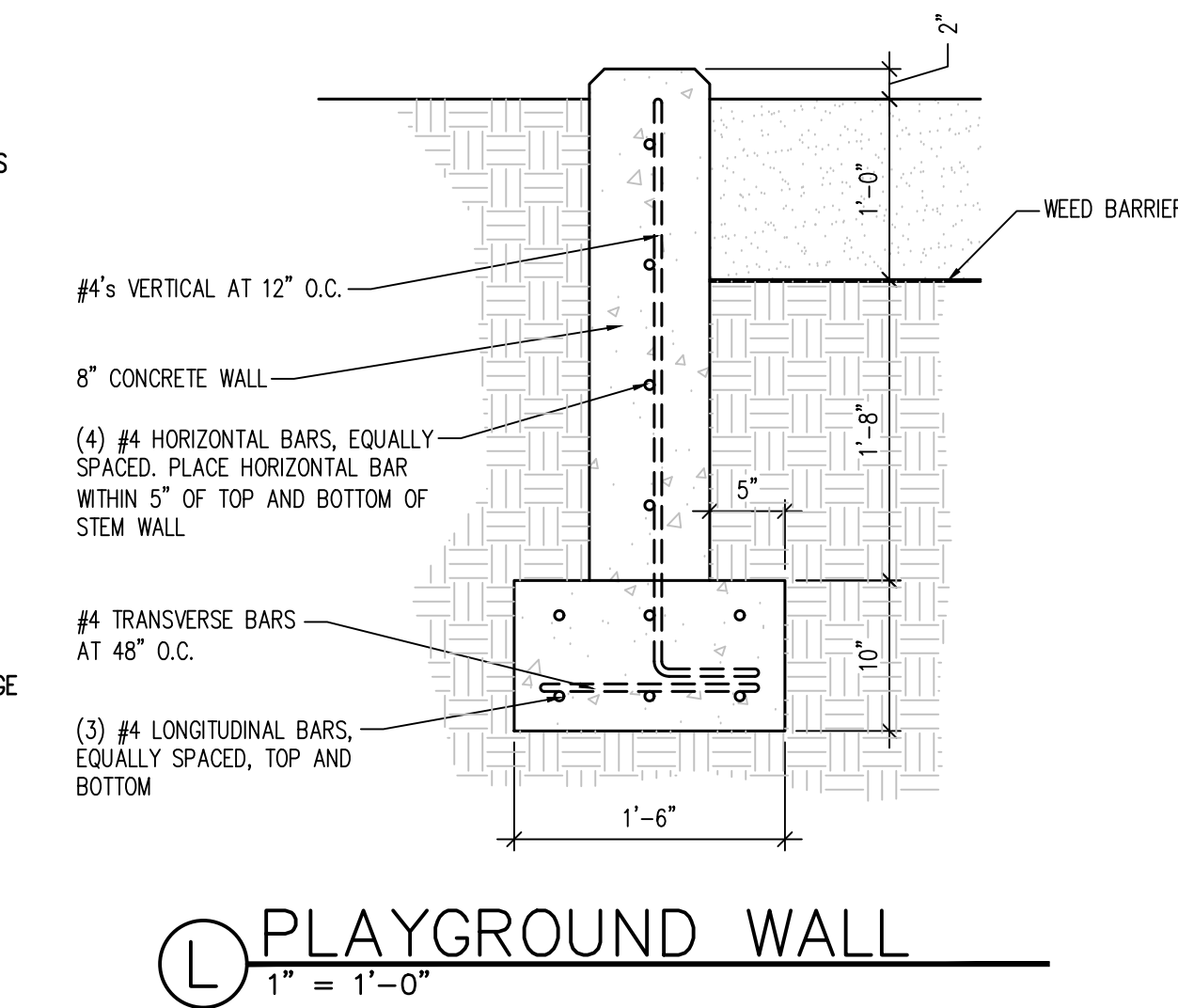
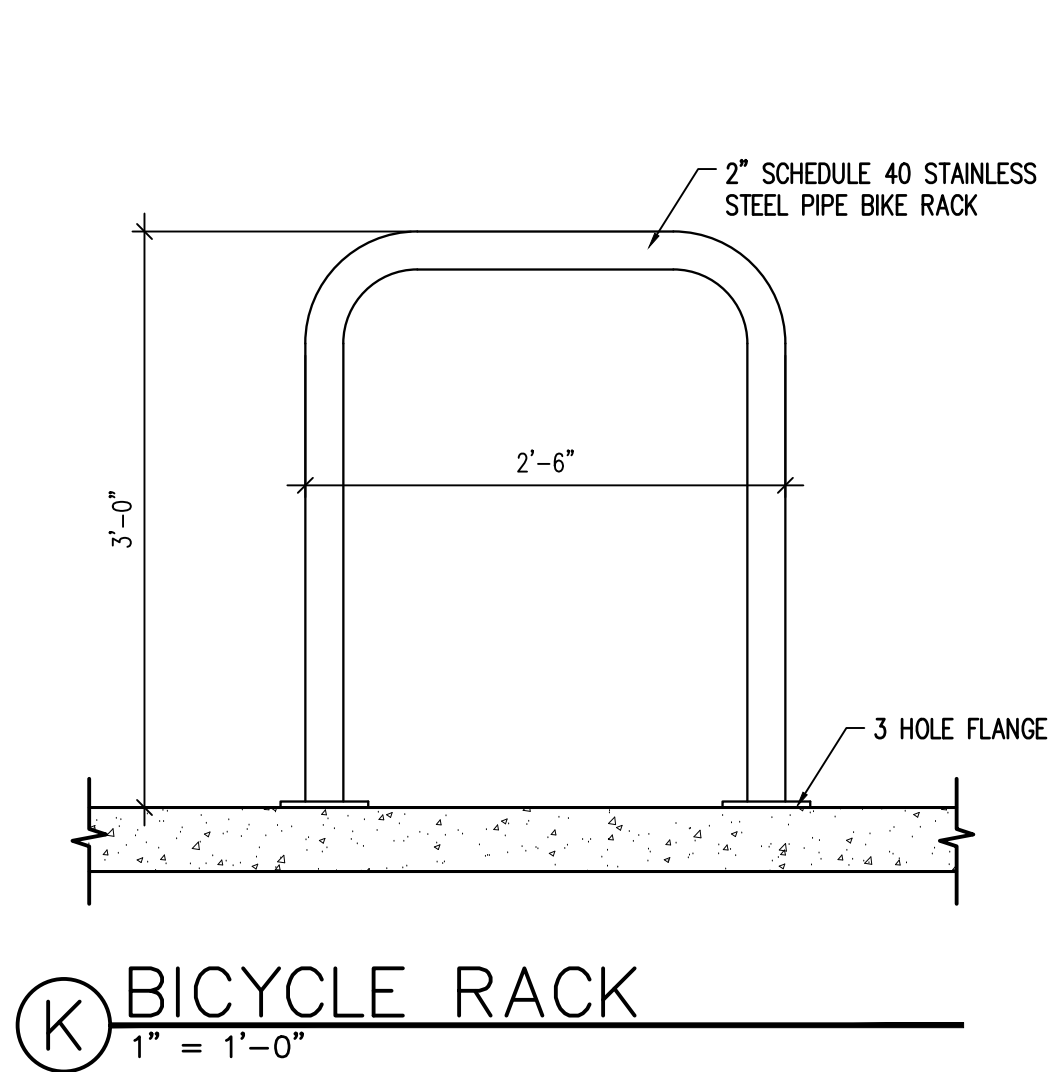
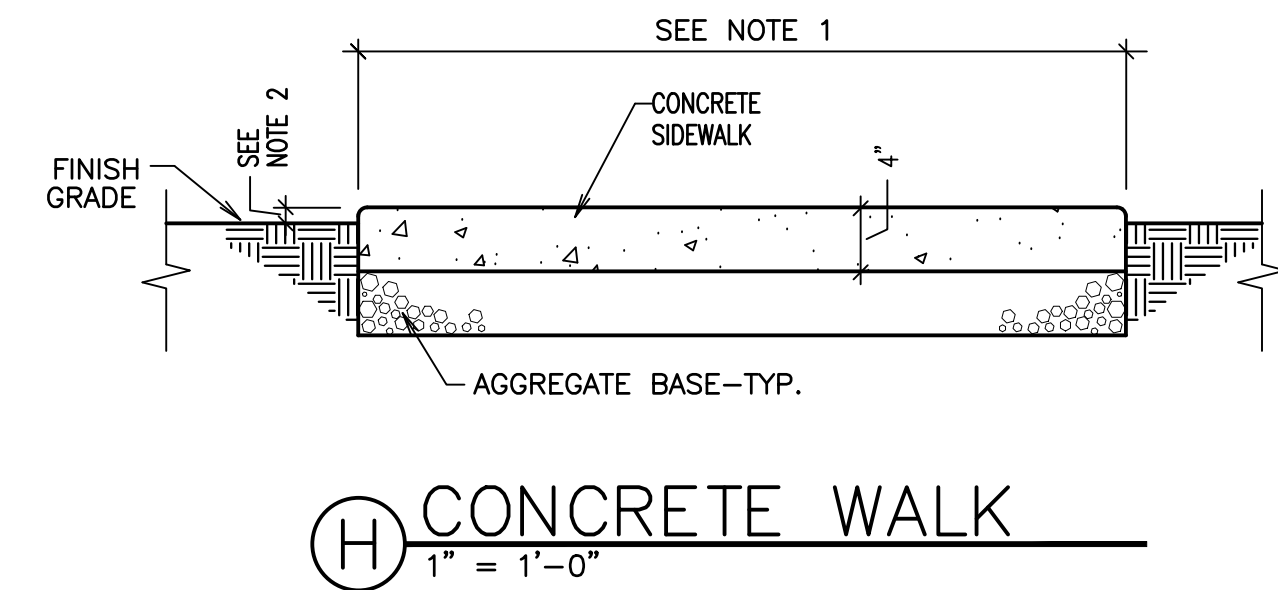
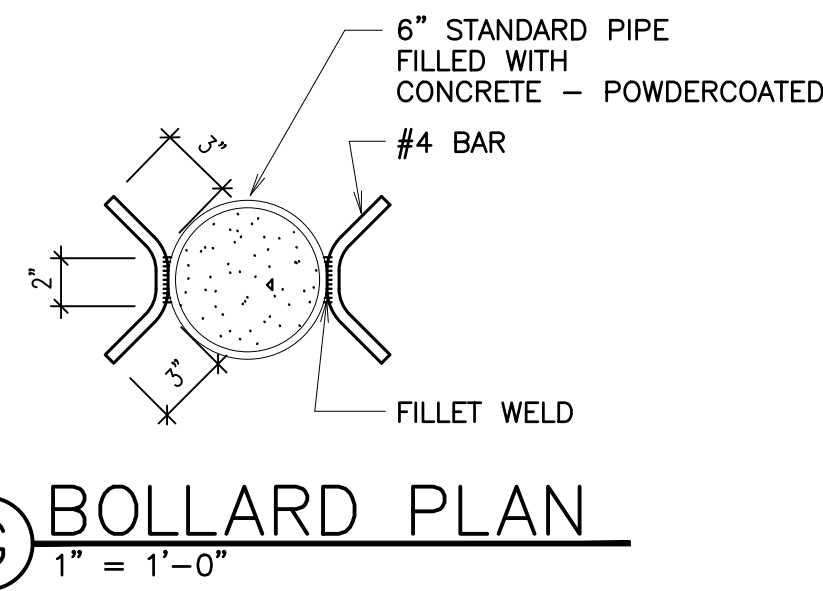
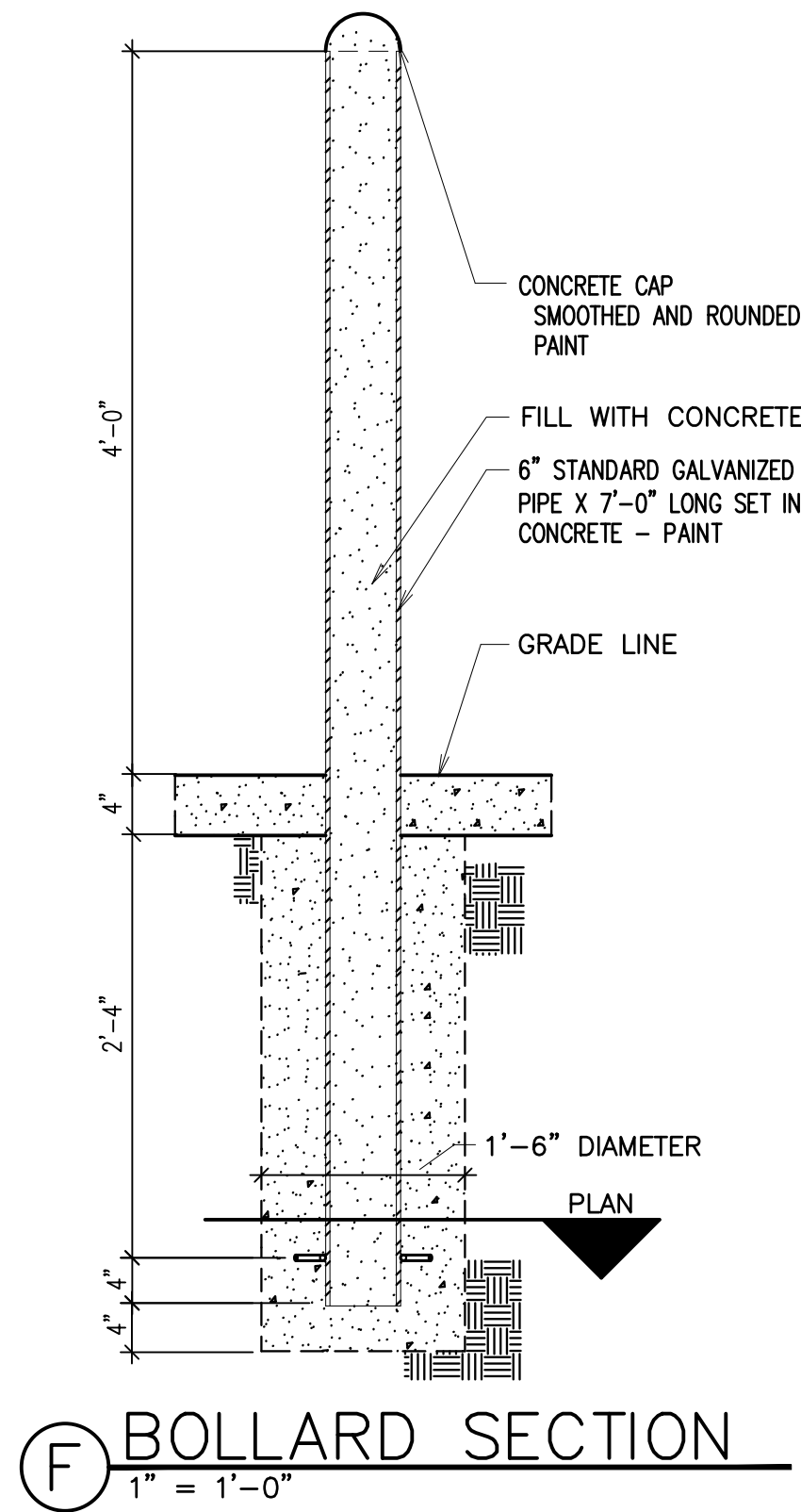
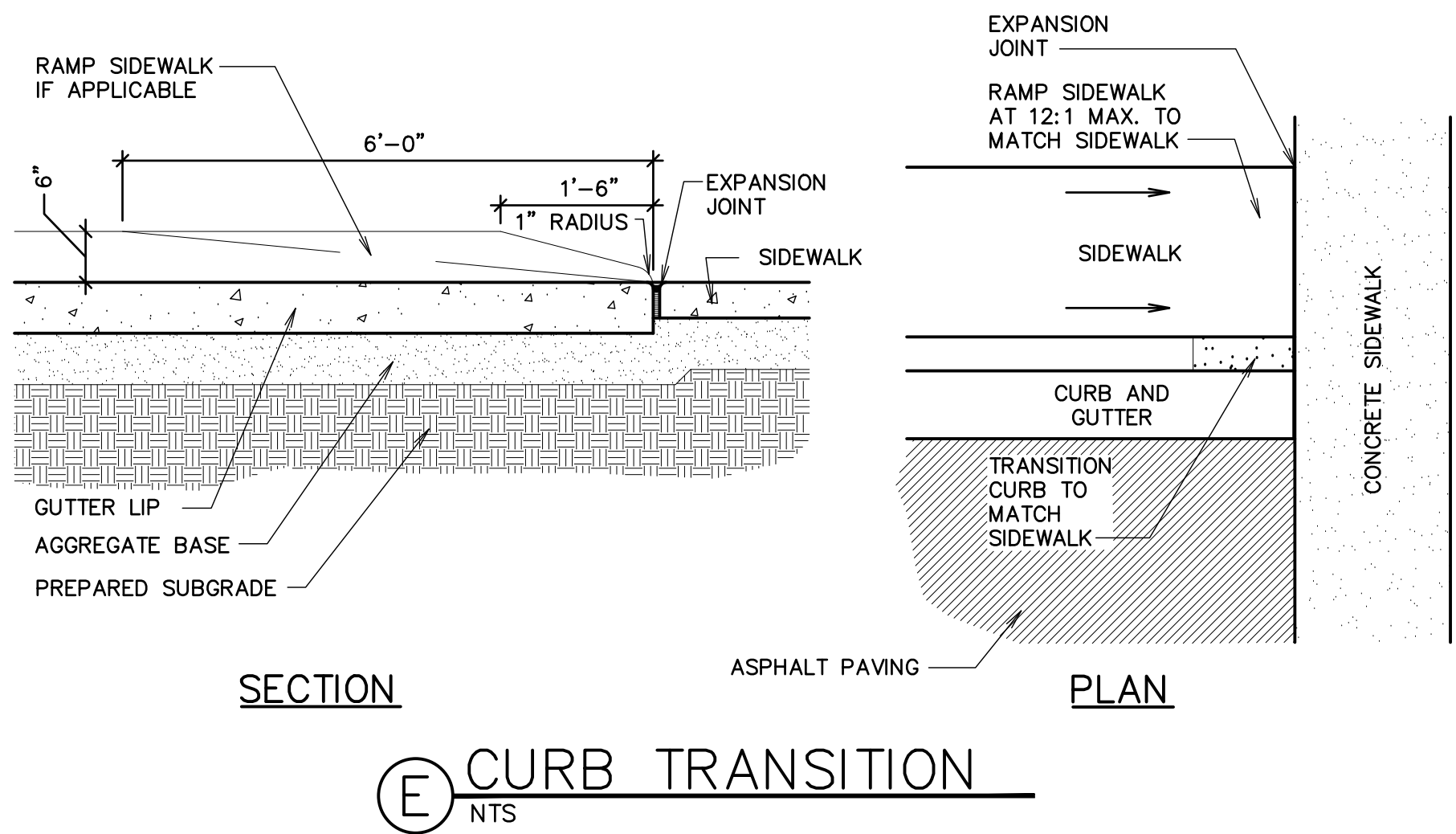
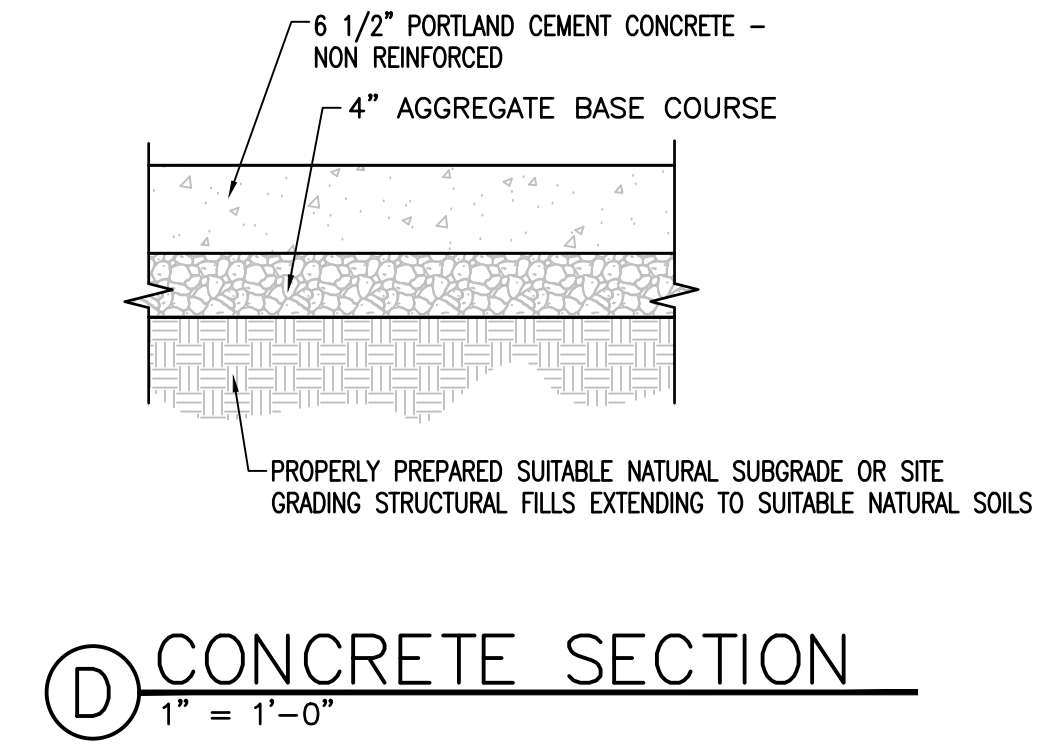
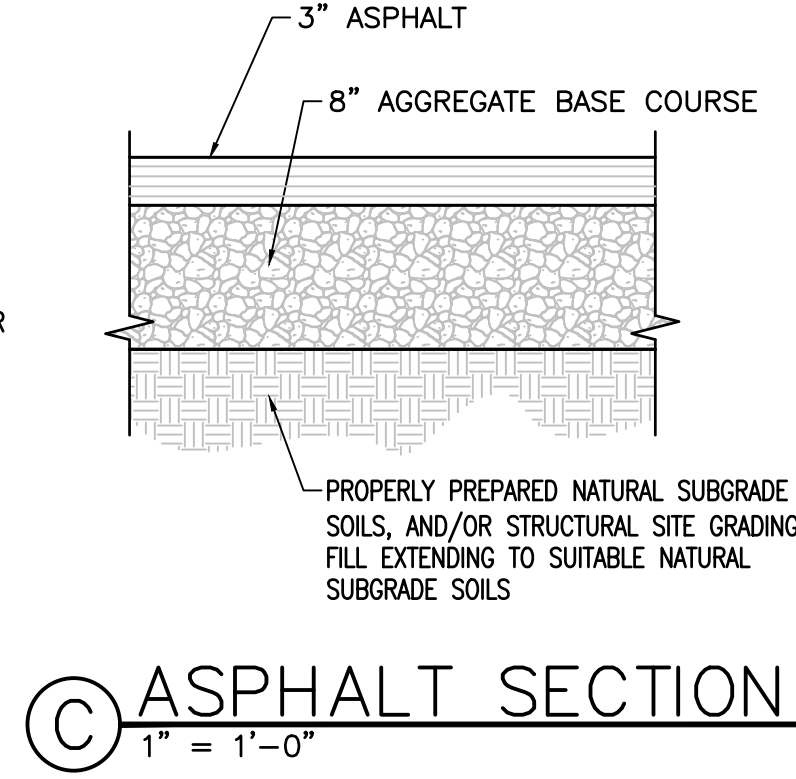
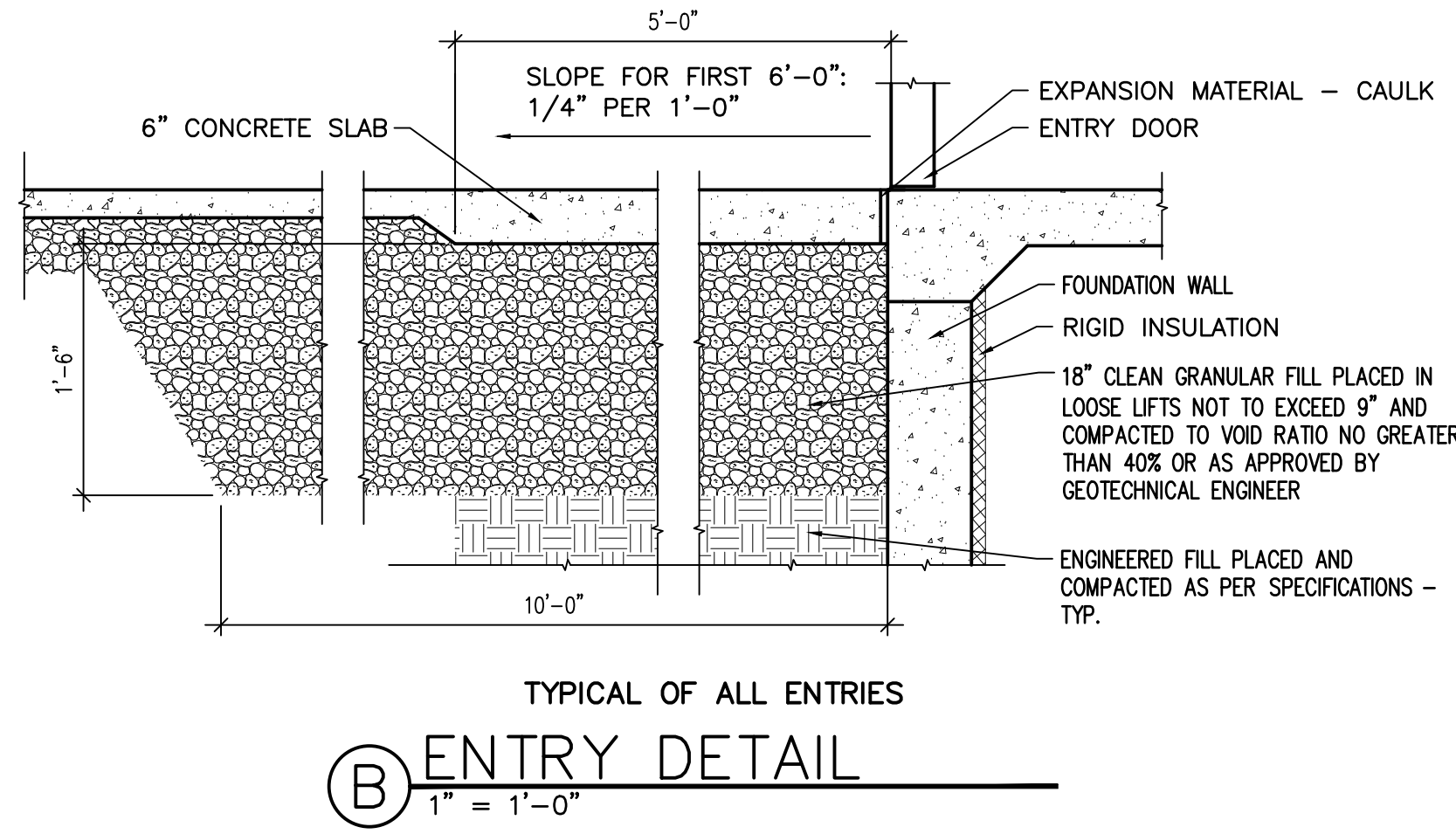
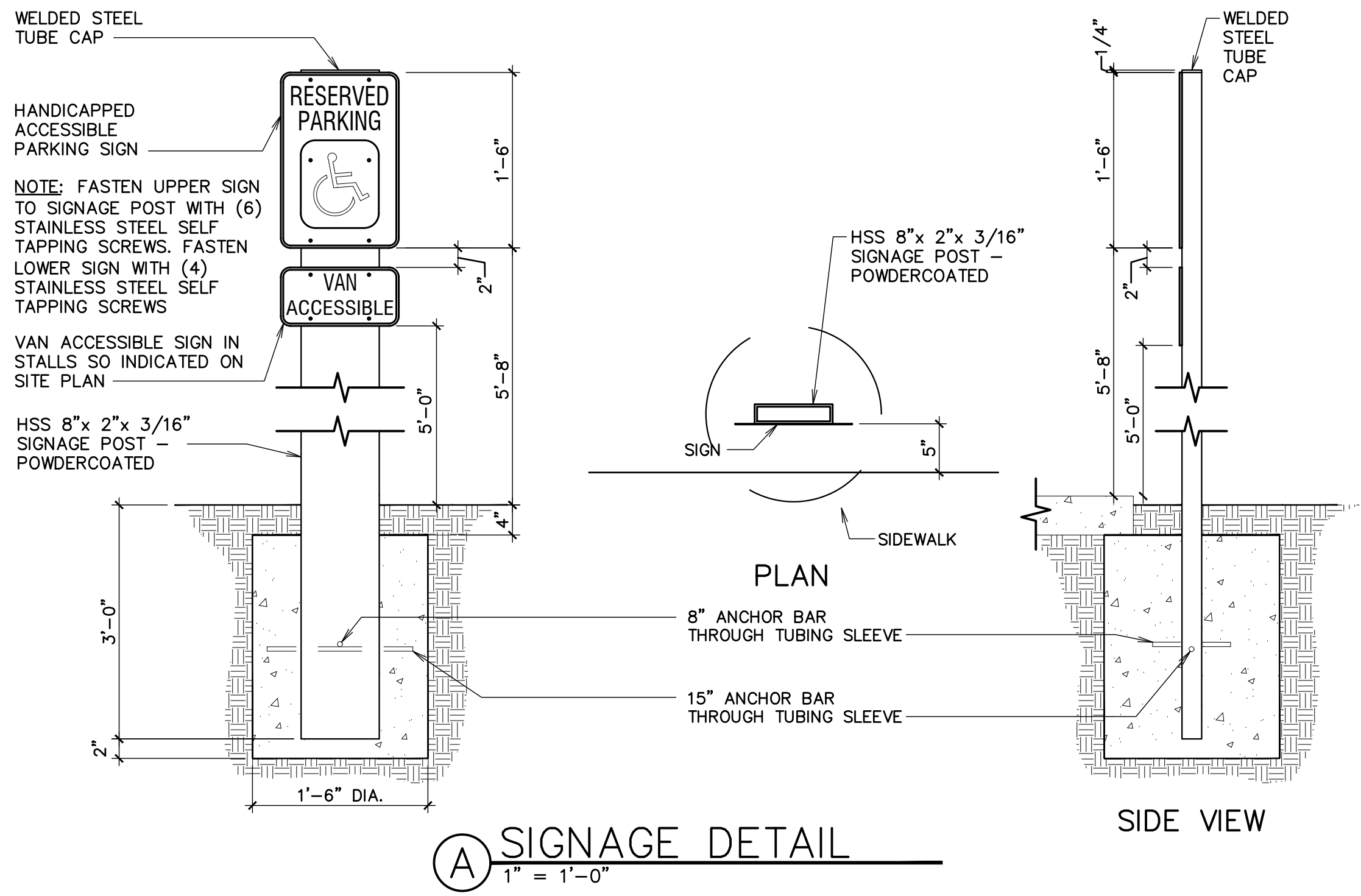
C421



KEYED NOTES	GENERAL NOTES
6'-0" HIGH WROUGHT IRON FENCE 6'-0" HIGH WROUGHT IRON FENCE WITH 12" WIDE CONCRETE MOW STRIP - EXISTING CONCRETE CURB AND GUTTER TO REMAIN, PROTECT DURING CONSTRUCTION - EXISTING ASPHALT PAVEMENT TO REMAIN, PROTECT DURING CONSTRUCTION - EXISTING SANITARY SEWER MANHOLE TO REMAIN, PROTECT DURING CONSTRUCTION - EXISTING STORM DRAIN MANHOLE TO REMAIN, PROTECT DURING CONSTRUCTION - EXISTING STORM DRAIN CATCH BASIN TO REMAIN, PROTECT DURING CONSTRUCTION - CONCRETE SIDEWALK, SEE H/C501 - CONCRETE CURB AND GUTTER, SEE C6 - ASPHALT PAVEMENT, SEE C/C501 4" WIDE PAINTED PARKING STRIPS, TYPICAL - PROPERTY LINE - TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES, SEE E/C501, TYPICAL - DOWNSPOUT CATCH BASIN AT THE BOTTOM OF RAIN CHAIN, SEE GRADING AND DRAINAGE PLAN - MECHANICAL ENCLOSURE - CONCRETE DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS - SAWCUT EXISTING CONCRETE CURB DOWN FOR NEW CONCRETE DRIVE APPROACH - LIGHT POLE, SEE ELECTRICAL - CATCH BASIN, SEE GRADING AND DRAINAGE PLAN - CLEAN OUT TO GRADE, SEE 3/P501 AND UTILITY PLAN - YARD DRAIN, SEE GRADING AND DRAINAGE PLAN - TRANSFORMER, SEE ELECTRICAL - MAIN DISTRIBUTION PANEL, SEE ELECTRICAL - WATER METER, SEE UTILITY PLAN (4) BICYCLE RACKS WITH CONCRETE PAD, RACKS TO BE SET 2'-6" BETWEEN RACKS, SEE K/C501 - PAINTED ACCESSIBLE PARKING SYMBOL - PAINTED ACCESSIBLE AISLE - VAN ACCESSIBLE ADA PARKING SIGNAGE WITH CONCRETE APRON, SEE A/C501 - CONCRETE PAVEMENT, SEE D/C501 - METAL DUMPSTER ENCLOSURE GATE, SEE A/C601 - BOLLARD, SEE F/C501 - ADA RAMP - DETECTABLE WARNING PANEL - STAMPED AND COLORED CONCRETE SIDEWALK - SANITARY SEWER SAMPLING MANHOLE WITH 12" CONCRETE COLLAR, SEE UTILITY PLAN - SANITARY SEWER GREASE INTERCEPTOR, SEE UTILITY PLAN - CONCRETE WATERWAY, SEE GRADING AND DRAINAGE PLAN AND C206 - WATER FEATURE - CONCRETE ENTRY, SEE B/C501 - CONCRETE RETAINING WALL, SEE STRUCTURAL 3'-6" HIGH METAL GUARDRAIL - GAZEBO, OWNER PROVIDED AND INSTALLED - DOWNSPOUT CATCH BASIN AT THE BOTTOM OF METAL DOWNSPOUT, SEE GRADING AND DRAINAGE PLAN - MONUMENT SIGN - ROCKY MOUNTAIN GROUND SLEEVE, SEE ELECTRICAL	- CONCRETE RADI ARE 4'-0" UNLESS NOTED OTHERWISE - COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS - ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO - ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE - THE CONTRACTOR SHALL PROVIDE A 6 FOOT HIGH CHAINLINK TEMPORARY FENCE AROUND THE PERIMETER OF THE SITE FOR THE DURATION OF THE CONSTRUCTION - EXPANSION JOINT MATERIAL SHALL BE RECESSED, 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED. - EXTERIOR CONCRETE - USE 4,500 PSI. MINIMUM IF EXPOSED TO FREEZING AND/OR DE-ICERS, 4,000 PSI. MINIMUM OTHERWISE. - CONTRACTOR TO INSTALL EXPANSION AND CONTRACTION JOINTS AS REQUIRED PER THE SPECIFICATIONS. - ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION
	
	
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	John Walden Clubhouse 1645 East Stagecoach Run Eagle Mountain, Utah
	Project Number: 17-45
	October 10, 2017 - Concept Plans
	July 1, 2019 - Permit Set
	ENLARGED ARCHITECTURAL SITE PLAN
	C422

GENERAL NOTES

1. SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
2. 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
3. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
4. EXTERIOR CONCRETE - USE 4,500 PSI. MINIMUM IF EXPOSED TO FREEZING AND/OR DE-ICERS, 4,000 PSI. MINIMUM OTHERWISE.
5. CONTRACTOR TO INSTALL EXPANSION AND CONTRACTION JOINTS AS REQUIRED PER THE SPECIFICATIONS.
6. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION



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John Walden
Clubhouse

1645 East Stagecoach Run
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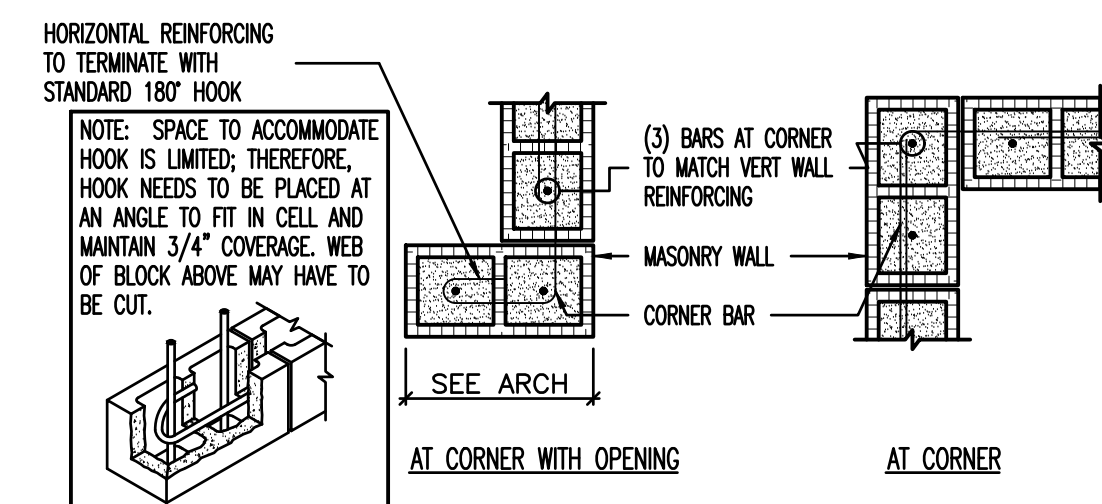
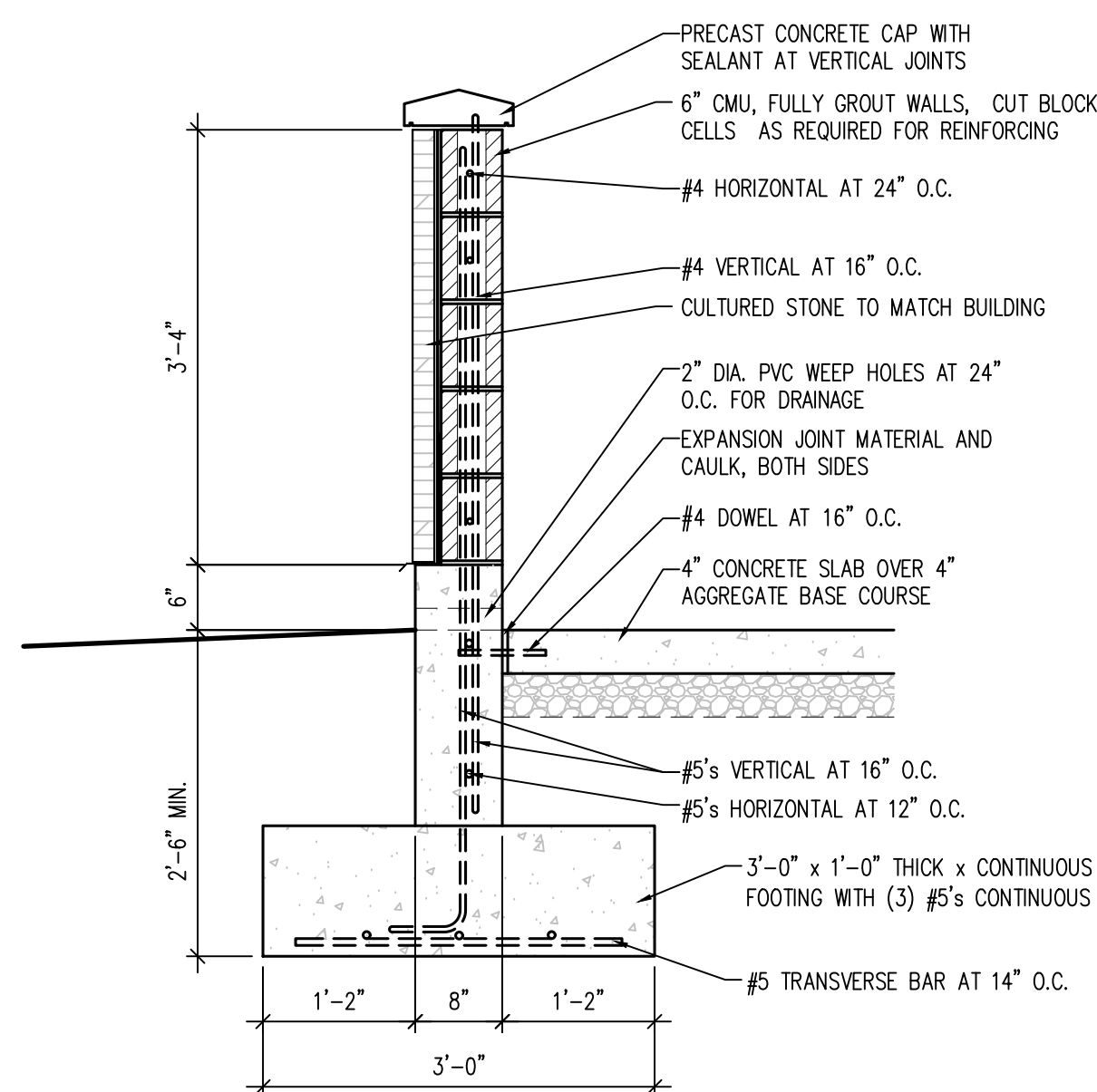
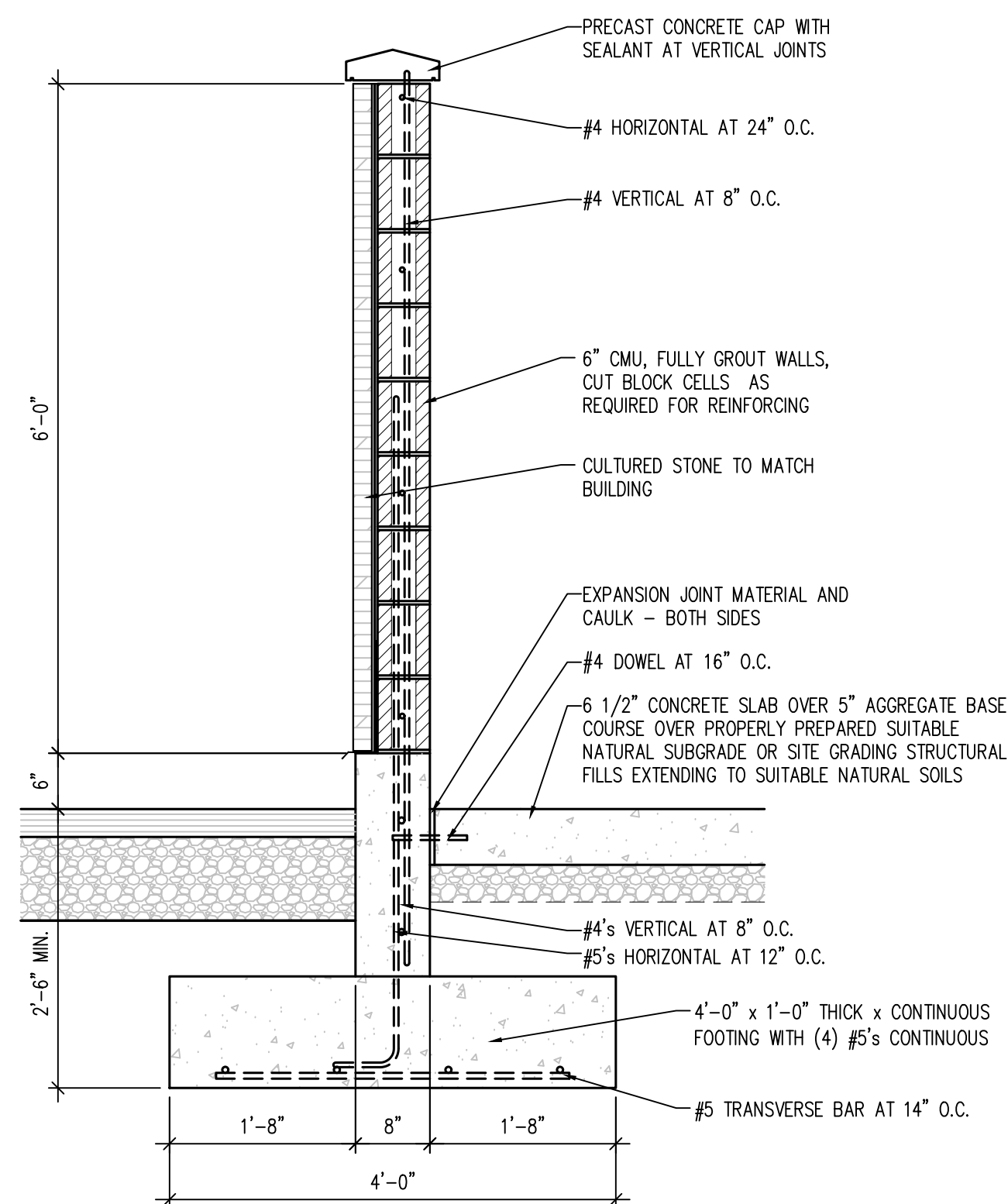
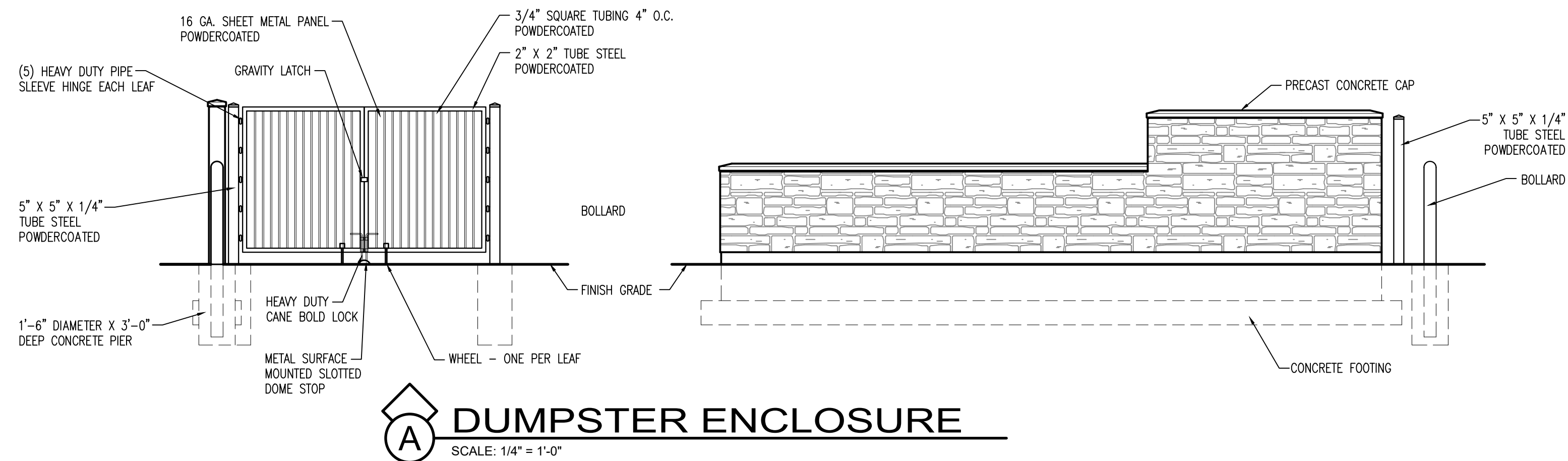
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ARCHITECTURAL SITE DETAILS

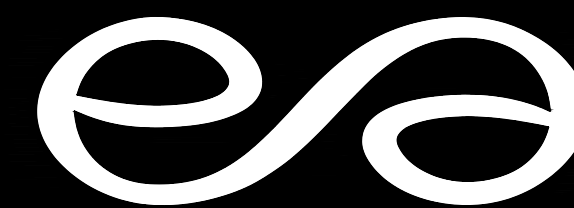
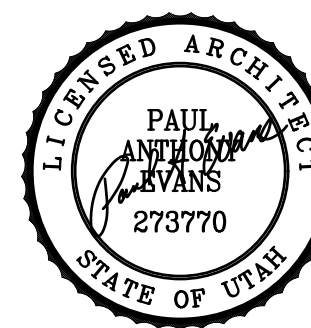
C501



- MASONRY TRASH ENCLOSURE NOTES:**
- Materials, unless noted otherwise:
 - Concrete Masonry Units (CMU): Lightweight Grade N, Type 1, Minimum unit strength = 1900 psi, f'm = 1500 psi.
 - Mortar: Type S, Minimum compressive strength = 1800 psi.
 - Grout: Minimum compressive strength = 2,000 psi at 28 days.
 - Reinforcing Steel: ASTM 615 Grade 60 (Fy = 60 ksi)
 - Reinforcement Cover:
 - A minimum coverage of one bar diameter over all the bars, but not less than 3/4". When masonry is exposed to soil, minimum coverage shall be 1.1/2".
 - Construction Requirements:
 - All units shall be laid with full mortar beds on the face shells. All head joints shall be filled solidly with mortar for a distance in from the face of the units not less than the thickness of the longitudinal face shells. Cells which are to be grouted shall have full head joints.
 - Masonry walls shall be constructed with running bond.
 - Grout shall be placed by mechanical vibration during placing and re-vibrated after excess moisture has been absorbed but before workability is lost. Rodding of grout is not allowed.
 - Grout shall be 1.1/2 inches below top of unit in cells with vertical reinforcement to provide construction key.
 - Vertical cells to be filled with grout shall have vertical alignment sufficient to maintain a clear, unobstructed vertical cell measuring not less than 2 inches by 3 inches.
 - Vertical reinforcing shall be located at the center of the wall.
 - Reinforcing bars shall not be welded.
 - Detailing Requirement
 - Lap all masonry bars 40" min.
 - All vertical reinforcing shall be doweled to the foundation wall below with the same size dowel and spacing (and in the same core) as the vertical wall reinforcing above.

GENERAL NOTES

- EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
- EXTERIOR CONCRETE - USE 4,500 PSI MINIMUM IF EXPOSED TO FREEZING AND/OR DE-ICERS, 4,000 PSI MINIMUM OTHERWISE.
- ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION



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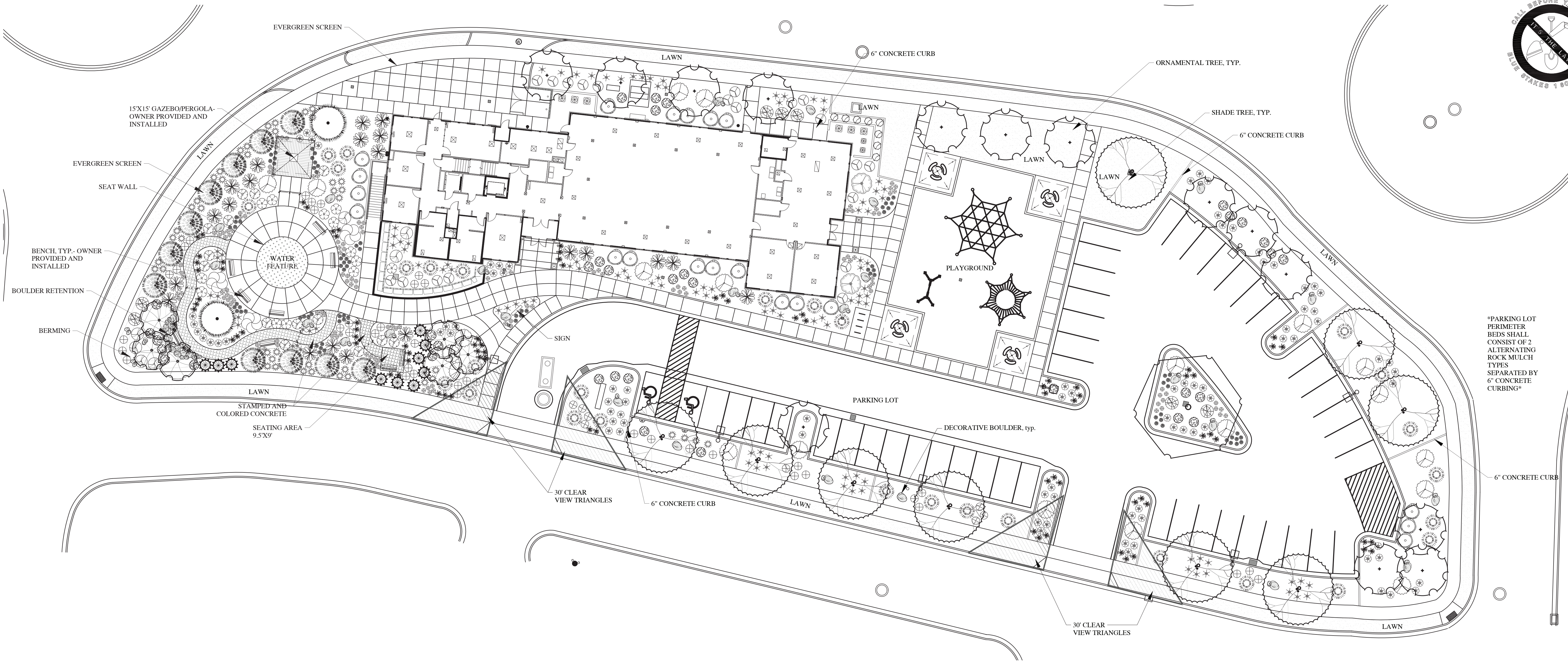
Project Number: 17-45

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DUMPSTER AND ENCLOSURE DETAILS

C601



EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA GLAUCA 'CONICA' CONICAL SPRUCE	10	6' HT.
	PICEA PUNGENS GLAUCA 'FAT ALBERT' FAT ALBERT COLORADO BLUE SPRUCE	11	6' HT.
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	2	6' HT.

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER PLATANOIDES 'EMERALD QUEEN' EMERALD QUEEN MAPLE	1	2" CAL.
	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEYLOCUST	9	2" CAL.
	MALUS X 'SNOWDRIFT' SNOWDRIFT CRAB APPLE	6	2" CAL.
	PYRUS CALLERYANA 'REDSPIRE' FLOWERING PEAR	14	2" CAL.

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CORNUS ALBA 'BAILHALO' TM IVORY HALO DOGWOOD	19	5 GAL.
	CORNUS SERICEA 'KELSEY' KELSEY DOGWOOD	8	5 GAL.
	EUONYMUS FORTUNEI 'EMERALD GAIIETY' EMERALD GAIIETY EUONYMUS	7	5 GAL.
	HIBISCUS SYRIACUS 'APHRODITE' APHRODITE ROSE OF SHARON	3	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'SMNPOBLR' GINGER WINE NINEBARK	21	5 GAL.
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKENS LAUREL	2	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GRO-LOW GRAGRANT SUMAC	21	5 GAL.
	ROSA X 'ICECAP' SHRUB ROSE	13	5 GAL.
	SAMBUCUS RACEMOSA 'SMNSRD' LEMONY LACE ELDERBERRY	14	5 GAL.
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIREA	48	5 GAL.

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' KINKINICK	7	5 GAL.
	BUXUS X 'GREEN VELVET' BOXWOOD	20	5 GAL.
	PINUS MUGO 'MOP' MUGO PINE	35	5 GAL.
	TAXUS X MEDIA 'EVERLOW' YEW	29	5 GAL.

PERENNIAL/GRASS LEGEND

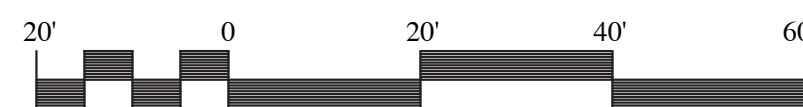
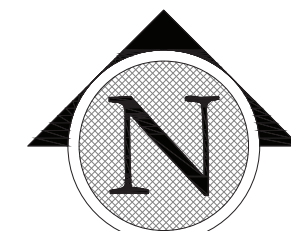
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	44	5 GAL.
	HEMEROCALLIS X 'COSMOPOLITAN' DAYLILY	83	5 GAL.
	HEMEROCALLIS X 'PANDORA'S BOX' DAYLILY	126	5 GAL.
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	84	5 GAL.
	PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	105	5 GAL.
	PENNISETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	86	5 GAL.

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
- NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION.
- SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL. PRIOR TO SPREADING IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS.
- PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING. SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
- DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS. DO NOT INSTALL WEED BARRIER FABRIC UNDER PERENNIALS, ANNUALS, GROUNDCOVERS AND AREAS TO RECEIVE WOOD MULCH.
- INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
- ROCK MULCH TO BE INSTALLED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE AND SHRUB PLANTER AREAS, 1" UNDER ALL PERENNIALS, GROUNDCOVERS AND ANNUALS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF WOOD MULCH. THE GRASS FREE RING FOR FLOWERING TREES SHALL BE 4' DIAMETER AND UP TO 6' DIAMETER FOR SHADE TREES WHERE APPROPRIATE.
- IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.

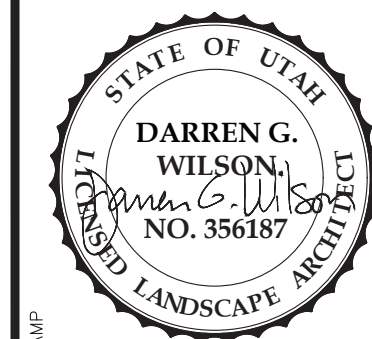
SOD LAYING NOTES

- LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
- LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
- LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
- AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE. PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
- PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
- REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.



SCALE: 1"=20'-0" ON 24X36 SHEET

CONSULTANTS:



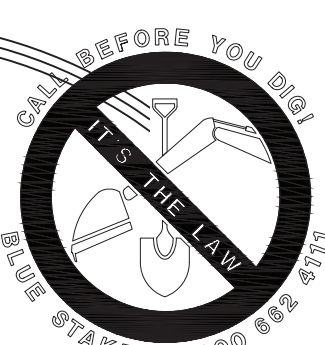
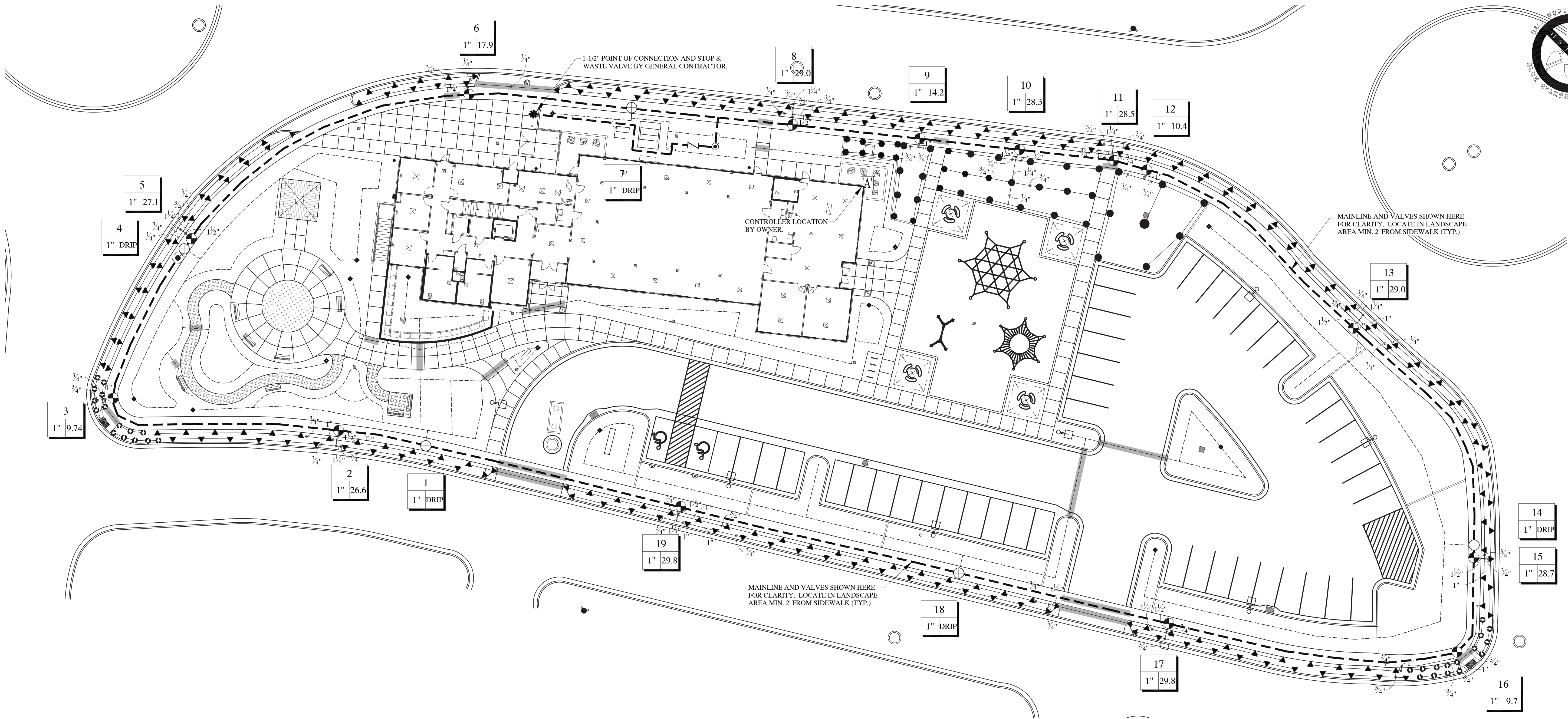
JOHN WALDEN CLUBHOUSE
1645 EAST STAGECOACH RUN
EAGLE MOUNTAIN, UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PROJECT:

SHEET TITLE:

DRAWN BY: **NHS**
CHECKED: **DW**
DATE: **10/10/2017**
REVISIONS: **07/01/2019 (Permit Set)**
JOB NO. **18-117**
SHEET:

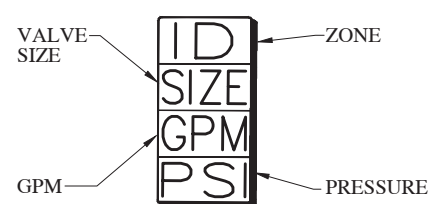
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IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM							DRIP GPM	DETAILS	REMARKS
NOT SHOWN	RAINBIRD XRD20-EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	--	--	2.0	11-14	SEE IRRIGATION DETAILS
NOT SHOWN	RAINBIRD PC-45-EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	--	--	5.0	11-14	SEE IRRIGATION DETAILS
NOT SHOWN	RAIN BIRD 1804-PRS POP-UP SPRAY 6 SERIES VAN	V	6'	30	--	37	--	60	--	--	--	--	--	SEE IRRIGATION DETAILS
NOT SHOWN	RAIN BIRD 1804-PRS POP-UP SPRAY 8 SERIES	LCS, RCS, SST	15'	30	--	61	--	121	--	--	--	6	6	ADJUST ARC AS NEEDED
NOT SHOWN	RAIN BIRD 1804-PRS POP-UP SPRAY 10 SERIES	Q.H.E. VAN	8'	30	--	26	--	52	--	--	--	6	6	ADJUST ARC AS NEEDED
NOT SHOWN	RAIN BIRD 1804-PRS POP-UP SPRAY 12 SERIES	Q.H.E. VAN	10'	30	--	39	--	79	--	--	--	6	6	ADJUST ARC AS NEEDED
NOT SHOWN	RAIN BIRD 1804-PRS POP-UP SPRAY 15 SERIES	H.F.	12'	30	--	130	--	260	--	--	--	6	6	ADJUST ARC AS NEEDED
NOT SHOWN	RAIN BIRD R-VAN18-360 SERIES 1804-SAM-P45	H.F.	15'	30	--	1.85	--	3.70	--	--	--	6	6	ADJUST ARC AS NEEDED
NOT SHOWN	RAIN BIRD R-VAN24-ADJ SERIES 1804-SAM-P45	Q.T.H.	24'	45	84	1.16	1.68	--	--	--	--	7	7	ADJUST ARC AS NEEDED
[A]	RAINBIRD CONTROLLER, MODEL #ESPLX-BASIC. CONTRACTOR TO COORDINATE WITH TRADES TO RUN CONDUIT AND SLEEVING FOR WIRING TO VALVES. SIZE CONTROLLER AS NECESSARY. PLACE CONTROLLER IN WEATHER RESISTANT CABINET												1	COORDINATE EXACT LOCATION WITH OWNER
	1 1/2" WILKINS 375-S-BOF RPZ BACKFLOW WITH STRONG BOX COVER												16	JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRS COM												2.3 & 5	JUMBO VALVE BOX
	RAIN BIRD PER-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN). INSTALL PRS-D OPTION PER IF REQUIRED.												8-10	SEE IRRIGATION DETAILS
	1-1/2" SCH. 40 MAINLINE (UPSIZE MAINLINE TO MATCH EXISTING MAINLINE SIZE IF EXISTING MAINLINE IS LARGER THAN 1-1/4")												8-10	SEE IRRIGATION DETAILS
	LATERAL LINE: PVC SCH. 40 (SIZE PER PLAN)												11-14	SEE IRRIGATION DETAILS
	DRIP LATERAL: PVC SCH. 40 OR BLACK STRIPE TUBING BY RAINBIRD. CONTRACTOR SHALL SIZE PIPE PER DETAILS AND SPECS.												4	SEE IRRIGATION DETAILS
	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44LNP. FOR IRRIGATION SYSTEM BLOWOUT. ALL GALVANIZED FITTINGS & PIPE.												8-10	COORDINATE WITH ALL TRADES
NOT SHOWN	14 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE												8-10	COORDINATE WITH ALL TRADES
NOT SHOWN	SLEEVE: SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN LATERAL												8-10	COORDINATE WITH ALL TRADES
NOT SHOWN	WIRE CHASE: SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN, 1" DIA. WC IS THE MINIMUM SIZED ALLOWED.												15	REFERENCE DETAILS
	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 16" ROUND VALVE BOX													
	ISOLATION VALVE													

VALVE ID TAG



DRIP EMITTER LEGEND

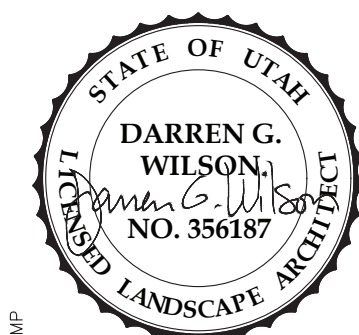
PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	XB20 (GPM)
ALL SHRUBS	2	XB20 (GPM)
TREES IN PLANTERS	4	PC-45 (GPM)

- NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM RAINBIRD.
 2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
 3. INSTALL PC-DIFFUSER CAP ON ALL XB20 & PC-45 EMITTERS.

IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
6. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
7. MAIN LINE SHALL BE 1 1/2" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 GPM, 3/4" PIPE MAX. 8 GPM, 1" PIPE MAX. 15 GPM, 1-1/4" PIPE MAX. 25 GPM, 1-1/2" PIPE MAX. 32 GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
8. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
9. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
10. AT OWNERS REQUEST AND FOR AN ADDITIONAL FEE, LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
11. ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
12. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
13. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
14. INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
15. DRIP LINES SHALL BE FLEXIBLE PVC TUBING BY RAINBIRD. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8 GPM USE 3/4" TUBING. AND FOR DRIP AREAS REQUIRING 8-15 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
16. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
17. CONTROL WIRING TO BE 14 GAUGE SINGLE STRAND WIRE. USE RED FOR HOT WIRE, WHITE FOR COMMON WIRE AND BLUE FOR SPARE WIRE. ALL WIRES TO BE HOME RUN FROM VALVE TO CONTROLLER. INSTALL 1 SPARE WIRE FOR EVERY 5 VALVES.

CONSULTANTS:



STAMP

JOHN WALDEN CLUBHOUSE
1645 EAST STAGECOACH RUN
EAGLE MOUNTAIN, UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

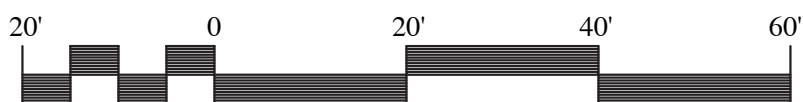
PROJECT:

IRRIGATION PLAN

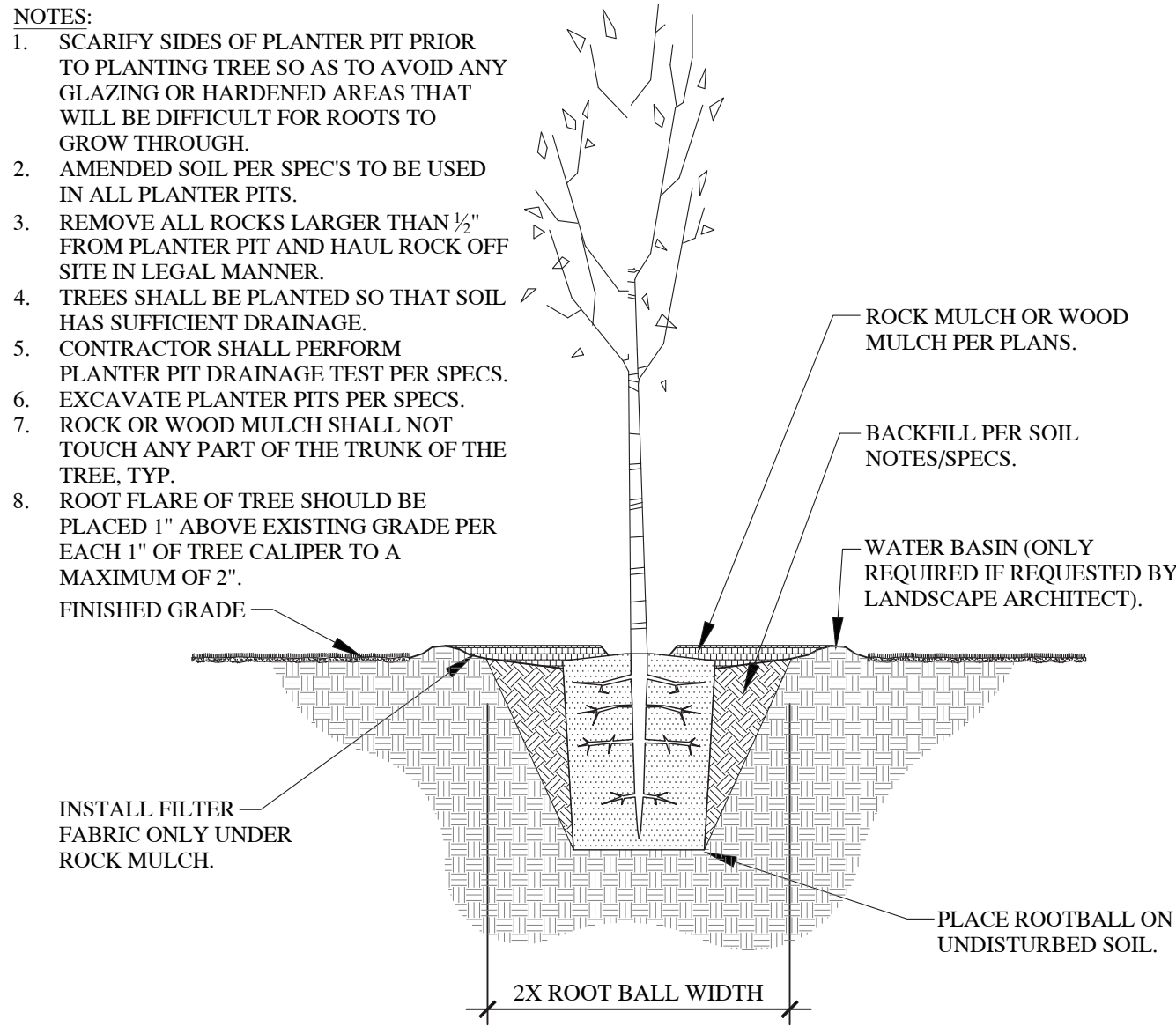
SHEET TITLE:

DRAWN BY: **NHS**
CHECKED: **DW**
DATE: **10/10/2017**
REVISIONS: **07/01/2019**
(Permit Set)
JOB NO. **18-117**

SHEET: **LS2.1**

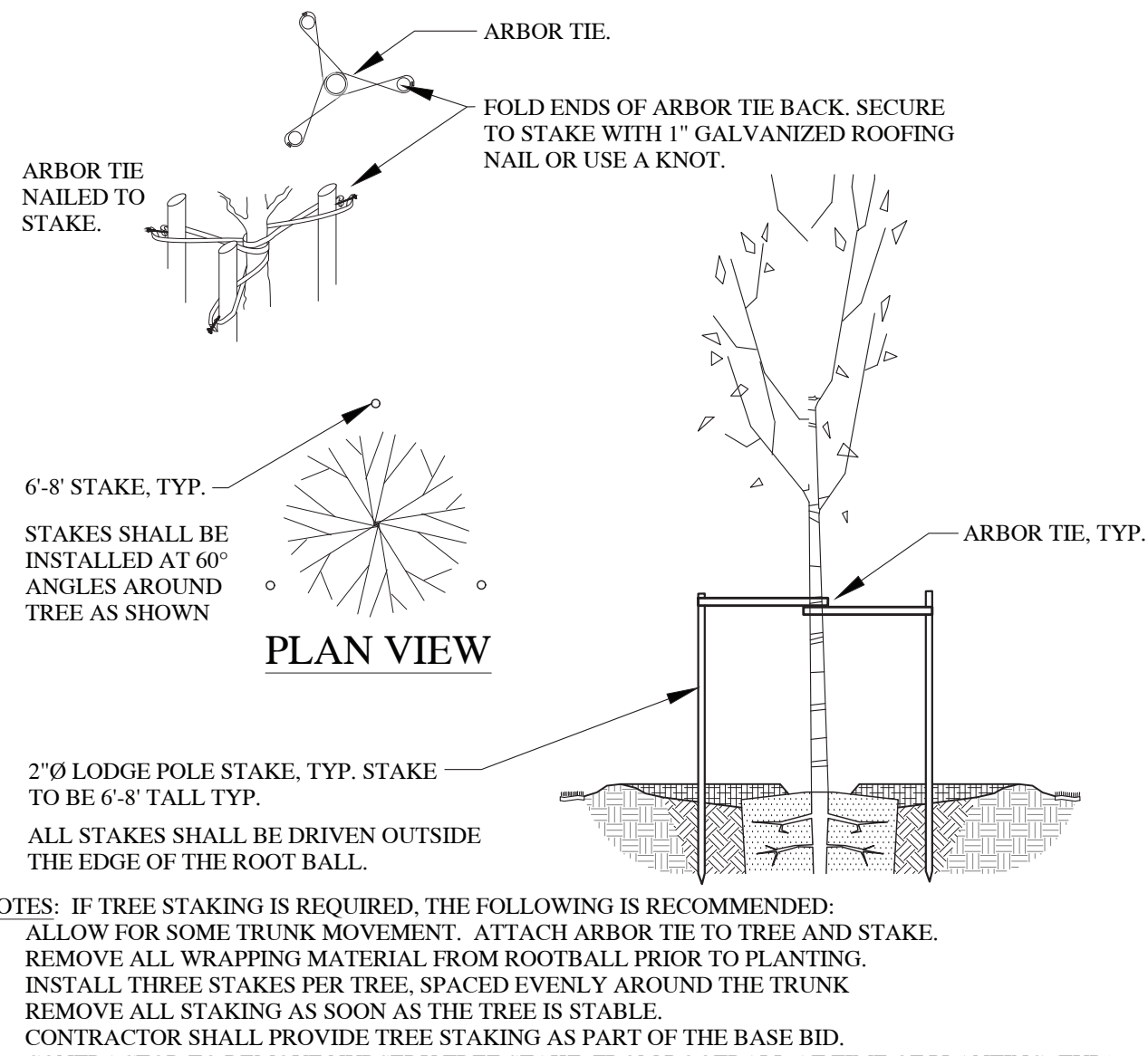


SCALE: 1"=20'-0" ON 24X36 SHEET



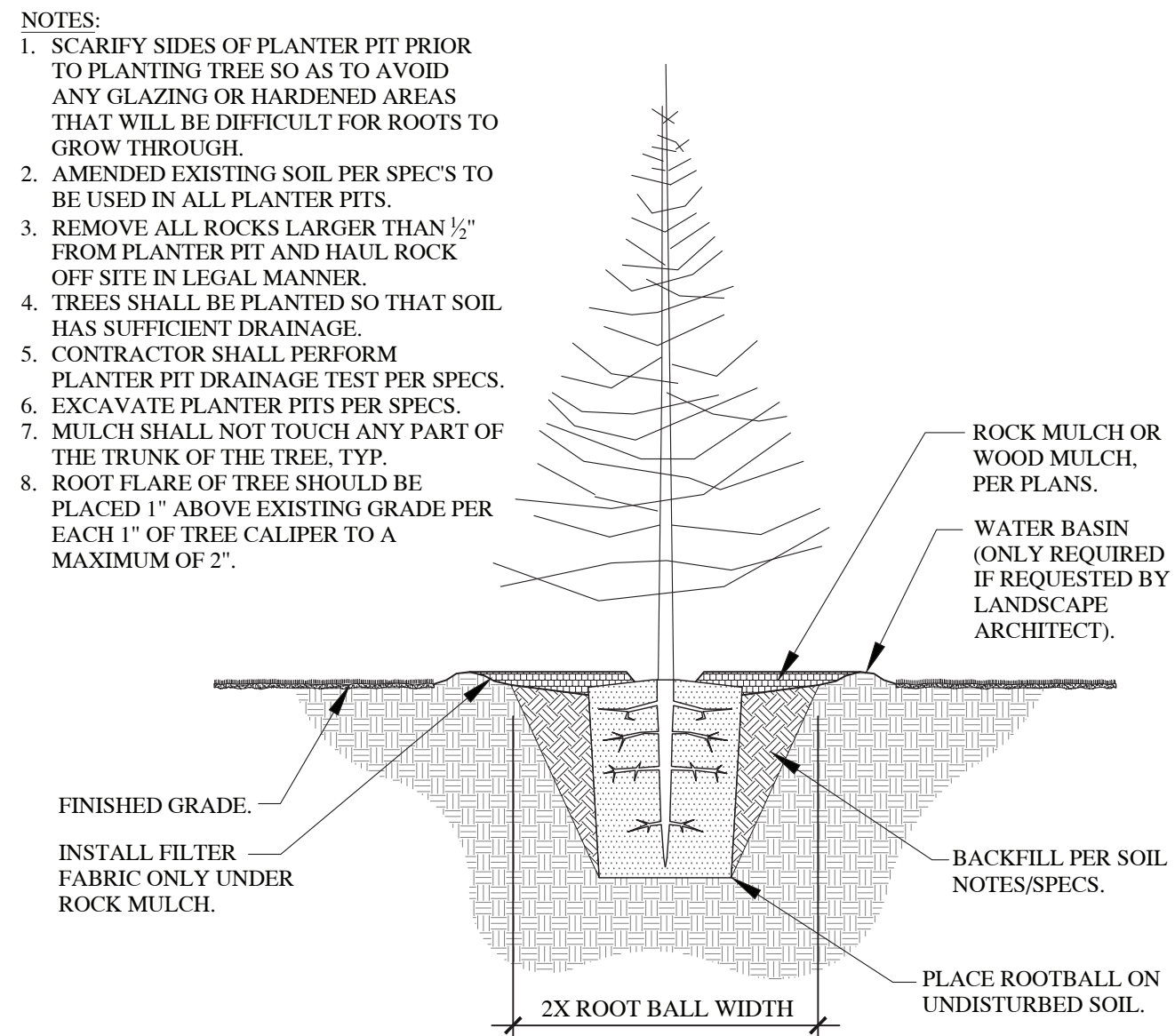
DECIDUOUS TREE PLANTING

SCALE: NTS



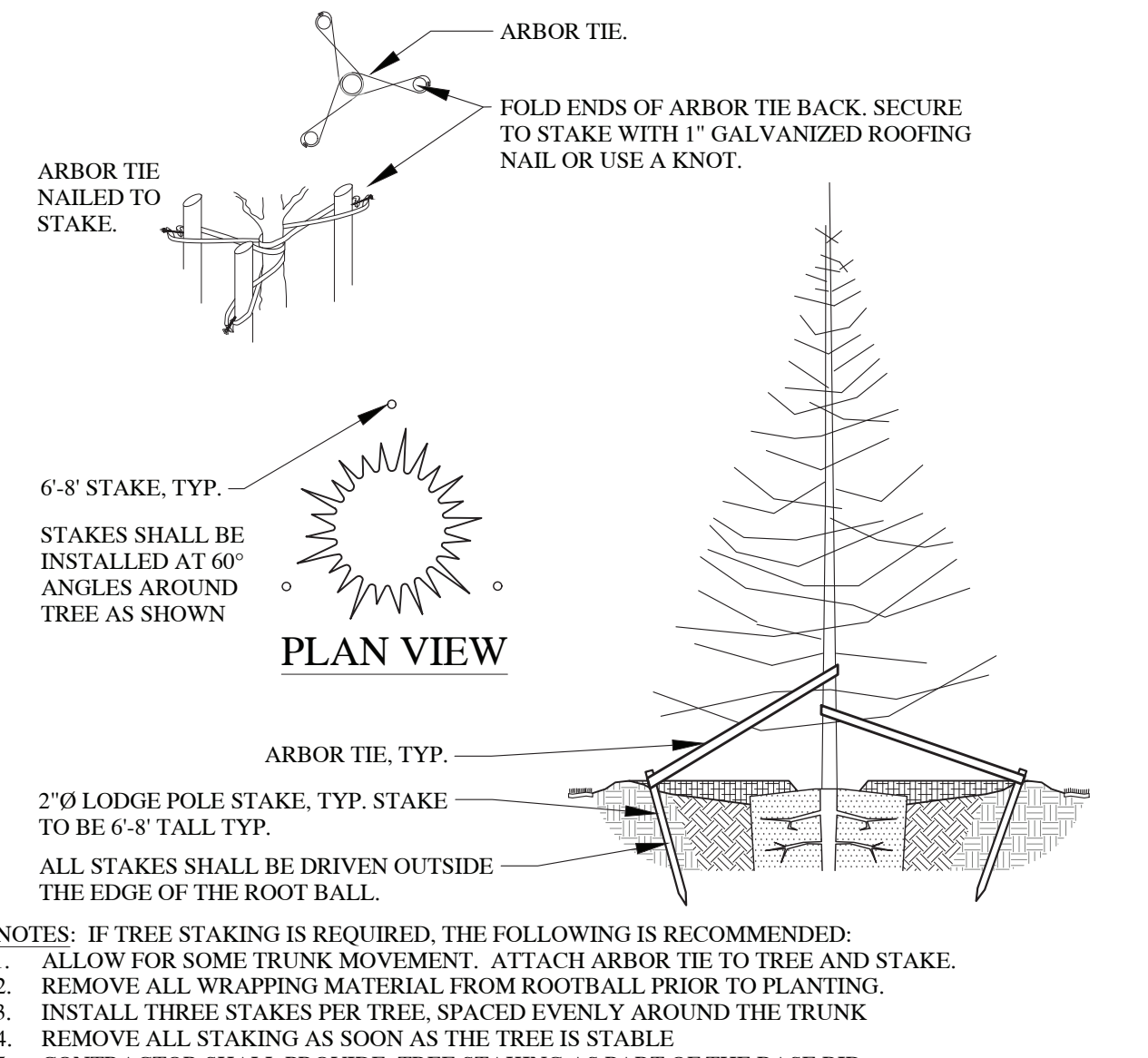
DECIDUOUS TREE STAKING

SCALE: NTS



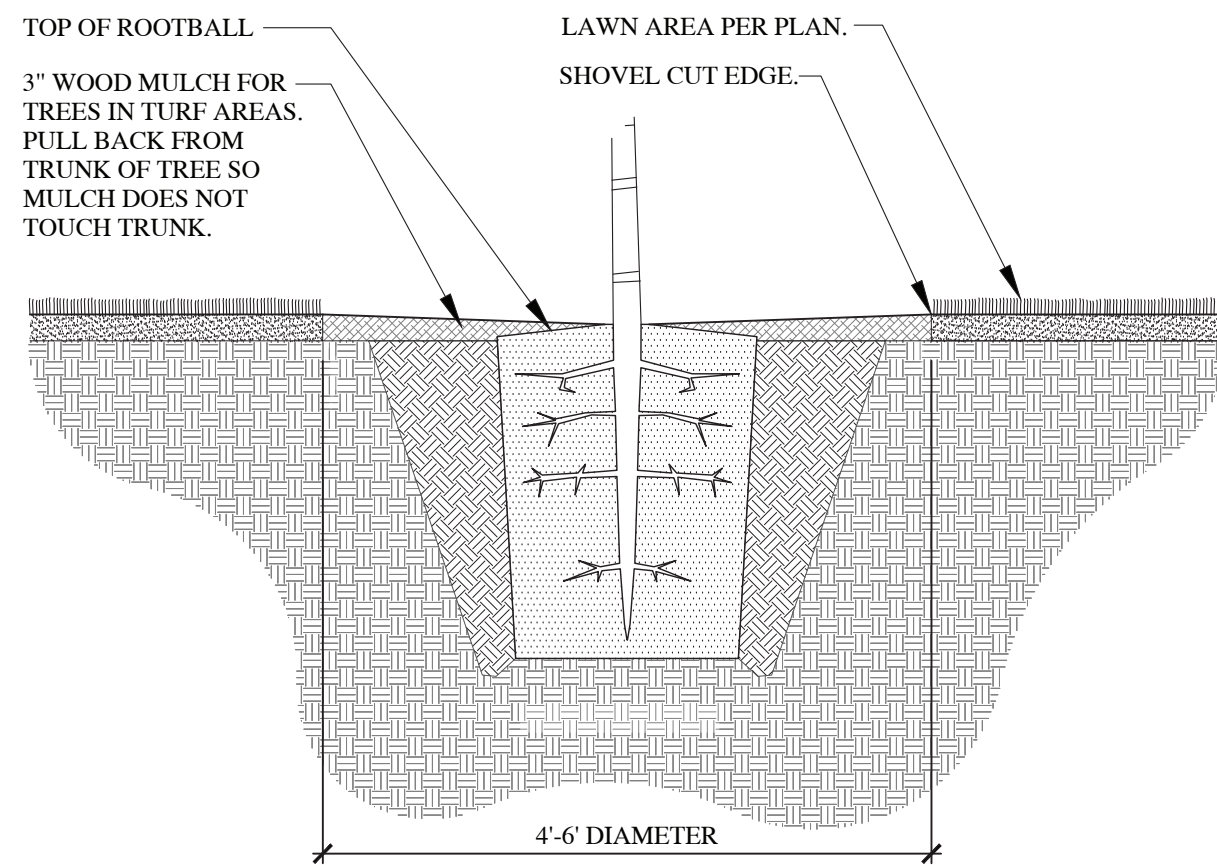
EVERGREEN PLANTING

SCALE: NTS



EVERGREEN TREE STAKING

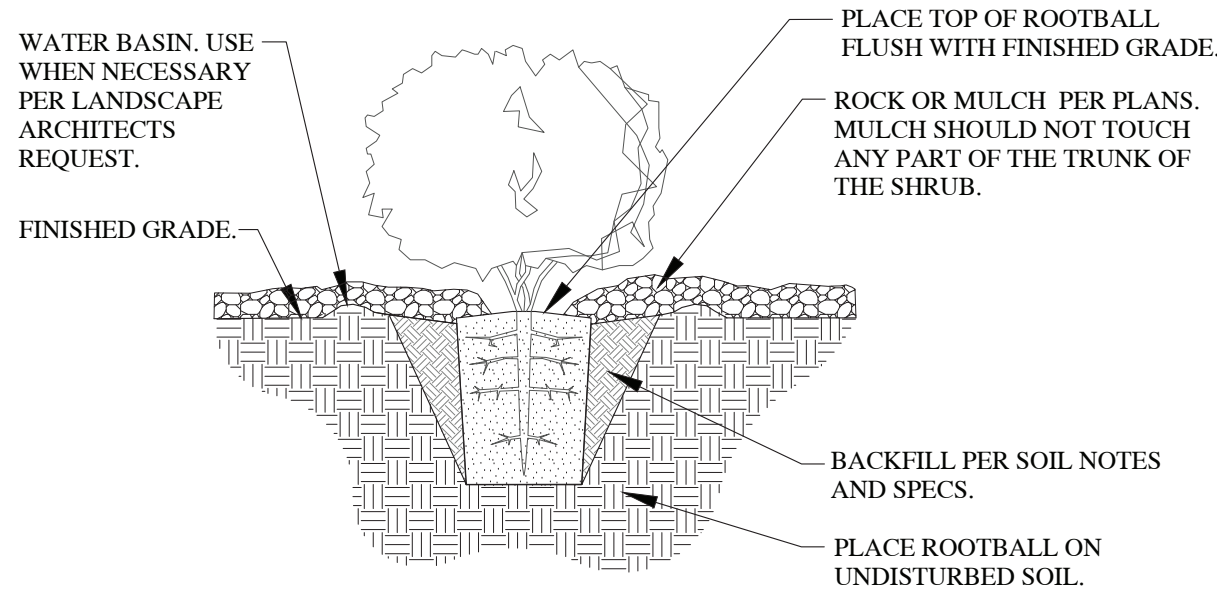
SCALE: NTS



- NOTES:
1. DO NOT INSTALL WEED FABRIC UNDER WOOD MULCH.
 2. TREE WELL FOR SMALL FLOWERING TREES SHALL BE 4'-0".
 3. TREE WELL FOR LARGE SHADE TREES OR EVERGREENS SHALL BE 6'-0" UNLESS OTHERWISE NOTED.
 4. AS TREES MATURE TREE WELL WILL NEED TO EXPAND.

TREE WELL IN TURF AREA

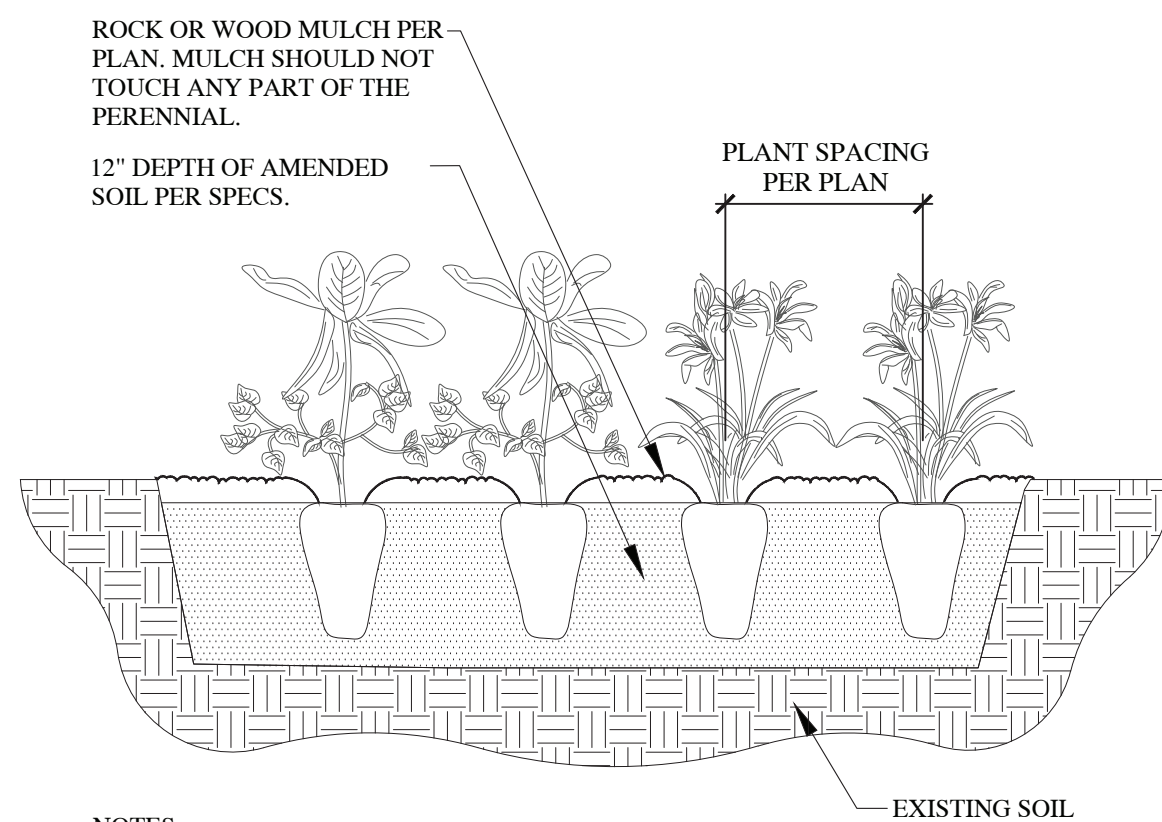
SCALE: NTS



- NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
 2. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
 3. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN A LEGAL MANNER.
 4. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPEC'S.
 5. EXCAVATE PLANTER PITS PER SPEC'S.

SHRUB & ORNAMENTAL GRASS PLANTING

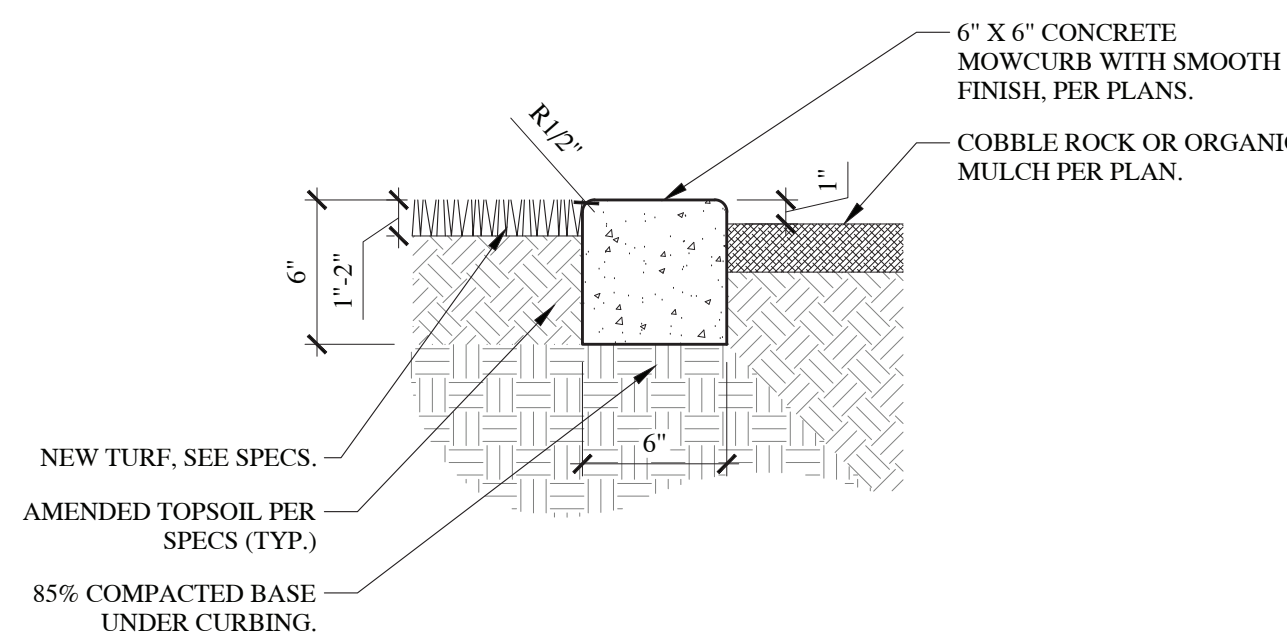
SCALE: NTS



- NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING PERENNIALS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
 2. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN LEGAL MANNER.
 3. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPEC'S.
 4. EXCAVATE PLANTER PITS PER SPEC'S.

PERENNIAL PLANTING

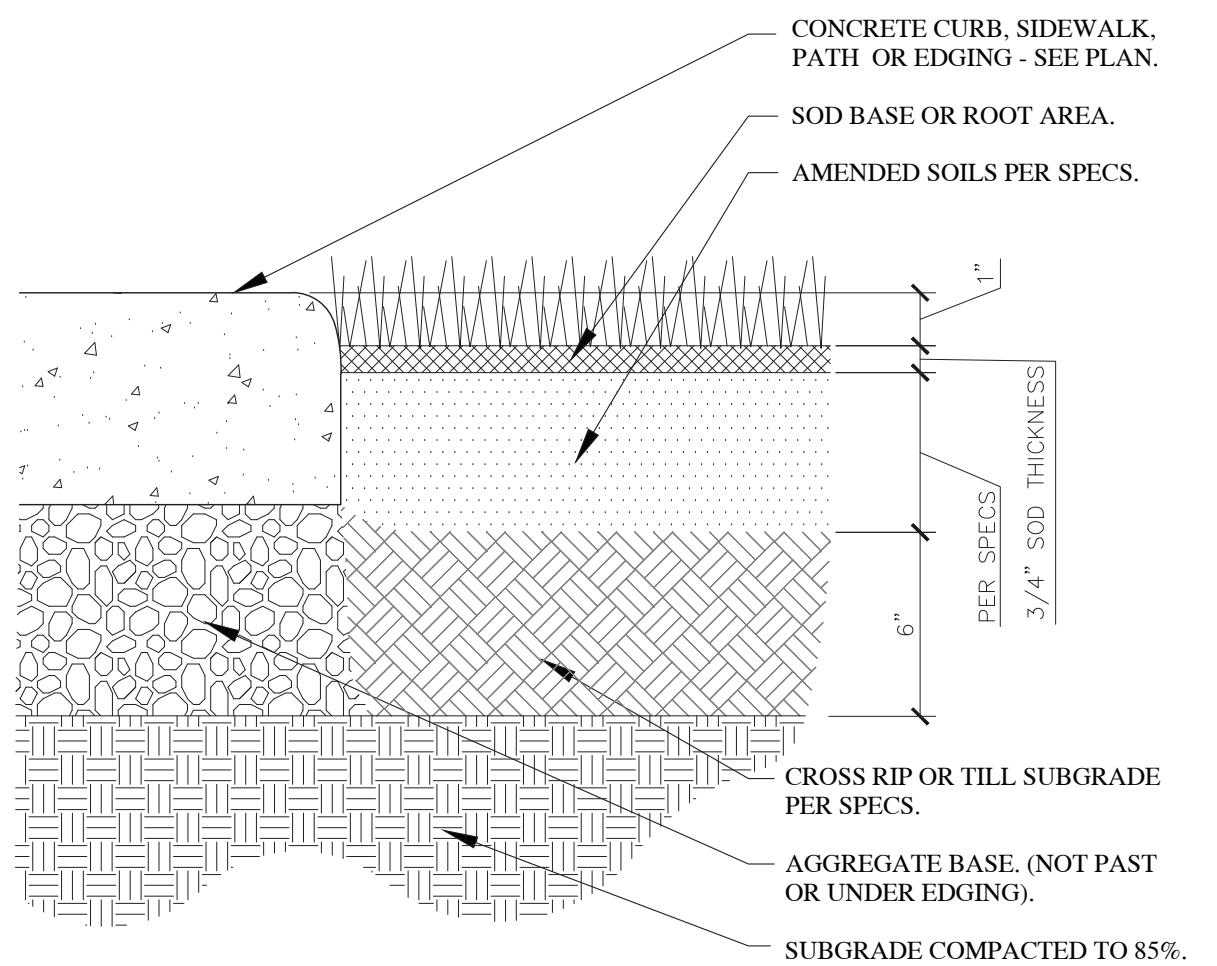
SCALE: NTS



- NOTES:
1. PROVIDE CONTROL JOINT IN MOWCURB AT 10' INTERVALS. PROVIDE EXPANSION JOINTS EVERY 30' ALONG MOWCURB.

6" MOWCURB SECTION

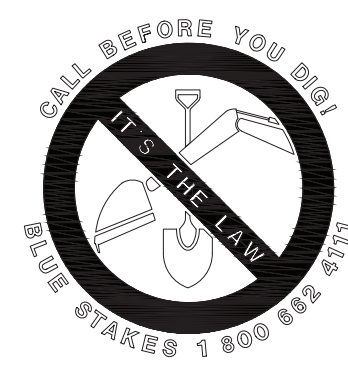
SCALE: 1 1/2" = 1'-0"



- NOTES:
1. ENSURE FINISH GRADE IS 1" BELOW TOP OF CURB, WALK, OR EDGING. CONSULT WITH OWNER FOR PROPER DEPTH.
 2. SEE SOD SPEC'S FOR ADDITIONAL INFORMATION ON SODDING AND SEEDING REQUIREMENTS.
 3. EDGING OF SOD TO BE SHOVEL CUT WHEN NOT NEXT TO CONCRETE SIDEWALK OR PATH.
 4. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2 1/2" - 3".

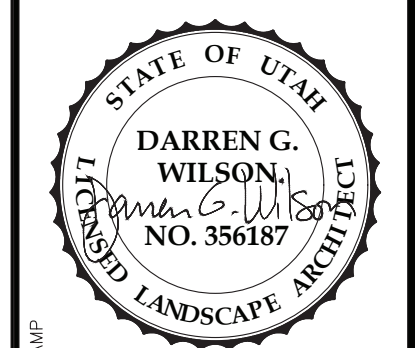
SOD LAYING AND EDGE

SCALE: NTS



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801-256-3443 www.in-sitedesigngroup.com
architect@in-sitedesigngroup.com

CONSULTANTS:

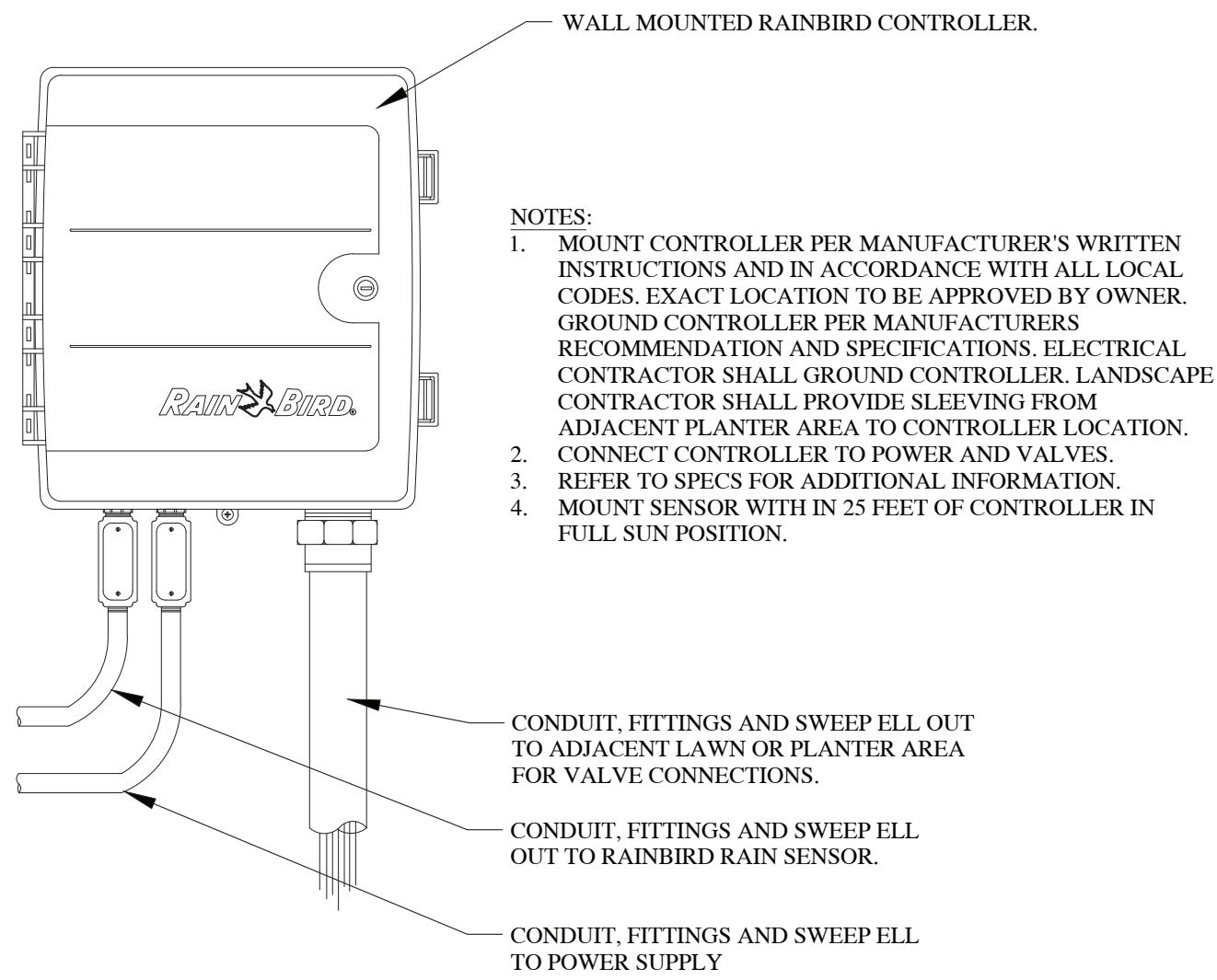


JOHN WALDEN CLUBHOUSE
1645 EAST STAGECOACH RUN
EAGLE MOUNTAIN, UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

LANDSCAPE DETAILS

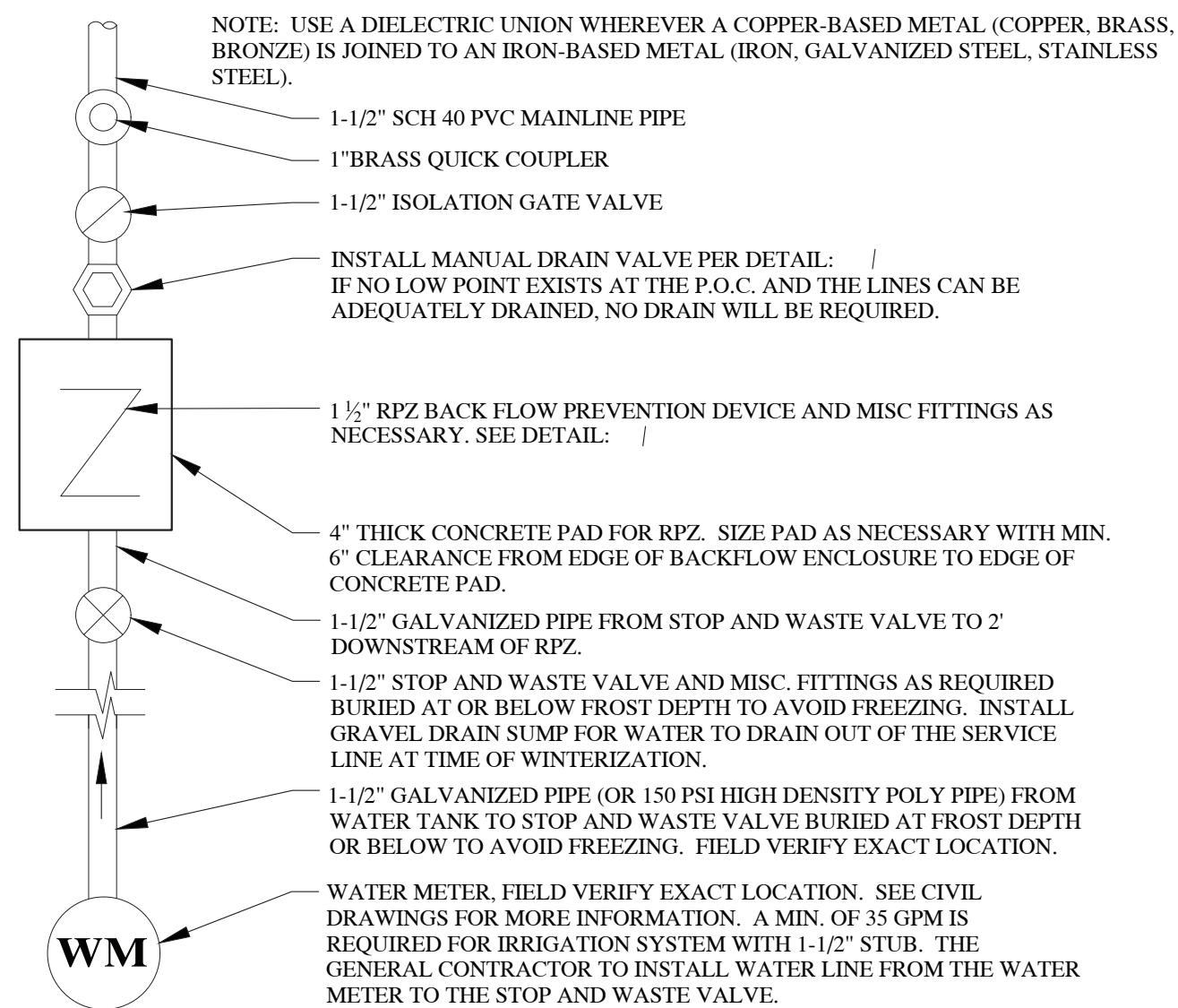
DRAWN BY: **NHS**
CHECKED: **DW**
DATE: **10/10/2017**
REVISIONS: **07/01/2019 (Permit Set)**
JOB NO. **18-117**

SHEET: **LS3.1**

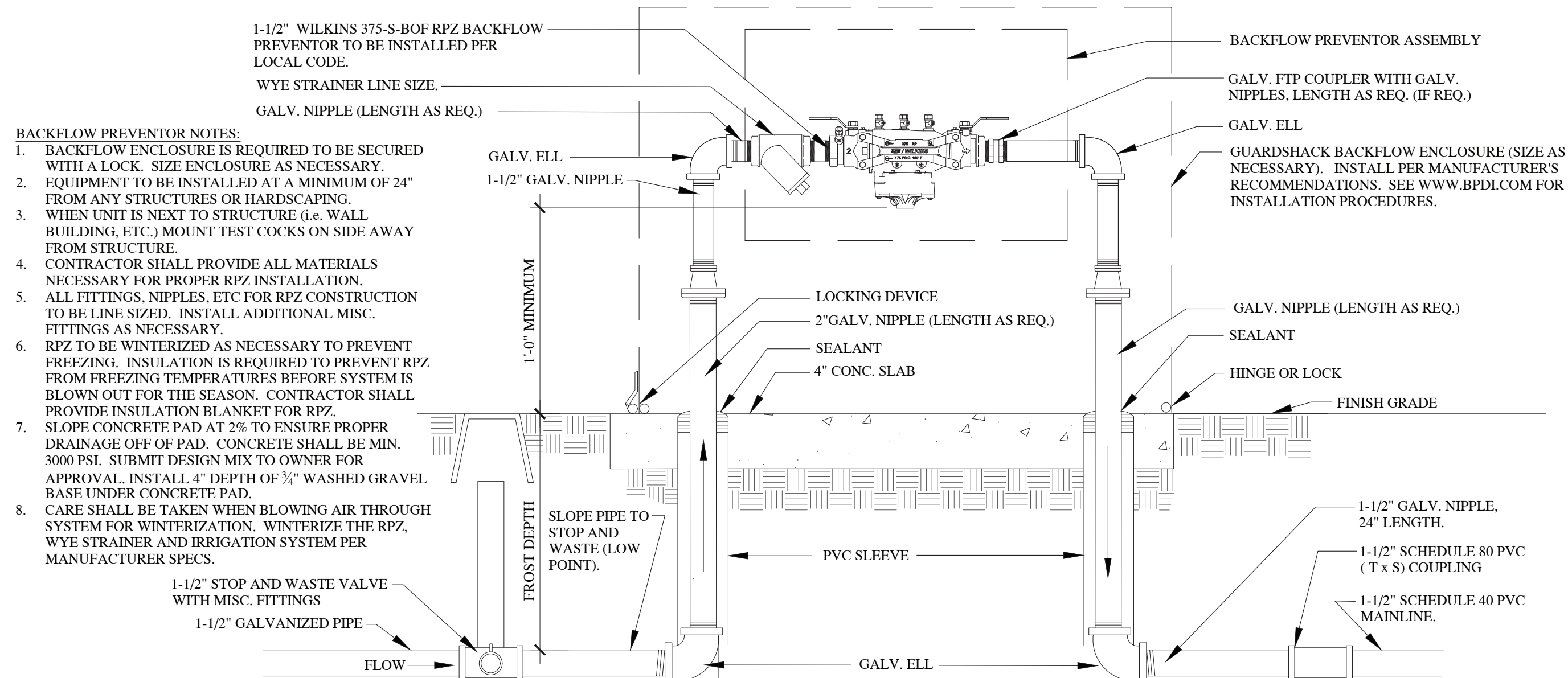


CONTROLLER WITH SENSOR

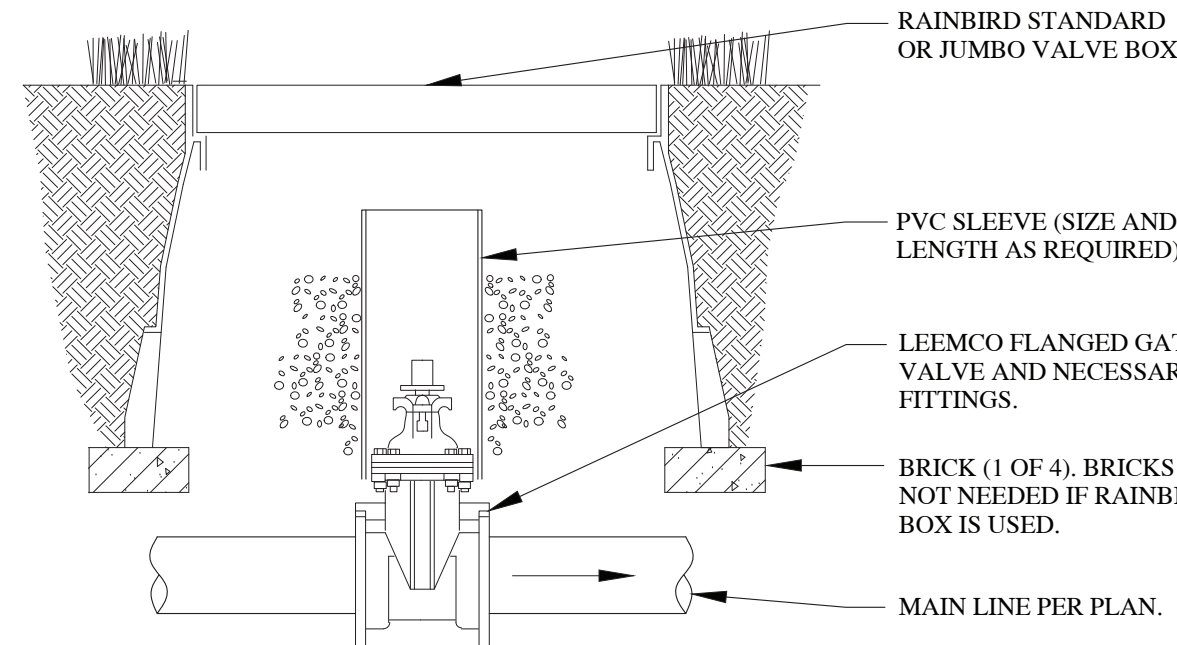
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SCALE: NTS

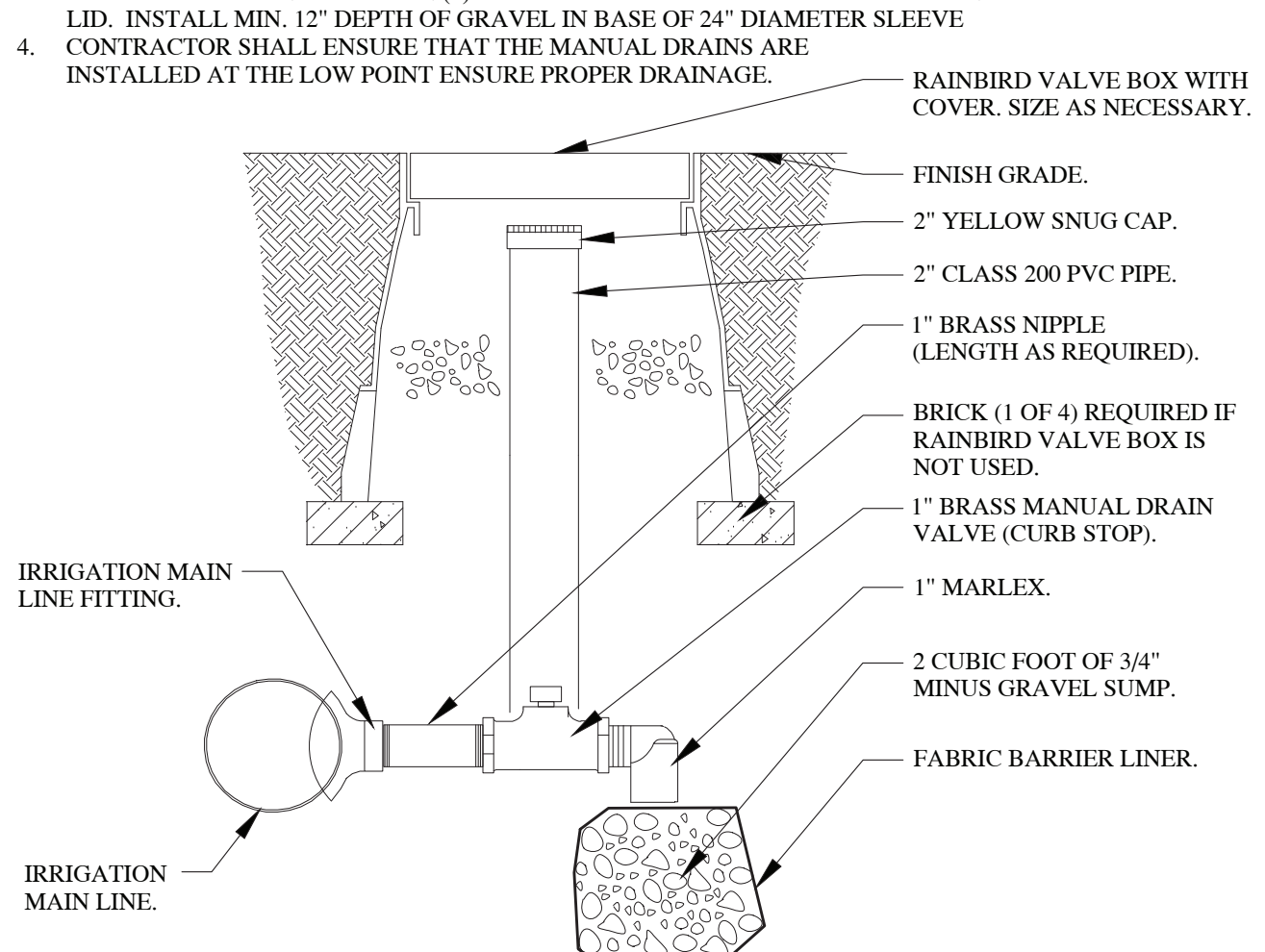


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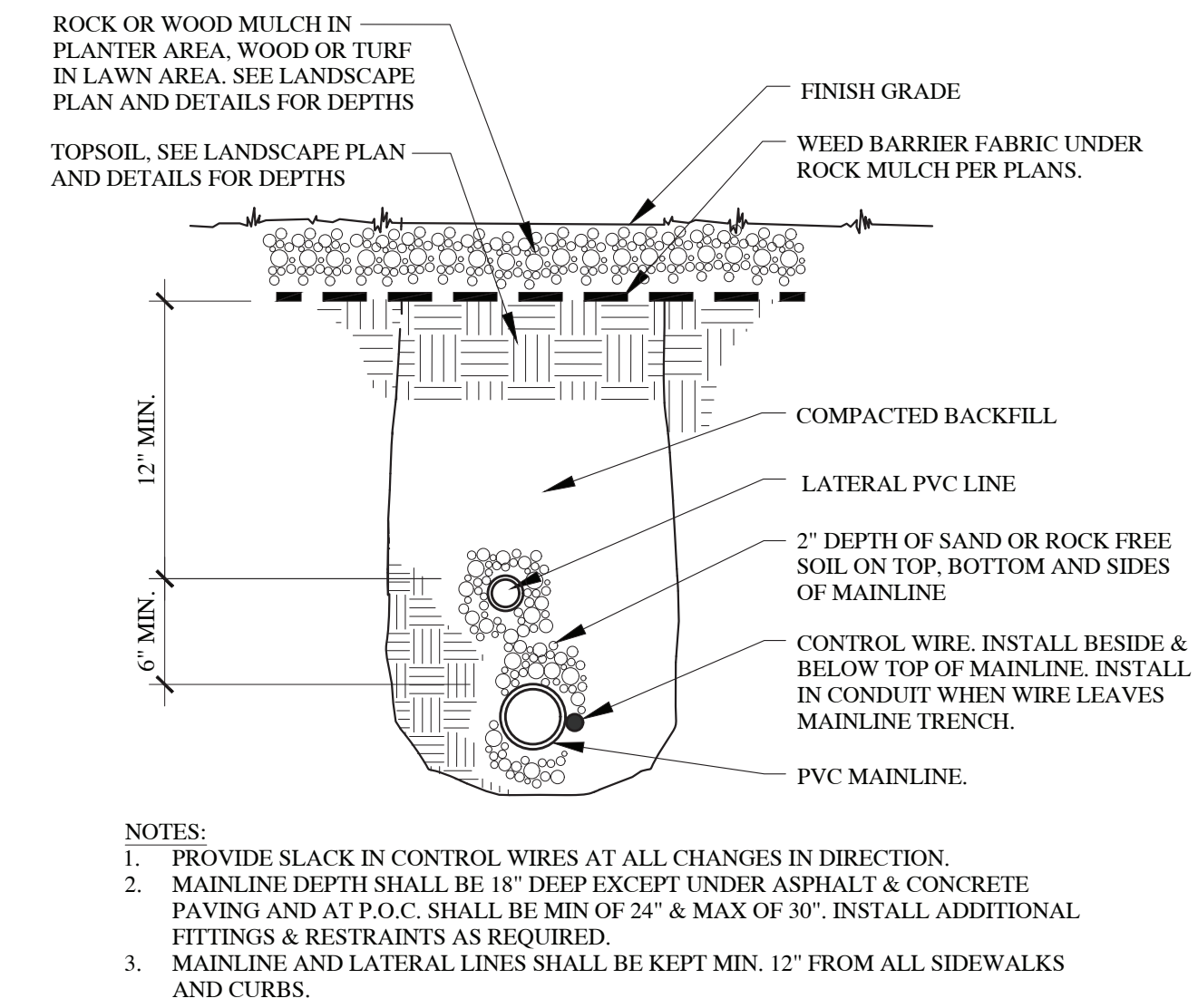


MAINLINE GATE VALVE

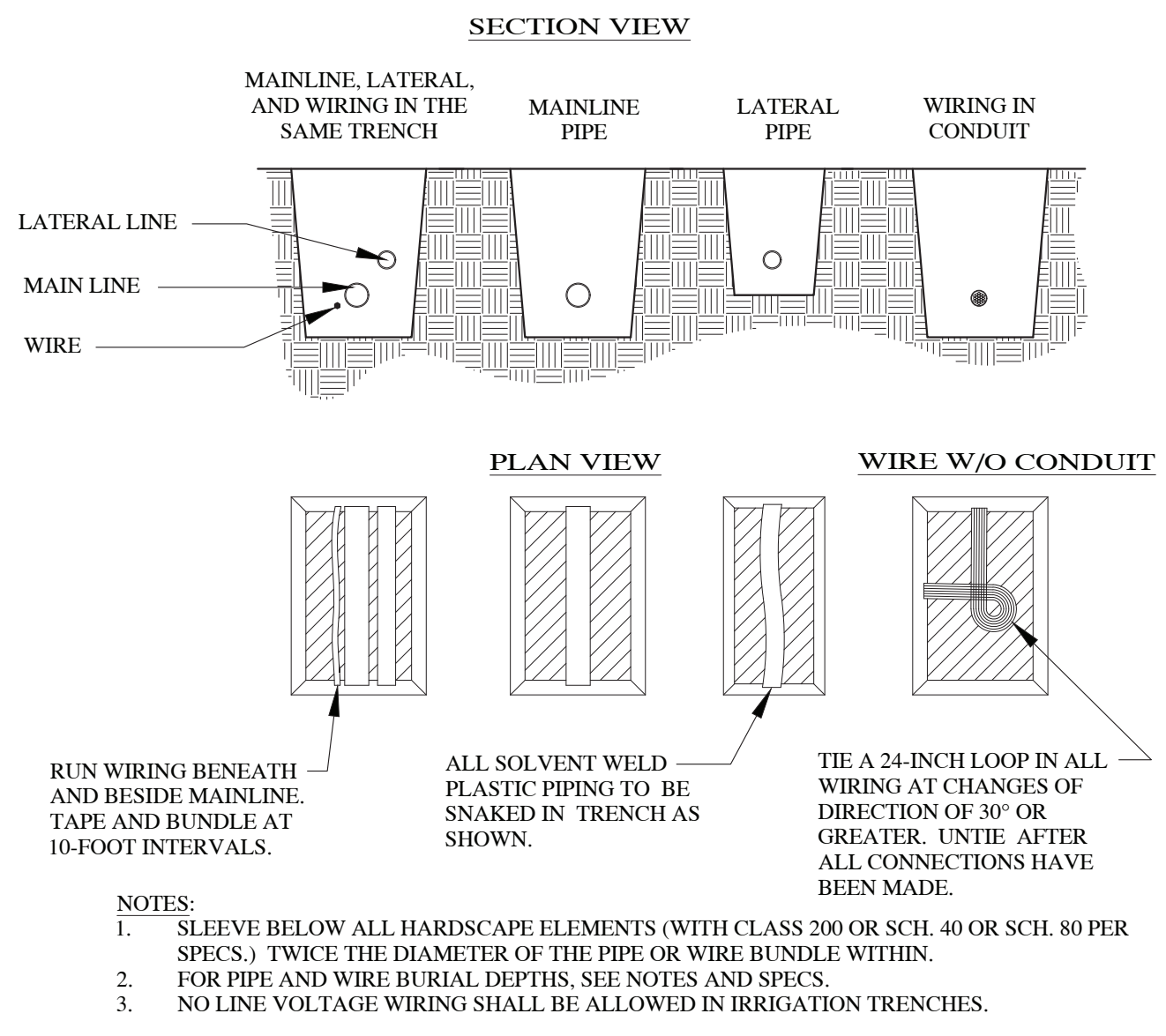
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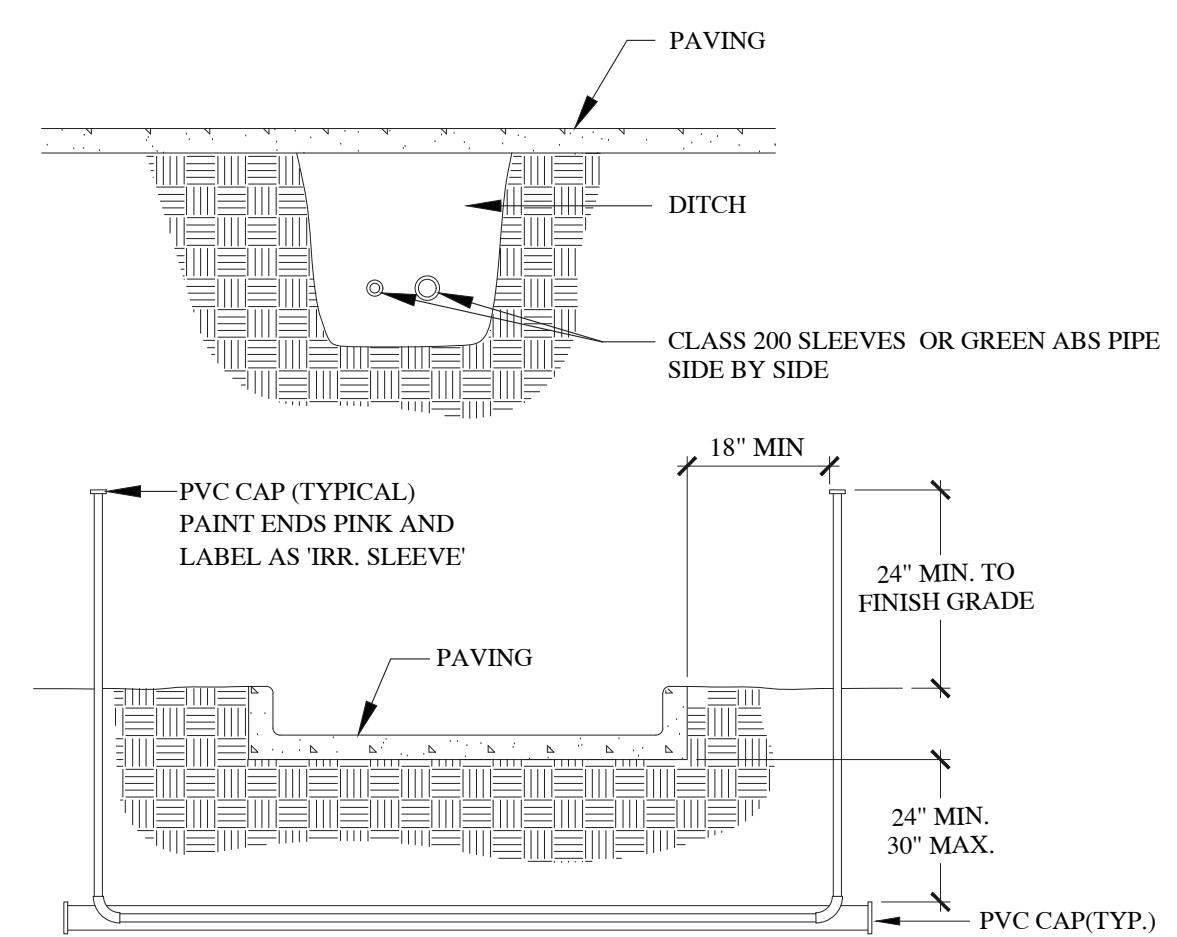
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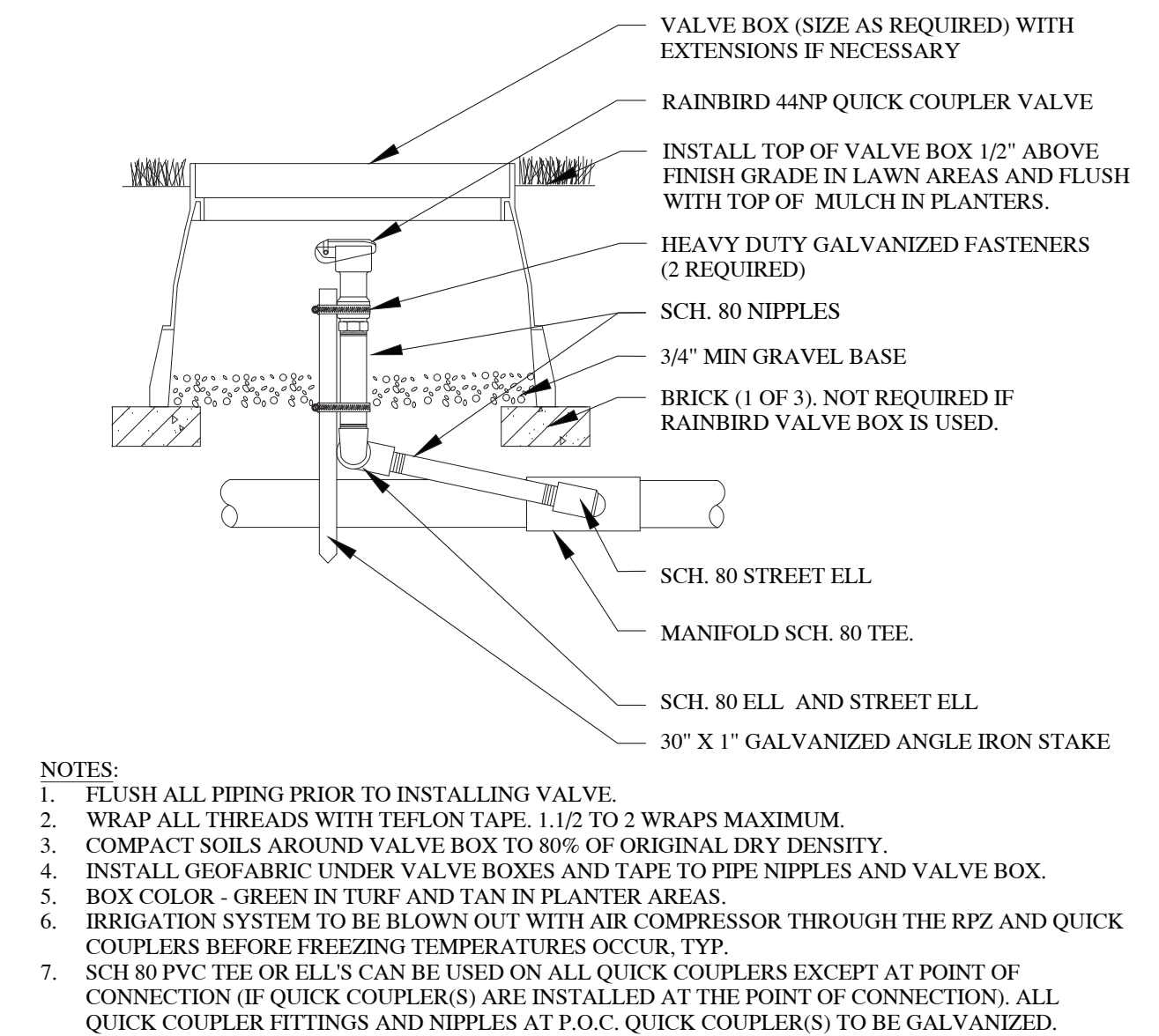
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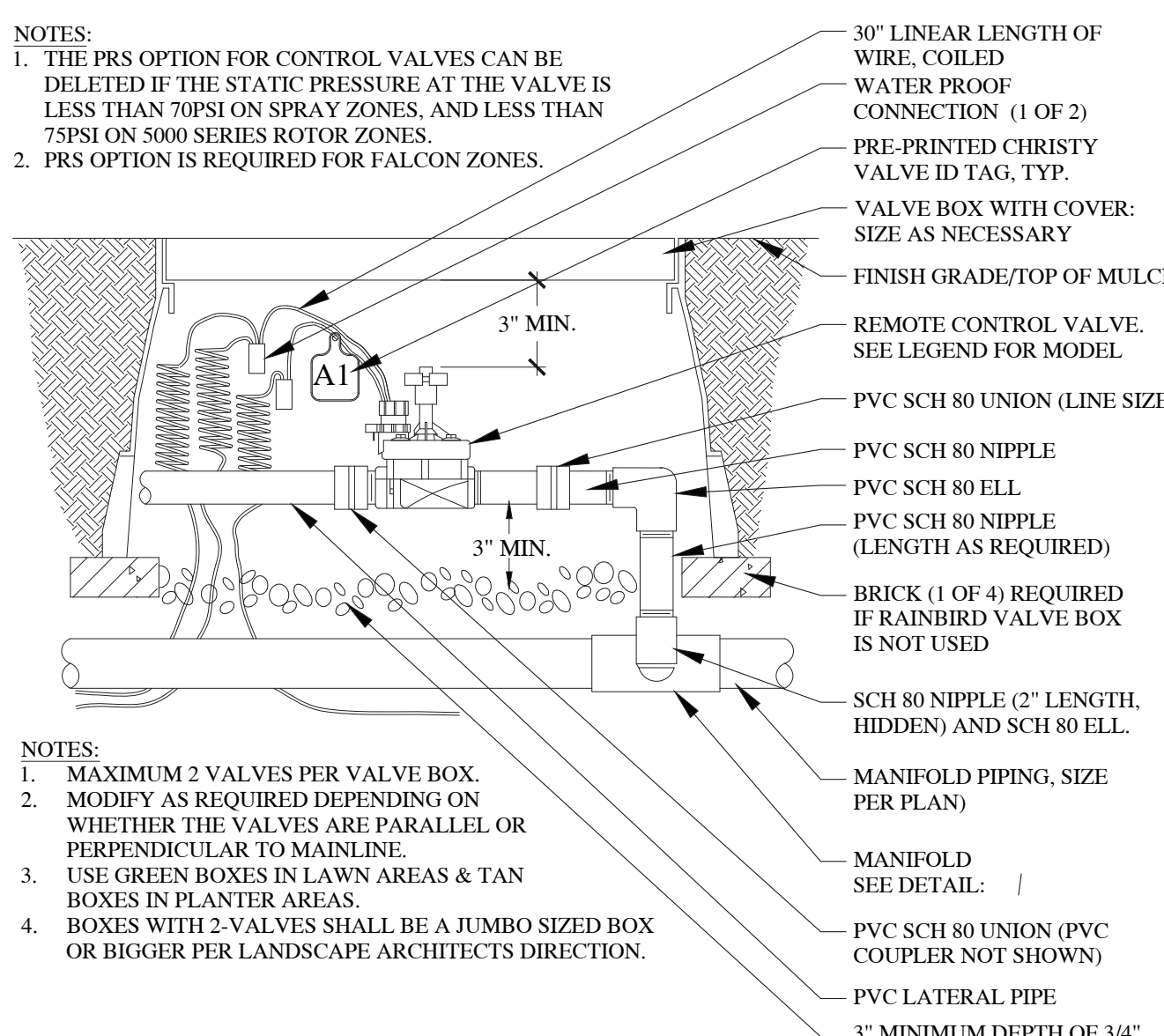
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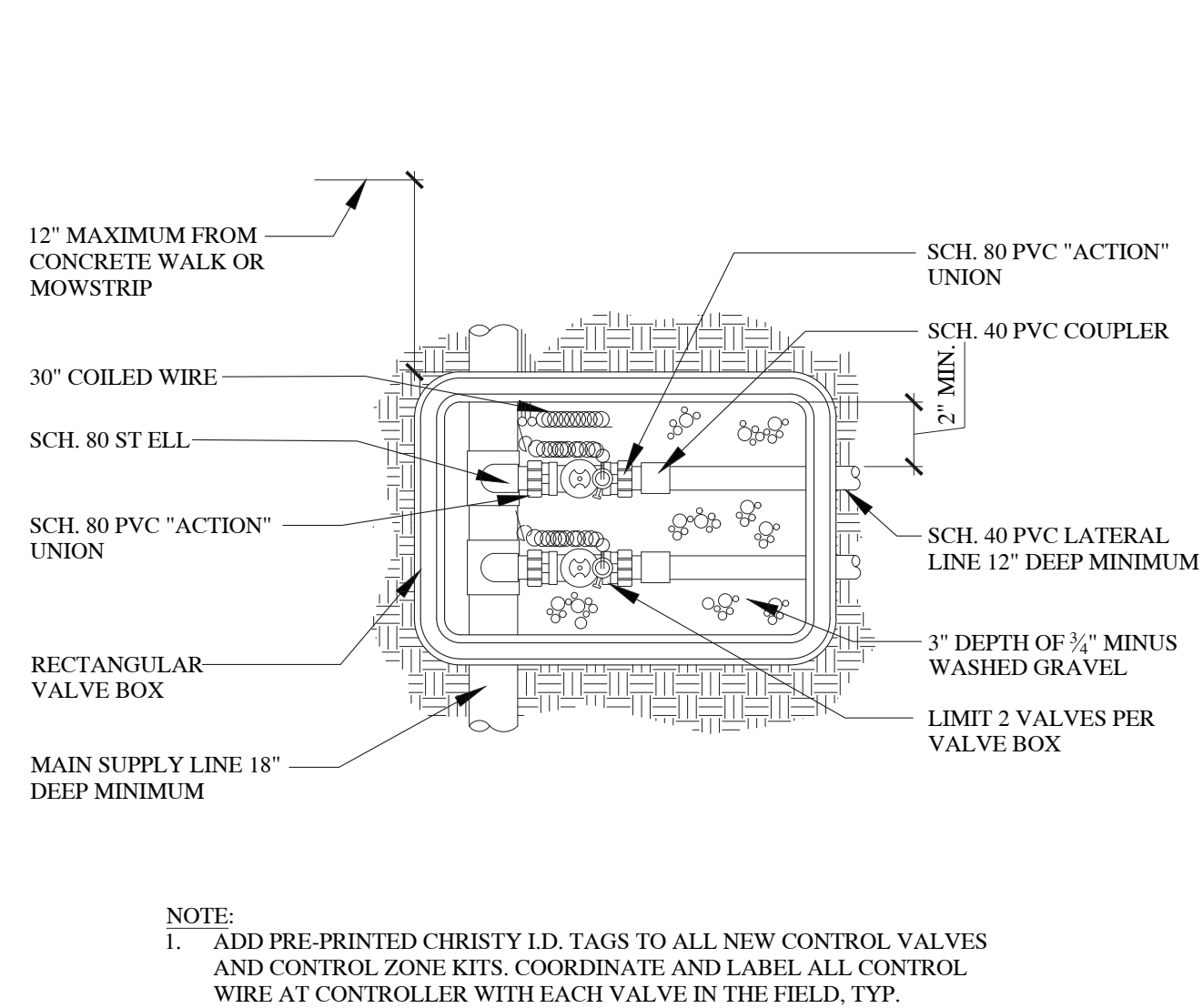
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SCALE: NTS



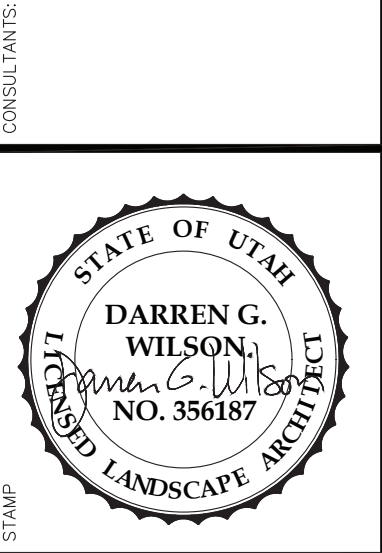
SCALE: NTS



SCALE: NTS



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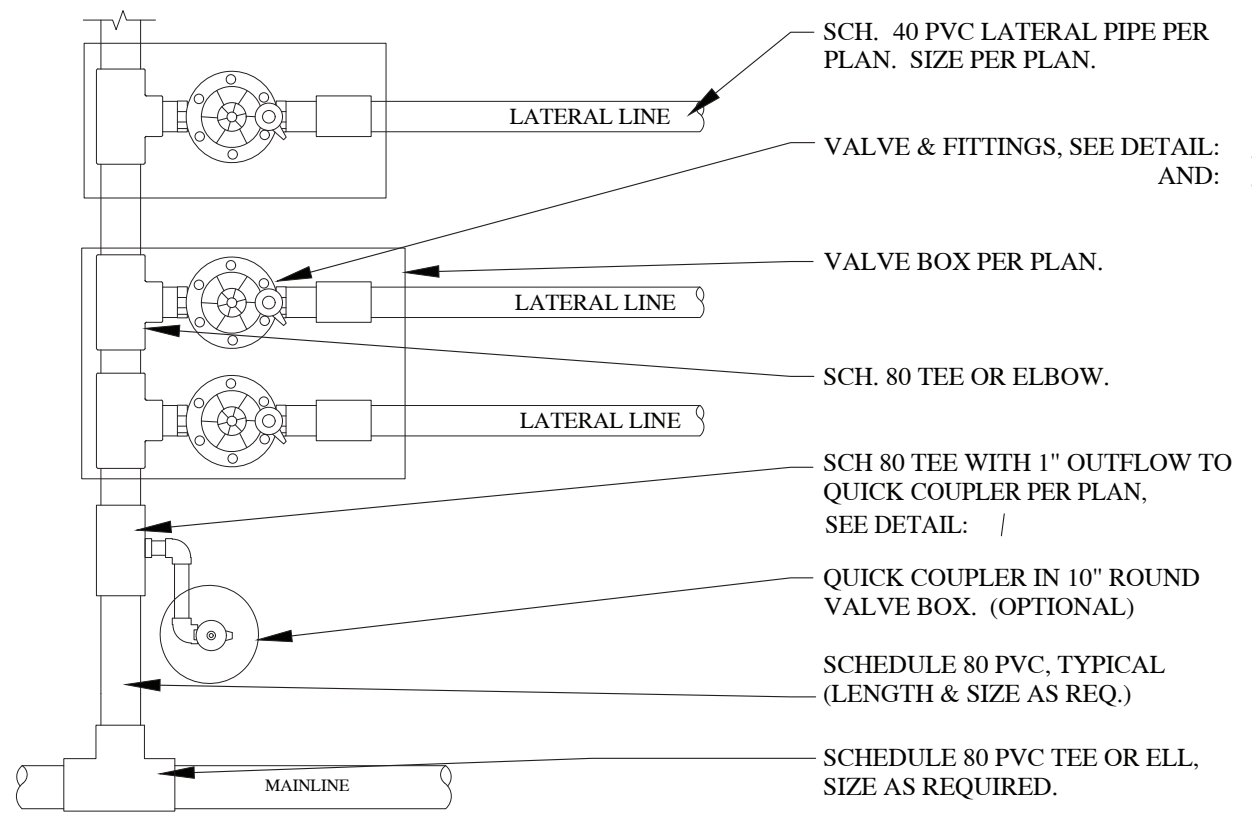


JOHN WALDEN CLUBHOUSE
1645 EAST STAGECOACH RUN
EAGLE MOUNTAIN, UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

IRRIGATION DETAILS

DRAWN BY: **NHS**
CHECKED: **DW**
DATE: **10/10/2017**
REVISIONS: **07/01/2019 (Permit Set)**
JOB NO. **18-117**
SHEET: **LS4.1**

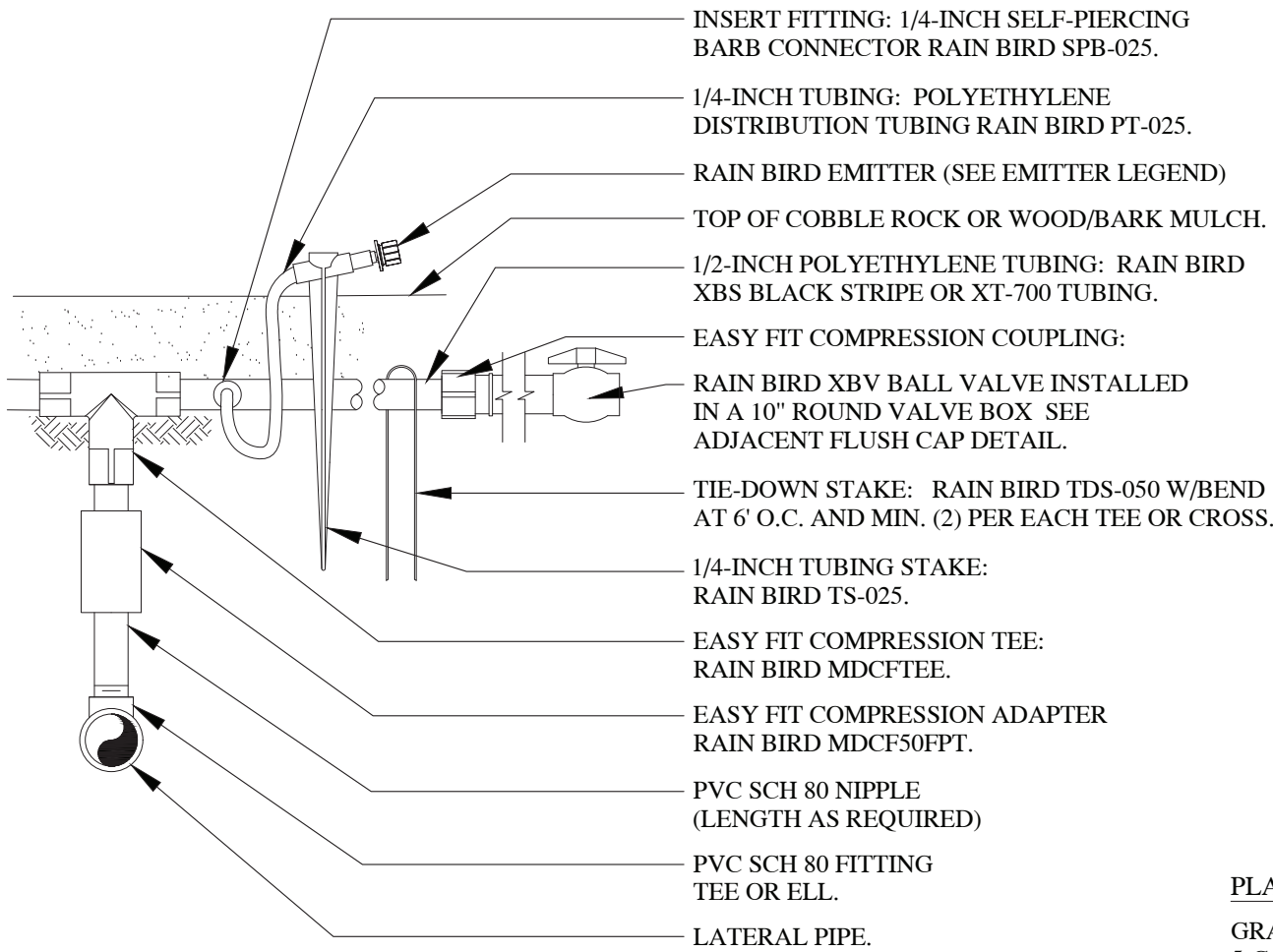
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- NOTES:
1. ALL VALVE MANIFOLD PIPING AND FITTINGS TO BE SCH. 80 FITTINGS, UNLESS THERE IS A DRIP ZONE ALL BY ITSELF IN WHICH CASE THE PIPING SHALL BE SIZED PER THE FLOW OF THE DRIP ZONE.
 2. MODIFY MANIFOLD AS NECESSARY DEPENDING ON HOW MANY VALVES ARE IN A CLUSTER.
 3. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.

12 VALVE MANIFOLD

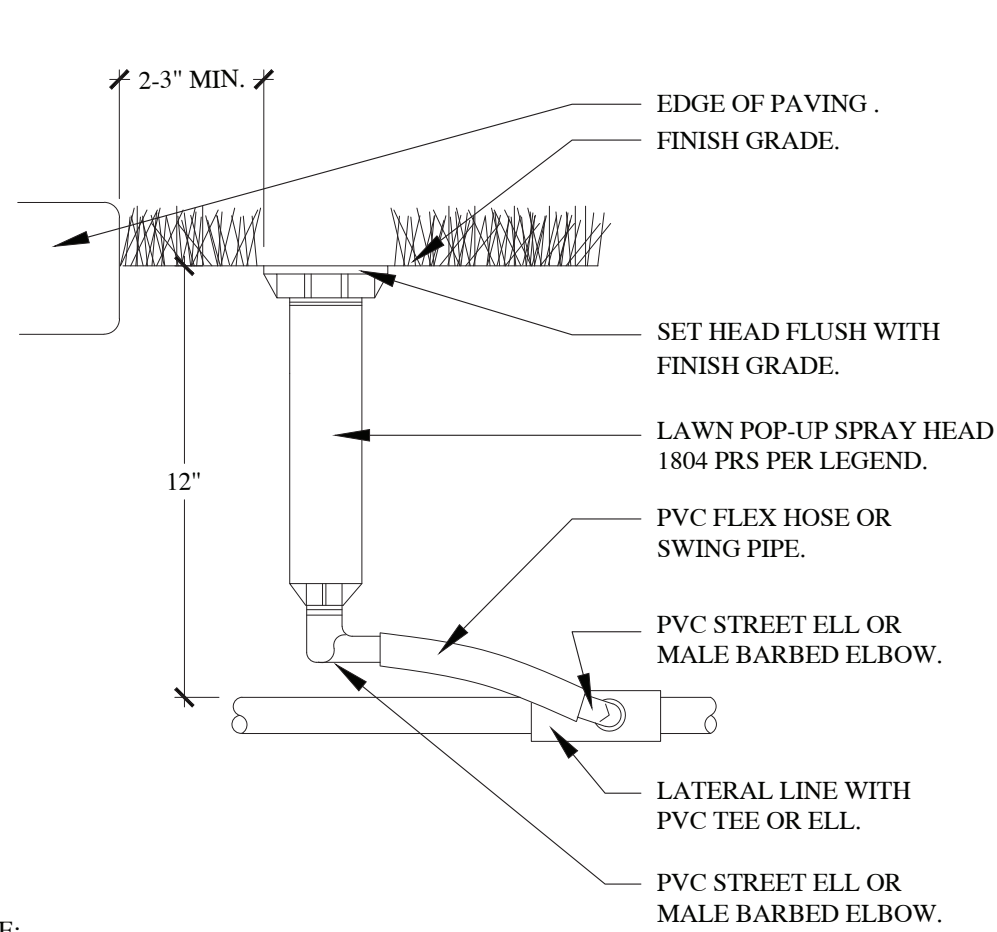
SCALE: NTS



- NOTE:
1. USE XERIMAN TOOL XM-TOOL TO INSERT CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.
 2. XBS TUBING MAY BE SUBSTITUTED WITH XT-700 AT CONTRACTORS OPTION.

15 RAINBIRD XERI-TUBE DRIP SYSTEM

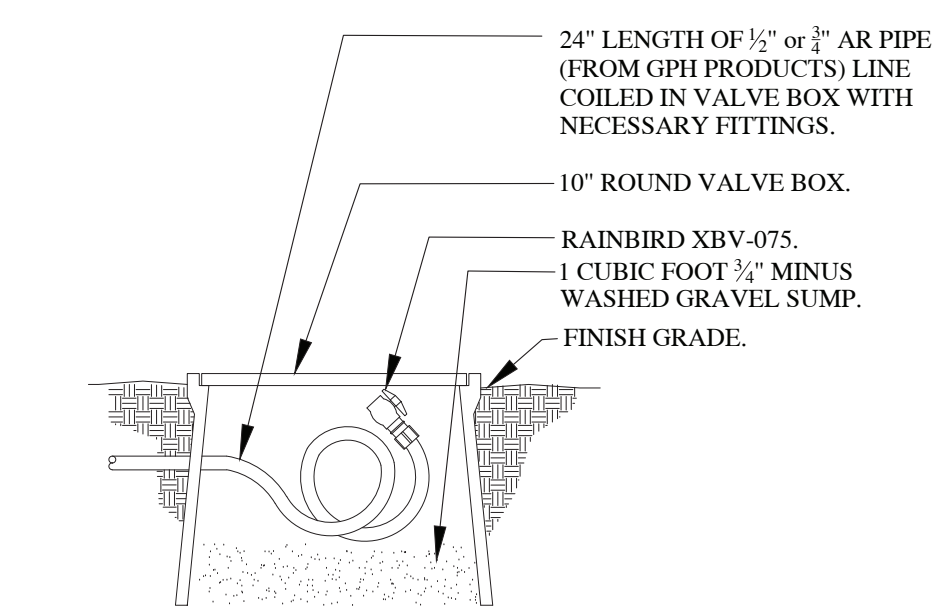
SCALE: NTS



- NOTE:
1. USE VAN OR HE VAN NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK AND BUILDING.
 2. LATERAL LINES SHALL BE KEPT MIN. 12\"/>

13 POP-UP SPRAY

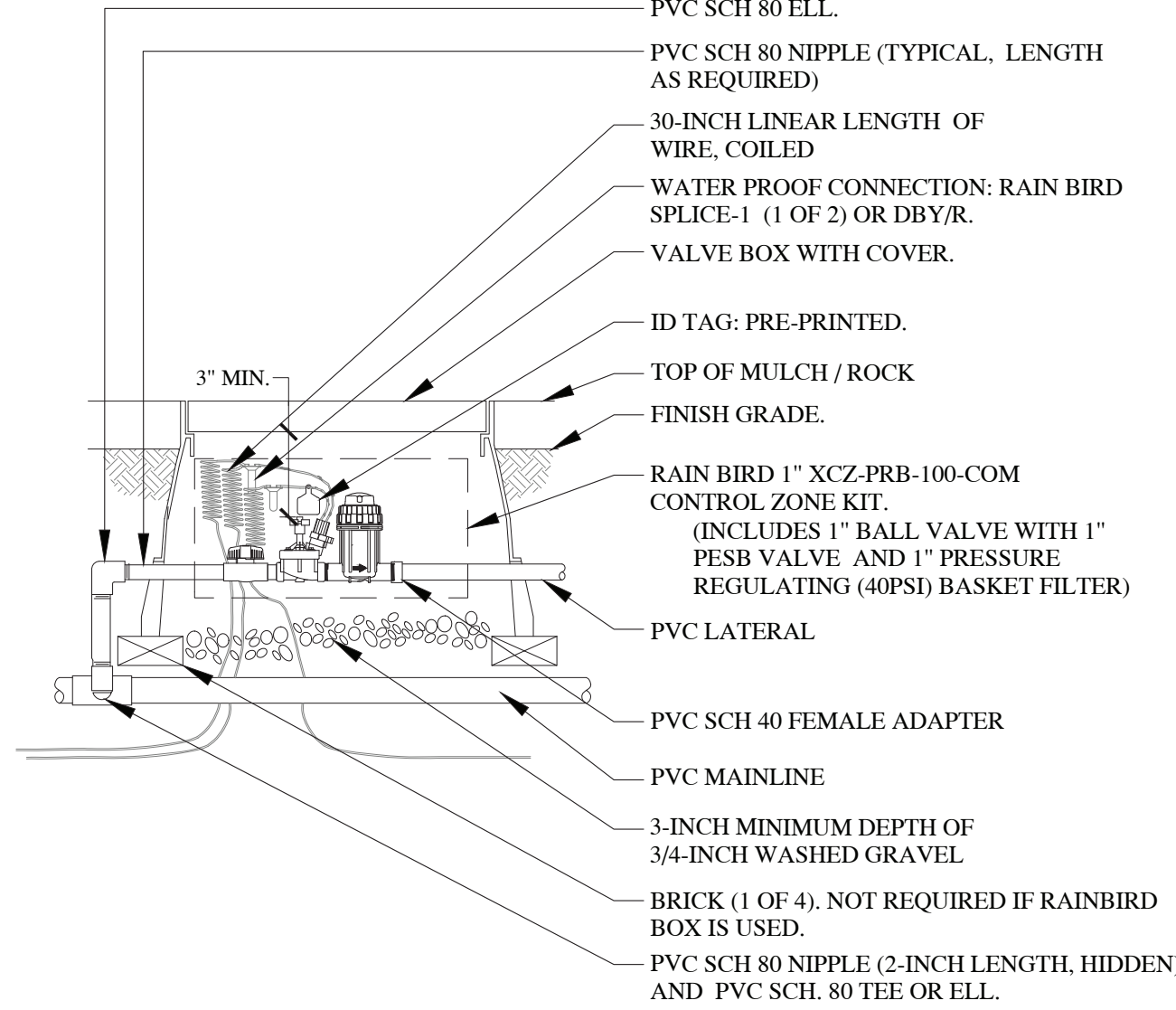
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FLUSH CAP BOX DETAIL

EMITTER LEGEND

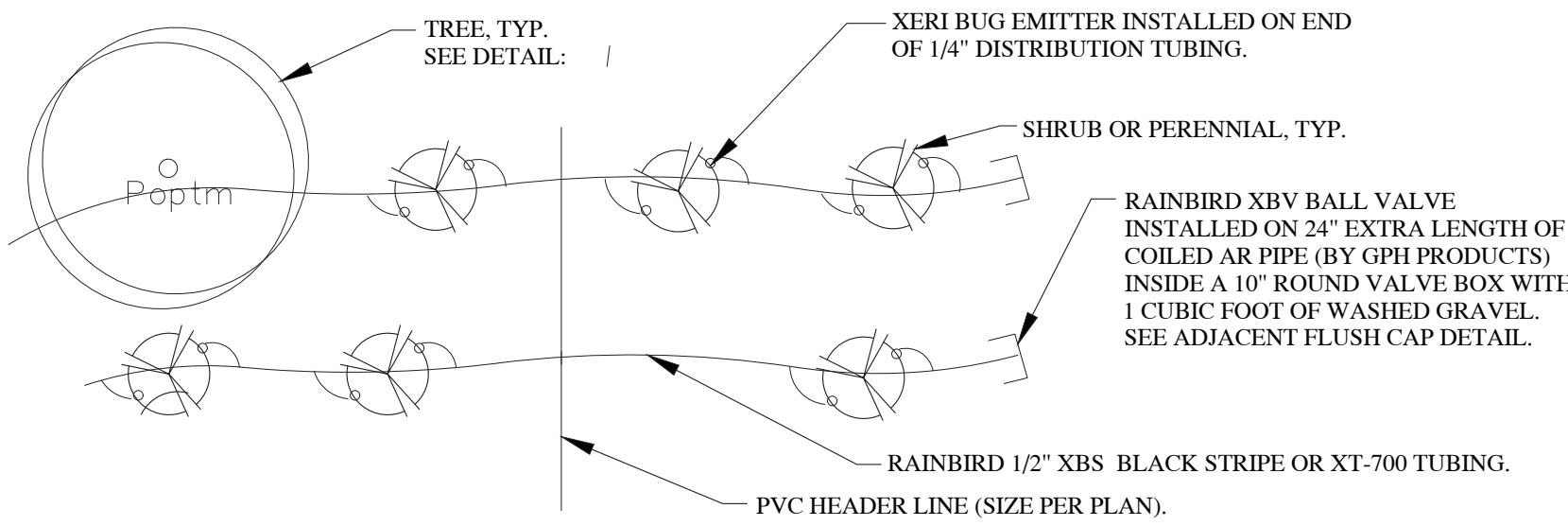
PLANT TYPE	# OF EMITTERS	TYPE OF EMITTER
GRASSES AND PERENNIALS	1	XB-20PC
5-GAL. SHRUBS	2	XB-20PC
FLOWERING TREES	4	PC-05
EVERGREEN TREES	4	PC-05
SHADE TREES	4	PC-05



14 1" DRIP CONTROL ZONE KIT

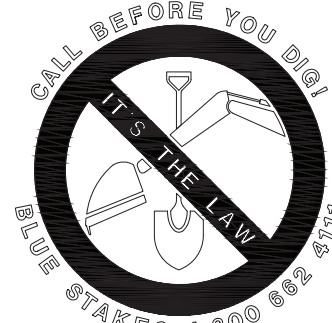
SCALE: NTS

SCHEMATIC EMITTER LAYOUT



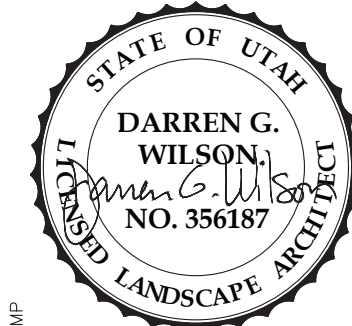
DRIP IRRIGATION NOTES

1. USE RAINBIRD XERI-TUBE DRIP SYSTEM IRRIGATION PRODUCTS FOR THE DRIP SYSTEM.
2. USE CONTROL ZONE KITS AS SPECIFIED IN LEGEND.
3. USE RAINBIRD TUBING AS SPECIFIED IN LEGEND. SPACE EMITTERS EVENLY AROUND ROOTBALL OF TREES, SHRUBS AND PERENNIALS. TUBING SHALL BE INSTALLED ON TOP OF THE WEED FABRIC BUT UNDER THE COBBLE ROCK.
4. ALL SUPPLY LINES ARE TO BE 3/4\"/>



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CONSULTANTS:



STAMP

JOHN WALDEN CLUBHOUSE
1645 EAST STAGECOACH RUN
EAGLE MOUNTAIN, UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PROJECT:

IRRIGATION DETAILS

SHEET TITLE:

DRAWN BY: **NHS**
CHECKED: **DW**
DATE: **10/10/2017**
REVISIONS: **07/01/2019**
(Permit Set)

JOB NO. **18-117**

SHEET:

LS4.2

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Walden Clubhouse



Walden Clubhouse



Walden Clubhouse



Walden Clubhouse





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 24, 2019**

TITLE:	B & H Land Holdings - General Plan Amendment - Public Hearing
ITEM TYPE:	General Plan Amendment
APPLICANT:	B & Holdings/Andy Flamm

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

PREPARED BY:

Michael Hadley,
Planning

BACKGROUND:

This property is located west of Brylee Estates development and north of Brandon park development. It is approximately 162 acres in size. The property is currently zoned agricultural. The current general plan designation is a combination of Employment center /Campus and Neighborhood Residential one. This proposal is to change the General plan designation to the following; keep the Neighborhood Residential 1 and include Agricultural/Rural density 2, Neighborhood Residential 3 and Commercial. Under the new residential code Neighborhood Residential One the applicant can propose a variety of single family lots ranging in size from 6,500 sq ft lot to 1/3 acre lots; for the Agricultural/Rural density 2 the lots could include 1/2 acre and 1 acre lots; for the Neighborhood residential 3 a variety of multi family housing up to 20 units per acre. There is also a proposed future freeway that goes through the property. the applicant has provide a plan that is completely conceptual. This plan was to provide and idea of what possibly might work on this property.

ITEMS FOR CONSIDERATION:

There is a proposed freeway that runs through this property, so the idea of commercial and multi family development in that area is not inconsistent with good planning practice.

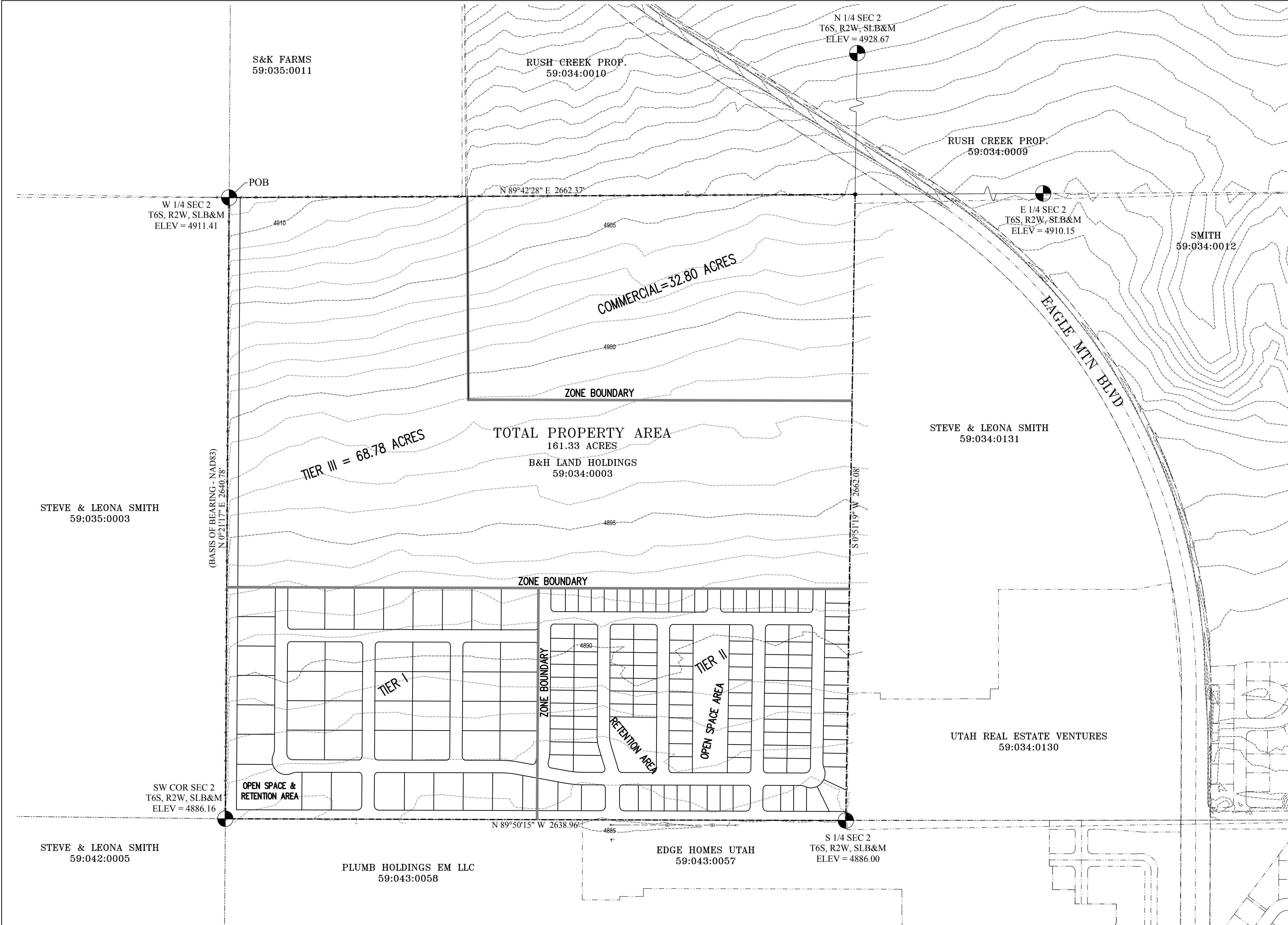
Development surrounding the area that has approvals and is being built Is it consistent.

RECOMMENDATION:

It is up to the Planning commission and City Council to determine if the proposed change is in accordance with the intent of the City's vision and the General Plan..

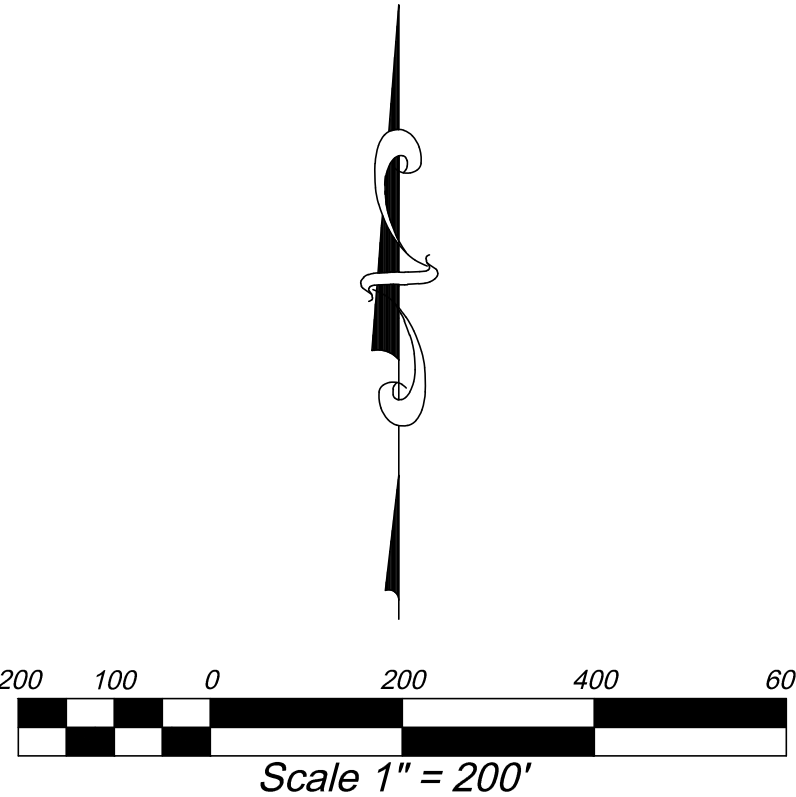
Attachments:

[B&H Rezone land use map 071719.pdf](#)



LEGAL DESCRIPTION

The Southwest Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; also being described as follows: Beginning at the West quarter corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°42'28" East along quarter section line 2662.37 feet; thence South 0°51'19" West along quarter section line 2662.08 feet to the South Quarter Corner of said Section 2; thence North 89°50'15" West along section line 2638.96 feet to the Southwest Corner of said Section 2; thence North 0°21'17" East along section line 2640.78 feet to the point of beginning. Area = 161.33 Acres



PROPOSED ZONE DISTRICT INTENSITIES

TIER I
TOTAL AREA = 29.97 ACRES
TOTAL LOTS = 46
DENSITY = 1.53 LOTS/ACRE
MIN. LOT WIDTH SHOWN=125'
MIN. LOT AREA SHOWN=20,000 S.F.
OPEN SPACE AREA PROVIDED = 1,000 S.F. PER LOT

TIER II
TOTAL AREA = 29.77 ACRES
TOTAL LOTS = 129
DENSITY = 4.33 LOTS/ACRE
MIN. LOT WIDTH SHOWN=55'
MIN. LOT AREA SHOWN=5,500 S.F.
OPEN SPACE AREA PROVIDED = 1,000 S.F. PER LOT

TIER III
CONCEPT DESIGN HAS NOT BEEN SHOWN FOR THIS AREA SINCE THE DESIRED PRODUCT TYPE TO BE DEVELOPED IN THIS AREA IS NOT KNOWN AT THIS TIME.

THIS AREA WILL BE DEVELOPED TO COMPLY WITH THE TIER III RESIDENTIAL DEVELOPMENT STANDARDS

REVISIONS		
Rev.	Date	Description

Developer: Andy Flamm

EXCEL

ENGINEERING

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

B&H PROPERTY

EAGLE MOUNTAIN

UTAH

Drawn by:
D.W.P.

Designed by:
D.W.P.

Checked by:
D.W.P.

EXISTING CONDITIONS &
LAND USE MAP

Scale:
1"=200'
Date:
07/17/19
C1



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 24, 2019**

TITLE:	Available Storage - Site Plan & Conditional Use Permit - Public Hearing
ITEM TYPE:	Conditional Use Permit and Site Plan
APPLICANT:	Menlove Construction

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

See Items for Consideration

PREPARED BY:

Michael Hadley,
Planning

BACKGROUND:

This proposal is for a Conditional Use Permit and Site Plan to build a storage facility located just north of the Community Development Building on Pony Express Parkway in the Sweetwater Industrial Park. This parcel is located on approximately 7 of the 213.62 acres in the Industrial Park. The Sweetwater Industrial Park Master Site Plan (serving as a preliminary plat) was approved by the City Council on September 1, 2015. The applicant intends to build this storage facility in phases.

ITEMS FOR CONSIDERATION:

Applicant shall submit a phasing plan to ensure compliance with the Fire Marshal's requirements.

Pony Express Parkway right-of-way includes a 20-foot park strip that includes an 8-foot asphalt trail. Site plan and landscape plans shall be revised accordingly.

REQUIRED FINDINGS:

Conditional Use Permit:

Per 17.95 EMMC the following shall be considered when granting a conditional use:

- The proposed use is desirable or necessary to provide a service or facility which will contribute to the general well-being of the community and neighborhood. This application complies;
- The proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and will not institute a nuisance to property owners. This application complies;
- The proposed use is compliant with this title. This application complies;
- The proposed use does not conflict with the General Plan of Eagle Mountain. This application complies;
- The location and possible screening of all outdoor activities. This application complies;
- The adequacy, convenience, and safety of provisions for vehicular access and parking, including the location of driveway entrances and exits. The

applicant has submitted a plan and it's being reviewed;

Site Plan:

Per 17.100.050 Site Plan Development Standards:

- The entire parcel area shall be built upon, landscaped or paved in accordance with the zoning district's open space requirements and other generally applicable development standards. This application complies;
- Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. Required walls or fences shall not be less than six feet in height, unless a wall or fence of a different height is approved by the city council. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon. All developments shall have the minimum number of trees as required by Chapter 17.60 EMMC, Landscaping, Buffering, Fencing and Transitioning, to provide for shade and visual relief. This application complies;
- Drainage from any lot must follow current city requirements for on-site retention and a maximum allowable discharge at the calculated historical rate for the site. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The planning commission must approve a site plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Where possible, roads and development shall be designed for preservation of a natural grade. This application complies; and
- There are utilities close to the project site.

Per 17.100.060 EMMC Architectural Requirements, the following shall be considered when reviewing a Site Plan:

- Plans for exterior building lighting shall be approved as part of the site plan approval. Building lighting shall be fully shielded and directed downward so that the light source is not visible from beyond the property where the structure is located. Lighting shall be in conformance with Chapter 17.56 EMMC. This application is under review;
- All site plans shall conform to the landscaping guidelines established by the City. This application complies;
- All parking lot light fixtures shall be installed to prevent light glare from adversely affecting adjacent properties. Pole-mounted fixtures are required in lots or along roads. Lighting of all pedestrian pathways is required. Lighting will be judged as to how adequately it provides for the health and safety of citizens. Design and location of standards and fixtures shall be specified on the site development drawings. Illumination shall be controlled so that glare or excessive direct light will not adversely affect neighboring areas. All streetlights and interior parking lot lights shall meet the city's adopted design standards for lighting. This application is under review; and
- All commercial uses shall be free from objectionable odors, noises, hazards or other nuisances. This application complies.

RECOMMENDATION:

The following motions are provided for the benefit of the Planning Commission. They may be read as the motions or referenced when making motions.

I move that the Planning Commission recommend approval for the Available Storage Conditional Use application and recommend approval of the Site Plan to the City Council with the following conditions of approval:

1. Applicant shall submit a phasing plan;
2. Applicant shall submit a spec sheet for lighting that complies with the City's Dark Sky Ordinance;
3. Second access shall be provided with the appropriate phase, to be approved by the Fire Marshal.

Attachments:

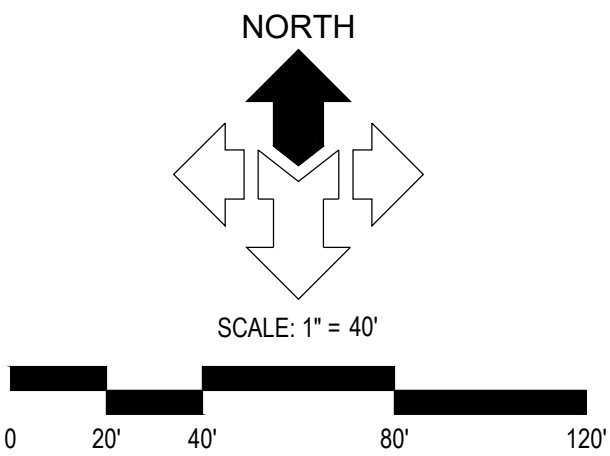
[Available Storage Civil.pdf](#)

[Available Storage Elevations.pdf](#)

[Landscape .pdf](#)

AVAILABLE STORAGE CONSTRUCTION PLANS

2585 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
LOCATED IN THE NW 1/4 OF SECTION 24
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



DRAWING INDEX	
SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	HORIZONTAL CONTROL PLAN
C2.01	GRADING AND DRAINAGE PLAN
C3.01	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS

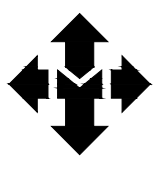
ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO EAGLE MOUNTAIN
STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO EAGLE MOUNTAIN
STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST
CONFORM TO EAGLE MOUNTAIN
STANDARDS AND SPECIFICATIONS

DEVELOPER
MR. KEN MENLOVE, PE
MENLOVE CONSTRUCTION, INC.
4243 NIKE DRIVE #C
WEST JORDAN, UTAH 84088
MENLOVEC@GMAIL.COM

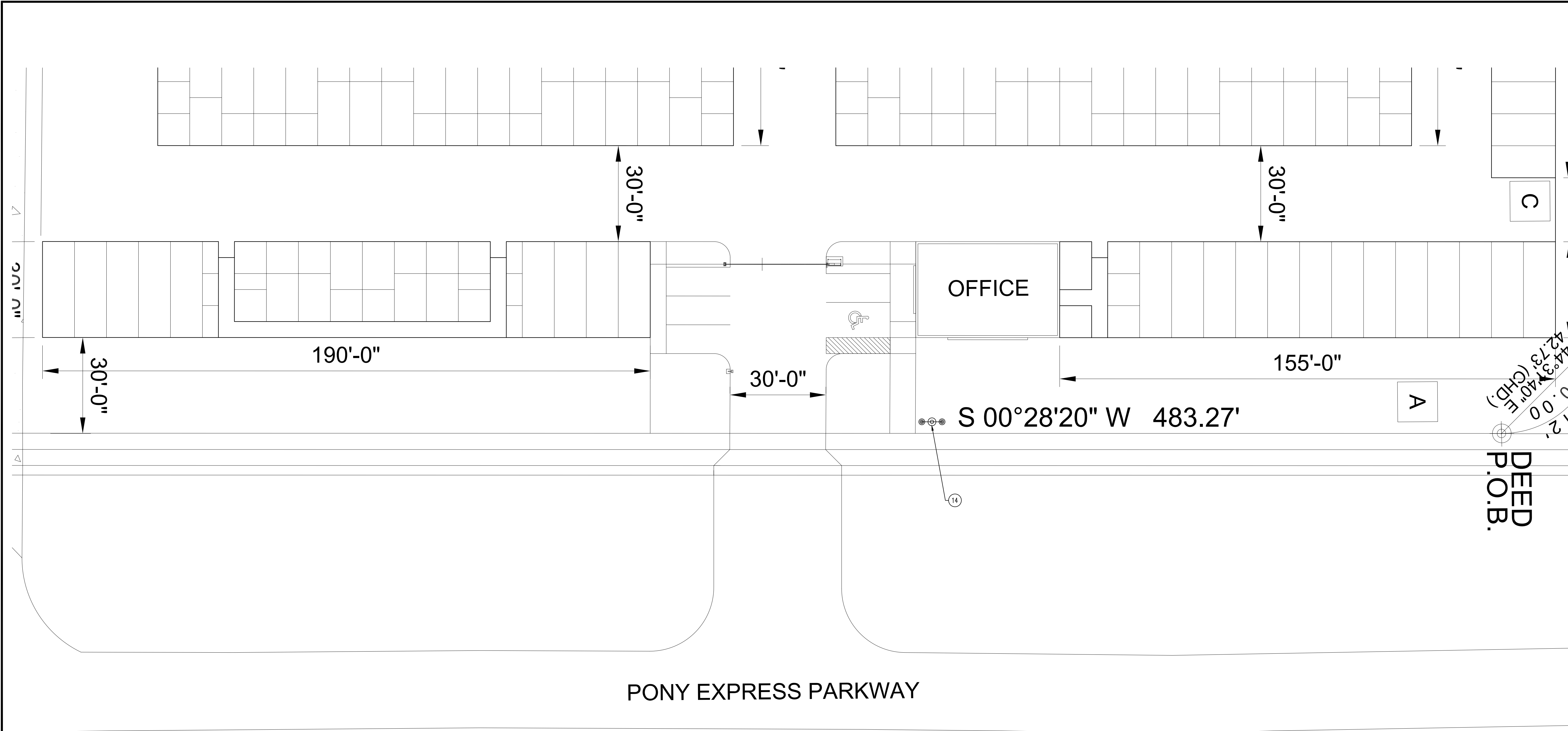
OWNER
DUSTIN ALDRIDGE
12102 SOUTH WINDOW ARCH LANE
HERRIMAN, UTAH 84096
801-809-9179

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Structural Engineering • Land Surveying & HDS



- MATERIALS NOTES:
1. ALUM. STOREFRONT MATERIAL - BLACK WITH CLEAR GLASS
 2. SYNTHETIC STONE - HARRISTONE HUNTINGTON DEVINO LEDGE
 3. HARDOPLANK BOARD AND BATTEN SIDING SMOOTH FINISH, WHITE
 4. HARDOPLANK SHIPLAP SIDING - LIGHT BLUE
 5. METAL ROOFING, FASCIA AND SOFFIT - BLACK
 6. FIBERGLASS WINDOWS - BLACK WITH CLEAR GLAZING
 7. SIGNAGE BY OTHERS
 8. 10" SPLIT FACED BLOCK LINING - SUNROC CREAM
 9. 8" HONED BLOCK - SUNROC CREAM
 10. 8" STANDARD BLOCK - SUNROC BLACK
 11. BLACK ROD IRON FENCING
 12. LIGHT GRAY ROOF FASCIA
 13. LANDSCAPING
 14. STREET LIGHT AS SELECTED BY OWNER

VDC VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

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

NEW STORAGE OFFICE FOR:
AVAILABLE STORAGE
EAGLE MOUNTAIN BRANCH

EAGLE MOUNTAIN, UTAH
ELEVATIONS

ARCH. PROJECT NO: XX-XXX
DATE: 7/2/19
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

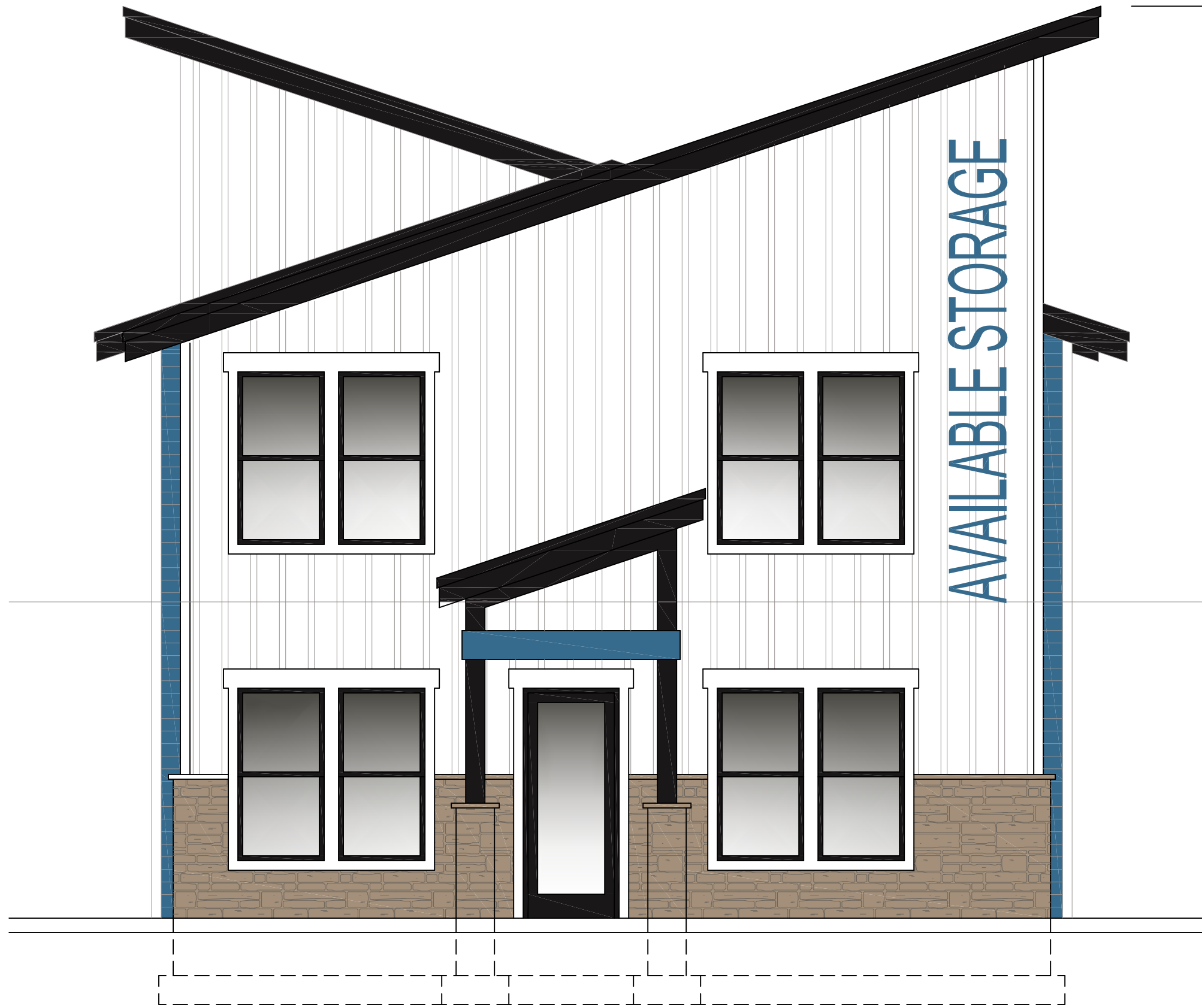
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DATE	REVISION

SHEET TITLE
A-2.00

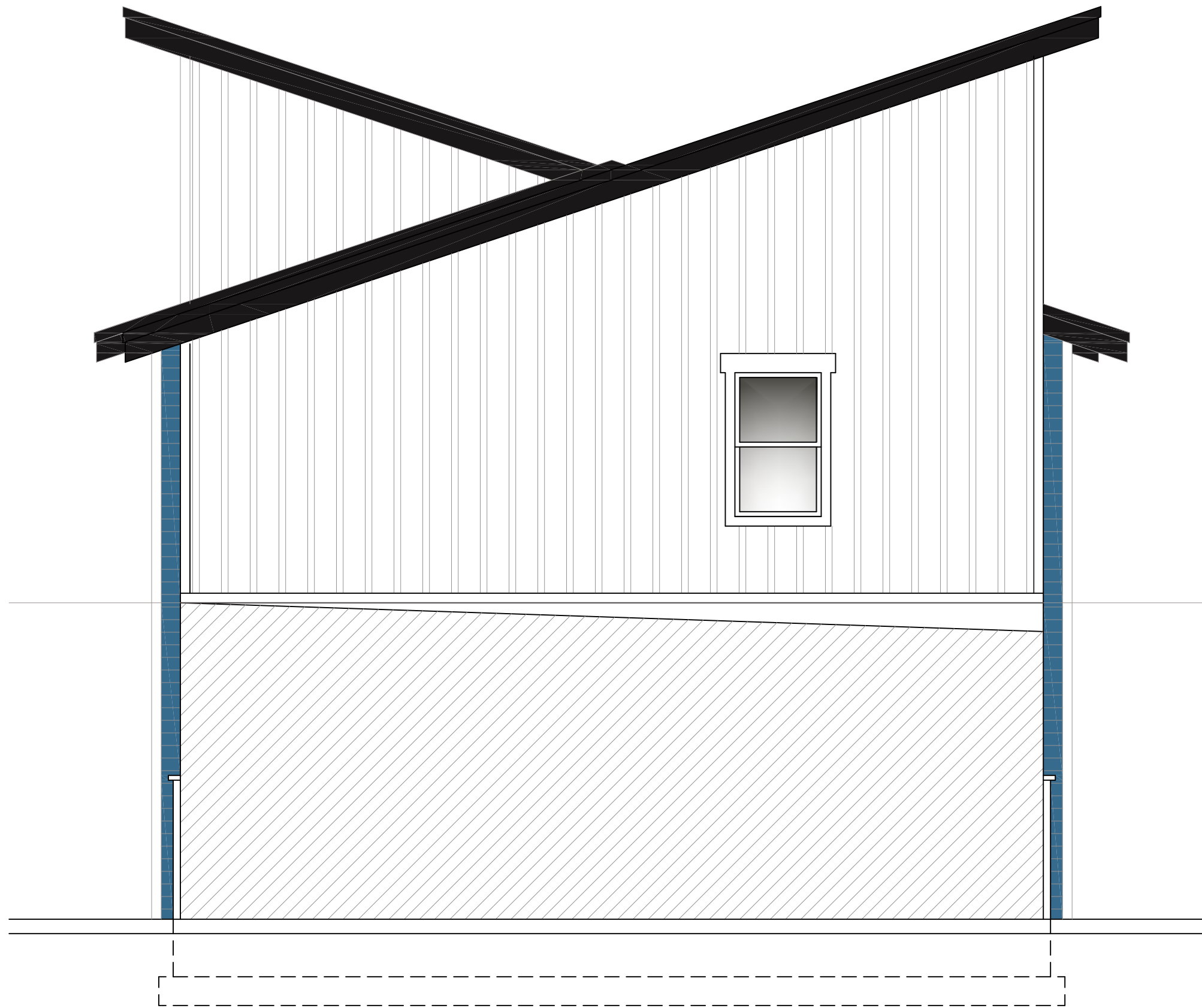
ARCHITECTURAL 1 of 1

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SOUTH ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

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DATE	REVISION

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A-2.00
ARCHITECTURAL 1 of 1

NEW STORAGE OFFICE FOR:
AVAILABLE STORAGE
EAGLE MOUNTAIN BRANCH

EAGLE MOUNTAIN, UTAH
ELEVATIONS

VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

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

SUMMARY OF LANDSCAPE PLAN

A summary of the total percentage of landscaped areas, domestic turf grasses, deciduous and evergreen species, and xeriscaping, along with the estimated cost of all the improvements.

Total Landscaped Areas: 48,073.6 sq ft - 15.8% of property landscaped

Total Coverage of Live Vegetation: 24038.1 sq ft - 50% of landscaped areas

Total Coverage of Turf Grass: 1,608 sq ft - 3.3% of landscaped areas

Total Coverage of Native Grass Seeding: 12,479 sq ft - 25% of landscaped areas

Trees Total: 28
Deciduous: 4 - 14%
Evergreen: 24 - 86%

Shrubs/Grasses/Perennials: 350
Deciduous: 317 - 90.6%
Evergreen: 33 - 9.4%

EAGLE MOUNTAIN CITY CODE

CODE	NOTES	IMPLEMENTATION
17.60.040 LANDSCAPE PREVISIONS	No landscaping over three feet in height shall be allowed within a clear vision triangle.	30' x 30' sight triangles shown on plan to designate areas with plantings no more than 3' in mature height.
17.60.050 LANDSCAPE PLAN	The location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-ways, ground signs, refuse areas, and lighting.	Shown in plans.
	The plant names (both botanical and common name), location, quantity, and size of all existing and proposed plants.	Shown in plant schedule.
	A summary of the total percentage of landscaped areas, domestic turf grasses, deciduous and evergreen species, and xeriscaping, along with the estimated cost of all the improvements.	Shown below.
17.60.070 LANDSCAPE STANDARDS	Trees- Deciduous trees shall have a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line. Evergreen trees shall have a minimum size of six feet in height.	Designated in plant schedule.
	Shrubs- All shrubs shall be a minimum of one gallon containerized stock planted that will attain a height of at least two feet.	Designated in plant schedule.
	Turf- No landscaping shall be composed of more than 70 percent in turf.	Turf: 3.3% of landscape Native Seeding: 25% of landscape
	Drought-Tolerant Plants- Fifty percent of all tree and shrub species shall be required to be drought-tolerant.	91.3% species are designated from the Eagle Mountain Landscape Plants List for Low-Water Landscaping.
	Weed Barrier- Planting beds are required to have a weed barrier with mulched wood chips, rocks, or other similar treatment.	Designated in landscape notes on LS-01 - LS-04.
17.60.080 DESIGN APPLICATION	Water Conservation- All planter beds shall be irrigated through the use of drip lines instead of spray heads to minimize water loss through evaporation.	Designated in irrigation plans.
17.60.090 REQUIRED LANDSCAPE	Portions of property that are not developed with structures, rights-of-way, driveways, and parking areas shall be required to be landscaped in all zones.	All undeveloped areas are designated landscape areas, totaling to 48,073.6 sq ft.
	Water-Wise Landscape Standards. The following are the minimum standards for water-wise landscaping for any park strip, median, or landscaped area located within a public right-of-way, a commercial, or industrial development.	
	At least 50 percent of the required landscape area shall be live vegetation.	50% of landscape area: 24,036.8 sq ft Live vegetation coverage in landscape plan: 24,038.1 sq ft
	Live vegetation shall be distributed throughout the landscape area, and shall not be segregated.	Live vegetation is used throughout all the landscape areas.
	Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.	Designated in landscape notes on LS-01 - LS-04.
	Decorative rock material shall be a minimum of one-inch aggregate, and shall be at least three inches deep and be placed completely on top of weed fabric barrier that allows the permeation of water. Rock materials shall not exceed the height of the sidewalk/trail or the top back of curb when placed along a public right-of-way.	Designated in landscape notes on LS-01 - LS-04.
	White quartz rock, lava rock, and gravel, or any other material that approximates the color of concrete, are not permitted.	Designated in landscape notes on LS-01 - LS-04.
	All water-wise landscaped areas shall be improved with a drip irrigation system.	Designated in irrigation plan.

SHEET INDEX

- LS-00 - OVERALL LANDSCAPE PLAN
- LS-01 - LS-04 - LANDSCAPE PLAN, NOTES, AND SCHEDULE
- LS-05 - LANDSCAPE DETAILS

LANDSCAPE PLANS FOR AVAILABLE STORAGE



OWNER/CLIENT



MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT



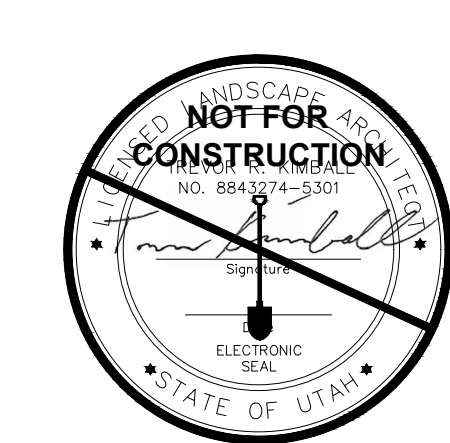
PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE: 801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

AVAILABLE STORAGE

2585 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT

SEAL/STAMP OF APPROVAL



PI: LA
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DRAWN BY: CG
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PLOT DATE: 7-15-2019

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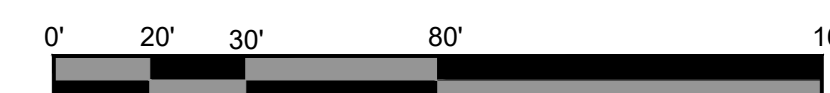
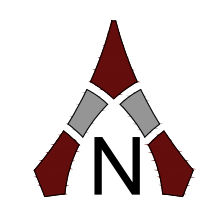
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UT 19-047

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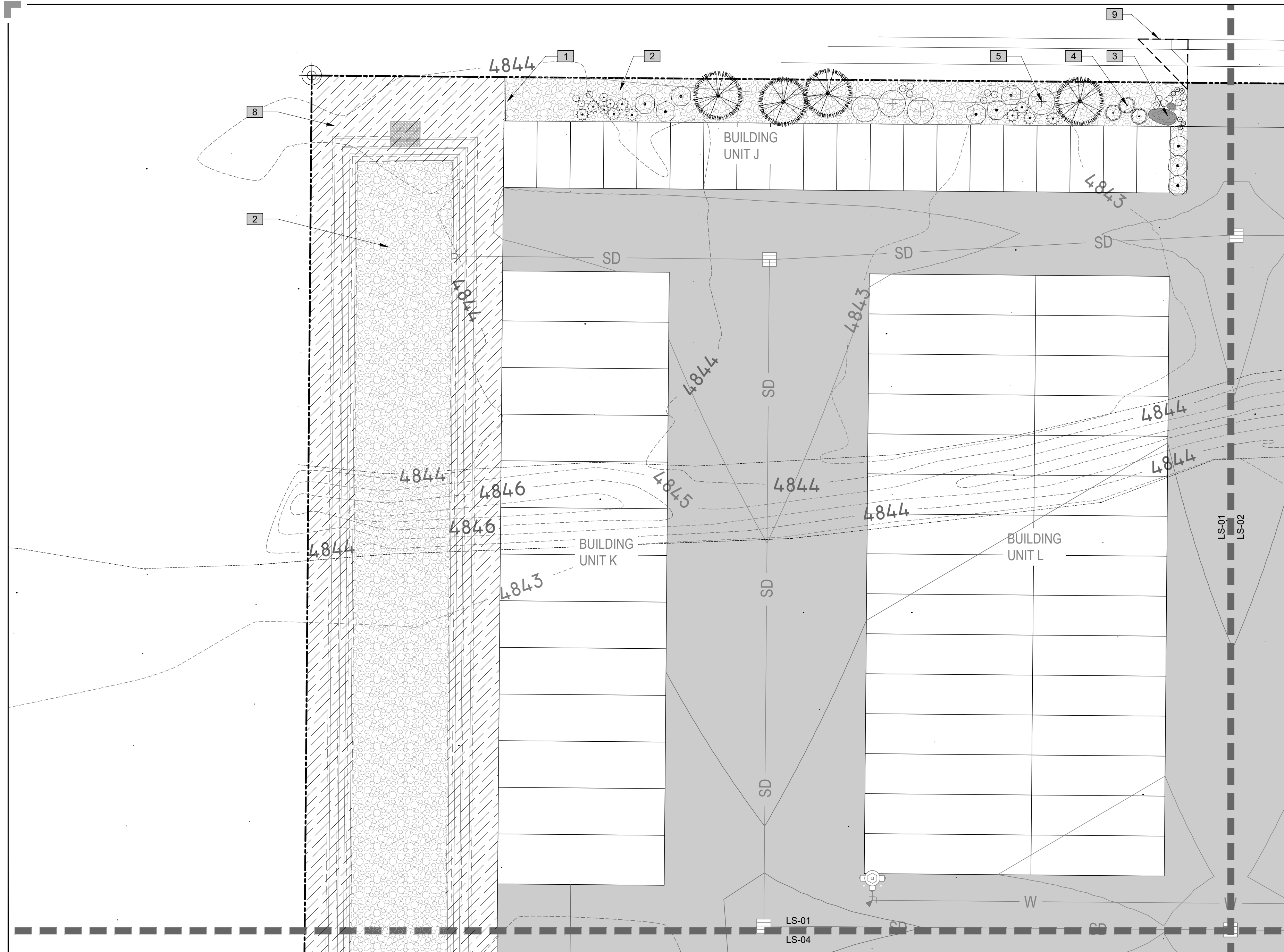
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SHEET NAME

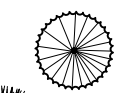
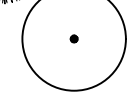
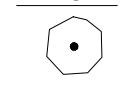
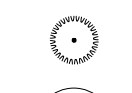
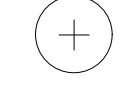
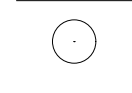
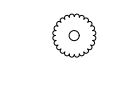
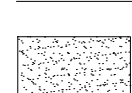
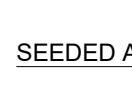
OVERALL LANDSCAPE PLAN

SHEET NUMBER

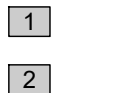
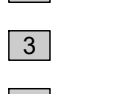
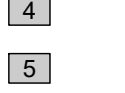
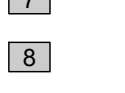
LS-00



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JUN BLU	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	B & B		6-8'	8
	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B		6-8'	16
	ULM PAR	ULMUS PARVIFOLIA / CHINESE ELM	B & B	2" CAL		4
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	PHY MA2	PHYSOCARPUS MALVACEUS / MALLOW NINEBARK	5 GAL			61
	PIC NID	PICEA ABIES 'NIDIFORMIS' / NEST SPRUCE	5 GAL			33
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL			19
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	ACH SIL	ACHNATHERUM CALAMAGROSTIS / NEEDLEGRASS	1 GAL			66
	PAN VIR	PANICUM VIRGATUM / SWITCH GRASS	1 GAL			57
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	GAU BAL	GAURA LINDHEIMERI 'BALLERINA ROSE' / WHIRLING BUTTERFLIES	1 GAL			56
	SAL LY7	SALVIA NEMOROSA 'LYRICAL WHITE' / MEADOW SAGE	1 GAL			58
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	POA PRA	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD			1,608 SF
SEEDED AREAS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	NM	NATIVE SEED MIX	SEED			12,479 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE EDGE	A/LS-05
	COBBLE MULCH	B/LS-05
	ACCENT BOULDER	C/LS-05
	PERENNIAL/ORNAMENTAL GRASS PLANTING	D/LS-05
	SHRUB PLANTING	E/LS-05
	TREE PLANTING	F/LS-05
	TURF SOD	G/LS-05
	BROADCAST SEED	H/LS-05

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- 4" CLEAN TOPSOIL TO BE IMPLEMENTED IN ALL VEGETATION AREAS.
- 4" CLEAN TOPSOIL TO BE IMPLEMENTED IN ALL NEW PLANTER BEDS WHERE SHRUBS AND TREES WILL BE PLANTED.
- PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
- STONE AND COBBLE MULCH WITH A MINIMUM ROCK SIZE OF 1.5"-4" TO BE IMPLEMENTED AT A DEPTH OF 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. PULL COBBLE MULCH AND CRUSHED STONE MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- PLANTING AREAS SHALL HAVE A WEED FABRIC BARRIER, FULLY COVERED BY DESIGNATED LANDSCAPE TREATMENT (TURF SOD, COBBLE MULCH, NATIVE SEED MIX)
- BARK, LAWN CLIPPINGS, CHIPPED WOOD, AND SIMILAR LOOSE MATERIALS ARE NOT PERMITTED.
- WHITE QUARTZ, LAVA ROCK, AND GRAVEL, OR ANY OTHER MATERIAL THAT APPROXIMATES THE COLOR OF CONCRETE, ARE NOT PERMITTED.
- CONTRACTOR SHALL SUPPLY A SOILS REPORT FOR ALL IMPORTED TOPSOIL TO ENSURE THAT IT IS CLEAN AND FREE OF WEEDS, CONTAMINANTS, AND UNDESIRABLE MATERIAL TO THE CITY AND OWNER.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT
- BASE PLAN & LOCATION OF PROPOSED PLANT MATERIAL ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.

OWNER/CLIENT



MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT



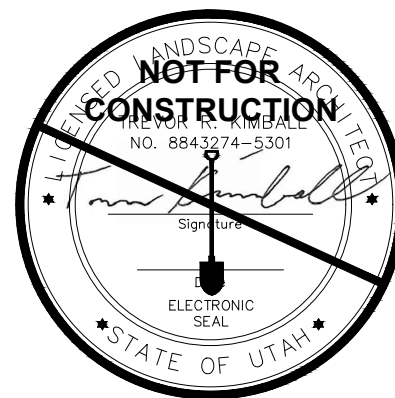
PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
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OFFICE: 801-495-4240
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PROJECT INFORMATION

AVAILABLE STORAGE

2585 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT

SEAL/STAMP OF APPROVAL



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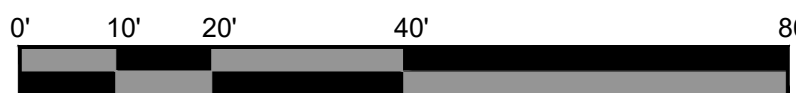
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PLAN INFORMATION



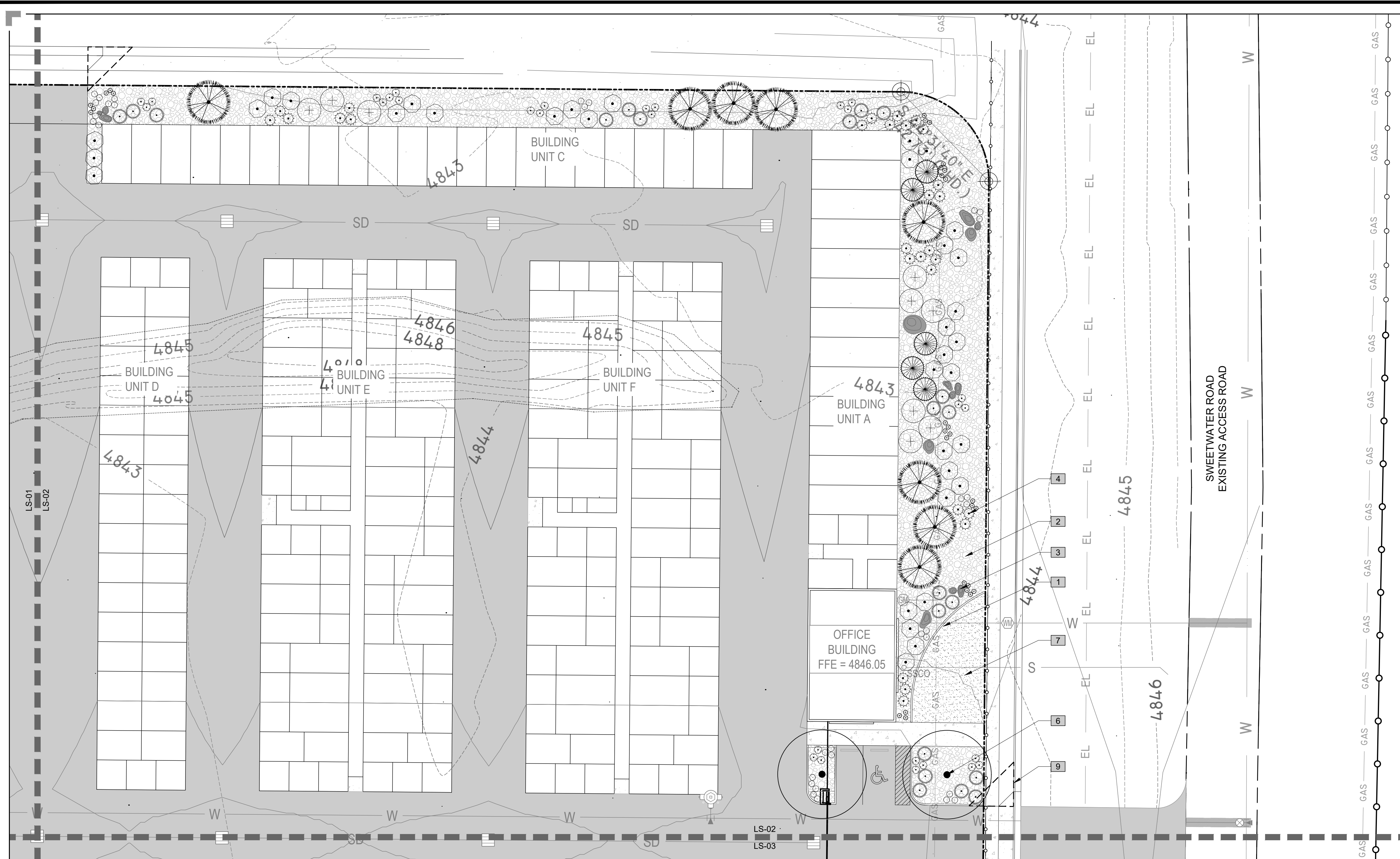
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SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

LS-01



PLANT SCHEDULE

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	TURF SOD	G/LS-05
	BROADCAST SEED	H/LS-05

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MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT



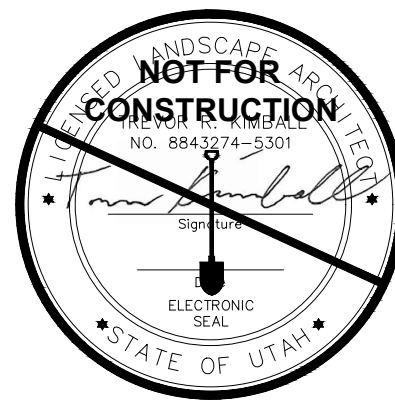
PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE: 801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

AVAILABLE STORAGE

2585 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT

SEAL/STAMP OF APPROVAL



PI: LA
PM: LA
DRAWN BY: CG
CHECKED BY: TK
PLOT DATE: 7-15-2019

SUBMISSION DATE

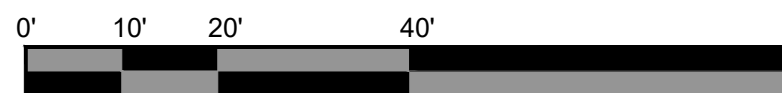
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UT 19-047

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PLAN INFORMATION



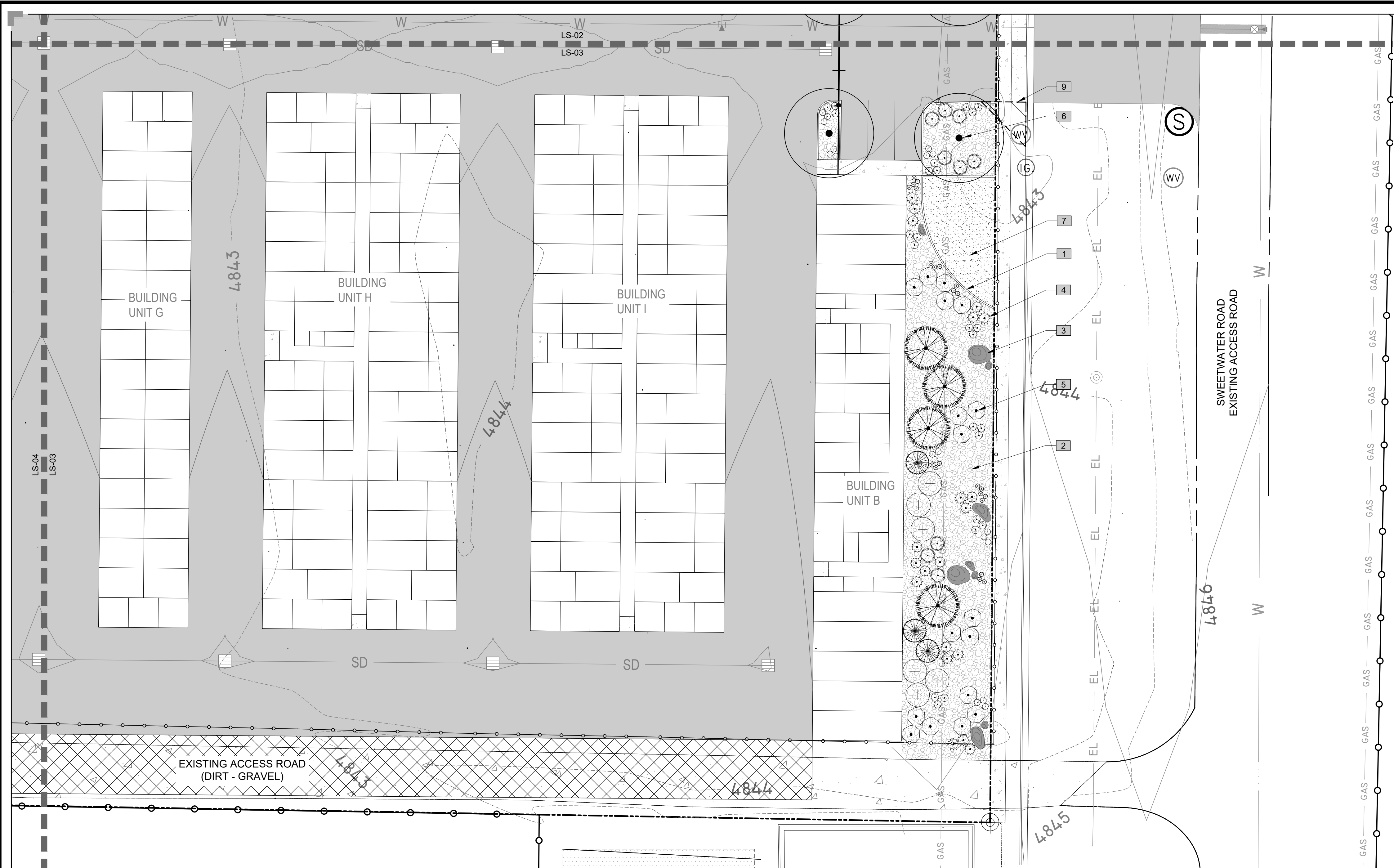
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FOR 24"x36" PRINT

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

LS-02



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JUN BLU	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	B & B		6-8'	8
	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B		6-8'	16
	ULM PAR	ULMUS PARVIFOLIA / CHINESE ELM	B & B	2" CAL		4
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	PHY MA2	PHYSOCARPUS MALVACEUS / MALLOW NINEBARK	5 GAL			61
	PIC NID	PICEA ABIES 'NIDIFORMIS' / NEST SPRUCE	5 GAL			33
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL			19
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	ACH SIL	ACHNATHERUM CALAMAGROSTIS / NEEDLEGRASS	1 GAL			66
	PAN VIR	PANICUM VIRGATUM / SWITCH GRASS	1 GAL			57
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	GAU BAL	GAURA LINDHEIMERI 'BALLERINA ROSE' / WHIRLING BUTTERFLIES	1 GAL			56
	SAL LY7	SALVIA NEMOROSA 'LYRICAL WHITE' / MEADOW SAGE	1 GAL			58
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	POA PRA	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD			1,608 SF
SEEDED AREAS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	NM	NATIVE SEED MIX	SEED			12,479 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE EDGE	A/LS-05
	COBBLE MULCH	B/LS-05
	ACCENT BOULDER	C/LS-05
	PERENNIAL/ORNAMENTAL GRASS PLANTING	D/LS-05
	SHRUB PLANTING	E/LS-05
	TREE PLANTING	F/LS-05
	TURF SOD	G/LS-05
	BROADCAST SEED	H/LS-05

OWNER/CLIENT



MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT



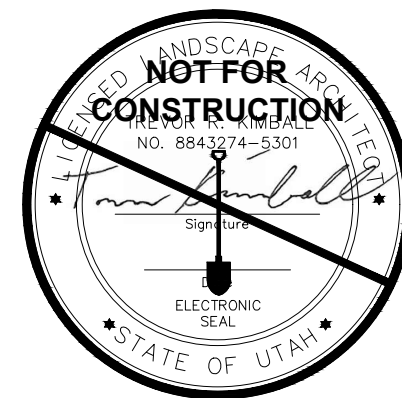
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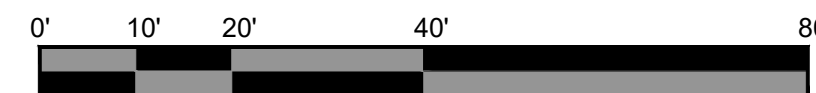
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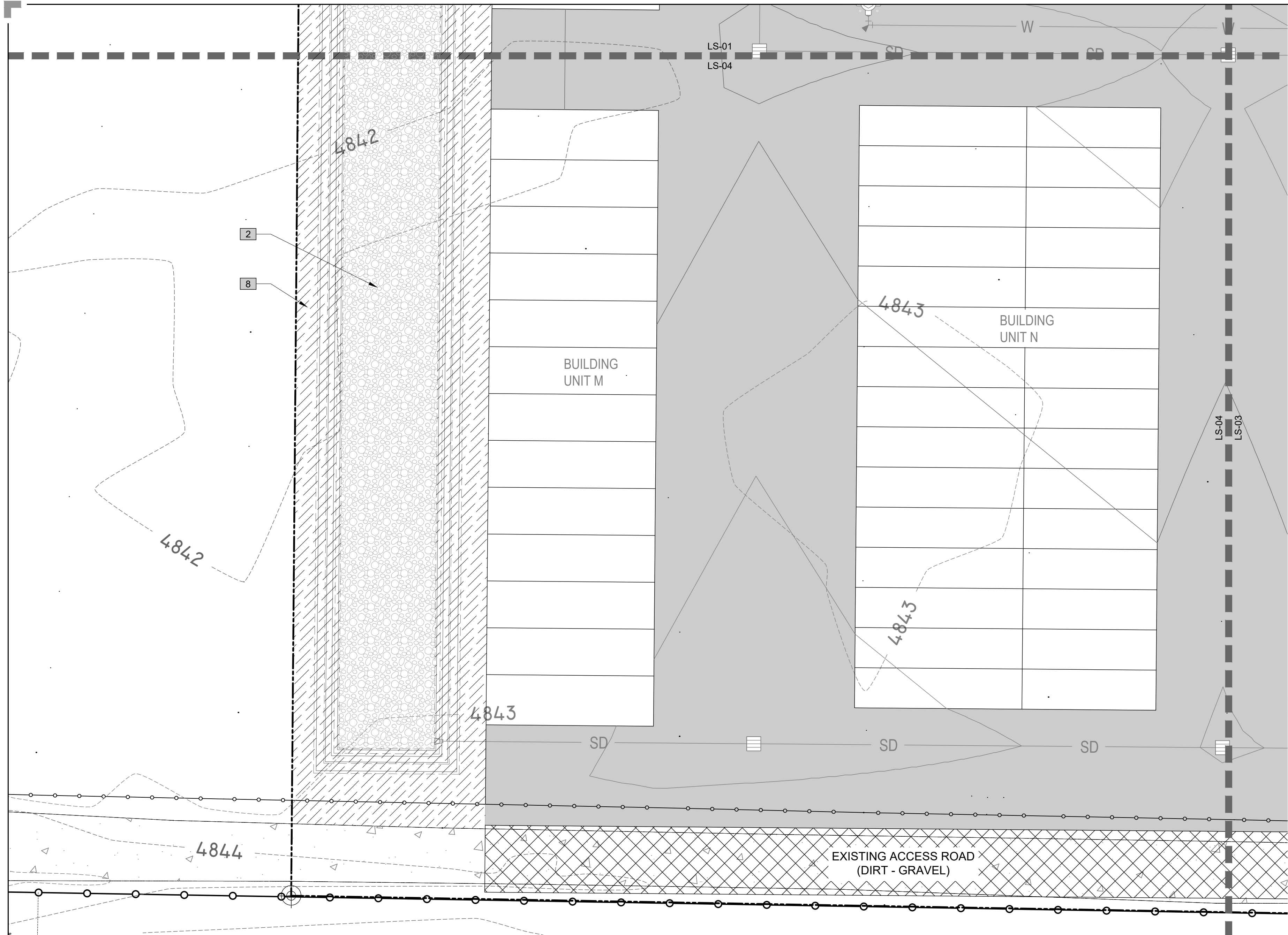
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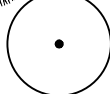
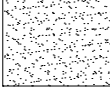
LANDSCAPE PLAN

SHEET NUMBER

LS-03



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
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	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B		6-8"	16
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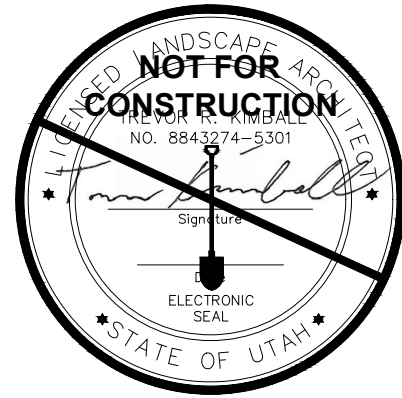
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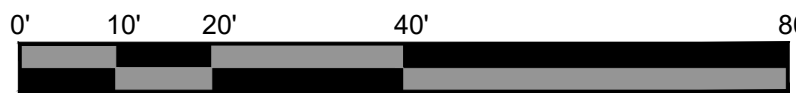
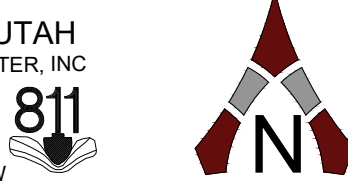
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PLAN INFORMATION

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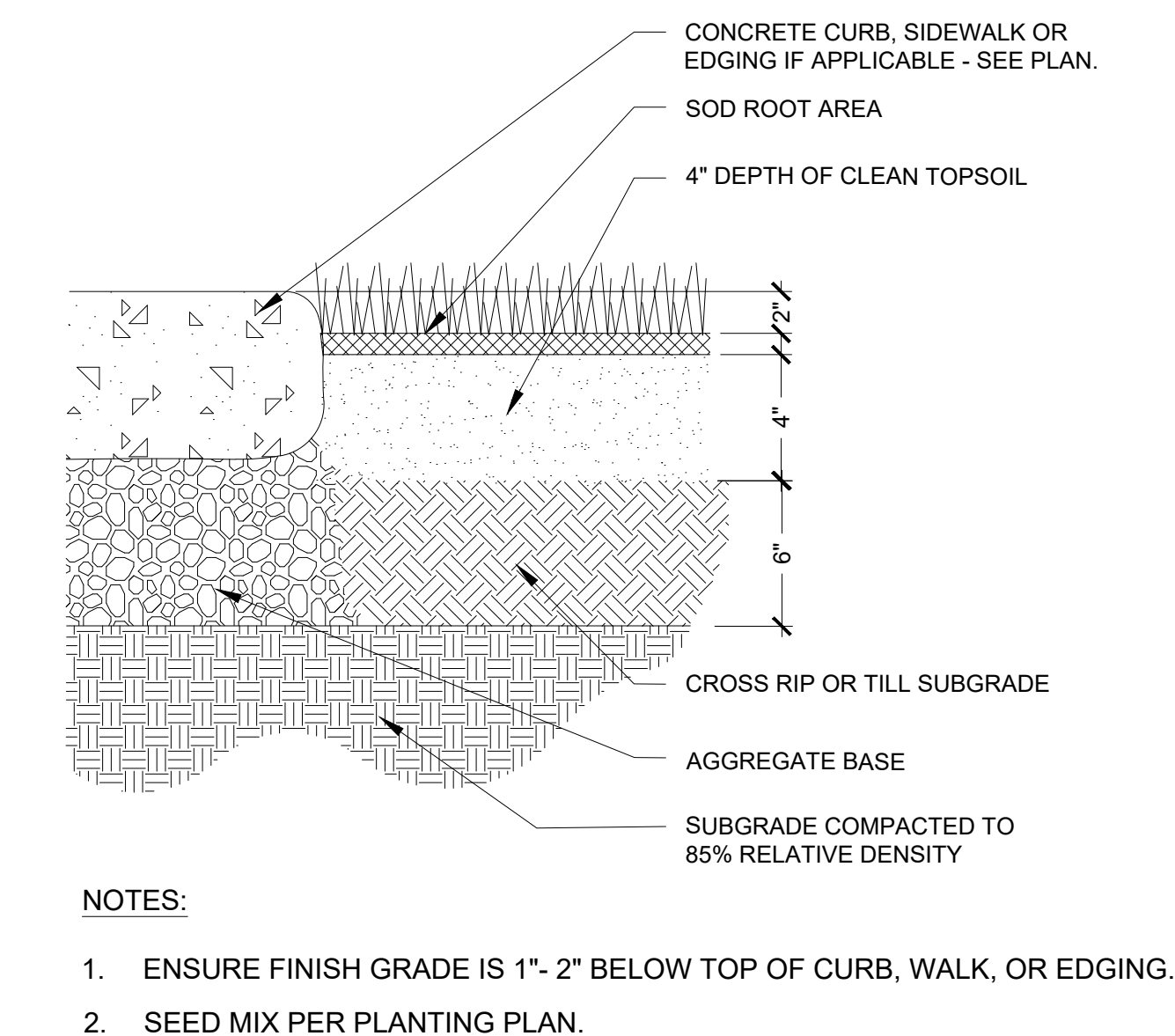
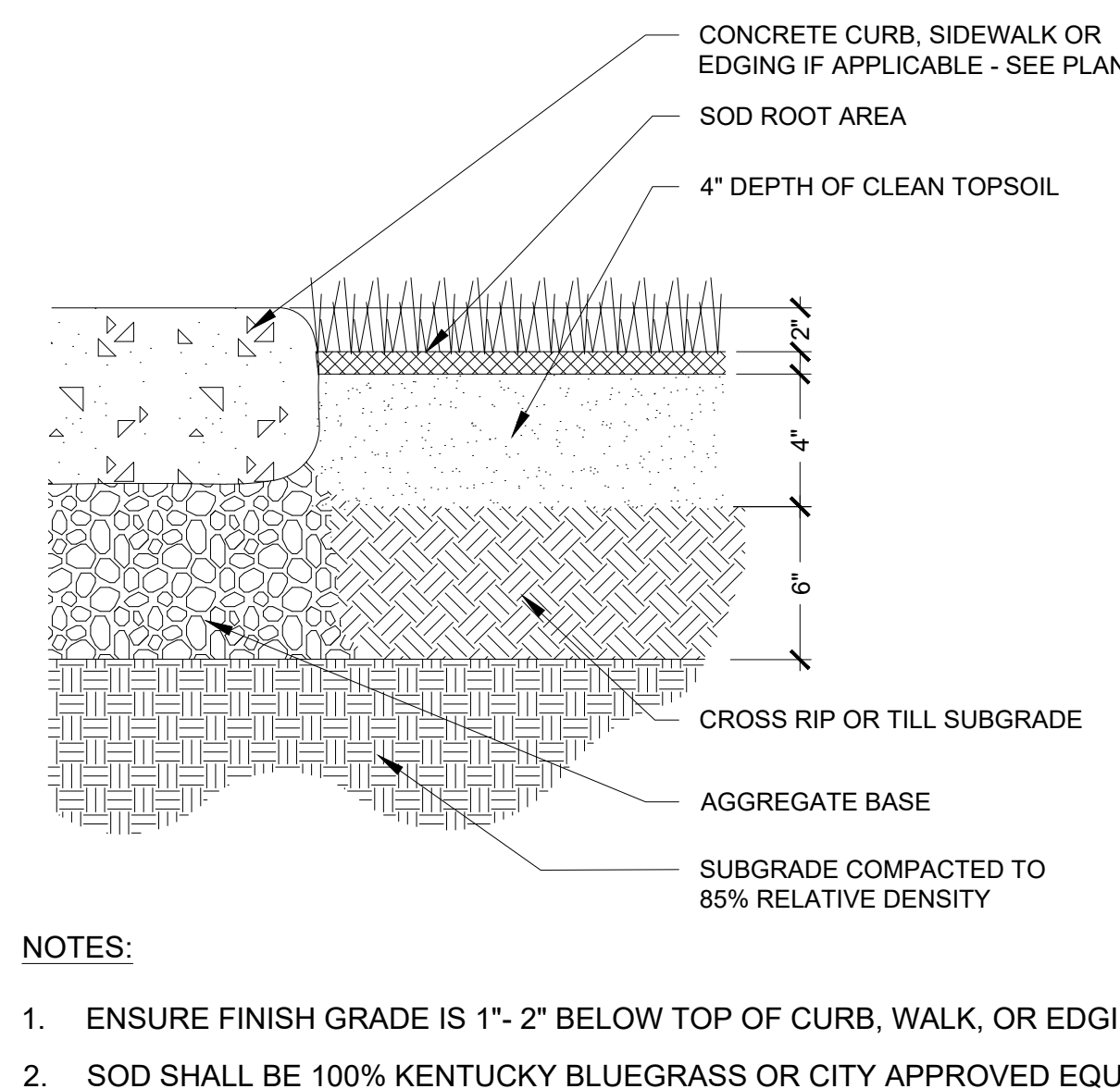
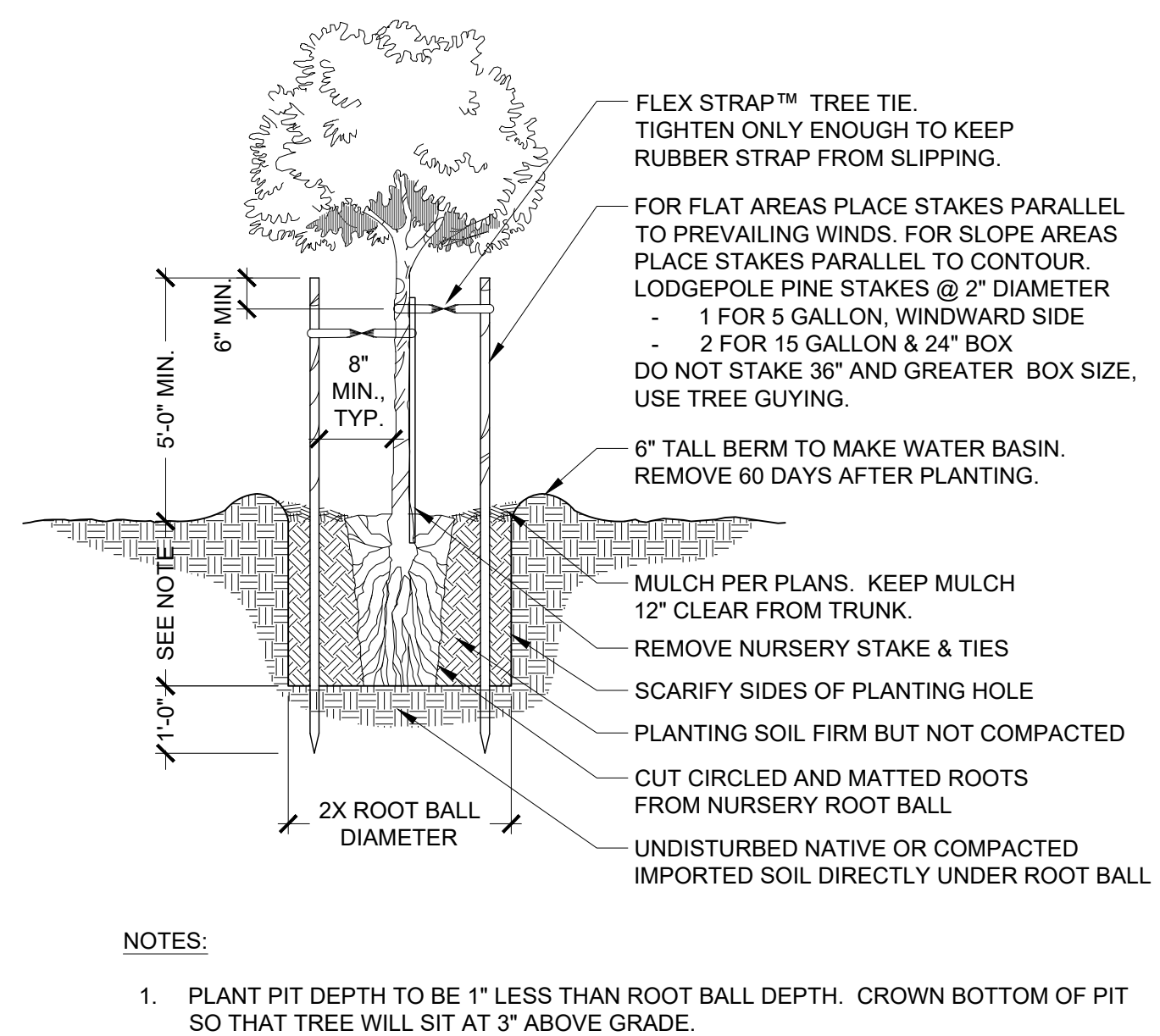
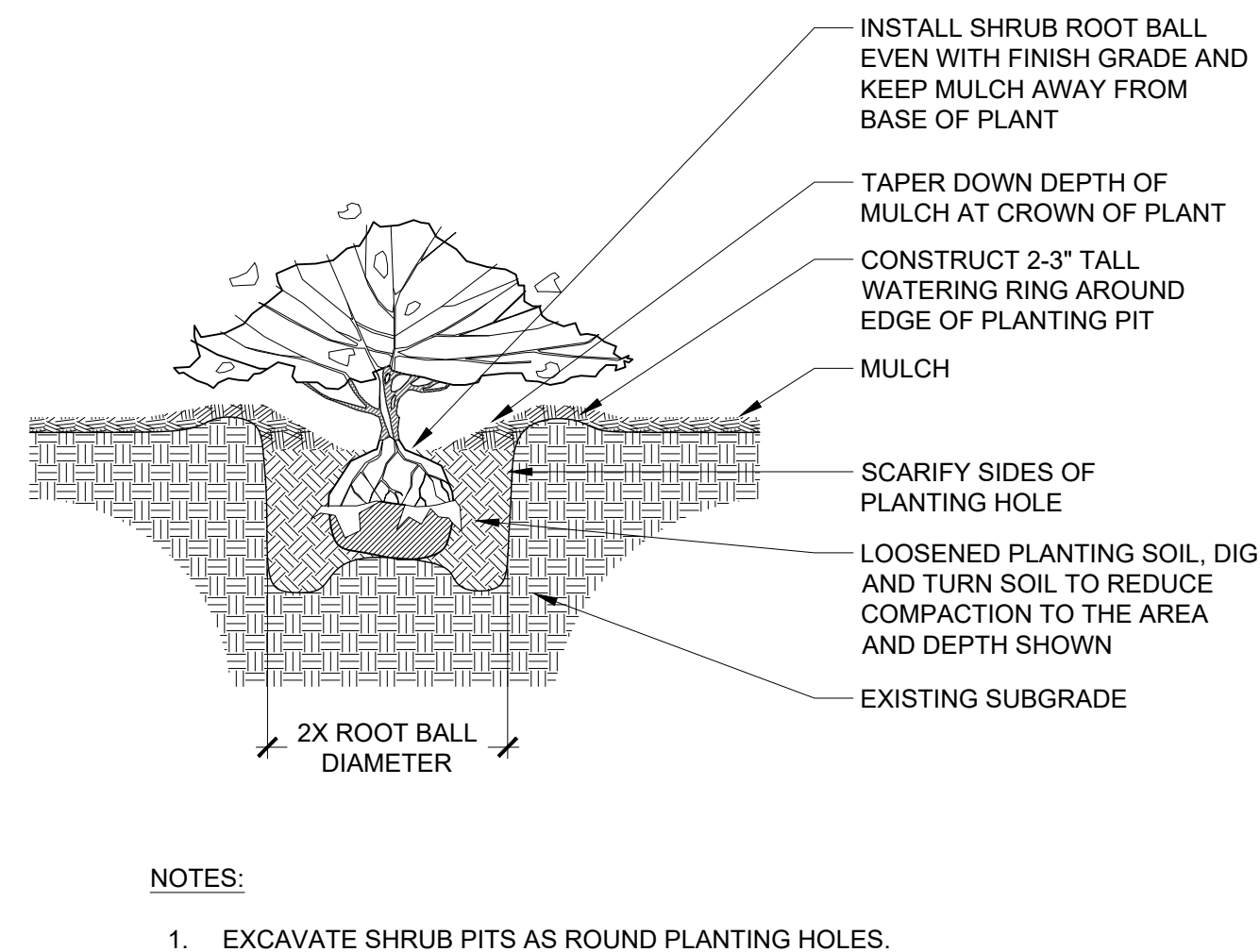
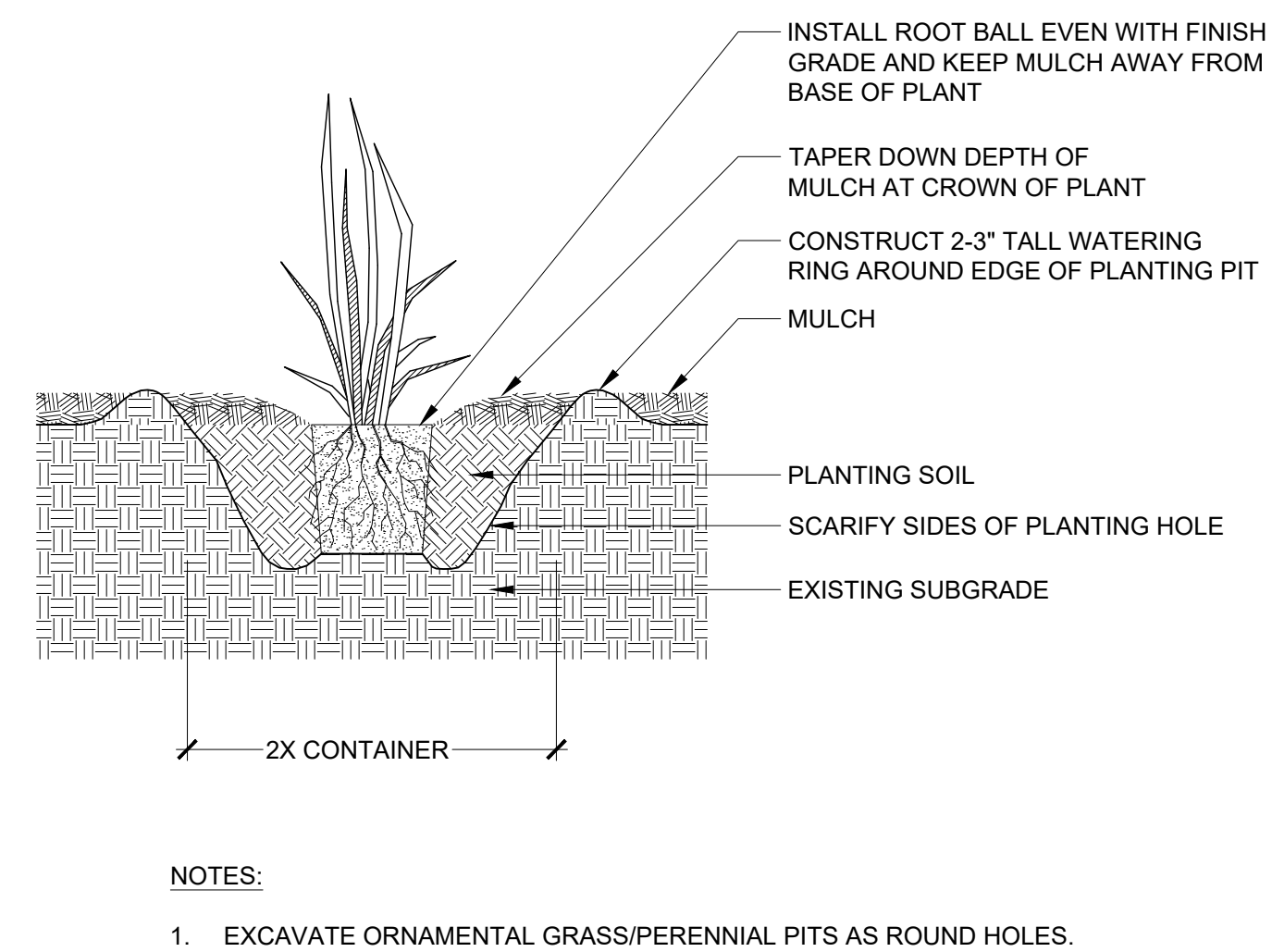
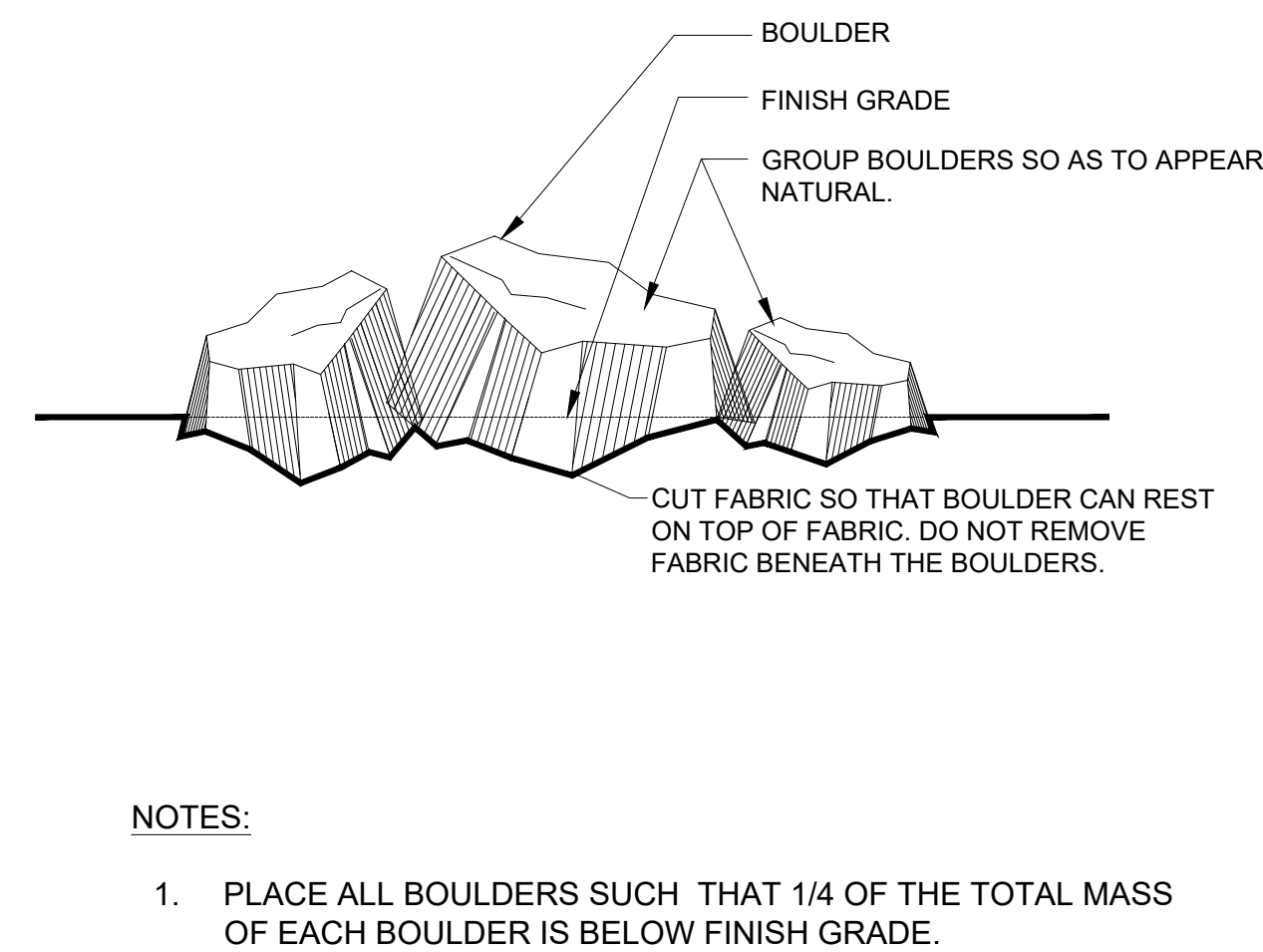
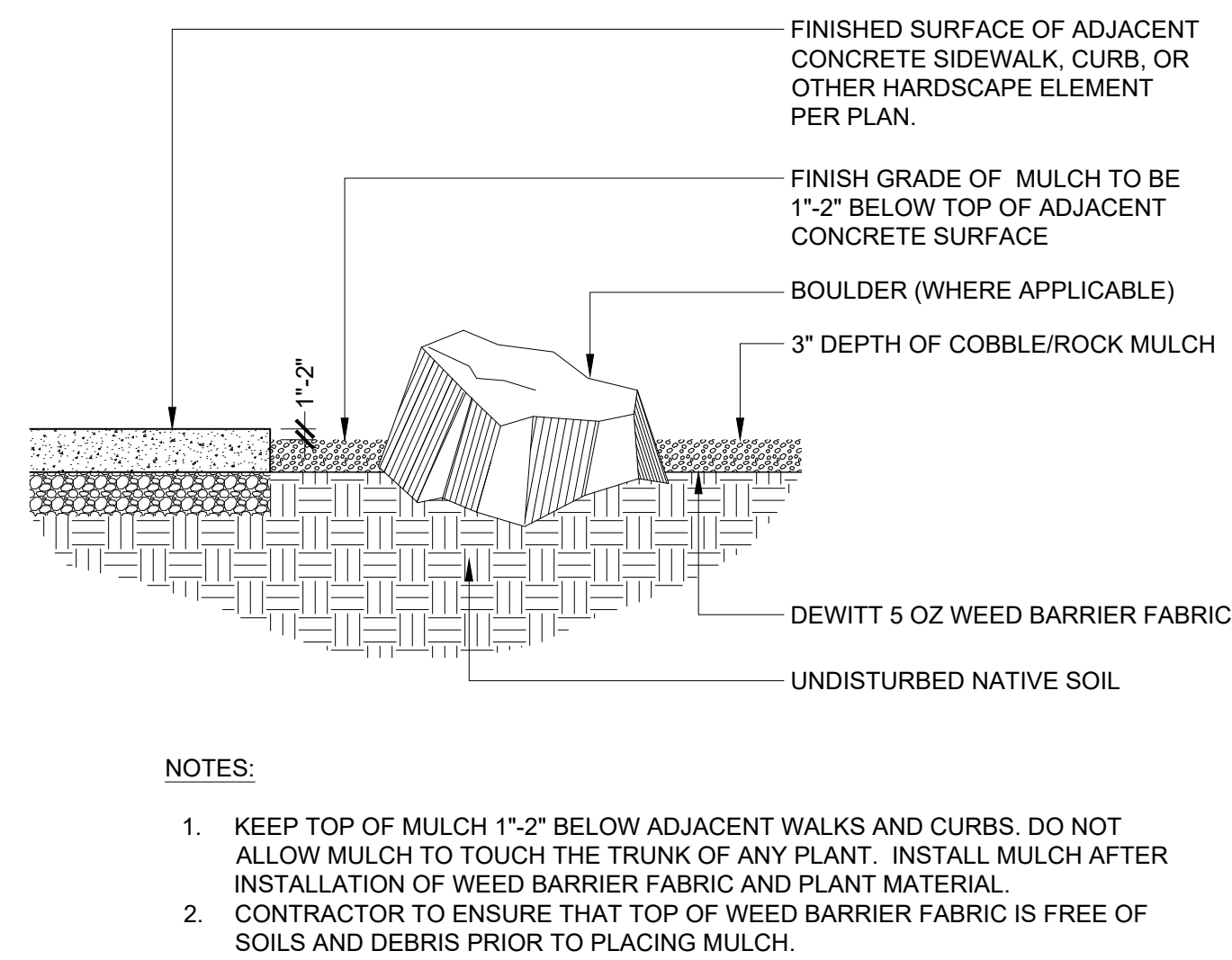
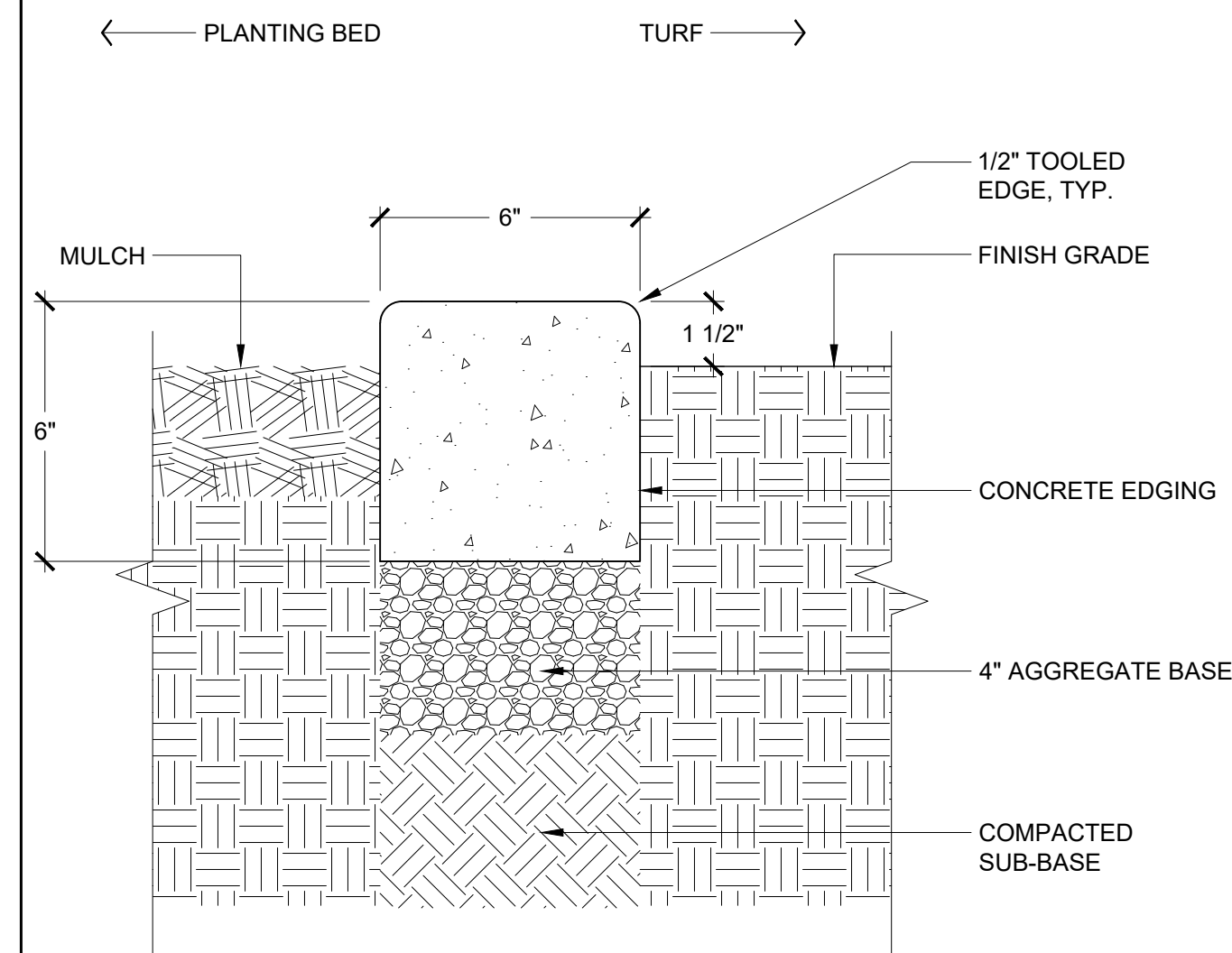
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SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

LS-04





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 24, 2019**

TITLE:	West Side Theatre Company - Temporary Site Plan
ITEM TYPE:	Site Plan
APPLICANT:	West Side Theatre Company

ACTION ITEM:

Yes

PUBLIC HEARING:

No

REQUIRED FINDINGS:

17.100.120 Temporary site plans.

The planning director and planning commission may recommend waiving some of the requirements of this title or chapter when a site plan is temporary in nature. A temporary site plan approval shall be valid for a period of time as determined by the city council as part of the initial review. Applicants may request that temporary site plan approval be renewed. The same approval process procedures described in this chapter shall be followed, with the exception of the mandatory public hearing requirement. At the discretion of the planning director or planning commission, a public hearing may be required when renewing a temporary site plan application.

Site Plan - An initial plan is included in our proposal. Plans will be adjusted as excavation information becomes available.

Landscaping and Irrigation Plans - Included in our proposal. All landscaping installed during Phase 1 will either need no watering or can be watered by hand.

Final Utility Plan - Phase 1 currently includes no connection to utilities. This will be revisited with each phase of the project.

Ownership Affidavit

To be drawn up in connection with agreement between Eagle Mountain City and West Side

BACKGROUND:

West Side Theatre Company is a 501(c)3 non-profit organization. This application is for a temporary site plan to allow a small performance structure, storage units and necessary facilities to be installed on land just east of the SilverLake Amphitheater. The land is owned by the City and is currently unimproved. The site will include a 40x60 structure where performances will be held, portable restrooms, trash and recycling containers, shipping containers for storage and canopies from the tent to the restrooms and shipping containers. The applicant has submitted a proposal which is attached to this report. As a non-profit, the applicant is requesting the City waive the required fees. The applicant will provide more specific detail pending an agreement with the City approving the proposed use. Much of the required materials for the application will be unavailable until the site has been secured for use.

An executed memorandum of understanding is attached to this report. The MOU indicates that Eagle Mountain City intends to lease land adjacent to the SilverLake Amphitheater to the West Side Theatre Company for construction of a center for the arts building to be built and operated by the theatre company for the benefit of Eagle Mountain City residents.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

It will be up to the Planning Commission and City Council to determine if this use will be allowed and what agreements and conditions are appropriate.

Theater Company to build on the lot in question.

Lighting Plan - Will be obtained following the agreement to build on the lot in question.

Elevations - Will be obtained following the agreement to build on the lot in question.

Multi-Family.Commercial Design Standards Checklist - Will be obtained following the agreement to build on the lot in question.

Traffic Impact Study - Will be obtained following the agreement to build on the lot in question.

Phasing Plan - Included in proposal.

Water Rights - Not applicable for Phase 1.

Sign Plan - Will be creating following the agreement to build on the lot in question.

Soil Report - Will be obtained following the agreement to build on the lot in question.

Fee - Request for waiver of submission fee included with the application.

PREPARED BY:
Michael Hadley, Planning

Attachments:

[PROPOSAL FOR ALLOWANCE OF A TEMPORARY SPACE AND STORAGE ON THE LAND NEXT TO THE SILVERLAKE AMPHITHEATRE IN EAGLE MOUNTAIN_ UT.pdf](#)

[Memorandum of Understanding](#)

[Fee Waiver Request Letter.pdf](#)



PROPOSAL FOR ALLOWANCE OF A SMALL
PERFORMANCE STRUCTURE ON THE LAND
NEXT TO THE SILVERLAKE AMPHITHEATRE IN
EAGLE MOUNTAIN, UT

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INTRODUCTION

General Description and Purpose of West Side Theatre Company

West Side Theatre Company is a 501(c)3 non-profit organization that began as a project among a few community members who needed the opportunity to create and perform, and the concept has grown into something much more powerful and far-reaching. Our mission now involves community outreach and education, the writing and production of original works, and cooperation and collaboration with other artistic organizations.

The purpose of West Side Theatre Company is:

- To create superb quality, high impact theatrical productions and experiences for the surrounding community members and interested patrons
- To provide artistic opportunities for artists and community members in the surrounding areas
- To promote the development of the arts and cultural activities in Eagle Mountain
- To make high quality theatrical entertainment more accessible to the community by keeping our ticket prices as modest as possible

MISSION STATEMENT:

We aim to tell excellent, inspiring, fresh stories that compel audiences and artists to greater compassion and creativity. We are dedicated and determined to strengthen community ties, reach the disenfranchised, and broaden minds and horizons.

Current Status

West Side Theatre Company has had three successful years of operation, and is on the verge of being able to bring consistent, high quality, affordable theatrical entertainment to the Western Utah Valley. However, the demands of producing theatre without a dedicated space are extremely taxing. In order for us to continue to provide our services to the community and grow at our current rate, we need our own space. We have the people, the expertise, the support, the commitment, and now all we need is the permission to proceed.

BUSINESS PLAN AVAILABLE UPON REQUEST

Statement of Adaptability

One of our most powerful assets is our ability to pivot and react to new situations and information. In the three years of our existence, we've bobbed and weaved around obstacles, dealt with surprises. We are constantly adjusting our approach while never taking our eyes off our vision. We've had people leave and opportunities fall through, but each time it's made space for new chances for growth and for bringing on new talents. The plan laid out in this proposal allows us to take advantage of our adaptability while building on the foundation of a stable

home. We are ready and eager to bring the citizens of Eagle Mountain quality, consistent, illuminating theatre experiences for many years to come.

OBJECTIVE

Obtain permission from city council to erect our structure, storage units, and necessary facilities according to the timeline put forth in this document.

PLAN

Site Plan

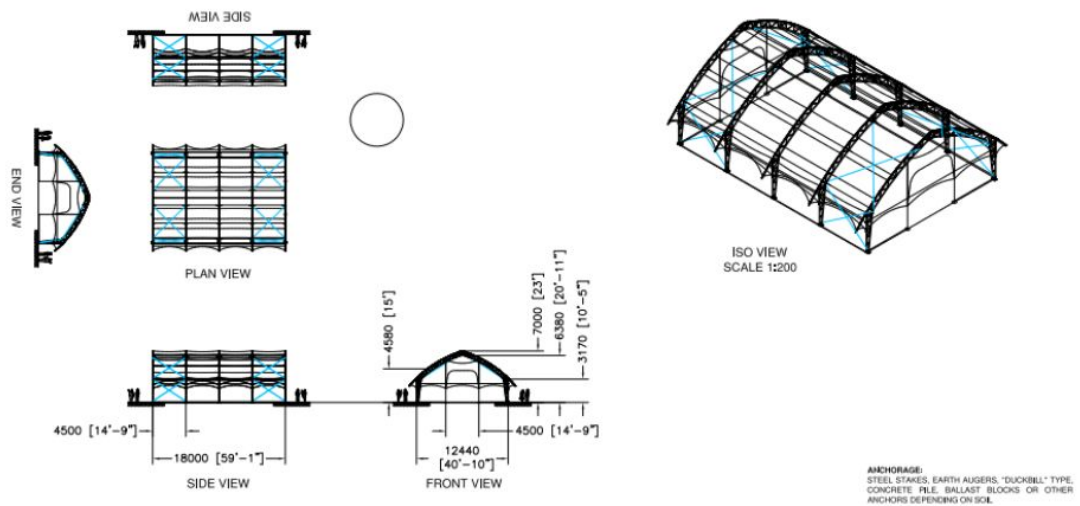


(The layout may change to accommodate new information as the project moves forward.)

The Structure

The Structure will be a 40x60ft Modular Systems Shelter with an aluminum frame that can withstand high winds, snow loads, and rain, as well as loads of hanging lights and other equipment necessary for productions. This is the same type of structure from Warner Shelter Systems that was used for the 2002 Olympics. Our first choice would be to leave the tent up year round, to decrease our labor and storage costs, as well as the longevity of the tent. Our

second choice would be to leave the frame up year round and store the fabric panels. However we are able to take the entire tent down and put it back up each year if absolutely necessary. The spec sheet for the structure we are looking at from Warner Shelter Systems is pictured below. There is also a photo example of this structure from WSS. These structures can both look nice and be very functional.



(Our structure will not have windows, this is just an example of one of the Modular Clearspan Structures)

The Concrete Slab

We will excavate and pour a 40X60ft concrete slab into which we will put anchors for the structure. This will also allow us to have a safe, level surface inside.

Ventilation

The structure will be ventilated with:

- Doors or vents in the structure walls for cross breezes and air flow

- Large fans

(Cornstock Theatre, the theatre in the Youtube link, is able to ventilate their tent sufficiently with the items mentioned above just fine, and they have been operating for over 50 years.)

- Portable air conditioning units if necessary. This structure from Warner Shelter Systems is able to be completely climate controlled if needed.

Capacity

The structure will accommodate an audience of roughly 100 patrons, and a cast and crew/staff of up to roughly 20 persons.

Longevity

The estimated lifespan of these structures is around 10 years, however, since this tent has removal fabric panels, we would not need to replace the entire tent. We can simply replace the fabric panels as needed, making this a practical, maintainable option.

Storage Space

In order to store our production equipment, as well as the tent itself in the off season, if absolutely necessary, two 8x40ft shipping containers will be placed on the lot behind the structure, and will remain on the lot year round. We can increase their aesthetic value by either wrapping the exterior in another material, or painting them. Below are some examples of how shipping containers can be made to look nice and professional.



Rodent Control

The best pest prevention for rodents in storage containers is setting the container on top of a gravel base or pressurized wooden studs and treating the containers and premises with rat repellants. All companies we researched agreed that these steps are all that is needed to keep storage units animal free. Because of the construction of the shipping containers (built with Corton steel, and the doors being double gasketed, which forms an extremely tight weather and pest proof seal), they are already more successfully rodent-proof than regular storage units. We also plan to plant a pest prevention box garden around the shipping containers to further deter rodents (they

hate mint, daffodils, sage, and lavender, all of which are plants which grow easily here in the Eagle Mountain desert) as well as increase the aesthetic appeal of the facility. If any further rodent control is needed, professional rodent control is \$100-400 a year; which can be added to the budget if necessary.

Bathrooms

Four portable toilets will be placed immediately outside the tent for patrons, one of which will be a handicap stall. We will also have an additional portable toilet in the back for our cast and crew. These portable toilets will be regularly serviced every two weeks. We will build an enclosure for the 4 porta potties out front so that they look more aesthetically pleasing from the road. We will make sure this enclosure does not interfere with their ability to be serviced. Below is an example of a possible enclosure.



Trash/Waste

During the months we are in operation we will have a dumpster and recycling onsite. These will be fully serviced by a waste management company. We will enclose these as well so that they look nice.



Parking

There will be room for at least 70 cars between the gravel space adjacent to the amphitheatre and the gravel space outside the structure, which is more than sufficient for our needs. We will also have at least two ADA parking stalls close to the entrance of the structure.

The general parking, including the ADA spaces, will be accessible to the structure via a footbridge, wide enough for two wheelchairs to pass each other comfortably, over the riverbed, with the maximum slope of 5% (per ADA).

Excavation

We will create an access road so that our trash and portable toilets can be serviced bi-monthly. This will also allow us a little bit more parking space on the east side of the treeline.

Electricity

Our first choice for power is to have temporary power run to the site from the Silverlake Amphitheatre next door. However, if that is not an option, We will make use of one or more portable generators to provide for our power needs. If we do go the generator route, we will purchase or build a generator muffler box to dampen the noise.

Scheduling

We plan on producing at least three productions every summer, as well as other educational and entertainment events with possible partners. We can coordinate with the city regarding their use of the Silverlake Amphitheatre so we can avoid the overlap of events.

Insurance

We will have the necessary business and liability insurance to cover any situation which may arise. We also have a lawyer on-hand at Non Profit Legal Services of Utah.

Security

The structure and the storage units will have secure doors that will be locked when deemed necessary.

PLAN MODEL

There is a company in Peoria, IL called Cornstock Theatre which performs in a large, covered shelter type structure every summer, and has been doing so for decades. Our structure will be similar to theirs. They remove the fabric panels each year and leave up the tent frame. Here are some photos illustrating how well this type of venue works:





Here is a link to Cornstock Theatre's Youtube channel if you are interested in learning more about how well this summer theatre works:
https://www.youtube.com/watch?v=aXKT1k7xi2U&feature=youtu.be&fbclid=IwAR3XlugeQmR8Ae7wPzzB4pSldiOCvi9ua23rHxNKZmX8h5YL8MbhSn_FKFI

BUDGET

Construction budget for phase one:

Item	Amount
Modular Clearspan Structure	62,651
Concrete Slab	12,000
Porta Potties for 6 months	3,600
Storage Containers	6000
Generator	2,500
Lights and Rigging	2,084
Large industrial fan	1000
Lumber for risers	1000
Excavation	7500
Portable toilet enclosure enclosure	3500

Trash Enclosure	2000
Mailbox	200
Insurance	1300
Gravel	2000
Stage Floor	1000
Footbridge	5000
Signage	1000
Canopies	1000
Shipping Container Gardens	300
Sound equipment-speakers	1000
Trash services for 6 months	1200
TOTAL	118,635

Operating budget for phases one and two:

This includes fundraising target construction costs for phase two. Any excess funds raised will be used to either fund educational or community outreach programs or to compensate actors, technicians, and designers for their time.

Income	2020	2021	2022	2023
Ticket Sales	\$5,000.00	\$6,000.00	\$8,000.00	\$10,000.00
Events	\$5,000.00	\$5,000.00	\$6,500.00	\$7,000.00
Sponsorships	\$12,000.00	\$14,000.00	\$14,000.00	\$15,000.00
Programs	--	\$1,000.00	\$1,000.00	\$1,500.00
Rentals	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00
Donations and Fundraising	\$118,635.00	\$150,000.00	\$250,000.00	\$60,000.00
Total Income	\$141,135.00	\$177,000.00	\$280,500.00	\$95,500.00
Expenses	2020	2021	2022	2023
Production Costs	\$16,950.00	\$18,650.00	\$21,750.00	\$25,700.00
Building Maintenance	\$500.00	\$500.00	\$500.00	\$10,000.00
Actor Compensation		\$800.00	\$1,000.00	\$2,500.00
Events	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00
Programs	--	\$250.00	\$250.00	\$500.00
Supplemental Marketing		\$100.00	\$100.00	\$100.00

Construction	\$118,635.00	\$150,000.00	\$250,000.00	\$50,000.00
Misc.	\$500.00	\$500.00	\$500.00	\$1,000.00
Total Expenses	\$138,085.00	\$172,300.00	\$276,100.00	\$91,800.00
Net Income	\$3,050.00	\$4,700.00	\$4,400.00	\$3,700.00

TIMELINE

This current proposal is strictly for Phase 1 of the timeline below. We do have plans to expand in the future by building a roughly 2500 sq ft theatre center with a box office, concessions counter, lobby, bathrooms, costume shop, scene shop, and small rehearsal space. This office would help us to function more smoothly with the Modular Clearspan Structure allowing us to offer more to our community. We then have plans to add on a blackbox theatre space to the small theatre center when it becomes feasible and necessary. However, the benefit of this plan is that we can operate fully and function well even with just the modular clearspan structure and the storage units, so we can expand as we grow, plan extremely well, and take our time with each phase.

Phase 1-Modular Structure

Current and ongoing - Fundraising

- November 2019 - Excavate for and place first storage container, create sufficient access, move inventory on-site
- January 2020 - Purchase modular structure, generator, and other equipment
- March 2020 - Excavate land and pour concrete, erect footbridge, bathroom enclosure, generator muffler (if necessary)
- April 2020 - Erect tent, canopies, risers, backstage area, etc. plant mini gardens
- June 2020 - West Fest '20 begins
- October 2020 - Place second storage container to store structure if necessary, Autumn Festival

Phase 2-Theatre Center

- November 2020 -March 2022 Focus on fundraising/planning small theatre center
- June 2021 - West Fest '21 begins
- March 2022 - Excavate and pour concrete for small theatre center
- April 2022 - Begin construction on small theatre center
- June 2022 - West Fest '22 begins
- April 2023-Complete Construction on Small Theatre Center
- June 2023-West Fest '23 begins

Phase 3-Blackbox Theatre

- November 2023-November March 2025 Focus on fundraising/planning blackbox theatre
- June 2024-West Fest '24 begins

- June 2025-West Fest '25 begins
- April 2026-Begin Construction on Black Box Theatre
- June 2026-West Fest '26 begins
- April 2027-Complete Construction on black box theatre
- June 2027-West Fest '27 begins
- October 2027-1st Winter Season in the Black Box

ENDORSEMENTS AND SPONSORS

- Fetzer Architectural Woodwork
- Tyson Foods
- Infinity Concrete
- Dujour Arts
- Wright Engineers
- Scott Hazard

NEXT STEPS

We need a formal agreement giving us permission to erect the tent and necessary facilities on the space so that we can start to formally fundraise. Once we have the agreement we will fundraise and move forward with the project according to the aforementioned timeline.

CLOSING STATEMENT

One of our greatest assets is our ability to pivot quickly and react to new information, new obstacles, and new opportunities. This allows us to make smart decisions, to cater to the most immediate needs of our organization and our community, and therefore produce popular pertinent theatre productions. This plan is practical, functional, and very low risk for the City of Eagle Mountain, yet has the potential for a very high reward.

A dedicated space will allow us to not only succeed but thrive, allowing us to nurture the community in which we live. Our current method of using other spaces is impractical and unsustainable. We have beautiful, wonderful, effervescent things to offer and this structure will allow us to foster these things and therefore add to our community.

Help us make Eagle Mountain more. Help us give residents more activities to participate in and attend that are not outside of our city. Help us help this community grow and thrive.

**MEMORANDUM OF UNDERSTANDING
BETWEEN EAGLE MOUNTAIN CITY
AND WEST SIDE THEATRE COMPANY A NON-PROFIT
CORPORATION**

1. **Parties.** This Memorandum of Understanding (hereinafter referred to as "MOU"), which is a non-binding agreement, is made and entered into by and between the Eagle Mountain City, whose address is 1650 E. Stagecoach Run, Eagle Mountain, UT 84005, and the West Side Theatre Company, whose address is 902 W Red Fox Lane, Saratoga Springs, UT 84045.
2. **Purpose.** The purpose of this MOU is to establish the terms and conditions under which Eagle Mountain City will assist the West Side Theatre Company with a center for the arts within the boundaries of Eagle Mountain City.
3. **Term of MOU.** This MOU is effective upon the day and date signed and executed by the duly authorized representatives of the parties to this MOU and the governing bodies of the parties' respective counties or municipalities and shall remain in full force and effect for not longer than three (3) years. This MOU may be terminated, without cause, by either party upon written notice, which notice shall be delivered by hand or by certified mail to the address listed above. At the end of three (3) years, this MOU may be extended upon mutual agreement by both parties.
4. **Responsibilities of Eagle Mountain City.** Eagle Mountain City intends to lease city owned land adjacent to the Silverlake Amphitheater to the West Side Theatre Company for the construction of a center for the arts building to be built and operated by the Theatre Company for the benefit of the residents of Eagle Mountain City. Eagle Mountain City intends the lease amount will reflect the city's desire to be a partner in the project and is anticipated to be as low as one dollar (\$1) per year.
5. **Responsibilities of West Side Theatre Company.** The to-be-built center for the arts is to be operated primarily for residents west of Utah Lake, especially residents of Eagle Mountain. As such, it should: not be cost prohibitive to use, be inclusive and accessible to participants, and a positive presence in the community.
6. **General Provisions**
 - A. **Amendments.** Either party may request changes to this MOU. Any changes, modifications, revisions or amendments to this MOU which are mutually agreed upon by and between the parties to this MOU shall be incorporated by written instrument, and effective when executed and signed by all parties to this MOU.

B. Applicable Law. The construction, interpretation and enforcement of this MOU shall be governed by the laws of the State of Utah. The courts of the State of Utah shall have jurisdiction over any action arising out of this MOU and over the parties, and the venue shall be the Judicial Court of Utah County.

C. Entirety of Agreement. This MOU, consisting of three (3) pages, represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations and agreements, whether written or oral.

D. Severability. Should any portion of this MOU be judicially determined to be illegal or unenforceable, the remainder of the MOU shall continue in full force and effect, and either party may renegotiate the terms affected by the severance.

E. Sovereign Immunity. Eagle Mountain City does not waive its sovereign immunity by entering into this MOU, and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this MOU.

F. Third Party Beneficiary Rights. The parties do not intend to create in any other individual or entity the status of a third party beneficiary, and this MOU shall not be construed so as to create such status. The rights, duties and obligations contained in this MOU shall operate only between the parties to this MOU, and shall inure solely to the benefit of the parties to this MOU. The provisions of this MOU are intended only to assist the parties in determining and performing their obligations under this MOU. The parties to this MOU intend and expressly agree that only parties signatory to this MOU shall have any legal or equitable right to seek to enforce this MOU, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this MOU, or to bring an action for the breach of this MOU.

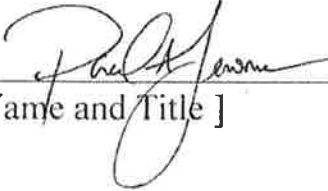
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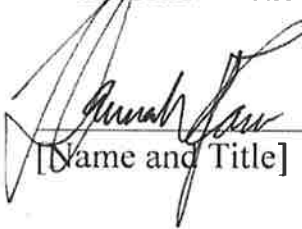
7. **Signatures.** In witness whereof, the parties to this MOU through their duly authorized representatives have executed this MOU on the days and dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this MOU as set forth herein.

The effective date of this MOU is the date of the signature last affixed to this page.

Eagle Mountain City

 Asst. City Administrator 6/24/19
[Name and Title] Date

West Side Theatre Company

 Artistic Director & Founder 6/24/19
[Name and Title] Date

West Side Theatre Company
385-482-4860
Eagle Mountain, UT 84005
www.westwidetheatreco.org

September 18, 2019

Eagle Mountain City
1650 Stagecoach Run
Eagle Mountain, UT 84005

To Whom It May Concern,

West Side Theatre Company, a 501(c)(3) non-profit organization, is asking the city of Eagle Mountain, Utah to waive the \$1,580 temporary site plan application fee. Because our organization is primarily about benefiting the community and all of our funds go directly into producing theatrical performances and programs, paying this fee before we start the major fundraising phase of our project would be particularly strenuous on our organization.

Sincerely,

West Side Theatre Company



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 24, 2019

TITLE:	SilverLake South Preliminary Plat
ITEM TYPE:	Preliminary Plat
APPLICANT:	Flagship Homes (Bronson Tatton)

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

If the proposed development complies with all applicable development requirements and utility standards for the site, is in the public interest and is fully consistent with any applicable master development plan and development agreement previously approved by the city, and the submission is complete in all respects, the planning commission shall take action on the proposed development application as allowed by this title. The planning commission may recommend approval, approval with conditions, disapproval based upon findings of facts, or table the application and request further information to resolve any issues or questions prior to approval.

PREPARED BY:

Steve Mumford,
Planning

BACKGROUND:

UPDATE: The applicant has added the road connection across the wash at Silver Creek Way and will work with the City Engineer on the design.

BACKGROUND:

On July 23 the Planning Commission reviewed the SilverLake South preliminary plat and held a public hearing. The application was ultimately tabled until the developer included a road connecting into Silver Creek Way and provided additional parks and open space information.

All lots in SilverLake South of the Wash are located in the SilverLake Master Development Plan/Agreement. A total of 1,200 units are permitted in SilverLake south of the wash including:

- Up to 200 units in Area "C" which includes the 28.4 acres to the East of Silverlake Parkway (~115 units shown currently as well as the church and elementary school that were previously approved)
- Up to 600 units in Area "D" Which is approximately 83 Acres and contains property for a Church and School Site
- Up to 400 units in Area "E" which contains approximately 78.6 Acres

The applicant is showing a school and church site, but instead of in Area D they are shown in Area C. Both of these areas are shown on the Master Development Plan as the same densities and unit types.

Currently 278 Units have been approved in SilverLake 16-20, and an additional 791 are being proposed with this plat, bringing the total number of units to 1,069 which is 131 units LESS than allowed by the MDA/MDP. The total units south of the wash would be as follows:

- 492 single-family lots (55-foot minimum frontages)
- 320 cluster style lots
- 257 townhome units

Per the SilverLake MDP Paragraph 6b the applicant is required to provide 14.541 acres of Improved parks throughout the development; 5.789 acres were provided north of the wash, thus the applicant shall demonstrate that at

least 8.752 acres of improved open space are provided south of the wash. The plans indicate that 12.2 acres of improved open space will be provided. All Units in this development will also have access to the SilverLake South Pool and Clubhouse.

ITEMS FOR CONSIDERATION:

PARKS & OPEN SPACE

The SilverLake Master Development Plan requires an additional 8.752 acres of open space south of the Tickville wash. Per Code, the City has been collecting an escrow based on the fee-in-lieu amount detailed in city code for each lot south of the wash. Escrowed money is to be released upon completion of sufficient park areas in SilverLake South. The escrow amount has been calculated as follows:

- The fee-in-lieu for improved open space is \$5.75 a square foot
- 8.752 acres of improved open space is required south of the wash
(8.752 * 43,560 = 381,237.12 sf)
- $\$5.75 * 381,237.12 = \$2,192,113.44$
- Cost divided among 1,170 anticipated units south of the wash
($\$2,192,113.44 / 1,170$) = \$1,873.60/lot
- $\$1,873.60 * 150\% = \$2,810.40$ per lot

This is the final Preliminary Plat for SilverLake, thus the Planning Commission shall review the proposed parks plan and indicate if you feel it is appropriate. The plans now include 12.2 acres of improved open space, including a 3.65-acre neighborhood park, the clubhouse park area, townhome pocket parks, and improved power corridor areas. Staff recommends that detailed landscape plans including the design and amenities (point calculations) for the parks be submitted for approval by the Parks Director and Planning Director along with the associated final plat. We recommend that a detailed landscape plan be submitted for approval by the Planning Commission prior to approval of any final plats north of Golden Eagle Road.

SOUTHEAST AREA

The applicant has discussed with Alpine School District the issue of school traffic and traffic from the southeast development area. The applicant indicated that the School District will do their best to have the western school access be the main student drop-off area, while the drive aisles off of Golden Eagle Road will be intended to be used for kindergarten drop-off and buses. All 115 units access Golden Eagle Road, which creates the potential for conflicts during school drop-off and pick-up times. One way to resolve this issue would be to add an access to the southeast development area from SilverLake Parkway. The Commission will have to decide if that is necessary.

LOT FRONTAGE & CLUSTER HOMES

All lots that include 55 feet of frontage or greater shall include side setbacks of 5 feet and 10 feet (garage side). Cluster lots shall comply with Exhibit D of the

SilverLake MDA. Cluster lots located in the south-central and central area of the plat are questionable as to their compliance with the definition found in the City Code and the SilverLake MDA: "These homes are generally located on a small lot or clustered near other detached homes, and generally include a park, courtyard, or additional improved open space within the immediate neighborhood. These are not just small single-family lots; they are to be designed with parks, courtyards, or open space as an integral part of the neighborhood." The Planning Commission must decide if the cluster lots all comply with that definition.

SCHOOL AND CHURCH DENSITY

Paragraph 8 of the SilverLake MDA states that "if a church or school is built in the master development...the total number of units for that area will be reduced by the approved area density." Technically, then, the number of units in Area C (east of SilverLake Parkway) should be reduced based on the maximum density of that area (7.04 du/ac) and the acreage of the school and church sites. My calculations indicate that the development area on the east side of SilverLake Parkway contains a total of 32.67 acres. Removing the school (10.84 ac) and church (4.92 ac) sites leaves 16.91 acres. At 7.04 du/ac a total of 119 units would be remaining in that area. The 3.555-acre church site in Area E would also result in a reduction of 18 lots based upon a density of 5.08 du/ac. The total required reduction in units based upon the school and churches, then, would be 99. The applicant has reduced the total lot count by 131 (32 more than required).

FENCING

Fencing along collector roads shall match the collector road fencing approved for the SilverLake South area.

TRAFFIC STUDY

The Applicant completed a traffic study that anticipated 1,200 Units in SilverLake south of the wash. This was reviewed by the Planning Commission and City Council during the SilverLake 18, 19, and 20 Plats, and no changes have been made to it.

The Traffic Study shows multiple intersections currently operating at a LOS F without the project, or any mitigation. When the project's traffic is calculated into the traffic study at least one approach of every intersection within the study area is failing by 2023 in the AM and PM peak hours (without mitigation).

The Traffic Study then looks at the project traffic with Roadway improvements which include:

- Widening of Pony Express Parkway to 4 lanes (this is already completed)
- A Signal at the intersection of Pony Express Parkway & Porters Crossing (already completed)
- A Signal at the Intersection of Woodhaven Boulevard and Pony Express

Parkway (when the warrants are met. A signal was installed instead at SilverLake Parkway, where warrants were already met)

- Four-way stop at the intersection of Porters Crossing Parkway and Golden Eagle Road

With the planned roadway improvements every intersection operates at an acceptable LOS, and at a higher LOS than currently exists independent of this project.

RECOMMENDATION:

The Planning Commission may recommend approval, approval with conditions, table for more information, or denial based upon findings of facts.

If the Planning Commission chooses to approve this application, we recommend the following motion:

I move that the Eagle Mountain Planning Commission recommend approval of the SilverLake South Preliminary Plat with the following conditions:

- 1) Applicant shall pay a cash escrow to the City of \$2,810.40 per lot at plat recording
- 2) Detailed landscape plans, including the design and amenities (point calculations), for the parks shall be submitted for approval by the Parks Director and Planning Director along with the associated final plat.
- 3) A detailed landscape plan shall be submitted for approval by the Planning Commission prior to approval of any final plats north of Golden Eagle Road.
- 4) Fencing along collector roads (SilverLake Parkway and Golden Eagle Road) shall match the collector road fencing approved for the Silverlake South area.
- 5) The road connection to Silver Creek Way (across the wash) shall be built prior to recording any plat in the north area.

(And any other Items the Planning Commission feels are appropriate.)

If the Planning Commission feels that there are sufficient findings of facts to recommend denial of the proposed plat, then the following motion is appropriate:

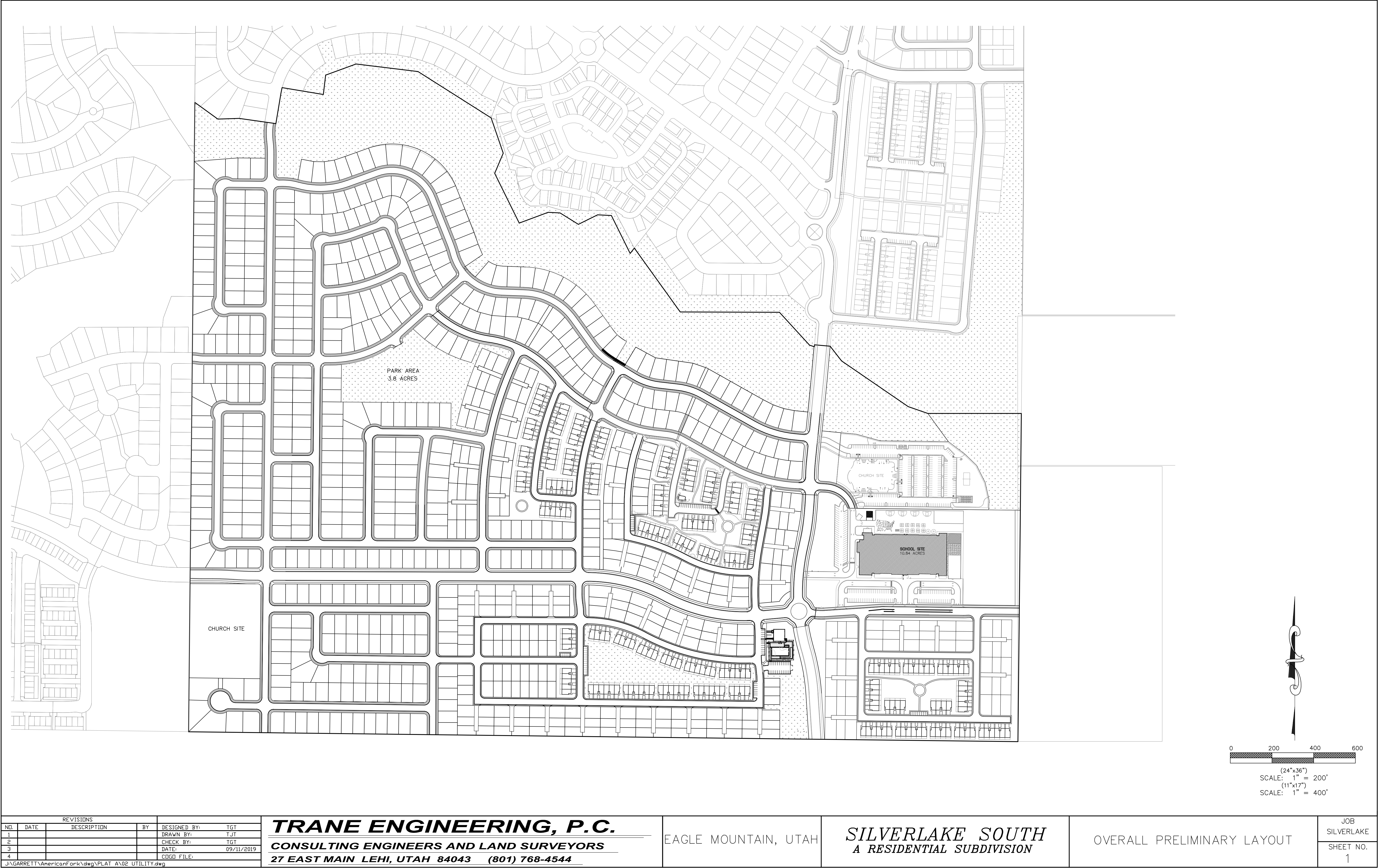
I move that the Planning Commission recommend denial of the SilverLake South Preliminary Plat based on the following findings of facts...

Attachments:

SilverLake South Preliminary Plat

Silver Lake South Open Space Exhibits_9.5.2019

SilverLake MDP 2013
SilverLake Parks Map 2013
Silverlake Amended MDA 2013

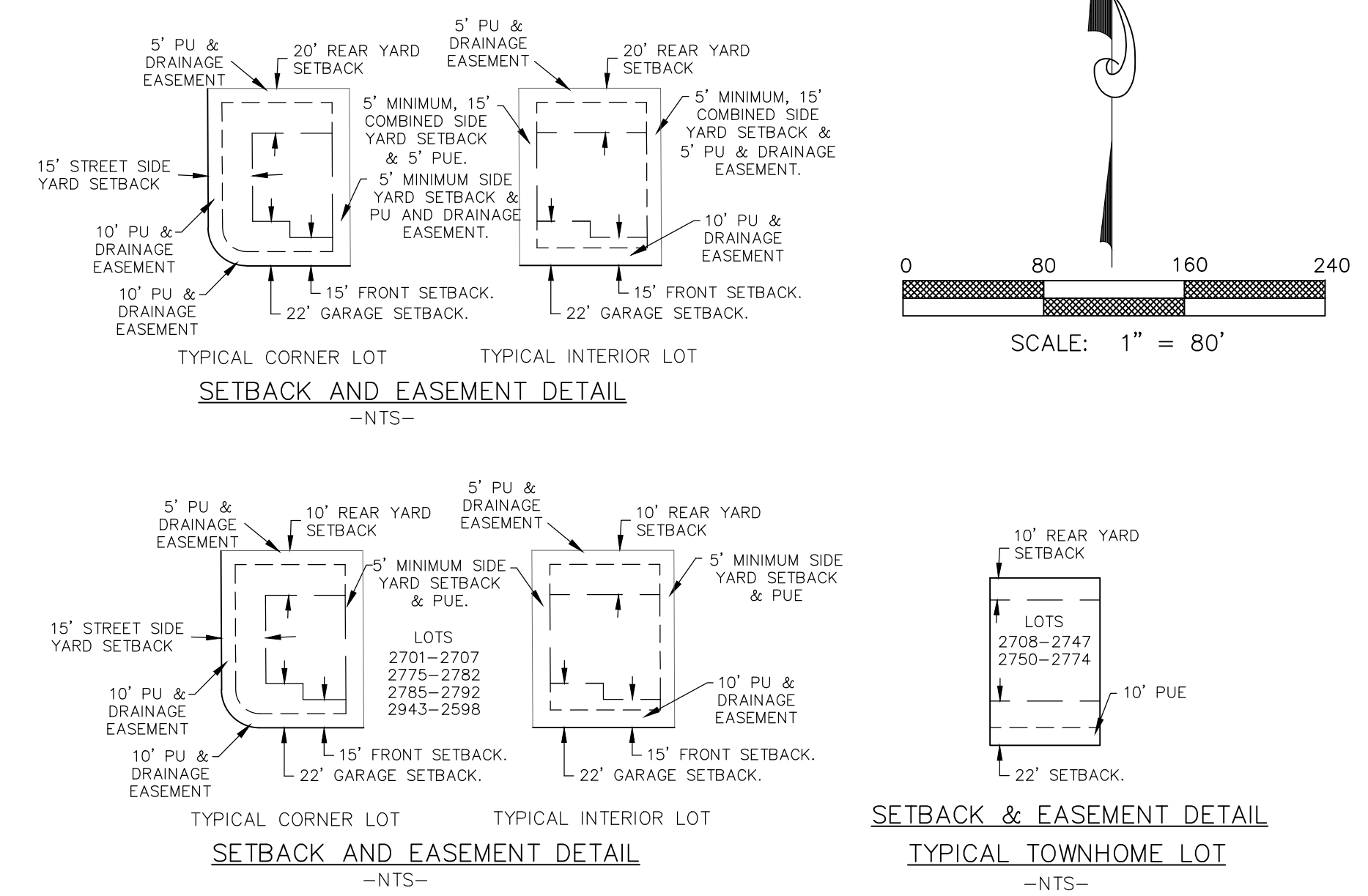




BOUNDARY DESCRIPTION
Beginning at a point which is North 89°20'14" West 1991.65 feet along the section line and North 802.35 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Westerly 66.49 feet along the arc of a 835 foot radius curve to the left, through a central angle of 0°43'45" the chord of which bears North 87°04'07" West 66.48 feet; thence North 89°21'00" West 12.72 feet; thence Northwesterly 23.44 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°32'20" the chord of which bears North 44°34'50" West 21.13 feet; thence North 89°25'20" West 40.00 feet; thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°59'10" the chord of which bears South 45°10'55" West 21.21 feet; thence North 89°49'30" West 665.95 feet; thence North 00°11'20" East 89.99 feet; thence North 25°47'09" East 58.77 feet; thence North 00°36'45" East 408.09 feet; thence North 00°34'41" East 360.67 feet; thence South 89°23'16" East 90.11 feet; thence North 89°05'23" East 53.02 feet; thence South 89°23'16" East 90.10 feet; thence North 00°36'41" East 65.30 feet; thence Northeasterly 246.82 feet along the arc of a 528.50 foot radius curve to the left, through a central angle of 26°45'30" the chord of which bears North 70°54'47" West 244.58 feet; thence Southeasterly 20.41 feet along the arc of a 15 foot radius curve to the right, through a central angle of 77°57'03" the chord of which bears South 83°29'26" East 18.87 feet; thence North 57°34'33" East 54.30 feet; thence Northerly 24.65 feet along the arc of a 15 foot radius curve to the right, through a central angle of 94°09'07" the chord of which bears North 01°36'41" East 21.97 feet; thence North 48°09'44" East 143.86 feet; thence Southeasterly 22.31 feet along the arc of a 15 foot radius curve to the right, through a central angle of 03°20'44" the chord of which bears South 26°15'37" West 71.61 feet; thence Southwesterly 25.40 feet along the arc of a 15 foot radius curve to the right, through a central angle of 97°01'10" the chord of which bears South 73°05'51" West 22.47 feet; thence North 31°36'28" West 53.00 feet; thence South 58°23'34" East 13.08 feet; thence Southeasterly 20.71 feet along the arc of a 15 foot radius curve to the right, through a central angle of 79°06'07" the chord of which bears South 18°50'31" East 19.10 feet; thence Southwesterly 16.94 feet along the arc of a 1226.50 foot radius curve to the left, through a central angle of 00°47'22" the chord of which bears South 20°18'48" West 16.94 feet; thence South 70°04'56" East 53.00 feet; thence Northeasterly 26.62 feet along the arc of a 15 foot radius curve to the right, through a central angle of 101°41'22" the chord of which bears North 70°45'45" East 23.26 feet; thence South 58°23'34" East 8.49 feet; thence Southeasterly 61.35 feet along the arc of a 557.50 foot radius curve to the left, through a central angle of 06°18'19" the chord of which bears South 61°32'44" East 61.32 feet; thence South 17°31'19" West 64.04 feet; thence South 14°47'34" West 89.29 feet; thence South 06°55'27" West 92.94 feet; thence South 02°47'40" West 94.13 feet; thence South 00°11'20" West 316.14 feet to the point of beginning.

Parcel contains: 37.39 acres

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	66.49	835.00	4°33'45"	66.48	N87°04'07"W
C2	23.44	15.00	89°32'20"	21.13	S44°34'50"E
C3	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C4	23.57	15.00	90°00'50"	21.22	S44°49'05"E
C5	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C6	246.82	528.50	26°45'30"	244.58	N70°54'47"E
C7	20.41	15.00	77°57'03"	18.87	N83°29'26"W
C8	24.65	15.00	94°09'07"	21.97	S01°36'41"W
C9	22.31	15.00	85°13'51"	20.31	N89°13'21"W
C10	25.05	15.00	95°40'14"	22.24	S00°19'37"W
C11	71.62	1226.50	3°20'44"	71.61	S26°15'37"W
C12	25.40	15.00	97°01'10"	22.47	N73°05'51"E
C13	20.71	15.00	79°06'07"	19.10	N18°50'31"W
C14	16.94	1226.50	0°47'29"	16.94	S20°18'48"W
C15	26.62	15.00	101°41'22"	23.26	S70°45'45"W
C16	61.35	557.50	6°18'19"	61.32	S61°32'44"E



REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1				TGT
2				TJT
3				TGT
4				3/20/2019
			COGO FILE:	

J:\Silver lake south\dwg\overall\Central Preliminary.dwg

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

EAGLE MOUNTAIN UTAH

SILVERLAKE SOUTH
(CENTRAL AREA)

PRELIMINARY PLAT

JOB

SHEET NO.
1



BOUNDARY DESCRIPTION
Beginning at a point which is North 89°16'37" West 1324.53 feet along the section line and North 00°33'48" East 1907.72 feet from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°33'48" East 741.00 feet; thence North 00°34'05" East 370.85 feet; thence South 54°04'57" East 136.56 feet; thence North 88°06'50" East 101.87 feet; thence South 81°56'45" East 177.98 feet; thence North 09°27'15" East 148.21 feet; thence South 80°32'45" East 200.75 feet; thence North 06°35'26" East 93.82 feet; thence North 69°57'29" East 155.37 feet; thence South 82°59'11" East 299.25 feet; thence South 57°39'27" East 415.23 feet; thence South 18°53'56" East 179.11 feet; thence South 23°02'54" West 104.78 feet; thence South 26°13'24" East 266.09 feet; thence South 38°33'55" West 235.30 feet; thence South 40°37'17" West 98.18 feet; thence Northwesterly 69.83 feet along the arc of a 222.50 foot radius curve to the right, through a central angle of 17°58'58" the chord of which bears North 43°23'40" West 69.55 feet; thence South 58°41'29" West 53.06 feet; thence Southerly 21.46 feet along the arc of a 15 foot radius curve to the right, through a central angle of 81°58'10" the chord of which bears South 07°10'39" West 19.68 feet; thence South 48°09'44" West 80.56 feet; thence North 28°41'27" West 67.02 feet; thence South 61°30'37" West 91.03 feet; thence South 50°19'34" West 54.04 feet; thence South 56°04'44" West 62.31 feet; South 45°40'15" West 61.73 feet; thence South 53°08'59" West 60.05 feet; thence South 70°15'29" West 198.37 feet; thence South 00°34'41" West 55.00 feet; thence North 89°26'02" West 322.91 feet; thence North 63°16'20" West 59.05 feet; thence North 89°48'39" West 339.85 feet to the point of beginning.

Parcel contains: 35.91 acres

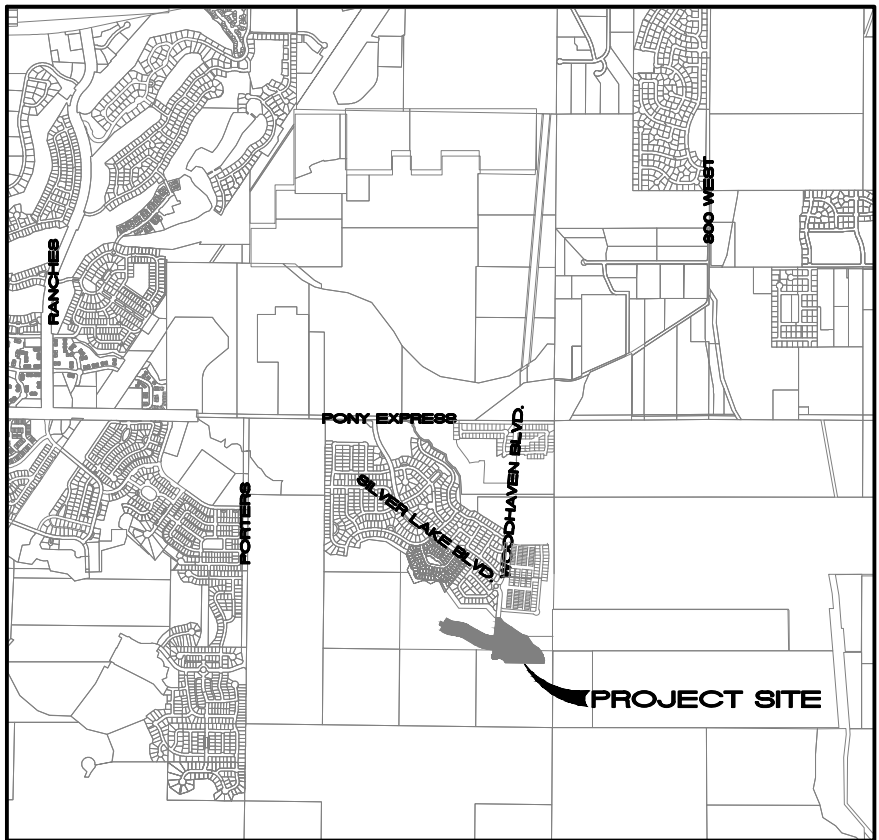
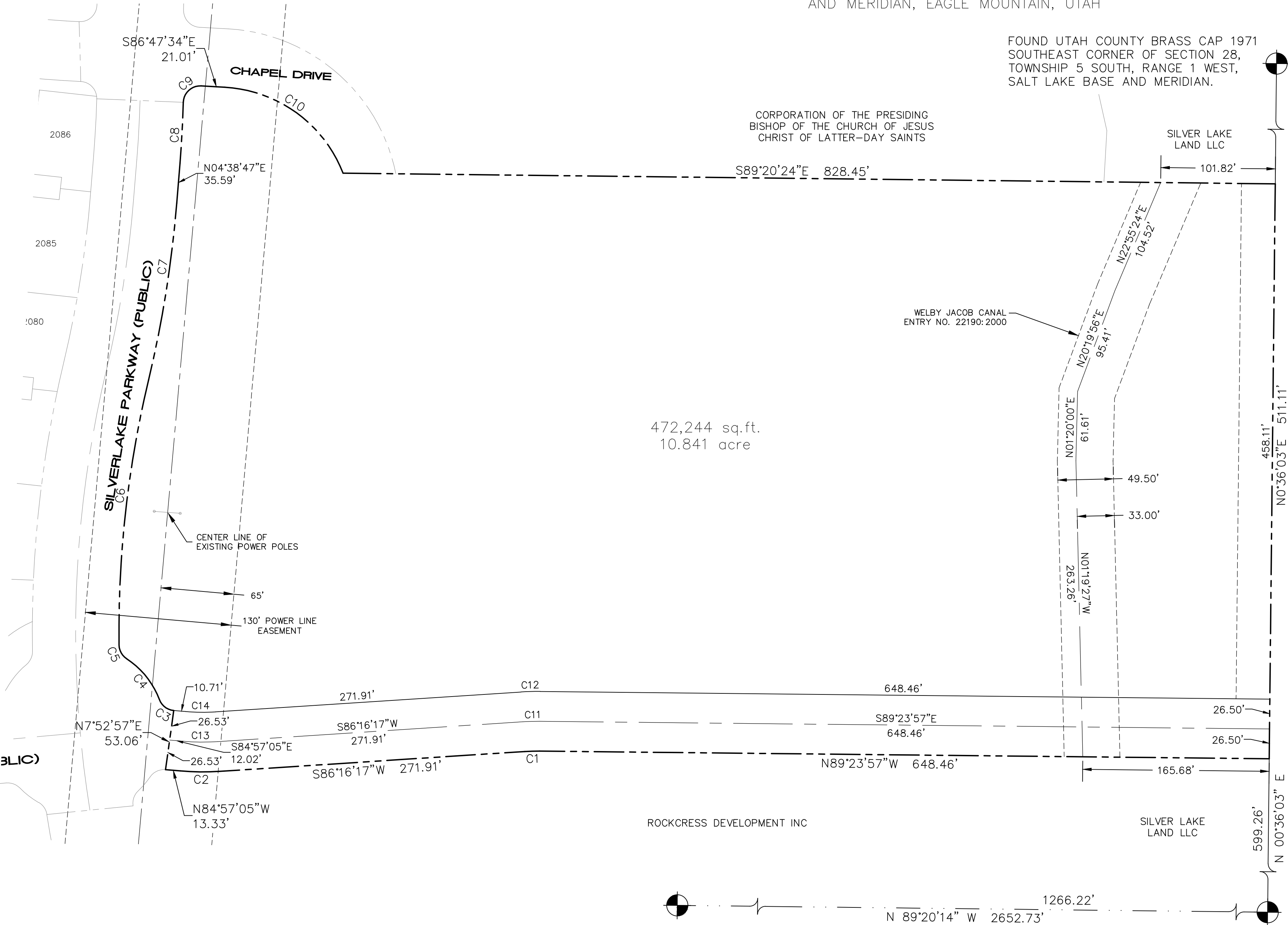
REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1				TGT
2				TJT
3				TGT
4				DATE: 9/18/2019
				COGO FILE:

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

EAGLE MOUNTAIN UTAH	SILVERLAKE SOUTH (NORTH AREA)	PRELIMINARY PLAT	JOB
			SHEET NO. 1

SILVERLAKE PLAT "20"

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



VICINITY MAP
NTS

CORPORATION OF THE PRESIDING
BISHOP OF THE CHURCH OF JESUS
CHRIST OF LATTER-DAY SAINTS

WELBY JACOB CANAL
ENTRY NO. 22190:2000

SILVER LAKE
LAND LLC

SILVER LAKE
LAND LLC

ROCKCRESS DEVELOPMENT INC

FOUND UTAH COUNTY BRASS CAP 1959
SOUTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

FOUND UTAH COUNTY BRASS CAP 1971
SOUTHEAST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

ROCKY MOUNTAIN POWER APPROVAL

- Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.
 - A recorded easement of right of way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities
 - Any other provision of law

ROCKY MOUNTAIN POWER DATE

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-12. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S.

DATE

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°36'03" East 599.26 feet along the section line from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°23'57" West 648.46 feet; thence Westerly 13.11 feet along the arc of a 173.50 foot radius curve to the left, through a central angle of 4°19'46" the chord of which bears South 88°26'10" West 13.11 feet; thence South 86°16'17" West 271.91 feet; thence Westerly 34.70 feet along the arc of a 226.50 foot radius curve to the right, through a central angle of 8°46'37" the chord of which bears North 89°20'24" West 34.66 feet; thence North 84°57'05" West 13.33 feet; thence North 07°52'57" East 53.06 feet; thence Northwesterly 16.84 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 64°19'22" the chord of which bears North 52°47'25" West 15.97 feet; thence Northwesterly 47.32 feet along the arc of a 75.00 foot radius curve to the left, through a central angle of 36°08'49" the chord of which bears North 38°42'08" West 46.54 feet; thence Northwesterly 14.68 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 56°03'30" the chord of which bears South 28°44'48" West 14.10 feet; thence Northerly 237.74 feet along the arc of a 962.50 foot radius curve to the right, through a central angle of 14°09'07" the chord of which bears North 6°21'30" East 237.13 feet; thence Northerly 159.28 feet along the arc of a 1038.50 foot radius curve to the left, through a central angle of 8°47'16" the chord of which bears North 9°02'26" East 159.13 feet; thence North 4°38'47" East 35.59 feet; thence Northerly 54.17 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 2°59'30" the chord of which bears North 3°09'02" East 54.17 feet; thence Southwesterly 23.97 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 91°33'09" the chord of which bears North 4°72'52" East 21.50 feet; thence South 86°47'34" East 21.01 feet; thence Southeasterly 137.32 feet along the arc of a 120.00 foot radius curve to the right, through a central angle of 65°33'50" the chord of which bears South 54°00'39" East 129.95 feet; thence South 89°20'24" East 828.45 feet; thence South 0°36'03" West 458.10 feet along the section line to the point of beginning

Parcel contains: 10.841 acres more or less.

Basis of bearing: The line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and meridian which bears North 89°20'14" West.

OWNER'S DEDICATION

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

OWNER(S):

PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ACKNOWLEDGEMENT

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires _____

NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER

PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(See Seal Below)

ATTEST BY CITY RECORDER
(See Seal Below)

PLAT "20"
SHEET 1 OF 3

SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDED SEAL

Curve Table					
Curve #	Length	Radius	Delta	CHORD	CHORD BEARING
C1	13.11'	173.50	4°19'46"	13.11'	S88°26'10"W
C2	34.70'	226.50	8°46'37"	34.66'	S89°20'24"E
C3	16.84'	15.00	64°19'22"	15.97'	S52°47'25"E
C4	47.32'	75.00	36°08'49"	46.54'	N38°42'08"W
C5	14.68'	15.00	56°03'30"	14.10'	S28°44'48"E
C6	237.74'	962.50	14°09'07"	237.13'	S06°21'30"W
C7	159.28'	1038.50	8°47'16"	159.13'	N09°02'26"E
C8	54.17'	1037.50	2°59'30"	54.17'	N03°09'02"E
C9	23.97'	15.00	91°33'09"	21.50'	S47°25'52"W
C10	137.32'	120.00	65°33'50"	129.95'	N54°00'39"W
C11	15.11'	200.00	4°19'46"	15.11'	S88°26'10"W
C12	17.11'	226.50	4°19'46"	17.11'	S88°26'10"W
C13	30.64'	200.00	8°46'37"	30.61'	S89°20'24"E
C14	26.58'	173.50	8°46'37"	26.55'	S89°20'24"E



FOUND SECTION CORNER
BOUNDARY
SECTION LINE
ROAD CENTER LINE
EASEMENT LINE

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.56	15.00	90°00'00"	21.21	N44°48'40"W
C2	23.56	15.00	90°00'00"	21.21	N45°11'20"E
C3	42.56	273.50	8°55'01"	42.52	N04°16'11"W
C4	48.84	326.50	8°34'16"	48.80	S04°26'33"E
C5	23.48	15.00	89°40'05"	21.15	N44°59'27"W
C6	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C7	23.44	15.00	89°32'20"	21.13	S44°34'50"E
C8	399.94	835.00	27°26'35"	396.13	N75°37'43"W
C9	389.30	765.00	29°09'26"	385.11	S76°29'08"E
C10	32.99	842.00	2°14'43"	32.99	N87°48'47"E
C11	408.89	803.50	29°09'26"	404.50	S76°29'08"E
C12	381.50	796.50	27°26'35"	377.86	N75°37'43"W
C13	428.49	842.00	29°09'26"	423.88	S76°29'08"E
C14	363.06	758.00	27°26'35"	359.60	N75°37'42"W
C15	23.00	15.00	87°52'14"	20.82	N44°07'27"E
C16	12.77	15.00	48°46'06"	12.39	S67°38'20"W
C17	543.50	1034.00	30°06'58"	537.26	S76°57'54"E
C18	545.24	1014.00	30°48'31"	538.69	S77°18'41"E
C19	521.04	994.00	30°02'01"	515.10	S76°55'26"E
C20	286.96	606.00	27°07'52"	284.29	N75°28'21"W
C21	285.39	586.00	27°54'15"	282.58	N75°51'33"W
C22	273.72	566.00	27°42'32"	271.07	N75°45'41"W
C23	23.61	15.00	90°11'42"	21.25	S45°17'11"W
C24	23.36	15.00	89°14'12"	21.07	S44°25'12"E
C25	23.56	15.00	89°59'57"	21.21	N44°48'39"W
C26	23.56	15.00	90°00'00"	21.21	N45°11'20"E
C27	13.71	566.00	1°23'16"	13.71	N88°55'20"W
C28	25.08	566.00	2°32'21"	25.08	N86°57'32"W
C29	50.87	326.50	8°55'35"	50.82	N04°15'54"W
C30	46.69	300.00	8°55'01"	46.64	N04°16'11"W
C31	40.91	273.50	8°34'16"	40.88	S04°26'33"E
C32	44.88	300.00	8°34'16"	44.84	S04°26'33"E
C33	23.77	15.00	90°48'25"	21.36	S45°14'48"W
C34	78.93	842.00	5°22'16"	78.90	N89°22'34"E
C35	80.24	842.00	5°27'36"	80.21	S85°12'30"E
C36	79.40	842.00	5°24'10"	79.37	S79°46'37"E
C37	84.83	842.00	5°46'21"	84.80	S74°11'21"E
C38	88.85	842.00	6°02'45"	88.81	S68°16'48"E
C39	49.23	842.00	3°21'00"	49.22	S63°34'55"E
C40	43.08	758.00	3°15'22"	43.07	N63°32'06"W
C41	106.71	758.00	8°03'57"	106.62	N69°11'46"W
C42	100.80	758.00	7°37'09"	100.72	N77°02'19"W
C43	110.52	758.00	8°21'13"	110.42	N85°01'30"W
C44	1.96	758.00	0°08'54"	1.96	N89°16'33"W
C45	69.44	994.00	4°00'09"	69.42	S89°56'22"E
C46	84.49	994.00	4°52'13"	84.47	S85°30'11"E
C47	20.00	994.00	1°09'10"	20.00	S82°29'30"E
C48	86.58	994.00	4°59'27"	86.56	S79°25'11"E
C49	87.20	994.00	5°01'35"	87.17	S74°24'40"E
C50	20.00	994.00	1°09'10"	20.00	S71°19'18"E
C51	86.80	994.00	5°00'12"	86.77	S68°14'37"E
C52	66.53	994.00	3°50'06"	66.52	S63°49'28"E
C53	21.31	606.00	2°00'55"	21.31	N62°54'52"W
C54	20.01	606.00	1°53'30"	20.01	N64°52'05"W
C55	75.30	606.00	7°07'10"	75.25	N69°22'25"W
C56	75.21	606.00	7°06'40"	75.16	N76°29'20"W
C57	20.00	606.00	1°53'28"	20.00	N80°59'24"W
C58	75.12	606.00	7°06'09"	75.07	N85°29'13"W
C59	25.02	566.00	2°31'57"	25.02	N84°25'23"W
C60	25.00	566.00	2°31'52"	25.00	N81°53'28"W
C61	25.04	566.00	2°32'04"	25.03	N79°21'30"W
C62	34.67	566.00	3°30'34"	34.66	N76°20'12"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C63	25.04	566.00	2°32'05"	25.04	N73°18'52"W
C64	25.00	566.00	2°31'52"	25.00	N70°46'54"W
C65	25.02	566.00	2°31'57"	25.01	N68°15'00"W
C66	25.08	566.00	2°32'19"	25.08	N65°42'52"W
C67	22.52	566.00	2°16'48"	22.52	N63°18'18"W
C68	2.55	566.00	0°15'29"	2.55	N62°02'10"W
C69	22.53	1034.00	1°14'54"	22.53	S62°31'52"E
C70	25.04	1034.00	1°23'14"	25.04	S63°50'56"E
C71	25.01	1034.00	1°23'09"	25.01	S65°14'08"E
C72	25.00	1034.00	1°23'07"	25.00	S66°37'16"E
C73	20.24	1034.00	1°07'18"	20.24	S67°52'28"E
C74	25.01	1034.00	1°23'09"	25.01	S69°07'42"E
C75	25.00	1034.00	1°23'07"	25.00	S70°30'50"E
C76	25.01	1034.00	1°23'08"	25.00	S71°53'58"E
C77	25.02	1034.00	1°23'12"	25.02	S73°17'08"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C78	12.22	1034.00	0°40'37"	12.22	S74°19'02"E
C79	25.03	1034.00	1°23'13"	25.03	S75°20'58"E
C80	25.01	1034.00	1°23'09"	25.01	S76°44'09"E
C81	25.00	1034.00	1°23'07"	25.00	S78°07'16"E
C82	25.01	1034.00	1°23'09"	25.01	S79°30'24"E
C83	25.03	1034.00	1°23'13"	25.03	S80°53'35"E
C84	25.07	1034.00	1°23'20"	25.07	S82°16'52"E
C85	9.88	1034.00	0°32'51"	9.88	S83°14'57"E
C86	25.08	1034.00	1°23'23"	25.08	S84°13'05"E
C87	25.04	1034.00	1°23'15"	25.04	S85°36'23"E
C88	25.01	1034.00	1°23'09"	25.01	S86°59'35"E
C89	25.00	1034.00	1°23'07"	25.00	S88°22'44"E
C90	25.00	1034.00	1°23'08"	25.00	S89°45'51"E
C91	25.02	1034.00	1°23'12"	25.02	N88°50'59"E
C92	3.24	1034.00	0°10'46"	3.24	N88°04'00"E

Line Table		
Line #	Length	Direction
L1	20.00	S80°16'50"E
L2	30.90	N09°42'43"E
L3	30.29	N23°39'19"E
L4	20.00	S66°20'13"E
L5	23.24	N18°34'06"E
L6	20.00	S71°25'27"E
L7	23.18	N07°25'43"E
L8	20.00	S82°33'49"E
L9	5.04	S89°21'00"E

- 
-  PUBLIC OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY
-  COMMON AREA
-  LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)
-  BOUNDARY
-  SECTION LINE

PLAT " 21 "

SHEET 2 OF 2

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAINUTAH COUNTY, I

SURVEYOR SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDE



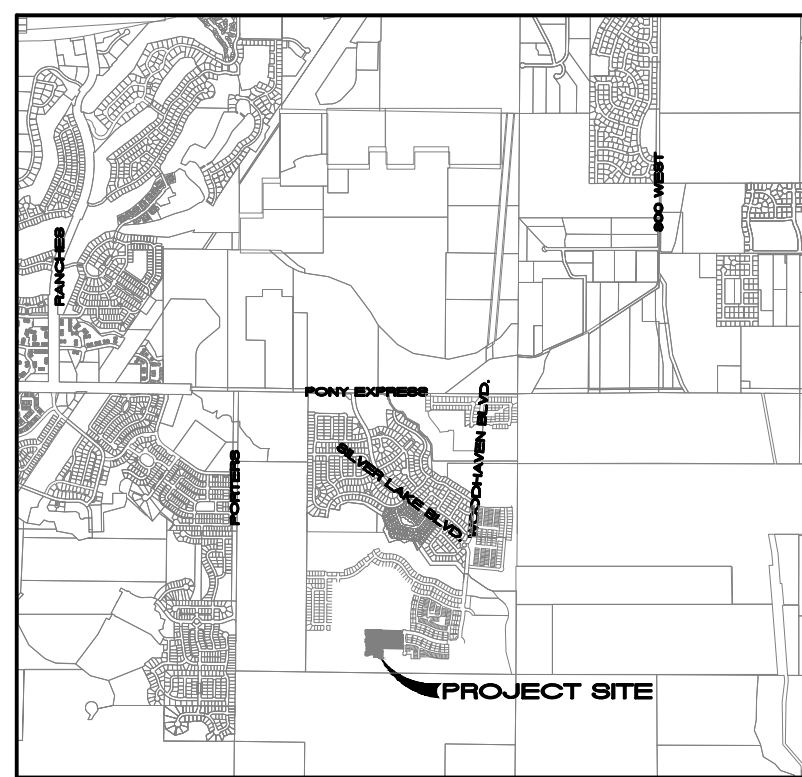
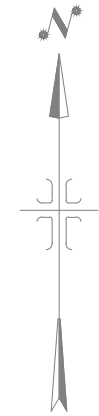
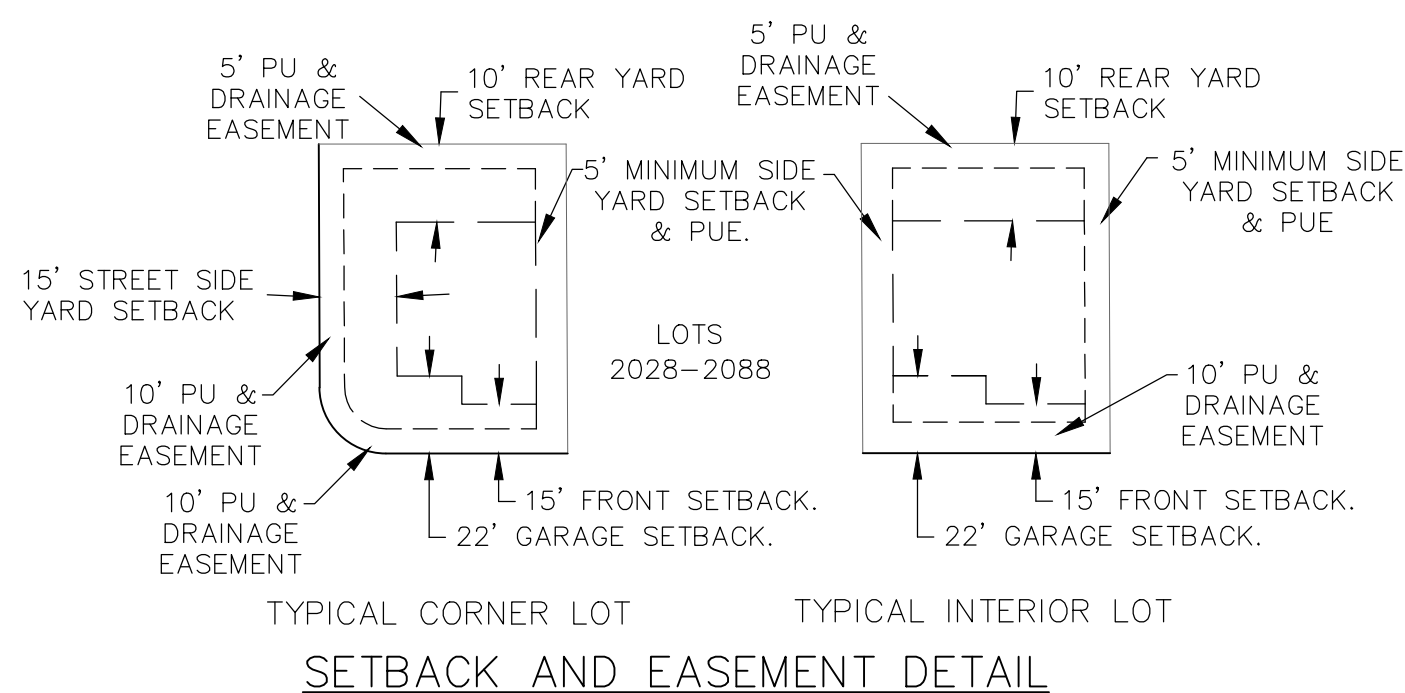
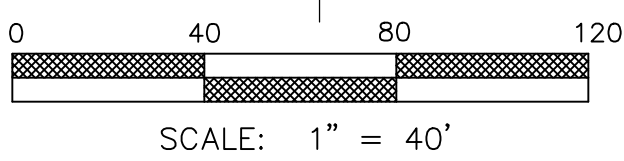
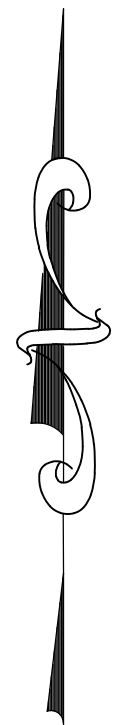
SILVERLAKE PLAT "21"

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C20	23.56	15.00	90°00'00"	21.21	S44°48'40"E
C21	23.56	15.00	90°00'00"	21.21	S45°11'20"W
C22	23.51	15.00	89°47'39"	21.18	N44°42'30"W
C23	23.62	15.00	90°12'20"	21.25	N45°17'30"E
C24	23.51	15.00	89°47'39"	21.18	S44°42'30"E
C25	23.56	15.00	89°59'10"	21.21	S45°10'55"W

Line Table		
Line #	Length	Direction
L1	2.81	S89°49'30"E
L2	10.29	S89°48'40"E
L3	20.00	S89°48'40"E
L4	20.00	N89°49'30"W
L5	20.00	N89°49'30"W
L6	30.25	N00°11'48"E
L7	30.25	N00°11'48"E
L8	30.24	N00°11'46"E

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28.
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



VICINITY MAP
NTS

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "22" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Beginning at a point which is North 89°02'14" West 2119.03 feet along the section line and North 40°51.61 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°48'40" West 396.20 feet; thence South 00°11'20" West 75.00 feet; thence South 00°11'20" West 40.00 feet; thence South 00°11'20" West 75.56 feet; thence North 89°48'40" West 56.56 feet; thence North 62°36'43" West 44.97 feet; thence North 89°48'40" West 75.00 feet; thence North 00°11'20" East 55.34 feet; thence North 00°11'20" East 75.00 feet; thence North 00°11'20" East 15.00 feet; thence 15 foot radius curve to the left, through a central angle of 90°12'21" the chord of which bears South 45°17'30" West 21.25 feet; thence South 83°46'21" West 53.33 feet; thence Northwesterly 23.42 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°27'30" the chord of which bears North 44°32'25" West 21.11 feet; thence North 00°07'04" West 53.01 feet; thence Northwesterly 23.70 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°32'30" the chord of which bears North 45°27'35" East 21.31 feet; thence North 00°11'20" East 158.34 feet; thence Northwesterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'00" the chord of which bears North 45°27'35" East 21.31 feet; thence Northwesterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'00" the chord of which bears North 45°27'35" East 21.31 feet; thence Northwesterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'00" the chord of which bears North 45°27'35" East 21.31 feet; thence North 00°11'20" East 63.18 feet; thence Northwesterly 23.57 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'50" the chord of which bears North 44°49'05" West 21.22 feet; thence North 00°10'30" East 77.00 feet; thence South 89°49'30" East 242.52 feet; thence Northwesterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°59'10" the chord of which bears North 45°10'55" East 21.21 feet; thence South 89°50'08" East 40.00 feet; thence Southeasterly 23.55 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°59'10" the chord of which bears South 44°59'27" West 21.22 feet; thence South 89°49'30" East 392.51 feet; thence South 04°46'52" West 77.25 feet; thence Southeasterly 23.48 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°40'05" the chord of which bears South 44°59'27" East 21.15 feet; thence South 00°09'25" East 31.41 feet; thence Southerly 48.84 feet along the arc of a 326.50 foot radius curve to the left, through a central angle of 08°34'16" the chord of which bears South 04°26'33" East 48.80 feet; thence Southerly 42.56 feet along the arc of a 273.50 foot radius curve to the left, through a central angle of 08°55'01" the chord of which bears South 04°16'11" East 42.52 feet; thence Southerly 42.56 feet along the arc of a 273.50 foot radius curve to the left, through a central angle of 90°00'00" the chord of which bears South 45°11'20" West 21.21 feet; thence South 09°02'28" East 40.52 feet; thence Southeasterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'00" the chord of which bears South 44°48'40" East 21.21 feet; thence South 00°11'20" West 60.00 feet to the point of beginning.

Parcel contains: 6.563 acres more or less.

DOMINION GAS COMPANY APPROVAL

Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve this development. Dominion does not assume any obligation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners' Declaration. Dominion does not warrant or provide a guarantee of particular terms of natural gas service. For further information please contact Dominion's right-of-way department at 1-800-366-8532.

Approved this _____ day of _____ 20____ Dominion Gas Company
By: _____ Title: _____

1. Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.
 - (1). A recorded easement of right of way
 - (2). The low applicable to prescriptive rights
 - (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
 - (4). Any other provision of law

ROCKY MOUNTAIN POWER _____ DATE _____

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
-----------------------	------



FOUND SECTION CORNER

LIMITED COMMON (SHARED
DRIVEWAY ACCESS, PUE & FIRE
LANE WITH NO PARKING SIGNS)

BOUNDARY
SECTION LINE
ROAD CENTER LINE
EASEMENT LINE

NOTES:

- 1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
- 2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
- 3- PRIVACY FENCING FACING SILVERLAKE PARKWAY MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG SILVERLAKE PARKWAY.
- 4- THE LANDSCAPING ALONG SILVERLAKE PARKWAY TO BE MAINTAINED BY SILVERLAKE HOA.
- 5- COLLECTOR ROAD FENCING REQUIRED ALONG GOLDEN EAGLE AND SILVERLAKE PARKWAY PER AGREEMENT.

N 89°20'14" W 2652.73'

FOUND UTAH COUNTY BRASS CAP 1971
SOUTHEAST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

DATE _____ SURVEYOR _____
(See Seal Below)

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

OWNER(S):
PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____

STATE OF UTAH)
): S.S.
COUNTY OF UTAH)

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires _____

NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY _____

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

_____ APPROVED BY CITY ENGINEER (See Seal Below)	_____ ATTEST BY CITY RECORDER (See Seal Below)
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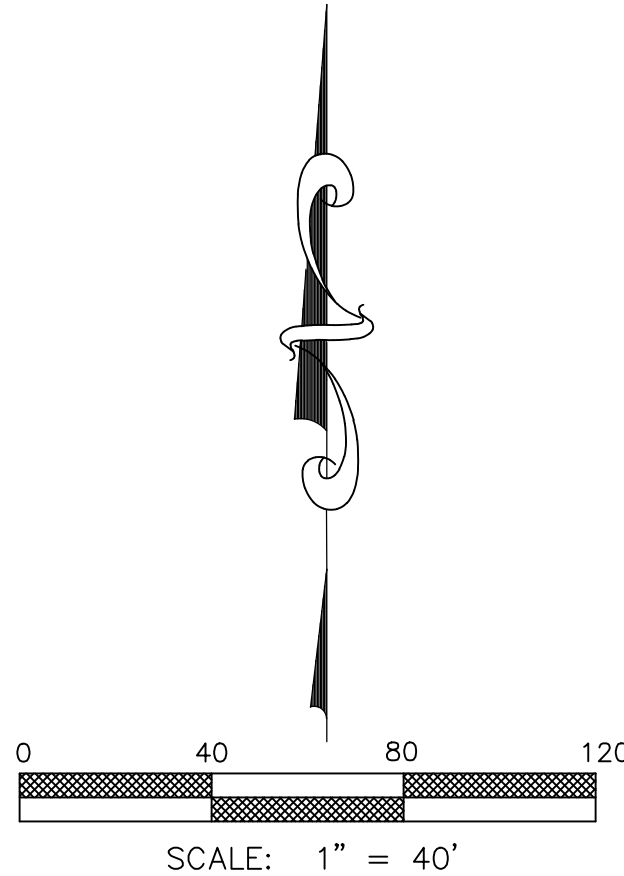
PLAT " 22"
SHEET 1 OF 1

SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY UTAH

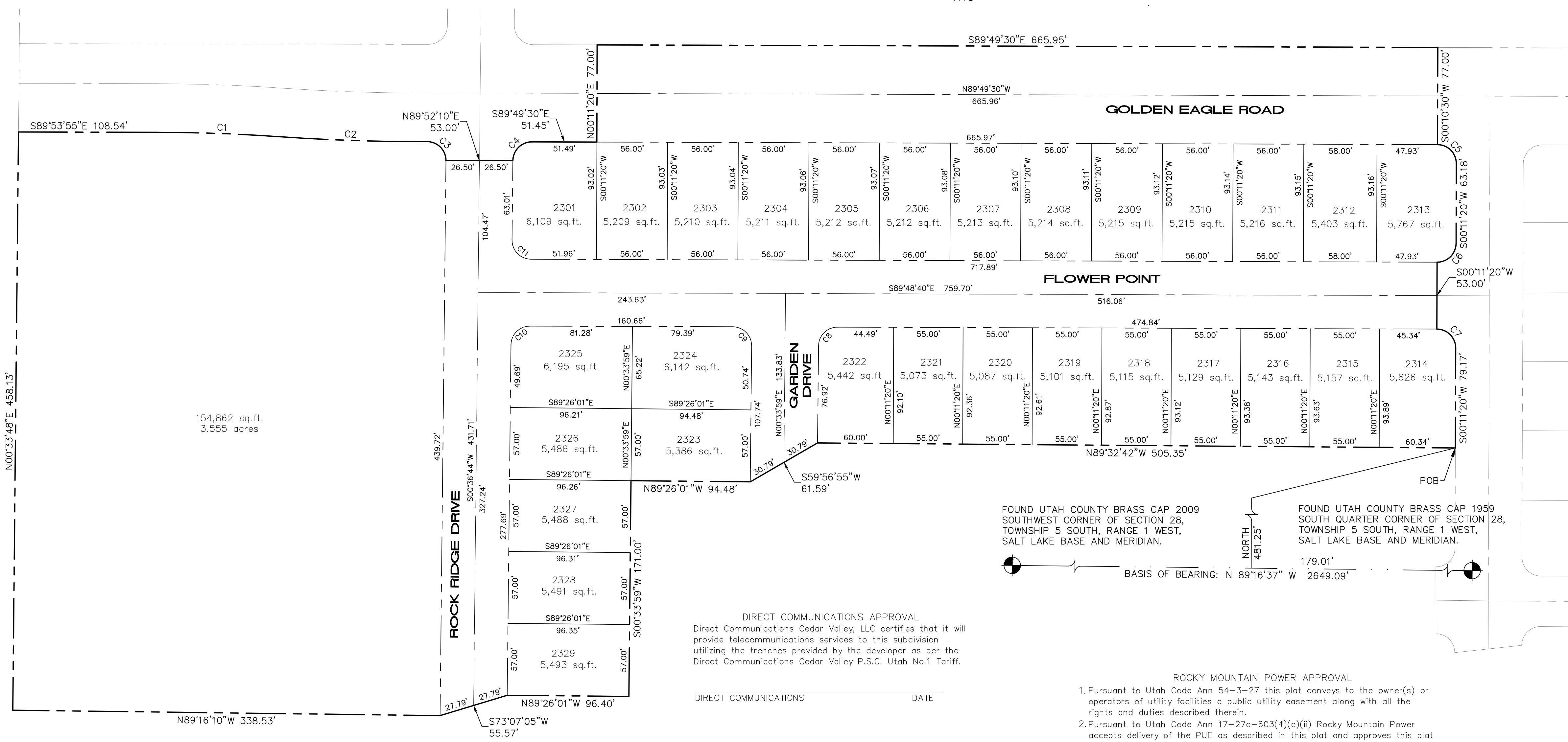
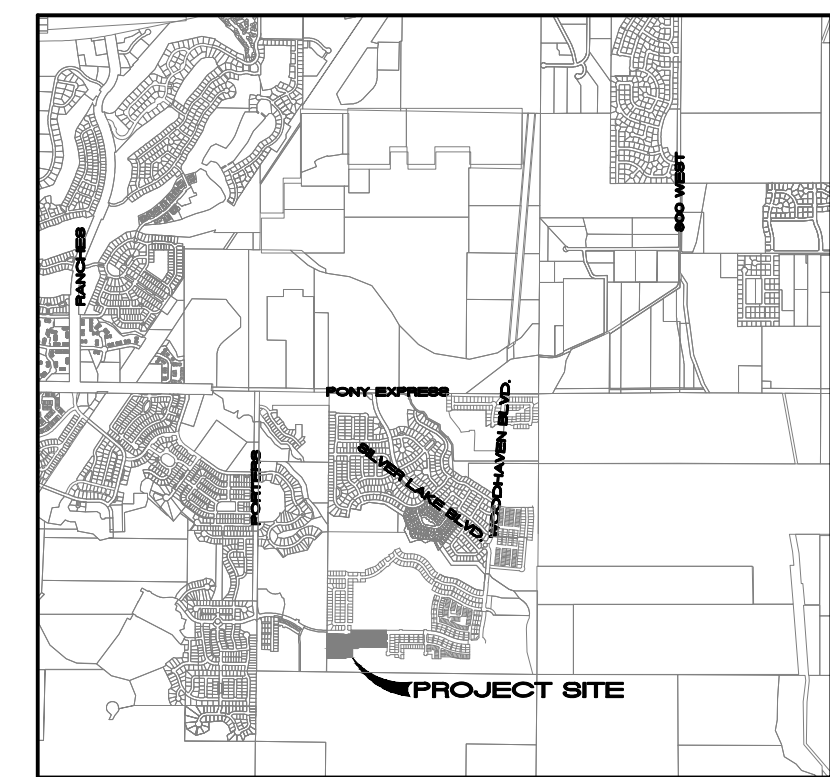
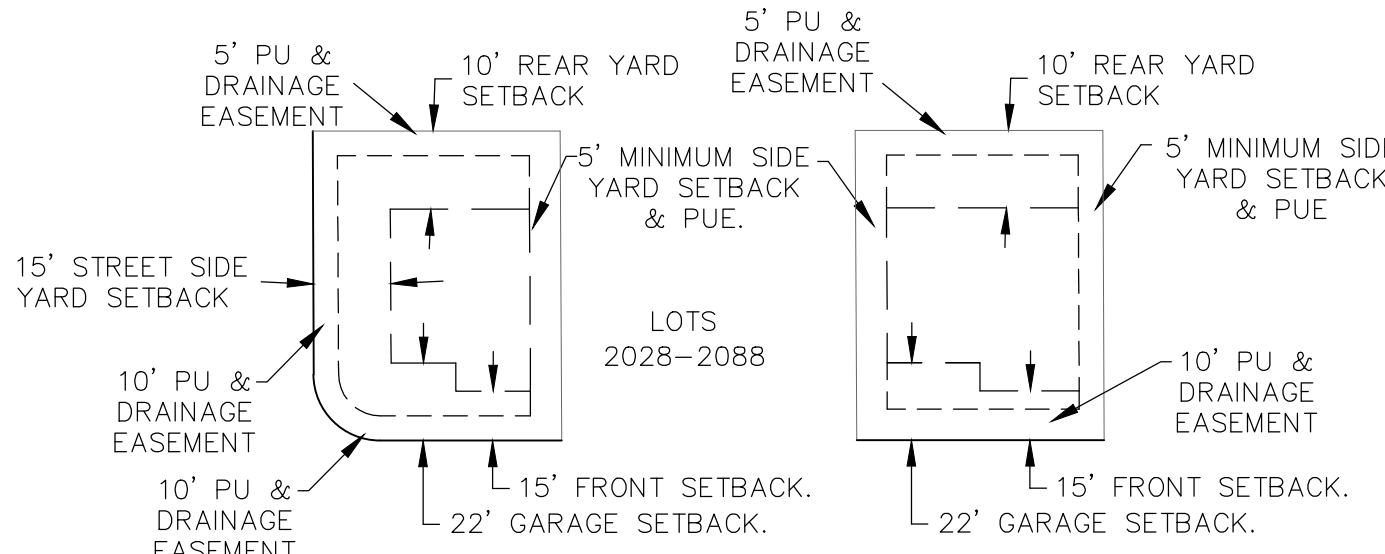
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	99.86	1461.50	3°54'53"	99.84	N87°56'28"W
C2	105.12	1538.50	3°54'53"	105.10	S87°56'28"E
C3	23.70	15.00	90°30'39"	21.31	N44°38'35"W
C4	23.45	15.00	89°33'46"	21.13	S45°23'37"W
C5	23.57	15.00	90°00'50"	21.22	N44°49'05"W
C6	23.56	15.00	90°00'00"	21.21	N45°11'20"E
C7	23.56	15.00	90°00'00"	21.21	N44°48'40"W
C8	23.46	15.00	89°37'21"	21.14	S45°22'39"W
C9	23.66	15.00	90°22'39"	21.28	N44°37'21"W
C10	23.45	15.00	89°34'36"	21.13	S45°24'02"W
C11	23.67	15.00	90°25'24"	21.29	S44°35'58"E



SILVERLAKE PLAT "23"

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3- PRIVACY FENCING FACING SILVERLAKE PARKWAY MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG SILVERLAKE PARKWAY.
4-THE LANDSCAPING ALONG SILVERLAKE PARKWAY TO BE MAINTAINED BY SILVERLAKE HOA.
5-COLLECTOR ROAD FENCING REQUIRED ALONG GOLDEN EAGLE AND SILVERLAKE PARKWAY PER AGREEMENT.

LAND USE	
ACREAGE:	9.865 acres
ACREAGE IN LOTS:	7.136 acres
ACREAGE IN ROADS:	2.729 acres
LOTS:	30 LOTS
AVE. LOT:	5,380
UNIT DENSITY:	3.04 LOTS PER ACRE

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 _____

DOMINION GAS COMPANY APPROVAL
Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion's right-of-way department at 1-800-366-8532

Approved this _____ day of _____, 20____ Dominion Gas Company

By: _____ Title: _____

ROCKY MOUNTAIN POWER APPROVAL
1. Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.
(1). A recorded easement of right of way
(2). The law applicable to prescriptive rights
(3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
(4). Any other provision of law

ROCKY MOUNTAIN POWER _____ DATE _____

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "23" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°16'37" West 179.01 feet along the section line and North 481.25 feet from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°32'42" West 505.35 feet; thence South 59°56'55" West 61.59 feet; thence North 89°26'01" West 94.48 feet; thence South 00°33'59" West 171.00 feet; thence North 89°26'01" West 96.40 feet; thence South 73°07'05" West 55.57 feet; thence North 89°16'10" West 338.53 feet; thence North 00°33'48" East 458.13 feet; thence South 89°53'55" East 108.54 feet; thence Easterly 99.86 feet along the arc of a 1461.50 foot radius curve to the right, through a central angle of 03°54'53" the chord of which bears South 87°56'28" East 99.84 feet; thence Easterly 105.12 feet along the arc of a 1538.50 foot radius curve to the left, through a central angle of 03°54'53" the chord of which bears South 87°56'28" East 105.10 feet; thence Southeasterly 23.70 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°30'39" the chord of which bears South 44°38'35" East 21.31 feet; thence North 89°52'10" East 53.00 feet; thence Northeasterly 23.45 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°33'46" the chord of which bears North 45°23'37" East 21.13 feet; thence South 89°49'30" East 51.45 feet; thence North 00°11'20" East 77.00 feet; thence South 89°49'30" East 665.95 feet; thence South 00°10'30" West 77.00 feet; thence Southeasterly 23.57 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'50" the chord of which bears South 44°49'05" East 21.22 feet; thence South 00°11'20" West 63.18 feet; thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears South 45°11'20" West 21.21 feet; thence South 00°11'20" West 53.00 feet; thence Southeasterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears South 44°48'40" East 21.21 feet; thence South 00°11'20" West 79.17 feet to the point of beginning.

Parcel contains: 9.865 acres more or less.

DATE _____ SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____

STATE OF UTAH)
COUNTY OF UTAH) S.S.

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED NAME OF NOTARY _____
ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____
APPROVED BY CITY ENGINEER _____ ATTEST BY CITY RECORDER _____
(See Seal Below) (See Seal Below)

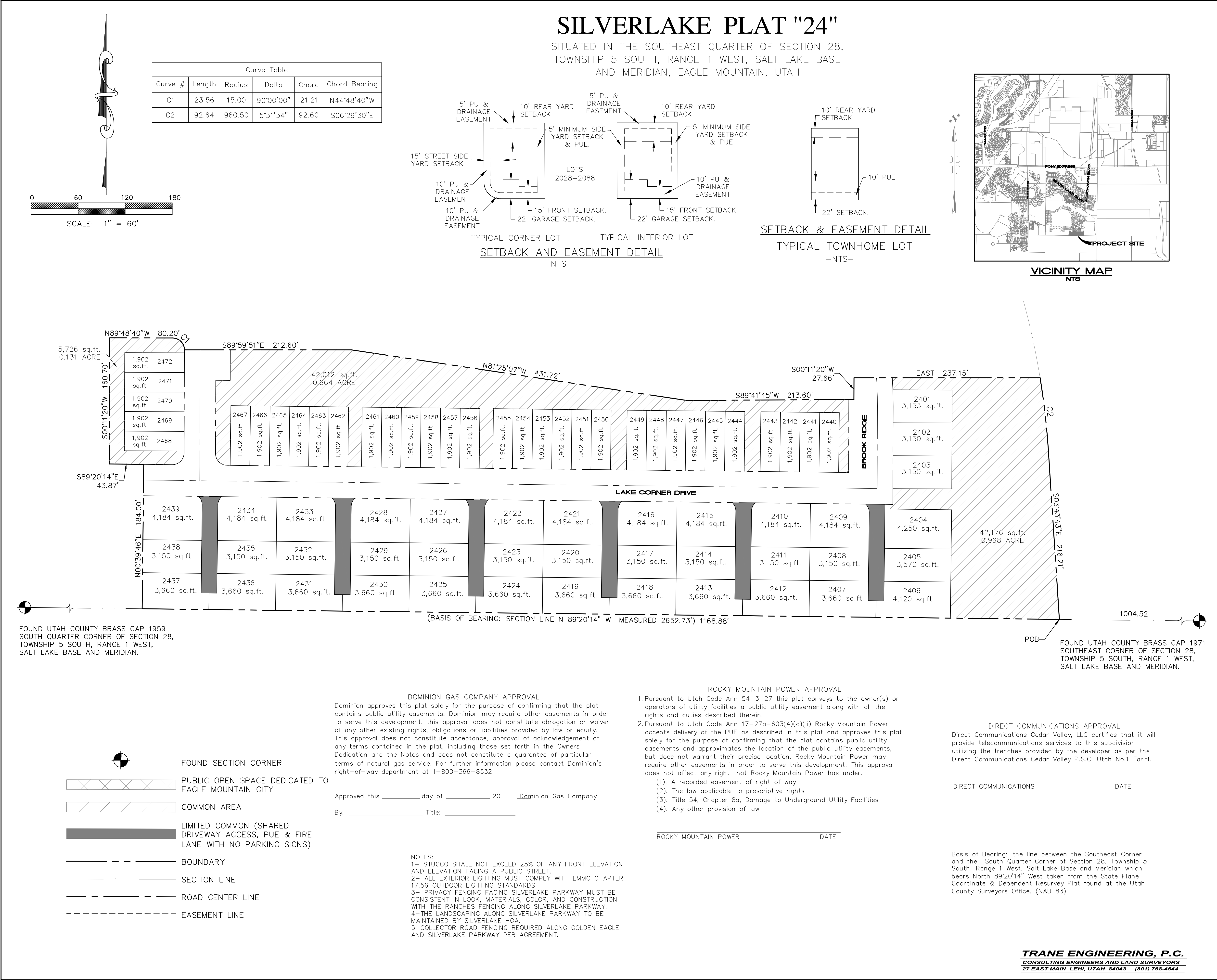
PLAT " 23 "

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN _____ UTAH COUNTY, UTAH

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



SURVEYOR'S CERTIFICATE I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "24" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.			
BOUNDARY DESCRIPTION Beginning at a point which is North 89°20'14" West 1266.33 feet along the section line and North 271.03 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 88°01'23" West 180.14 feet; thence North 79°25'52" West 344.10 feet; thence North 89°59'51" West 334.77 feet; thence Northwesteasily 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'00" the chord of which bears North 44°48'40" West 21.21 feet; thence North 00°11'20" East 40.00 feet; thence Northeastely 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'00" the chord of which bears North 45°11'20" East 21.21 feet; thence North 00°11'20" East 120.00 feet; thence Northwesteasily 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'00" the chord of which bears North 44°48'40" West 21.21 feet; thence North 09°02'28" West 40.52 feet; thence Northeastely 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'00" the chord of which bears North 45°11'20" East 21.21 feet; thence Northerly 42.56 feet along the arc of a 273.50 foot radius curve to the left, through a central angle of 08°55'01" the chord of which bears North 04°16'11" West 42.52 feet; thence Northerly 48.84 feet along the arc of a 326.50 foot radius curve to the right, through a central angle of 08°34'16" the chord of which bears North 04°26'33" West 48.80 feet; thence North 00°09'25" West 31.41 feet; thence Northwesteasily 23.48 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°40'05" the chord of which bears North 44°59'27" West 21.15 feet; thence South 89°49'30" East 41.03 feet; thence South 89°21'00" East 47.13 feet; thence Easterly 60.36 feet along the arc of a 758 foot radius curve to the right, through a central angle of 04°33'44" the chord of which bears South 87°04'08" East 60.34 feet; thence North 05°12'59" East 77.00 feet; thence Southeasterly 333.45 feet along the arc of a 835 foot radius curve to the right, through a central angle of 22°52'49" the chord of which bears South 73°20'50" East 331.24 feet; thence Southeasterly 389.30 feet along the arc of a 765 foot radius curve to the left, through a central angle of 29°09'26" the chord of which bears South 76°29'08" East 385.11 feet; thence South 01°03'51" East 77.00 feet; thence Easterly 32.99 feet along the arc of a 842 foot radius curve to the left, through a central angle of 02°14'43" the chord of which bears North 87°48'47" West 32.99 feet; thence South 00°11'20" West 279.07 feet to the point of beginning. Parcel contains: 8.282 acres more or less.			
DATE _____		SURVEYOR (See Seal Below)	
OWNER'S DEDICATION			
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.			
OWNER(S): PRINTED NAME OF OWNER _____		AUTHORIZED SIGNATURE(S) _____ _____ _____	
ACKNOWLEDGEMENT			
STATE OF UTAH)) S.S. COUNTY OF UTAH)			
On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.			
My Commission Expires _____		NOTARY PUBLIC SIGNATURE _____	
COMMISSION NUMBER _____		PRINTED NAME OF NOTARY _____	
ACCEPTANCE BY LEGISLATIVE BODY			
The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____.			
APPROVED BY MAYOR _____		APPROVED BY CITY ATTORNEY _____	
APPROVED BY CITY ENGINEER _____ (See Seal Below)		ATTEST BY CITY RECORDER _____ (See Seal Below)	
PLAT "24" SHEET 1 OF 2 SILVERLAKE A RESIDENTIAL SUBDIVISION			
EAGLE MOUNTAIN		UTAH COUNTY, UTAH	
SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

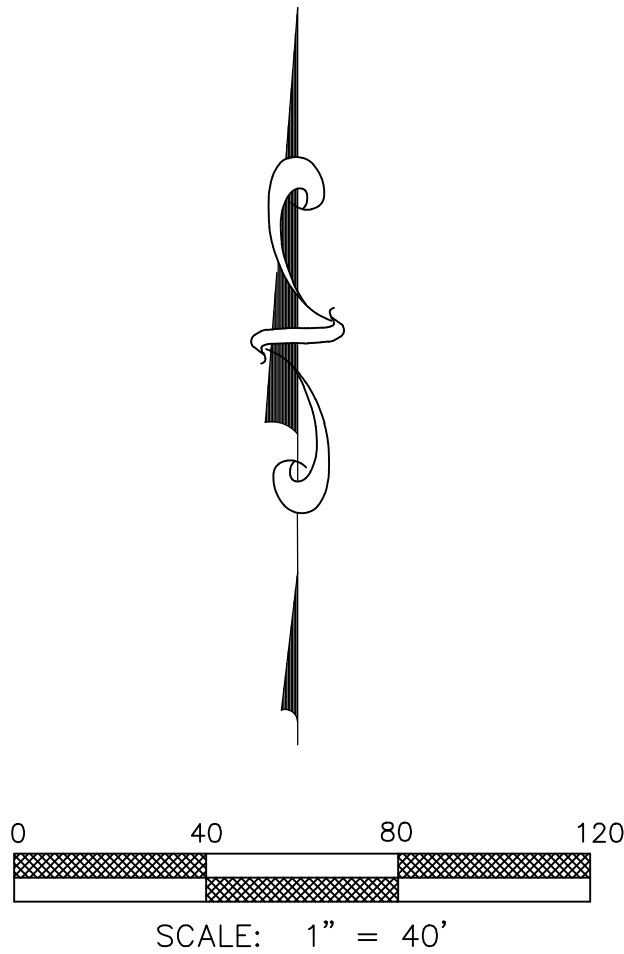
SILVERLAKE PLAT "24"

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.56	15.00	90°00'00"	21.21	N44°48'40"W
C2	92.64	960.50	5°31'34"	92.60	S06°29'30"E
C3	36.34	500.00	4°09'50"	36.33	N01°53'35"W
C4	23.44	15.00	89°31'34"	21.13	S44°34'27"E
C5	23.69	15.00	90°28'26"	21.30	N45°25'33"E
C6	12.34	15.00	47°07'52"	11.99	N22°54'10"W
C7	12.34	15.00	47°07'52"	11.99	S24°13'42"W
C8	12.34	15.00	47°07'52"	11.99	N22°54'10"W
C9	12.34	15.00	47°07'52"	11.99	S24°13'42"W
C10	12.34	15.00	47°07'52"	11.99	N22°54'10"W
C11	12.34	15.00	47°07'52"	11.99	S24°13'42"W
C12	12.34	15.00	47°07'52"	11.99	N22°54'10"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C13	12.34	15.00	47°07'52"	11.99	S24°13'42"W
C14	12.34	15.00	47°07'52"	11.99	N22°54'10"W
C15	12.34	15.00	47°07'52"	11.99	S24°13'42"W
C16	12.34	15.00	47°07'52"	11.99	N22°54'10"W
C17	36.40	520.00	4°00'38"	36.39	N01°48'59"W
C18	15.31	520.00	1°41'13"	15.31	N02°58'42"W
C19	21.09	520.00	2°19'25"	21.09	N00°58'23"W



- FOUND SECTION CORNER
- PUBLIC OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY
- COMMON AREA
- LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)
- BOUNDARY
- SECTION LINE

PLAT "24"

SHEET 2 OF 2

SILVERLAKE

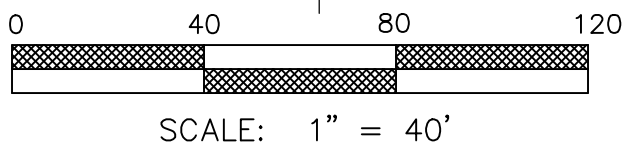
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL
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Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.44	15.00	89°31'34"	21.13	S44°34'27"E
C2	12.35	15.00	47°10'00"	12.00	S24°14'46"W
C3	12.35	15.00	47°10'00"	12.00	N22°55'14"W
C4	12.35	15.00	47°10'00"	12.00	S24°14'46"W
C5	12.35	15.00	47°10'00"	12.00	N22°55'14"W
C6	12.35	15.00	47°10'00"	12.00	S24°14'46"W

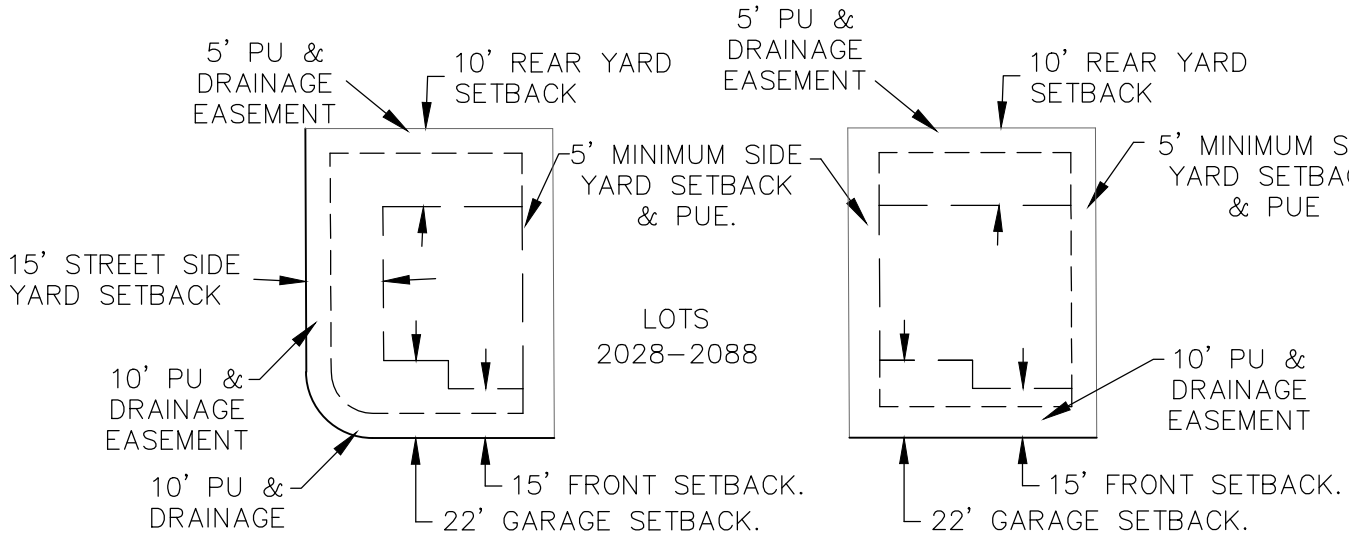
Line Table		
Line #	Length	Direction
L1	21.00	N00°39'46"E
L2	20.00	S89°20'14"E
L3	21.00	N00°39'46"E
L4	20.00	S89°20'14"E
L5	21.00	N00°39'46"E
L6	20.00	S89°20'14"E



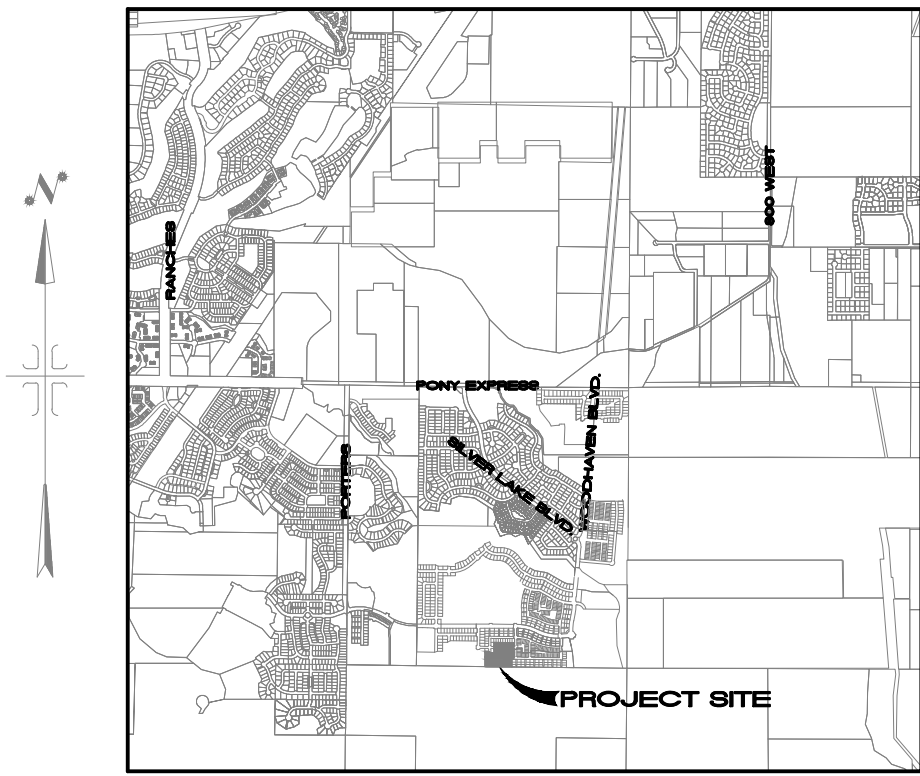
NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3- PRIVACY FENCING FACING SILVERLAKE PARKWAY MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG SILVERLAKE PARKWAY.
4- THE LANDSCAPING ALONG SILVERLAKE PARKWAY TO BE MAINTAINED BY SILVERLAKE HOA.
5- COLLECTOR ROAD FENCING REQUIRED ALONG GOLDEN EAGLE AND SILVERLAKE PARKWAY PER AGREEMENT.

SILVERLAKE PLAT "25"

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



TYPICAL CORNER LOT
TYPICAL INTERIOR LOT
SETBACK AND EASEMENT DETAIL
-NTS-



VICINITY MAP
NTS

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "25" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°16'37" West 35.59 feet along the section line; thence North 00°11'20" East 285.76 feet; thence South 89°48'40" East 75.00 feet; thence South 62°36'43" East 44.97 feet; thence South 89°48'40" East 56.56 feet; thence North 00°11'20" East 75.56 feet; thence North 00°11'17" East 40.00 feet; thence North 00°11'20" East 75.00 feet; thence South 89°48'40" East 396.20 feet; thence South 00°11'20" West 60.00 feet; thence South 00°11'20" West 75.00 feet; thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears South 45°11'20" West 21.21 feet; thence South 00°11'20" West 40.00 feet; thence Southeasterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears South 44°48'40" East 21.21 feet; thence South 00°11'20" West 125.35 feet; thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°28'25" the chord of which bears South 45°25'33" West 21.30 feet; thence South 00°39'43" West 40.00 feet; thence North 89°20'15" West 36.16 feet; thence South 00°39'46" West 150.01 feet; thence North 89°20'14" West 479.33 feet along the section line to the point of beginning.

Parcel contains: 4.436 acres more or less.

DOMINION GAS COMPANY APPROVAL

Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion's right-of-way department at 1-800-366-8532

Approved this _____ day of _____, 20____, Dominion Gas Company
By: _____ Title: _____

ROCKY MOUNTAIN POWER APPROVAL

- Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - A recorded easement of right of way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities
 - Any other provision of law

ROCKY MOUNTAIN POWER _____ DATE _____

DIRECT COMMUNICATIONS APPROVAL

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

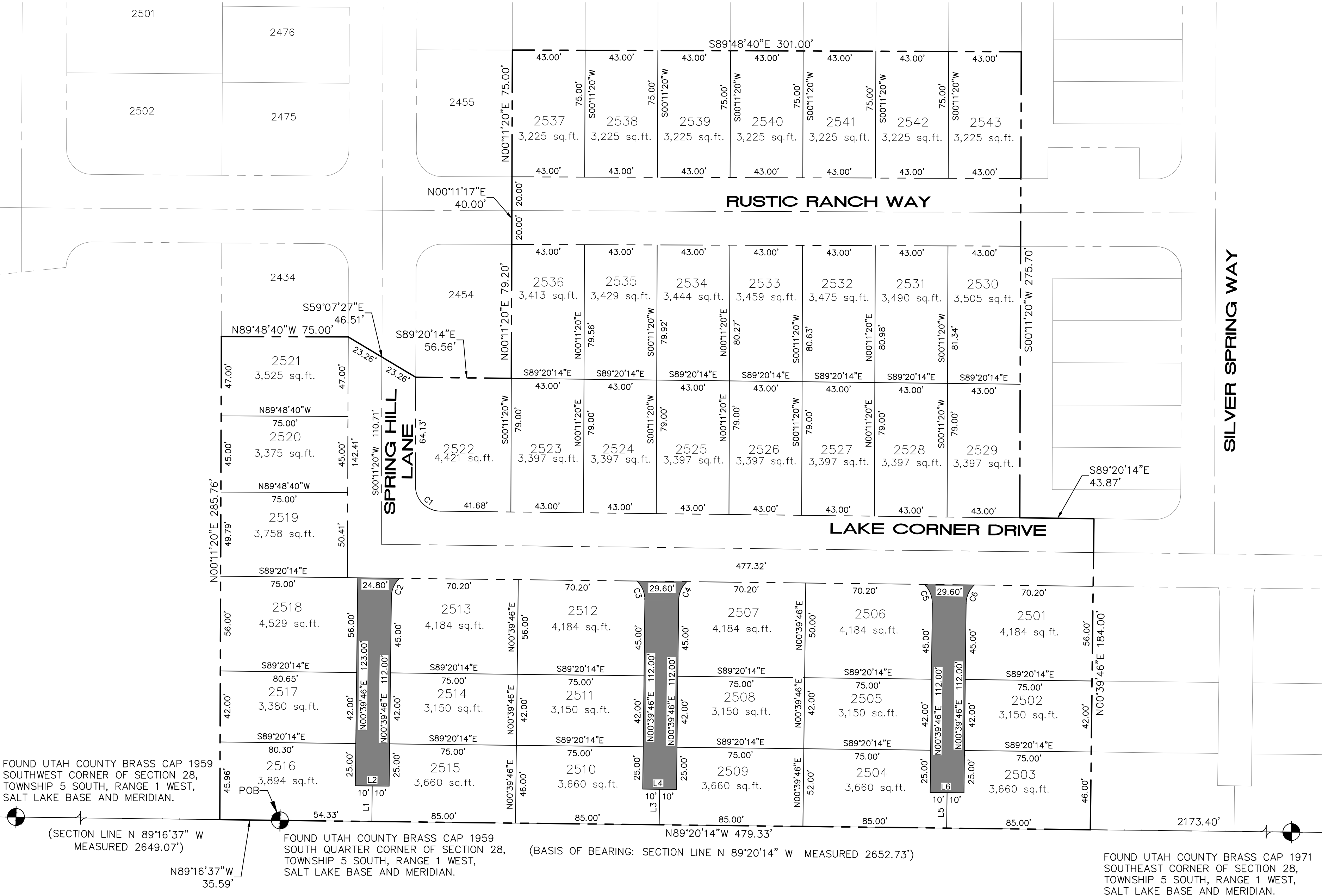
DIRECT COMMUNICATIONS _____ DATE _____



FOUND SECTION CORNER

LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)

- BOUNDARY
- SECTION LINE
- ROAD CENTER LINE
- EASEMENT LINE



FOUND UTAH COUNTY BRASS CAP 1959
SOUTHWEST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

(SECTION LINE N 89°16'37" W
MEASURED 2649.07')

FOUND UTAH COUNTY BRASS CAP 1959
SOUTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

(BASIS OF BEARING: SECTION LINE N 89°20'14" W MEASURED 2652.73')

FOUND UTAH COUNTY BRASS CAP 1971
SOUTHEAST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

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

OWNER'S DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ACKNOWLEDGEMENT

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER _____ ATTEST BY CITY RECORDER _____
(See Seal Below) (See Seal Below)

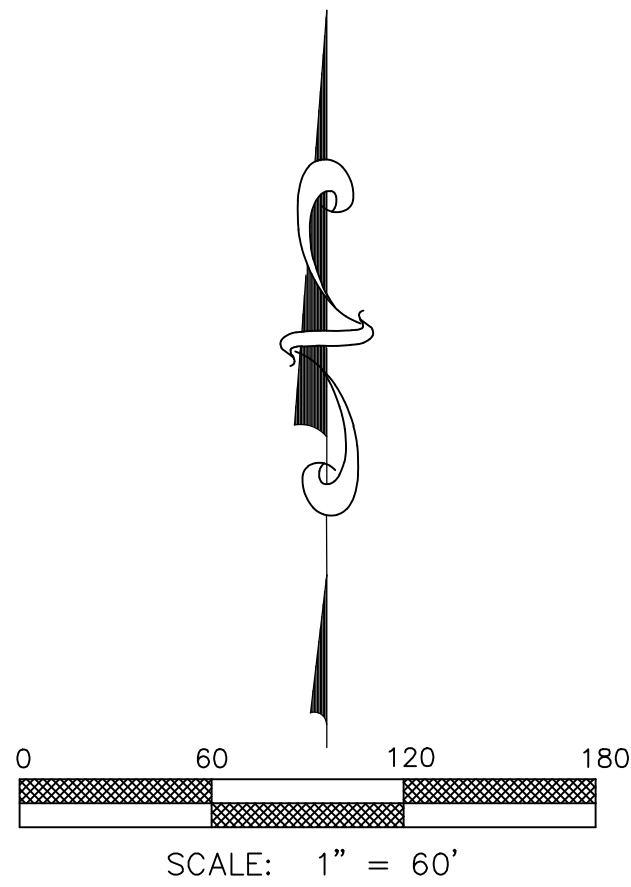
PLAT " 25 "

SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN _____ UTAH COUNTY, UTAH

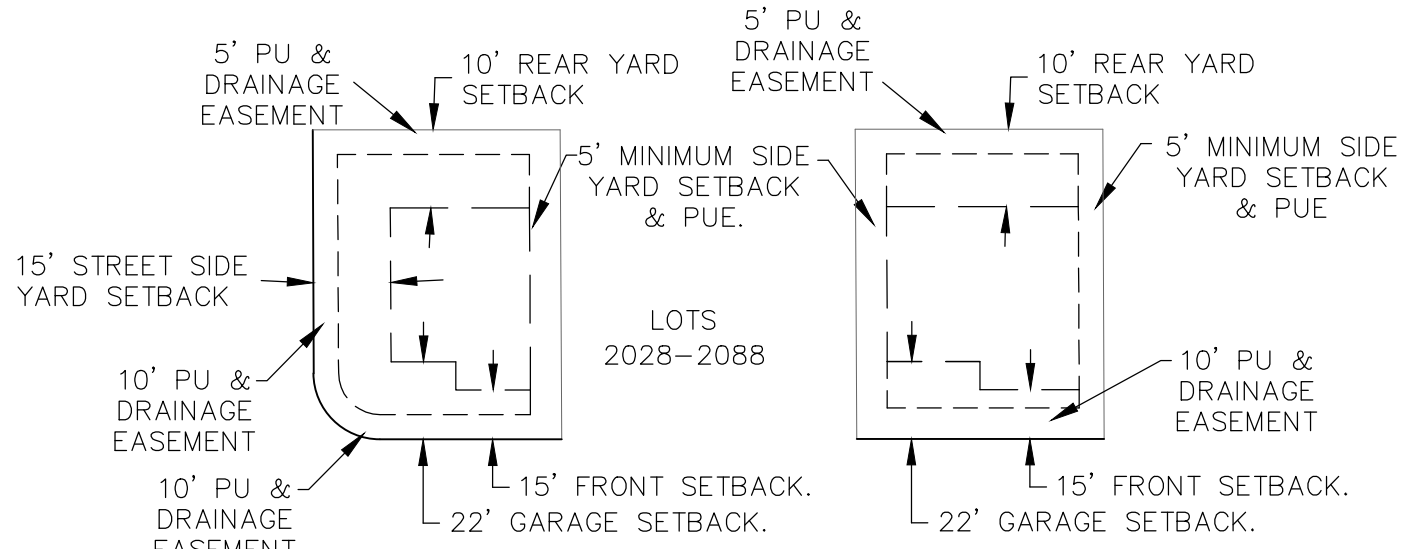
SURVEYOR SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDED SEAL

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.70	15.00	90°32'30"	21.31	S45°27'35"W
C2	23.42	15.00	89°27'30"	21.11	S44°32'25"E
C3	23.62	15.00	90°12'21"	21.25	N45°17'30"E
C4	23.70	15.00	90°32'30"	21.31	N45°27'35"E
C5	23.42	15.00	89°27'30"	21.11	N44°32'25"W
C6	23.59	15.00	90°07'06"	21.24	S45°40'17"W
C7	23.53	15.00	89°52'54"	21.19	N44°19'43"W
C8	23.53	15.00	89°52'54"	21.19	S44°19'43"E
C9	23.59	15.00	90°07'06"	21.24	N45°40'17"E
C10	8.52	15.00	32°33'46"	8.41	S74°26'57"W
C11	300.82	60.00	287°15'48"	71.16	S21°47'58"W
C12	19.56	15.00	74°42'02"	18.20	S51°55'09"E
C13	81.27	60.00	77°36'31"	75.20	S83°01'41"E
C14	48.44	60.00	46°15'38"	47.14	S21°45'36"E
C15	82.83	60.00	79°05'58"	76.41	S41°35'12"W
C16	20.09	60.00	19°11'17"	20.00	N89°16'10"W
C17	68.18	60.00	65°06'23"	64.57	N47°07'20"W
C18	7.55	15.00	28°50'21"	7.47	S76°18'40"W
C19	149.83	60.00	143°04'28"	113.82	S46°34'17"E
C20	6.39	15.00	24°23'58"	6.34	N12°45'58"E
C21	65.07	41.50	89°50'09"	58.61	S44°21'06"E
C22	23.52	15.00	89°50'09"	21.18	S44°21'06"E
C23	47.79	60.00	45°38'22"	46.54	N84°42'40"E
C24	41.87	60.00	39°59'01"	41.03	S52°28'39"E
C25	40.44	60.00	38°36'49"	39.68	S13°10'44"E
C26	19.73	60.00	18°50'17"	19.64	S15°32'49"W

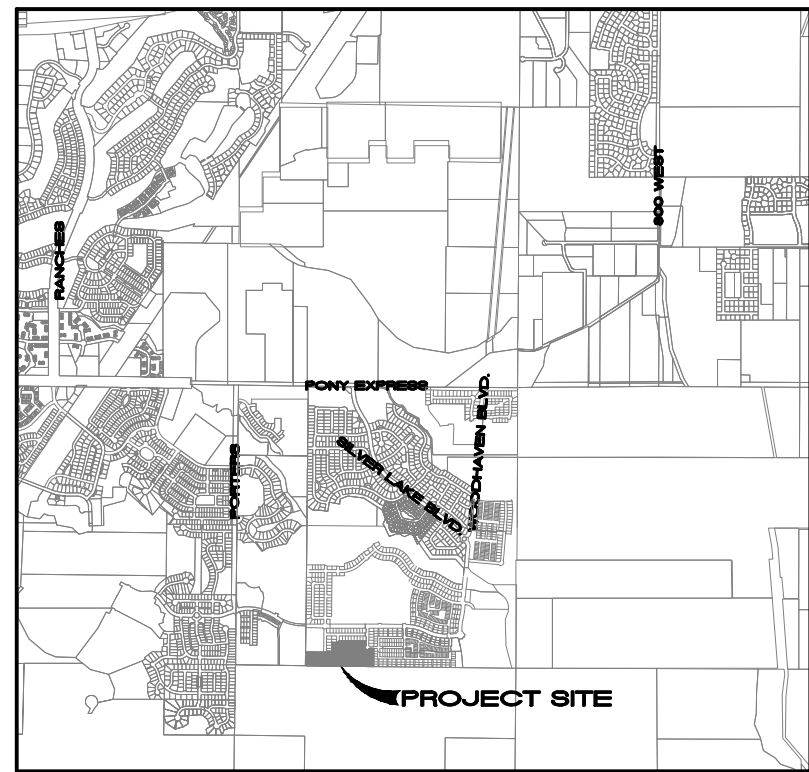


SILVERLAKE PLAT "26"

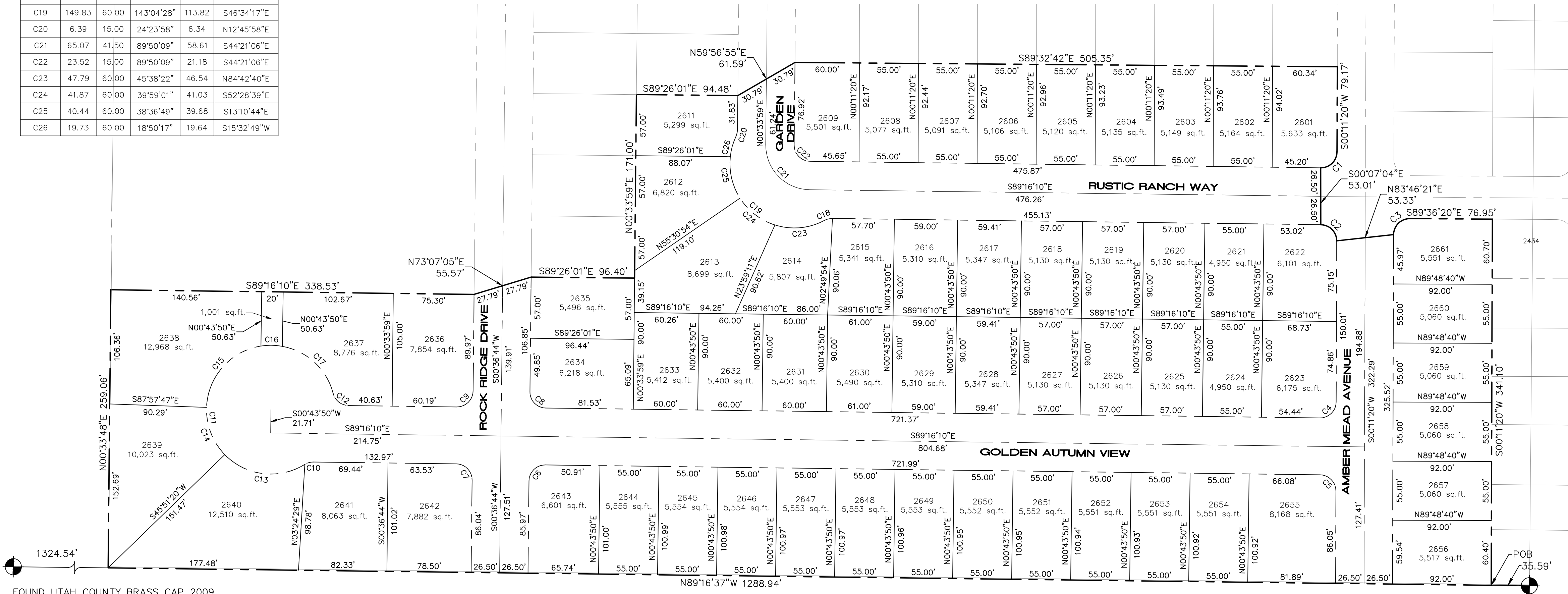
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



TYPICAL CORNER LOT
TYPICAL INTERIOR LOT
SETBACK AND EASEMENT DETAIL
-NTS-



VICINITY MAP
NTS



FOUND UTAH COUNTY BRASS CAP 2009
SOUTHWEST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

FOUND UTAH COUNTY BRASS CAP 1959
SOUTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

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 _____

DOMINION GAS COMPANY APPROVAL
Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion's right-of-way department at 1-800-366-8532

Approved this _____ day of _____, 20____ Dominion Gas Company

By: _____ Title: _____

ROCKY MOUNTAIN POWER _____ DATE _____

ROCKY MOUNTAIN POWER APPROVAL
1. Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.
(1). A recorded easement of right of way
(2). The law applicable to prescriptive rights
(3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
(4). Any other provision of law

NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3- PRIVACY FENCING FACING SILVERLAKE PARKWAY MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG SILVERLAKE PARKWAY.
4- THE LANDSCAPING ALONG SILVERLAKE PARKWAY TO BE MAINTAINED BY SILVERLAKE HOA.
5- COLLECTOR ROAD FENCING REQUIRED ALONG GOLDEN EAGLE AND SILVERLAKE PARKWAY PER AGREEMENT.

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "26" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°16'37" West 35.95 feet along the section line from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°16'37" West 1288.94 feet; thence North 00°33'48" East 259.06 feet; thence South 89°16'10" East 338.53 feet; thence North 73°07'05" East 55.57 feet; thence South 89°26'01" East 96.40 feet; thence North 00°33'59" East 171.00 feet; thence South 89°26'01" East 94.48 feet; thence North 59°56'55" East 61.59 feet; thence South 89°32'42" East 505.35 feet; thence South 00°11'20" West 79.17 feet; thence Southwesterly 23.70 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°32'30" the chord of which bears South 45°27'35" West 21.31 feet; thence South 00°07'04" East 53.01 feet; thence Southeasterly 23.42 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°27'30" the chord of which bears South 44°32'25" East 21.11 feet; thence North 83°46'21" East 53.33 feet; thence Northeasterly 23.62 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°12'21" the chord of which bears North 45°17'30" East 21.25 feet; thence South 89°36'20" East 76.95 feet; thence South 00°11'20" West 341.10 feet to the point of beginning.

Parcel contains: 11.16 acres more or less.

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

OWNER(S):
PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____

STATE OF UTAH)
COUNTY OF UTAH) S.S.
ON the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires _____ NOTARY PUBLIC SIGNATURE _____
COMMISSION NUMBER _____ PRINTED NAME OF NOTARY _____
ACCEPTANCE BY LEGISLATIVE BODY
The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____
APPROVED BY CITY ENGINEER _____ ATTEST BY CITY RECORDER _____
(See Seal Below) (See Seal Below)

PLAT " 26 "

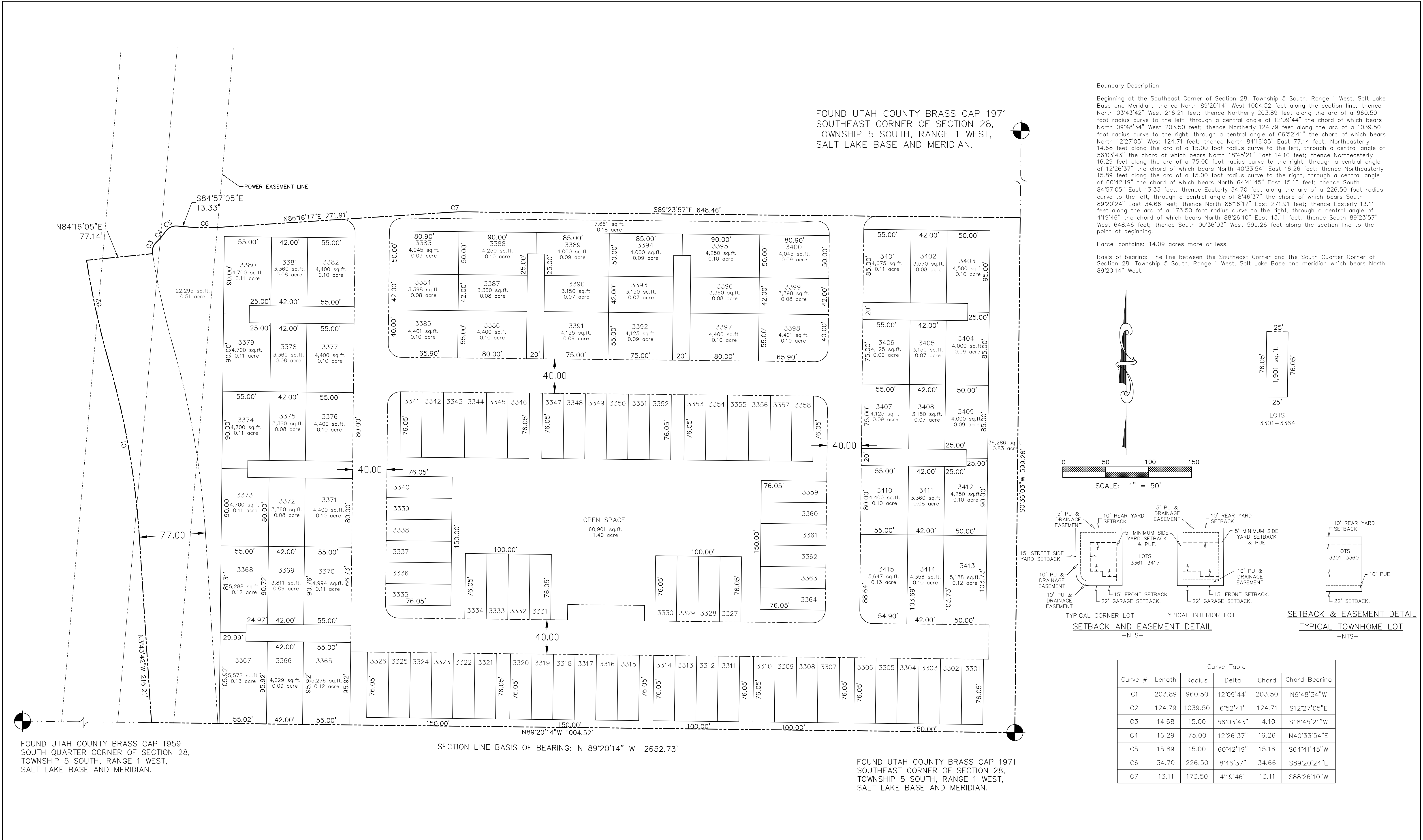
SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN _____ UTAH COUNTY, UTAH

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

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

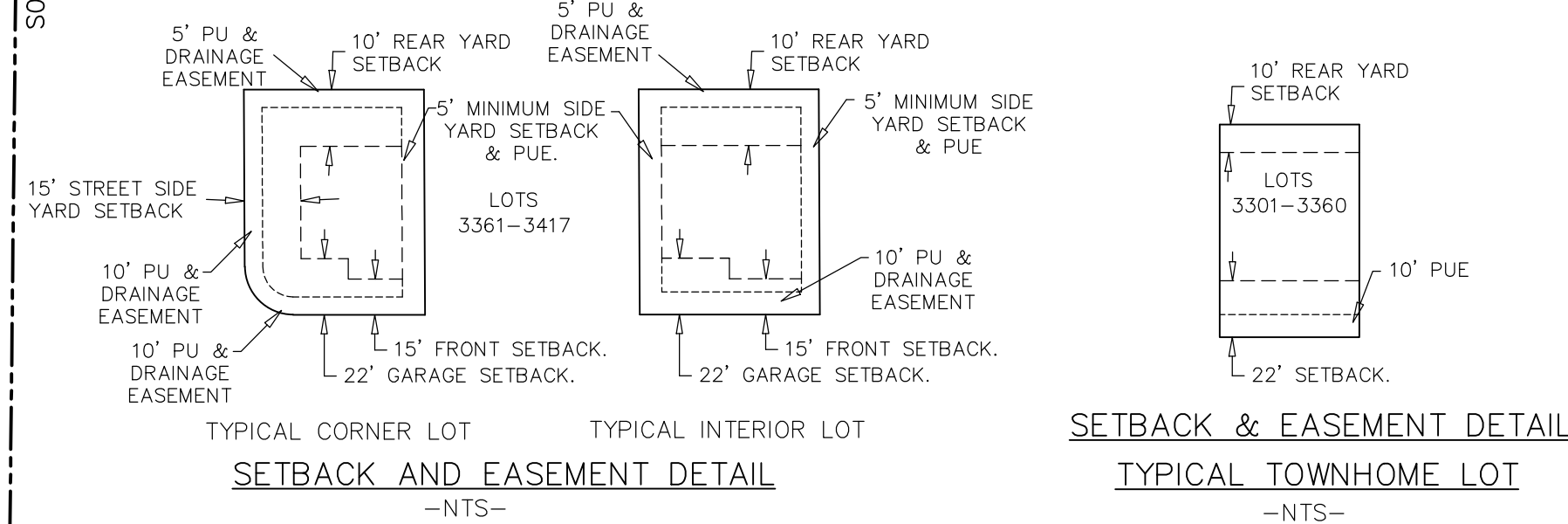
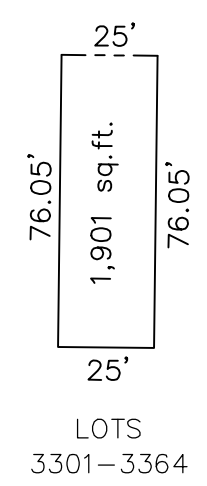
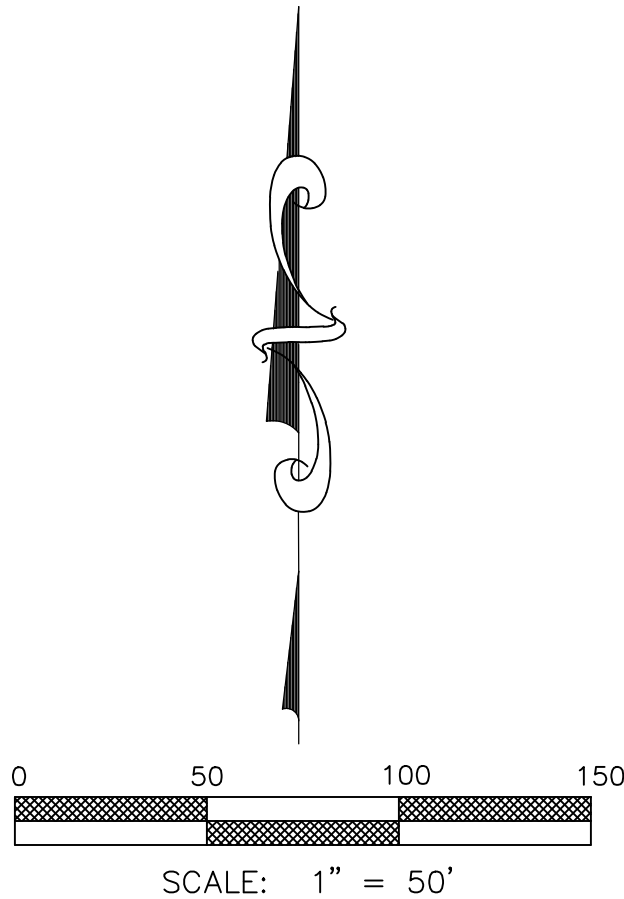


Boundary Description

Beginning at the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°20'14" West 1004.52 feet along the section line; thence North 03°43'42" West 216.21 feet; thence Northerly 203.89 feet along the arc of a 960.50 foot radius curve to the left, through a central angle of 12°09'44" the chord of which bears North 09°48'34" West 203.50 feet; thence Northerly 124.79 feet along the arc of a 1039.50 foot radius curve to the right, through a central angle of 06°52'41" the chord of which bears North 12°27'05" West 124.71 feet; thence North 84°16'05" East 77.14 feet; Northeasterly 14.68 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 56°03'43" the chord of which bears North 18°45'21" East 14.10 feet; thence Northeasterly 16.29 feet along the arc of a 75.00 foot radius curve to the right, through a central angle of 12°26'37" the chord of which bears North 40°33'54" East 16.26 feet; thence Northeasterly 15.89 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 60°42'19" the chord of which bears North 64°41'45" East 15.16 feet; thence South 84°57'05" East 13.33 feet; thence Easterly 34.70 feet along the arc of a 226.50 foot radius curve to the left, through a central angle of 8°46'37" the chord of which bears South 89°20'24" East 34.66 feet; thence North 86°16'17" East 271.91 feet; thence Easterly 13.11 feet along the arc of a 173.50 foot radius curve to the right, through a central angle of 4°19'46" the chord of which bears North 88°26'10" East 13.11 feet; thence South 89°23'57" West 648.46 feet; thence South 00°36'03" West 599.26 feet along the section line to the point of beginning.

Parcel contains: 14.09 acres more or less.

Basis of bearing: The line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and meridian which bears North 89°20'14" West.



Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	203.89	960.50	12°09'44"	203.50
C2	124.79	1039.50	6°52'41"	124.71
C3	14.68	15.00	56°03'43"	14.10
C4	16.29	75.00	12°26'37"	16.26
C5	15.89	15.00	60°42'19"	15.16
C6	34.70	226.50	8°46'37"	34.66
C7	13.11	173.50	4°19'46"	13.11

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

J:\DAI\SILVERLAKE SOUTH\dwg\PRELIM SE.dwg

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	08/12/19
CDGD FILE:	

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN, UTAH

SILVERLAKE SOUTH

(SOUTHEAST AREA)

PRELIMINARY PLAT

JOB SLS

SHEET NO. 1



IMPROVED OPEN SPACE SUMMARY

- HOA Pocket Parks (4 varying between 2 ac. & 1/4 ac.)
- Neighborhood Park (3.6 ac.)
- HOA Clubhouse + Pool + Park (1)
- Trails (~4.0 miles + 3/4 mile city natural trail)
- Native Open Space (26 acres)
- Possible Community Linear Park (9.9 ac.)

DETAILED QUALIFYING OPEN SPACE QUATITIES

- Power Corridor (North) - 0.40 ac
- Power Corridor (South) - 0.44 ac
- Future Pocket Park (East) - 1.25 ac
- Clubhouse & Park - 2.10 ac
- Pocket Park (Phase 19 & 20) - 1.83 ac
- Future Pocket Park (Phase 21) - 2.07 ac
- Future Pocket Park (West) - 0.47 ac
- Future Neighborhood Park - 3.65 ac
- Total Qualifying Improved Open Space - 12.2 ac**



SILVERLAKE
 A MASTER PLANNED COMMUNITY IN EAGLE MOUNTAIN
 south area preliminary plat



PREPARED BY
 FLAGSHIP HOMES



*This exhibit illustrates additional open space that doesn't qualify as improved open space, as well as the possible developable area in the native area behind phases 16, 17, and 30.



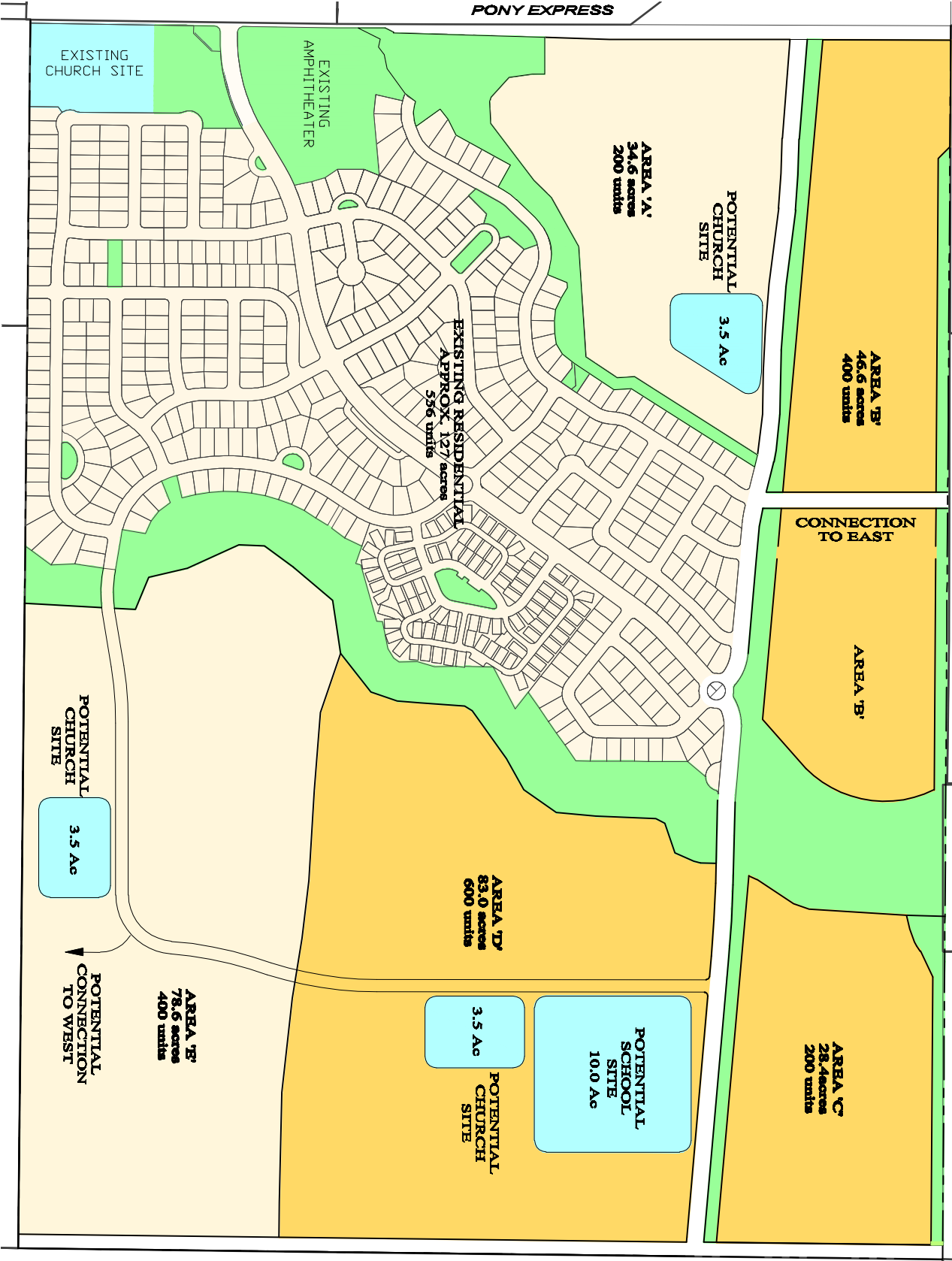
SILVERLAKE

A MASTER PLANNED COMMUNITY IN EAGLE MOUNTAIN
south area preliminary plat



PREPARED BY
FLAGSHIP HOMES

EXHIBIT 'A1' MASTER DEVELOPMENT PLAN MAP



LEGEND

- MIXED AREA - SINGLE FAMILY, PATIO, GARDE COURT, CLUSTER AND MULTI-FAMILY AREA
- SINGLE FAMILY AREA
- EXISTING RESIDENTIAL
- OPEN SPACE
- SCHOOL / CHURCH SIT

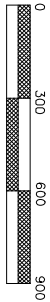
SUMMARY

DEVELOPMENT AREA	
AREA 'A'	34.6 AC
AREA 'B'	46.6 AC
AREA 'C'	28.4 AC
AREA 'D'	83.0 AC
AREA 'E'	78.6 AC
TOTAL	271.2 AC

DEVELOPMENT DENSITY

AREA 'A'	200 Units
AREA 'B'	400 Units
AREA 'C'	200 Units
AREA 'D'	600 Units
AREA 'E'	400 Units
TOTAL	1800 Units

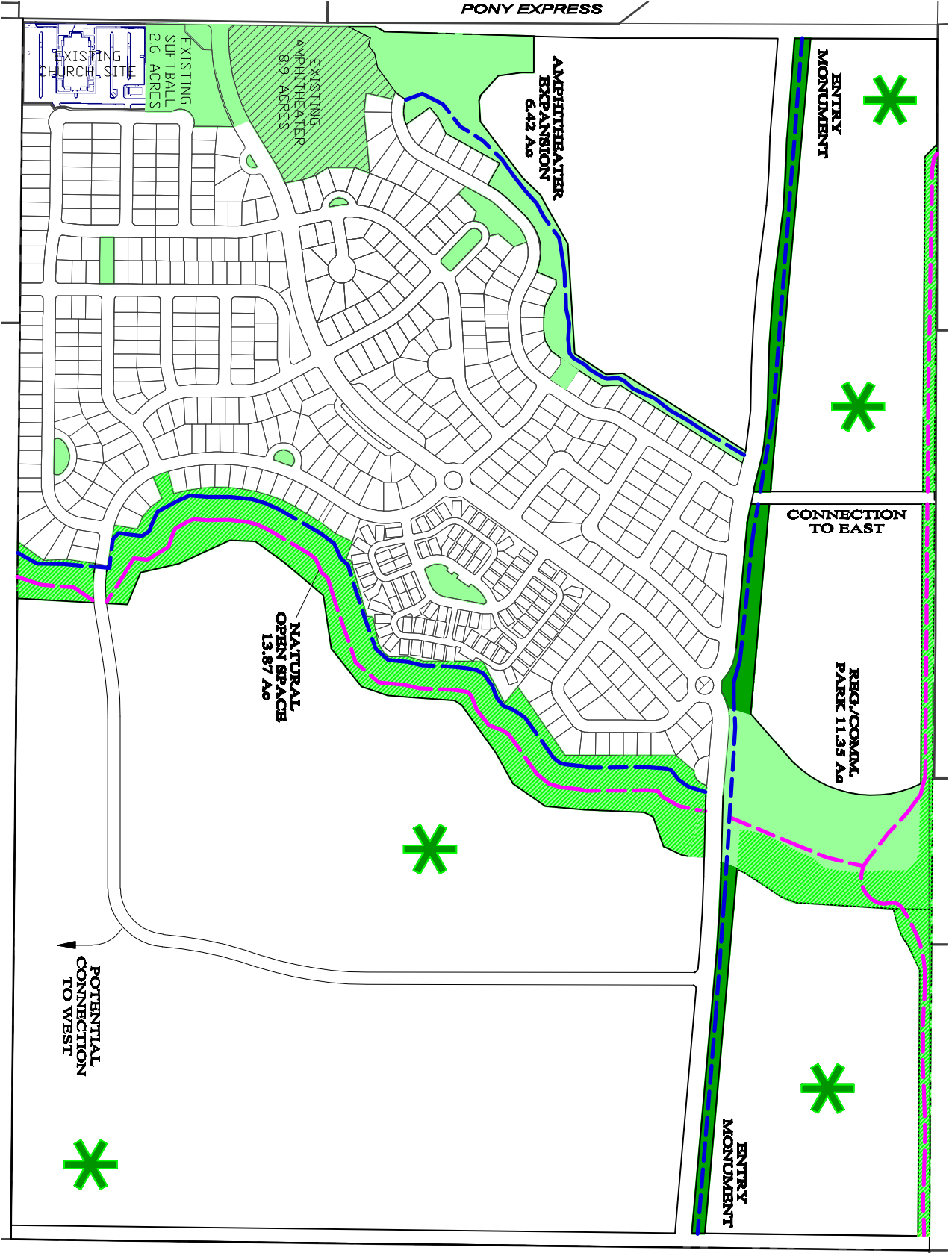
JANUARY 2013



SILVERLAKE DEVELOPMENT



EXHIBIT 'A2' OPEN SPACE MAP



- COMMUNITY/ REGIONAL PARK - IMPROVED
- COMMUNITY/ REGIONAL PARK - NATURAL
- NEIGHBORHOOD PARK/ TRAIL CORRIDOR
- POTENTIAL NEIGHBORHOOD/ POCKET PARK LOCATIONS

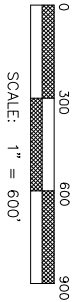
- IMPROVED TRAIL
- NATURAL TRAIL

SUMMARY

OPEN SPACE REQUIREMENTS	
REGIONAL PARK	4.85 AC
COMMUNITY PARK	12.92 AC
NEIGHBORHOOD PARK	11.31 AC
POCKET PARK	3.23 AC
TOTAL	32.31 AC

OPEN SPACE BREAKDOWN	
REG./CDWM. PARKS-IMPROVED	17.77 AC
REG./CDWM. PARKS-NATURAL	18.69 AC
NEIGHBORHOOD/ POCKET PARKS	14.54 AC
TOTAL	51.00 AC

SILVERLAKE DEVELOPMENT



JANUARY 2013

**AMENDED & RESTATED
EAGLE MOUNTAIN CITY
MASTER DEVELOPMENT AGREEMENT
FOR SILVER LAKE**

This AMENDED & RESTATED EAGLE MOUNTAIN CITY MASTER DEVELOPMENT AGREEMENT FOR SILVER LAKE (the "Agreement") is entered into this 16th day of January, 2013 by and between Eagle Mountain City (the "City") and Silver Lake Land LLC, a Utah limited liability company ("SLL" or "Developer"). This Agreement includes an Exhibit File which is incorporated by reference in this Agreement. All references to "Exhibits" in this Agreement are either referring to documents, attached here to or to the documents contained in the Exhibit File.

RECITALS

This Agreement is made with reference to the following facts.

On June 18, 2002, the City, on the one hand, and the "Evans Ranch Development Group," on the other hand (consisting of Evans Ranch, L.C., Mortgage Investment Trust, Development Associates, and John D. Jacob Company), entered into that certain Eagle Mountain City Master Development Agreement and Annexation Agreement for the Evans Ranch Annexation and Carson Parcel Development (the "Original Annexation Agreement").

The Original Annexation Agreement related to the annexation and development of certain property referred to therein as "Evans Ranch", which property is more particularly described therein as Exhibit 1. Pursuant to and in connection with the Original Annexation Agreement, the City enacted an Annexation Ordinance (Ordinance No. O 22-2002 annexing the "Evans Ranch" property into the City).

The Original Annexation Agreement was subsequently amended pursuant to that certain (a) First Amendment to Eagle Mountain City Master Development Agreement and Annexation Agreement dated May 6, 2003 between the City and S.L.6 LLC, ("SL6"), as successor in interest to the Evans Ranch Development Group (the "First Amendment"), and (b) Second Amendment to the Eagle Mountain City Master Development Agreement with SL6, LLC dated March 22, 2006, between the City and SL6 (the "Second Amendment"). The Original Annexation Agreement, the First Amendment and the Second Amendment are collectively referred to herein as the "Original Master Development Agreement".

Among other things, the First Amendment acknowledged that SL6 acquired all of the interests of the Evans Ranch Development Group in the Evans Ranch property, and further,

changed the name by which the land subject to the Original Annexation Agreement would be known from "Evans Ranch" to the "Silver Lake Development."

In exchange for a loan from Zions Bank, SL6 pledged various collateral to Zions Bank, including two Trust Deeds on the Silver Lake project, Entry No. 56342: 2004, recorded May 17, 2004, and Entry No. 13642:2005 recorded Jan. 31, 2005, and an assignment of various banked water entitlements, which collateral Zions Bank later assigned and transferred, and Silver Lake Land, LLC as successor to Zions Bank later foreclosed and took title to the Silver Lake project, as reflected by Trustee's Deeds Entry Nos. 50920:2012 and 50921:2012, and Silver Lake Land, LLC continues to hold the assignment of the banked water entitlements as collateral for the SL6 loan. A legal description of the property owned by SLL is attached hereto as Exhibit G.

The Original Master Development Agreement defines the rights and responsibilities of the parties with respect to the development of the land and funding for public improvements in the "Silver Lake Master Development Planned Area" (sometimes referred to herein as the "Master Planned Area" or the "Master Development Area").

Larry S. Carson is the property owner of the "Carson" parcel, which is property that is described in Exhibit 2 to the Original Annexation Agreement. The Carson parcel was annexed pursuant to the Original Annexation Agreement and the Carson parcel is not included in the Master Planned Area. Larry Carson was not affiliated with SL6, and this Agreement shall not modify or have any effect whatsoever on prior approvals and entitlements received with respect to the Carson parcel, and/or obligations of Carson which remain unsatisfied as of the date hereof, if any, as set forth in the Original Annexation Agreement.

The City has requested that the Original Annexation Agreement, the First Amendment and the Second Amendment be consolidated into a single amended and restated agreement, and to this end, this Agreement amends and restates in its entirety the Original Master Development Agreement (exclusive of the terms relating to the Carson parcel).

In addition, this Agreement amends various terms of the Original Master Development Agreement, including but not limited to the Amended Master Development Plan Map and Land Use Element for the land. All required notices, public hearings, and other matters preliminary to the adoption of this Agreement have been completed and conducted according to law as of the date of the City's execution of this Agreement and in full force and effect.

In addition to amending the Amended Master Development Plan Map and Land Use Element of the Master Development Area, the parties desire to make certain additional changes to the Original Master Development Agreement, as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

1. Master Development Plan Map. The Amended Master Development Plan Map and Land Use Element dated January, 2013, is attached to this Agreement as Exhibit A1, and is hereby substituted for the Master Development Plan Map(s) and Land Use Element(s) attached to the Original Master Development Agreement. The Developer shall have the vested right to the specific land uses and development density and the obligation to develop the property, dedicate open space to the City and meet the development requirements as described in this Agreement and as represented on Exhibit A1. As established on Exhibit A1, the Developer is entitled to a maximum of 1,800 residential units ("Development Density"). The following table depicts the approved development areas ("Development Area(s)"), uses, and densities.

<u>Development Area</u>	<u>Area Size</u>	<u>Land Uses</u>	<u>Max # of Dwelling Units</u>	<u>Gross Density</u>
Area 'A'	34.6 Acres	Single Family	200	5.78 du/ac
Area 'B'	46.6 Acres	Mixed	400	8.58 du/ac
Area 'C'	28.4 Acres	Mixed	200	7.04 du/ac
Area 'D'	83.0 Acres	Mixed	600	7.23 du/ac
Area 'E'	78.6 Acres	Single Family	400	5.08 du/ac
Total	271.2 Acres		1800	6.64 du/ac

2. The Property is divided into five (5) Development Areas that permit a maximum number of units per acre within each Development Area. The location of each of the Development Areas is depicted on Exhibit A1. The development of each Development Area must contain improvements to meet the City's current Tier II, Tier III or Tier IV requirements concurrent with the density for that particular Development Area, or such other requirements as adopted by the City in the future. The City shall not issue any final subdivision plat until Developer has demonstrated how it will meet the City's Tier II, Tier III, or Tier IV requirements for that particular Development Area.

3. Single-Family Residential Development. In addition to the requirements set forth in paragraph 2, the Developer agrees to comply with the following development standards and conditions and provide the following additional improvements and amenities in connection with its development of single family residential ("SFR") lots in areas A through E:

- a. Maintain a lot width of not less than fifty five (55) feet at the front yard building setback line on all SFR lots.
- b. Provide a variety of lot sizes in each neighborhood. These SFR lot developments will be required to meet open space requirements as defined in Exhibit B.

c. Construct and provide an upgraded entryway into each subdivision within the Silver Lake Development, consisting of a landscaped entryway with a permanent monument sign approved by the City that bears the name of the subdivision; the City shall not unreasonably deny approval of subdivision entryway monuments. Entryway monument sign locations for the overall Silver Lake development are designated on Exhibit A2.

d. Provide fencing of all open space along major roads located in the development, constructed of materials such as cedar or other durable or treated wood, masonry, or composite fencing. This fencing is required along with the timing of open space improvement. Also provide six-foot high privacy fencing along the rear lot lines of all lots with a rear lot line abutting an arterial or collector road. These fences shall be installed with the subdivision infrastructure, prior to the first building permit being issued in that phase of development.

e. Provide upgraded approved street signs, not plain metal posts.

f. Pay a fee of \$475 per lot to the City upon issuance of a building permit to pay for the purchase and planting of trees in park strips along road rights of way.

g. The exteriors of each of the new SFR dwellings constructed in any new phase on or after the date of this Agreement shall contain masonry materials, including stone, brick, and fiber cement siding such as hardy board, or similar product, as fundamentally depicted on the renderings in Exhibit C-1. Stucco may also be used as an exterior material, provided that the stucco shall not exceed 25% of any front elevation and elevation facing a public street. Such masonry materials shall be "wrapped" onto side exteriors (i.e. as exterior wainscoting) a minimum of 18 inches from the front elevation. No vinyl siding shall be permitted on any new single family residential dwelling. Notwithstanding the foregoing, this subsection (i) shall apply only to new development phases of the Master Development Area which have not commenced as of the date of this Agreement, and shall not apply to any existing subdivision or phase within the Master Development Area.

4. Patio/Garden Court/Cluster Home Development. In addition to the requirements set forth in paragraph 2, the Developer shall have the option to develop and construct patio/garden court/cluster ("PGC") homes within the Silver Lake Development in locations identified on Exhibit A1 and fundamentally consistent with the renderings in Exhibit C-1. These homes are generally located on a small lot or clustered near other detached homes, and generally include a park, courtyard, or additional improved open space within the immediate neighborhood. These are not just small single-family lots; they are to be designed with parks, courtyards, or open space as an integral part of the neighborhood. The Developer agrees to comply with the following development standards and conditions and provide the following

additional improvements and amenities in connection with its development and construction of the PGC residential dwellings within the Silver Lake Development:

a. PGC homes must be distributed in areas identified on the master plan map, Exhibit A1. PGC (lots under 5,500 square feet or with a lot frontage of less than 55 feet) shall not be clustered together in groups of more than 65 lots.

b. All PGC homes shall be within 1,250 feet of a neighborhood, community park, or pocket park. PGC Improved Open space requirements are defined in section 5 and Exhibit B.

c. Provide fencing of all open space along major roads located in the development, constructed of materials such as cedar or other durable or treated wood, approved durable vinyl or masonry. This fencing is required along with the timing of open space improvement. Also provide six-foot high privacy fencing along the rear lot lines of all lots with a rear lot line abutting an arterial or collector road. These fences shall be installed with the subdivision infrastructure, prior to the first building permit being issued in that phase of development.

d. Provide upgraded approved street signs, not plain metal posts.

e. Pay a fee of \$300 to the City upon issuance of a building permit to pay for the purchase and planting of trees in park strips along road rights of way.

f. The exteriors of each of the new PGC homes shall contain masonry materials, including stone, brick, fiber cement siding such as hardy board or similar product, fundamentally consistent to the renderings in Exhibit C-1. Stucco may also be used as a primary exterior material, provided that the stucco shall not exceed 25% of any front elevation and elevation facing a public street. Such masonry materials shall be "wrapped" onto side exteriors (i.e. as exterior wainscoting) a minimum of 18 inches from the front elevation. No vinyl siding shall be permitted on any new PGC residential dwelling. PGC dwellings are expected to be built similar to and substantially compliant with the design and materials as represented and depicted in the renderings included as Exhibit C-1.

g. The minimum setbacks for the PGC home units shall be consistent with the Setback Exhibit attached to this Agreement as Exhibit D. Other PGC home designs will be considered and proposed in the future.

5. Multi-Family Development. In addition to the requirements set forth in paragraph 2, the Developer shall have the option to develop and construct multi-family residential "MFR" dwellings within the Silver Lake Development in a manner consistent with Exhibit A1 and

fundamentally consistent with the renderings in Exhibit C-2. The Developer shall be permitted to construct up to 20% of the Development Density, or 360 total units, as MFR. The Developer agrees to comply with the following development standards and conditions and provide the following additional improvements and amenities in connection with its development and construction of the multi-family residential dwellings within the Silver Lake Development:

- a. No stacked flat apartments or stacked condos will be allowed.
- b. MFR homes must be distributed within the area identified on Exhibit A1, and shall not be clustered together in groups of more than 65 lots.
- c. All MFR homes shall be within 1,250 feet of a neighborhood, community park, or pocket park. MFR Improved Open space requirements are defined in section 5 and Exhibit B.
- d. Provide fencing of all open space along major roads located in the development, constructed of materials such as cedar or other durable or treated wood, approved durable vinyl or masonry. This fencing is required along with the timing of open space improvement. Also provide six-foot high privacy fencing along the rear lot lines of all lots with a rear lot line abutting an arterial or collector road. These fences shall be installed with the subdivision infrastructure, prior to the first building permit being issued in that phase of development.
- e. Provide upgraded approved street signs, not plain metal posts.
- f. Pay a fee of \$300 to the City upon issuance of a building permit to pay for the purchase and planting of trees in park strips along road rights of way.
- g. The exteriors of each of the new MFR dwellings shall contain masonry materials, including stone, brick, and fiber cement siding, hardy board or similar product as fundamentally depicted on the renderings in Exhibit C-2. Stucco may also be used as a primary exterior material, provided that the stucco shall not exceed 25% of any front elevation and elevation facing a public street. Such masonry materials shall be "wrapped" onto side exteriors (i.e. as exterior wainscoting) a minimum of 18 inches from the front elevation. No vinyl siding shall be permitted on any new MFR dwelling. MFR dwellings are expected to be built substantially compliant with the design and materials as represented/depicted on the renderings included as Exhibit C-2.
- h. The minimum setbacks for the MFR units shall be consistent with the Setback Exhibit attached to this Agreement as Exhibit D. This provides only an example of the type of MFR development that may be built. Other MFR designs may be considered and proposed in the future.

6. Improved Open Space. All open space requirements for previous development phases within the SilverLake Development will be deemed as fulfilled. The open space requirements in this agreement will apply to the current undeveloped land in areas A through E held by SLL within the Silver Lake Development. Based upon the requirements in the Parks and Open Space Master Plan, shown in Exhibit E, the following open space will be improved and/or deeded to the City with this development:

a. Amphitheater Addition. An area consisting of 6.42 acres, as depicted in Exhibit A2, shall be preserved adjacent to the existing amphitheater for plaza and park space, and also to provide some permanent and temporary parking for events. This area shall be deeded to the City along with the recordation of the first subdivision plat in Area A, and shall be free and clear of all encumbrances and upon a form of deed acceptable to the City and will count towards the Community Park space requirements. This area shall be improved by the City in the timing determined by the City in a manner similar to the Silver Lake Amphitheater Preferred Concept. Developer agrees to excavate the excess material from the Amphitheater Community Park property being conveyed to the City so that the entire property, other than the sloped retention areas around the perimeter of the property, will be usable for parking and will not exceed a 6% slope. A play area shall be included as well.

b. Neighborhood and Pocket Parks. 14.541 acres of neighborhood parks (generally 3-5 acres in size) or pocket parks (greater than 0.5 acres in size) are required to be improved based on the requirements defined on Exhibit B. The general locations of these parks are shown on the Open Space Map, Exhibit A2. These parks shall be designated with each subdivision plat and improved along with each subdivision, including the features and amenities required by the City Code Chapter 16.35. The required park space for each phase of development must be fully improved, or Developer shall place into escrow with the City sufficient funds to improve the park space prior to the issuance of 40% of the building permits within any phase of development. These parks shall be included in the bond to be posted along with the other subdivision improvements. These parks shall be maintained by the governing Home Owner's Association. Each park shall have access along a dedicated roadway.

c. Community Parks. 17.7705 acres of community parks are required to be deeded to the City. The 6.42 acre amphitheater expansion open space adjacent to the Amphitheater and the 11.35 acre open space area both are considered community parks. The amphitheater expansion park must be deeded to the City according to 5(a), and the 11.35 acre park must be deeded to the City prior to the recordation of the last subdivision plat in Area B. These parcels shall be deeded to the City free and clear of all encumbrances and upon a form of deed acceptable to the City, and shall be improved by the City in the timing determined by the City. Each park shall have access along a dedicated roadway.

d. Improved Trail Corridor. An improved trail system ("Improved Trail") will be constructed by Developer in the general locations depicted on Exhibit A2. The Improved Trail shall be constructed of a solid asphalt surface or other surface acceptable to the City. Each section of the Improved Trail shall be improved along with the infrastructure for any adjoining subdivision plats, or Developer shall place into escrow with the City sufficient funds to improve that section of trails prior to the issuance of 40% of the building permits within the phase of development. The Improved Trail will be considered public improvements, and must be bonded for completion along with the infrastructure bond.

e. Natural Trails. A natural trail system ("Natural Trail") will be constructed by City in the general location depicted on Exhibit A2 in the timing determined by the City. It is anticipated that the Natural Trail shall be constructed of compacted road base and native material.

f. Utility Corridors/Easements. The power line corridor situated along the collector road shall be improved by the Developer along with each adjacent development phase. Such improved areas may be counted towards the neighborhood and pocket park requirements set forth in subsection (d) above, if improved as useable park space.

g. Natural Open Space. 18.69 acres of additional unimproved open space shall be deeded to the City. This includes areas such as Tickville Wash and Evans Wash. It is anticipated that the Developer will work with the City to approve plans for modifications to the natural washes, in order to increase buildable acreage and improve the functionality of the washes for stormwater conveyance and for recreational purposes, such as natural bike trails.

h. Churches and Schools. Developer is encouraged to locate parks adjacent to churches and/or schools, wherever possible.

7. Vesting of Improved Open Space, Parks and Trails. In accordance with Chapter 17.30 of the City Code, bonus density entitlements, or increases in the number of residential units a developer is entitled to build on an acre (above the 0.8 residential dwelling units per acre base density of the residential zone), are permitted when a project provides additional improvements and amenities as outlined in Chapter 17.30 of the City Code. These additional improvements and amenities include Improved Open Space, Parks and Trails. The City agrees that that the proposed Improved Open Space, Parks, and Trails, as set forth in paragraph 4 of this Agreement, satisfy the Improved Open Space, Parks and Trails requirement for the Maximum Density, and the City shall not require the Developer to build or develop additional Open Space, Parks or Trails in order to develop up to the Maximum Density.

8. Churches and Schools. The areas designated as school and church sites in Exhibit A1 contain underlying residential zoning and are entitled to build up to the approved density if the church or school is located elsewhere. If a church or school is built in the master development, however, the total number of units for that area will be reduced by the approved area density. Furthermore, the Developer and the City hereby agree that the Developer shall not be required to convey to the City that certain twelve (12) acres of property referred to in the Original Master Development Agreement as the "School Site" which, pursuant to the Original Master Development Agreement, was to be conveyed to the City.

9. CWP Water. As an alternative to dedicating water rights to the City for each subdivision, the City will offer to contract with the Developer or successors in interest, to acquire the required water supply for each subdivision, if available, under contracts in place between the City and the Central Utah Water Conservancy District ("the District") ("CWP Water") on a first come, first served basis with other interested parties intending to contract with the City for delivery of CWP Water.

10. Water Shares. SLL relinquishes all rights and interests in the 45.91 acre feet deducted from the banked water entitlement (Water Right #54-1044 (Original Acre Feet 101.44)) which has been deducted from the total banked water entitlements to fulfill obligations of prior development phases.

11. Park Fees in Lieu. At the time of City approval and development of prior phases under the Original Master Development Agreements, the developer failed to pay fees for park improvements ("Park Fees"). In consideration for the densities granted herein, and in order to benefit the remaining property in the Silver Lake Subdivision, SLL agrees to pay the amount of \$380,000 to the City to cover the Park Fees based on SLL annually paying the greater of the following: (1) \$249.95 per recorded lot; or (2) Yearly Schedule (Years 1-2 = \$0.00, Years 3-10 = \$47,500.00).

12. Roads / Street Improvements. The street layout, design, and right-of-way dedication of each phase of development must be designed to integrate with the City's Future Land Use and Transportation Corridors Map as depicted in Exhibit F, including a minor collector road continuing Brookwood Drive to the eastern boundary of the project, a minor collector road running north-south through the project, and a minor arterial road running east-west along the southern property line. A traffic signal on Pony Express Parkway shall be required when warranted by any traffic study completed for a subdivision phase within the City. This signal shall be paid for by impact fees, with Developer paying their prorated share by the payment of the city impact fee with each development phase. Development shall proceed in appropriate phasing which provides for the connection of the new major north/south road (Woodhaven Road) with Pony Express Parkway and SilverLake Parkway. Developer shall improve SilverLake Parkway from Pony Express Parkway to Tickville Wash in conjunction with the first phase of the Development and prior to platting the second phase of the Development. Developer

shall improve Woodhaven Boulevard to at least half-width plus ten (10) feet for all sections that do not have recorded subdivisions on both sides of the road, and full width for all sections with recorded subdivision on both sides of the road. All development phases shall contain at least two points of access. The Developer agrees to work together with all interested parties to plan appropriately for regional transportation needs, and modify plans to meet those needs, if applicable.

13. Off-Site Infrastructure. The parties acknowledge that off-site infrastructure improvements may be necessary in order to supply proper utility or transportation capacity for portions of this project. The City makes no guarantee of utility capacity for this project.

14. Governing Standards. The development of the Silver Lake Master Development Area shall be governed by the terms of this Agreement, which reflect the procedures, standards and requirements of the Development Code of the City, which are qualified by this Agreement. The Exhibit File consists of the Master Development Plan Map, Exhibit A1, approved by this Agreement, the Open Space Map, Exhibit A2, the general location and alignment of roads to be dedicated to the City, the areas approved for public uses such as parks, utilities and schools, open space improvement requirements, renderings of the homes, and setback exhibits.

15. Dedication of Facilities. The Developer agrees to dedicate and donate free and clear of all encumbrances to the City all required spaces for the location of City owned utilities, streets, utility facilities and improvements for the construction and use of utilities, parks, roads, and other public ways such as trails depicted on the Exhibit A1. A reimbursement agreement may be entered between the City and the Developer to require reimbursement from the City to the Developer as other developers pay impact fees to use facilities which are donated to the City by Developer. All of the facilities dedicated to the City under the terms of this Agreement shall be constructed to the City's standard specifications and shall be subject to City inspections and approval before acceptance by the City. The design for each public improvement shall be reviewed and must be approved by the City Engineer prior to construction.

16. Initial Development Cost Escrow Acknowledgment. The Developer and the City acknowledge that Developer shall not be responsible for the "Initial Improvements" described in Exhibit 4 of the Original Annexation Agreement (as replaced by this Agreement)..

17. Withholding Approval Upon Default. The parties agree that the City shall not approve or record any subdivision in the Master Development Area if the Developer is in default on any obligation to the City which requires the construction of roads and completion of public improvements or other utility infrastructure to serve the development project. In addition, the City may withhold approval of building permits to construct any building or structure within the Master Development area if the Developer is not current with all obligations to the City at the time of application for the development approval and/or has not completed all required improvements within the time to complete required improvements approved by the City Council.

18. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Development Code to amend and enact standards for development and construction generally applicable throughout the City. It is the intent of the parties to vest the Developer with the specific land uses and Development Density, as stated herein, and defined specifically on Exhibit A1, but to require compliance by the Developer with all other generally applicable standards, conditions and requirements enacted by the City to protect the safety, health and welfare of the current and future inhabitants of the City.

19. Impact Fees. The Developer agrees to pay all impact fees when due at subdivision approval, subdivision recordation or upon application for building permits from the City as set forth more specifically in the City Impact Fee Ordinance as it may be amended from time to time. The parties may enter into a separate Reimbursement Agreement upon the enactment of impact fee requirements and which shall provide for reimbursement to the Developer for capacity in improvements in excess of the capacity required for development of the property for improvements that are dedicated or transferred to the City.

20. Annual Review of Compliance. The parties agree that the City may conduct an annual review of compliance by the Developer within the terms of this Agreement, City Development Standards and Schedules in the Master Development Plan approved by this Agreement. It shall be an event of default if the Developer has failed to fund roads, parks or other utility infrastructure facilities required by this Agreement or by the City Development Standards, or if work remains incomplete on public infrastructure facilities without having received an adequate extension of time for the completion of such facilities from the City. It shall be an event of default if the Developer fails to deposit adequate collateral for the improvements required by this Agreement or fails to cure any defect discovered by the City upon inspection of any infrastructure utility facilities.

21. Default Notice and Remedy for Default. Upon the occurrence of an event of default, the City shall provide not less than fifteen (15) days notice to the Developer of a meeting of the City Council where the Developer's default shall be heard and reviewed by the City Council. The Developer shall be entitled to attend the hearing and comment on the evidence presented concerning the default. Upon a finding by the City Council that the Developer is in default, the City Council may order that work in the Master Development Area be terminated until the default is cured or may issue such further directions to City staff and to the Developer as deemed appropriate under the circumstances.

22. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any party hereto.

23. Integration. This Agreement constitutes the entire understanding and agreement between the parties, and supersedes any previous agreement, representation, or understanding

between the parties relating to the subject matter hereof; provided however, that the Development Code of the City shall govern the procedures and standards for approval of each subdivision and public improvement.

24. Not Severable. The provisions of this Agreement are not severable, and should any provision hereof be deemed void, unenforceable or invalid, such provision shall affect the remainder of this Agreement, and shall provide grounds for dissolution of the Agreement at the option of the parties in the exclusive discretion of each of them.

25. Waiver. Any waiver by any party hereto of any breach of any kind or character what so ever by the other party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of the other party.

26. No Modification. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

27. Governing Law. This Agreement shall be interpreted, construed and enforced according to the laws of the State of Utah.

28. Agreement to Run With the Land. This Agreement or a notice of this Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing.

29. Costs of Enforcement. In the event of default on the part of any party to this Agreement, that party shall be liable for all costs and expenses incurred by the other parties in enforcing the provisions of this Agreement, whether or not legal action is instituted.

[Signatures on next page.]

IN WITNESS WHEREOF, the parties have executed this Agreement by their authorized representatives effective as of the date first written above.

CITY:

EAGLE MOUNTAIN CITY

ATTEST:

By: _____

Eagle Mountain City Recorder



By: _____

Its: _____

SLL:

Silver Lake Land LLC, a Utah limited liability company

By: _____

Its: _____

Exhibit A1

[Amended Silver Lake Master Development Plan Map]

EXHIBIT 'A1' MASTER DEVELOPMENT PLAN MAP

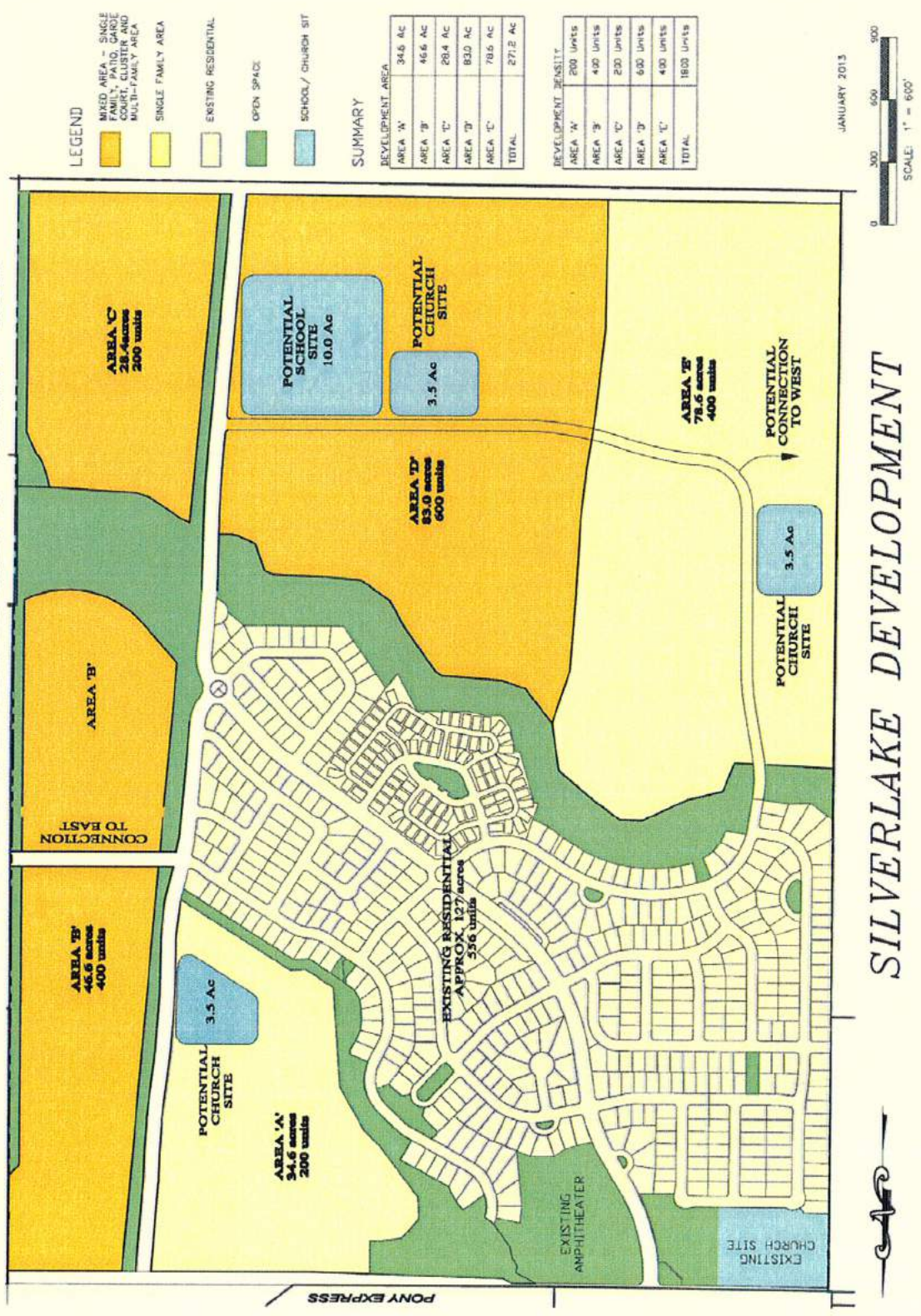


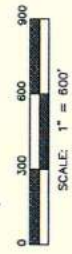
Exhibit A2

[Open Space Map]

EXHIBIT 'A2' OPEN SPACE MAP



SILVERLAKE DEVELOPMENT



JANUARY 2013

Exhibit B

[Pocket and Neighborhood Park Requirements]

16.35.105. Pocket park requirements.

Pocket parks shall be a required improvement for subdivisions that have an average lot size less than one-half acre. The amount of land required for pocket parks shall be calculated during the master development plan, preliminary plat and/or site plan approval process, according to the requirements in Chapter 17.30 EMMC, Residential Zone Bonus Density Entitlements. The pocket park requirements are intended to be flexible in order to best provide relief, interest, and a gathering place for a neighborhood.

A. All pocket parks must meet the following requirements:

1. They are to be integrated into the design of the street and residential lot pattern.
2. Pocket parks will generally be at least one-half acre each; however, they can be any configuration that adds amenity and identity to the neighborhood.
3. Pocket parks should provide the greatest accessibility by pedestrians, and no unit/lot should be located more than one-quarter mile from a pocket park, if possible.
4. Each pocket park must have access along a roadway.
5. The community association or local homeowners' association will maintain the pocket parks.
6. Pocket parks shall be constructed according to a schedule set in the development agreement for the project, but shall be completed no later than after issuing 50 percent of the building permits in the development phase including the park, or 50 percent of the permits in the project, whichever comes first.
7. If the applicant elects to pay a fee in lieu of park construction, 50 percent of the fee is due with the recordation of the first plat, and the second 50 percent is due with the second plat. In the case of only one plat, 100 percent is due with the plat's recordation. The fee-in-lieu is calculated at \$5.75 per square foot of park space and shall be escrowed for the specific park. The required land shall either be dedicated to the city or a fee-in-lieu shall be provided for land purchase based on a third-party appraisal. If a fee-in-lieu is collected, the money shall be used to construct the park according to the timing in the development agreement.

B. The design of the pocket parks shall be largely at the discretion of the builder/developer. At least seven points per 0.1 acre or 70 points per acre are required in the design of a pocket park, according to Table 16.35.130(c), Pocket and Neighborhood Park Elements. The following minimum programming is required for each pocket park:

1. Grass area large enough for children's play.
2. Shady seating area with benches or tables provided by a shade structure or grove of trees.
3. Parking on adjacent street.
4. Additional uses, such as tot lots or other play structures, depending on the needs of the surrounding neighborhood and proximity to other play structures.
5. Must be connected to the neighborhood by sidewalks or trails.
6. A variety of landscaping, including trees, shrubs, ornamental grasses, etc.
7. An appropriate number of garbage receptacles and barbecues with park elements, including pavilions, picnic tables, playground equipment, splash pad, benches, etc. [Ord. O-16-2011 § 2 (Exh. A)].

16.35.110. Neighborhood park requirements.

Neighborhood parks shall be a required improvement for subdivisions that have an average lot size less than one-half acre. The amount of land required for neighborhood parks shall be calculated during the master development plan, preliminary plat and/or site plan approval process, according to the requirements in Chapter 17.30 EMMC, Residential Zone Bonus Density Entitlements.

A. Neighborhood parks shall comply with the following standards:

1. Neighborhood parks shall ideally be between three and five acres in size.
2. No lot/unit should be more than one-half mile from a neighborhood park, if possible.
3. Each neighborhood park must have access along a public road.
4. Neighborhood parks shall be effectively integrated into residential developments and connected with homes, other neighborhood parks, and open space areas via sidewalks or trails.
5. Parks shall be designed with a mixture of enhanced native plantings, ornamental plantings, and grass areas. The landscape treatments shall be designed to enhance the sense of place while remaining water-wise.
6. Parks shall be located as close as possible to the recommended neighborhood park distribution location in the parks and open space master plan.
7. Developers are encouraged to, whenever possible, consolidate neighborhood parks into larger parks that may be used by more than one neighborhood. Collocation with schools or other institutions is also encouraged.
8. Parks shall be constructed according to a schedule set in the development agreement for the project, but shall be completed no later than after issuing 50 percent of the building permits in the development phase including the park, or 50 percent of the permits in the project, whichever comes first.
9. If the applicant elects to pay a fee in lieu of park construction, 50 percent of the fee is due with the recordation of the first plat, and the second 50 percent is due with the second plat. In the case of only one plat, 100 percent is due with the plat's recordation. The fee-in-lieu is calculated at \$5.75 per square foot of park space and shall be escrowed for the specific park. The required land shall either be dedicated to the city or a fee-in-lieu shall be provided for land purchase based on a third-party appraisal. If a fee-in-lieu is collected, the money shall be used to construct the park according to the timing in the development agreement.

B. The design of neighborhood parks is largely to be determined by the builder/developer and the city based on the needs of the neighborhood. At least seven points per 0.1 acre or 70 points per acre are required in the design of a neighborhood park, according to Table 16.35.130(c), Pocket and Neighborhood Park Elements. The following elements are generally included in a neighborhood park:

1. Play structures (creative play structures are recommended).
2. Multi-use play field.
3. Internal trails.
4. Picnic tables.
5. Seating areas (benches).
6. Basketball court.
7. Enhanced open space.
8. Off-street parking.
9. Shelters (pavilions, etc.).
10. An appropriate number of garbage receptacles and barbeques with park elements, including pavilions, picnic tables, playground equipment, splash pad, benches, etc. [Ord. O-16-2011 § 2 (Exh. A); Ord. O-27-2006 § 2 (Exh. A § 7.11); Ord. O-07-2006 § 2 (Exh. 1 § 7.11); Ord. O-23-2005 § 3 (Exh. 1(2) § 7.11)].

Exhibit C-1

[Single Family and Patio /Garden Court/Cluster Home Renderings]



Cambridge Design



Cascade Design



Denali Design



Harvard Design



Heritage Design



Oxford Design



Regency Design



Yale Design







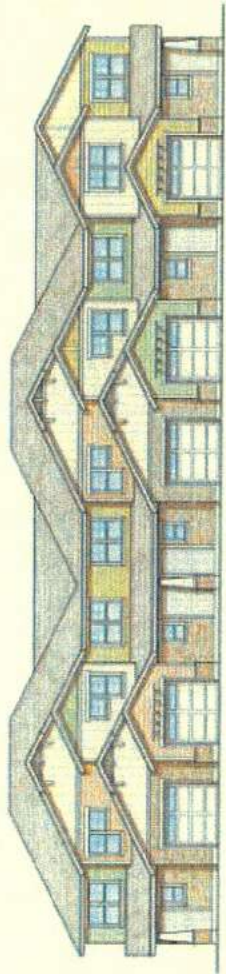




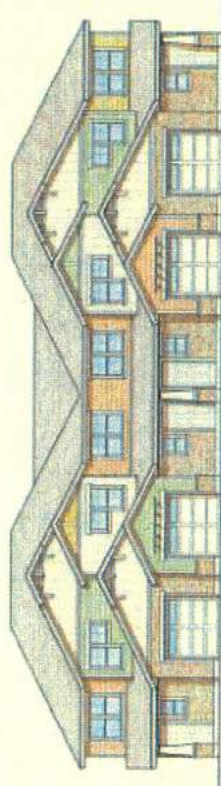


Exhibit C-2

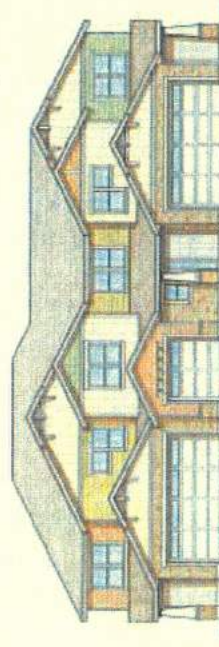
[Multi-Family Home Dwelling Renderings]



5-STORY FRONT ELEVATION
Scale: 1/8" = 1'-0"



4-STORY FRONT ELEVATION
Scale: 1/8" = 1'-0"



3-STORY FRONT ELEVATION
Scale: 1/8" = 1'-0"

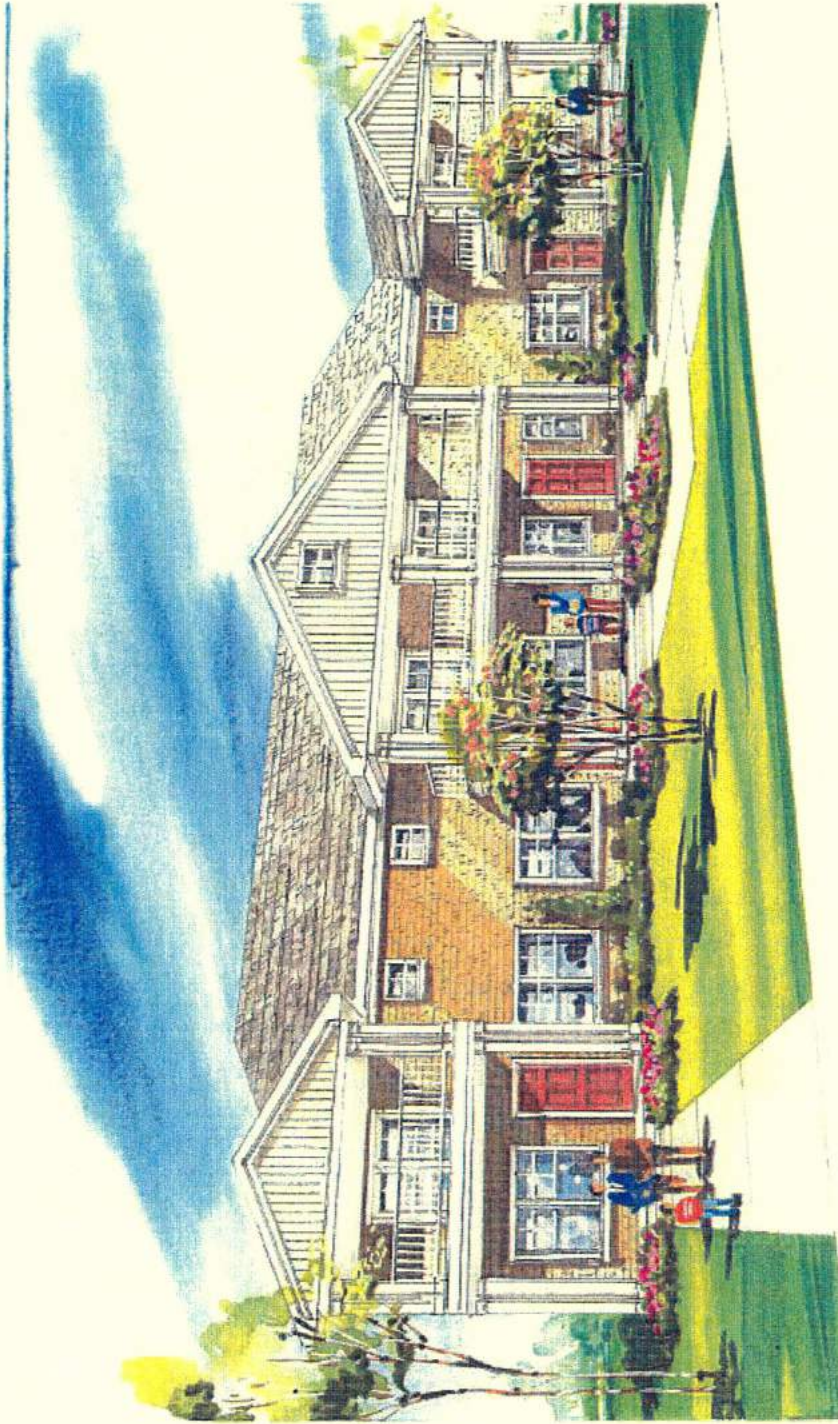
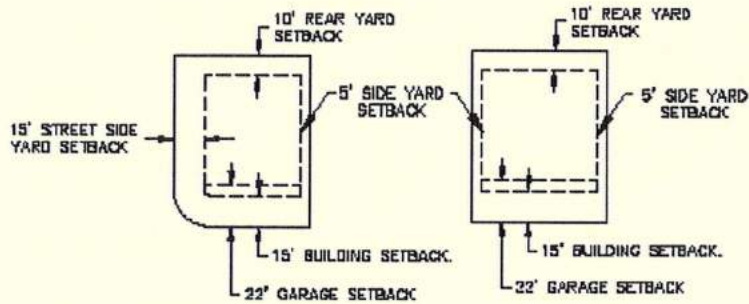


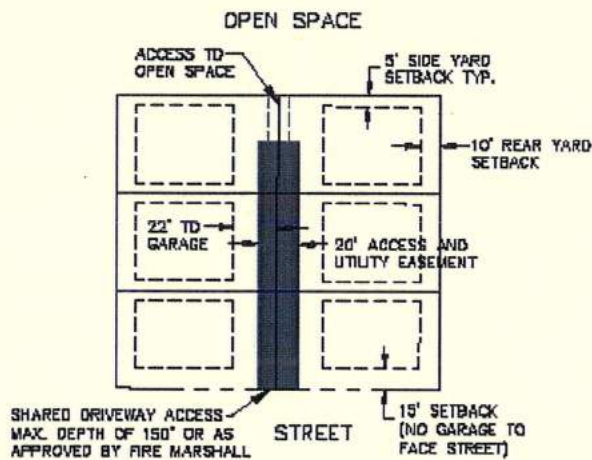
Exhibit D

**[Multi-Family & Patio/Garden Court/Cluster Home Development
Setback Exhibit]**

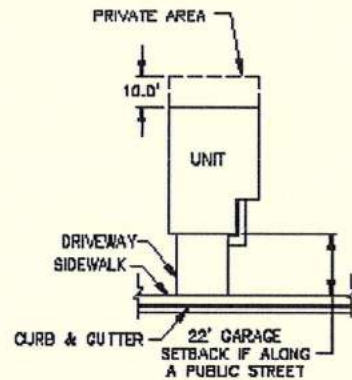
SILVERLAKE SETBACK EXHIBIT



TYPICAL CORNER LOT TYPICAL INTERIOR LOT
TYPICAL PATIO HOME/GARDEN COURT SETBACK DETAIL
 -NTS-



TYPICAL CLUSTER UNIT LAYOUT
 -NTS-



TYPICAL TOWNHOME UNIT
 -NTS-

Exhibit E

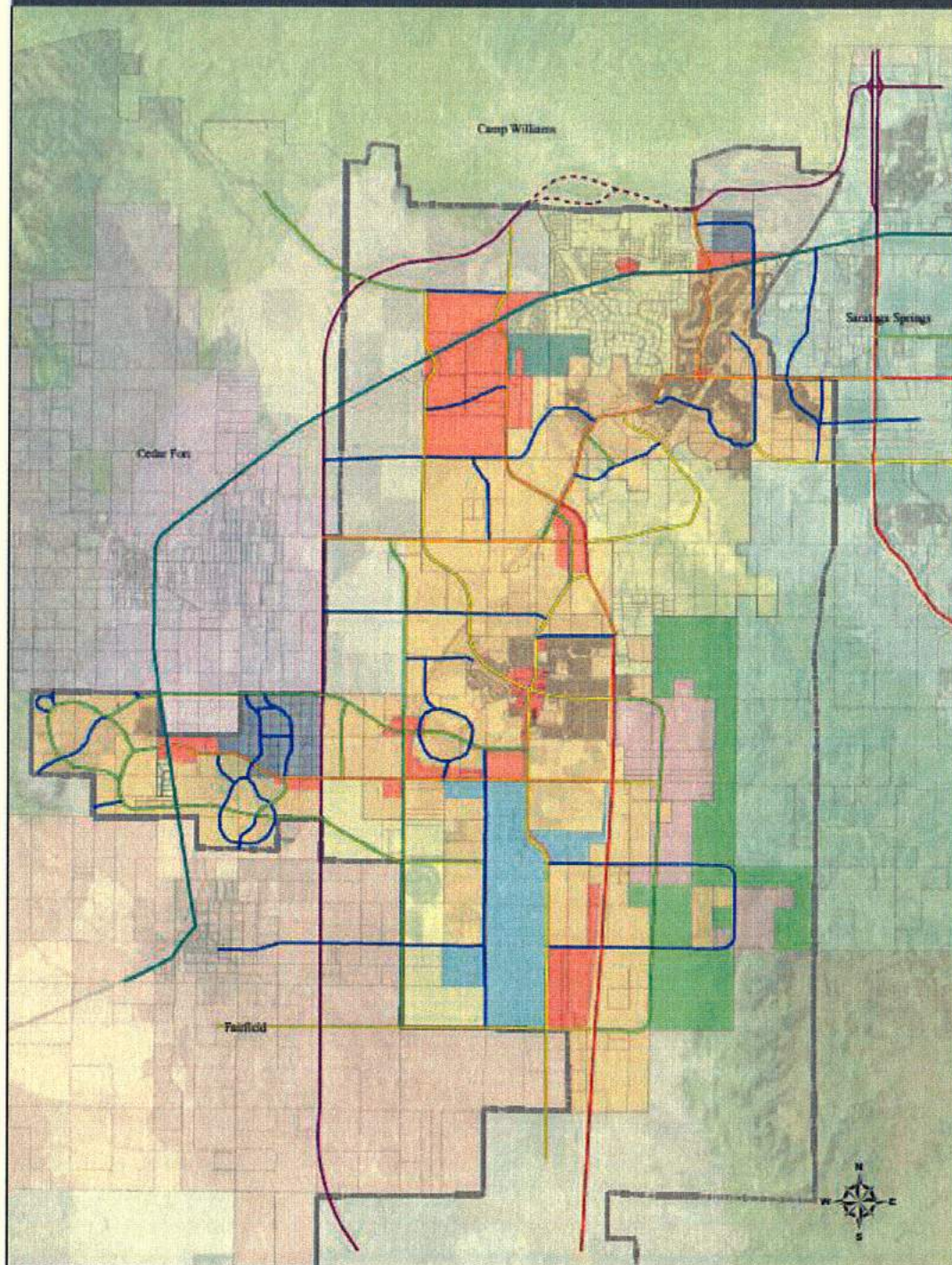
[Parks and Open Space Master Plan Exhibit 11]

Exhibit F

[City's Future Land Use and Transportation Corridors Map]

Eagle Mountain City-Future Land Use and Transportation Corridors

General Plan Map 2
July 16, 2014



Transportation Corridors

- Freeway
- Highway
- Major Arterial (7 lanes)
- Major Arterial (5 lanes)
- Minor Arterial (5 lanes)
- Major Collector (3 lanes)
- Minor Collector (2 lanes)
- All Proposed Freeway



Land Use

- Agriculture/Forestry
- Agriculture
- Forest
- Commercial/Residential
- Commercial/Office
- Industrial
- Mixed-Use Commercial
- Mixed-Use Residential
- Rural Residential

Map Produced May 14, 2012 Map Produced by Mike H. Day

This map is a general representation of the future land use and transportation corridors for the City of Eagle Mountain. It is not intended to be used for legal purposes. The City of Eagle Mountain is not responsible for any errors or omissions on this map. The City of Eagle Mountain is not responsible for any damages or losses resulting from the use of this map. The City of Eagle Mountain is not responsible for any claims or liabilities resulting from the use of this map. The City of Eagle Mountain is not responsible for any claims or liabilities resulting from the use of this map.

Exhibit G

[Legal Description of Property Owned by SLL]

Legal Descriptions

Tax I.D. No

58-040-0005 SE 1/4 OF SE 1/4 OF SEC. 28 T5S R1W SLB&M. ALSO DESCRIBED AS;;
COM FR SE COR. OF SEC. 28 T5S R1W SLB&M.; N 0 DEG 36' 41" E 1329.64 FT; N 89 DEG
24' 8" W 1327.13 FT; S 0 DEG 33' 48" W 1328.24 FT; S 89 DEG 20' 31" E 1326.02 FT TO
BEG. AREA 40.471 AC.

58-040-0006 SW 1/4 OF SE 1/4 OF SEC. 28 T5S R1W SLB&M. ALSO DESCRIBED AS;;
COM N 15.23 FT & W 1325.93 FT FR SE COR. OF SEC. 28 T5S R1W SLB&M.; N 89 DEG 20'
31" W 1326.02 FT; N 0 DEG 30' 54" E 1326.85 FT; S 89 DEG 24' 8" E 1327.13 FT; S 0 DEG
33' 48" W 1328.24 FT TO BEG. AREA 40.429 AC.

58-040-0113 SE 1/4 OF SW 1/4 SEC. 28 T5S R1W SLB&M. DESCRIBED AS FOLLOWS;;
COM FR S 1/4 COR. OF SAID SEC. 28; N 89 DEG 16' 10" W 1324.58 FT; N 0 DEG 33' 59" E
1324.62 FT; S 89 DEG 21' 57" E 1323.39 FT; S 0 DEG 30' 54" W 1326.85 FT TO BEG. AREA
40.295 AC.

58-040-0114 NE 1/4 OF SW 1/4 SEC. 28 T5S R1W SLB&M. DESCRIBED AS FOLLOWS;;
COM N 1326.8 FT & E 11.92 FT FR S 1/4 COR. OF SAID SEC. 28; N 89 DEG 21' 57" W
1323.39 FT; N 0 DEG 33' 59" E 1324.62 FT; S 89 DEG 27' 44" E 1322.2 FT; S 0 DEG 30' 54"
W 1326.85 FT TO BEG. AREA 40.259 AC.

58-040-0226 COM S 89 DEG 50' 21" E 110.7 FT FR N 1/4 COR. SEC. 28 T5S R1W SLB&M.;
S 89 DEG 50' 21" E 2529.05 FT; S 0 DEG 8' 41" W 1273.19 FT; W 1602.55 FT; N 3 DEG 34'
35" W 315.42 FT; N 31 DEG 33' 13" W 174.49 FT; N 68 DEG 29' 0" W 31.49 FT; N 44 DEG 46'
44" W 153.43 FT; N 7 DEG 27' 1" W 109.84 FT; N 61 DEG 38' 15" W 262.77 FT; N 19 DEG 36'
20" W 59.94 FT; N 40 DEG 18' 5" W 86.78 FT; N 88 DEG 44' 27" W 76.26 FT; N 55 DEG 40'
11" W 83.19 FT; N 36 DEG 26' 40" W 135.39 FT; N 10 DEG 51' 23" W 62.27 FT; N 38 DEG 27'
13" W 36.37 FT; N 12 DEG 10' 17" E 43.71 FT; N 64 DEG 0' 56" W 114.27 FT TO BEG. AREA
57.071 AC.

58-040-0315 COM N 397.38 FT & W 2653.05 FT FR E 1/4 COR. SEC. 28, T5S, R1W,
SLB&M.; S 57 DEG 40' 4" E 118.18 FT; N 39 DEG 37' 30" E .42 FT; S 18 DEG 54' 32" E 179.05
FT; S 23 DEG 2' 18" W 104.78 FT; S 26 DEG 14' 0" E 50.25 FT; N 89 DEG 27' 44" W 142.71
FT; N 0 DEG 30' 54" E 372.45 FT TO BEG. AREA 1.024 AC.

58-040-0316 COM S 2656.15 FT & E 1293.33 FT FR NW COR. SEC. 28, T5S, R1W, SLB&M.; N 0 DEG 34' 11" E 371.19 FT; S 54 DEG 5' 35" E 32.91 FT; S 54 DEG 5' 35" E 104.27 FT; N 88 DEG 6' 14" E 101.87 FT; S 81 DEG 57' 21" E 123.96 FT; S 81 DEG 57' 21" E 54.02 FT; N 9 DEG 26' 42" E 148.21 FT; ALONG A CURVE TO R (CHORD BEARS: N 11 DEG 50' 41" E 27.05 FT, RADIUS = 323 FT) ARC LENGTH = 27.06 FEET; S 80 DEG 33' 21" E 100.47 FT; S 80 DEG 33' 21" E 100.28 FT; N 6 DEG 34' 53" E 93.82 FT; N 69 DEG 56' 34" E 155.37 FT; S 82 DEG 59' 47" E 299.25 FT; S 57 DEG 40' 4" E 297.07 FT; S 0 DEG 30' 54" W 372.45 FT; N 89 DEG 27' 44" W 1322.2 FT TO BEG. AREA 13.116 AC.

58-040-0347 COM N 1374.66 FT & E 3.46 FT FR E 1/4 COR. SEC. 28, T5S, R1W, SLB&M.; S 0 DEG 8' 39" W 50.76 FT; N 89 DEG 38' 59" W 1323.98 FT; S 0 DEG 19' 44" W 275.2 FT; N 57 DEG 35' 5" W 53.93 FT; S 86 DEG 32' 35" W 75.33 FT; N 56 DEG 15' 26" W 61 FT; N 56 DEG 15' 26" W 64 FT; N 56 DEG 15' 26" W 79.07 FT; N 3 DEG 34' 38" W 488.11 FT; N 31 DEG 33' 15" W 159.91 FT; N 68 DEG 29' 0" W 28.39 FT; N 44 DEG 46' 45" W 167.12 FT; N 7 DEG 27' 4" W 105.5 FT; N 61 DEG 38' 15" W 259.58 FT; N 19 DEG 36' 22" W 64.98 FT; N 40 DEG 18' 6" W 70.97 FT; N 88 DEG 44' 25" W 72.44 FT; N 55 DEG 40' 11" W 94.76 FT; N 36 DEG 33' 54" W 13.94 FT; N 36 DEG 26' 40" W 131.44 FT; N 10 DEG 51' 23" W 61.81 FT; N 38 DEG 27' 13" W 42.05 FT; N 12 DEG 10' 17" E 35.94 FT; N 63 DEG 52' 20" W 145.59 FT; S 89 DEG 50' 14" E 56.62 FT; S 64 DEG 0' 56" E 114.27 FT; S 12 DEG 10' 17" W 43.71 FT; S 38 DEG 27' 13" E 36.37 FT; S 10 DEG 51' 23" E 62.27 FT; S 36 DEG 26' 40" E 135.39 FT; S 55 DEG 40' 11" E 83.19 FT; S 88 DEG 44' 27" E 76.26 FT; S 40 DEG 18' 5" E 86.78 FT; S 19 DEG 36' 20" E 59.94 FT; S 61 DEG 38' 15" E 262.77 FT; S 7 DEG 27' 1" E 109.84 FT; S 44 DEG 46' 44" E 153.43 FT; S 68 DEG 29' 0" E 31.49 FT; S 31 DEG 33' 13" E 174.49 FT; S 3 DEG 34' 35" E 315.42 FT; E 1602.24 FT TO BEG. AREA 4.200 AC.

58-040-0348 COM AT E 1/4 COR. SEC. 28, T5S, R1W, SLB&M.; N 89 DEG 27' 44" W 900.07 FT; N 5 DEG 3' 2" E 490.45 FT; ALONG A CURVE TO R (CHORD BEARS: N 9 DEG 18' 12" E 74.15 FT, RADIUS = 500 FT) ARC LENGTH = 74.22 FEET; N 13 DEG 33' 21" E 163.72 FT; N 57 DEG 35' 5" W 610.91 FT; N 0 DEG 19' 44" E 275.19 FT; S 89 DEG 38' 59" E 1323.98 FT; S 0 DEG 8' 39" W 1323.91 FT TO BEG. AREA 30.665 AC.

58-040-0349 COM AT E 1/4 COR. SEC. 28, T5S, R1W, SLB&M.; S 0 DEG 36' 41" W 1329.64 FT; N 89 DEG 24' 8" W 2654.27 FT; N 0 DEG 30' 54" E 1326.85 FT; S 89 DEG 27' 44" E 142.71 FT; S 26 DEG 14' 0" E 215.83 FT; N 69 DEG 39' 30" E 147.88 FT; S 87 DEG 7' 33" E 57.63 FT; S 58 DEG 4' 16" E 102.96 FT; N 63 DEG 49' 11" E 102.96 FT; S 87 DEG 7' 33" E 66.15 FT; S 26 DEG 2' 13" E 203.21 FT; N 38 DEG 9' 27" E 33.55 FT; S 35 DEG 27' 14" E 377.71 FT; S 89 DEG 53' 22" E 476.34 FT; S 42 DEG 30' 39" E 213.84 FT; S 71 DEG 22' 22" E 24.1 FT; ALONG A CURVE TO L (CHORD BEARS: N 5 DEG 37' 14" E 9.24 FT, RADIUS = 465 FT) ARC LENGTH = 9.24 FEET; S 84 DEG 57' 0" E 75.02 FT; N 5 DEG 3' 0" E 377.28 FT;

ALONG A CURVE TO L (CHORD BEARS: N 12 DEG 22' 46" W 143.77 FT, RADIUS = 240 FT) ARC LENGTH = 146.01 FEET; ALONG A CURVE TO R (CHORD BEARS: N 9 DEG 29' 30" W 17.36 FT, RADIUS = 25 FT) ARC LENGTH = 17.73 FEET; ALONG A CURVE TO L (CHORD BEARS: N 2 DEG 46' 28" E 21.01 FT, RADIUS = 75 FT) ARC LENGTH = 21.08 FEET; ALONG A CURVE TO R (CHORD BEARS: N 17 DEG 31' 31" E 19.38 FT, RADIUS = 25 FT) ARC LENGTH = 19.90 FEET; ALONG A CURVE TO L (CHORD BEARS: N 22 DEG 41' 19" E 145.45 FT, RADIUS = 240 FT) ARC LENGTH = 147.77 FEET; N 84 DEG 56' 58" W 40.01 FT; N 5 DEG 3' 2" E 59.49 FT; S 89 DEG 27' 44" E 900.1 FT TO BEG. AREA 65.042 AC.