



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

AUGUST 25, 2026, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. TRAINING - Rules of Order and Procedure

1.B. AGENDA REVIEW

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. August 11, 2026 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. ACTION ITEM - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Brylee Farms Phase B Development Agreement.

BACKGROUND: *(Presented by Planner, Steven Lehmitz)*

7.B. PRELIMINARY PLAT - Gateway Park Phase 3

7.C. SITE PLAN - Spring Run Plaza Lot 1

7.D. SITE PLAN - Spring Run Plaza Lot 2

7.E. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.60.130 Retaining Wall Construction Standards.

BACKGROUND: *(Presented by City Engineer, Vince Hogge)* Consideration of an amendment to Eagle Mountain Municipal Code Chapter 17.60.130. This amendment adds detailed design requirements for retaining walls, and includes clarification on building permit requirements, field inspections, and allowable retaining wall locations.

8. DISCUSSION ITEMS

9. AGENDA REVIEW

10. NEXT SCHEDULED MEETING

11. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

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



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 25, 2026**

TITLE:	TRAINING - Rules of Order and Procedure
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	N/A

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

PUBLIC HEARING

No

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Brandon Larsen

RECOMMENDATION:

N/A

BACKGROUND:

During this training, the components of a Planning Commission meeting will be discussed, along with the proper procedures and order for conducting a meeting.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Rules of Order and Procedure Presentation, 8.26.26

Eagle Mountain Planning Commission
August 26, 2026

Rules of Order and Procedure



This is a football . . .



The Chair

- Appointment of Chair and Vice Chair: The Commission, at its first regular meeting in January of each year, shall elect a Chair and Vice Chair.
- The Chair presides at Commission meetings: The Chair shall preside at all meetings of the Commission and shall provide general direction for the meetings.



The Chair

- Temporary Chair: In the event of the absence or disability of both the Chair and Vice Chair, the Chair or Vice Chair shall designate another planning commission member to serve as Temporary Chair. In such event, the Temporary Chair shall preside at the specific meeting to which they were designated.



Rights and Duties of Members

- Meeting Attendance:
 - Every member attends the sessions of the Commission unless:
 - Duly excused.
 - Unable to attend because of extenuating circumstances.
 - Member desiring to be excused shall notify the Chair at least 72 hours in advance of the meeting.
 - The Chair shall inform the Commission Members of excused absences for the record.



Conflict of Interest:

- A Planning Commission Member must declare a conflict of interest on a specific matter on the agenda when required to do so by applicable law, as defined by the Utah State Code 10-3-13 and Eagle Mountain City Code 2.15.080.



Planning Commission Meetings

- Regular Meetings:
 - Time for Notice: Regular meetings of the Commission shall be held on the second and fourth Tuesday of the month at 6:30 p.m. for the regular policy session.
 - Work sessions will be held prior to the policy session at 5:30pm
- Special Meetings:
 - The Secretary shall give public notice of the time and purpose of every special meeting of the Commission at least 24 hours prior to such meeting.



Quorums

- Three members of the Commission shall constitute a quorum for the transaction of business.
- Any member disqualified because of a conflict of interest shall not be considered when determining whether a quorum is constituted.



Quorums

- If a quorum of the Commission is not present for a meeting the meeting will not be permitted to proceed and all items on the agenda shall be forwarded to the next regularly scheduled or special meeting of the Planning Commission.
- All recommendations from the Planning Commission shall require a minimum of three (3) agreeing votes. If an item does not receive at least three (3) agreeing votes, it may be forwarded to the City Council with no recommendation and shall be noted as such for the City Councils consideration.



Order of Business

- **PROCEDURE - ORDER OF BUSINESS**
 - Work Session.
 - Training
 - Review of Code requested by commission
 - Review of General Plan (Specified by members of the commission or staff)
 - Planning Staff items for consideration



Order of Business

- **PROCEDURE - ORDER OF BUSINESS**

- Policy Session:

- Pledge of Allegiance.
- Declaration of conflicts of interest.
- Approval of minutes.
- Planning Department report:
 - Status of requested help with Commission business.
 - Update of Council decisions.
- Agenda items.
- General Discussion/Questions/Announcements.
- Adjournment.



Order of Consideration of Items

Order of Consideration of Items:

- Item introduction by the Chair.
- Staff presentation and recommendation.
- Developer/Applicant presentation of proposal (10 min. max.).
- Opening of the public portion of hearings.
- Public Comment:
 - Timed by Secretary or a staff member assigned by the Chair.
 - 3 min. max. per person.
 - 5 min. max. for individuals representing a group.
 - The Chair may grant additional time at their discretion.



Order of Consideration of Items

- Order of Consideration of Items continued:
 - Public hearing closed.
 - Developer response to public questions by invitation of the Chair.
 - Planning Commission discussion.
 - Motions entertained:
 - A motion is presented by a member of the Commission and can be:
 - Have no action taken.
 - Postponed indefinitely by another member of the Commission
 - Seconded by another member of the Commission.
 - Motion discussion.
 - Vote.



In the Meeting...

TO INTRODUCE A MOTION:

Wait until the chair recognizes you.

- Now that you have the floor and can proceed with your motion say "I move that...", state your motion clearly.
- Another member may second your motion. A second merely implies that the seconder agrees that the motion should come before the commission and not that he/she is in favor of the motion.
- If there is no second, the Chair says, "The motion is not before you at this time." The motion is not lost, as there has been no vote taken.
- If there is a second, the Chair states the question by saying "It has been moved and seconded that ... (state the motion). . . , is there any discussion?"



In the Meeting...

DEBATE OR DISCUSSING THE MOTION:

- The member who made the motion is entitled to speak first.
- Every member has the right to speak in debate.
- The Chair should alternate between those "for" the motion and those "against" the motion.
- The discussion should be related to the pending motion.
- Avoid using a person's name in debate.
- All questions should be directed to the Chair.
- Unless there is a special rule providing otherwise, a member is limited to speak once to a motion.
- Asking a question or a brief suggestion is not counted in debate.
- A person may speak a second time in debate with the commission's permission.



In the Meeting...

VOTING ON A MOTION:

- Before a vote is taken, the Chair puts the question by saying "Those in favor of the motion that ... (repeat the motion)... say "Aye." Those opposed say "No." Wait, then say "The motion is carried," or "The motion is lost."
- If a member is in doubt about the vote, he may call out "division." A division is a demand for a standing vote.
- A majority vote is more than half of the votes cast by persons legally entitled to vote.
- A tie vote is a lost vote, since it is not a majority.





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 25, 2026**

TITLE:	AGENDA REVIEW
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING

No

PREPARED BY

PRESENTED BY

Brandon Larsen

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 25, 2026**

TITLE:	August 11, 2026, Planning and Zoning Commission meeting minutes
ITEM TYPE:	Minutes
FISCAL IMPACT:	N/A
APPLICANT:	N/A

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

PUBLIC HEARING

No

PREPARED BY

Megan Green, Planning
Secretary

PRESENTED BY

RECOMMENDATION:

N/A

BACKGROUND:

N/A

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. 8.11.2026 PC Meeting Minutes Draft (2)



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

August 11, 2026, 5:30 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Brent Strong, Bryan Free, Chad DeCoursey, and Alternate Commissioner Laura Jensen.

ELECTED CITY OFFICIALS PRESENT: Council Member Melissa Clark.

CITY STAFF PRESENT: Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; and Megan Green, Planning Secretary.

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

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

1. Discussion Items

1.A. TRAINING – Site Plans

- Steven Lehmitz introduced the training session on Site Plans and emphasized a hands-on approach.
- Steven explained that the purpose of the training is to practice reviewing site plans and to identify issues.
- Codes frequently referred to for Site Plans were discussed including Chapters 17.35 for Commercial zoning, 17.100 for site plans, 17.55 for parking, 17.56 for lighting, and 17.60 for landscaping.
- Utility and grading plans were discussed, along with the need for detailed topography maps.
- Steven emphasized the importance of following codes and the potential for requirements to be modified by development agreements.

Commissioner Hess adjourned the work session at 6:22 p.m.

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

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

3. Pledge of Allegiance

Commissioner Hess led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

MOTION:

Commissioner Strong moved to approve the minutes of July 28, 2026, Planning Commission meeting with the correction of adding Commissioner Hess to Item 7.A. as the Commissioner who made the motion. Commissioner Hess seconded the motion.

Jason Allen	Abstain
Bryan Free	Abstain
Rod Hess	Yes
Brent Strong	Yes

Chad DeCoursey **Abstain**
Laura Jensen **Yes**

The motion passed with 3 yes and 2 abstentions.

6. Status Report

Planner, Steven Lehmitz, reviewed the planning items discussed and voted upon during the City Council meeting on August 4, 2026.

Rob also presented a report on the Scenic Mountain rezone.

7. Action and Advisory Items

7.A. Pinnacles Rezone and Master Development Plan/Master Development Agreement Amendment

Presentation Summary: Senior Planner, Robert Hobbs, presented the Pinnacles Rezone and MDA Amendment, a rezone request for a parcel to be zoned agriculture. Robert explained the applicant's intent to receive a tax break until commercial development interest is expressed.

Discussion summary:

- There was no discussion, and the Commission went forward with a positive recommendation to City Council.

Commissioner Hess opened the public hearing at 6:40 p.m. As there were no comments, he closed the hearing at 6:41 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.A., Pinnacles Rezone and Master Development Plan Agreement Amendment. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Not Voting - Alternate

The motion passed with a unanimous vote.

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for August 25, 2026.

6. Adjournment

MOTION: *Commissioner Allen moved to adjourn the meeting at 6:43 p.m. Commissioner DeCoursey seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Not Voting - Alternate

The motion passed with a unanimous vote.

The meeting was adjourned at 6:43 p.m.

Approved by the Planning Commission on

Brandon Larsen
Community Development Director

DRAFT



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 25, 2026**

TITLE:	ACTION ITEM - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Brylee Farms Phase B Development Agreement.
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	N/A
APPLICANT:	Greg Wall

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designations: Neighborhood Residential 3 and Employment Center/Campus Zone: Residential - Tier III	About 10 Acres

PUBLIC HEARING

No

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council respecting the proposed Second Amendment to the Brylee Farms Phase B Development Agreement.

BACKGROUND:

Brylee Estates/Farms is located at the north-west corner of the intersection of Eagle Mountain Boulevard and Aviator Avenue. The "Towns at Brylee Farms" (Phase B) is on the north end of the project.

On November 6, 2024, the City Council approved the Development Agreement for Brylee Farms Phase B that reinstated the preliminary plat and allowed the project to continue development. Part of the Agreement requires the developer to construct at least 40 three-story townhomes with garages no less than 600 square feet. The remaining units would be two stories with typical garages.

The Applicant (developer) has constructed 20 three-story townhomes with garages at least 600 square feet in size. They are now proposing a Second Amendment to the Development Agreement that would modify Section 3 of the original Agreement to change the requirement from at least 40 three-story townhome units with garages no less than 600 square feet to 20 three-story townhome units with garages no less than 600 square feet and 40 two-story townhome units with garages no less than 490 square feet.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Second Amendment to the Brylee Farms Phase B Development Agreement
2. Brylee Townhomes Phasing Exhibit with Proposed Unit Types
3. Presentation

WHEN RECORDED, RETURN TO:

Eagle Mountain City
Attn: Lacie Messerly, City Recorder
1650 Stagecoach Run
Eagle Mountain, UT 84005

**SECOND AMENDMENT
TO DEVELOPMENT AGREEMENT
FOR BRYLEE FARMS PHASE B**

This Second Amendment to the Development Agreement for Brylee Farms Phase B ("Second Amendment") is made and entered into as of the ____ day of _____, 2026 ("Amendment Effective Date"), by and between Eagle Mountain City, a political subdivision of the State of Utah ("City") and Landex Development LLC, a Utah limited liability company ("Developer"). The City and Developer are sometimes referred to herein collectively as the "Parties" and each individually as a "Party".

RECITALS

A. On November 6th, 2024, the Parties entered into a Development Agreement for Brylee Farms Phase B ("Original DA").

B. Section 3 of the Original DA requires Developer to include at least 40 three-story townhome units with garages no less than 600 square feet throughout remaining future plats.

C. Developer has completed or begun construction of 20 of the three-story townhome units with garages no less than 600 square feet.

D. Developer is seeking modification to Section 3 of the Original DA to change the requirement from at least 40 3-story townhome units with garages no less than 600 square feet to 20 3-story townhome units with garages no less than 600 square feet and 40 2-story townhome units with garages no less than 490 square feet.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

AMENDMENT

1. **Effect of Second Amendment.** Other than as specifically amended herein by this Second Amendment, the Original DA shall remain in full force and effect.

2. **Amendment of Section 3.** Section 3 is deleted in its entirety and replaced with following provision in lieu thereof:

3. Remaining Unit Types. Developer agrees that beginning with lots 207-210 and then with Plat 3, and for the remaining portions of the Project, Developer will provide a mix of housing types, sizes, and designs with the intent to improve attainability of housing. Developer shall include at least 20 three-story townhome units with garages no less than 600 square feet and 40 two-story townhome units with garages no less than 490 square feet

throughout remaining future plats. The remaining townhome units will be two story with garage sizes as originally approved.

3. **Recording.** The Parties shall cause this Second Amendment to be recorded in the records of the Utah County Recorder.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

[signatures on following pages]

CITY

EAGLE MOUNTAIN CITY

JARED GRAY, Mayor

ATTEST

LACIE MESSERLY, City Recorder

Office of the City Attorney
Approved as to form and legality

LANDEX DEVELOPMENT LLC

By: _____

Print Name: _____

Title: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
)
) :ss.
COUNTY OF _____)

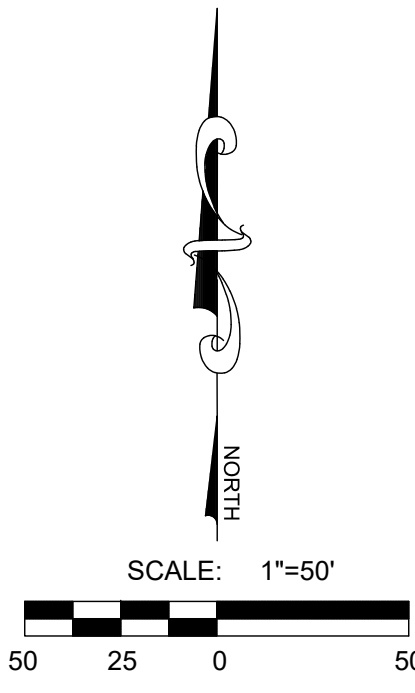
On the ____ day of _____, 2026, personally appeared before me
_____, who being by me duly sworn, did say that (s)he is the
_____ of **Landex Development LLC**, a Utah limited liability
company, and that the foregoing instrument was duly authorized by the company at a lawful
meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

2 = 2-story Townhome Building

2DG = 2-story Townhome Building with Deeper Garage
(40 Townhome Units)

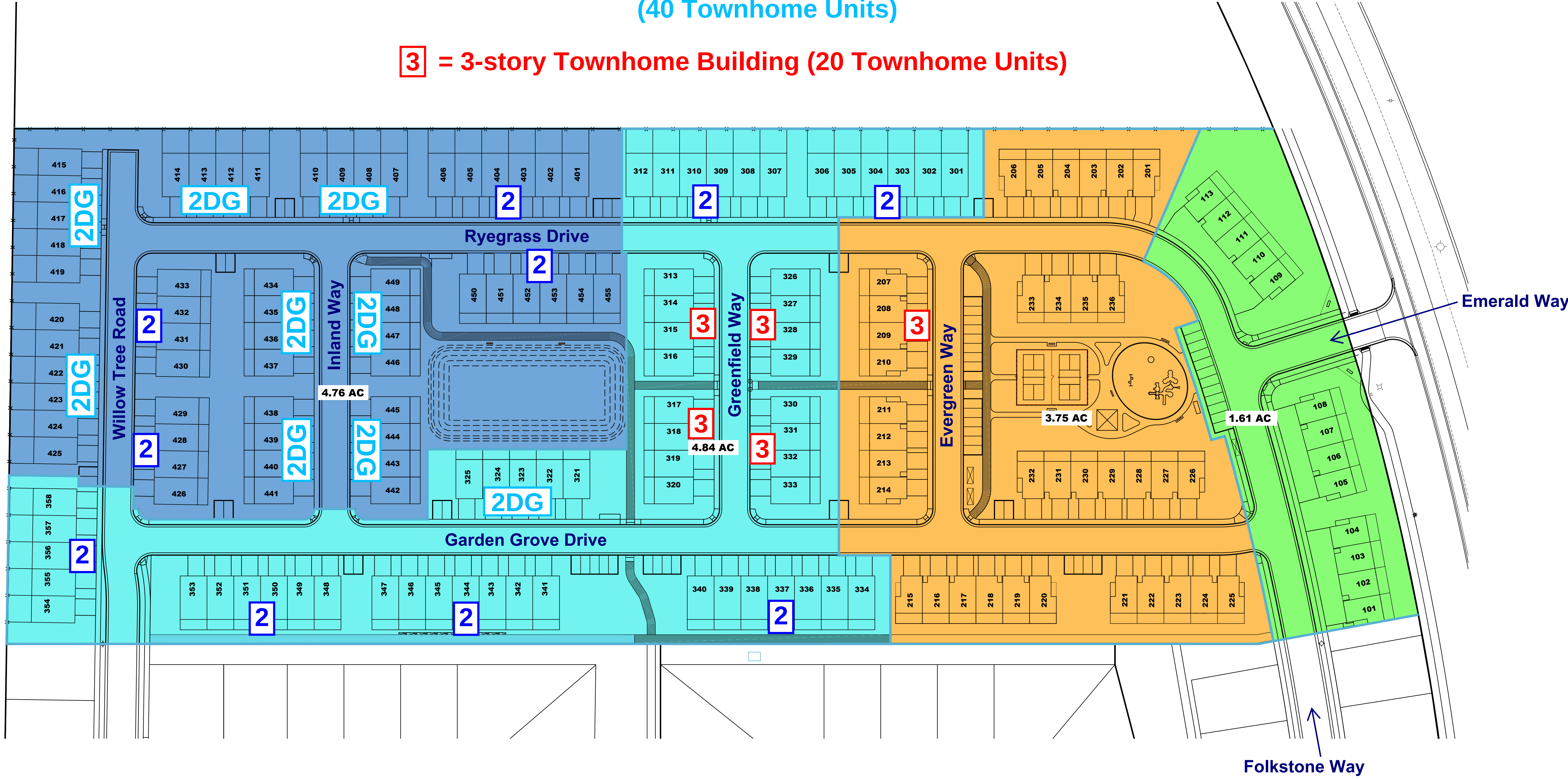
3 = 3-story Townhome Building (20 Townhome Units)



CIVIL
STRUCTURAL
SURVEY

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION



BRYLEE TOWNHOMES
EAGLE MOUNTAIN, UTAH
NEW PHASING PLAN

TABULATIONS

TOTAL ACREAGE:	14.96 ACRES
TOTAL ACREAGE IN LOTS:	3.73 ACRES
REQUIRED OPEN SPACE:	3.72 ACRES [UNITSx1000sf]/(43560)]
TOTAL OPEN SPACE:	4.61 ACRES
TOTAL IMPROVED OPEN SPACE:	4.61 ACRES
OPEN SPACE IN RETENTION PONDS:	0.41 ACRES (75% CREDIT=0.31 AC)
NET OPEN SPACE w/ RETENTION REDUCTION:	4.36 ACRES
OVERALL DENSITY:	10.83 UNITS/ACRE
TOTAL # OF LOTS:	162 UNITS
PARKING REQUIRED: (2/UNIT = 324 + 1 FOR EVERY 3 UNITS = 54)	378
PARKING PROVIDED: (324 GARAGE + 62 GUEST)	386

LEGEND

	PHASE B PLAT 1 = 13 UNITS
	PHASE B PLAT 2 = 36 UNITS
	PHASE B PLAT 3 = 58 UNITS (21 THREE STORY & 37 TWO STORY)
	PHASE B PLAT 4 = 55 UNITS (22 THREE STORY & 33 TWO STORY)
	TOTAL PHASE B = 162 UNITS
	PHASE LINE

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:
2019-0029
DRAWN BY:
DSE/BJA
DESIGNED BY:
BTG
SCALE:
1"=50'
DATE:
03/03/2025

SHEET
1

The Towns at Brylee Farms

Phase B

DA Amendment



Second Amendment

AMENDMENT

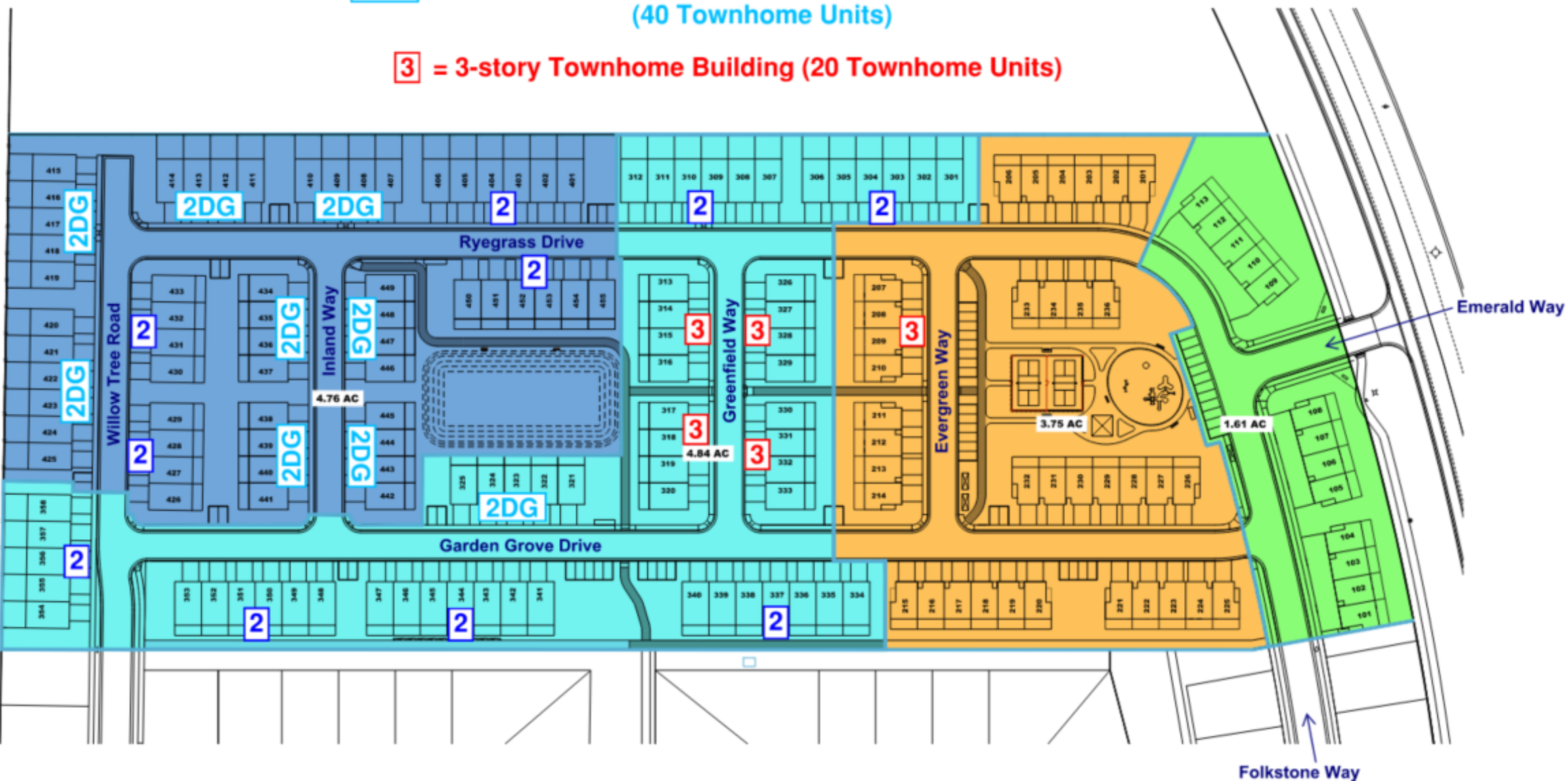
1. **Effect of Second Amendment.** Other than as specifically amended herein by this Second Amendment, the Original DA shall remain in full force and effect.
2. **Amendment of Section 3.** Section 3 is deleted in its entirety and replaced with following provision in lieu thereof:
 3. Remaining Unit Types. Developer agrees that beginning with lots 207-210 and then with Plat 3, and for the remaining portions of the Project, Developer will provide a mix of housing types, sizes, and designs with the intent to improve attainability of housing. Developer shall include at least 20 three-story townhome units with garages no less than 600 square feet and 40 two-story townhome units with garages no less than 490 square feet throughout remaining future plats. The remaining townhome units will be two story with garage sizes as originally approved.



2 = 2-story Townhome Building

2DG = 2-story Townhome Building with Deeper Garage
(40 Townhome Units)

3 = 3-story Townhome Building (20 Townhome Units)



Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the City Council respecting the proposed Second Amendment to the Brylee Farms Phase B Development Agreement.





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 25, 2026**

TITLE:	PRELIMINARY PLAT - Gateway Park Phase 3
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	N/A
APPLICANT:	Austin White, Focus Consulting Scot Hazard Isaac Patterson

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Industrial and Business Park	13.63 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the Gateway Park Plat 3 Preliminary Plat with the following condition(s):

1. Unless the developer can find a reasonable way to construct internal streets on the proposed lots, that the lots be permitted to front onto the proposed arterial and collector streets;
2. Gateway Park Boulevard be renamed to Wild Blossom Boulevard.

BACKGROUND:

The proposed Gateway Park Plat 3 Preliminary Plat, intended for industrial and business park development, is located on Parcel Nos. 58:033:0384, 58:033:0413, and part of 58.033:0386. The general location of the project is north of Cory B Wride Memorial Highway and west of Mt Airey Drive, behind Eagle Mountain Storage. The preliminary plat area is on land that was once the Talon Cove Master Plan and the original Gateway Park Master Site Plan, but both are no longer controlling the property.

ITEMS FOR CONSIDERATION:

The proposed preliminary plat meets the City's standards other than following requirements:

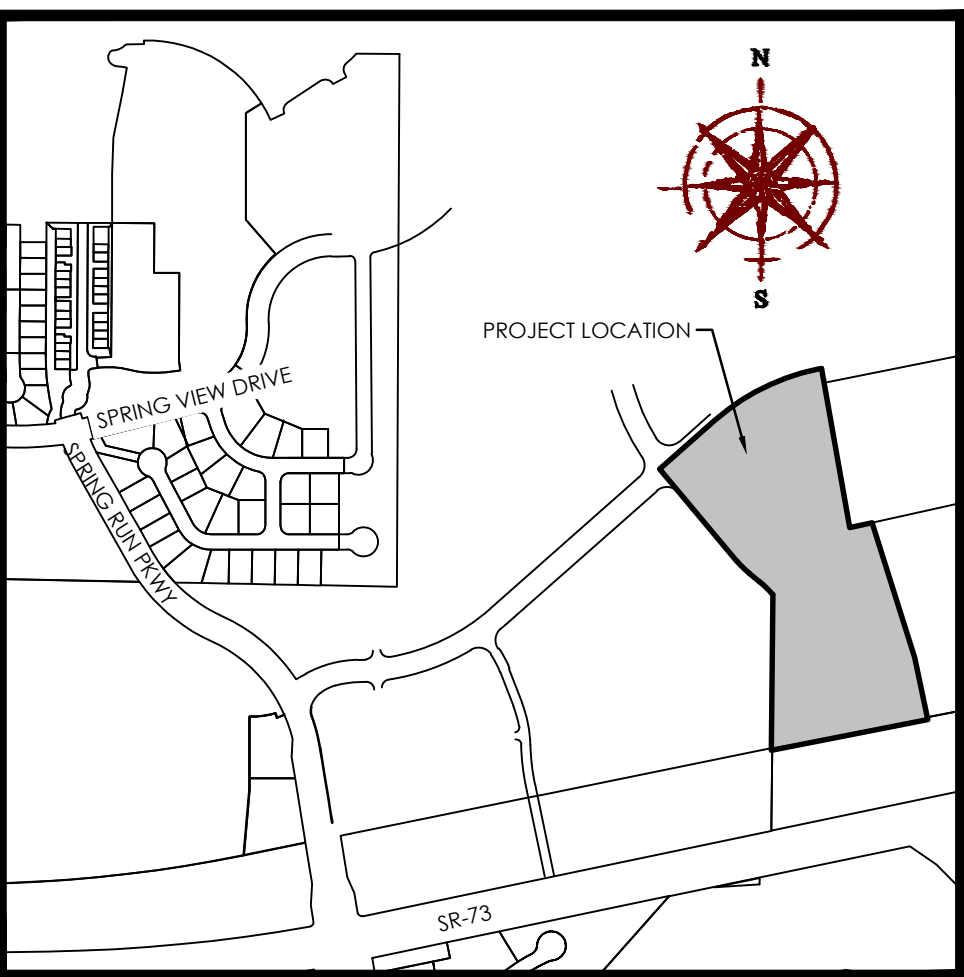
1. EMMC 16.20.040(A)(1)(h) does not permit lots to front onto arterial or collector streets. The three lots included in this plat would all front onto a collector or arterial street;
2. EMMC 16.20.040(A)(1) has a proposed amendment that would not permit street names to change as they cross another right-of-way. The proposed Gateway Park Boulevard will eventually connect to Wild Blossom Boulevard in Saratoga Springs.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Gateway Park Plat 3 Preliminary Plat
2. Street Tree Plan
3. Presentation



VICINITY MAP

N.T.S.

LEGEND

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

NOTES:

- 55 REBAR AND CAP TO BE SET AT ALL FRONT LOT CORNERS. PLUG OR NAIL TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
- EXISTING GROUND SLOPES WITHIN THE DEVELOPMENT AREA DO NOT EXCEED 25%; THEREFORE, A SLOPE ANALYSIS IS NOT REQUIRED.
- THE CURRENT DEDICATION OF WAGSTAFF WAY CONSISTS OF ONE-HALF OF THE ULTIMATE RIGHT-OF-WAY WIDTH PLUS 10 FEET. THE ULTIMATE RIGHT-OF-WAY WIDTH OF WAGSTAFF WAY SHALL BE 122 FEET.
- LOT 1 SHALL BE RESERVED FOR THE DEVELOPMENT AND OPERATION OF A FUTURE CHARTER SCHOOL.

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 10-20-803, ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - (1) A RECORDED EASEMENT OR RIGHT-OF-WAY;
 - (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS;
 - (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES; OR
 - (4) ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____ A.D. 20____

ROCKY MOUNTAIN POWER

BY: _____

TITLE: _____

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____ A.D. 20____

BY _____

TITLE _____

COMCAST

Comcast, approves this plat solely for the purpose of confirming that the plat contains public utility easements. _____ does not warrant the location of any public utility easements. This approval does not modify, affect, or waive any rights, obligations, or liabilities provided by law or equity or under any easements, rights-of-way, agreements, or laws, including, without limitation, any laws applicable to prescriptive rights. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the plat, including those set forth in the owner's dedication and the notes, and does not constitute a guarantee of provision of telecommunications services or the terms of such services.

BY _____

TITLE _____

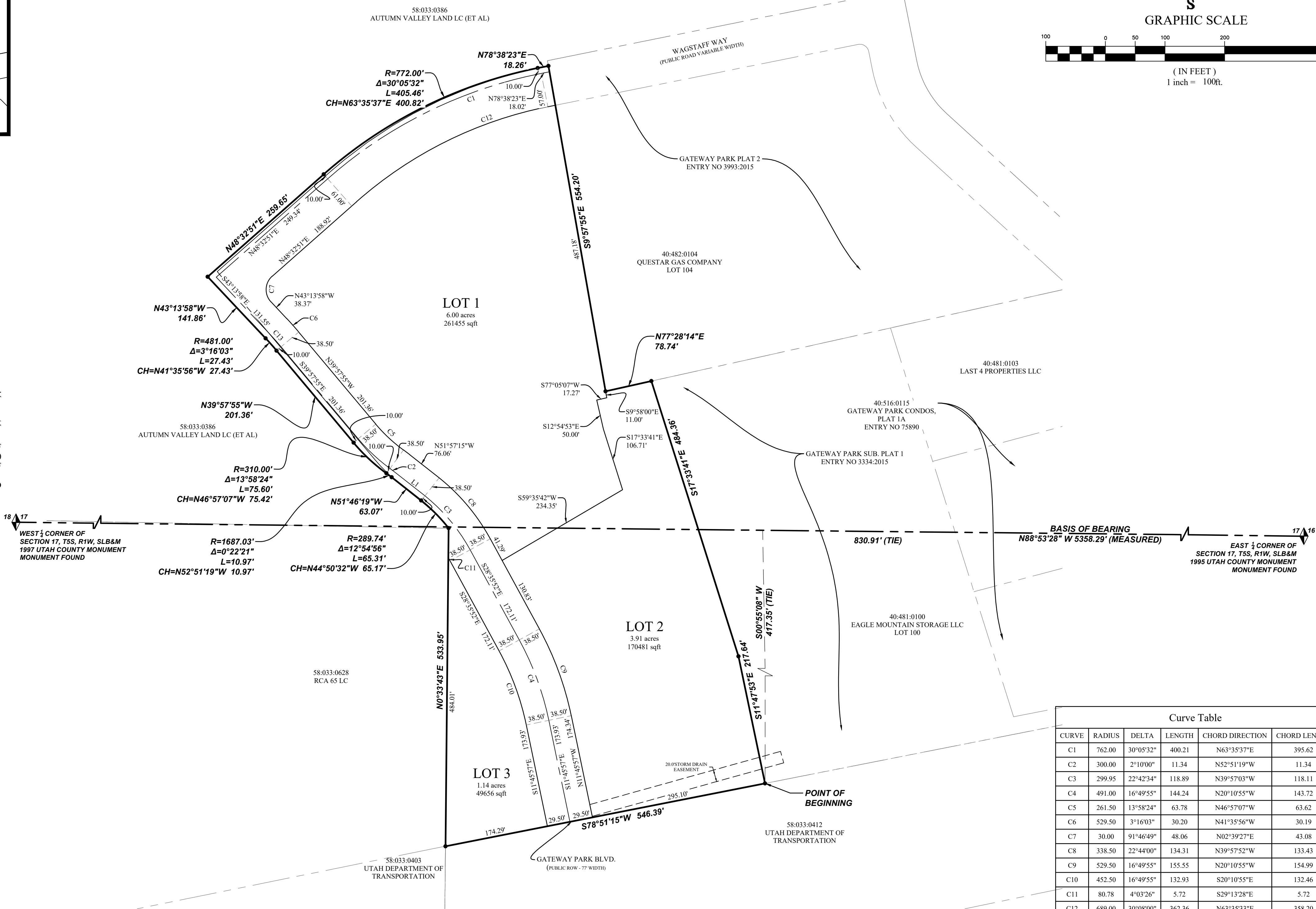
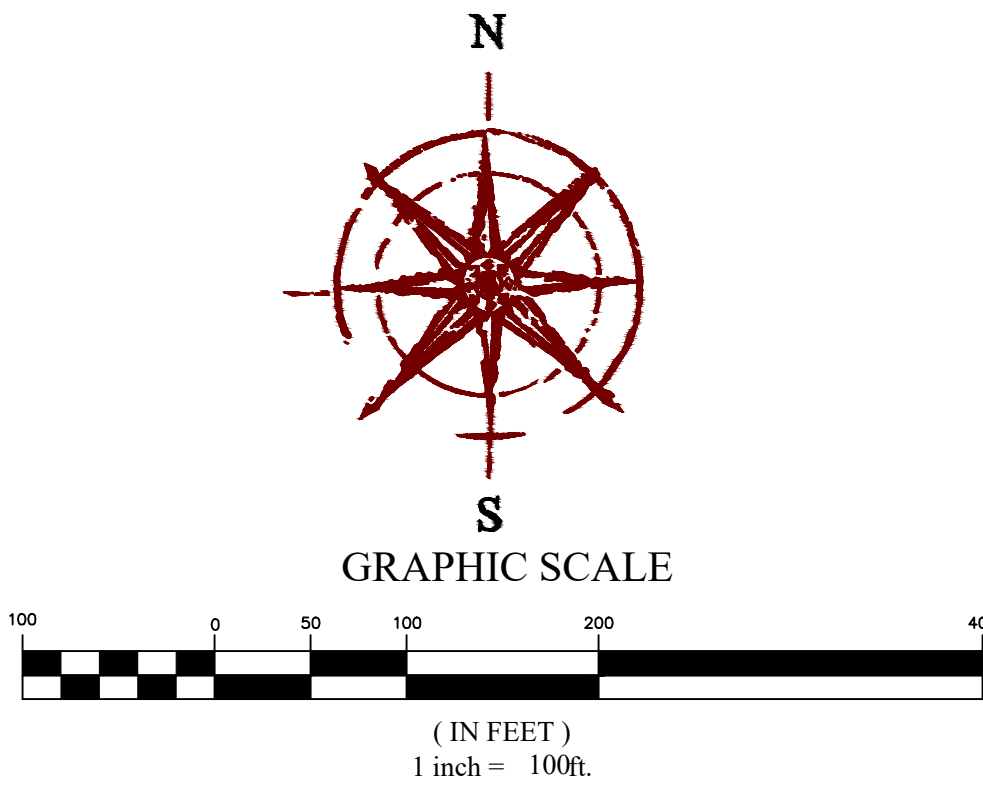
PLAT TABULATIONS

TOTAL ACREAGE: 13.63 ACRES
TOTAL ACREAGE IN LOTS: 11.05 ACRES
TOTAL ACREAGE IN PARCEL: 0.00 ACRES
TOTAL ACREAGE IN ROW: 2.58 ACRES
AVERAGE LOT SIZE: 160530 SQFT
LARGEST LOT SIZE: 261455 SQFT
SMALLEST LOT SIZE: 49656 SQFT
OVERALL DENSITY: 0.22 LOTS/ACRES
TOTAL NUMBER OF LOTS: 3 LOTS
TOTAL NUMBER OF PARCELS: 0 PARCEL

GATEWAY PARK SUBDIVISION

PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	762.00	30°05'32"	400.21	N65°35'37"E	395.62
C2	300.00	2°10'00"	11.34	N52°51'19"W	11.34
C3	299.95	22°42'34"	118.89	N39°57'03"W	118.11
C4	491.00	16°49'55"	144.24	N20°10'55"W	143.72
C5	261.50	13°58'24"	63.78	N46°57'07"W	63.62
C6	529.50	3°16'03"	30.20	N41°35'56"W	30.19
C7	30.00	91°46'49"	48.06	N02°39'27"E	43.08
C8	338.50	22°44'00"	134.31	N39°57'52"W	133.43
C9	529.50	16°49'55"	155.55	N20°10'55"W	154.99
C10	452.50	16°49'55"	132.93	S20°10'55"E	132.46
C11	80.78	4°03'26"	5.72	S29°13'28"E	5.72
C12	689.00	30°08'00"	362.36	N63°35'33"E	358.20
C13	491.00	3°16'03"	28.00	N41°35'56"W	28.00

Line Table		
LINE	DIRECTION	LENGTH
L1	S51°46'19"E	63.11

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-73-504, have verified all measurements, and have subdivided said tract of land into lots, together with easements, to be hereafter known as Gateway Park Subdivision, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

FOR
REVIEW
ONLY

Justin Lundberg
Professional Land Surveyor
License No. 12554439

Date _____

BOUNDARY DESCRIPTION

A part of the Northeast Quarter and Southeast Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning at the Southwest corner of Gateway Park Subdivision Final Plat 1 recorded in the Utah County Recorder's office as Entry No. 3334:2015, January 15, 2015, said point also being located N88°53'28"W 830.91 feet along the 1/4 Section line and S00°55'08"W 417.35 feet from the East Quarter Corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running thence S78°51'15"W 546.39 feet; thence N00°33'43"E 533.95 feet; thence Northwest along the arc of a non-tangent curve to the left having a radius of 289.74 feet (radius bears: S51°36'56"W) a distance of 65.31 feet through a central angle of 12°54'56" Chord: N44°50'32"W 65.17 feet; thence continue N51°46'19"W along said line 63.07 feet; thence Northwest along the arc of a non-tangent curve to the left having a radius of 1,687.03 feet (radius bears: S37°19'51"W) a distance of 10.97 feet through a central angle of 0°22'21" Chord: N52°51'19"W 10.97 feet; thence Northwest along the arc of a non-tangent curve to the right having a radius of 310.00 feet (radius bears: N36°03'41"E) a distance of 75.60 feet through a central angle of 13°58'24" Chord: N46°57'07"W 75.42 feet; thence N39°57'55"W 201.36 feet; thence along the arc of a curve to the left with a radius of 481.00 feet a distance of 27.43 feet through a central angle of 3°16'03" Chord: N41°35'56"W 27.43 feet; thence N43°13'58"W 141.86 feet; thence N48°32'51"E 259.65 feet; thence along the arc of a curve to the right with a radius of 772.00 feet a distance of 405.46 feet through a central angle of 30°05'32" Chord: N63°35'37"E 400.82 feet; thence N78°38'23"E 18.26 feet to a point in the westerly line of the Gateway Park Subdivision final Plat 2 recorded in the Utah County Recorder's office as Entry No. 3993:2015, January 20, 2015; thence along said Subdivision the following two (2) courses: (1) S09°57'55"E 554.20 feet; thence (2) N77°28'14"E 78.74 feet to the westerly line of the aforementioned Gateway Park Subdivision Plat 1; thence along said subdivision the following (2) courses: (1) S17°33'41"E 484.36 feet; thence (2) S11°47'53"E 217.64 feet to the point of beginning.

Containing 13.63 acres +/-
3 Lots

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH
ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, JD HEINER, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF SILVER FOX CONSTRUCTION, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN UTAH COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____

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) _____

GATEWAY PARK SUBDIVISION

PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS DATE

1 OF 1

OWNER/DEVELOPER
THE REAL ESTATE GROUP
3688 E CAMPUS DRIVE, SUITE 100
EAGLE MOUNTAIN, UTAH 84005
(801) 995-2006
CONTACT: ISAAC PATTERSON



TREE LEGEND

- Prunus virginiana 'Canada Red' Canada Red Choke Cherry 2" cal.
- Geditsia triacanthos 'Inermis' Shademaster Honeylocust 2" cal.
- Malus 'Spring Snow' Spring Snow Crab 2" cal.

EACH COLOR REPRESENTS 3-4 TREES WHILE STILL MAINTAINING 30' ON CENTER PER CITY CODE



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



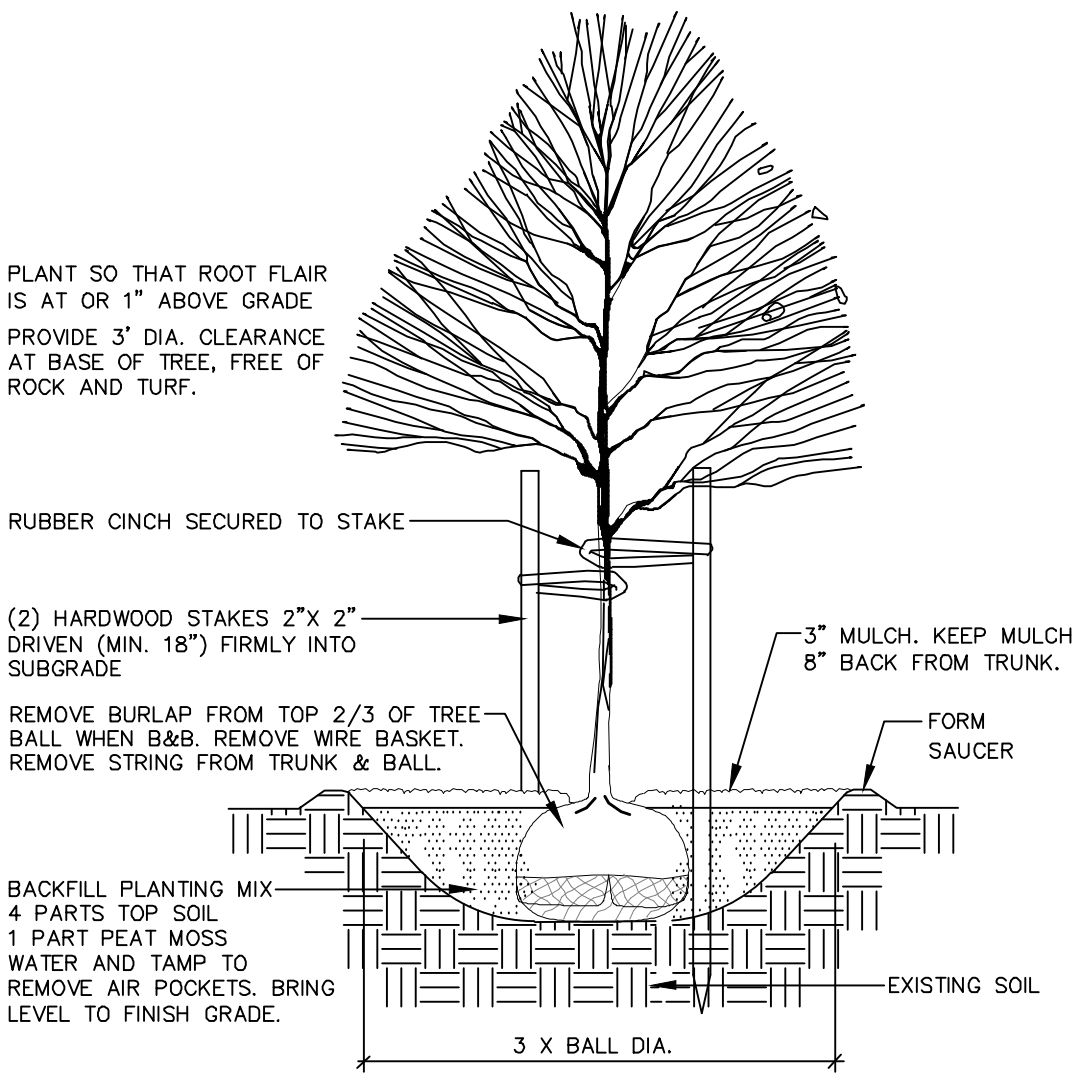
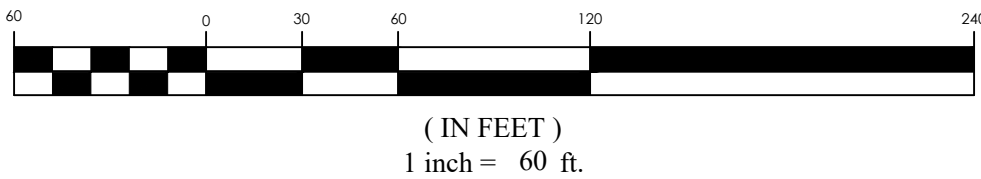
Geditsia triacanthos 'Inermis' Shademaster Honeylocust 2" cal.



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



GRAPHIC SCALE



A TREE PLANTING & STAKING NOT TO SCALE

FOR
REVIEW
ONLY

GATEWAY PARK PLAT 3 PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
STREET TREE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

STREET TREE
PLAN

Scale: 1"=60'
Date: 8/17/26
Job #: 26-0095
Sheet:

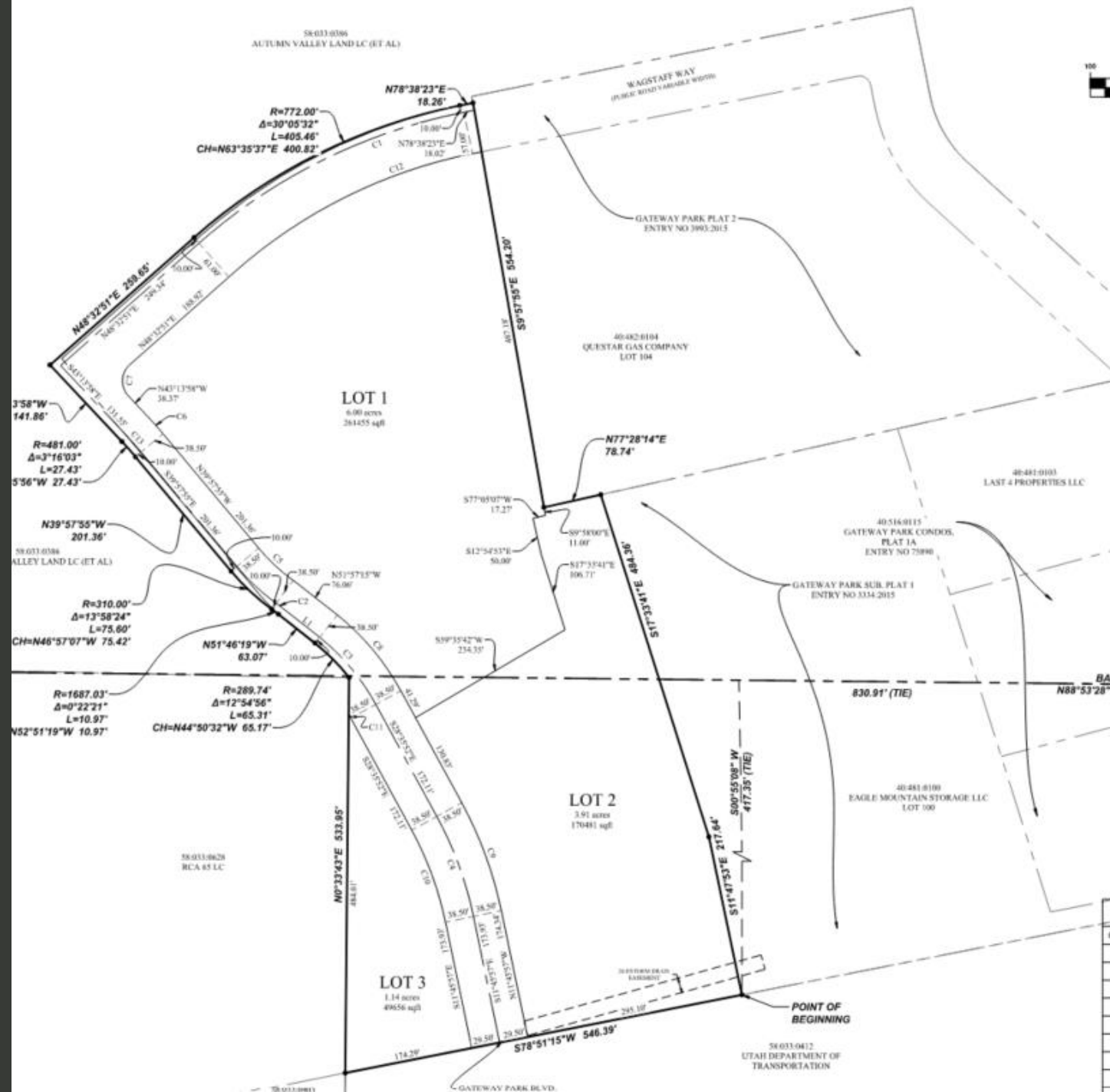
L1.0

Gateway Park Plat 3

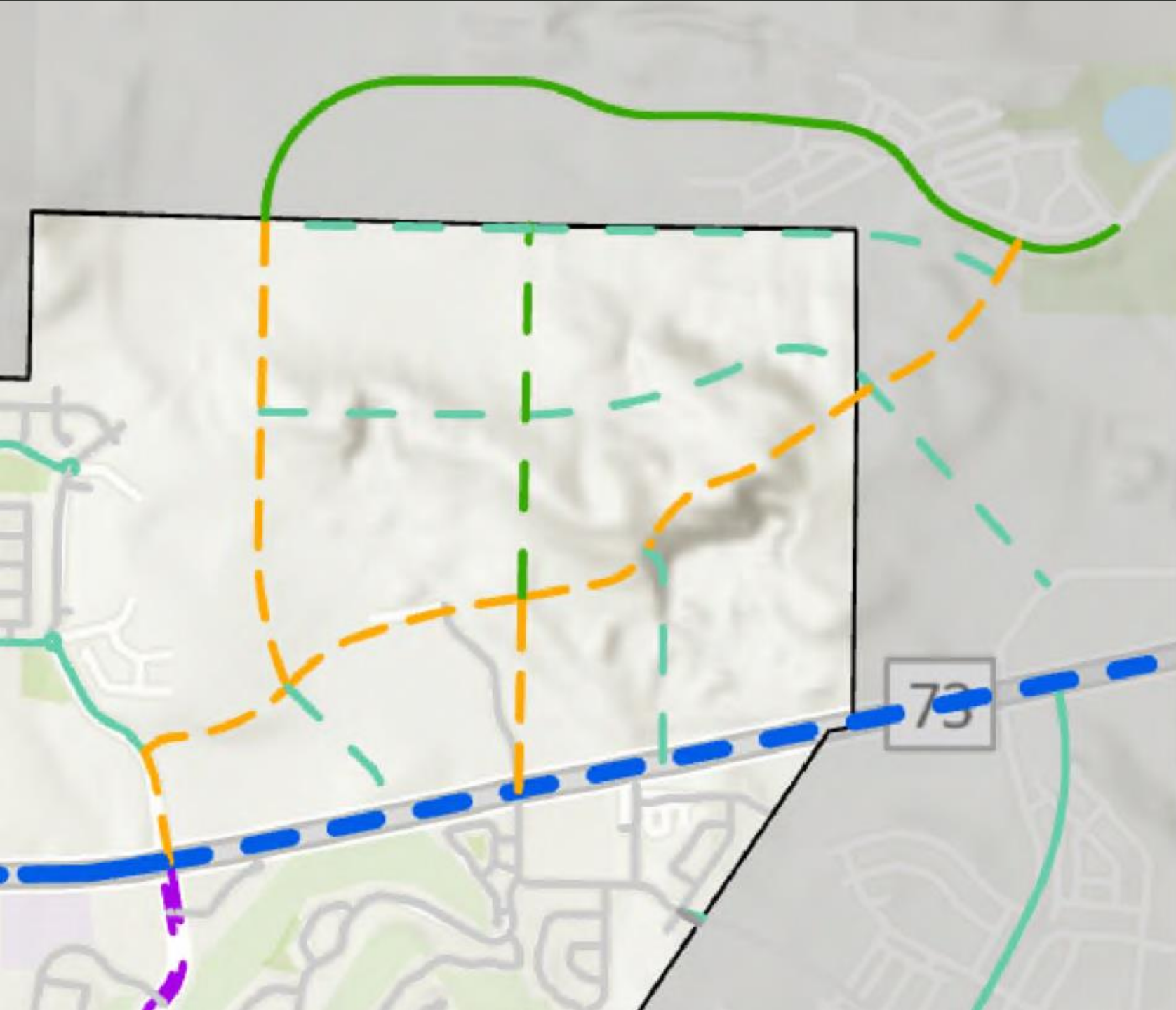
Preliminary Plat









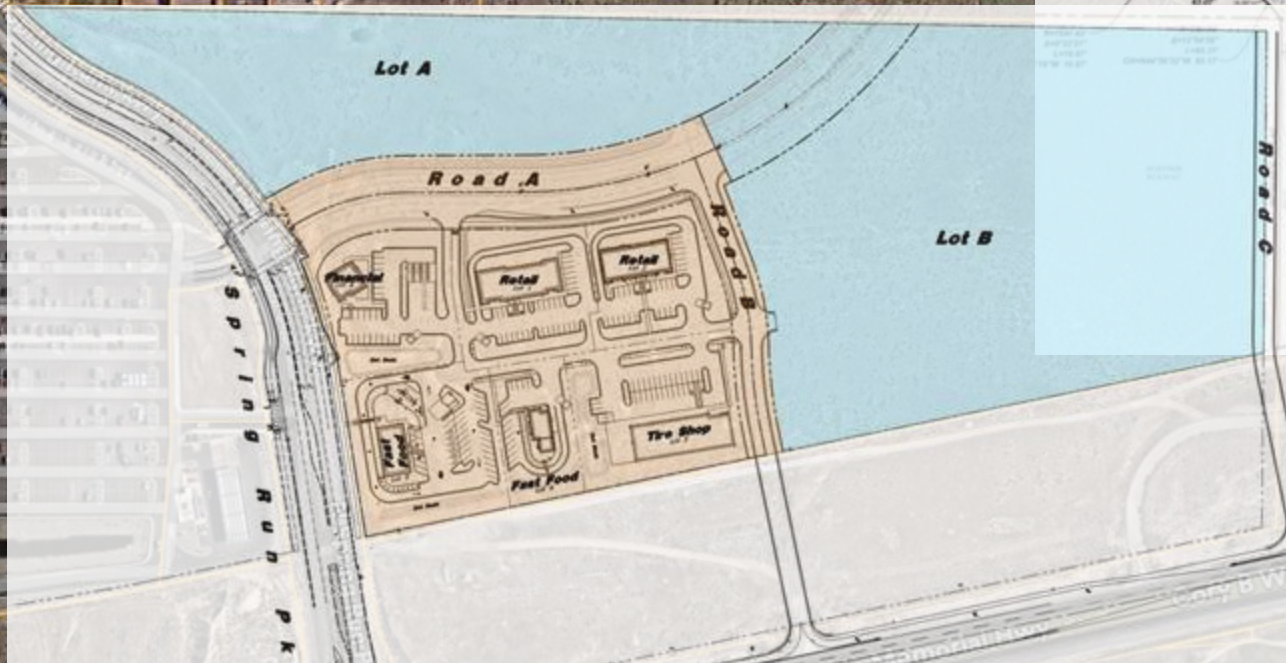
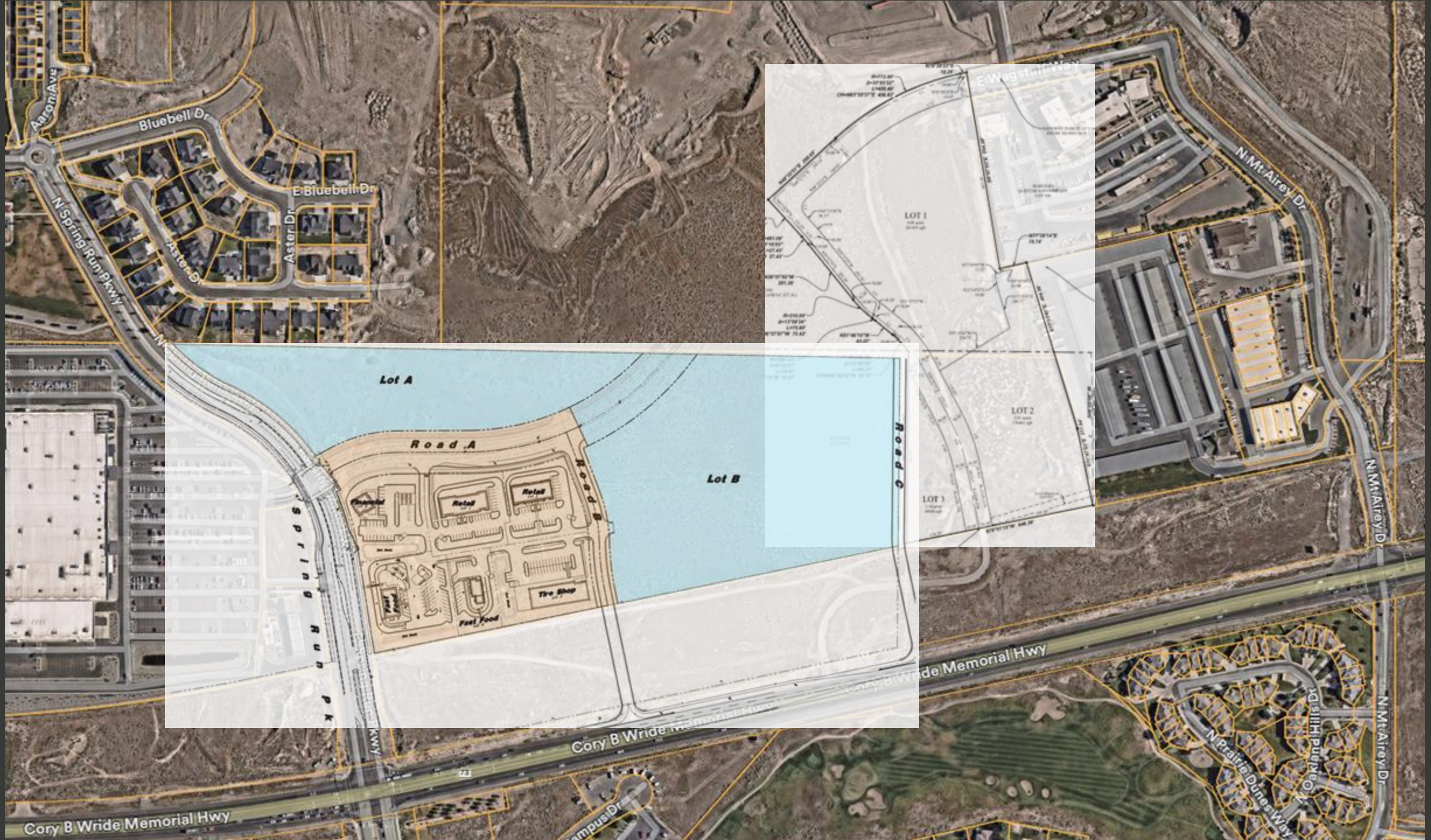


Legend

Future Functional Class

-
- Legend for road types and future projections:
- Highway
 - Principal Arterial (7 lanes)
 - Major Arterial (5 lanes)
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local Road
 - Future Freeway
 - Future Principal Arterial (7 lanes)
 - Future Major Arterial (5 lanes)
 - Future Minor Arterial
 - Future Major Collector
 - Future Minor Collector
 - Future Local Road





Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the Gateway Park Plat 3 Preliminary Plat with the following condition(s):

1. Unless the developer can find a reasonable way to construct internal streets on the proposed lots, that the lots be permitted to front onto the proposed arterial and collector streets;
2. Gateway Park Boulevard be renamed to Wild Blossom Boulevard.















**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 25, 2026**

TITLE:	SITE PLAN - Spring Run Plaza Lot 1
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Alex Fleischman, AWA Engineering Jason Thompson, AWA Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial Community	1.16 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the Spring Run Plaza Lot 1 Site Plan.

BACKGROUND:

The Applicants for the Spring Run Plaza are proposing a Site Plan on Lot 1 of the development, generally located on the northeast corner of Spring Run Parkway and Cory B. Wride Memorial Highway. The site plan would include a multi-tenant shell building with projected retail and fast food uses.

ITEMS FOR CONSIDERATION:

Subject to City Council approval through the Site Plan Approval process, the Spring Run Plaza Master Development Agreement grants the following exemptions:

1. The ability to have drive-throughs between the building and the public right-of-way with corresponding design elements to improve the attractiveness of the drive-through;
2. No escape lane is required for drive-throughs where it is impractical due to spacing or other limitations;
3. No more than ten feet of landscape buffer width is required in any location;
4. The minimum front and rear setback(s) may be as low as ten feet, with no maximum.

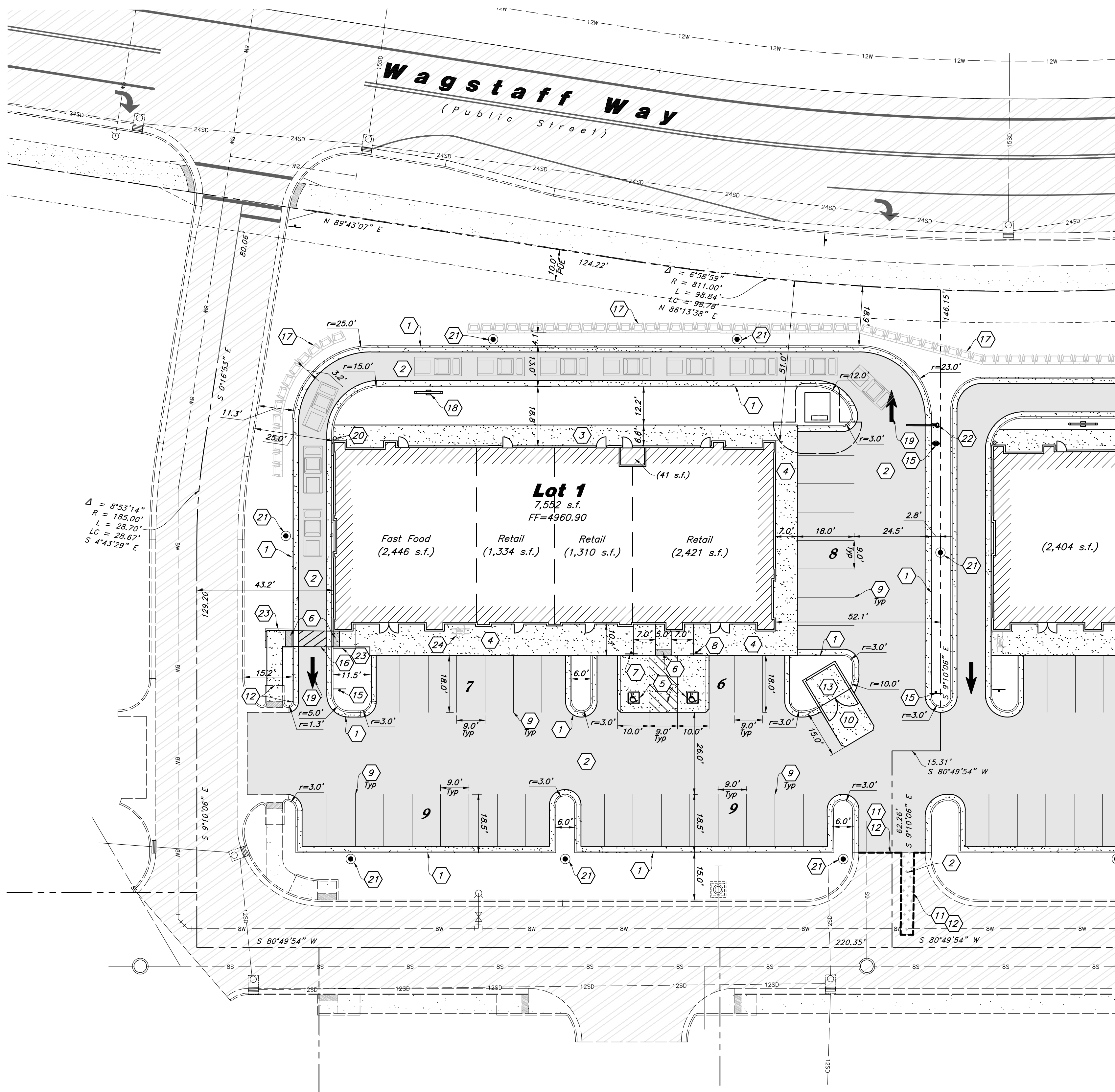
PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Site Plan

2. Elevations
3. Landscape Plan
4. Lighting Plan
5. Presentation



See Civil Improvement Plans for Lot 2 to be constructed simultaneously with Lot 1

Site Data

Site Area = 50,565 s.f. (1.161 ac.)
Landscape Area Provided = 13,158 s.f. (26%)
Impervious Area Provided = 29,427 s.f. (58.2%)
Building Footprint Area = 7981 s.f. (15.8%)
Parking Required = 37 stalls
Fast Food (1/125) = 20 stalls
Retail (1/300) = 17 stalls
Parking Provided = 39 stalls (5.1/1,000)

Hatch Legend

	Standard Asphalt Paving
	Heavy Duty Asphalt Paving
	Existing Asphalt Paving
	Concrete Paving
	Existing Concrete Paving
	Building Interior

Scale: 1" = 20'

Site Construction Notes

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Conc. Sidewalk
- Const. Thickened Edge Sidewalk
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Const. Conc. Paving
- Sawcut; Provide Smooth Clean Edge
- Conn. & Match Existing Improvements
- Dumpster Enclosure (See Arch. Plans)
- Const. Directional Arrows per MUTCD
- Const. Directional Signage (See Arch. Plans)
- Const. 4" White Paint Stripe at 45 degrees, 2" o.c. (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Retaining Wall constructed with the Phase 1 Subdivision Improvements
- Menu Board by Others
- Const. Directional Arrow per MUTCD Stds.
- Const. Bollard (See Arch. Plans)
- Const. Light Pole and Base (See Arch. Plans)
- Const. Drive Through Clearance Bar (See Arch. Plans)
- Const. 6" Concrete Curb Wall
- Const. Bike Rack

General Site Notes:

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

Construction Survey Note:

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

Survey Control Note:

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



CLIENT INFORMATION:

ACD

CLIENT LOGO:



Site Plan - Lot 1

Spring Run Plaza Phase 1 - Lot 1

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Project No: 24-120

Designer: IK

PM: JHT

OCM:

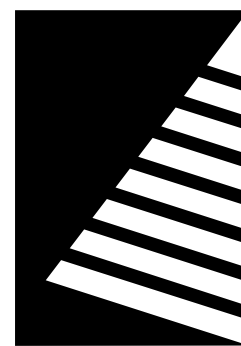
Final Review:

24-120 SP Lot 1

12 Aug, 2026

SHEET NO.

C1.1



Farnsworth GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE: # DATE: DESCRIPTION:

PROJECT:
ARMSTRONG CAPITAL DEVELOPMENT

SPRING RUN PLAZA

HIGHWAY 73 & SPRING RUN
PARKWAY EAGLE MOUNTAIN,
UTAH, 84005

DATE: 08/12/2026

DESIGNED: EM

DRAWN: EM

REVIEWED: BN

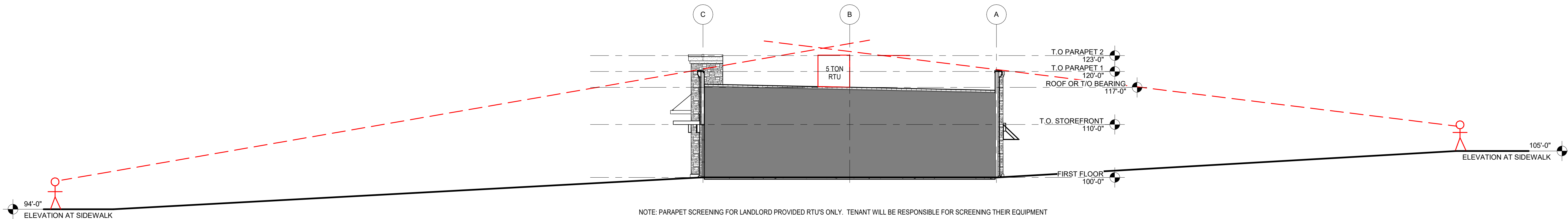
SHEET TITLE:

EXTERIOR ELEVATIONS - LOT 1

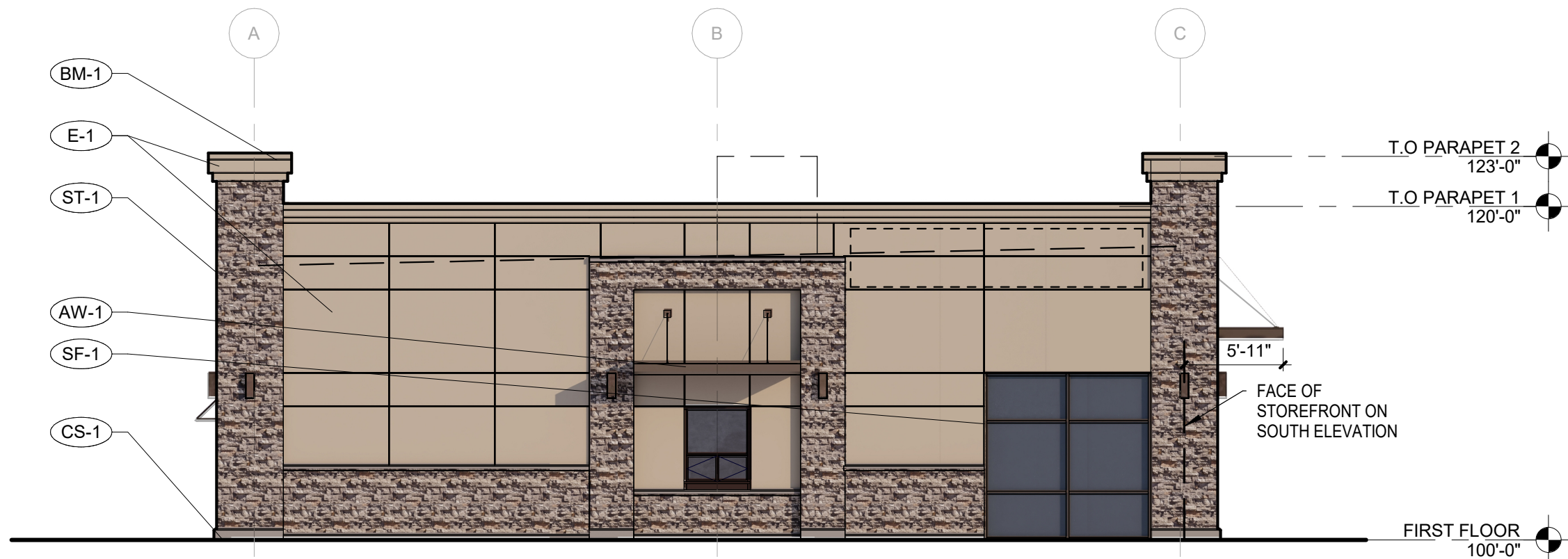
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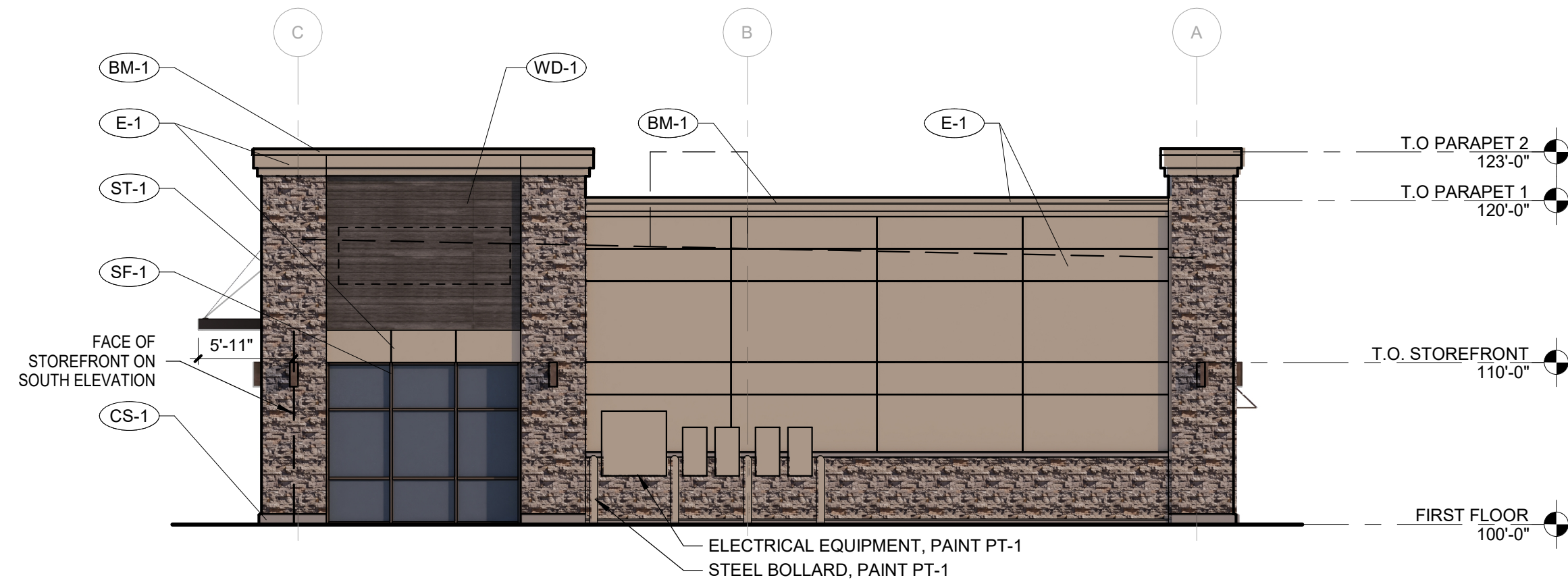
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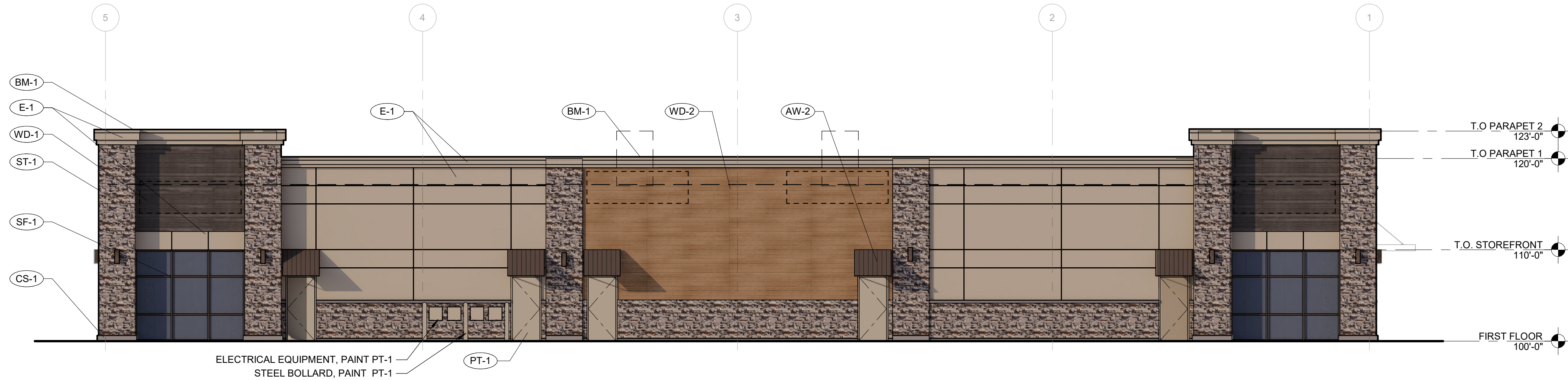
5 ROOF SCREEN DIAGRAM
SCALE: 1" = 10'-0"



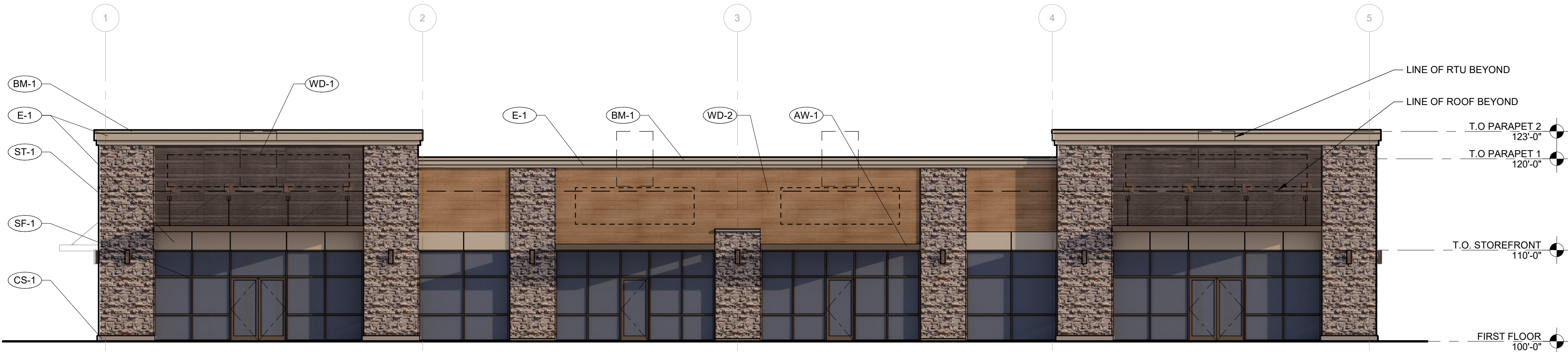
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



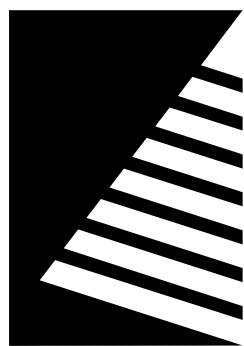
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

EXTERIOR GENERAL NOTES			
1. OWNER PROVIDED ROOF TOP MECHANICAL UNITS TO BE SCREENED BY PARAPET WHEN VIEWED FROM SIDEWALK LEVEL. ALL TENANT PROVIDED MECHANICAL UNITS TO BE SCREENED BY TENANT AS REQUIRED.			
2. GENERAL SIGN LOCATION PROVIDED. TENANT TO PROVIDE SIGNAGE PER CITY STANDARDS AND PERMIT SEPARATELY			
EXTERIOR MATERIALS LEGEND			
MARK	DESCRIPTION	MANUFACTURER	PRODUCT
AWNING			
AW-1	PRE-ENGINEERD ALUMINUM SUNSHADE	MAPES	DARK BRONZE
AW-2	METAL AWNING	BERRIDGE	DARK BRONZE
FIBER CEMENT			
WD-1	FIBER CEMENT WALL PANEL	NICHIHA	VINTAGEWOOD - BARK
WD-2	FIBER CEMENT WALL PANEL	NICHIHA	VINTAGEWOOD - CEDAR
METAL PANEL			
BM-1	PREFINISHED BRAKE METAL	BERRIDGE	SIERRA TAN
PAINT			
PT-1	PAINT	SHERWIN WILLIAMS	SW 7548 PORTICO
PRECAST			
CS-1	PRECAST CONCRETE	DAVIS COLLARS	MATCH STONE VENEER
STONE			
ST-1	STACKED STONE VENEER	DUTCH QUALITY	DRY STACK - ASHEN
STOREFRONT			
SF-1	STOREFRONT	KAWNEER	DARK BRONZE
STUCCO			
E-1	EIFS	DRYVIT	451 - CALAHAN

MATERIAL CALCULATION TABLE				
MATERIAL	SOUTH ELEVATION (PRIMARY)	NORTH ELEVATION (PRIMARY)	EAST ELEVATION	WEST ELEVATION
	3,012 SF	2,920 SF	1,272 SF	1,224 SF
GLAZING	1,010 SF 34%	240 SF 8%	120 SF 9%	120 SF 10%
	2,002 SF	2,680 SF	1,152 SF	1,104 SF
STONE	768 SF	910 SF	420 SF	433 SF
FIBER CEMENT	929 SF	721 SF	114 SF	-
	85%	61%	46%	40%
EIFS	305 SF	1049 SF	618 SF	658 SF
	15%	39%	54%	60%



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ISSUE:
DATE: DESCRIPTION:

PROJECT:
ARMSTRONG CAPITAL
DEVELOPMENT

SPRING RUN PLAZA

HIGHWAY 73 & SPRING RUN
PARKWAY EAGLE MOUNTAIN,
UTAH, 84005

DATE: 08/12/2026

DESIGNED: EM

DRAWN: EM

REVIEWED: BN

SHEET TITLE:

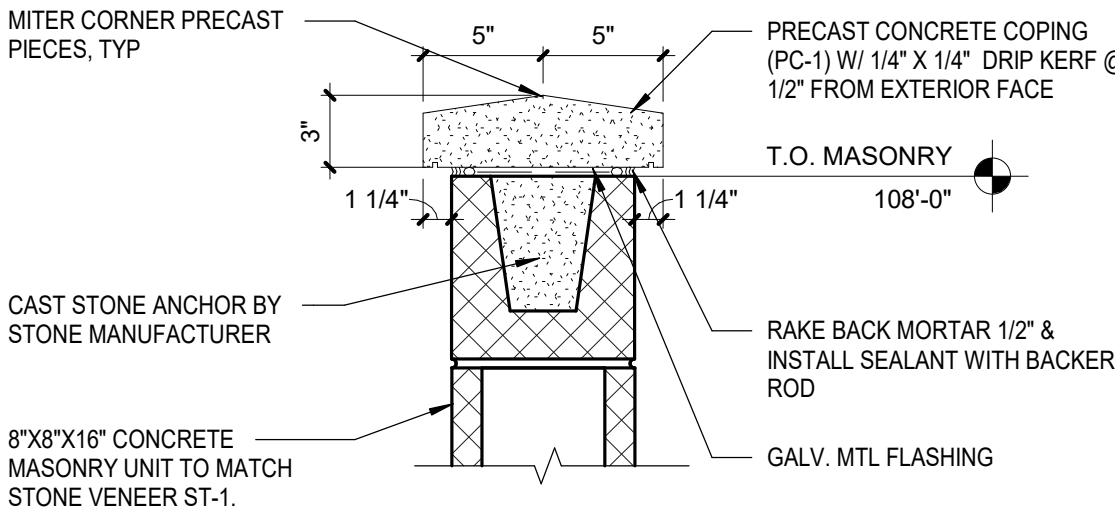
SITE DETAILS

SHEET NUMBER:

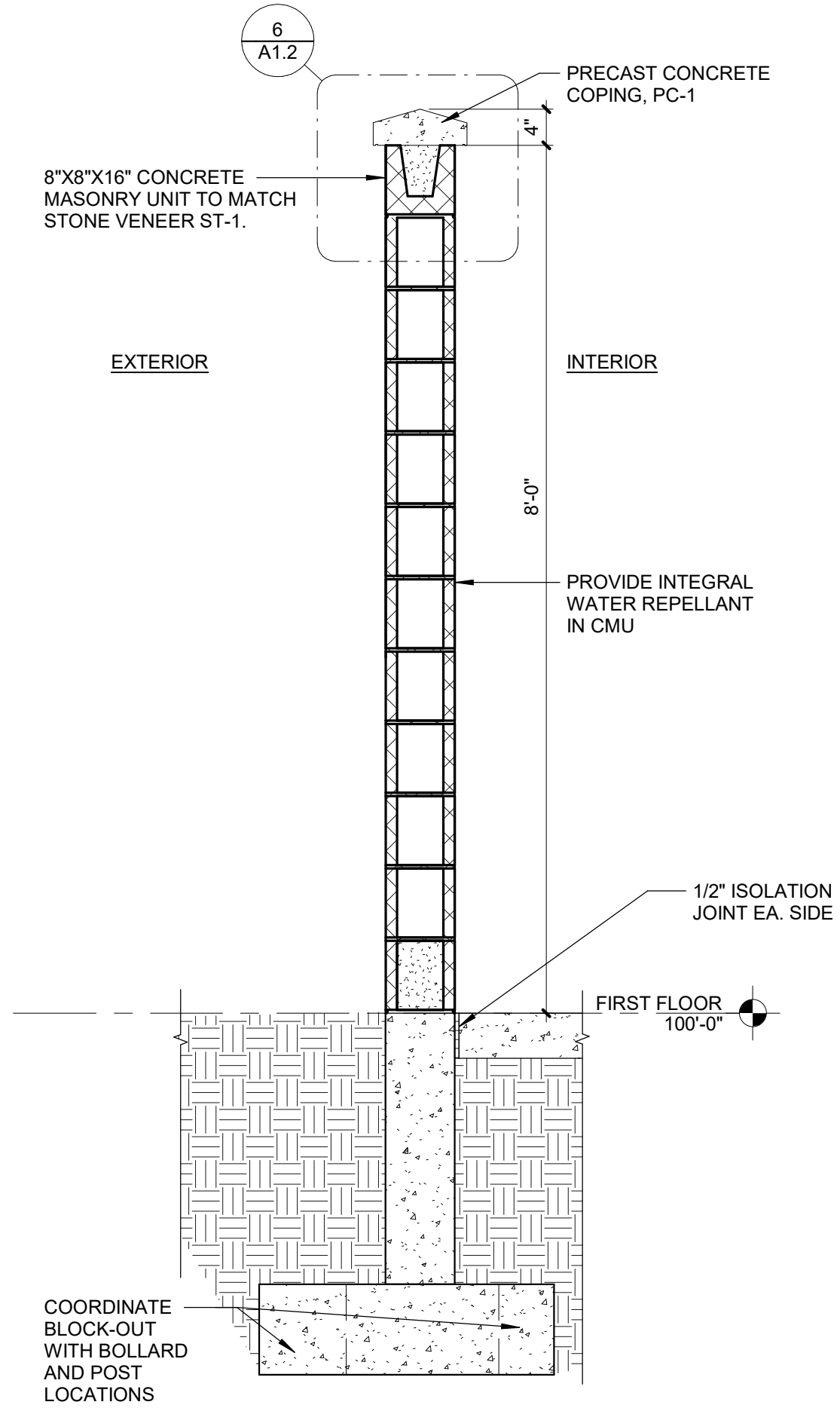
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PROJECT NO.: 02502369.001

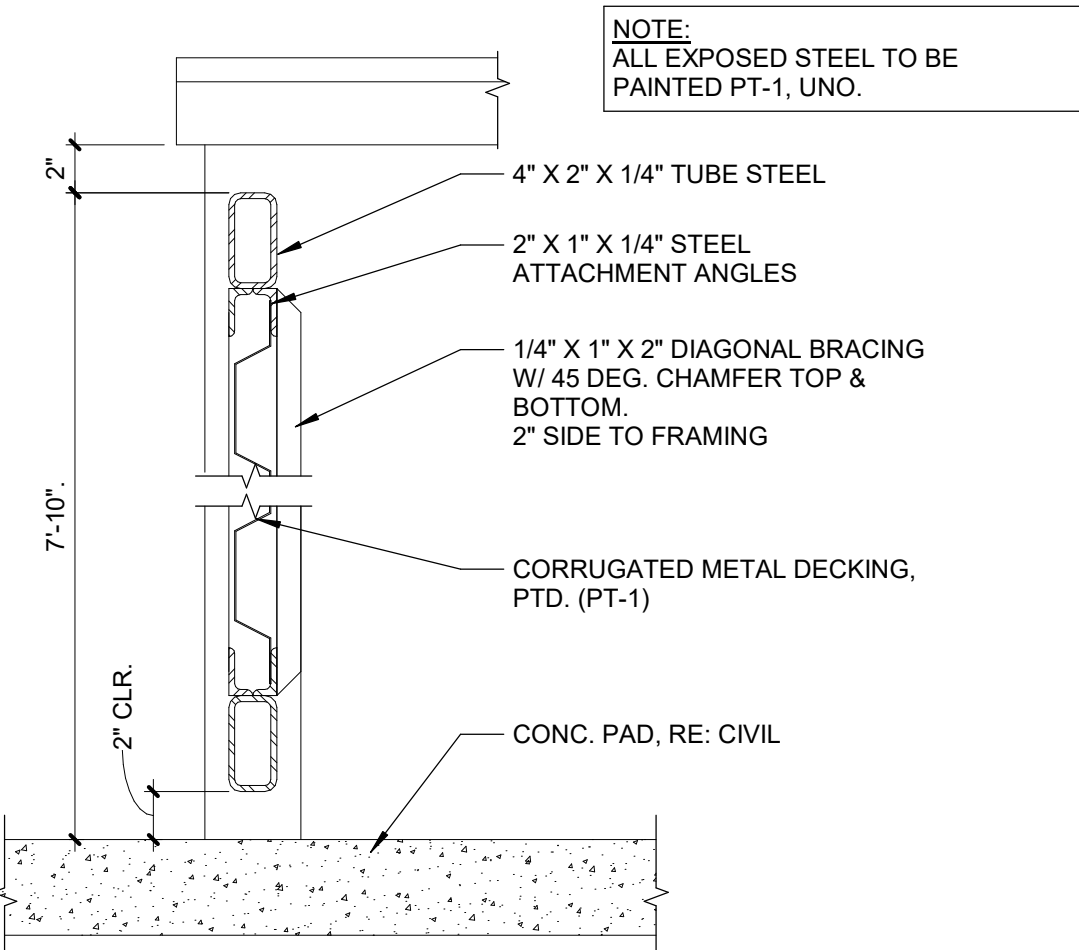
NOTE:
ALL COPING HEAD JOINTS SHALL HAVE GROUT RAKED BACK
1/2" AND GRAY SEALANT INSTALLED OVER GROUT



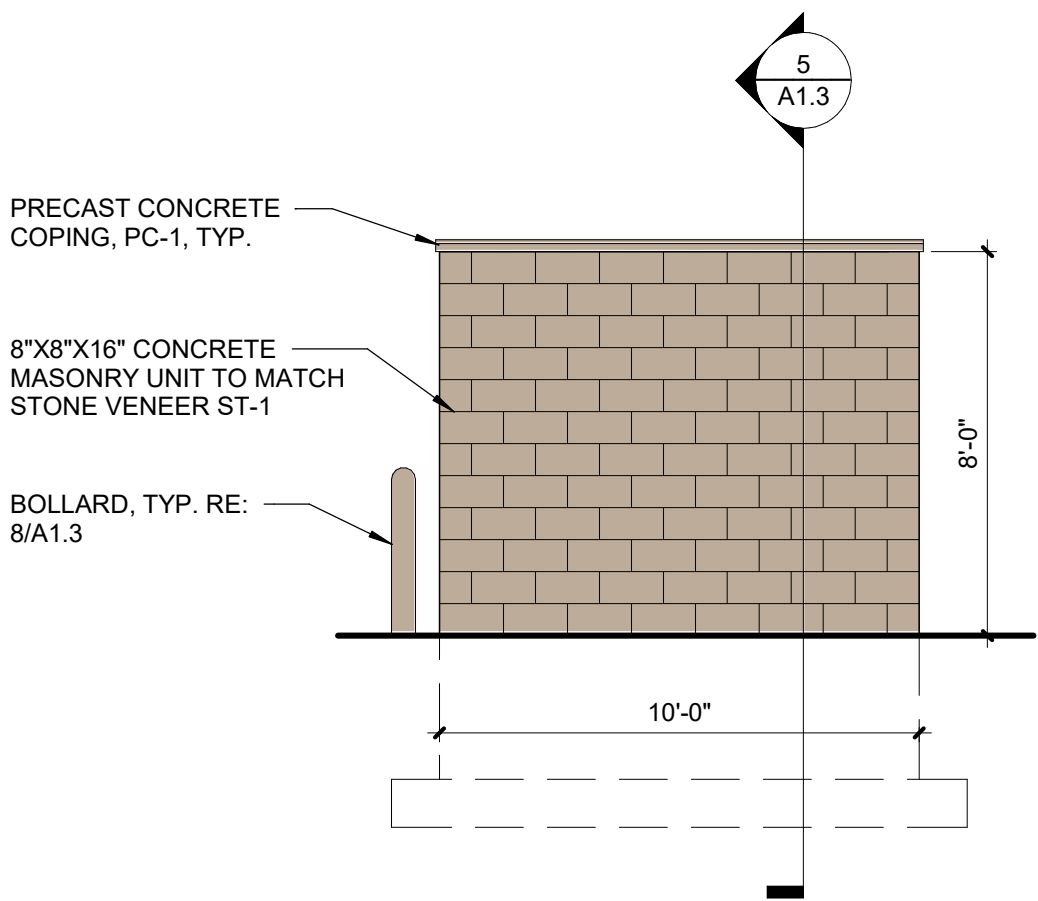
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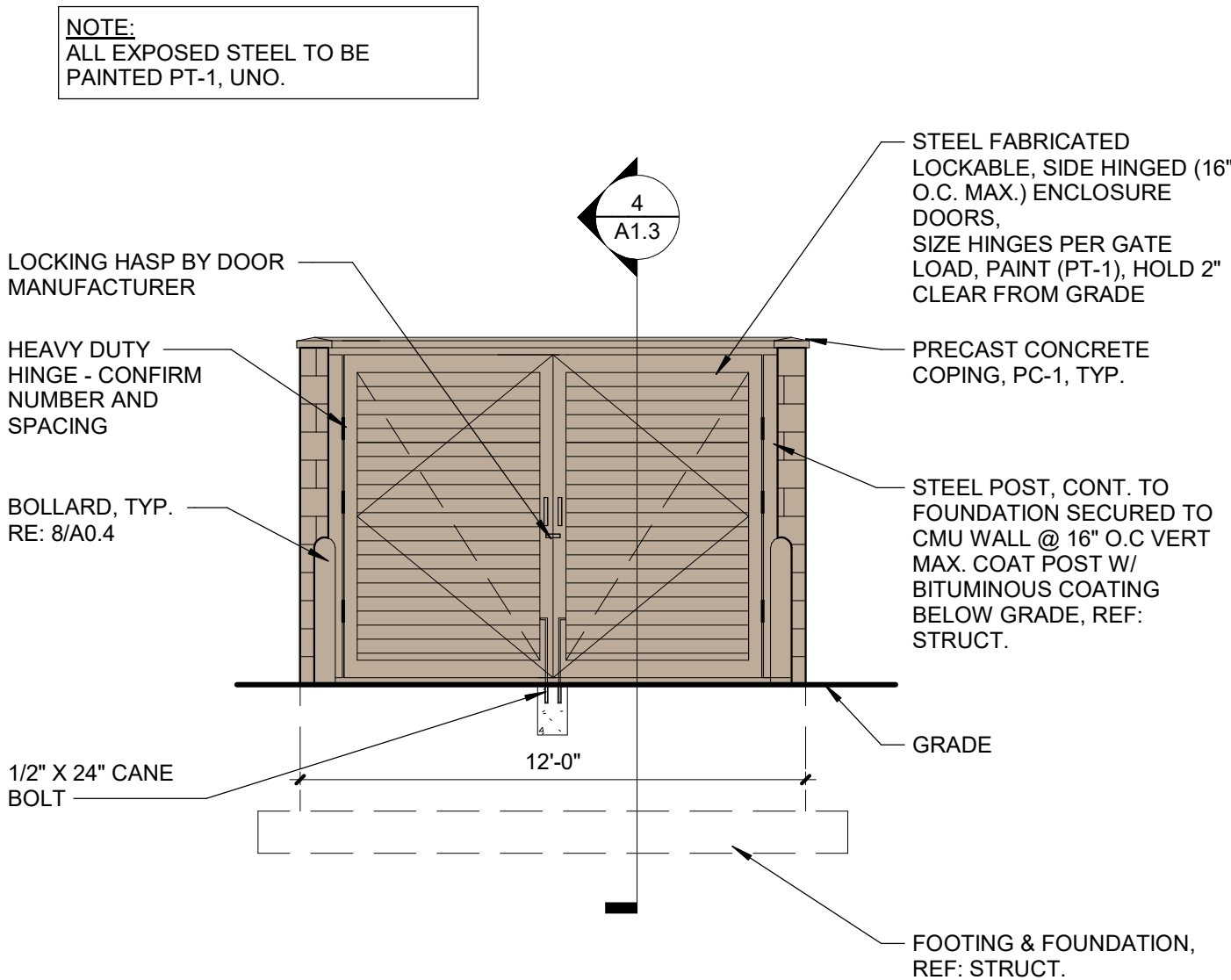
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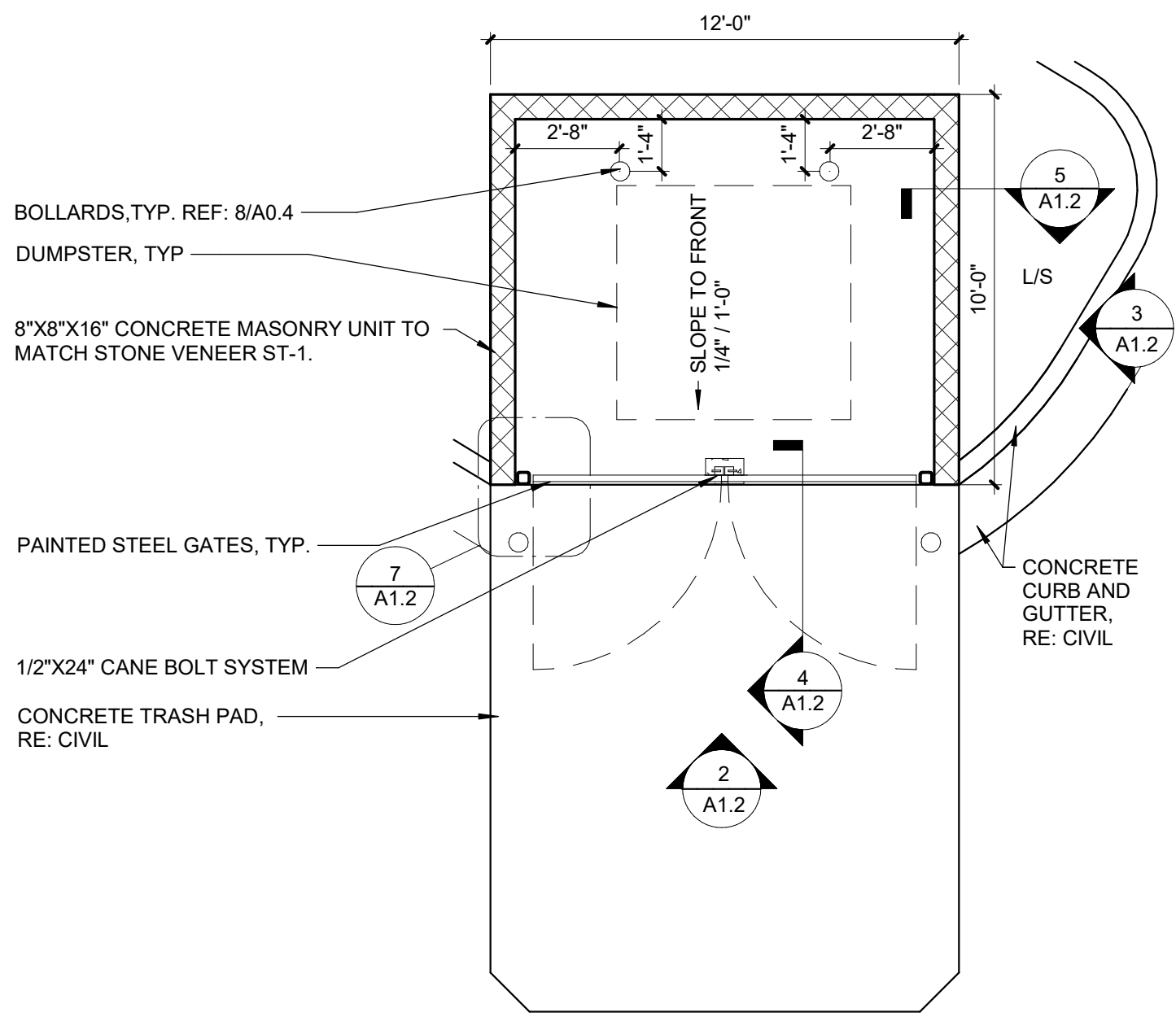
4 TRASH ENCLOSURE GATE SECTION
SCALE: 1 1/2" = 1'-0"



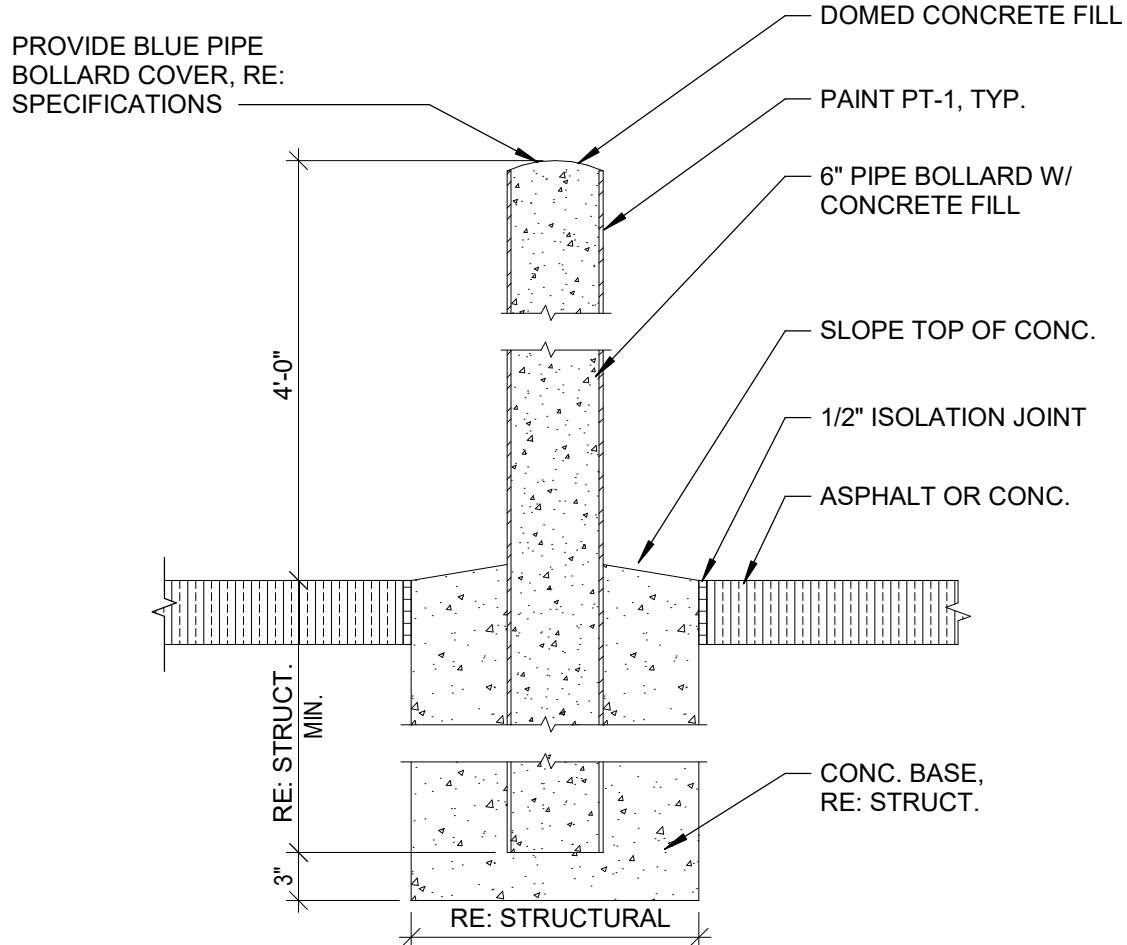
3 TRASH ENCLOSURE ELEVATION - SIDE
SCALE: 1/4" = 1'-0"



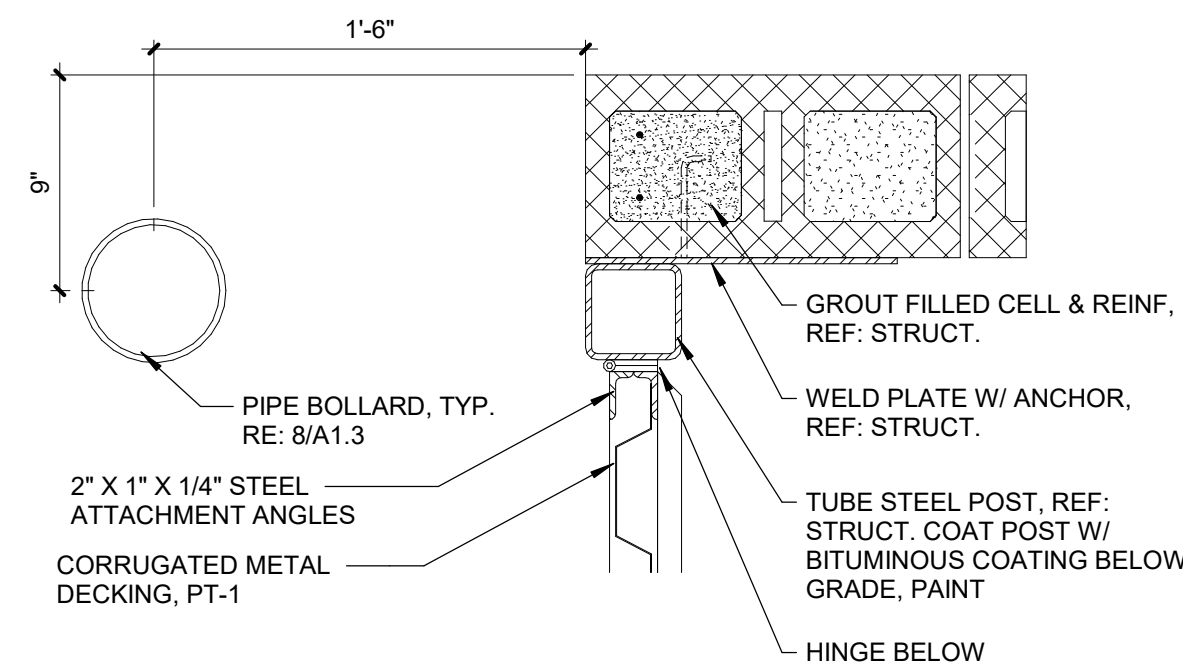
2 TRASH ENCLOSURE ELEVATION - FRONT
SCALE: 1/4" = 1'-0"



1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



8 STANDARD MOUNTING HEIGHTS
SCALE: 1" = 1'-0"



7 GATE PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

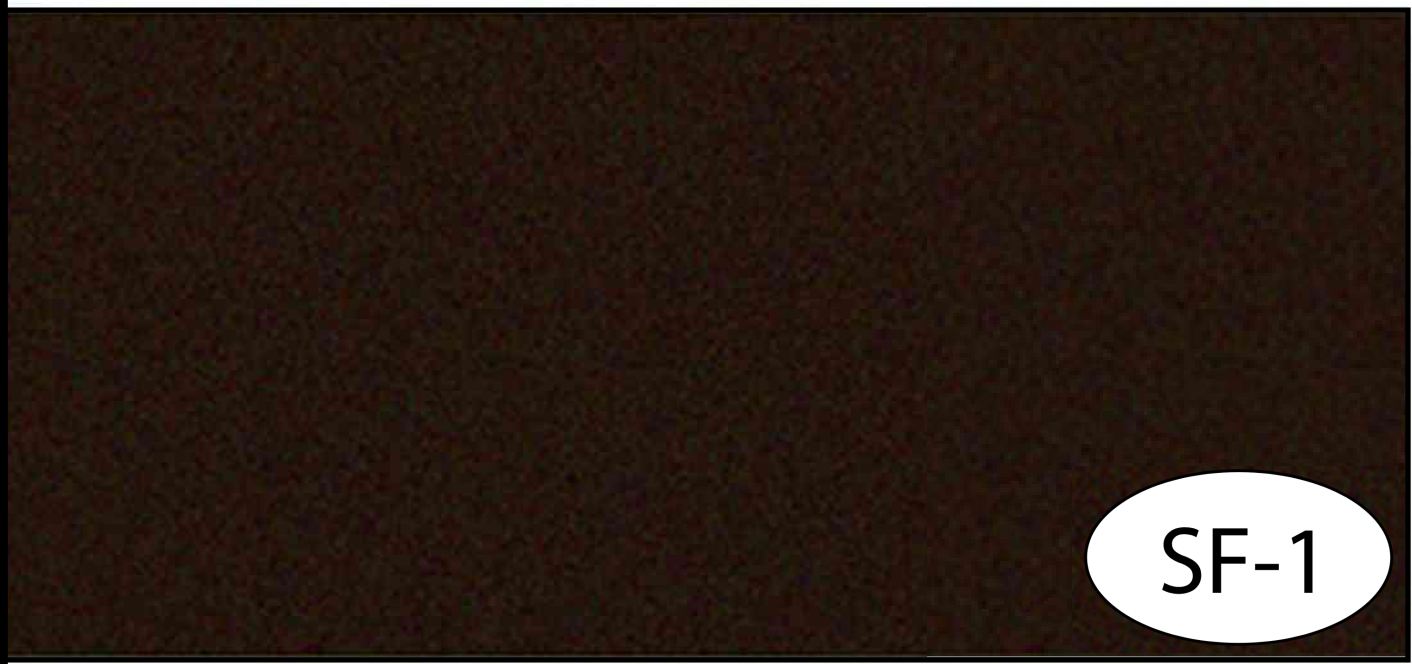
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AW-1



AW-2



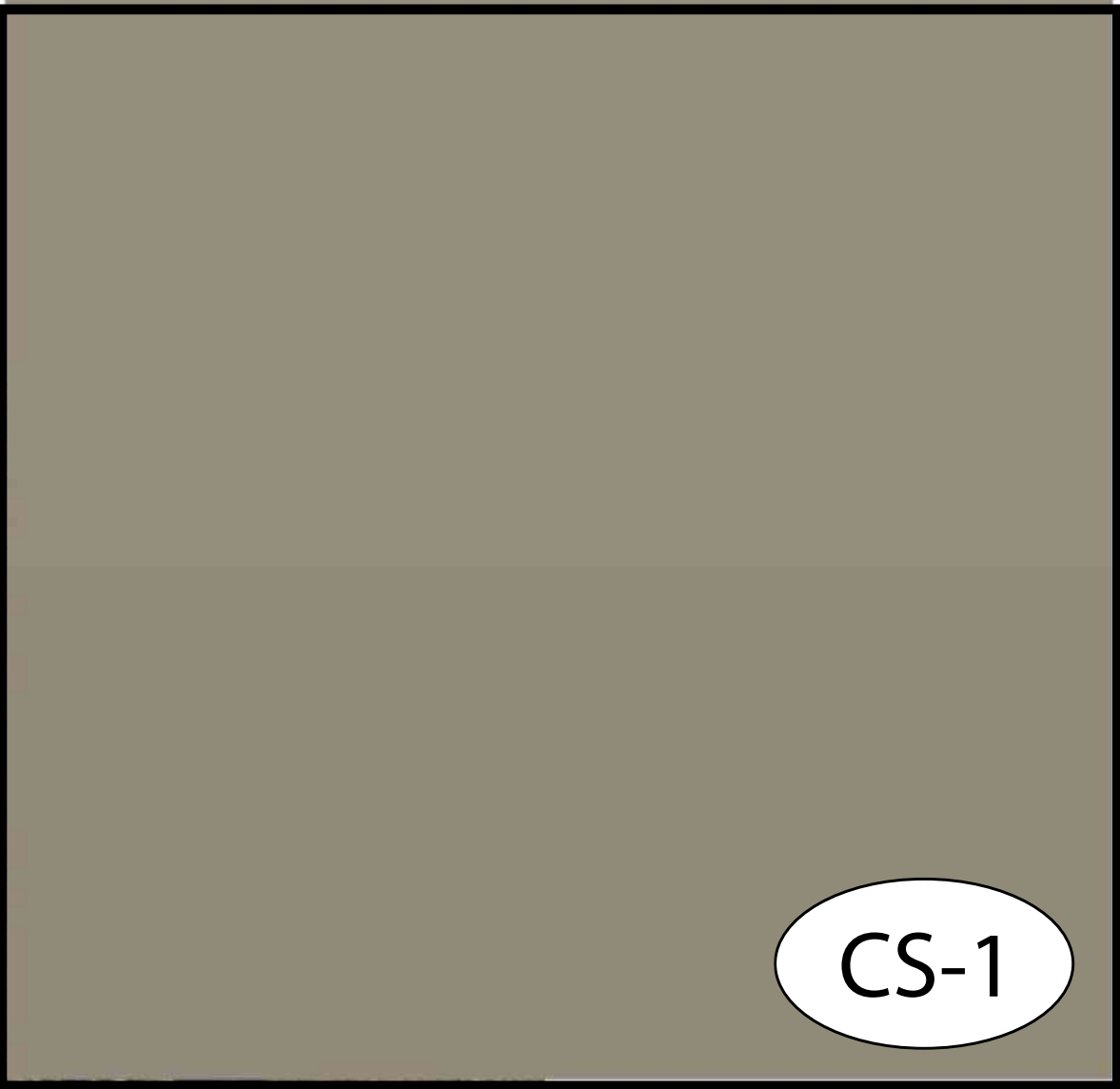
SF-1



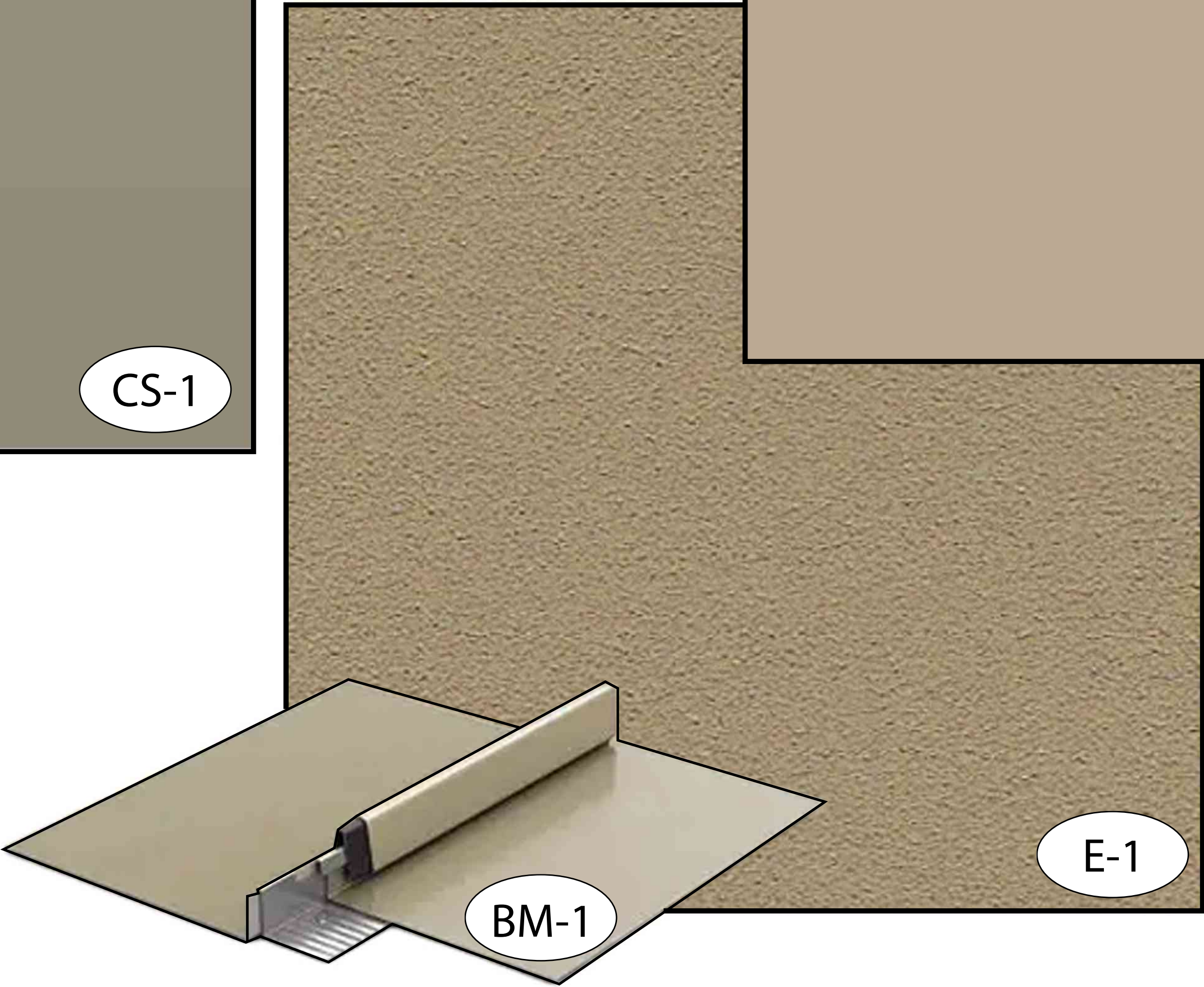
WD-2



ST-1

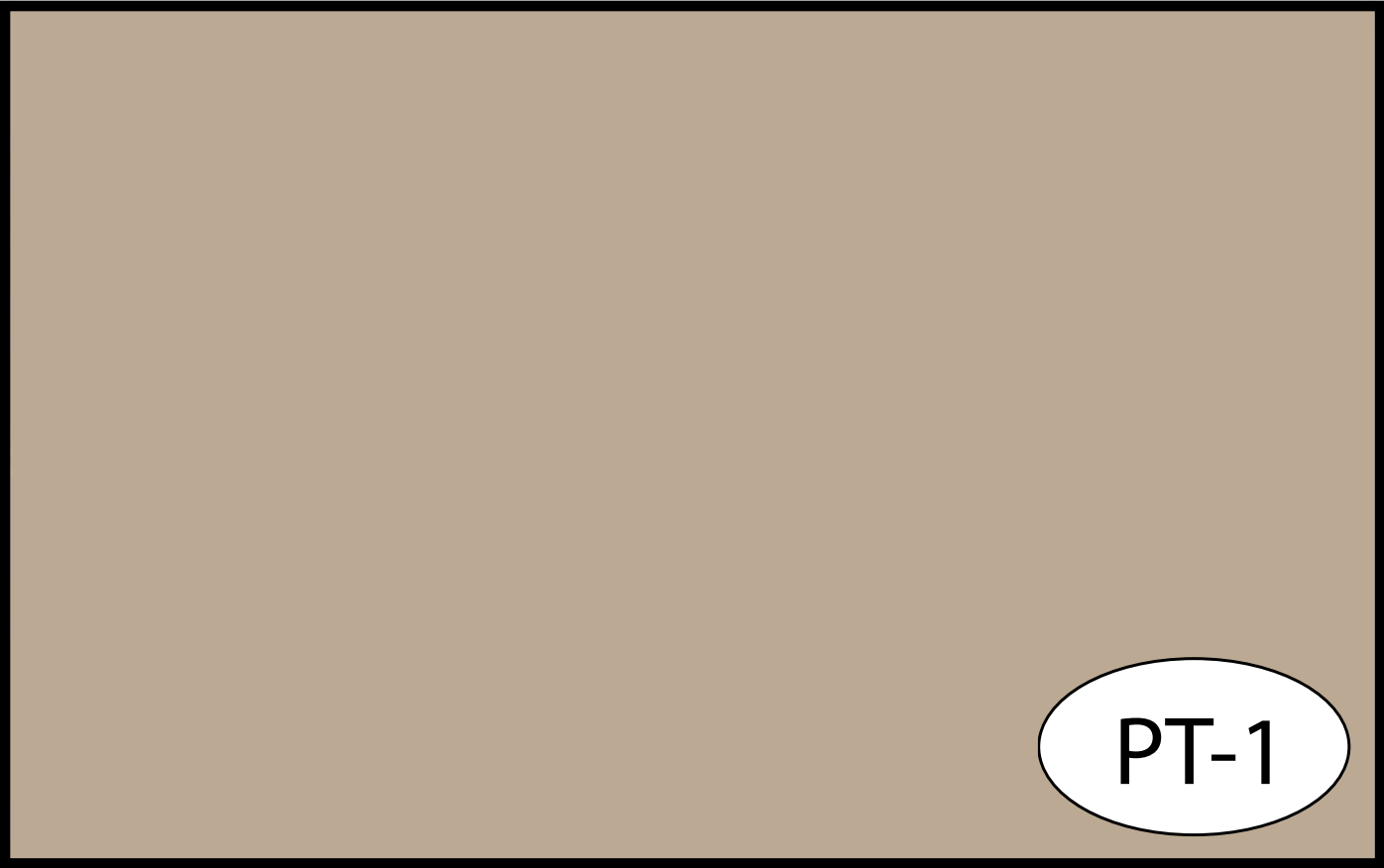


CS-1



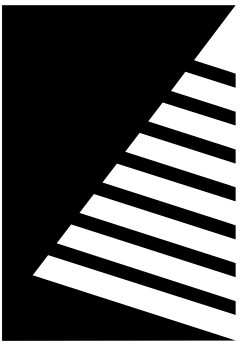
BM-1

E-1



PT-1

EXTERIOR MATERIALS LEGEND			
MARK	DESCRIPTION	MANUFACTURER	PRODUCT
AWNING			
AW-1	PRE-ENGINEERD ALUMINUM SUNSHADE	MAPES	DARK BRONZE
AW-2	METAL AWNING	BERRIDGE	DARK BRONZE
FIBER CEMENT			
WD-1	FIBER CEMENT WALL PANEL	NICHIHA	VINTAGEWOOD - BARK
WD-2	FIBER CEMENT WALL PANEL	NICHIHA	VINTAGEWOOD - CEDAR
METAL PANEL			
BM-1	PREFINISHED BRAKE METAL	BERRIDGE	SIERRA TAN
PAINT			
PT-1	PAINT	SHERWIN WILLIAMS	SW 7548 PORTICO
PRECAST			
CS-1	PRECAST CONCRETE	DAVIS COLORS	MATCH STONE VENEER
STONE			
ST-1	STACKED STONE VENEER	DUTCH QUALITY	DRY STACK - ASHEN
STOREFRONT			
SF-1	STOREFRONT	KAWNEER	DARK BRONZE
STUCCO			
E-1	EIFS	DRYVIT	451 - CALAHAN



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GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PROJECT:
ARMSTRONG CAPITAL DEVELOPMENT

SPRING RUN PLAZA

HIGHWAY 73 & SPRING RUN PARKWAY EAGLE MOUNTAIN, UTAH, 84005

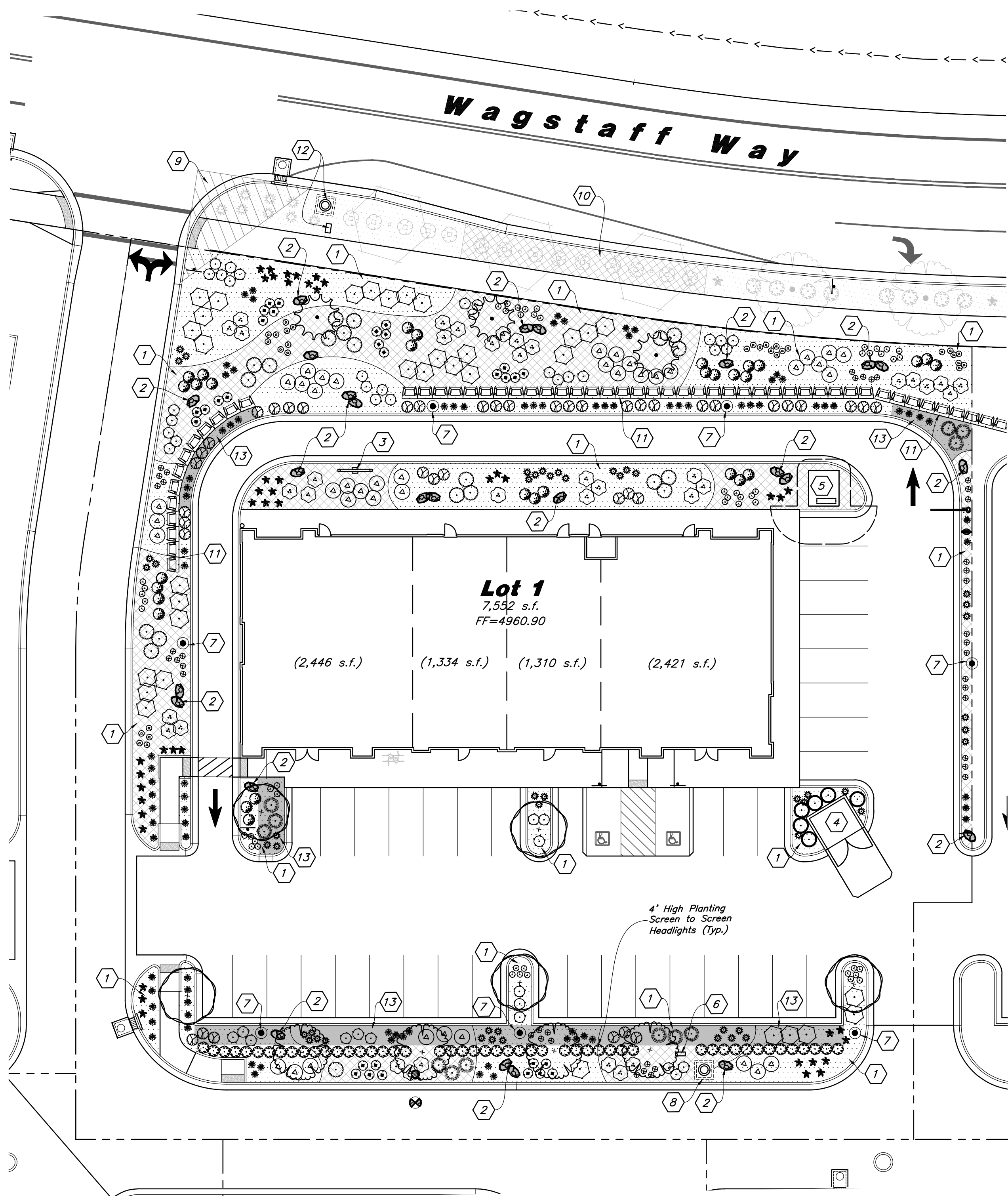
DATE: 08/12/2026
DESIGNED: EM
DRAWN: EM
REVIEWED: BN

SHEET TITLE:
MATERIAL BOARD

SHEET NUMBER:
A1.3

PROJECT NO.: 02502369.001

W:\124-120 Eagle Mountain East Retail\dwgs\04_Final Site\124-120_LS Lot 1.dwg, 8/12/2026 4:06:21 PM, 1:1



General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Existing and/or imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the existing/imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils. Remove all construction debris and foreign material.
- Provide an eight (8) inch depth of imported topsoil in all shrub areas and twelve (12) inches in parking islands.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and removed from the tree.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 weed barrier. Sections of weed barrier shall overlap six (6) inches and be staked down using triangular spacing. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. No edging shall be used between different stone types. Provide a defined edge between stone.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER REQUIREMENT	PLANT COVERAGE
TREES						
	4	Acer grandidentatum 'Schmidt' / Rocky Mountain Glow Maple	2" Caliper	20' (H) x 15' (W)	Low	---
	3	Cedrus atlantica 'Fastigiata' / Columnar Blue Atlas Cedar	6-8' Ht.	40' (H) x 10' (W)	Moderate	---
	6	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	6-8' Ht.	15' (H) x 6' (W)	Low	---
	5	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	2" Caliper	30' (H) x 20' (W)	Low	---
SHRUBS						
	30	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	24" (H) x 36" (W)	Moderate	7 s.f. (210)
	21	Caragana frutex 'Globosa' / Globe Russian Peashrub	5 gal	48" (H) x 48" (W)	Very Low	16 s.f. (336)
	41	Caryopteris x clandonensis 'CT-9-12' / Beyond Midnight Bluebeard	5 gal	30" (H) x 30" (W)	Low	6.5 s.f. (266.5)
	36	Physocarpus opulifolius 'SMPOTW' / Tiny Wine Ninebark	5 gal	48" (H) x 48" (W)	Low	16 s.f. (576)
	31	Spiraea betulifolia 'Tor' / White Frost Birchleaf Spirea	5 gal	36" (H) x 36" (W)	Low	9 s.f. (279)
	43	Spiraea japonica 'Galen' / Double Play Artisan Spirea	5 gal	36" (H) x 36" (W)	Low	9 s.f. (387)
	49	Taxus x media 'Dark Green Spreading' / Green Spreading Yew *	5 gal	36" (H) x 60" (W)	Moderate	9 s.f. (441)
PERENNIALS						
	30	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal	18" (H) x 12" (W)	Low	1 s.f. (30)
	44	Gaillardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal	12" (H) x 24" (W)	Low	4 s.f. (176)
	51	Lavandula angustifolia 'Betty's Blue' / Betty's Blue English Lavender	1 gal	12" (H) x 24" (W)	Low	4 s.f. (204)
	41	Salvia nemorosa 'May Night' / May Night Salvia	1 gal	18" (H) x 24" (W)	Low	4 s.f. (168)
GROUND COVER						
	40	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal	12" (H) x 60" (W)	Low	25 s.f. (1,000)
	12	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal	12" (H) x 72" (W)	Very Low	16 s.f. (192)
	33	Rhus aromatica Autumn Amber / Autumn Amber Sumac	5 gal	10" (H) x 64" (W)	Low	64 s.f. (2,112)
ORNAMENTAL GRASSES						
	50	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal	12" (H) x 18" (W)	Low	2.5 s.f. (125)
	88	Calamagrostis x acutiflora 'Karl Foerster' / Karl Forester Grass	5 gal	48" (H) x 30" (W)	Low	6.25 s.f. (556.25)
						7,059 s.f. Total

All Plant Material Has Been Selected From the West Jordan Valley Water Conservancy District Low and Very Low Water Usage Plant List and the Eagle Mountain Recommended Plant List

MATERIAL SCHEDULE

- | | | |
|--|--|----------------|
| | 1" to 2" Dia. Decorative Stone #1 - Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Fractured Earth Tone/Tan Colors From Utah Landscaping Rock (South Towne (Earth Tone Color with a Pink Accent)) | Detail: 4/L3.1 |
| | 4" to 8" Dia. Decorative Cobble Stone #2 - Install over Dewitt Pro5 Weed Barrier and Make Sure it Covers Weed Barrier; Carefully Place Around Plant Material; Stone Shall be Used in all Planting Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be From Utah Landscaping Rock (South Towne (Earth Tone Color with a Pink Accent)) | Detail: 4/L3.1 |
| | Landscape Accent Boulders - Boulders Shall be 3-4' in Diameter, Fractured and Match Proposed Stone; Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper | Detail: 5/L3.1 |

Landscape Maintenance:

- The Commercial Property Management Company will Install and Maintain all Landscaping/Irrigation Adjacent to Road A

Landscape Data

Site Area = 50,565 s.f. (1,161 ac.)
Onsite Landscape Area Provided = 13,158 s.f. (26%)
Lawn Area = 0 s.f. (0%)
Xeriscaping = 13,158 s.f. (100%)
Plant Coverage Required = 6,579 s.f. (50%)
Plant Coverage Provided = 7,059 s.f. (54%)
Drought Tolerant Plant Material = 641/641 (100%) *
Parking Lot Area = 17,131 s.f.
Parking Lot Snow Storage Required = 5,653 c.f. (4" Depth)
Parking Lot Snow Storage Provided = 943 s.f. Piled @ 6' High

* All Plant Material has been Selected From the West Jordan Valley Water Conservancy District Low and Very Low Water Usage Plant List. Source for Plant List Approved by the City Biologist.

Landscape Notes:

- See Sheet L3.1 for Planting Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout. See Sheet L3.1 for Irrigation Details.
- Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
- Prior to Installing Stone, Apply an Application of Pre-emergent Herbicide.
- See Landscape Notes for Details regarding Landscape Maintenance Period.
- Different Types of Stone Shall not be Separated by Edging but a Distinct Smooth Flowing Line.

Landscape Installation Keynotes

- Install Shrub Planter with Weed Barrier, Decorative Stone, and Plant Material; See Material Sch. for Stone Type
- Install Landscape Boulder
- Menu Board - Adjust Plant Material as Needed to Not Block Menu and Ordering Boards
- Dumpster Enclosure with Plant Screening
- New Elect. Transformer; Adjust Plant Material as Needed to Allow Access to Transformer
- Irrigation Backflow Preventer - See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material and Away From Back of Curb to Avoid a Conflict with a Vehicle Bumper
- New Light Pole - See Site Elect. Plans; Adjust Plant Material as Needed and Evenly Space Plant Material Around Light Poles
- Water Meter for Building and Irrigation - See Utility Plan for More Detail
- Clear Vision Triangle - No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees are Allowed Within the Clear Vision Triangle (30'x30')
- Landscape Shall be Installed by Developer in Later Phase
- Retaining Wall - See Civil Plans for More Detail; Install Decorative Stone and Weed Barrier Around Wall; Verify that Wall is Free of Dirt and Washed Off
- Irrigation Water Meter, Backflow Preventer, and P.O.C. for Parkstrip Irrigation System
- Snow Storage Area; See Landscape Data Table for More Info.



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Salt Lake City, Utah 84118
(801) 521-8529 - awaeng.com



CLIENT INFORMATION:

ACD

CLIENT LOGO:



Landscape Plan

Spring Run Plaza Phase 1 - Lot 1

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Project No: 24-120

Designer: JK

PM: JHT

OCM:

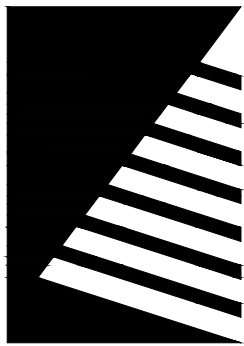
Final Review:

24-120 LS Lot 1

12 Aug, 2026

SHEET NO.

L1.1



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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PROJECT:
ARMSTRONG CAPITAL
DEVELOPMENT

SPRING RUN PLAZA

HIGHWAY 73 & SPRING RUN
PARKWAY EAGLE MOUNTAIN,
UTAH, 84005

DATE: 08/12/2026

DESIGNED: AC

DRAWN: JG

REVIEWED: JG

FIELD BOOK NO.:

SHEET TITLE:

PHOTOMETRIC PLAN
- LOT 1

SHEET NUMBER:

PROJECT NO.: 02502369.001

LOT 1		
TOTAL ACREAGE:	1.16	
TOTAL LUMENS ON SITE:	113,430	
MAXIMUM PERMITTED LUMENS ON SITE:	116,000	

STATISTICS - LOT 1						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DRIVE THRU LOT 1	+	3.41 FC	14.4 FC	1.1 FC	13.09	3.11
PARKING LOT 1	+	1.56 FC	3.3 FC	0.6 FC	5.50	2.60
OVERALL SITE	+	1.01 FC	13.3 FC	0.0 FC	N/A	N/A

LUMINAIRE SCHEDULE									
TYPE	MANUFACTURER	LUMINAIRE SERIES	SOURCE (TYPE/COLOR TEMP/CRI)	VOLTAGE	LOAD (VA)	LUMEN OUTPUT	FINISH	MOUNTING	DESCRIPTION
S1	MCGRRAW-EDISON	GALN GALLEON II SERIES	LED, 4000K, 70CRI	208V	93	9,830	BRONZE	17'-0" AFG	POLE MOUNTED SITE LUMINAIRE, HOUSE SIDE SHIELD, TYPE IV FORWARD THROW, DOUBLE FUSED, DIMMING MOTION SENSOR
S2	MCGRRAW-EDISON	GALN GALLEON II SERIES	LED, 4000K, 70CRI	208V	63	9,180	BRONZE	17'-0" AFG	POLE MOUNTED SITE LUMINAIRE, HOUSE SIDE SHIELD, TYPE II W/ SPILL CONTROL, DOUBLE FUSED, DIMMING MOTION SENSOR
S3	MCGRRAW-EDISON	GALN GALLEON II SERIES	LED, 4000K, 70CRI	208V	63	9,645	BRONZE	17'-0" AFG	POLE MOUNTED SITE LUMINAIRE, TYPE V SQUARE MEDIUM, DOUBLE FUSED, DIMMING MOTION SENSOR
W1	LIGHTWAY INDUSTRIES	TBLW SERIES	LED, 4000K, 90+CRI	120V	24	2,460	BRONZE	10'-0" AFG	WALL PACK WITH PHOTOCELL, 0-10V DIMMING
W2E	LIGHTWAY INDUSTRIES	PDSW SERIES	LED, 4000K, 90+CRI	120V	6	800	BRONZE	12'-0" AFG	WALL PACK WITH PHOTOCELL, BATTERY BACKUP, 5-LED, 0-10V DIMMING
NOTES: A. REMOVE ALL FINGER PRINTS FROM LENSES, REFLECTORS, AND LOUVERS FOLLOWING LIGHT FIXTURE INSTALLATION. B. FOR APPROVAL OF FIXTURES FROM MANUFACTURERS OTHER THAN THOSE LISTED, PROPOSED FIXTURES SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER TEN BUSINESS DAYS PRIOR TO BID FOR REVIEW. FINAL DETERMINATION OF "EQUAL" STATUS FOR BIDDING SHALL BE THE SOLE DETERMINATION OF THE ARCHITECT/ENGINEER. C. PROVIDE ALL HOLLOW POLES WITH VIBRATION DAMPERS BY THE FACTORY.									



1 PHOTOMETRIC PLAN - LOT 1
SCALE: 1"=20'



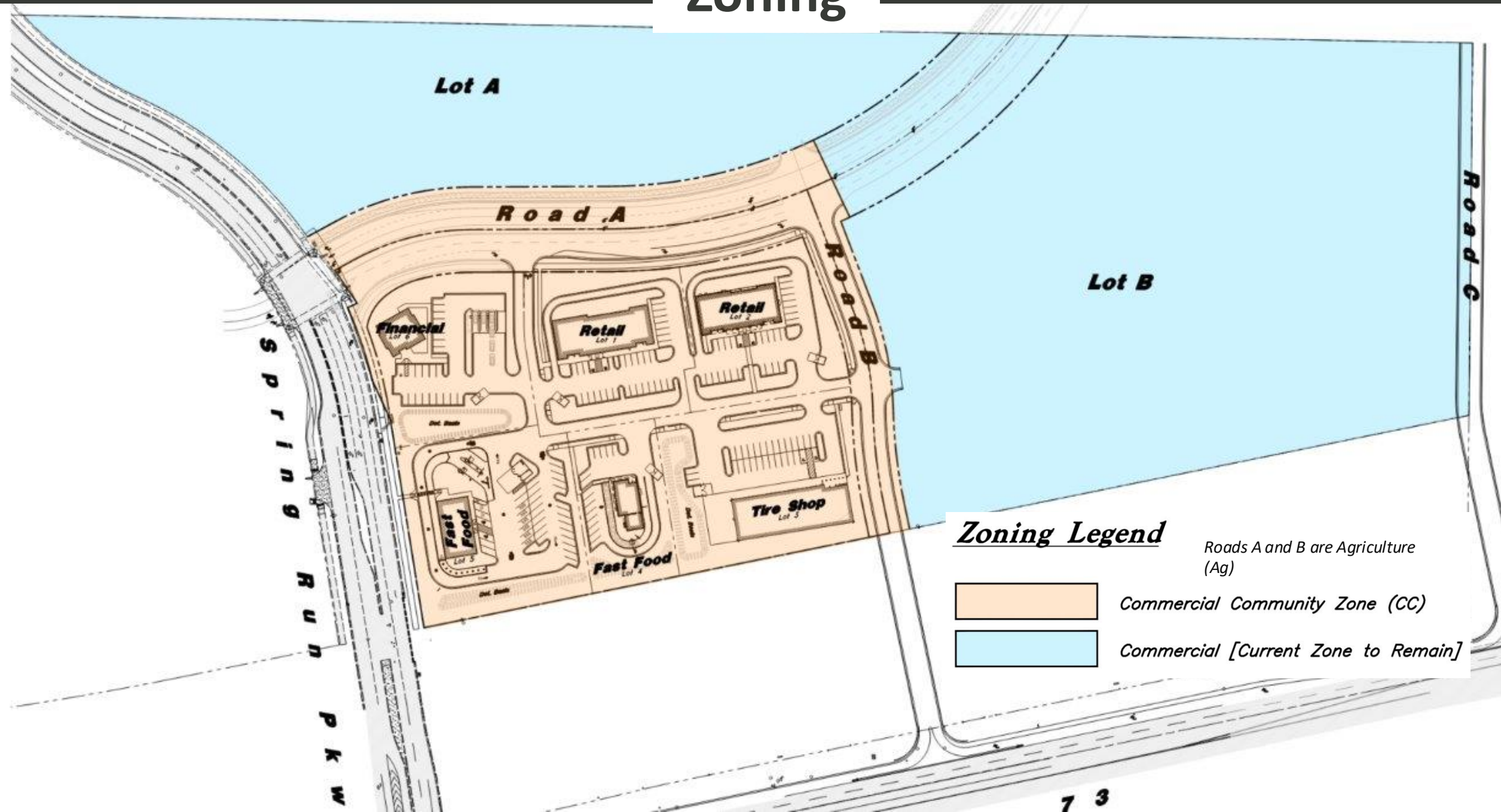
Spring Run Plaza Lot 1

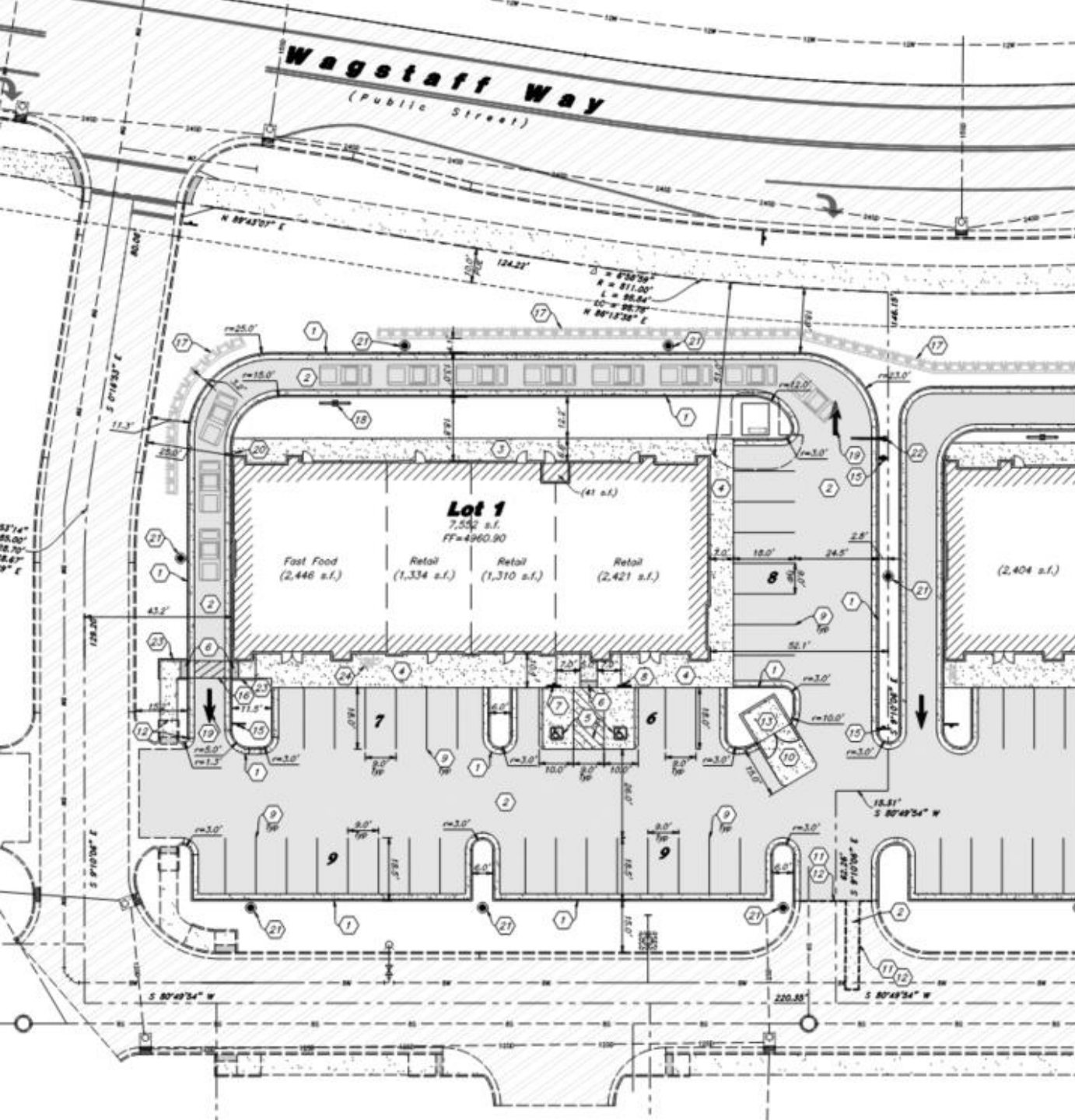
Site Plan





Zoning





Site Data

Site Area = 50,565 s.f. (1.161 ac.)

Landscape Area Provided = 13,158 s.f. (26%)

Impervious Area Provided = 29,427 s.f. (58.2%)

Building Footprint Area = 7,981 s.f (15.8%)

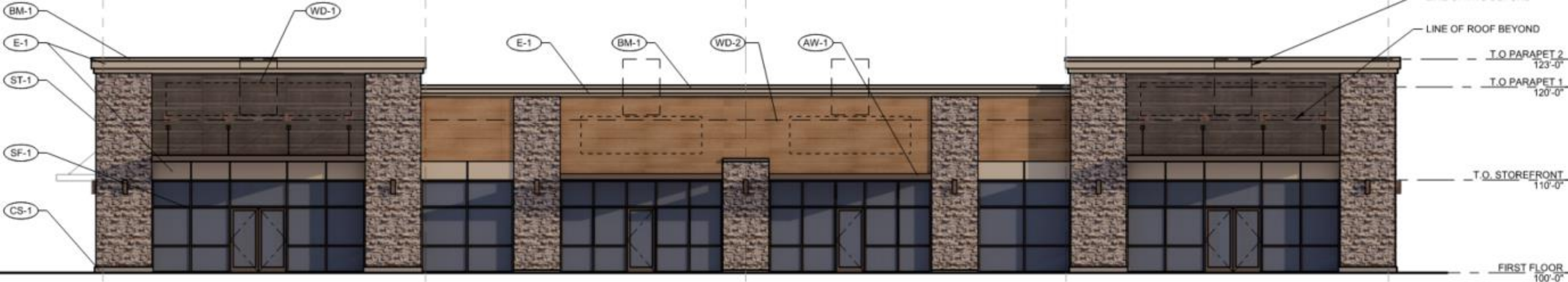
Parking Required = 37 stalls

Fast Food (1/125) = 20 stalls

Retail (1/300) = 17 stalls

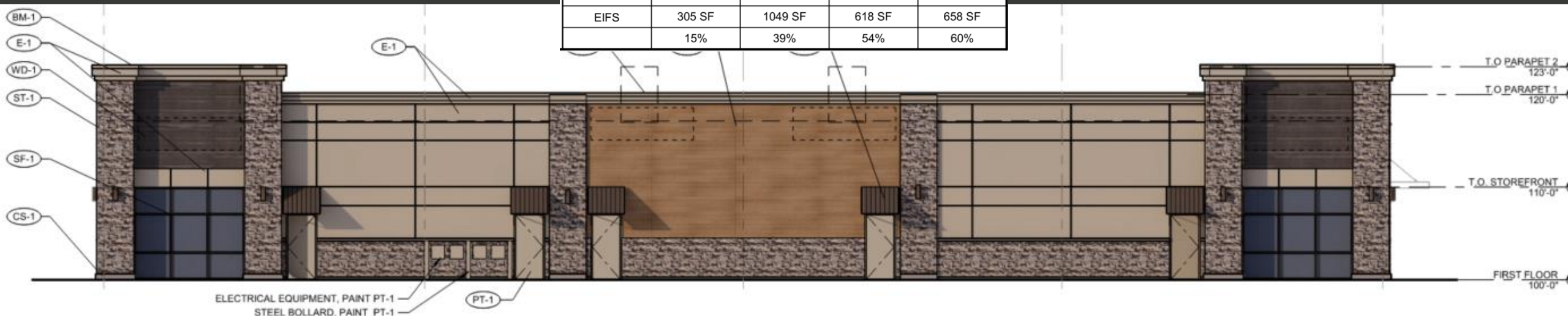
Parking Provided = 39 stalls (5.1/1,000)





1 SOUTH ELEVATION

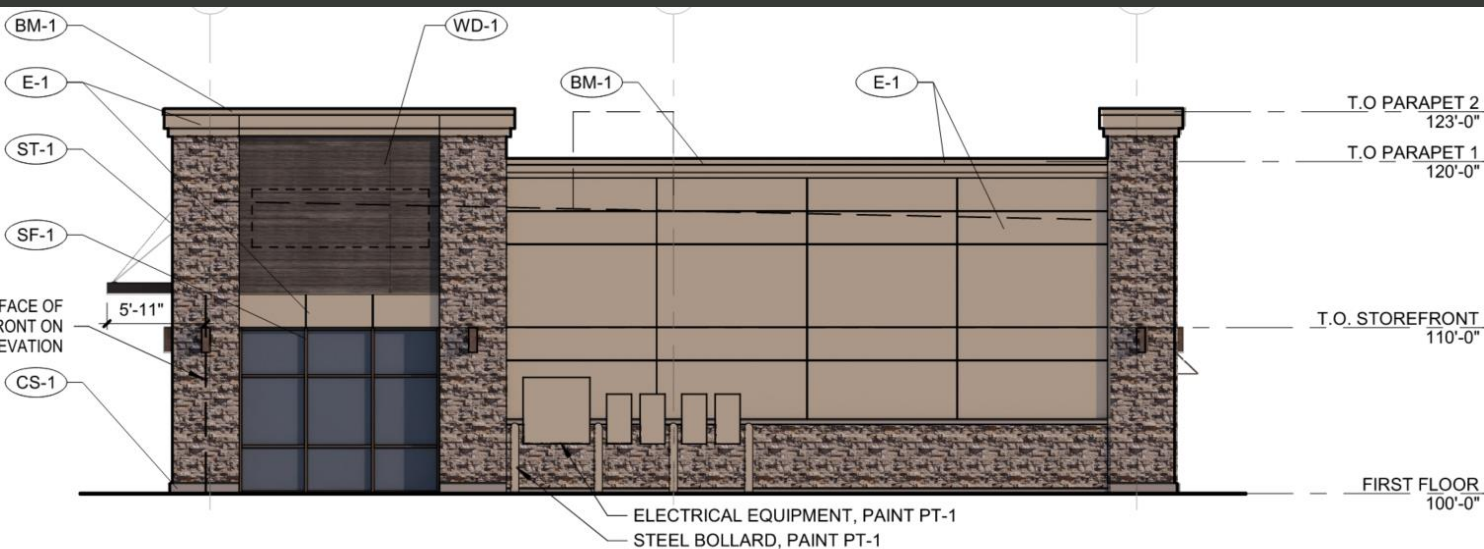
MATERIAL CALCULATION TABLE				
MATERIAL	SOUTH ELEVATION (PRIMARY)	NORTH ELEVATION (PRIMARY)	EAST ELEVATION	WEST ELEVATION
	3,012 SF	2,920 SF	1,272 SF	1,224 SF
GLAZING	1,010 SF 34%	240 SF 8%	120 SF 9%	120 SF 10%
	2,002 SF	2,680 SF	1,152 SF	1,104 SF
STONE	768 SF	910 SF	420 SF	433 SF
FIBER CEMENT	929 SF	721 SF	114 SF	-
	85%	61%	46%	40%
EIFS	305 SF	1049 SF	618 SF	658 SF
	15%	39%	54%	60%



2 NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

MATERIAL CALCULATION TABLE

MATERIAL	SOUTH ELEVATION (PRIMARY)	NORTH ELEVATION (PRIMARY)	EAST ELEVATION	WEST ELEVATION
	3,012 SF	2,920 SF	1,272 SF	1,224 SF
GLAZING	1,010 SF 34%	240 SF 8%	120 SF 9%	120 SF 10%
	2,002 SF	2,680 SF	1,152 SF	1,104 SF
STONE	768 SF	910 SF	420 SF	433 SF
FIBER CEMENT	929 SF	721 SF	114 SF	-
	85%	61%	46%	40%
EIFS	305 SF	1049 SF	618 SF	658 SF
	15%	39%	54%	60%



Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the Spring Run Plaza Lot 1 Site Plan.





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 25, 2026**

TITLE:	SITE PLAN - Spring Run Plaza Lot 2
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Alex Fleischman, AWA Engineering Jason Thompson, AWA Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial Community	1.02 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the Spring Run Plaza Lot 2 Site Plan with the following condition(s):

1. The east elevation be clad in at least 60% high-quality natural materials.
2. The Shared Parking and Maintenance Agreement be filed with Staff as part of the Site Plan application.

BACKGROUND:

The Applicants for the Spring Run Plaza are proposing a Site Plan on Lot 2 of the development, generally located on the northeast corner of Spring Run Parkway and Cory B. Wride Memorial Highway. The site plan would include a multi-tenant shell building with projected retail and fast food uses.

ITEMS FOR CONSIDERATION:

Subject to City Council approval through the site plan approval process, the Spring Run Plaza Master Development Agreement grants the following exemptions:

1. The ability to have drive-throughs between the building and the public right-of-way with corresponding design elements to improve the attractiveness of the drive-through;
2. No escape lane is required for drive-throughs where it is impractical due to spacing or other limitations;
3. Parking is allowed between the building and the street where it is impractical to locate it elsewhere;
4. No more than ten feet of landscape buffer width is required in any location;
5. The minimum front and rear setback(s) may be as low as ten feet, with no maximum.

The Spring Run Plaza MDA does not grant any exemptions to the City's commercial design standards. The east elevation is visible from a public street; therefore, per EMMC 17.72.060(I), it should be clad in at least 60% high-quality natural materials. The proposed elevation shows only 47% high-quality natural materials being used on that side. The very beginning of EMMC 17.72.060 does allow the land use authority to permit variations to this standard if an applicant provides very specific justification of how the proposal is more appropriate for the neighborhood and of higher quality than the standard.

This site will also require the City Council to approve a Shared Parking Agreement with Spring Run Plaza Lot 1 to utilize their two extra parking spaces. Staff is not concerned with there not being enough parking between the two lots, though we will require the Applicant to file the Shared Parking and Maintenance Agreement per EMMC 17.55.100.

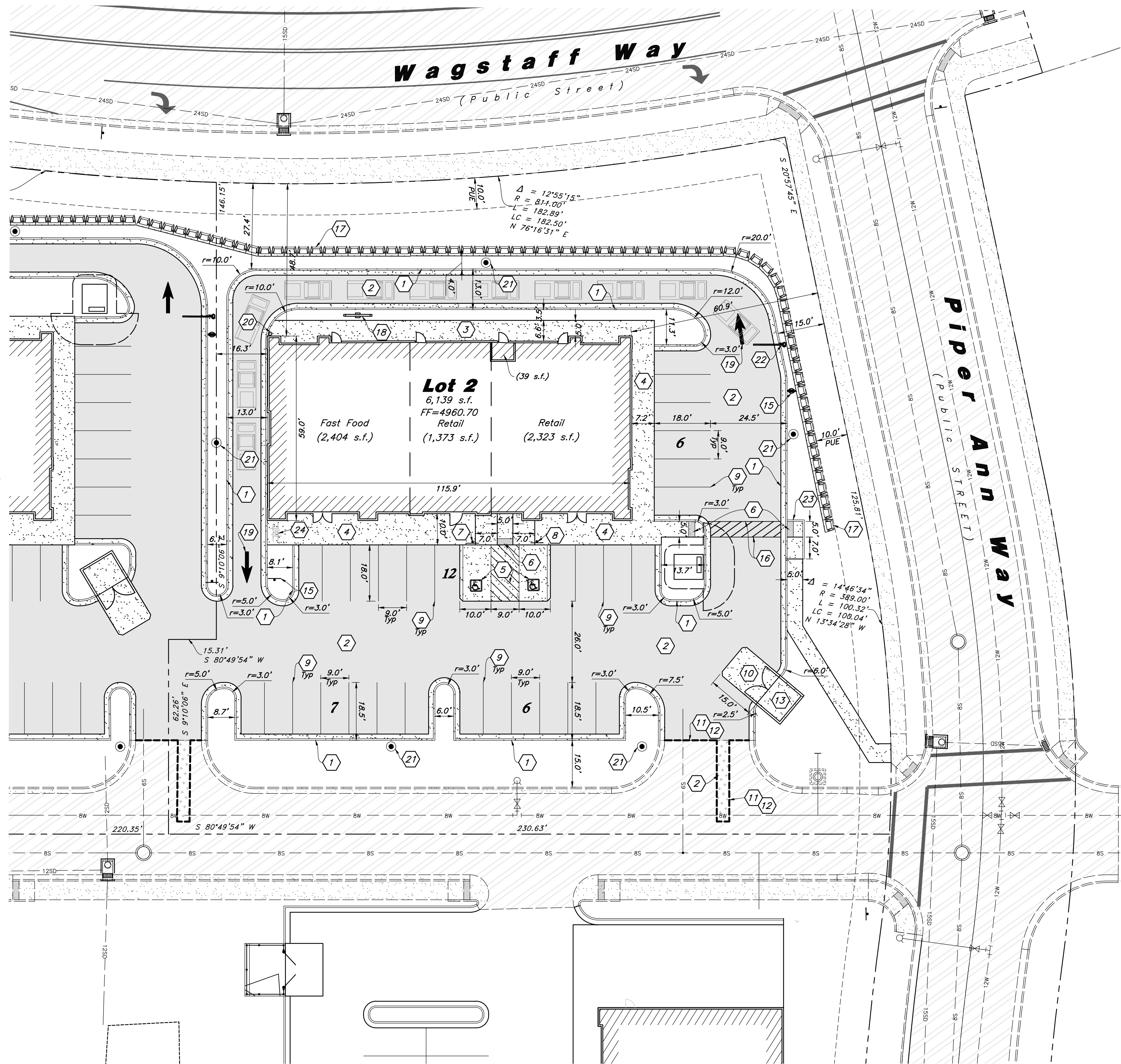
PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Site Plan
2. Elevations
3. Landscape Plan
4. Lighting Plan
5. Presentation

See Civil Improvement Plans for Lot 1 to be constructed simultaneously with Lot 2



Site Data

Site Area = 44,306 s.f. (1.017 ac.)

Landscape Area Provided = 13,156 s.f. (29.6%)

Impervious Area Provided = 24,659 s.f. (55.7%)

Building Footprint Area = 6,523 s.f. (14.7%)

Fast Food (1/125) = 20 stalls

Retail (1/300) = 13 stalls

Parking Required = 33 stalls

Parking Provided = 31 stalls (5/1,000)

(There will be a shared parking agreement between Lots 1 and 2 for Lot 2 to utilize the extra 2 stalls on Lot 1.

Hatch Legend

	Standard Asphalt Paving
	Heavy Duty Asphalt Paving
	Existing Asphalt Paving
	Concrete Paving
	Existing Concrete Paving
	Building Interior

Site Construction Notes

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Conc. Sidewalk
- Const. Thickened Edge Sidewalk
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Const. Conc. Paving
- Sawcut; Provide Smooth Clean Edge
- Conn. & Match Existing Improvements
- Dumpster Enclosure (See Arch. Plans)
- Const. Directional Arrows per MUTCD
- Const. Directional Signage (See Arch. Plans)
- Const. 4" White Paint Stripe at 45 degrees, 2" o.c. (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Retaining Wall constructed with the Phase 1 Subdivision Improvements
- Menu Board by Others
- Const. Directional Arrow per MUTCD Stds.
- Const. Bollard (See Arch. Plans)
- Const. Light Pole and Base (See Arch. Plans)
- Const. Drive Through Clearance Bar (See Arch. Plans)
- Const. 6" Concrete Curb Wall
- Const. Bike Rack

General Site Notes:

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

Construction Survey Note:

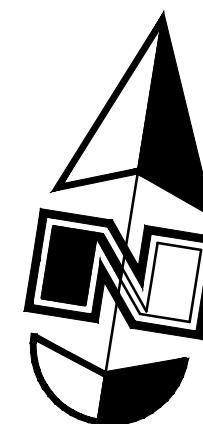
The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bid. The Survey Layout proposal has been broken out into Building Costs and Site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

Survey Control Note:

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



Scale: 1" = 20'



CLIENT INFORMATION:

ACD

CLIENT LOGO:



Site Plan - Lot 2

Spring Run Plaza Phase 1 - Lot 2

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Project No: 24-120

Designer: IK

PM: JHT

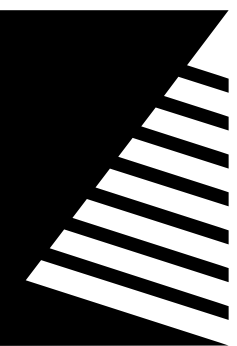
OCM:

Final Review: 24-120 SP Lot 2

12 Aug, 2026

SHEET NO.

C1.1



Farnsworth
GROUP

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GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
ARMSTRONG CAPITAL
DEVELOPMENT

SPRING RUN RETAIL
BUILDINGS

HIGHWAY 73 & SPRING RUN
PARKWAY EAGLE MOUNTAIN,
UTAH, 84005

DATE: 08/12/2026

DESIGNED: EM

DRAWN: EM

REVIEWED: BN

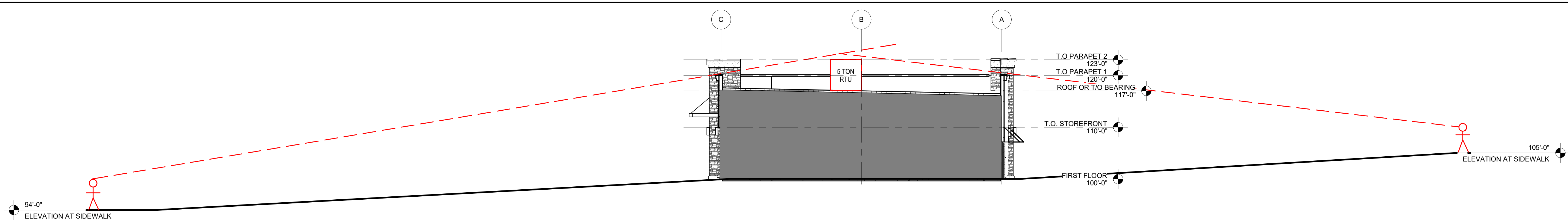
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EXTERIOR
ELEVATIONS - LOT 2

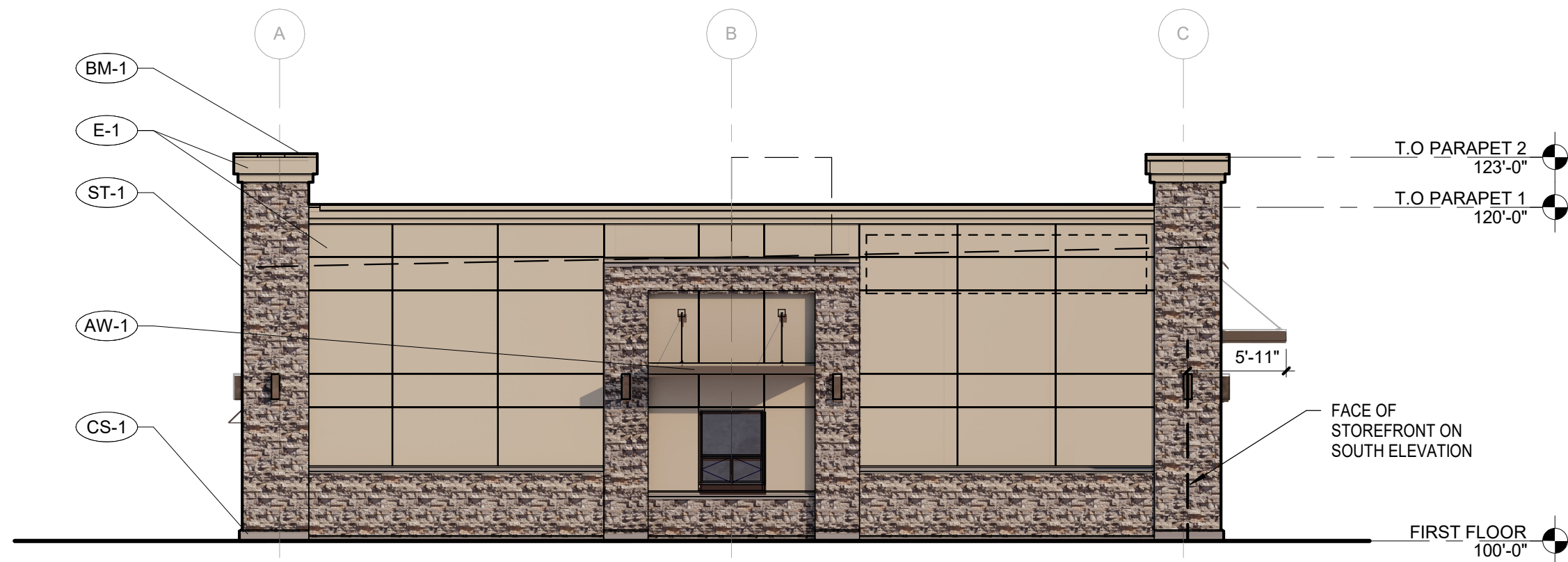
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A1.1

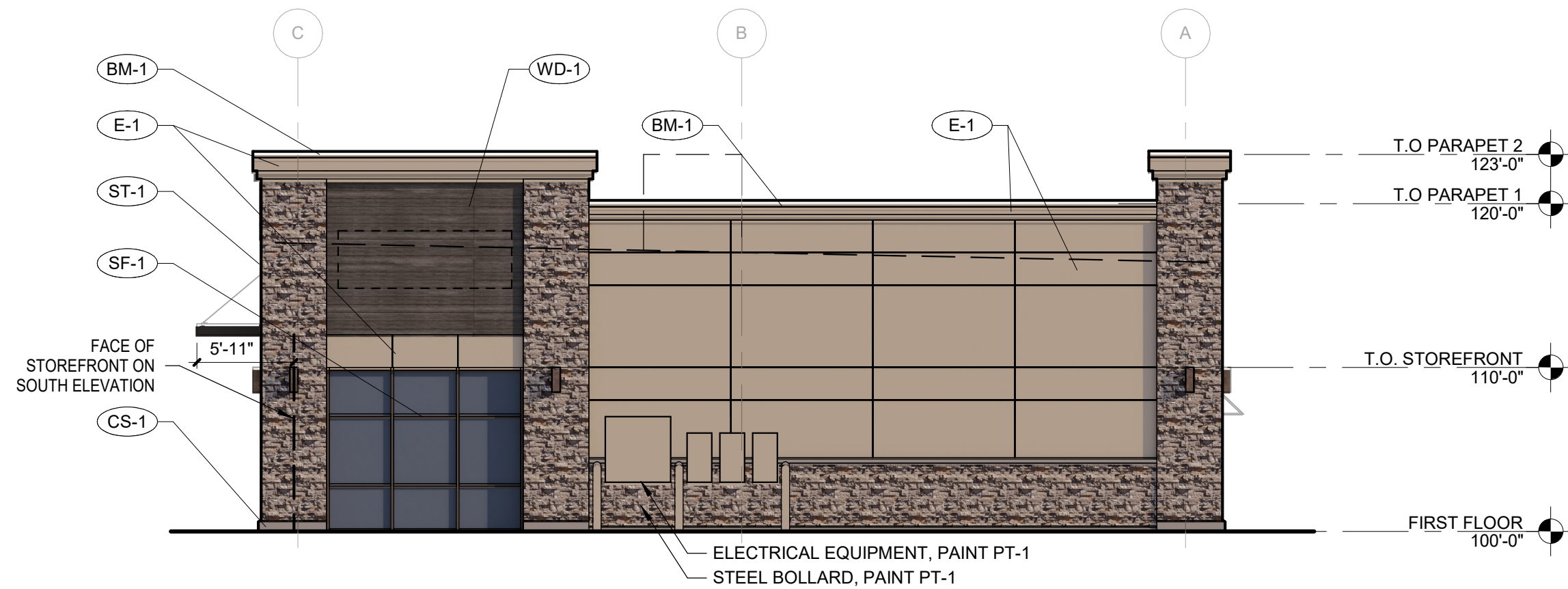
PROJECT NO.: 02502369.001



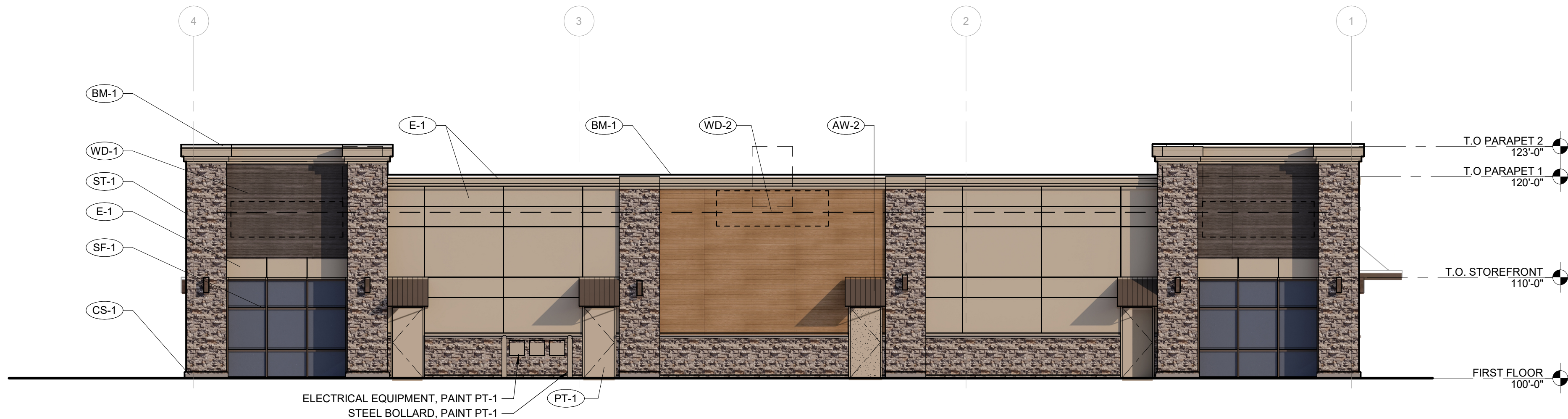
5 ROOF SCREEN DIAGRAM
SCALE: 1" = 10'-0"



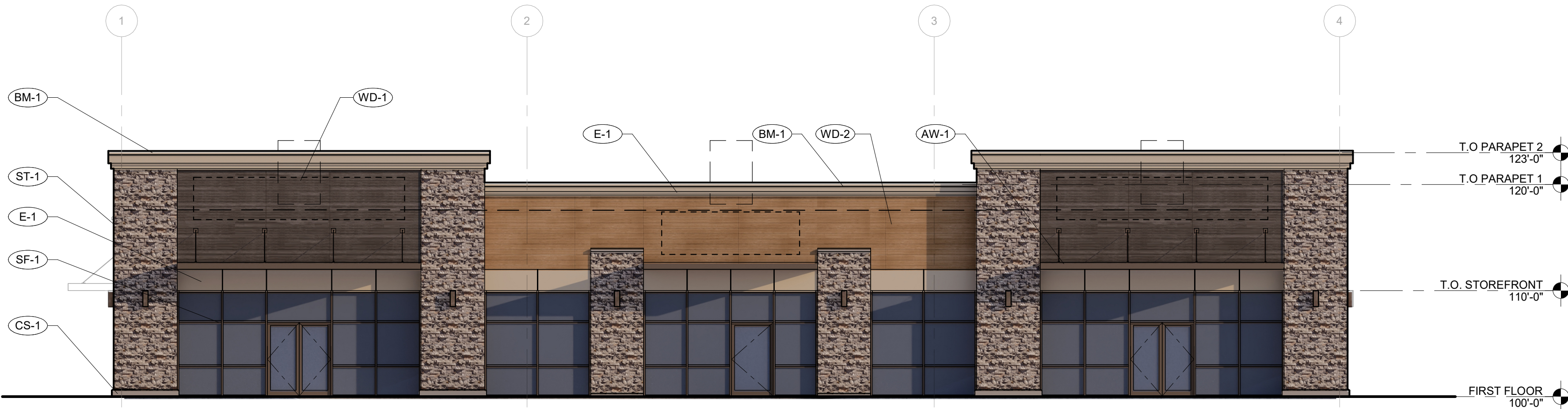
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



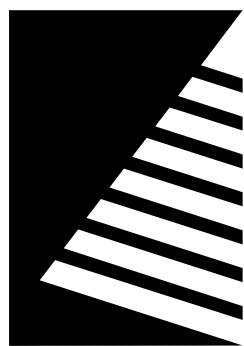
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

EXTERIOR GENERAL NOTES			
1. OWNER PROVIDED ROOF TOP MECHANICAL UNITS TO BE SCREENED BY PARAPET WHEN VIEWED FROM SIDEWALK LEVEL. ALL TENANT PROVIDED MECHANICAL UNITS TO BE SCREENED BY TENANT AS REQUIRED.			
2. GENERAL SIGN LOCATION PROVIDED. TENANT TO PROVIDE SIGNAGE PER CITY STANDARDS AND PERMIT SEPARATELY			
EXTERIOR MATERIALS LEGEND			
MARK	DESCRIPTION	MANUFACTURER	PRODUCT
AWNING			
AW-1	PRE-ENGINEERD ALUMINUM SUNSHADE	MAPES	DARK BRONZE
AW-2	METAL AWNING		DARK BRONZE
FIBER CEMENT			
WD-1	FIBER CEMENT WALL PANEL	NICHIHA	VINTAGEWOOD - BARK
WD-2	FIBER CEMENT WALL PANEL	NICHIHA	VINTAGEWOOD - CEDAR
METAL PANEL			
BM-1	PREFINISHED BRAKE METAL	BERRIDGE	SIERRA TAN
PAINT			
PT-1	PAINT	SHERWIN WILLIAMS	SW 7548 PORTICO
PRECAST			
CS-1	PRECAST CONCRETE	DAVIS COLORS	MATCH STONE VENEER
ST-1	STACKED STONE VENEER	DUTCH QUALITY	DRY STACK - ASHEN
STOREFRONT			
SF-1	STOREFRONT	KAWNEER	DARK BRONZE
STUCCO			
E-1	EIFS	DRYVIT	451 - CALAHAN

MATERIAL CALCULATION TABLE				
MATERIAL	SOUTH ELEVATION (PRIMARY)	NORTH ELEVATION (PRIMARY)	EAST ELEVATION	WEST ELEVATION
	2,533 SF	2,448 SF	1,245 SF	1,198 SF
GLAZING	824 SF 33%	240 SF 10%	120 SF 10%	100 SF 8%
	1,709 SF	2,208 SF	1,125 SF	1,078 SF
STONE	656 SF	804 SF	414 SF	427 SF
FIBER CEMENT	737 SF	553 SF	114 SF	-
	81%	61%	47%	40%
EIFS	316 SF	851 SF	597 SF	651 SF
	19%	39%	53%	60%



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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PROJECT:
ARMSTRONG CAPITAL
DEVELOPMENT

SPRING RUN PLAZA

HIGHWAY 73 & SPRING RUN
PARKWAY EAGLE MOUNTAIN,
UTAH, 84005

DATE: 08/12/2026

DESIGNED: EM

DRAWN: EM

REVIEWED: BN

SHEET TITLE:

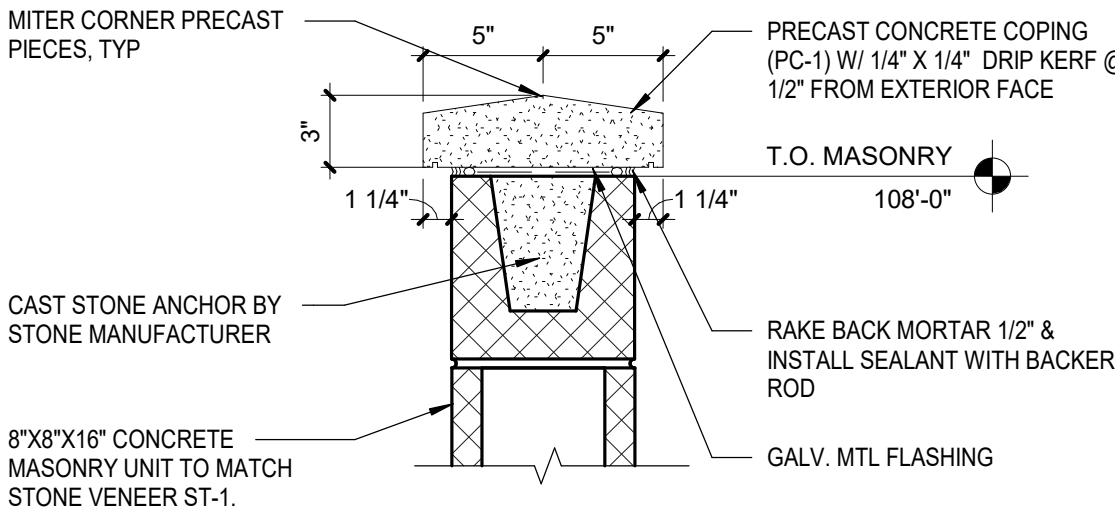
SITE DETAILS

SHEET NUMBER:

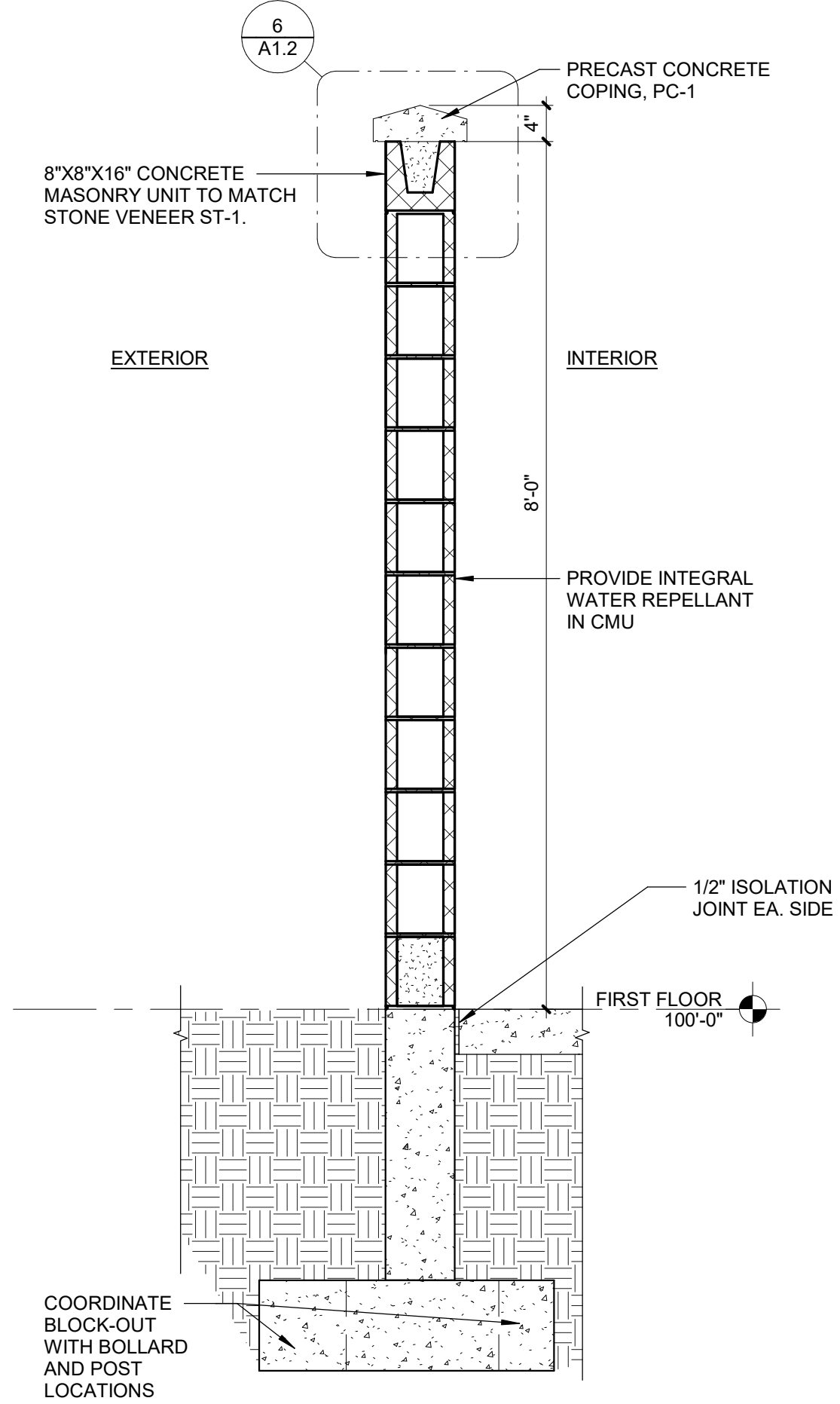
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PROJECT NO.: 02502369.001

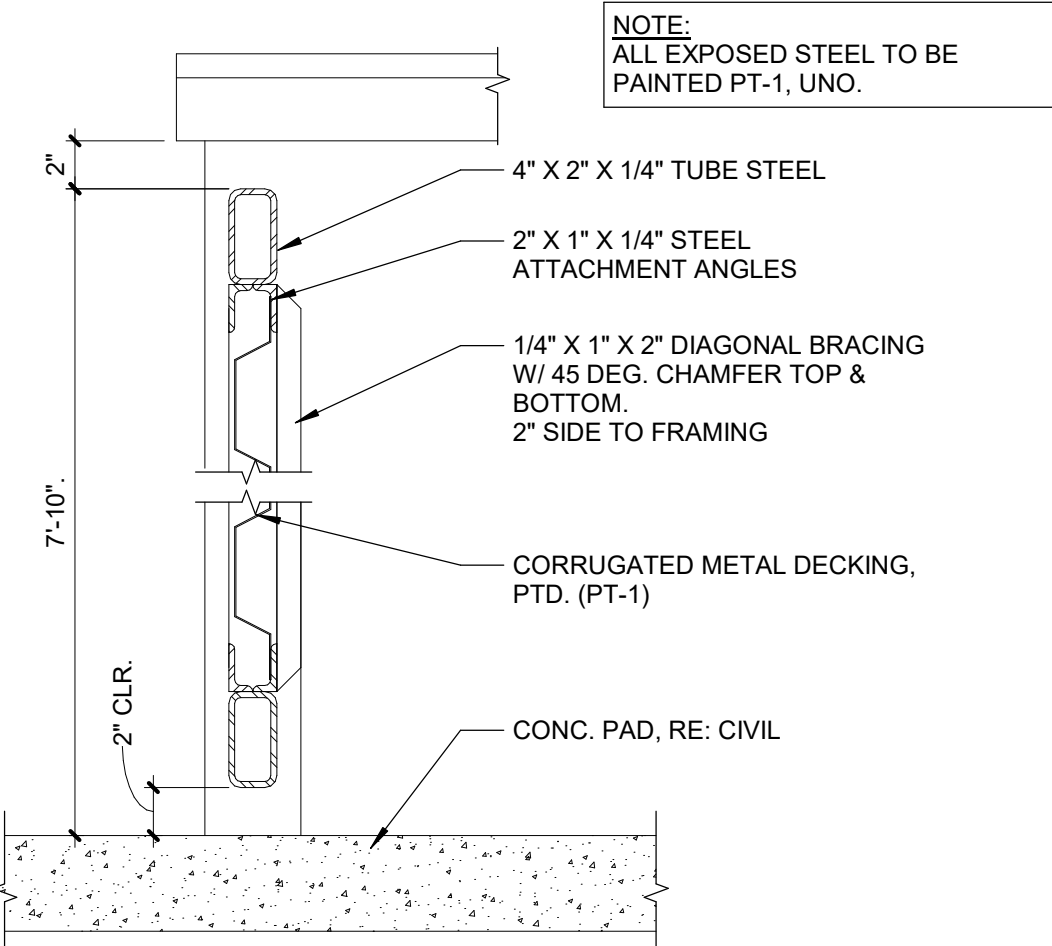
NOTE:
ALL COPING HEAD JOINTS SHALL HAVE GROUT RAKED BACK
1/2" AND GRAY SEALANT INSTALLED OVER GROUT



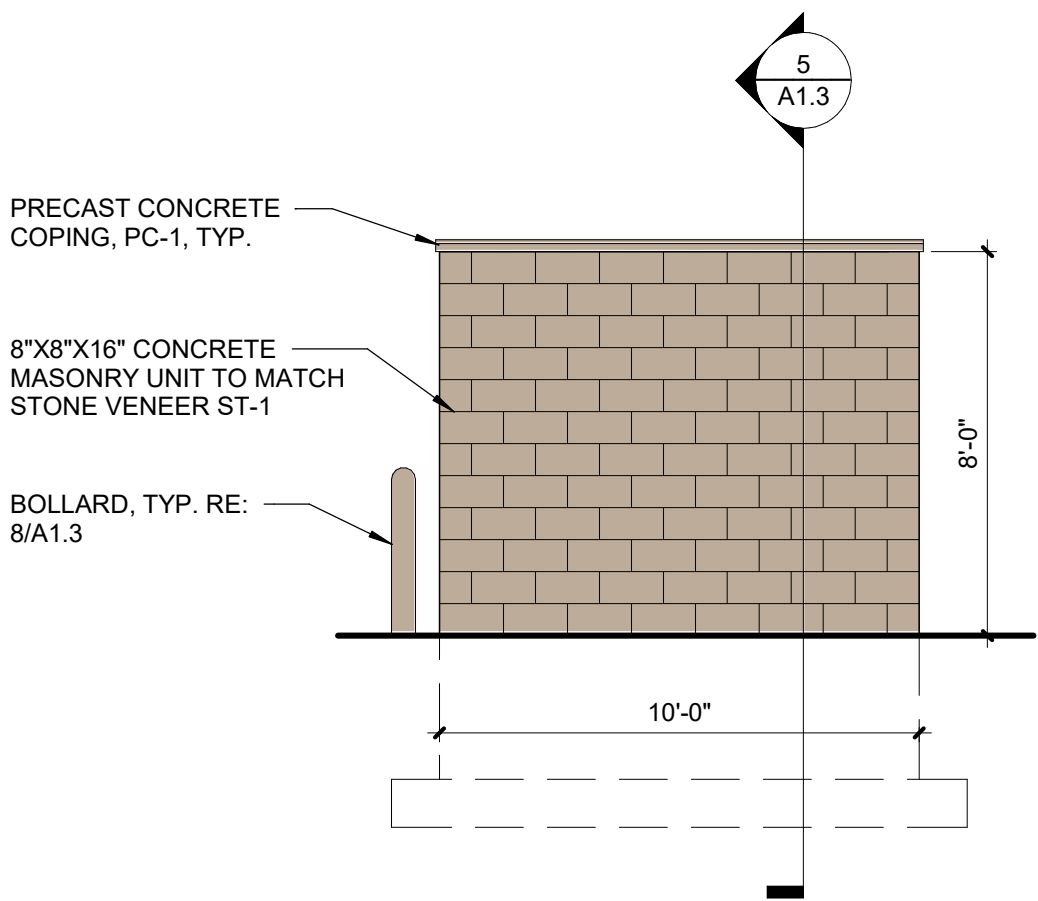
6 TRASH ENCLOSURE COPING DETAIL
SCALE: 1 1/2" = 1'-0"



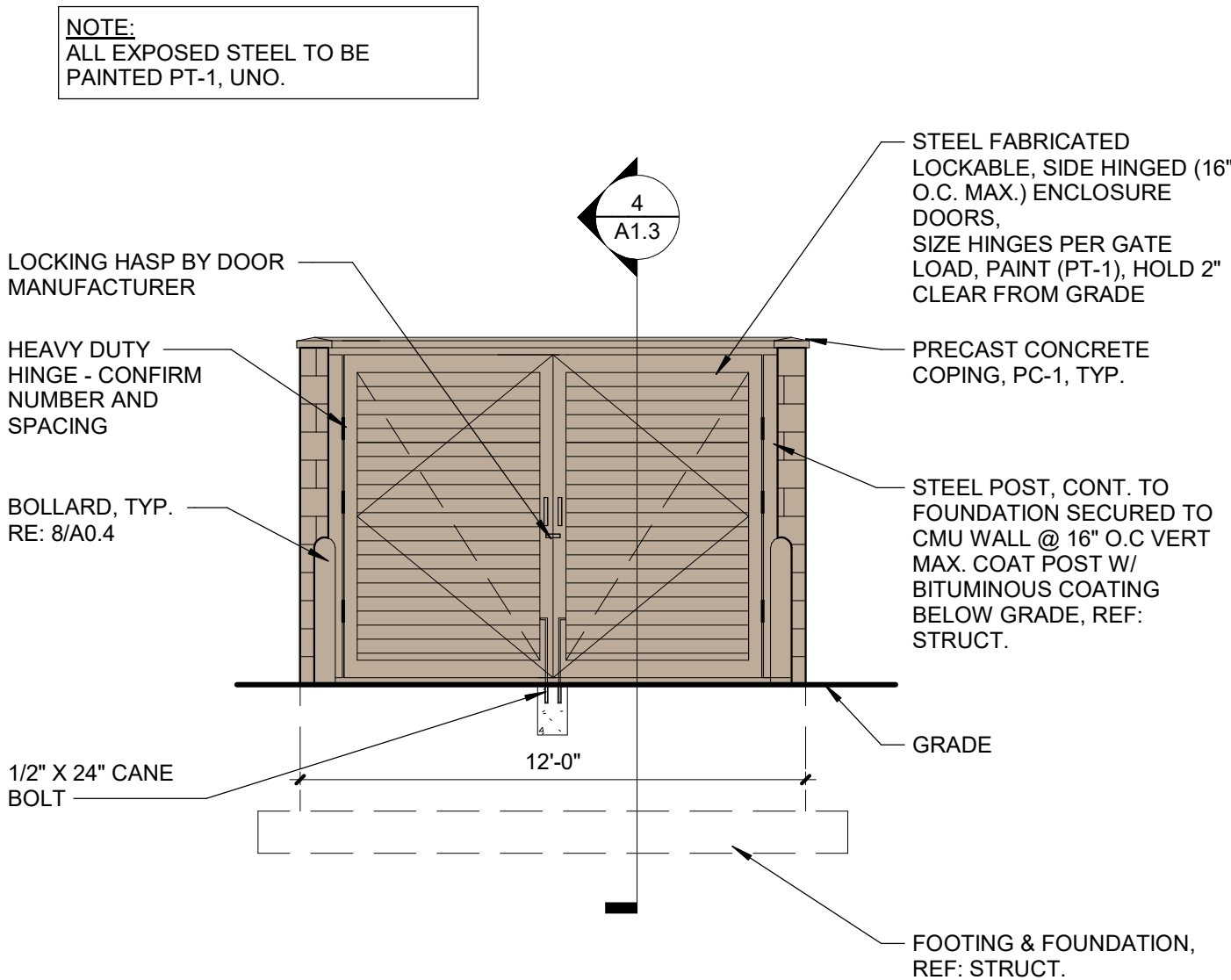
5 TRASH ENCLOSURE SECTION
SCALE: 3/4" = 1'-0"



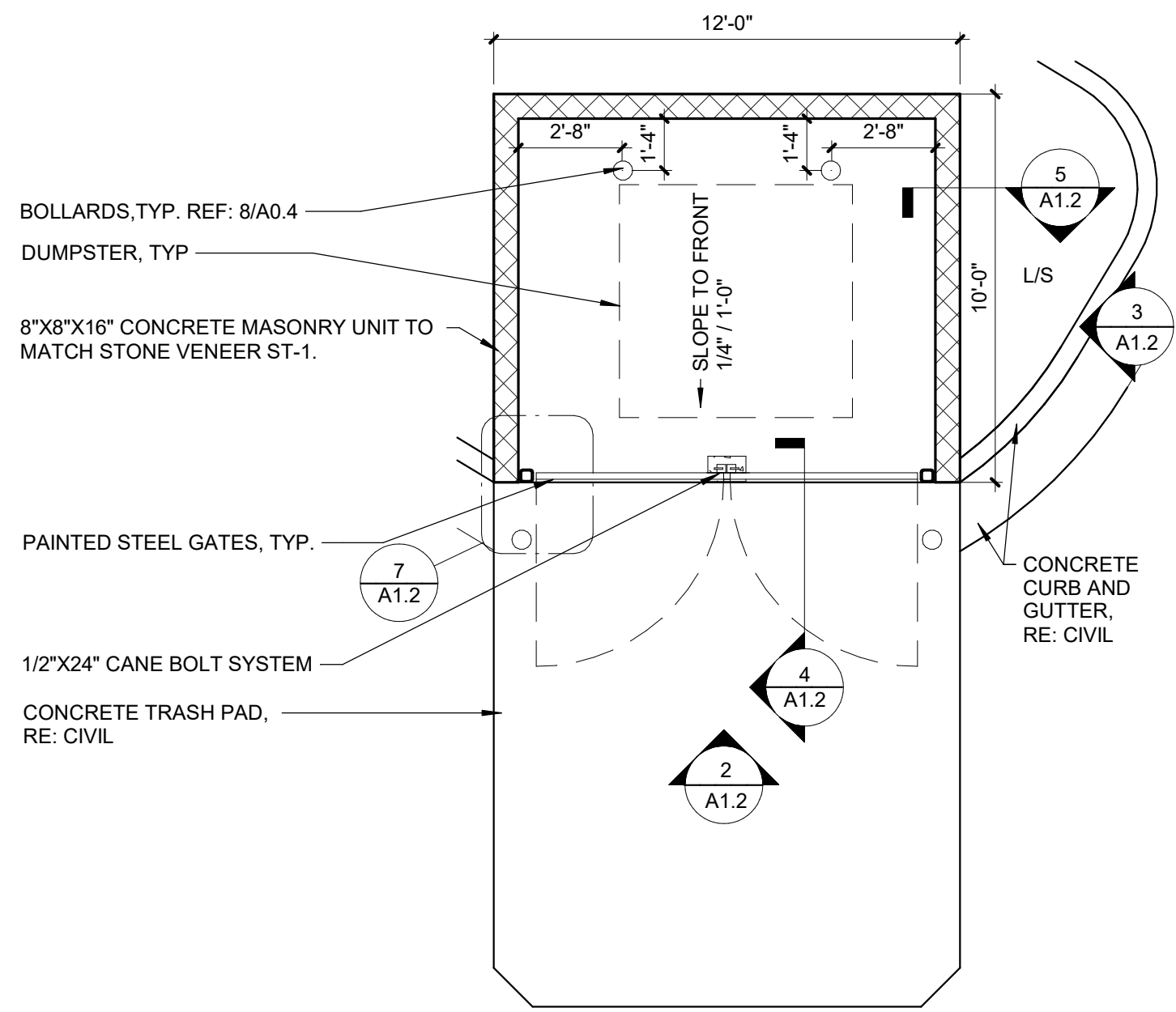
4 TRASH ENCLOSURE GATE SECTION
SCALE: 1 1/2" = 1'-0"



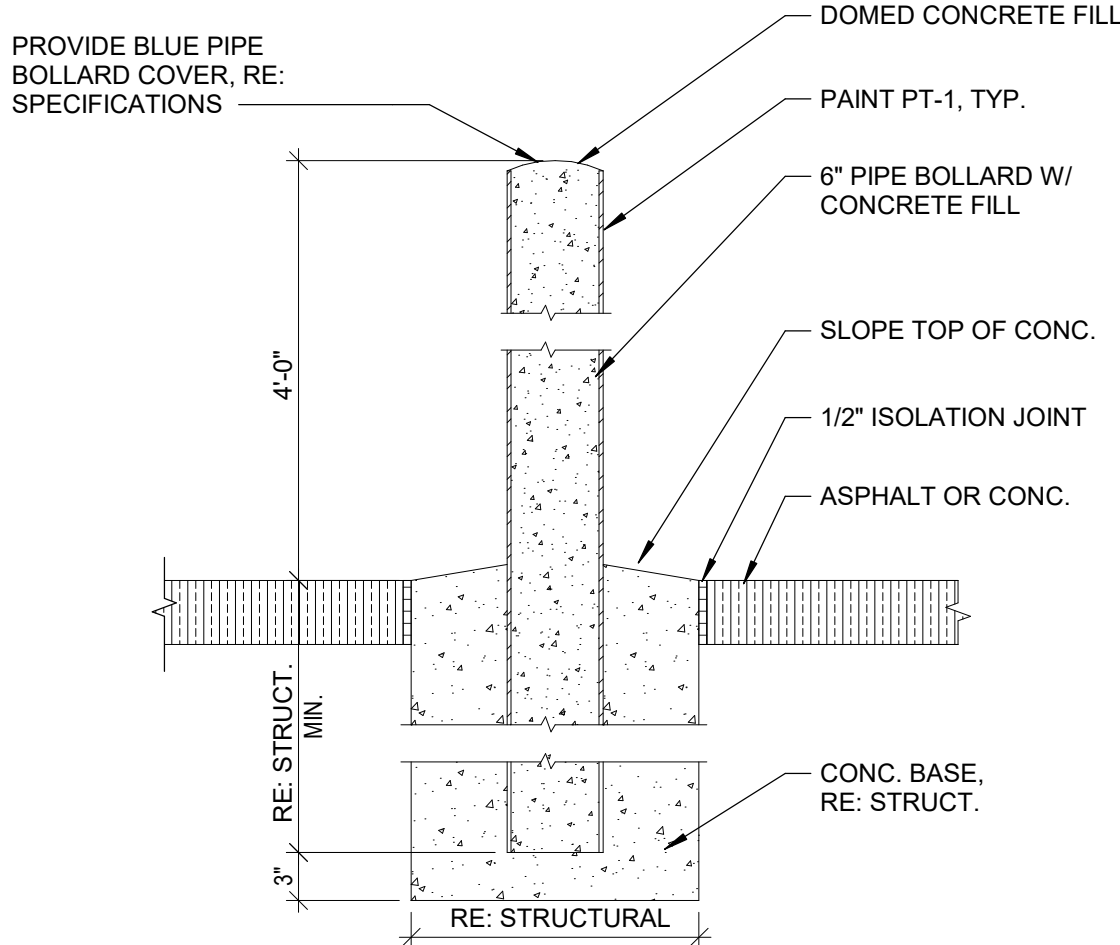
3 TRASH ENCLOSURE ELEVATION - SIDE
SCALE: 1/4" = 1'-0"



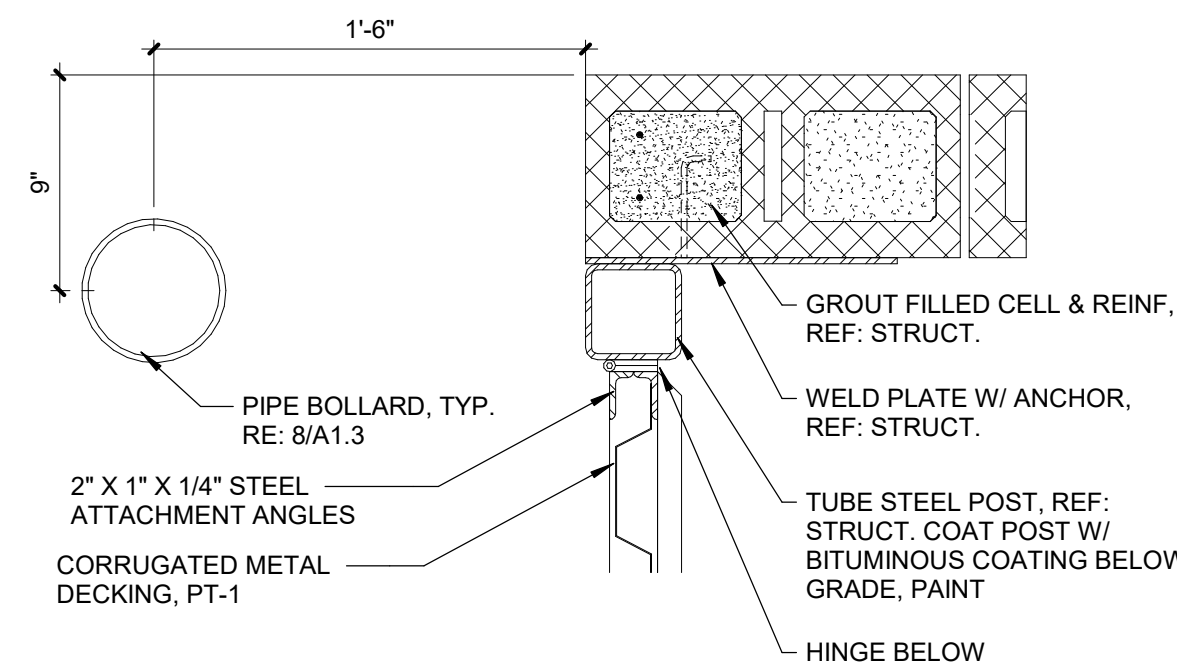
2 TRASH ENCLOSURE ELEVATION - FRONT
SCALE: 1/4" = 1'-0"



1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

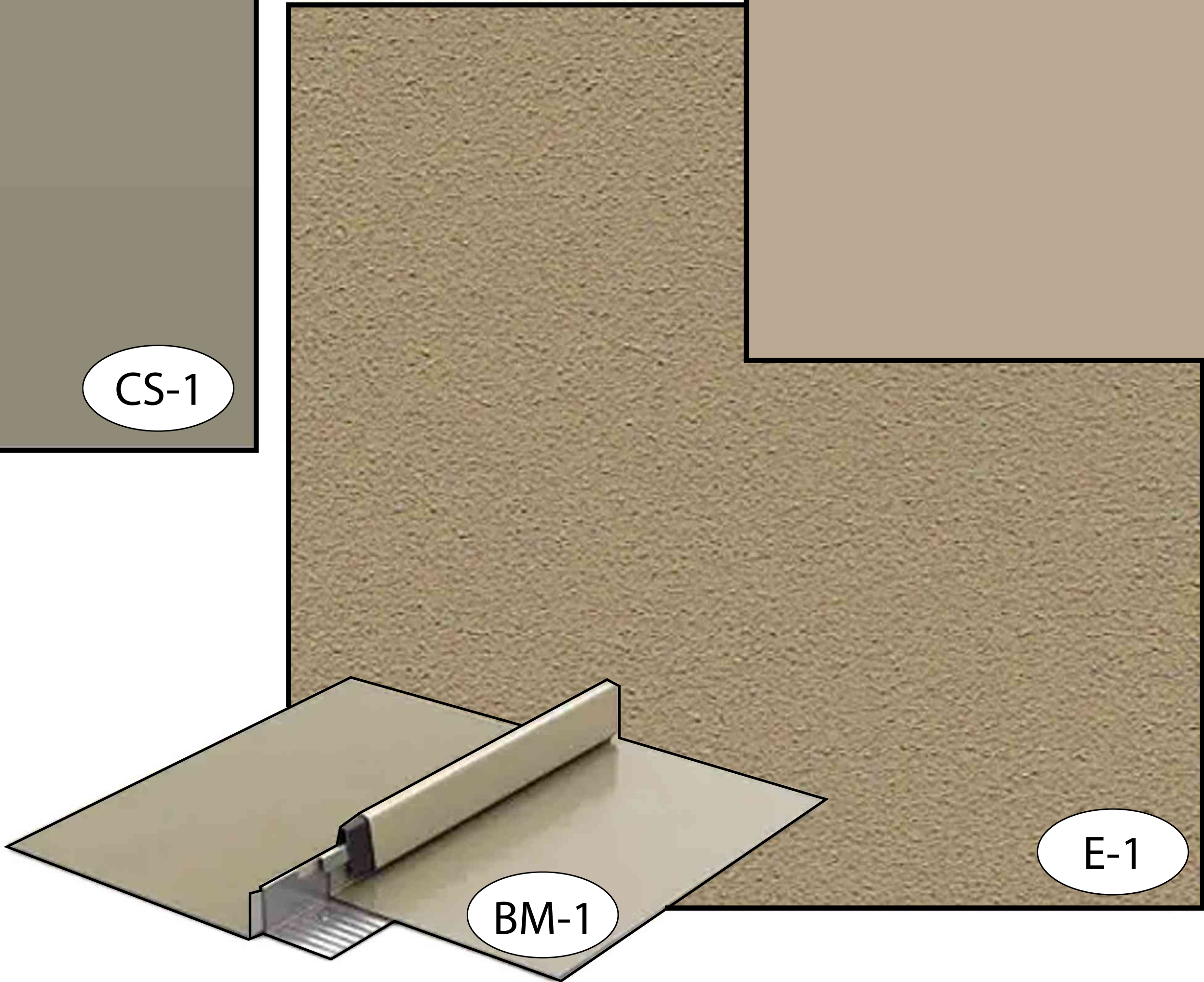
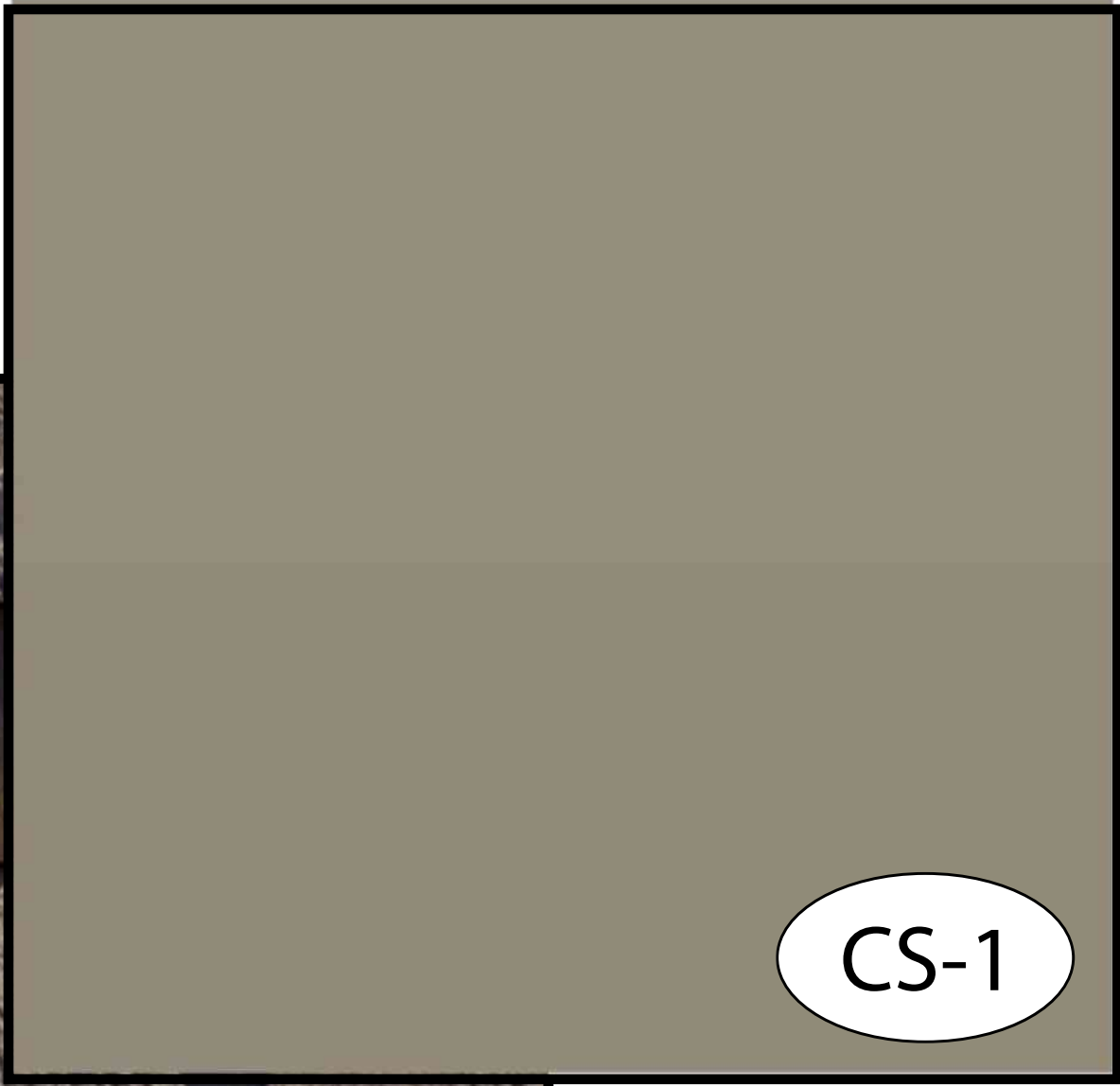
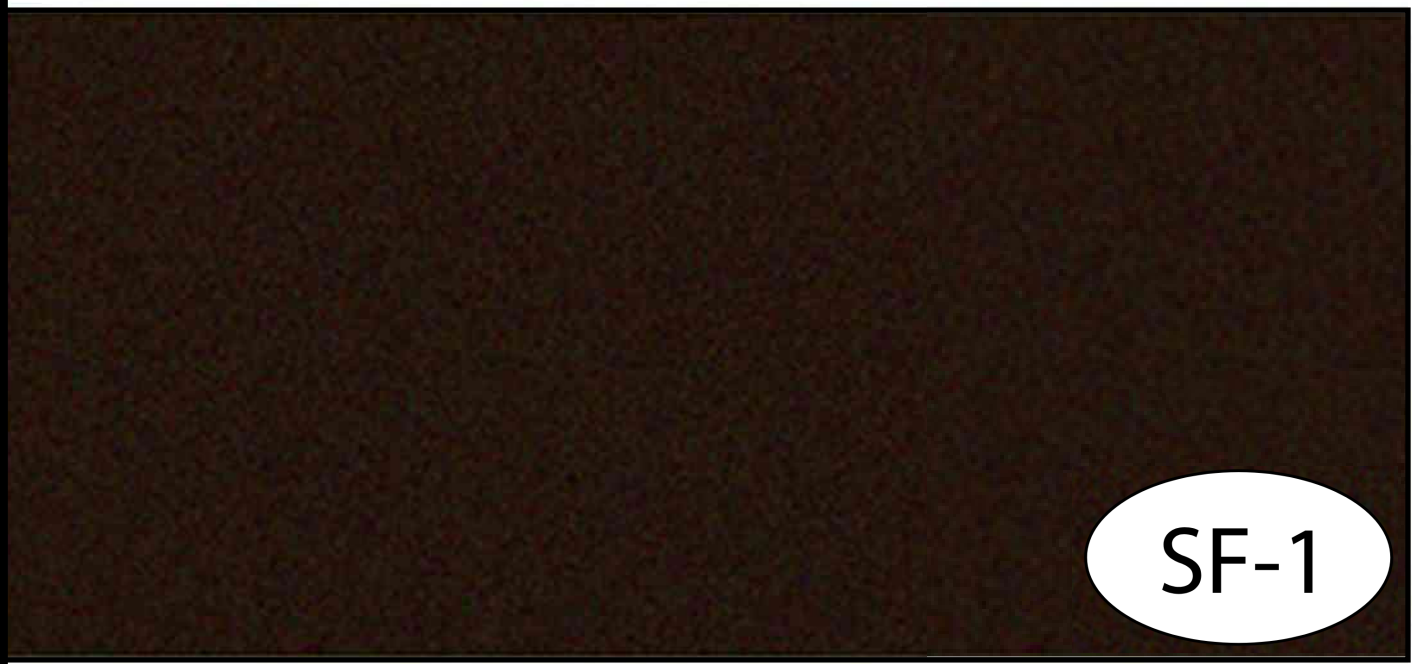


8 STANDARD MOUNTING HEIGHTS
SCALE: 1" = 1'-0"

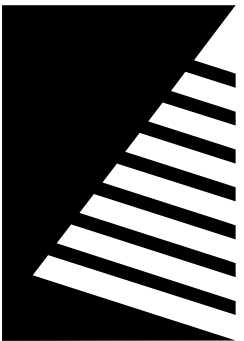


7 GATE PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

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EXTERIOR MATERIALS LEGEND			
MARK	DESCRIPTION	MANUFACTURER	PRODUCT
AWNING			
AW-1	PRE-ENGINEERD ALUMINUM SUNSHADE	MAPES	DARK BRONZE
AW-2	METAL AWNING	BERRIDGE	DARK BRONZE
FIBER CEMENT			
WD-1	FIBER CEMENT WALL PANEL	NICHIHA	VINTAGEWOOD - BARK
WD-2	FIBER CEMENT WALL PANEL	NICHIHA	VINTAGEWOOD - CEDAR
METAL PANEL			
BM-1	PREFINISHED BRAKE METAL	BERRIDGE	SIERRA TAN
PAINT			
PT-1	PAINT	SHERWIN WILLIAMS	SW 7548 PORTICO
PRECAST			
CS-1	PRECAST CONCRETE	DAVIS COLORS	MATCH STONE VENEER
STONE			
ST-1	STACKED STONE VENEER	DUTCH QUALITY	DRY STACK - ASHEN
STOREFRONT			
SF-1	STOREFRONT	KAWNEER	DARK BRONZE
STUCCO			
E-1	EIFS	DRYVIT	451 - CALAHAN



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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PROJECT:
ARMSTRONG CAPITAL DEVELOPMENT

SPRING RUN PLAZA

HIGHWAY 73 & SPRING RUN PARKWAY EAGLE MOUNTAIN, UTAH, 84005

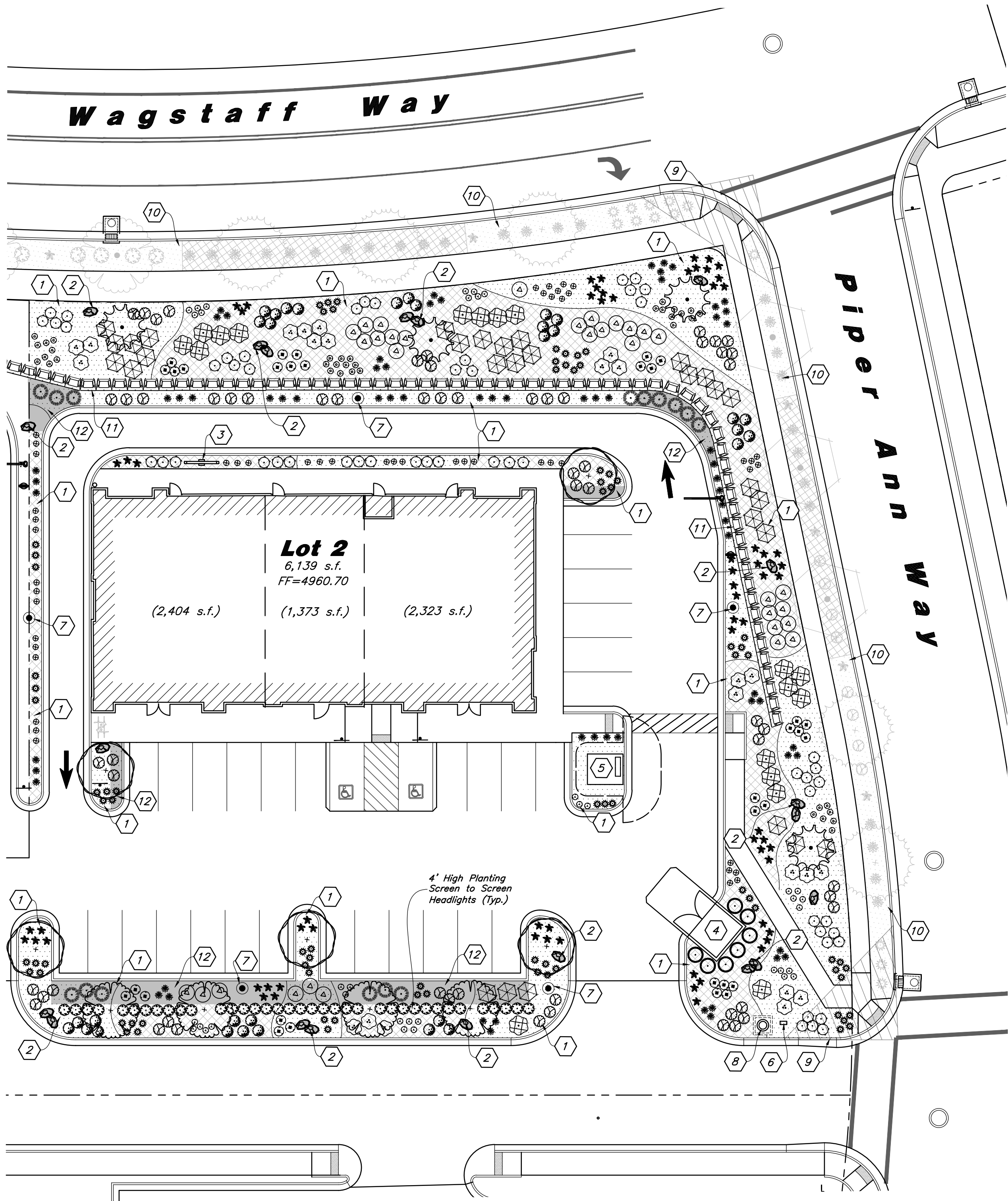
DATE: 08/12/2026
DESIGNED: EM
DRAWN: EM
REVIEWED: BN

SHEET TITLE:
MATERIAL BOARD

SHEET NUMBER:
A1.3

PROJECT NO.: 02502369.001

W:\124-120 Eagle Mountain East Retail\dwgs 04_Final Site\124-120_US Lot 2.dwg, 8/12/2026 4:07:56 PM, 1:1



General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Existing and/or imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the existing/imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils. Remove all construction debris and foreign material.
- Provide an eight (8) inch depth of imported topsoil in all shrub areas and twelve (12) inches in parking islands.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and removed from the tree.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 weed barrier. Sections of weed barrier shall overlap six (6) inches and be staked down using triangular spacing. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. No edging shall be used between different stone types. Provide a defined edge between stone.
- All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be V.I.T. Clinch Ties #CT32. Tree ties shall be installed loosely to allow the tree to move. It is the contractors responsibility to remove tree staking after one year warranty period.
- Bury 2 inches of boulder height into soil, keeping best visual side above ground. Use care to minimize marring and scratching.
- Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE			
TREES						
	4	Acer grandidentatum 'Schmidt' / Rocky Mountain Glow Maple	2" Caliper	MATURE SIZE	WATER REQUIREMENT	PLANT COVERAGE
	4	Cedrus atlantica 'Fastigiata' / Columnar Blue Atlas Cedar	6-8' Ht.	20" (H) x 15" (W)	Low	---
	7	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	6-8' Ht.	40" (H) x 10" (W)	Moderate	---
	5	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	2" Caliper	15" (H) x 6" (W)	Low	---
	30			30" (H) x 20" (W)	Low	---
SHRUBS						
	32	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	MATURE SIZE		PLANT COVERAGE
	18	Caragana frutex 'Globosa' / Globe Russian Peashrub	5 gal	24" (H) x 36" (W)	Moderate	7 s.f. (224)
	59	Caryopteris x clandonensis 'CT-9-12' / Beyond Midnight Bluebeard	5 gal	48" (H) x 48" (W)	Very Low	16 s.f. (288)
	23	Physocarpus opulifolius 'SMPOTW' / Tiny Wine Ninebark	5 gal	30" (H) x 30" (W)	Low	6.5 s.f. (383.5)
	32	Spiraea betulifolia 'Tor' / White Frost Birchleaf Spirea	5 gal	48" (H) x 48" (W)	Low	16 s.f. (368)
	53	Spiraea japonica 'Galen' / Double Play Artisan Spirea	5 gal	36" (H) x 36" (W)	Low	9 s.f. (288)
	37	Taxus x media 'Dark Green Spreading' / Green Spreading Yew *	5 gal	36" (H) x 36" (W)	Low	9 s.f. (477)
				36" (H) x 60" (W)	Moderate	9 s.f. (333)
PERENNIALS						
	37	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal	MATURE SIZE		PLANT COVERAGE
	68	Gaillardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal	18" (H) x 12" (W)	Low	1 s.f. (37)
	36	Lavandula angustifolia 'Betty's Blue' / Betty's Blue English Lavender	1 gal	12" (H) x 24" (W)	Low	4 s.f. (272)
	49	Salvia nemorosa 'May Night' / May Night Salvia	1 gal	12" (H) x 24" (W)	Low	4 s.f. (144)
				18" (H) x 24" (W)	Low	4 s.f. (196)
GROUND COVER						
	32	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal	MATURE SIZE		PLANT COVERAGE
	15	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal	12" (H) x 60" (W)	Low	25 s.f. (800)
	30	Rhus aromatica Autumn Amber / Autumn Amber Sumac	5 gal	12" (H) x 72" (W)	Very Low	16 s.f. (240)
				10" (H) x 64" (W)	Low	64 s.f. (1,920)
ORNAMENTAL GRASSES						
	78	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal	MATURE SIZE		PLANT COVERAGE
	69	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass	5 gal	12" (H) x 18" (W)	Low	2.5 s.f. (195)
				48" (H) x 30" (W)	Low	6.25 s.f. (431.25)
						6,596.75 s.f. Total

All Plant Material Has Been Selected From the West Jordan Valley Water Conservancy District Low and Very Low Water Usage Plant List and the Eagle Mountain Recommended Plant List

MATERIAL SCHEDULE

- 1" to 2" Dia. Decorative Stone #1 - Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Fractured Earth Tone/Tan Colors From Utah Landscaping Rock (South Towne (Earth Tone Color with a Pink Accent))

Detail: 4/L3.1
- 4" to 8" Dia. Decorative Cobble Stone #2 - Install over Dewitt Pro5 Weed Barrier and Make Sure it Covers Weed Barrier; Carefully Place Around Plant Material; Stone Shall be Used in all Planting Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be From Utah Landscaping Rock (South Towne (Earth Tone Color with a Pink Accent))

Detail: 4/L3.1
- Landscape Accent Boulders - Boulders Shall be 3-4" in Diameter, Fractured and Match Proposed Stone; Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper

Detail: 5/L3.1

Scale: 1" = 20'



Landscape Maintenance:

- The Commercial Property Management Company will Install and Maintain all Landscaping/Irrigation Adjacent to Road A & B.

Landscape Data

Site Area = 44,306 s.f. (1,017 ac.)
Onsite Landscape Area Provided = 12,533 s.f. (28%)
Lawn Area = 0 s.f. (0%)
Xeriscaping = 12,533 s.f. (100%)
Plant Coverage Required = 6,267 s.f. (50%)
Plant Coverage Provided = 6,597 s.f. (52%)
Drought Tolerant Plant Material = 654/654 (100%) +
Parking Lot Area = 14,507 s.f. @ 4" Depth
Parking Lot Snow Storage Required = 4,787 c.f.
Parking Lot Snow Storage provided = 998 s.f. Piled @ 6' High

* All Plant Material has been Selected From the West Jordan Valley Water Conservancy District Low and Very Low Water Usage Plant List. Source for Plant List Approved by the City Biologist.

Landscape Notes:

- See Sheet L3.1 for Planting Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.2 for Irrigation Layout. See Sheet L3.1 for Irrigation Details.
- Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
- Prior to Installing Stone, Apply an Application of Pre-emergent Herbicide.
- See Landscape Notes for Details regarding Landscape Maintenance Period.
- Different Types of Stone Shall not be Separated by Edging but a Distinct Smooth Flowing Line.

Landscape Keynotes

- Install Shrub Planter with Weed Barrier, Decorative Stone, and Plant Material; See Material Sch. for Stone Type
- Install Landscape Boulder
- Menu Board - Adjust Plant Material as Needed to Not Block Menu and Ordering Boards
- Dumpster Enclosure with Plant Screening
- New Elect. Transformer; Adjust Plant Material as Needed to Allow Access to Transformer
- Irrigation Backflow Preventer - See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material and Away From Back of Curb to Avoid a Conflict with a Vehicle Bumper
- New Light Pole - See Site Elect. Plans; Adjust Plant Material as Needed and Evenly Space Plant Material Around Light Poles
- Water Meter for Building and Irrigation - See Utility Plan for More Detail
- Clear Vision Triangle - No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees are Allowed Within the Clear Vision Triangle (30'x30')
- Landscape Shall be Installed by Developer in Later Phase
- Retaining Wall - See Civil Plans for More Detail; Install Decorative Stone and Weed Barrier Around Wall; Verify that Wall is Free of Dirt and Washed Off
- Snow Storage Area; See Landscape Data Table for More Info.



CLIENT INFORMATION:

ACD

CLIENT LOGO:



Landscape Plan

Spring Run Plaza Phase 1 - Lot 2

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Project No: 24-120

Designer: IK

PM: JHT

OCM:

Final Review:

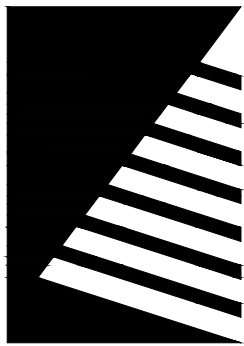
24-120 LS Lot 2

12 Aug, 2026

SHEET NO.

L1.1





Farnsworth GROUP

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www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PROJECT:
ARMSTRONG CAPITAL
DEVELOPMENT

SPRING RUN PLAZA

HIGHWAY 73 & SPRING RUN
PARKWAY EAGLE MOUNTAIN,
UTAH, 84005

DATE: 08/12/2026

DESIGNED: AC

DRAWN: JG

REVIEWED: JG

FIELD BOOK NO.:

SHEET TITLE:

PHOTOMETRIC PLAN
- LOT 2

SHEET NUMBER:

E1.1

PROJECT NO.: 02502369.001

LUMINAIRE SCHEDULE

TYPE	MANUFACTURER	LUMINAIRE SERIES	SOURCE (TYPE/COLOR TEMP/CRI)	VOLTAGE	LOAD (VA)	LUMEN OUTPUT	FINISH	MOUNTING	DESCRIPTION
S1	MCGRRAW-EDISON	GALN GALLEON II SERIES	LED, 4000K, 70CRI	208V	93	9,830	BRONZE	17'-0" AFG	POLE MOUNTED SITE LUMINAIRE, HOUSE SIDE SHIELD, TYPE IV FORWARD THROW, DOUBLE FUSED, DIMMING MOTION SENSOR
S2	MCGRRAW-EDISON	GALN GALLEON II SERIES	LED, 4000K, 70CRI	208V	63	9,180	BRONZE	17'-0" AFG	POLE MOUNTED SITE LUMINAIRE, HOUSE SIDE SHIELD, TYPE II W/ SPILL CONTROL, DOUBLE FUSED, DIMMING MOTION SENSOR
S3	MCGRRAW-EDISON	GALN GALLEON II SERIES	LED, 4000K, 70CRI	208V	63	9,645	BRONZE	17'-0" AFG	POLE MOUNTED SITE LUMINAIRE, TYPE V SQUARE MEDIUM, DOUBLE FUSED, DIMMING MOTION SENSOR
W1	LIGHTWAY INDUSTRIES	TBLW SERIES	LED, 4000K, 90+CRI	120V	24	2,460	BRONZE	10'-0" AFG	WALL PACK WITH PHOTOCELL, 0-10V DIMMING
W2E	LIGHTWAY INDUSTRIES	PDSW SERIES	LED, 4000K, 90+CRI	120V	6	800	BRONZE	12'-0" AFG	WALL PACK WITH PHOTOCELL, BATTERY BACKUP, 5-LED, 0-10V DIMMING

NOTES: A. REMOVE ALL FINGER PRINTS FROM LENSES, REFLECTORS, AND LOUVERS FOLLOWING LIGHT FIXTURE INSTALLATION.
B. FOR APPROVAL OF FIXTURES FROM MANUFACTURERS OTHER THAN THOSE LISTED, PROPOSED FIXTURES SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER TEN BUSINESS DAYS PRIOR TO BID FOR REVIEW. FINAL DETERMINATION OF "EQUAL" STATUS FOR BIDDING SHALL BE THE SOLE DETERMINATION OF THE ARCHITECT/ENGINEER.
C. PROVIDE ALL HOLLOW POLES WITH VIBRATION DAMPERS BY THE FACTORY.

LOT 2
TOTAL ACREAGE: 1.02
TOTAL LUMENS ON SITE: 100,655
MAXIMUM PERMITTED LUMENS ON SITE: 102,000

STATISTICS - LOT 2						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DRIVE THRU LOT 2	+	3.08 FC	13.5 FC	0.4 FC	33.5	7.68
PARKING LOT 2	+	1.60 FC	3.6 FC	0.4 FC	9.00	4.00
OVERALL SITE	+	1.01 FC	13.3 FC	0.0 FC	N/A	N/A



PHOTOMETRIC PLAN - LOT 1
SCALE: 1"=20'





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PDSW-LED

Type:	W1
Job Name:	



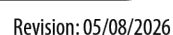
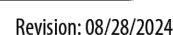
Type:	W2E
Job Name:	

Shown with
Clear Prismatic Lens

ORDERING INFORMATION

Example: PDSW-5-LED-O1A-4-B1-CPA

TBLW						PDSW															
Size	LED				Kelvin	Cage	Finish	Diffuser	Options	Size	LED				Kelvin	Cage	Finish	Diffuser	Options		
		Watts	Source Lumens	Dimming	Energy Star	2 3000K 3 3500K 4 4000K		B1 Satin Black B2 Text Black B3 Satin Bronze W1 York White W2 Gloss White T4 Shimmer Gray M13 Anod Silver T6 Pewter W13 Pearl Beige Optional (See Price List) M17 Brass Powder P2 Brushed Alum	CSA Clear Smooth Acrylic WFA White Forsted Acrylic	DIM LED dimming driver (0 - 10v) 39 Knockouts located 4 sides all All Aluminum Construction 21 Photocell - See Notes 01 120 volt 02 27 volt			Watts	Source Lumens	Dimming	Energy Star	2 3000K 3 3500K 4 4000K		B1 Satin Black B2 Text Black B3 Satin Bronze W1 York White W2 Gloss White T4 Shimmer Gray M13 Anod Silver T6 Pewter W13 Pearl Beige Optional (See Price List) M17 Gold Brass P2 Brushed Alum P9 Brushed Nickel	WFA White Frosted Acrylic CSA Clear Smooth Acrylic Optional Lens Material (See Price List) CPA Clear Prismatic Acrylic	DIM LED dimming driver (0 - 10v)
13-LED	F2D	24	2460	0-10v	NO					5-LED	O1A	6	800	0-10v	NO						
										12-LED	O1M	15	2050	0-10v	NO						
											O1C	9	1210	0-10v	NO						
											O2C	18	2420	0-10v	NO						
Battery Back Options BB10 10 Watts for 90-Minutes																					



1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATING GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
4. VARIES - 2'-0" AFG IN PARKING LOT AREAS AND IN AREAS SUBJECT TO VEHICULAR DAMAGE; 6" AFG IN ALL AREAS WHERE NOT SUBJECT TO VEHICULAR DAMAGE.

SPRING RUN PLAZA

DATE: 06/19/2026

DESIGNED: AC

DRAWN: JG

REVIEWED: JG

FIELD BOOK NO.:

SHEET TITLE

CUTSHEETS AND DETAILS - LOT 2

SHEET NUMBER: _____

PROJECT NO.: 02502369.001

igertz | \\farnsworthgrp.com\data\Projects\2025\02502369.001 - Spring Run Plaza Retail\04_Drawings\DWG\Electrical\20260810_E_Photometric Plan_Lot02.dwg | 8/11/2026 11:19 AM |

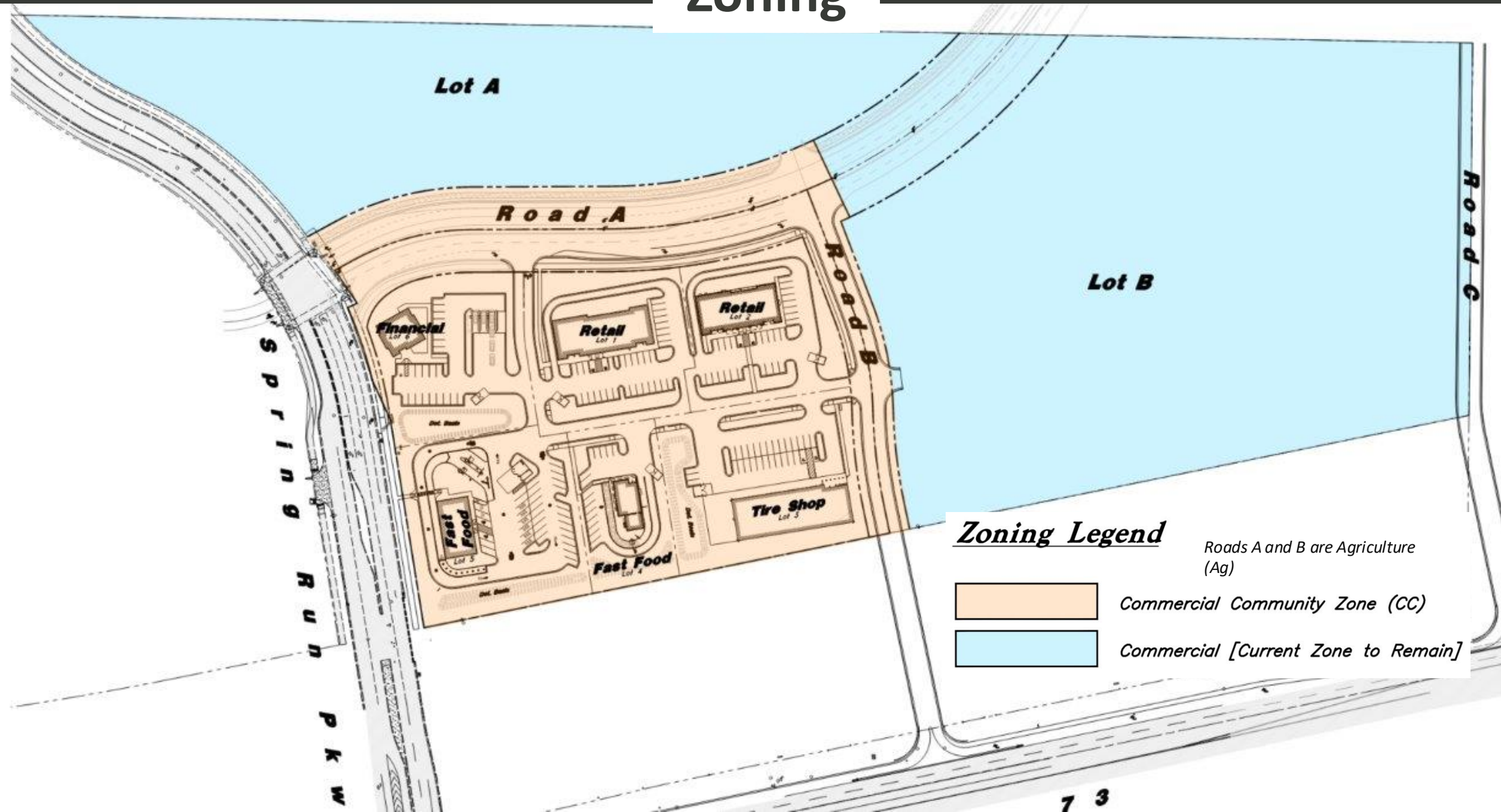
Spring Run Plaza Lot 2

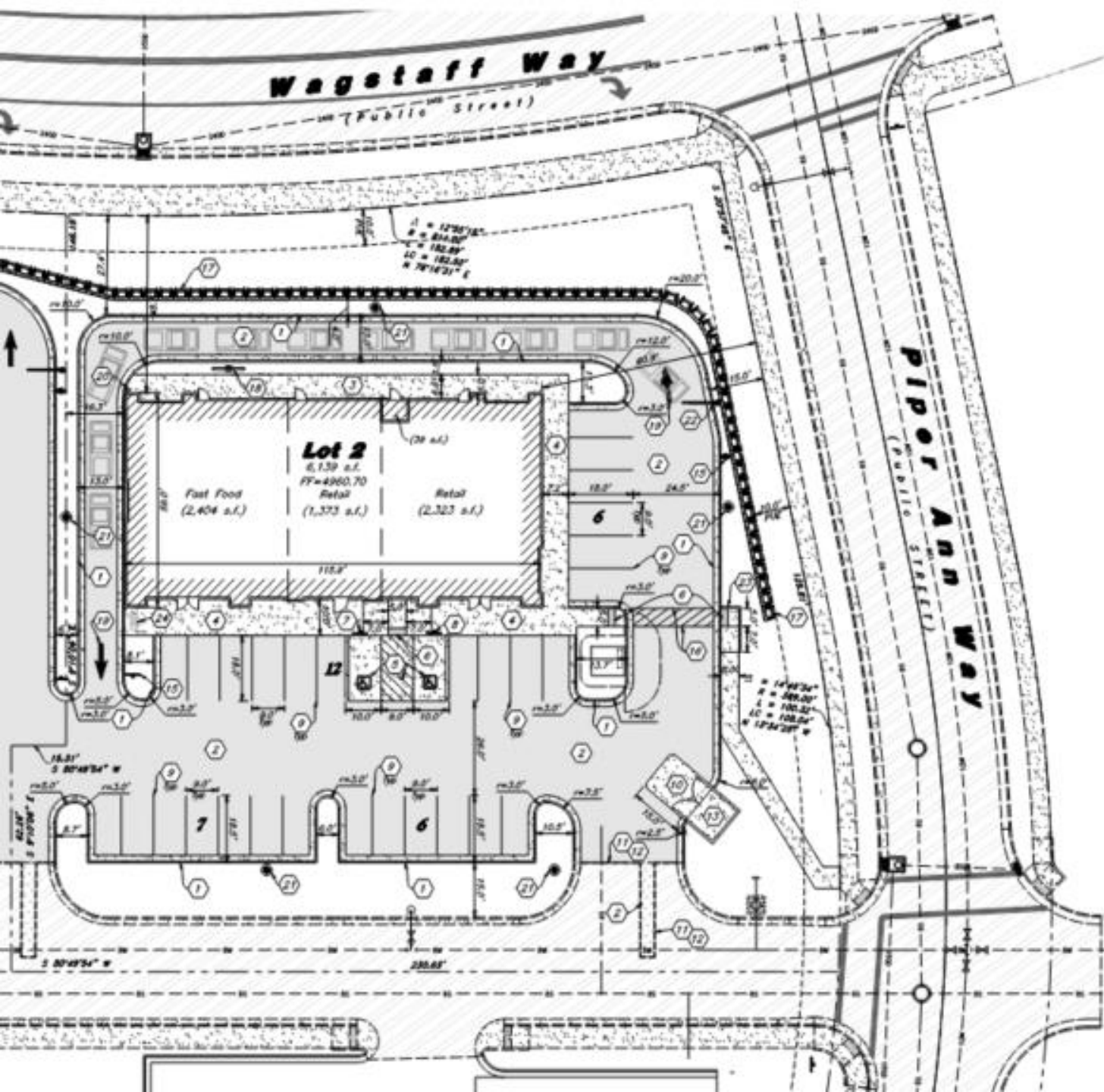
Site Plan





Zoning





Site Data

Site Area = 44,306 s.f. (1.017 ac.)

Landscape Area Provided = 13,156 s.f. (29.6%)

Impervious Area Provided = 24,659 s.f. (55.7%)

Building Footprint Area = 6,523 s.f. (14.7%)

Fast Food (1/125) = 20 stalls

Retail (1/300) = 13 stalls

Parking Required = 33 stalls

Parking Provided = 31 stalls (5/1,000)

(There will be a shared parking agreement between Lots 1 and 2 for Lot 2 to utilize the extra 2 stalls on Lot 1.)

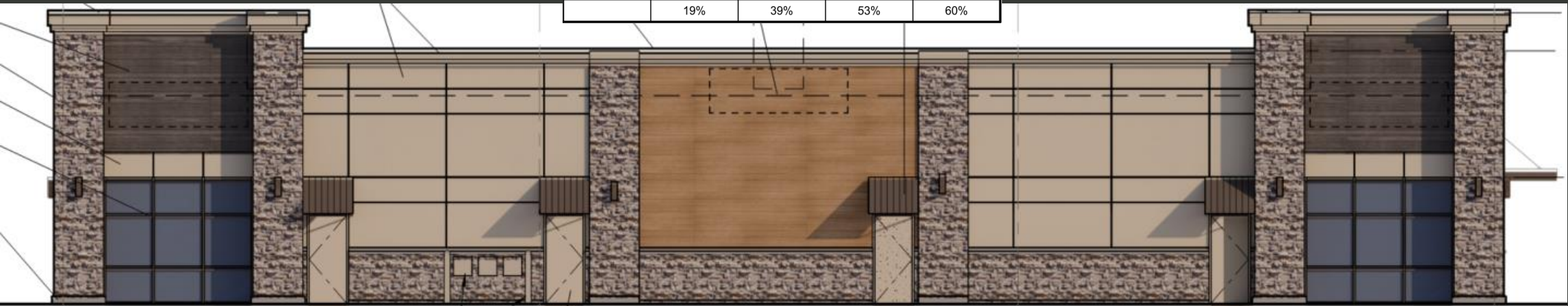
Site C





SOUTH ELEVATION

MATERIAL CALCULATION TABLE				
MATERIAL	SOUTH ELEVATION (PRIMARY)	NORTH ELEVATION (PRIMARY)	EAST ELEVATION	WEST ELEVATION
	2,533 SF	2,448 SF	1,245 SF	1,198 SF
GLAZING	824 SF 33%	240 SF 10%	120 SF 10%	100 SF 8%
	1,709 SF	2,208 SF	1,125 SF	1,078 SF
STONE	656 SF	804 SF	414 SF	427 SF
FIBER CEMENT	737 SF	553 SF	114 SF	-
	81%	61%	47%	40%
EIFS	316 SF	851 SF	597 SF	651 SF
	19%	39%	53%	60%



NORTH ELEVATION





WEST ELEVATION



EAST ELEVATION

— ELECTRICAL EQUIPMENT, PAINT PT-1
 — STEEL BOLLARD, PAINT PT-1

MATERIAL CALCULATION TABLE				
MATERIAL	SOUTH ELEVATION (PRIMARY)	NORTH ELEVATION (PRIMARY)	EAST ELEVATION	WEST ELEVATION
	2,533 SF	2,448 SF	1,245 SF	1,198 SF
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	1,709 SF	2,208 SF	1,125 SF	1,078 SF
STONE	656 SF	804 SF	414 SF	427 SF
FIBER CEMENT	737 SF	553 SF	114 SF	-
	81%	61%	47%	40%
EIFS	316 SF	851 SF	597 SF	651 SF
	19%	39%	53%	60%



Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the Spring Run Plaza Lot 2 Site Plan with the following condition(s):

1. The east elevation be clad in at least 60% high-quality natural materials.
2. The shared parking and maintenance agreement be filed with Staff as part of the Site Plan application.





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 25, 2026**

TITLE:	Retaining Wall Construction Standards Changes
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	N/A

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

PUBLIC HEARING

Yes

PREPARED BY

Vince Hogge, City Engineer

PRESENTED BY

Vince Hogge

RECOMMENDATION:

That the Planning Commission forward a positive recommendation to City Council respecting the draft code changes

BACKGROUND:

The current code, last modified in 2024, has gaps that create safety and liability risk. The proposed update aligns the code with modern geotechnical and structural engineering practice. The attached PowerPoint slides detail the code changes.

ITEMS FOR CONSIDERATION:

Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. 17.60.130 Retaining Wall Construction Standards-Revised 8-4-2026
2. Retaining_Wall_Code_Update_Presentation

17.60.130 Retaining Wall Construction Standards

A. Appearance/Materials

1. Retaining walls' colors and materials shall harmonize with the surrounding natural landscape. Use of rock (e.g., boulders with diameters greater than one foot), masonry, decorative concrete, stone, manufactured concrete units (modular block walls), and reinforced concrete is allowed.
 2. Unreinforced CMU or stacked concrete blocks, gabion walls, railroad ties, large timbers, or free-stacked tiers of loose materials are not allowed for purposes of establishing a formal retaining wall.
-

B. Design Requirements

1. Retained Height. For purposes of this section, retained height shall be measured as the vertical distance from the finished ground surface immediately below the exposed face of the retaining wall to the finished ground surface immediately behind the wall.
2. Surcharge Loads. A surcharge load is any permanent or temporary load that increases lateral pressure on a retaining wall, including but not limited to roadways, driveways, parking areas, buildings, foundations, utilities, sloping backfill, construction equipment, stored materials, snow storage, adjacent retaining walls, and hydrostatic pressure resulting from inadequate drainage.
3. Wall Types.
 - a. Prescriptive Gravity Retaining Wall. A prescriptive gravity retaining wall is a retaining wall that resists earth pressures primarily through its own weight and mass, including rockery walls, non-reinforced segmental retaining walls, stacked boulder walls, and similar systems. Prescriptive gravity retaining walls may be used only where permitted by this section and the adopted Building Code. The maximum allowable retained height for a prescriptive gravity retaining wall is 4 feet. Prescriptive gravity retaining walls are not allowed where surcharge loads will occur. Design drawings or applicable City-approved standard details shall be submitted to the City as part of the development review or building permit process, when required.
 - b. Engineered Retaining Wall. An engineered retaining wall is a retaining wall required by this section or the adopted Building Code to be designed by a

Professional Engineer licensed in the State of Utah. The design shall be based on a geotechnical investigation prepared by a qualified geotechnical engineer. Engineered retaining walls may include reinforced concrete walls, reinforced CMU walls, cantilever walls, counterfort walls, mechanically stabilized earth (MSE) walls, geogrid-reinforced segmental retaining walls, soil nail walls, anchored walls, tieback walls, engineered gravity walls, and other engineered retaining wall systems.

4. Building Permits. Retaining walls four (4) feet tall or shorter with no potential for vehicle loading or other surcharge loading above the wall can be designed as prescriptive gravity walls and do not require a building permit. Retaining walls four (4) feet tall or shorter that are intended to support vehicle loading or other surcharge loads shall be designed as an engineered retaining wall and will require a building permit. All retaining walls over four (4) feet tall shall be designed as an engineered retaining wall and will require a building permit. Retaining walls adjacent to public improvements, supporting roadways, supporting buildings, or supporting utilities shall be designed as an engineered retaining wall and will require a building permit.
5. Maximum Height
 - a. Retaining walls on residential property shall not exceed six (6) feet in exposed wall height from finished grade to the top of the wall.
 - b. Retaining walls on commercial, industrial, institutional, or multifamily property shall not exceed ten (10) feet in exposed wall height from finished grade to the top of the wall.
 - c. Measurements shall be taken at each end, each corner, the point of maximum wall height, and at intervals not exceeding ten (10) feet along the wall.
6. Multiple Retaining Wall Tiers
 - a. When more than one retaining wall is constructed on a property, a terrace shall be provided between the top of the lower retaining wall and the base of the upper retaining wall.
 - b. The maximum-height requirements of this section shall apply to each individual wall.
 - c. The minimum horizontal terrace width shall be two (2) times the retained height of the lower retaining wall.
 - d. Tiered retaining walls that do not meet the required separation shall be designed as a single engineered retaining wall system.

- e. The surface slope of terrace shall not exceed a 5:1 slope gradient (or 20 percent).
7. Engineering documents submitted for review shall address, as applicable:
- a. Active, passive, and at-rest lateral earth pressures
 - b. Permanent and temporary surcharge loads.
 - c. Surface drainage.
 - d. Wall material durability.
 - e. Hydrostatic loading and subsurface drainage.
 - f. External and internal stability.
 - g. Global stability.
 - h. Sliding and overturning.
 - i. Bearing capacity and settlement.
 - j. Wall, footing, connection, tieback, anchor, and soil-reinforcement design.
 - k. Seismic loading.
 - l. Backfill specifications and compaction requirements.
 - m. Potential effects on adjoining property, public improvements, utilities, drainage facilities, and slopes.
8. Drainage shall be designed to prevent hydrostatic pressure behind the wall and discharge to an approved location without adversely affecting adjoining property or public improvements. Surface drainage shall not be allowed to flow uncontrolled over the face of the wall or pond behind the wall.
9. Boulders used in rockery retaining walls shall be durable, resistant to weathering, and placed in a stable configuration. The City Engineer may require laboratory testing or material certification when the suitability of the proposed rock is uncertain.
-

C. Building Code Compliance

- 1. All retaining walls shall comply with the City's adopted International Building Code and other applicable construction codes adopted by the State of Utah and the City.
- 2. Nothing in this section shall be interpreted as modifying a requirement of the applicable construction codes unless the City is specifically authorized to adopt and enforce the modification. Requirements governing wall location, maximum exposed height, tiering, drainage discharge, protection of public improvements, and

land-use approval shall apply in addition to applicable construction code requirements.

3. A building permit shall be required whenever required by the adopted Building Code.
4. Retaining walls requiring a building permit shall be designed by a Professional Engineer licensed in the State of Utah unless specifically exempted by the adopted Building Code.

D. Inspections

Engineered retaining walls shall be inspected in accordance with the adopted Building Code. The Building Official may require special inspections, testing, construction observation, or a final letter of substantial conformance prepared by the Engineer of Record. Required inspections may include the following.

1. Foundation excavation and subgrade preparation;
2. Footing forms and reinforcement;
3. Wall reinforcement, connections, anchors, and tiebacks;
4. Drainage aggregate, drainage pipe, filter fabric, and outlets;
5. Backfill material, lift thickness, moisture conditioning, and compaction;
6. Geogrid type, length, elevation, orientation, connection, and placement;
7. Rockery material and placement;
8. Concrete placement and testing; and
9. Final construction and drainage.

MSE retaining walls required continuous inspection during construction. A qualified third party inspector shall be on site at all times during construction to ensure proper installation procedures are followed.

E. Prohibited Locations and Property Line Requirements

1. No retaining wall or retaining wall system shall be constructed along a property line.

2. No retaining wall or retaining wall system shall be constructed within a recorded public utility easement, municipal easement, drainage easement, or drainage wash easement without written approval from the City Engineer.
3. Where other utility providers have facilities or rights within a public utility easement, written approval shall also be obtained from each affected utility owner prior to construction.
4. A minimum of one (1) foot shall be maintained between the nearest edge of a footing or base and the adjoining property line.
5. A minimum of three (3) feet shall be maintained between the face of the retaining wall and the adjoining property line.
6. Retaining walls that run perpendicular to a property line may be constructed across the property line or across multiple properties where all affected property owners agree to the construction and the City approves the design.

Retaining Wall Construction Standards Update



Code Section 17.60.130

Vince Hogge, City Engineer

Planning Commission
Briefing



Why We're Updating This Standard

Current code (adopted 2024) has gaps that create safety and liability risk:

- Prescriptive, material-specific rules (CMU, rockery, timber) with no engineering basis
- No allowance for surcharge loads — vehicles, buildings, sloped backfill
- One height limit (6 ft) applied to every property type
- No formal inspection program for engineered walls

The update aligns the code with modern geotechnical and structural engineering practice.



New Framework: Two Wall Types

Every wall now falls into one of two categories:

- Prescriptive Gravity Wall — relies on its own weight (rockery, stacked boulders, non-reinforced block); max 4 ft; no surcharge loads allowed
- Engineered Retaining Wall — designed by a licensed Professional Engineer with a geotechnical investigation; required for walls over 4 ft or any surcharge load

This replaces the old material-specific rulebook with a single risk-based standard.



Building Permits Now Tied to Risk, Not Just Height

Old standard: only walls over 4 feet required a permit.

- New standard: any wall supporting a vehicle load, building, roadway, or utility now requires a permit and engineered design — regardless of height
- Closes a real safety gap: short walls holding up driveways or parking areas were previously unregulated
- Walls 4 ft or under with no surcharge load remain permit-exempt as prescriptive gravity walls



Maximum Height Standards

Height limits are now differentiated by land use:

- Residential property: 6 ft maximum (unchanged)
- Commercial, industrial, institutional, multifamily property: 10 ft maximum (new)
- Height now measured at every end, corner, and point of maximum height — not just fixed 10-ft intervals



Multiple Tiers & Design Documentation

Tiered walls and engineering submittals are more clearly defined:

- Terrace width is now $2\times$ the retained height of the lower wall (previously $1.5\times$ the average height of both walls) — a more conservative separation
- Tiers that don't meet the required separation must be engineered as a single wall system
- New: engineering submittals must address 13 specific criteria — lateral pressures, seismic loading, drainage, bearing capacity, and more



New: Inspection Requirements

Section D is entirely new — inspections were not previously required.

- Required inspections: foundation, reinforcement, drainage, backfill compaction, rockery placement, concrete, and final construction
- MSE (mechanically stabilized earth) walls require a continuous third-party inspector on site during construction

This closes the gap where walls were permitted but never verified as built according to code requirements.



Property Line & Easement Standards

Easement rules are now conditional, not an outright ban.

- Old standard: retaining walls prohibited in any easement, no exceptions
- New standard: allowed in utility, drainage, or municipal easements with written approval from the City Engineer (and other utility owners, where applicable)
- New: walls running perpendicular to a property line may cross it if all owners agree and the City approves the design
- Setbacks unchanged: 1 ft (footing), 3 ft (wall face) from property lines



Summary & Recommendation

What this update accomplishes:

- Replaces prescriptive, material-based rules with a risk-based engineering framework
- Closes safety gaps around surcharge loads and construction inspection
- Differentiates residential vs. commercial height standards
- Adds flexibility for easement and property-line walls with proper approval

Staff recommendation: forward a positive recommendation to City Council.



Questions?

